

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Special Provisions

OMB Appeals

Index of Special Provisions tied to Appeals

SP 282 24 - By-Ways Construction Inc. and Ryan Lee Investments Inc.

Where a *zone* symbol is followed by a hyphen and superscript number, the symbol refers to a Special Provision that applies to the lands so zoned. The provisions of this By-law are modified as set out in the Special Provision. All other provisions of this By-law shall continue to apply.

1	Various Lots Across Oakville	Parent Zones: RL2, RL3, RL3-0
Various Maps		(1971-79) (1984-155) (1989-266) (2014-014)
15.1.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	As legally existing on the effective date of this By-law
b)	Minimum <i>lot area</i>	As legally existing on the effective date of this By-law
c)	Minimum <i>front yard</i>	The <i>yard</i> legally existing on the effective date of this By-law, less 1.0 metre

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2 (Old 2) Maps 19(1) and 19(4)	Shell Park Lands (Part of Lots 31-35, Concessions 2, 3, and 4 S.D.S.)	Parent Zones: O1, O2, N, E3 (2001-033) (2007-031) (2008-074) (2010-056)
15.2.1 Additional Permitted Uses for Block 1		
The following additional <i>uses</i> are permitted on lands identified as Block 1 on Figure 15.2.1:		
a)	Storing, processing, refining and blending petroleum and petroleum products.	
15.2.2 Additional Permitted Uses for Block 2		
The following additional <i>uses</i> are permitted on lands identified as Block 2 on Figure 15.2.1:		
a)	Petroleum product storage tanks; and,	
b)	Repair and maintenance of operational equipment.	
15.2.3 Prohibited Uses for Block 3		
The <i>uses</i> are prohibited on lands identified as Block 2 on Figure 15.2.1:		
a)	Catalytic cracker units, boiler houses, incinerators, stacks, or flares;	
b)	Within 45.5 metres of the centre-line of Rebecca Street, loading facilities; and,	
c)	Within 45.5 metres of the centre-line of Rebecca Street, storage tanks.	
15.2.4 Additional Permitted Uses for Block 3		
The following additional <i>uses</i> are permitted on lands identified as Block 3 on Figure 15.2.1:		
a)	Pier or dock	
15.2.5 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.2.1:		
a)	Maximum <i>height</i>	6.0 m
15.2.6 Special Site Figures		
Figure 15.2.1:		
Special Provision 2		

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3	Additional Motor Vehicle Use Permissions	Parent Zones: E2, E3
Various		(2014-014) (2017-025)

The following additional *uses* are permitted on lands subject to Special Provision 3, as denoted by the symbol “✓” in the column applicable to the parent Zone and corresponding with the row for a specific permitted *use*, below.

Table 15.3: Additional Permitted Motor Vehicle Uses		
Use	E2	E3
<i>Motor vehicle body shop</i>	✓ (1)(2)	✓ (4)
<i>Motor vehicle dealership</i>	✓ (1)(3)	
<i>Motor vehicle rental facility</i>	✓ (2)(3)	
<i>Motor vehicle repair facility</i>	✓ (2)	✓ (4)
<i>Motor vehicle washing facility</i>	✓ (1)(2)	✓ (4)

Additional Regulations for Table 15.3

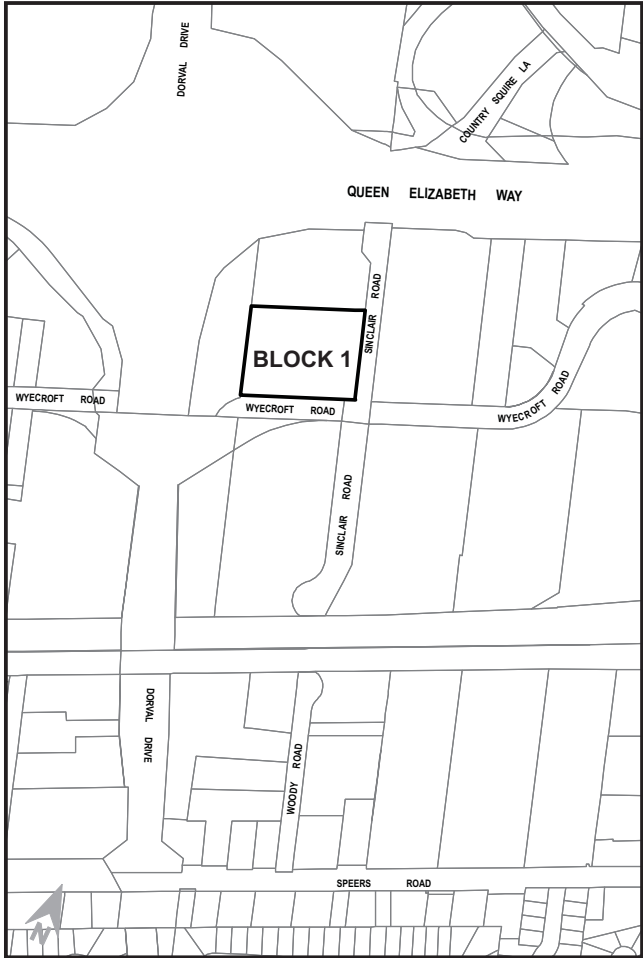
1. Not permitted on a *lot* abutting a Residential Zone.
2. Shall not be permitted on a *lot* abutting the *highway corridor* unless in conjunction with a *motor vehicle dealership*.
3. An *outside display and sales area* is additionally permitted as an *accessory use*. Inventory in an *outside display and sales area* in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.
4. Not permitted on a *lot* abutting the *highway corridor*.

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4 Maps 19(5), (6)	Area Surrounding the Bronte GO Station (Part of Lots 25-30, Concession 3 S.D.S.)	Parent Zone: E3 (2014-014) LOP 14.1.7 (2017-025)
15.4.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Major transit station (2017-025)	
b)	Accessory uses to a major transit station limited to restaurants, retail stores, dry cleaning/laundry and service commerical establishments. (2017-025)	
c)	Business office, and Footnote 1 of Table 10.2, relating to multiple <i>uses</i> on a lot and maximum <i>net floor area</i> , shall not apply.	
d)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.4.2 Zone Provisions		
The following additional provisions apply to <i>accessory uses</i> to a <i>major transit station</i> :		
a)	Accessory uses may be stand-alone or within shared <i>premises</i>	
b)	Maximum <i>total net floor area</i>	500.0 sq. m.
15.4.3 Parking Provisions		
The following parking provisions apply:		
a)	Accessory uses to a major transit station shall be exempt from the parking regulations of this By-law	

[Special Provision 5 is reserved.]

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6	TDL Group/Wendy's Headquarters, 226, 228, and 240 Wyecroft Road and 874 Sinclair Road (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: E2 (2014-014) (2015-079)
Map 19(7)		
15.6.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a) <i>Restaurant</i> , and Footnote 6 of Table 10.2, relating to maximum <i>net floor area</i> , shall not apply (2015-079)		
15.6.2 Parking Provisions for Block 1 Lands		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for all <i>uses</i> on lands identified as Block 1 on Figure 15.6.1	1.0 per 39.0 m ² <i>net floor area</i>
b) Parking spaces required by this By-law can be provided on any lot subject to this Special Provision.		
15.6.3 Special Site Figures		
Figure 15.6.1		
Special Provision 6 		

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7 (Old 866)	Additionally Permitted Drive-through Facilities	Parent Zones: C1, CBD
Various Maps		(2012-052)
15.7.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Drive-through facility</i>	

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8	Ford Motor Company of Canada	Parent Zones: E3, PB1
Maps 19(16) and (17)	(Part of Lots 5, 6, 7, 8, and 9, Concession 2 S.D.S.)	(2014-014)
15.8.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Day care	
b)	Outside storage on lands in the Parkway Belt Public Use PB1 Zone	
15.8.2 Zone Provisions		
The following regulations apply:		
a)	Business office, and Footnote 1 of Table 10.2 (related to multiple <i>uses</i> on a <i>lot</i> and maximum <i>net floor area</i>) shall not apply.	

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9	Portions of the Downtown Oakville Heritage Conservation District (Part of Lots 13 and 14, Concession 4 S.D.S.)	Parent Zone: CBD
Map 19(8a)		(2013-004) (2014-014)
15.9.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	13.5 m
b)	Minimum <i>height</i> of the <i>first storey</i>	Shall not apply
15.9.2 The following parking provision applies:		
a)	Minimum required number of <i>parking spaces</i> for a <i>dwelling unit</i> , in a <i>building</i> that legally existed on February 25, 2014	Shall not apply

[Note: applies along Lakeshore Road East in the downtown Oakville Heritage Conservation District]

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10	Former Detached Dwellings R10 Zone	Parent Zone: RL3-0
Map 19(8)	(Part of Lot 11, Concession 4 S.D.S. and Part of Lots 12 and 13, Concession 3 S.D.S.)	(1984-49) (1989-209) (1999-78) (2016-013)
15.10.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot coverage</i> for a <i>dwelling</i> having one <i>storey</i>	25%
b)	Maximum <i>lot coverage</i> for a <i>dwelling</i> having one and one half <i>storeys</i>	22%
c)	Maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i>	19%
d)	Minimum <i>lot depth</i>	30.0 m
e)	Maximum total <i>floor area</i> for a <i>private garage</i>	38.0 sq.m
f)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having one and one half <i>storeys</i> and an attached <i>private garage</i>	1.5 m on both sides
e)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having two <i>storeys</i> and an attached <i>private garage</i>	1.8 m on both sides

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11 (Old 327)	Old Oakville, south of Lakeshore Road (Part of Lots 13 and 14, Concession 4 S.D.S.)	Parent Zones: RL3, RL5, RL6
Map 19(8)		(1983-29) (1985-244) (1989-266) (2015-018) (2016-013)
15.11.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum interior side yard</i>	2.4 m
c)	Maximum <i>lot coverage</i> for all <i>buildings</i>	25%
d)	Maximum <i>height</i>	10.5 m, measured to the highest point of a flat roof; deck line of a mansard roof; or the mean height between the eaves and ridge of a gabled, hip, or gambrel roof
e)	Maximum <i>net floor area</i> for all <i>accessory buildings</i> including a <i>private garage</i>	8% of the <i>lot area</i>
f)	Maximum <i>residential floor area</i> for a <i>dwelling</i> having one <i>storey</i> (2015-018)	22% of the <i>lot area</i>
g)	Maximum <i>residential floor area</i> for a <i>dwelling</i> having one or <i>one and one half storeys</i> (2015-018) (2016-013)	26% of the <i>lot area</i>
h)	Maximum <i>residential floor area</i> for a <i>dwelling</i> having two or more <i>storeys</i> (2015-018)	30% of the <i>lot area</i>

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12 Map 19(8)	First and Second Street Heritage Conservation District (Part of Lot 12, Concession 4 S.D.S.)	Parent Zone: RL3 (2014-014)
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15.12.1 Zone Provisions

The following regulations apply:

a) Maximum <i>height</i> for lots shown on Figure 15.12.1	As shown on Figure 15.12.1
b) Maximum number of <i>storeys</i>	2
c) Maximum <i>lot coverage</i> for lots shown on Figure 15.12.2	As shown on Figure 15.12.2

15.12.2 Special Site Figures

The following additional provision applies to lands identified as Block 1 on Figure 15.12.1:

- a) The *front lot line* shall be the southeastern *lot line*.

15.12.3 Special Site Figures

Figure 15.12.1

Special Provision 12-1

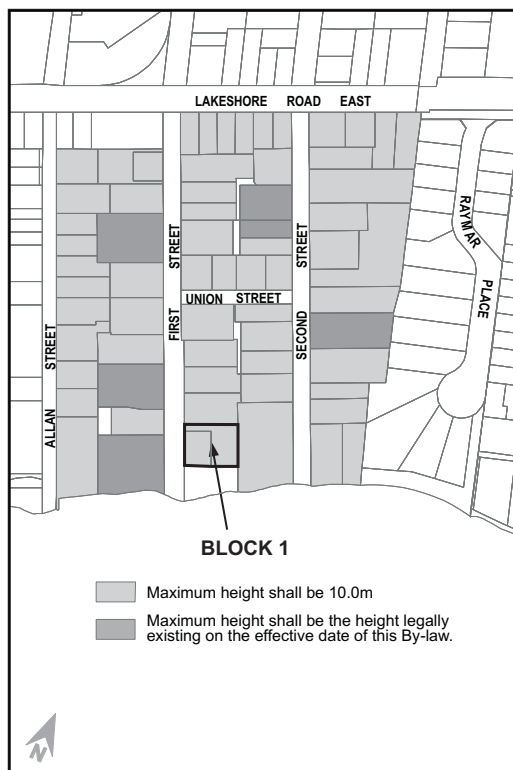
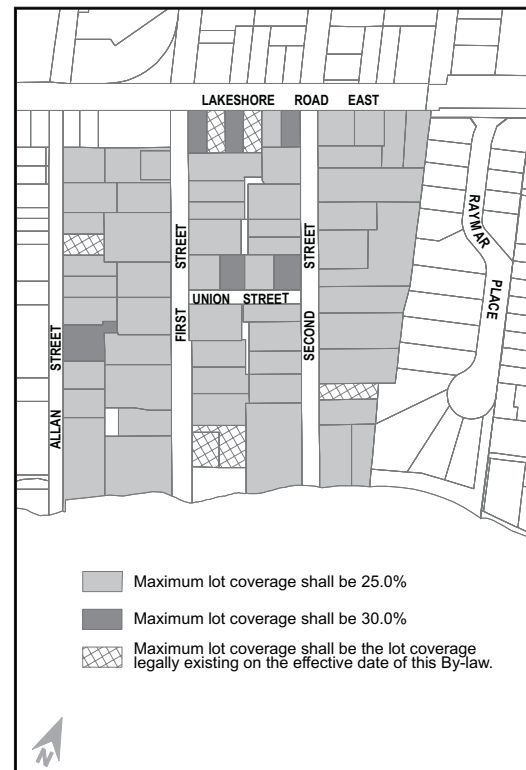


Figure 15.12.2

Special Provision 12-2



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13 (Old 854)	278 Dundas Street East (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2011-022) (2017-124)
15.13.1 Additional Permitted Uses		
The following additional <i>use</i> is are permitted:		
a)	<i>Townhouse dwelling</i> units that share a common wall with an <i>apartment dwelling</i> and/or <i>mixed use building</i> and only if not oriented toward Taunton Road, Oak Walk Drive, an <i>urban square</i> , or the transit facility.	
b)	<i>Roof top terraces</i>	
c)	<i>Outdoor patios</i>	
d)	A public <i>parking structure</i> located either below or above grade	
15.13.2 Zone Provisions		
The following regulations apply:		
a)	Footnote 3 of Table 8.2 shall not apply to a <i>townhouse dwelling</i>	
b)	Permitted locations for retail and service commercial <i>uses</i>	Only in combination with a residential or office <i>use</i> , and only within the first two <i>storeys</i> of a <i>building</i> with a minimum of 60% of retail and service commercial <i>uses</i> oriented towards Taunton Road, Oak Walk Drive, the transit facility, and public <i>amenity space</i> such as an <i>urban square</i>
c)	<i>Minimum yard</i> along any <i>lot line</i> abutting Taunton Road, Oak Walk Drive and the transit facility	1.0 m
d)	Maximum setback to Taunton Road, and Oak Walk Drive	3.0 m
e)	Maximum setback to the transit facility	30.0 m
f)	Minimum setback to easterly side lot line	0.0 m
g)	Minimum net <i>floor area</i> for office <i>uses</i>	2,640 sq.m
h)	Maximum <i>floor area</i> for a <i>retail store</i> or <i>restaurant</i>	500.0 sq.m, where the <i>premises</i> occupies one <i>storey</i> , and 1,000sq.m where the <i>premises</i> occupies two <i>storeys</i>
i)	Minimum <i>main wall</i> stepback above the fourth <i>storey</i>	2.0 m
j)	Maximum allowable projection into any <i>yard</i> for <i>balconies</i> , bay windows, cornices, stairs, <i>porches</i> , and terraces	Up to 0.3 m from a <i>lot line</i> abutting any public road
k)	Minimum <i>height</i>	23.0 m, and shall not apply to any <i>townhouse dwelling unit</i>
l)	Maximum <i>height</i>	41.0 m
m)	Maximum number of <i>storeys</i>	12
n)	Maximum <i>height</i> for a one <i>building</i> tower (upon execution of a Section 37 agreement)	85.0 m
o)	Maximum <i>height</i> for all other <i>buildings</i> (upon execution of a Section 37 agreement)	57.0 m

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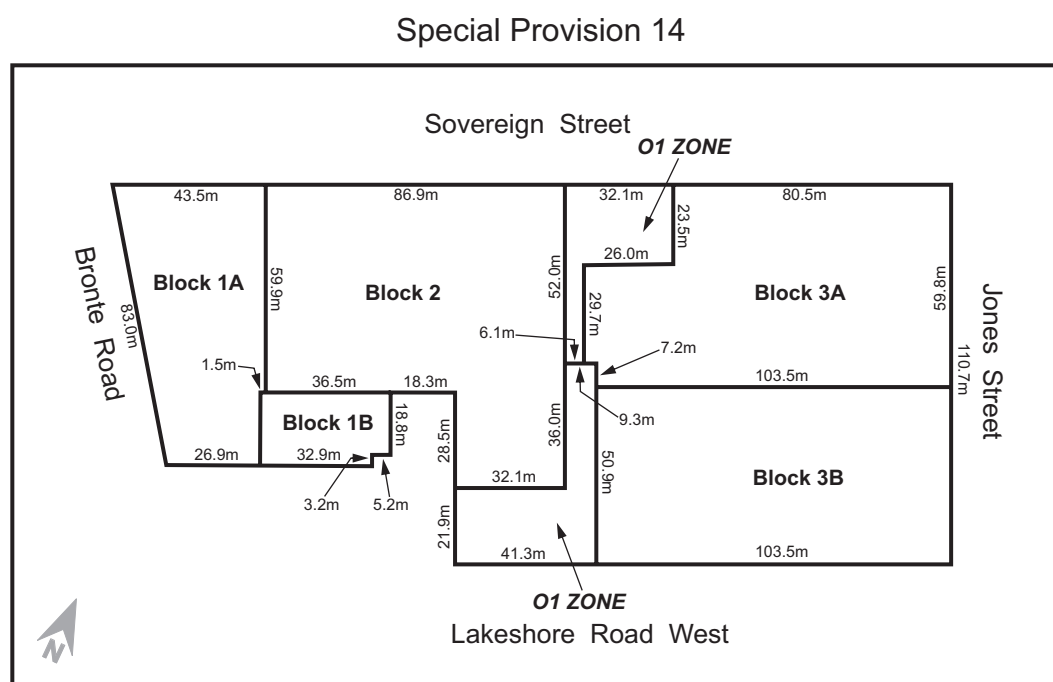
p)	Maximum number of <i>storeys</i> for a one <i>building</i> tower (upon execution of a Section 37 agreement with understanding that total number of <i>storeys</i> through bonusing must not exceed 20 storeys across the site)	25
q)	Maximum number of <i>storeys</i> for all other <i>buildings</i> (upon execution of a Section 37 agreement with understanding that total number of <i>storeys</i> through bonusing must not exceed 20 storeys across the site)	17
r)	Maximum number of <i>storeys</i> permitted through a Section 37 agreement	20
s)	Minimum <i>height</i> for a podium connecting <i>building</i> towers	12.0 m
t)	Maximum number of <i>storeys</i> for a podium connecting <i>building</i> towers	4
u)	Maximum number of <i>building</i> towers	4
v)	Maximum <i>height</i> of parapets	3.0 m
w)	Maximum <i>height</i> of unenclosed rooftop mechanical equipment, elevator penthouse and stair tower	6.0 m
x)	Maximum <i>height</i> of wholly enclosed rooftop mechanical equipment, elevator penthouses and stair towers	10.0 m
y)	Maximum <i>height</i> of rooftop architectural features	12.0 m
z)	Maximum number of <i>dwelling units</i> (inclusive of a Section 37 Agreement)	750
aa)	Residential <i>dwelling units</i> are not permitted at-grade where they will face Taunton Road, Oak Walk Drive, or abutting a public <i>amenity</i> space such as an <i>urban square</i> or a transit facility.	
ab)	Retail and service commercial <i>uses</i> shall be the only permitted <i>use</i> at grade along façades oriented towards Taunton Road, Oak Walk Drive, the transit facility, and public <i>amenity space</i> such as an <i>urban square</i> .	
ac)	Where commercial and/or office units are located at grade and are oriented towards a public street, the transit facility, or a public <i>amenity space</i> such as an <i>urban square</i> , a minimum of one principal <i>building</i> entrance to each unit shall be directly accessible from, and oriented towards, the public street, transit facility, or public <i>amenity space</i> . A maximum of 2 entrances are permitted for end units in such locations.	
ad)	Transformer and telecommunications vaults shall be located internal to the serviced building.	
15.13.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for <i>dwelling units</i>	1.0 per <i>dwelling</i> , inclusive of visitor parking
b)	A <i>surface parking area</i> shall not be permitted in any <i>yard</i> between a <i>building</i> and a public road and shall not occupy more than 20% of the <i>lot</i> area	
c)	Visitor parking for residential <i>uses</i> may be counted towards required parking for retail and/or office <i>uses</i> .	
15.13.4 Special Site Provisions		
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered as one <i>lot</i> for the purposes of this By-law.	
15.13.5 Bonussing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance for building height above 12 storeys shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:		
a)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits in the Uptown Core identified in the Livable Oakville Plan.	

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14 (Old 196)	2441 Lakeshore Road West (Bronte Village Mall Redevelopment) (Part of Lots 29 and 30, Concession 3 S.D.S.)	Parent Zones: MU4, O1
Map 19(2a)		(1979-72) (1979-87) (2006-002) (2012-009) (2015-018)

15.14.1 Special Site Figures

Figure 15.14.1



15.14.2 Zone Provisions for the Urban Core (MU4) Zone

The following additional regulations apply to all lands identified as subject to this Special Provision in the Urban Core (MU4) Zone:

a)	Maximum combined number of <i>dwelling units</i> and <i>assisted living units</i>	570
b)	Maximum <i>lot coverage</i>	55%
c)	Minimum below grade setbacks	0.0 m
d)	Minimum <i>landscaping coverage</i>	15%
e)	Minimum width of private internal <i>driveways</i>	6.0 m
f)	Footnote 3 of Table 8.2, related to the prohibition of <i>first storey dwelling units</i> and limited ancillary <i>uses</i> on a <i>first storey</i> , shall not apply to any <i>premises</i> or <i>dwelling unit</i> oriented toward Sovereign Street.	
g)	<i>Motor vehicle</i> access will only be permitted from Bronte Road and Jones Street. However, one <i>driveway</i> from Lakeshore Road and Sovereign Street is permitted until such time that Blocks 3A and 3B are redeveloped.	
h)	<i>Height</i> shall be measured from the finished floor level at grade.	

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i)	Maximum projection beyond the <i>main wall</i> of a <i>building</i> for stairs, <i>porches</i> , <i>balconies</i> , at-grade terraces, cornices, pilasters or bay window, with or without foundations into a front or <i>flankage yard</i>		Up to 0.5 metres from the <i>lot line</i>
j)	Any awning, canopy and/or similar weather shielding <i>structure</i> , and any <i>patio</i> may project up to the <i>lot line</i> .		
k)	Stairs and air vents associated with an underground or above ground <i>parking structure</i> are permitted in any <i>yard</i> .		
15.14.3 Parking Provisions for the Urban Core (MU4) Zone			
The following additional parking provisions apply to all lands identified as subject to this Special Provision in the Urban Core (MU4) <i>Zone</i> :			
a)	Required parking may be provided within any of the blocks subject to this subsection, and within a below grade <i>parking structure</i> on lands in the Park (O1) <i>Zone</i> .		
b)	Minimum number of <i>parking spaces</i> for residential <i>uses</i>	1.45 per unit	
c)	Minimum number of visitor <i>parking spaces</i> for residential <i>uses</i>	0.25 per unit	
d)	Visitor parking for residential <i>uses</i> may be counted towards required parking for retail and/or office <i>uses</i> .		
e)	Visitor parking associated with a residential <i>use</i> may be provided in any combination of a <i>parking structure</i> , <i>surface parking area</i> , or adjacent to a private internal <i>driveway</i> .		
f)	Minimum number of <i>parking spaces</i> for office <i>uses</i>	1.0 per 31.0 sq.m of <i>net floor area</i>	
g)	Minimum number of <i>parking spaces</i> for commercial <i>uses</i>	1.0 per 25.0 sq.m of <i>net floor area</i>	
h)	Surface parking shall not be permitted in any <i>yard</i> between a <i>building</i> and a public road and shall have a maximum <i>surface parking area coverage</i> of 20%.		
15.14.4 Additional Permitted Uses for Block 1A and 1B			
The following additional <i>use</i> is permitted on lands identified as Blocks 1A and 1B on Figure 15.14.1:			
a)	Multiple-attached <i>dwelling units</i> and/or stacked townhouse units that share a common wall with an <i>apartment dwelling</i> , and/or <i>mixed use buildings</i> , and/or another multiple-attached <i>dwelling</i> .		
15.14.5 Zone Provisions for Block 1A and 1B Lands			
The following additional regulations apply to lands identified as Blocks 1A and 1B on Figure 15.14.1:			
a)	<i>Minimum yard</i> from Bronte Road	1.5 m	
b)	<i>Minimum yard</i> from Sovereign Street	3.5 m	
c)	<i>Minimum yard</i> along any <i>lot line</i> abutting lands in the Main Street 1 (MU1) <i>Zone</i>	0.0 m	
d)	Maximum area per <i>premises</i> used as a <i>business office</i> or <i>medical office</i> on the <i>first storey</i>	200.0 sq.m	
e)	Maximum area per <i>premises</i> used as a <i>restaurant</i> on the <i>first storey</i>	500.0 sq.m	
f)	Maximum area per <i>premises</i> used for any other permitted <i>use</i> on the <i>first storey</i>	300.0 sq.m	
g)	Maximum <i>height</i> (Block 1A)	48.0 m	
h)	Maximum number of <i>storeys</i> (Block 1A)	14	
i)	Maximum <i>height</i> (Block 1B)	12.0 m	
j)	Maximum number of <i>storeys</i> (Block 1B)	4	
k)	Minimum <i>building</i> setbacks from Sovereign Street, fifth floor to the tenth floor	4.0 m from the <i>main wall</i> of the fourth floor	
l)	Minimum <i>building</i> setbacks from Sovereign Street, eleventh floor and above	4.0 m from the <i>main wall</i> of the tenth floor	

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m)	Minimum <i>building</i> setbacks from Bronte Road, fifth floor and above	1.5 m from the <i>main wall</i> of the fourth floor
n)	Minimum setback from all roof edges for rooftop mechanical penthouse and enclosures which exceed 2.0 metres in <i>height</i> and are not screened by an extension of a <i>building's</i> façade	6.0 m
o)	Minimum <i>separation distance</i> between <i>buildings</i> on Blocks 1A and 2	20.0 m
p)	Minimum <i>separation distance</i> between <i>buildings</i> on Blocks 1B and 2	16.0 m
15.14.6 Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.14.1:		
a)	<i>Minimum yard</i> abutting Sovereign Street	3.5 m
b)	<i>Minimum yard</i> from an <i>urban square</i> or along a <i>lot line</i> abutting lands in the Park (O1) Zone	0.0 m
c)	Maximum area per <i>premises</i> used as a <i>business office</i> or <i>medical office</i> on the <i>first storey</i>	200.0 sq.m
d)	Maximum area per <i>premises</i> used as a <i>restaurant</i> on the <i>first storey</i>	500.0 sq.m
e)	Maximum area per <i>premises</i> used for any other permitted <i>use</i> on the <i>first storey</i>	300.0 sq.m
f)	Maximum <i>height</i>	35.0 m
g)	Maximum number of <i>storeys</i>	10
h)	Minimum <i>building</i> setbacks from Sovereign Street, third floor and fourth floor	3.0 m from the <i>main wall</i> of the second floor
i)	Minimum <i>building</i> setbacks from Sovereign Street, fifth floor to ninth floor	3.0 m from the <i>main wall</i> of the fourth floor
j)	Minimum <i>building</i> setbacks from Sovereign Street, tenth floor	3.0 m from the <i>main wall</i> of the ninth floor
k)	Minimum <i>building</i> setbacks from the south <i>main wall</i> abutting an <i>urban square</i> , third floor and fourth floor	4.0 m from the <i>main wall</i> of the second floor. Notwithstanding this, 15% of the <i>main wall</i> is not subject to this requirement
l)	Minimum <i>building</i> setbacks from the south <i>main wall</i> abutting an <i>urban square</i> , fifth floor to seventh floor	4.0 m from the <i>main wall</i> of the fourth floor
m)	Minimum <i>building</i> setbacks from the south <i>main wall</i> abutting an <i>urban square</i> , eighth floor to tenth floor	4.0 m from the <i>main wall</i> of the seventh floor
n)	Minimum setback from all roof edges for rooftop mechanical penthouse and enclosures which exceed 2.0 metres in <i>height</i> and are not screened by an extension of a <i>building's</i> façade	6.0 m
o)	Minimum <i>separation distance</i> to a <i>building</i> on Block 1A	20.0 m
p)	Minimum <i>separation distance</i> to a <i>building</i> on Block 1B	16.0 m
q)	Where commercial <i>uses</i> are located at grade, a minimum of one main <i>building</i> entrance to each unit shall be directly accessible from and orientated toward an <i>urban square</i> .	
r)	A courtyard facing Sovereign Street shall be provided and must have a minimum of 15.0 metres in length along Sovereign Street and a minimum area of 330.0 square metres.	

Special Provisions

15.14.7 Permitted Uses for Blocks 3A and 3B		
The following additional <i>uses</i> are permitted on lands identified as Blocks 3A and 3B on Figure 15.14.1:		
a)	Multiple-attached <i>dwelling units</i>	
b)	<i>Retirement home</i>	
c)	<i>Stacked townhouse dwelling units</i>	
15.14.8 Zone Provisions for Blocks 3A and 3B prior to Redevelopment		
The following additional regulations apply to lands identified as Blocks 3A and 3B on Figure 15.14.1 prior to redevelopment:		
a)	Maximum <i>net floor area</i> for a <i>retail store</i> where the primary good sold is food (<i>2015-018</i>)	3,700.0 sq.m
b)	Maximum <i>net floor area</i> for other commercial <i>uses</i>	1,200.0 sq.m
c)	<i>Minimum yard</i> from Sovereign Street	9.0 m
d)	<i>Minimum yard</i> from Sovereign Street for a wall which screens a loading area	2.5 m
e)	Minimum <i>height</i> of a wall to screen a loading area	3.0 m
f)	<i>Minimum yard</i> from Jones Street	0.0 m
g)	<i>Minimum yard</i> from Lakeshore Road West	35.0 m
15.14.9 Parking Provisions for Blocks 3A and 3B prior to Redevelopment		
The following parking provisions apply to lands identified as Blocks 3A and 3B on Figure 15.14.1 prior to redevelopment:		
a)	Minimum number of <i>parking spaces</i>	1.0 per 25.0 sq.m <i>net floor area</i>
b)	Surface parking shall be permitted within any <i>yard</i> between a <i>building</i> and any public road except Sovereign Street.	
c)	Loading and servicing areas may be visible from Jones Street, but must be screened from public view along Sovereign Street.	
15.14.10 Additional Zone Provisions for Block 3A as Redevelopment Occurs		
The following additional regulations apply to lands identified as Block 3A on Figure 15.14.1 as redevelopment occurs:		
a)	<i>Minimum yard</i> from Sovereign Street	3.5 m
b)	<i>Maximum yard</i> from to Sovereign Street	5.0 m
c)	<i>Minimum yard</i> along a <i>lot line</i> abutting lands in the Park (O1) Zone	0.0 m
d)	<i>Minimum yard</i> from Jones Street	0.0 m
e)	Minimum setback of a <i>main wall</i> to Block 3B	30.0 m
f)	Minimum <i>height</i>	8.0 m
g)	Minimum number of <i>storeys</i>	2
h)	Maximum <i>height</i>	15.0 m
i)	Maximum number of <i>storeys</i>	4
15.14.11 Additional Zone Provisions for Block 3B as Redevelopment Occurs		
The following additional regulations apply to lands identified as Block 3B on Figure 15.14.1 as redevelopment occurs:		
a)	<i>Minimum yard</i> from an <i>urban square</i> , from Block 3B, and along any <i>lot line</i>	0.0 m
b)	<i>Minimum yard</i> from an <i>urban square</i> and along any <i>lot line</i>	2.0 m
c)	Minimum <i>net floor area</i> for a <i>retail store</i> where the primary good sold is food (<i>2015-018</i>)	1,500.0 sq.m
d)	Maximum <i>net floor area</i> for a <i>retail store</i> where the primary good sold is food (<i>2015-018</i>)	4,000.0 sq.m

Special Provisions

e)	Maximum <i>floor area</i> for a <i>retail store</i> or <i>restaurant</i> on the <i>first storey</i>	500.0 sq.m
f)	Maximum <i>floor area</i> for any other permitted <i>use</i> on the <i>first storey</i>	1,500.0 sq.m
g)	Minimum <i>building height</i> for <i>structures</i> facing Lakeshore Road West	8.0 m
h)	Minimum number of <i>storeys</i> for <i>structures</i> facing Lakeshore Road West	2
i)	Maximum <i>building height</i> for <i>structures</i> facing Lakeshore Road West	15.0 m
j)	Maximum number of <i>storeys</i> for <i>structures</i> facing Lakeshore Road West	4
k)	Minimum setback from all roof edges for rooftop mechanical penthouse and enclosures which exceed 2.0 metres in <i>height</i> and are not screened by an extension of a <i>building's</i> façade	6.0 m

15.14.12 Only Permitted Uses for Lands in the Park (O1) Zone

The following *uses* are the only *uses* permitted on lands in the Park (O1) Zone:

- | | |
|----|---|
| a) | A below-grade <i>parking structure</i> for <i>uses</i> on all lands subject to this Special Provision |
| b) | A private internal <i>driveway</i> |
| c) | <i>Patios</i> for <i>uses</i> on all lands subject to this Special Provision |
| d) | <i>Urban square</i> fronting onto Lakeshore Road West |

15.14.13 Additional Zone Provisions for Block 4 Lands

The following additional regulations apply to lands identified as Block 4 on Figure 15.14.1:

- | | | |
|----|--|-------|
| a) | <i>Minimum yard</i> , all <i>yards</i> | 0.0 m |
|----|--|-------|

15.14.14 Special Site Provisions

The following additional provision applies to all lands identified as subject to this Special Provision:

- | | |
|----|---|
| a) | Neither the severance of the land nor the registration of a <i>condominium</i> will render the land or the <i>use</i> thereof non-conforming, provided the entire site complies with the requirements of this By-law and required parking remains accessible to corresponding <i>uses</i> . |
| b) | For the purposes of this Special Provision, “Redevelopment/Redeveloped” is defined to not include either an expansion or addition to an existing commercial <i>building</i> . |
| c) | For the purposes of this Special Provision, the definition of “ <i>Stacked Townhouse Dwelling</i> ” shall include an end unit containing a single <i>dwelling unit</i> attached to the <i>building</i> that is divided vertically. |

Special Provisions

15 (Old 848)	3515-3545 Rebecca Street (Part of Lot 35, Concession 3 S.D.S.)	Parent Zone: E4
Map 19(4)		(2011-005) (2015-018)
15.15.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>net floor area</i> for all <i>retail stores</i> and service commercial <i>uses</i> (2015-018)	7,600.0 sq.m
b)	Maximum <i>net floor area</i> for any individual <i>retail store premises</i> (2015-018)	3,252.0 sq.m
c)	Minimum <i>net floor area</i> for office <i>uses</i>	1,393.0 sq.m
d)	Maximum <i>first storey floor area</i> for any <i>building</i> or <i>structure</i> within 80.0 metres of Rebecca Street	500.0 sq.m
e)	<i>Minimum front yard</i> (Rebecca Street)	6.0 m
f)	<i>Minimum flankage yard</i> (Burloak Drive)	5.0 m
15.15.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i>	1.0 per 22.0 sq.m <i>net floor area</i> on the <i>first storey</i> and 1.0 per 28.0 sq.m of <i>net floor area</i> on the <i>second storey</i>
15.15.3 Special Site Provisions		
The following additional provisions apply:		
a)	No more than 50% of the maximum <i>floor area</i> permitted for retail and service commercial <i>uses</i> may be constructed prior to the construction of a minimum of 929.0 sq.m of <i>floor area</i> for office <i>uses</i> .	
b)	No more than 90% of the maximum <i>floor area</i> permitted for retail and service commercial <i>uses</i> may be constructed prior to the construction of a minimum of 1,393 sq.m of <i>floor area</i> for office <i>uses</i> .	
c)	No separate loading doors are permitted for <i>buildings</i> adjacent to Rebecca Street. All other loading doors shall be screened from the street by an opaque wall at least four metres in <i>height</i> .	
d)	Garbage containment shall only be permitted in a <i>building</i> occupied by retail, service commercial, or office <i>uses</i> .	

Special Provisions

16 (Old 838) Map 19(8)	80 Navy Street and 104-144 Robinson Street (Lot A, 1 and 2, Part of Lots 3 and 4, and Block 51, Plan 1) (Parts of Lot 14, Concession 4 S.D.S.)	Parent Zone: RM4 (2010-019) PL090432 PL100204 PL100214
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15.16.1 Zone Provisions

The following regulations apply:

a)	Maximum number of <i>dwelling units</i>	13
b)	Minimum <i>lot frontage</i> (Navy Street)	23.0 m
c)	Minimum <i>flankage yard</i> (Robinson Street)	1.4 m
d)	Minimum <i>interior side yard</i> (adjacent to 70 Navy Street)	3.0 m
e)	Minimum <i>interior side yard</i> , remainder of <i>yard</i>	0.0 m
f)	Minimum setbacks for a below-grade <i>parking structure</i>	0.0 m
g)	Minimum <i>front yard</i> and <i>rear yard</i> (Water Street)	As shown in Figures 15.16.1 and 15.16.2
h)	Maximum <i>height</i>	As shown in Figures 15.16.1 and 15.16.2
i)	Elevator shafts and associated equipment, roof access and projections are permitted on the roof deck provided they are located a minimum of 2.0 m from any roof edge to a maximum projection of 2.0 metres.	
j)	Maximum allowable projections into any <i>yard</i> for <i>balconies</i> and handrails (<i>rear yard</i> / Water Street only), sills, belt courses, roof features, and eaves	0.9 m
k)	Maximum allowable projections for <i>uncovered platforms, porches</i> , entry features, and access stairs	Up to the <i>front</i> and <i>flankage lot lines</i>
l)	Maximum <i>lot coverage</i>	75%
m)	Minimum <i>landscaping coverage</i>	20%
n)	Motor vehicle access from Robinson Street is not permitted. A maximum of one <i>driveway</i> from Water Street is permitted.	

15.16.2 Special Site Figures

Figure 15.16.1

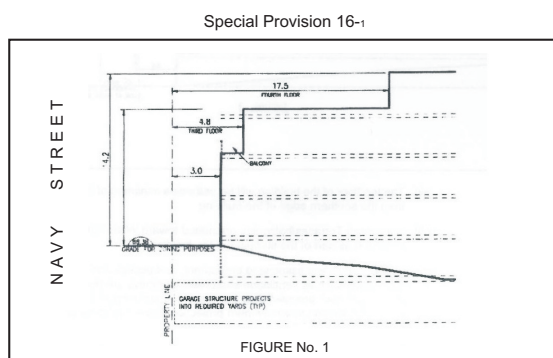
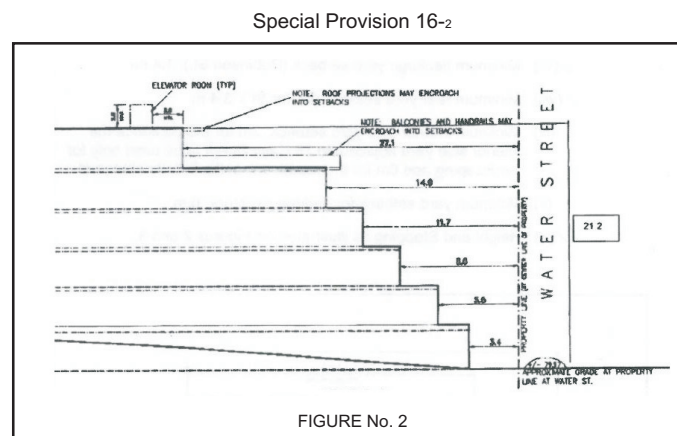


Figure 15.16.2



15.16.3 Special Site Provisions

The following additional provision applies:

a)	<i>Rear yard</i> is to be measured at the midpoint of the <i>rear lot line</i> perpendicular to the <i>building face</i> .
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Special Provisions

17 Map 19(7a)	28, 36 and 42 Lakeshore Road West and 88, 90 and 94 Chisholm Street (Lots 10, 11 and 13, Block 68, Plan 1) (Parts of Lot 15, Concession 4 S.D.S.)	Parent Zone: CBD (2009-144) PL140317
15.17.1 Zone Provisions		
The following regulations apply:		
a)	Minimum depth of the <i>building</i> , measured in from the <i>main wall</i> oriented toward a <i>road</i> , on the <i>first storey</i> and entirely below the <i>first storey</i> within which residential <i>uses</i> are prohibited	12.0 m
b)	Maximum number of <i>storeys</i>	4
c)	Maximum number of <i>storeys</i> upon execution of a bonussing agreement	5
d)	Maximum <i>height</i> upon execution of a bonussing agreement	18.0 m
e)	<i>Minimum rear yard</i> (south <i>lot line</i> abutting 86 Chisholm Street)	0.0 m
f)	Minimum width of <i>landscaping</i> required along any <i>lot line</i> abutting a Residential <i>Zone</i>	0.0 m
15.17.2 Bonussing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters as follows:		
a)	A detailed Heritage Conservation and Restoration Plan and subsequent restoration and long term preservation of all heritage attributes on all lands zoned Central Business District (CBD – SP 17).	
b)	LEED Gold Certification.	
c)	Securities in the form and amount to the satisfaction of the <i>Town</i> . The amounts payable shall be submitted to the <i>Town</i> prior to the issuance of a <i>building</i> permit for the additional <i>height</i> .	

Special Provisions

18 (Old 830)	599 Lyons Lane (Part of Lot 15, Concession 3 S.D.S.)		Parent Zone: RH
Map 19(8a)			(2009-043) PL080691, PL080692 (2016-013)
15.18.1 Zone Provisions			
The following regulations apply:			
a)	<i>Minimum front yard</i>	1.0 m	
b)	<i>Minimum side yard</i>	1.5 m	
c)	<i>Maximum side yard</i> , east side	13.0 m	
d)	Minimum below grade setback	0.0 m	
e)	<i>Minimum rear yard</i>	2.0 m	
f)	Maximum <i>height</i>	63.0 m	
g)	Maximum <i>height</i> (upon execution of a bonussing agreement)	86.0 m	
h)	Maximum number of <i>storeys</i>	20	
i)	Maximum number of <i>storeys</i> (upon execution of a bonussing agreement)	26	
j)	Maximum number of <i>dwelling units</i>	400	
k)	Maximum number of <i>dwelling units</i> (upon execution of a bonussing agreement)	480	
l)	Minimum <i>separation distance</i> between portions of a <i>building</i> above the fourth <i>storey</i> , inclusive of <i>balconies</i> (2016-13)	16.0 m	
m)	Maximum width in any direction at the widest point of the portion of the <i>building</i> above the fourth <i>storey</i>	40.0 m	
n)	Maximum allowable projection for a <i>balcony</i>	2.0 m	
o)	Any <i>balcony</i> or part thereof located within 17.0 metres of the eastern <i>side lot line</i> to a distance of 40.0 metres from the <i>front lot line</i> as it existed on April 8, 2009 shall be enclosed.		
15.18.2 Parking Provisions			
The following parking provisions apply:			
a)	Minimum number of <i>parking spaces</i>	1.25 per <i>dwelling</i>	
b)	Minimum number of <i>parking spaces</i> for visitors	0.25 per <i>dwelling</i>	
c)	Maximum number of above grade <i>parking spaces</i>	266, all of which shall be located in a <i>parking structure</i>	
15.18.3 Bonussing Provisions			
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters as follows:			
a)	Eligible community benefits, consistent with the policies of the Livable Oakville Plan for the Midtown Oakville area that will be required to support the additional <i>height</i> and density permitted by this Special Provision.		
b)	The amounts payable pursuant to subsection (a) above shall be valued as of, and shall be paid on, the day before the issuance of the first <i>building</i> permit for a <i>dwelling unit</i> in excess of 400 units. In the case of multiple <i>building</i> permits being issued, the amounts payable will be calculated and payable for each <i>building</i> permit.		

Special Provisions

19 (Old 828) Map 19(22a)	East side of Sixth Line, north of Hays Boulevard (Part of Lot 15, Concession 1 S.D.S.)	Parent Zones: RM3, MU4 (2009-027) PL080366
15.19.1 Additional Permitted Uses for Block 2 Lands		
The following additional <i>use</i> is permitted on lands identified as Block 2 on Figure 15.19.1:		
a)	Stacked townhouse dwellings	
15.19.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>dwelling units</i>	766
b)	<i>Minimum yard</i> adjacent to lands in the Natural Area (N) <i>Zone</i>	2.0 m
c)	Maximum number of <i>storeys</i> and maximum <i>height</i>	As shown on Figure 15.19.2
d)	Maximum <i>height</i> of all rooftop mechanical equipment, stair towers, elevator shafts and enclosures on the roof	7.5 m
e)	Maximum <i>net floor area</i>	126,315.0 sq.m, and shall not include stair wells, elevators, or <i>basements</i>
15.19.3 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.19.1:		
a)	<i>Minimum front yard</i> (Hays Boulevard)	3.0 m
b)	<i>Minimum flankage yard</i> (Sixth Line)	3.0 m
c)	<i>Minimum rear yard</i>	5.0 m
d)	Maximum allowable projection for <i>balconies</i> , <i>porches</i> , and access stairs connecting the <i>porch</i> to the ground	1.7 m
e)	Maximum number of <i>storeys</i>	4
f)	Maximum <i>height</i>	13.5 m
15.19.4 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.19.1:		
a)	Minimum <i>lot frontage</i> (Dundas Street East)	120.0 m
b)	Minimum <i>lot area</i>	3.0 ha
c)	<i>Minimum front yard</i> (Dundas Street East)	3.2 m
d)	<i>Minimum flankage yard</i> (Post Road)	4.0 m
e)	<i>Minimum flankage yard</i> (Post Road) for any <i>building</i> having 10 or more <i>storeys</i>	0.0 m
f)	<i>Minimum rear yard</i> (Hays Boulevard)	3.0 m
g)	Minimum <i>net floor area</i> for commercial <i>uses</i> on the <i>first storey</i>	1,200.0 sq.m
h)	Maximum allowable projection for a <i>balcony</i> into any <i>yard</i>	2.0 m
i)	Maximum allowable projection for a canopy into a <i>flankage yard</i>	Up to the <i>flankage lot line</i>

Special Provisions

- j) At grade commercial *uses* shall only be provided in *buildings* fronting onto Dundas Street East, Post Road and Hays Blvd. and shall not be required until development exceeds 447 single detached equivalent units as defined by the Regional Municipality of Halton.
- k) Residential *uses* shall also be permitted on a *first storey* in *buildings* fronting onto Dundas Street East, Post Road and Hays Boulevard.

15.19.5 Parking Provisions

The following parking provisions apply:

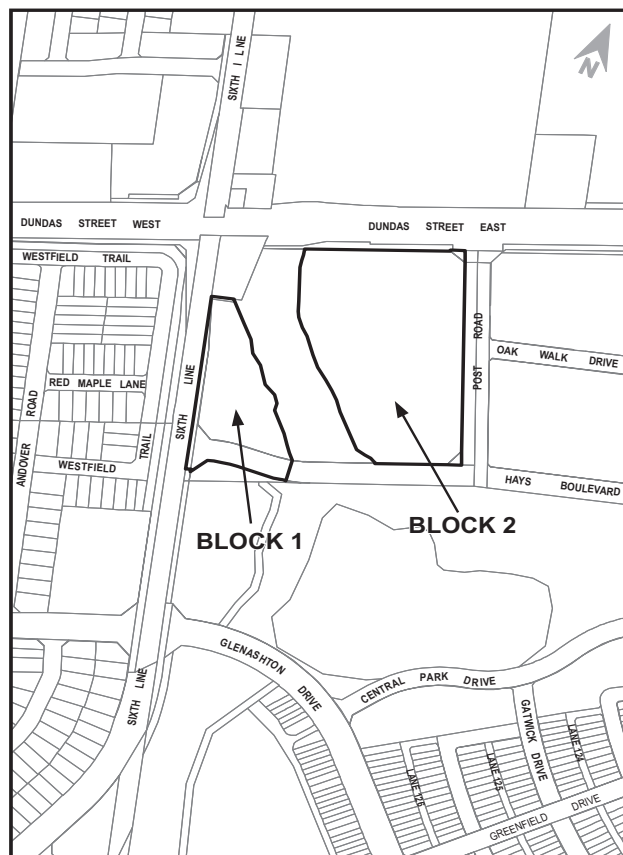
- | | | |
|----|---|-------|
| a) | Minimum number of <i>parking spaces</i> for commercial <i>uses</i> | 0 |
| b) | All minimum <i>parking spaces</i> for <i>apartment dwellings</i> shall be provided within an underground <i>parking structure</i> except on a <i>private road</i> . | |
| c) | Notwithstanding subsection (b) above, visitors parking may be provided at grade on lands identified as Block 1 on Figure 15.19.1. | |
| d) | Minimum setbacks for underground <i>parking structures</i> | 0.0 m |

15.19.6 Special Site Figures

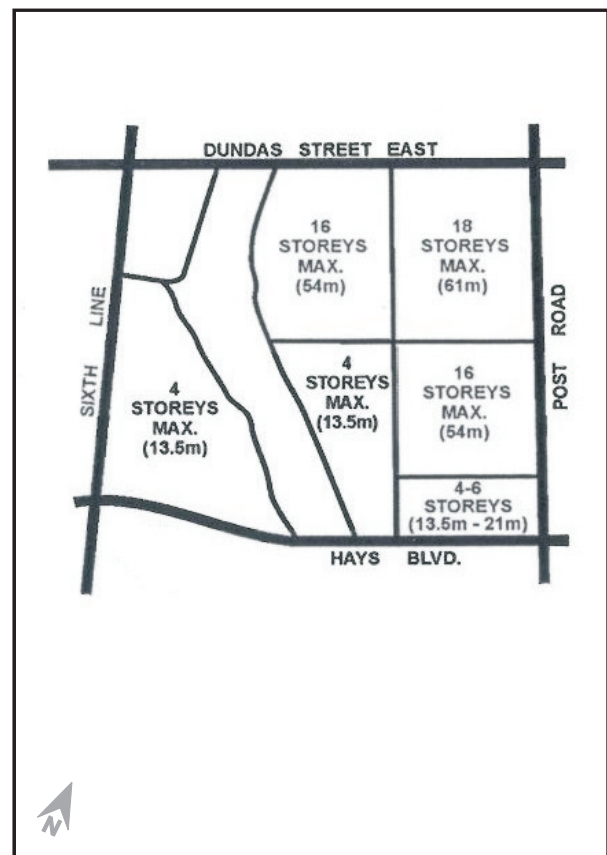
Figure 15.19.1

Figure 15.19.2

Special Provision 19-1



Special Provision 19-2



Special Provisions

15.19.7 Special Site Provisions	
The following additional provisions apply:	
a)	Footnote 3 of Table 8.2 and Section 15.19.4(g), together relating to the prohibition of residential <i>uses</i> on the <i>first storey</i> , shall not apply until a total of 447 single detached equivalent <i>dwellings</i> , as defined by the Regional Municipality of Halton, have been erected on all lands identified as subject to this Special Provision.
b)	<i>Buildings</i> containing only commercial <i>uses</i> are prohibited on lands on lands identified as Block 2 on Figure 15.19.1.
c)	On lands identified as Block 1 on Figure 15.19.1, <i>height</i> shall be measured from the finished floor at grade.
d)	On lands identified as Block 2 on Figure 15.19.1, <i>height</i> shall be measured from the averaged <i>grade</i> across the front wall of each <i>building</i> containing <i>stacked townhouse dwellings</i> .
e)	Block 1 and Block 2 on Figure 15.19.1 shall each be considered to be one <i>lot</i> for the purposes of this By-law.

Special Provisions

20 (Old 827)	55, 65, and 71 Speers Road and 66 and 70 Shepherd Road	Parent Zone: MU4
Map 19(7a)	(Part of Lot 16, Concession 3 S.D.S.)	(2008-185) (2010-178) PL080447 (2014-014)
15.20.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Two <i>detached dwellings</i> , but only in a <i>building</i> designated under the <u>Ontario Heritage Act</u>	
b)	<i>Dwelling units</i> on the <i>first storey</i> of towers containing <i>apartment dwellings</i> , subject to Section 15.20.4(a) of this By-law	
15.20.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	60.0 m
b)	Maximum number of <i>dwelling units</i>	214
c)	Maximum number of <i>dwelling units</i>	533
d)	Maximum number of towers containing <i>apartment dwellings</i> , whether the <i>buildings</i> are connected by a podium or are freestanding	2
e)	Maximum <i>floor area</i> excluding <i>detached dwelling units</i>	44,314.0 sq.m
f)	Minimum <i>net floor area</i> for commercial <i>uses</i> on the <i>first storey</i>	417.0 sq.m
g)	Maximum <i>height</i> for the north tower	67.0 m
h)	Maximum <i>height</i> for the south tower	61.0 m
i)	Maximum number of <i>storeys</i> for the north tower	21
j)	Maximum number of <i>storeys</i> for the south tower	19
k)	<i>Minimum front yard</i> (Speers Road) and <i>flankage yard</i> (Kerr Street)	0.0 m
l)	<i>Maximum front yard</i> (Speers Road) and <i>flankage yard</i> (Kerr Street)	4.0 m
m)	<i>Minimum interior side yard</i>	1.2 m
n)	<i>Minimum rear yard</i>	1.2 m
o)	Minimum below grade setbacks for an underground parking garage for any <i>yard</i>	0.0 m
p)	Maximum allowable projection for a <i>balcony</i> into a <i>yard</i>	2.0 m
q)	Minimum <i>landscaping coverage</i>	30%
15.20.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i>	1.25 per unit including commercial units
b)	Minimum number of <i>parking spaces</i> for visitors	0.25 per unit including commercial units
c)	Maximum number of <i>parking spaces</i> permitted outside of an underground <i>parking structure</i>	44
d)	The minimum dimensions of a <i>parking space</i> provided shall be 2.7 metres in width and 5.5 metres in length	
15.20.4 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Dwelling units</i> are permitted on the <i>first storey</i> internal to the site and not oriented toward Kerr Street or Speers Road.	

Special Provisions

b)	Notwithstanding the <i>maximum yard</i> requirements of Section 15.20.2(l) of this By-law, the <i>maximum yards</i> shall be increased to a maximum of 25.0 metres for that portion of the <i>flankage lot line</i> (Kerr Street) located within 80.0 metres of Speers Road to accommodate the placement of two <i>buildings</i> designated under Part IV of the <u>Ontario Heritage Act</u> and a park having a maximum area of 350.0 square metres.
c)	An exhaust shaft, intake shaft, and staircase for an underground <i>parking structure</i> is permitted to be located within the width of <i>landscaping</i> required along the eastern <i>lot line</i> .
d)	All lands subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law.

Special Provisions

21 (Old 811)	114 Garden Drive and 227-235 Lakeshore Road West (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(7)		(2007-201)
15.21.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	185 <i>dwelling units</i> per net hectare
b)	<i>Minimum yard</i> abutting Garden Drive	1.5 m
c)	Minimum <i>separation distance</i> from a <i>building</i> to a ramp accessing an underground parking garage	3.0 m
d)	Maximum number of <i>storeys</i>	4
e)	Maximum <i>height</i>	13.5 m
f)	Minimum setback for rooftop mechanical equipment and <i>rooftop terraces</i>	2.0 m
g)	Minimum required width of <i>landscaping</i> along any <i>lot line</i> abutting a Residential Zone	5.5 m

Special Provisions

22 (Old 809)	114-136 Maurice Drive, 113-131 Garden Drive, and 210-224 Rebecca Street	Parent Zone: RM1
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)	(2007-198) (2021-068)
15.22.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i> per unit	120.0 sq.m
b)	Minimum <i>lot frontage</i> per unit	5.0 m
c)	<i>Minimum front yard</i>	3.0 m
d)	<i>Minimum interior side yard</i>	2.0 m
e)	Minimum distance <i>separation distance</i> between the <i>townhouse dwelling</i> and a detached garage	6.0 m
f)	Maximum setback for a detached garage from a private <i>laneway</i>	6.0 m
g)	Maximum <i>height</i>	14.0 m
h)	Minimum setback from a <i>daylight triangle</i>	0.5 m
i)	Maximum projection into the <i>minimum front</i> or <i>flankage yards</i> for non-walk in bay, box out, and bow windows with or without foundations spanning one or two <i>storeys</i> , and <i>porches</i> open or covered by a roof located on the same level or lower as the main floor of the <i>dwelling</i>	1.0 m
j)	Maximum projection into <i>rear yard</i> for <i>uncovered platforms</i> which are attached to the rear wall of the <i>dwelling</i> located at a minimum <i>height</i> of 2.0 m above <i>grade</i> .	Permitted up to the <i>rear</i> and <i>side lot lines</i>
15.22.2 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Motor vehicle</i> access to individual <i>dwelling units</i> shall only be provided via a private rear <i>lane</i> .	

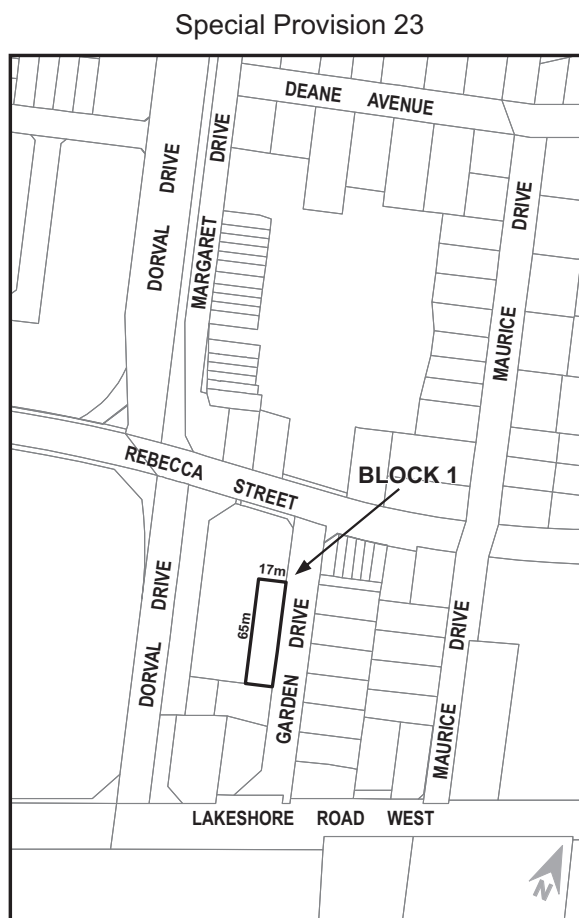
Special Provisions

23 (Old 810) Map 19(7)	128 Garden Drive (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RH (2007-201)
15.23.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted on all lands identified as subject to this Special Provision:		
a)	Townhouse dwellings	
15.23.2 Prohibited Uses		
The following regulations apply on lands identified as Block 1 on Figure 15.23.1:		
a)	Apartment dwellings	
15.23.3 Zone Provisions for All Lands		
The following regulations apply on lands identified as subject to this Special Provision:		
a)	Minimum front yard (Rebecca Street)	0.0 m
b)	Minimum flankage yard, west side (Dorval Drive)	0.0 m
c)	Minimum flankage yard, east side (Garden Drive)	1.5 m
d)	Minimum rear yard abutting the Central Business District CBD Zone	2.3 m
e)	Maximum number of storeys	4
f)	Maximum height	15.5 m
g)	Minimum separation between an apartment dwelling and townhouse dwelling	12.0 m
15.23.4 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.23.1:		
a)	Maximum height (exclusive of rooftop mechanical equipment stair tower)	12.0 m
b)	Minimum setback for rooftop mechanical equipment and stair towers from the edge of the roof	2.0 m
c)	Minimum separation between blocks of townhouses	8.0 m
d)	Maximum projection into front or flankage yards for non-walk in bay, box out, and bow windows with or without foundations one or two storeys high and porches open or covered by a roof located on the same level or lower as the main floor of the dwelling unit	1.0 m

Special Provisions

15.23.4 Special Site Figures

Figure 15.23.1



15.23.5 Special Site Provisions

The following additional provisions apply:

- a) *Height* is to be measured from the *grade* on the *lot line* in front of the *building*.

Special Provisions

24	2221 Lakeshore Road West and 117 East Street (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: MU1
Map 19(2a)		(2014-014)
15.24.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	2
b)	Maximum <i>height</i>	8.2 m

Special Provisions

25	500 Great Lakes Boulevard	Parent Zone: E2
Map 19(4)	(Part of Lot 35, Concession 3 S.D.S.)	(2014-014)
15.25.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Day care</i>	
b)	<i>Place of worship</i>	
c)	<i>Private school</i>	
15.25.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum lot area for a place of worship</i>	Shall not apply

Special Provisions

26 (Old 552)	7-11 and 25 Lakeshore Road West, 112-118 Forsythe Street, and 6 John Street (Part of Lots 14 and 15, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(7a)		(1992-136) (2014-014)
15.26.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	As legally existing on the <i>lot</i> on the effective date of this By-law
b)	Maximum <i>height</i>	As legally existing on the <i>lot</i> on the effective date of this By-law

Special Provisions

27	155 Navy Street	Parent Zone: CBD
Map 19(8b)	(Part of Lot 14, Concession 3 S.D.S.)	(2014-014)
15.27.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	The number legally existing in the <i>building</i> on the effective date of this By-law
b)	Maximum <i>height</i>	The <i>height</i> legally existing on the <i>lot</i> on the effective date of this By-law

Special Provisions

28	345-351 Lakeshore Road East and 104-108 Allan Street (Part of Lot 12, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(8a)		(2014-014)
15.28.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	5
b)	Maximum <i>height</i>	As legally existing on the <i>lot</i> on the effective date of this By-law

Special Provisions

29	1275-1535 North Service Road West (Part of Lots 23, 24, and 25, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(13)		(2014-014) PL140317 (2017-025)
15.29.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Motor vehicle body shop</i> , but only in conjunction with a <i>motor vehicle dealership</i>	
b)	<i>Motor vehicle dealership</i>	
c)	<i>Motor vehicle rental facility</i> , but only in conjunction with a <i>motor vehicle dealership</i>	
d)	<i>Motor vehicle repair facility</i> , but only in conjunction with a <i>motor vehicle dealership</i>	
e)	<i>Motor vehicle washing facility</i> , but only in conjunction with a <i>motor vehicle dealership</i>	
f)	<i>Outside display and sales area</i> , but only in conjunction with a <i>motor vehicle dealership</i>	
15.29.2 Zone Provisions		
The following regulations apply:		
a)	Section 5.6(d), relating to <i>loading space</i> locations, shall not apply to <i>loading spaces</i> legally existing on February 25, 2014.	
b)	Inventory in an <i>outside display and sales area</i> in any <i>yard</i> abutting the <i>highway corridor</i> is limited to cars, vans, and light trucks designed to be used for the transport of passengers only. (2017-025)	

Special Provisions

30 (Old 592)	Parkhaven Boulevard Apartments (Part of Lots 14 and 15, Concession 1 S.D.S.)	Parent Zone: RM4
Map 19(22a)		(1995-103) (1996-137) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217)
15.30.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1,000.0 sq.m
b)	<i>Minimum front yard</i>	4.5 m
c)	<i>Minimum flankage yard</i> abutting a public road	3.0 m
d)	<i>Minimum flankage yard</i> abutting a lane	1.0 m
e)	<i>Minimum interior side yard</i>	2.0 m
f)	<i>Minimum rear yard</i>	5.0 m

Special Provisions

31 (Old 698, 788, 789)	Detached Dwellings in Iroquois Ridge North (Part of Lots 8, 9, 10, and 11, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(23)		(2001-056) (2002-006) (2005-138) (2005-139) (2006-064) (2006-132) (2010-057)

15.31.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	<i>Minimum front yard</i>	4.5 m
b)	Maximum <i>lot coverage</i> for a <i>detached dwelling</i> having one <i>storey</i>	45%
c)	Maximum <i>lot coverage</i> for a <i>detached dwelling</i> having more than one <i>storey</i>	40%

15.31.2 Zone Provisions for Block 1 Lands

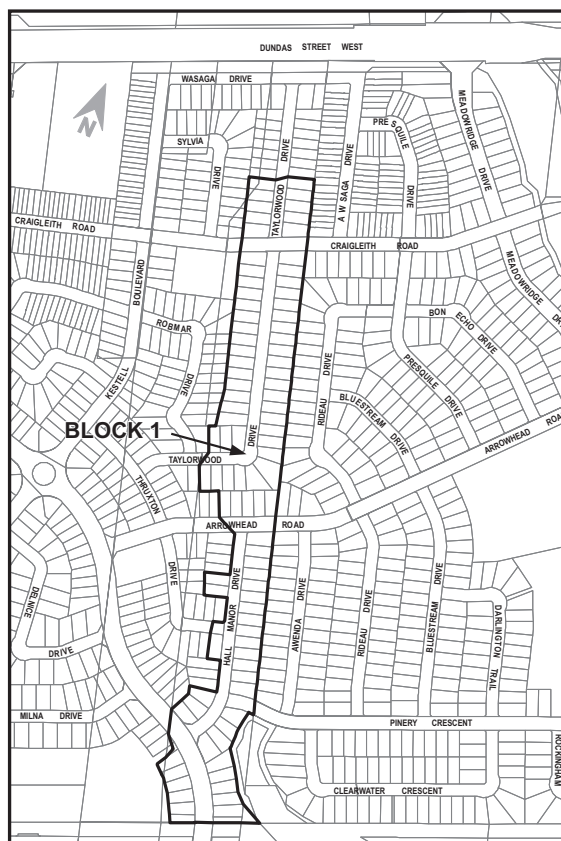
The following regulations apply to lands identified as Block 1 on Figure 15.31.1:

a)	Maximum additional <i>lot coverage</i> permitted on a <i>first storey</i> only for unenclosed <i>porches</i> and items in the second row of Table 4.3 projecting greater than 0.6 metres into a minimum <i>front</i> or <i>side yard</i>	5%
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15.31.3 Special Site Figures

Figure 15.31.1

Special Provision 31



Special Provisions

32 (Old 653, 683, 692, 723)	Detached Dwellings in Iroquois Ridge North (Part of Lots 6, 7, and 8, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(23)		(1998-6) (2000-062) (2001-189) (2002-086) (2002-203) (2002-229) (2003-031) (2003-082) (2004-002) (2005-138) (2005-139) (2006-108) (2007-096) (2007-189) (2010-057)

15.32.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	6.0 m
b) <i>Maximum lot coverage for a detached dwelling having one storey</i>	45%
c) <i>Maximum lot coverage for a detached dwelling having more than one storey</i>	40%

15.32.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.32.1:

a) <i>Maximum additional lot coverage permitted on a first storey only for unenclosed porches and items in the second row of Table 4.3 projecting greater than 0.6 metres into a minimum front or side yard</i>	5%
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15.32.3 Special Site Figures

Figure 15.32.1

Special Provision 32



Special Provisions

33 (Old 683, 692, 788, 789)	Detached Dwellings in Iroquois Ridge North (Part of Lots 6, 7, 8, and 9, Concession 1 S.D.S.)	Parent Zone: RL8
Map 19(23)		(1998-6) (2000-062) (2002-229) (2005-138) (2005-139) (2006-064) (2006-132) (2010-057)
15.33.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	12.0 m
b)	Footnote 7 of Table 6.3.3, relating to <i>floor area</i> above the second <i>storey</i> , shall not apply.	

Special Provisions

34 (Old 592)	Georgian Drive Apartments and Townhouses (Part of Lot 14, Concession 1 S.D.S.)	Parent Zone: MU2
Map 19(22a)		(1995-103) (1996-136) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217) (2006-136)
15.34.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Townhouse dwellings</i>	
b)	Residential <i>uses</i> on the <i>first storey</i>	
15.34.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Central Park Drive)	0.9 m
b)	<i>Minimum front yard</i> (Central Park Drive) and <i>flankage yard</i> (Georgian Drive) for decorative features	0.0 m
c)	<i>Minimum rear yard</i>	0.0 m
d)	Minimum <i>height</i> and number of <i>storeys</i> for <i>townhouse dwellings</i>	Shall not apply
e)	Maximum <i>height</i>	34.0 m
f)	Maximum <i>floor area</i> per <i>apartment dwelling</i>	140.0 sq.m

Special Provisions

35 (Old 592)	47-53 Glenashton Drive, 2325 and 2365 Central Park Drive, 2381 and 2385 Central Park Drive, 74-80 Georgian Drive (Part of Lots 14 and 15, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(22a)		(1995-103) (1996-136) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217) (2004-093) (2005-017)

15.35.1 Additional Permitted Uses

The following additional *use* is permitted:

- a) *Townhouse dwellings*

15.35.2 Zone Provisions for Townhouse Dwellings

The following regulations apply for *townhouse dwellings* on all lands subject to this Special Provision:

a)	Minimum <i>lot area</i>	105.0 sq.m per <i>dwelling</i>
b)	Minimum <i>lot frontage</i>	14.5 m
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>rear yard</i>	4.0 m
e)	Maximum allowable projection into a <i>front yard</i> and <i>rear yard</i> for exterior stairs	2.4 m
f)	Maximum allowable projection into a <i>front yard</i> for a <i>porch</i> on the <i>first storey</i>	Up to 1.5 m from the <i>front lot line</i>

15.35.3 Zone Provisions for Apartment Dwellings on Block 1

The following parking regulations apply for *apartment dwellings* to lands identified as Block 1 on Figure 15.35.1:

a)	Minimum <i>flankage yard</i> (Central Park Drive)	2.5 m
b)	Minimum <i>flankage yard</i> for decorative features (Central Park Drive)	0.0 m
c)	Minimum <i>interior side yard</i> , south side	16.0 m
d)	Maximum <i>height</i>	34.0 m

15.35.4 Zone Provisions for Apartment Dwellings on Block 2

The following parking regulations apply for *apartment dwellings* to lands identified as Block 2 on Figure 15.35.1:

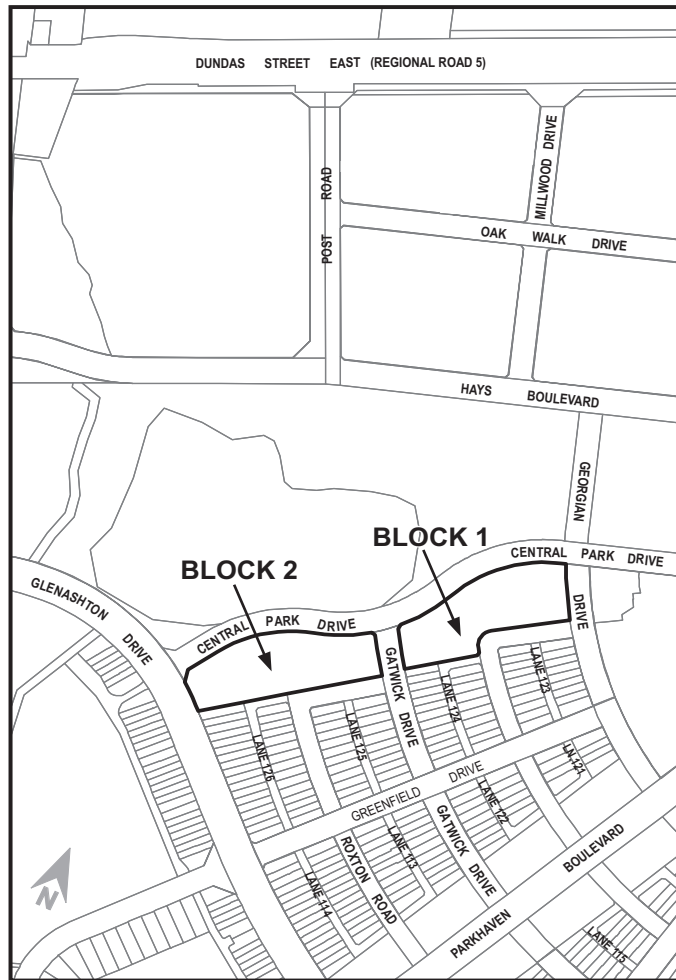
a)	Minimum <i>flankage yard</i> (Central Park Drive)	0.6 m
b)	Minimum <i>flankage yard</i> for decorative features (Central Park Drive)	0.0 m
c)	Minimum <i>interior side yard</i> , south side	23.0 m
d)	Maximum <i>height</i>	34.0 m

Special Provisions

15.35.5 Special Site Figures

Figure 15.35.1

Special Provision 35



15.35.6 Special Site Provisions

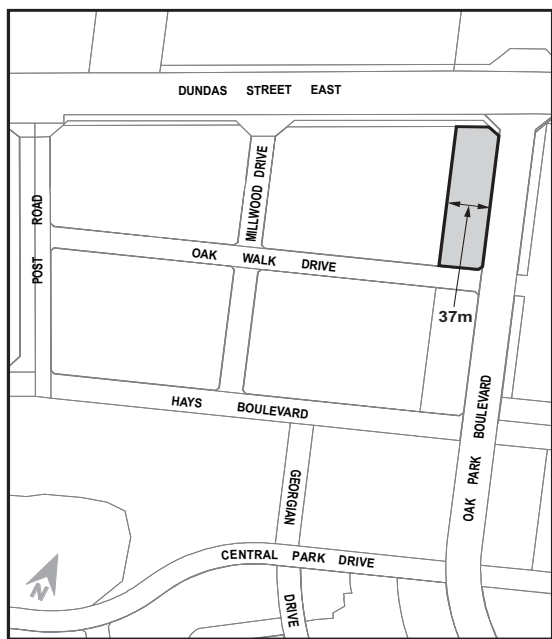
The following additional provision applies:

- | | |
|----|---|
| a) | The <i>front lot line</i> for lands identified as Block 1 on Figure 15.35.1 shall be the <i>lot line</i> abutting Georgian Drive. |
| a) | The <i>front lot line</i> for lands identified as Block 2 on Figure 15.35.1 shall be the <i>lot line</i> abutting Glenashton Drive. |

Special Provisions

36 (Old 592)	Parkhaven Boulevard Townhouses (Part of Lot 14, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(22a)		(1995-103) (1996-136) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217) (2004-093) (2005-017)
15.36.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	105.0 sq.m per <i>dwelling</i>
b)	Minimum <i>lot frontage</i>	14.5 m
c)	<i>Minimum front yard</i>	3.0 m
d)	<i>Minimum rear yard</i>	4.0 m
e)	Maximum allowable projection into a <i>front yard</i> and <i>rear yard</i> for exterior stairs	2.4 m
f)	Maximum allowable projection into a <i>front yard</i> for a <i>porch</i> on the <i>first storey</i>	Up to 1.5 m from the <i>front lot line</i>

Special Provisions

37	Oak Walk Drive, Oak Park Boulevard, Millwood Drive, and Dundas Street (Part of Lots 14 and 15, Concession 1, S.D.S.)	Parent Zones: MU4 (1995-103) (1996-137) (2010-032) (2014-014) PL140317
Map 19(22a)		
15.37.1 Zone Provisions		
The following regulations apply:		
a)	Minimum number of <i>storeys</i> for lands shown on Figure 15.37.1	6
b)	Maximum number of <i>storeys</i> for lands shown on Figure 15.37.1	8
c)	Minimum <i>height</i> for lands shown on Figure 15.37.1	19.5 m
d)	Maximum <i>height</i> for lands shown on Figure 15.37.1	29.0 m
e)	Footnote 6 of Table 8.2, related to <i>first storey use</i> restrictions, shall not apply to a <i>building</i> or part thereof located greater than 37.0 metres from the <i>lot line</i> abutting Oak Park Boulevard or to a building with its <i>main wall</i> oriented toward the <i>lot line</i> abutting Dundas Street East and located within the area defined by the <i>minimum and maximum yard</i> .	
f)	Footnote 6 of Table 8.2, related to <i>first storey use</i> restrictions, shall not apply to a <i>medical office</i> where a minimum of 25% of the <i>net floor area</i> on the <i>first storey</i> is devoted to the selling of products on the <i>premises</i> such as eye glasses, orthotics, pharmaceutical dispensary, herbal remedies and vitamins and like medical products.	
g)	For the purposes of footnote 6 of Table 8.2, common entranceways, lobby space, and other permitted <i>ancillary residential uses</i> on the <i>first storey</i> shall not be included in the 50% <i>building</i> width measurement limitation calculation required in Section 8.8. Only the <i>main wall</i> proportion is subject to the 50% width calculation for the width of the <i>building</i> .	
15.37.2 Special Site Figures		
Figure 15.37.1		
Special Provision 37 		
15.37.3 Special Site Provisions		
The following additional provision applies:		
a)	<i>Height</i> shall be measured from the finished floor elevation of the <i>building</i> .	

Special Provisions

38	Hays Boulevard and Oak Walk Drive (Part of Lots 14 and 15, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(1995-103) (1996-137) (2010-032) PL140317 (2019-125)
15.38.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Townhouse dwellings sharing a common wall with an <i>apartment dwelling</i> or <i>mixed use building</i>	
b)	Townhouse dwellings on lands shown on Figure 15.38.1	
15.38.2 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum yard abutting any <i>public road</i>	1.0 m
b)	Maximum yard abutting any <i>public road</i>	As shown on Figure 15.38.1
c)	Minimum setbacks below <i>grade</i>	0.0 m
d)	Minimum height of the <i>first storey</i>	4.0 m, and shall not apply to <i>townhouse dwellings</i>
e)	Minimum height and number of <i>storeys</i> for a <i>townhouse dwelling</i> permitted by Section 15.38.1(a) of this By-law.	Shall not apply
f)	Minimum number of <i>storeys</i> for any part of a <i>building</i> containing only <i>ancillary residential uses</i> and recreational space.	2
g)	Minimum height for lands shown within the black boundary line (greater than or equal to 61.0 metres of Oak Park Boulevard) on Figure 15.38.1	23.0 m
h)	Footnote 3 of Table 8.2, relating to the prohibition of <i>dwelling units</i> on a <i>first storey</i> , shall not apply on lands where <i>townhouse dwellings</i> are permitted as shown on Figure 15.38.1	
i)	Maximum allowable projection for an awning, canopy or similar weather-shielding <i>structure</i> , <i>patio</i> accessory to a <i>restaurant</i> .	Up to the applicable <i>lot line</i>
j)	Maximum allowable projection for stairs, <i>porches</i> , <i>balconies</i> , at-grade terraces, cornices, pilasters, or bay windows with or without a foundation.	Up to 0.5 m from the <i>front</i> or <i>flankage lot line</i>
k)	<i>Balconies</i> are permitted in any <i>yard</i> and the maximum allowable projection shall not apply.	
l)	Maximum <i>net floor area</i> for a <i>premises</i> occupied by a <i>use</i> subject to Footnote 7 of Table 8.2.	500.0 sq.m
m)	Minimum setback for rooftop mechanical equipment and a <i>mechanical penthouse</i> greater than 2.0 metres in height and not screened by an extension of the <i>building</i> façade from all edges of the roof	4.0 m, and shall be screened by an architectural feature
n)	<i>Uses</i> subject to Footnote 6 of Table 8.2, related to location of office <i>uses</i> , are limited to a cumulative maximum width of 80% of the <i>building</i> in the first 9.0 metres of depth of the <i>building</i> , measured in from the <i>main wall</i> oriented toward the <i>front lot line</i> .	
o)	For the purposes of Footnote 6 of Table 8.2 and Section 15.38.2(n), common entranceways, lobby space, and other permitted <i>ancillary residential uses</i> on the <i>first storey</i> shall not be included in the 80% <i>building</i> width measurement limitation calculation required in Section 8.8. Only the <i>main wall</i> proportion is subject to the 80% width calculation for the width of the <i>building</i> .	
p)	Footnote 3 of Table 8.2, relating to the prohibition of <i>dwelling units</i> on a <i>first storey</i> , shall not apply to <i>townhouse dwellings</i>	
15.38.3 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of parking spaces for residential uses	1.5 per <i>dwelling</i> , inclusive of visitor parking

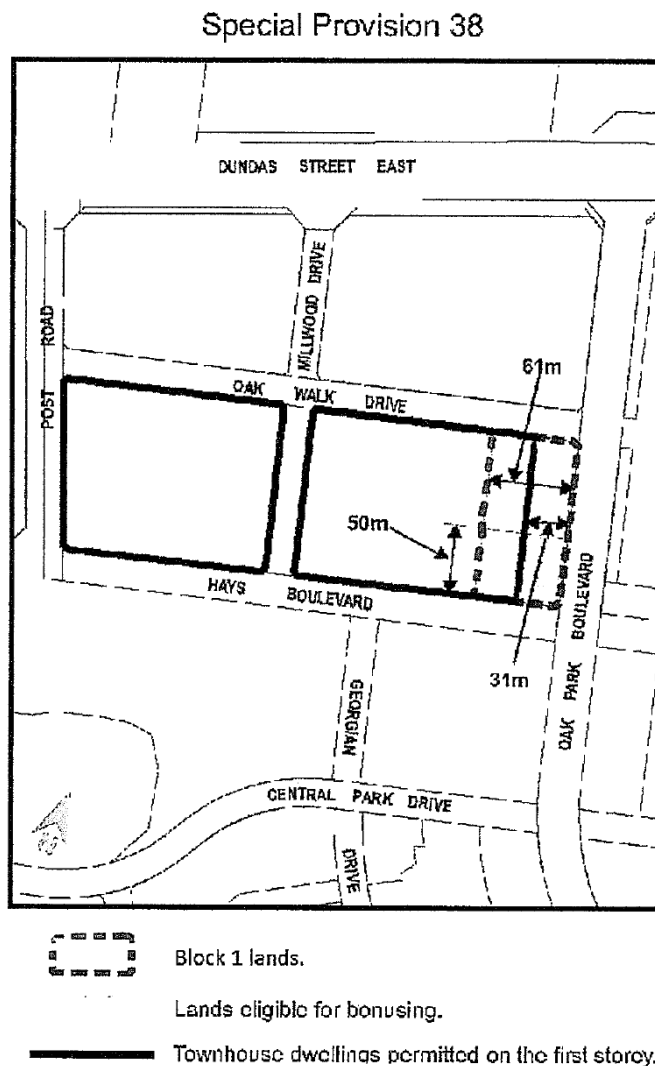
Special Provisions

b)	Maximum number of <i>parking spaces</i> for residential <i>uses</i>	1.75 per <i>dwelling</i> , inclusive of visitor parking
c)	Minimum number of <i>parking spaces</i> for non-residential <i>uses</i>	1 per 35.0 sq.m <i>net floor area</i>
d)	Maximum number of <i>parking spaces</i> for non-residential <i>uses</i>	1 per 20.0 sq.m <i>net floor area</i>
e)	Visitor <i>parking spaces</i> for residential <i>uses</i> may be counted toward the minimum number of <i>parking spaces</i> for non-residential <i>uses</i> to a maximum of 0.25 per <i>dwelling unit</i> .	
f)	Visitor <i>parking spaces</i> for residential <i>uses</i> may be provided in any combination of a <i>parking structure</i> , <i>surface parking area</i> , or on a <i>private road</i> .	
g)	A <i>surface parking area</i> shall not be permitted between any <i>building</i> and a <i>public road</i>	
h)	Maximum surface parking area coverage	20%
15.38.4 Additional Zone Provisions for Block 1		
The following additional regulations apply to lands identified as Block 1 on Figure 15.38.1:		
a)	The <i>lot line</i> abutting Oak Park Boulevard shall be deemed to be the <i>front lot line</i> .	
b)	Maximum <i>yard</i> abutting any public road	3.0 m and shall only apply to the first 12.0 m in <i>height</i>
c)	An urban square, measuring no less than 300 square metres, is required within a <i>flankage yard</i> .	
d)	Maximum <i>yard</i> abutting any <i>public road</i> where an urban square, measuring no less than 300 square metres, is provided in that <i>yard</i> .	Shall not apply
e)	Minimum setback of non-residential <i>uses</i> from Hays Boulevard	4.0 m
f)	Minimum <i>height</i> , excluding <i>townhouse dwellings</i>	22.0 m and 8 <i>storeys</i>
g)	Maximum <i>height</i> (upon execution of a Section 37 agreement) for lands shown on Figure 15.38.1	43.0 m and 12 <i>storeys</i>
h)	Minimum <i>height</i> of a <i>first storey</i> for non-residential uses	4.5 m
i)	<i>Uses</i> subject to Footnote 6 of Table 8.2, related to location of office <i>uses</i> , are limited to a cumulative maximum width of 40% of the <i>building</i> in the first 9.0 metres of depth of the <i>building</i> , measured in from the <i>main wall</i> oriented toward the <i>front lot line</i> .	
j)	Minimum required <i>net floor area</i> for retail <i>uses</i> located on the <i>first storey</i> .	1,080.0 sq.m.
k)	Minimum required <i>net floor area</i> for retail <i>uses</i> at the corner of Hays Boulevard and Oak Park Boulevard	500.0 sq.m.
l)	Non-residential units located on the <i>first storey</i> shall have a minimum of one main entrance oriented towards a <i>street</i> or an outdoor communal <i>amenity area</i> .	
m)	Minimum percentage of glazing of the <i>first storey building wall</i> for non-residential <i>uses</i> oriented toward any <i>front lot line</i> and <i>flankage lot line</i> for each individual <i>building</i> .	75%
n)	Section 15.38.2 (m) shall not apply.	
15.38.5 Parking Provisions for Block 1		
a)	Minimum required number of <i>parking spaces</i> required for residential <i>uses</i>	1.4 per <i>dwelling unit</i> , inclusive of visitor parking
b)	Maximum required number of <i>parking spaces</i> required for residential <i>uses</i>	1.5 per <i>dwelling unit</i> , inclusive of visitor parking
c)	Minimum number of <i>barrier-free parking spaces</i> for residential <i>uses</i>	1% of the number of <i>parking spaces</i> provided
d)	Stairways associated with an underground <i>parking garage</i> are not permitted between a <i>building wall</i> and a <i>public road</i> or an urban square.	
e)	Ventilation shafts/housing and stairways associated with an underground <i>parking garage</i> are not permitted between a <i>building wall</i> and the <i>flankage lot line</i> where walkways are located.	

Special Provisions

15.38.6 Special Site Figures

Figure 15.38.1



15.38.7 Special Site Provisions

The following additional provisions apply:

- All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law.
- Height shall be measured from the finished floor elevation at grade.

15.38.8 Bonusing Provisions

In order to permit the increased permissions contained in this Special Provision, zoning compliance for height and *storeys* shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:

- Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits identified in the Official Plan.

Special Provisions

39 (Old 592)	West Side of Taunton Road (Part of Lot 13, Concession 1 S.D.S.)		Parent Zone: RH
Map 19(22a)			(1995-103) (1996-137) (2012-002)
15.39.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	<i>Townhouse dwelling</i>		
b)	Retail <i>uses</i> permitted in the Main Street 2 (MU2) <i>Zone</i> , and only within a <i>dwelling unit</i> oriented toward Taunton Road		
c)	Service commercial <i>uses</i> in the Main Street 2 (MU2) <i>Zone</i> , except a <i>taxi dispatch</i> , and only within a <i>dwelling unit</i> oriented toward Taunton Road		
d)	Office <i>uses</i> permitted in the Main Street 2 (MU2) <i>Zone</i> , and only within a <i>dwelling unit</i> oriented toward Taunton Road		
e)	<i>Art gallery</i> , but only within a <i>dwelling unit</i> oriented toward Taunton Road		
f)	<i>Day care</i> , but only within a <i>dwelling unit</i> oriented toward Taunton Road		
15.39.2 Zone Provisions			
The following regulations apply:			
a)	<i>Minimum yard</i> abutting any <i>lot</i> in a Residential Uptown Core (RUC) or Main Street 2 (MU2) <i>Zone</i>		1.2 m
b)	<i>Minimum yard</i> , all other <i>yards</i> and below grade		0.0 m
c)	Minimum <i>height</i>		7.0 m
d)	Maximum <i>height</i>		14.0 m
e)	Minimum number of <i>storeys</i>		2
f)	Maximum number of <i>storeys</i>		4
g)	Maximum <i>net floor area</i> for a <i>premises</i> occupied by a <i>use</i> subject to Footnote 7		500.0 sq.m
15.39.3 Parking Provisions			
The following parking regulations apply:			
a)	Minimum number of <i>parking spaces</i> for residential <i>uses</i>		1.5 per <i>dwelling</i>
b)	Maximum number of <i>parking spaces</i> for residential <i>uses</i>		2 per <i>dwelling</i>
c)	Minimum number of <i>parking spaces</i> for non-residential <i>uses</i>		1 per 32.6 sq.m <i>net floor area</i>
d)	Maximum number of <i>parking spaces</i> for non-residential <i>uses</i>		1 per 28.0 sq.m <i>net floor area</i>
e)	Only permitted <i>yards</i> for surface parking		<i>Interior side yard and rear yard</i>
f)	Maximum permitted transfer of required <i>parking spaces</i> from a residential <i>use</i> to a non-residential <i>use</i>		1 per <i>dwelling</i> provided that 1 space per <i>dwelling</i> is maintained
15.39.4 Special Site Provisions			
The following additional provision applies:			
a)	<i>Height</i> shall be measured from the finished floor elevation of the <i>building</i> .		

Special Provisions

40	South of Oak Park Boulevard between Sawgrass Drive and Taunton Road (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU2
Map 19(22a)		(1995-103) (1996-137) (2012-002) PL140317
15.40.1 Zone Provisions		
The following regulations apply:		
a)	Maximum front yard	2.5 m for a minimum of 80% of the length of the main wall
b)	Maximum allowable projection for stairs, porches, at-grade terraces beyond the main wall of a building	Up to a maximum of 0.3 metres from a front lot line and flank-age lot line
c)	Maximum allowable projection for awnings and canopies, and balconies above the first storey	Up to the lot line
d)	Maximum coverage of roof area for a rooftop balcony	50%
e)	Maximum height for a trellis or pergola associated with a rooftop balcony	3.0 m
f)	Maximum net floor area for a premises occupied by a use subject to Footnote 7 of Table 8.2	500.0 sq.m
g)	Footnote 6 of Table 8.2, related to first storey use restrictions, shall not apply	
15.40.2 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of parking spaces for residential uses	1.25 per dwelling
b)	Maximum number of parking spaces for residential uses	1.5 per dwelling
c)	Minimum number of parking spaces for non-residential uses	1 per 32.6 sq.m net floor area
d)	Maximum number of parking spaces for non-residential uses	1 per 28.0 sq.m net floor area
e)	Only permitted yards for surface parking	Interior side yard and rear yard
f)	Maximum surface parking area coverage	20%
15.40.4 Special Site Provisions		
The following additional provision applies:		
a)	Height shall be measured from the finished floor elevation of the building.	

Special Provisions

41	209 and 231 Oak Park Boulevard (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU2 (1995-103) (1996-137) (2007-065) PL140317
Map 19(22a)		
15.41.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front yard and flankage yard for an above-grade parking structure	50.0 m
b)	Minimum number of parking spaces for all non-residential uses	631
c)	Maximum net floor area	15,950.0 sq.m, and footnote 7 of Table 8.2 shall not apply
d)	Footnote 6 of Table 8.2, related to first storey use restrictions, shall not apply	
15.41.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.41.1:		
a)	Maximum number of storeys	6
b)	Maximum height	25.0 m
15.41.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.41.1:		
a)	Maximum number of storeys	4
b)	Maximum height	18.0 m
15.41.4 Special Site Figures		
Figure 15.41.1		
Special Provision 41		
15.41.5 Special Site Provisions		
The following additional provisions apply:		
a)	Height shall be measured from the finished floor elevation of the building.	
b)	An above-grade parking structure is permitted only in a rear yard to lands identified as Block 2 on Figure 15.41.1.	

Special Provisions

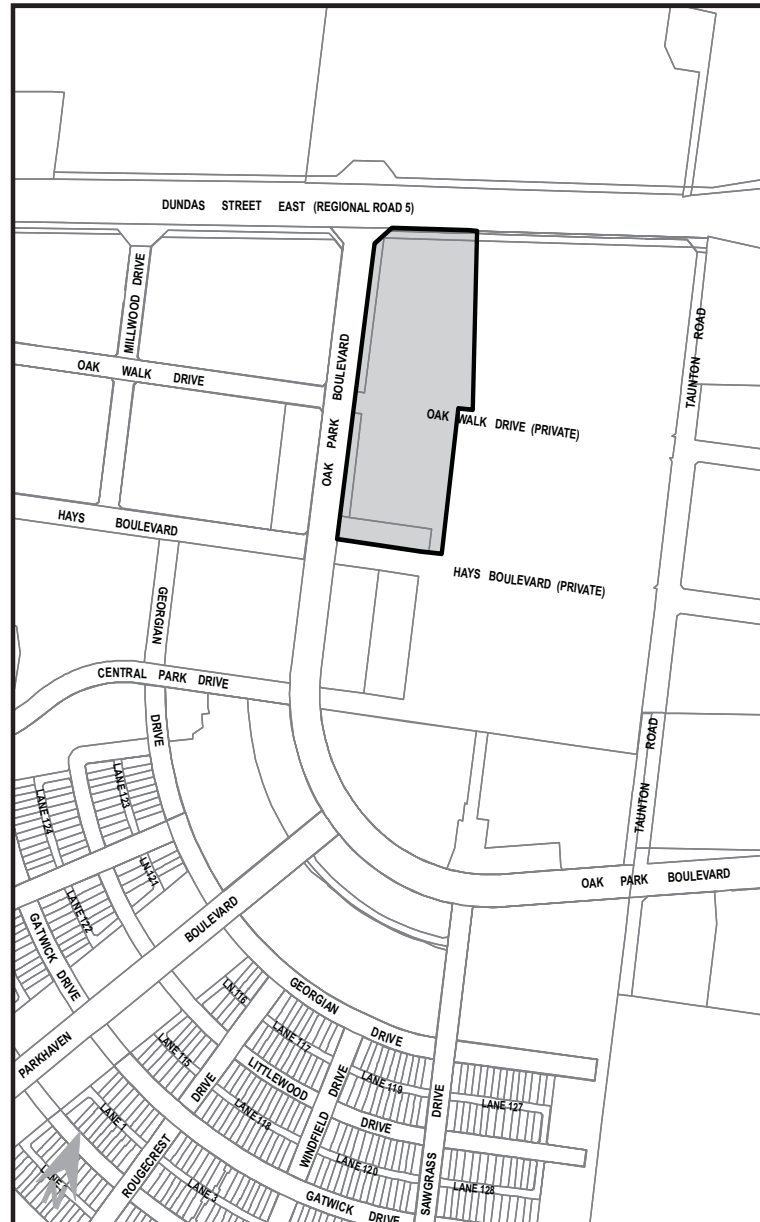
42 (Old 581, 592, 832)	Area bounded by Dundas Street East, Oak Park Boulevard and Trafalgar Road (Part of Lots 13 and 14, Concession 1 S.D.S.)	Parent Zones: MU2, MU4
Map 19(22a)		(1995-002) (1996-143) (1997-095) (1999-046) (2002-113) (2007-096) (2008-051) (2009-062) (2014-014) PL140317
15.42.1 Interim Development Zone Provisions		
The following regulations apply for all <i>buildings</i> and <i>structures</i> on all lands subject to this Special Provision where the total <i>net floor area</i> for all the <i>buildings</i> and <i>structures</i> is less than or equal to 58,000 square metres:		
a)	<i>Maximum front and flankage yards</i>	No <i>maximum yard</i> shall apply
b)	<i>Maximum yard</i> abutting Trafalgar Road	5.0 m
c)	Minimum <i>height</i>	4.5 m
d)	Minimum number of <i>storeys</i>	1
e)	Minimum number of <i>parking spaces</i> for all non-residential <i>uses</i>	1.0 per 21.0 sq.m <i>net floor area</i>
f)	Footnote 7 of Table 8.2, relating to maximum <i>net floor area</i> for a <i>premises</i> , shall not apply	
15.42.2 Zone Provisions		
The following regulations apply to lands identified as Block 1 on Figure 15.42.1:		
a)	Minimum number of <i>storeys</i> for lands shown on Figure 15.42.1 once there is 58,000 square metres of <i>net floor area</i> constructed on all lands subject to this Special Provision	6
b)	Maximum number of <i>storeys</i> for lands shown on Figure 15.42.1	8
c)	Maximum <i>height</i> for lands shown on Figure 15.42.1 once there is 58,000 square metres of <i>net floor area</i> constructed on all lands subject to this Special Provision	19.5 m
d)	Maximum <i>height</i> for lands shown on Figure 15.42.1	29.0 m
e)	Maximum number of parking spaces permitted to be occupied by a seasonal garden centre accessory to a retail store located within Block 1	70

Special Provisions

15.42.3 Special Site Figures

Figure 15.42.1

Special Provision 42



15.42.4 Special Site Provisions

The following additional provision applies:

- a) Lands subject to this Special Provision where the total *net floor area* for all the *buildings and structures* is greater than 58,000 square metres shall comply with the standards of the Main Street 2 (MU2) and Urban Core (MU4) *Zones*, as applicable.

Special Provisions

43 (Old 434)	Winston Park Employment Area (Part of Lots 1, 2, 3, and 4, Concession 1 S.D.S.)	Parent Zones: E1, E2, E3
Map 19(24)		(1986-118) (2001-007) (2002-052)
15.43.1 Zone Provisions		
The following additional use is permitted on lands zoned Industrial E3:		
a)	<i>Business office</i> , and Footnote 1 of Table 10.2, relating to multiple <i>uses</i> on a <i>lot</i> and maximum <i>net floor area</i> , shall not apply.	
15.43.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum yard</i> abutting Upper Middle Road East	15.0 m
b)	<i>Minimum yard</i> and width of <i>landscaping</i> required along any <i>lot line</i> abutting Winston Churchill Boulevard	15.0 m
c)	<i>Maximum front</i> and <i>flankage yard</i>	Shall not apply
d)	Minimum <i>landscaping coverage</i> of required <i>front yard</i>	25%
e)	Minimum <i>landscaping coverage</i> of required <i>flankage yard</i>	25%
15.43.3 Special Site Provisions		
The following additional provisions apply:		
a)	“Lot” means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	
b)	For any <i>lot</i> abutting Winston Churchill Boulevard, the <i>rear yard</i> shall be the <i>yard</i> abutting Winston Churchill Boulevard.	
c)	For any <i>lot</i> abutting Winston Churchill Boulevard, Section 5.6(d) related to <i>loading space</i> locations shall not apply.	

Special Provisions

44 (Old 434) Map 19(24)	Dundas Street East Commercial Area (Part of Lots 1, 2, 3, and 4, Concession 1 S.D.S.)	Parent Zone: C3 (1986-118) (2001-007) (2002-052) (2015-079) (2021-068)
15.44.1 Zone Provisions		
The following regulations apply:		
a) Minimum <i>lot area</i>		0.3 ha
b) Minimum <i>front yard</i> (Bristol Circle)		7.5 m
c) Minimum <i>flankage yard</i>		7.5 m
d) Minimum <i>interior side yard</i>		4.5 m
e) Minimum <i>rear yard</i> (Dundas Street East)		15.0 m
f) Minimum width of <i>landscaping</i> along the <i>rear lot line</i>		7.5 m
15.44.2 Parking Provisions		
The following parking provision applies:		
a) Minimum number of parking spaces required for all uses		1.0 per 35.0 sq.m <i>floor area</i>
15.44.3 Special Site Provisions		
The following additional provision applies:		
a) “Lot” means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.		

Special Provisions

45 (Old 529, 531, 532, 534, 539, 540)	Detached and Semi-detached Dwellings in River Oaks and Bayshire Woods (Part of Lots 7, 18, and 13-20, Concession 1 S.D.S.)	Parent Zones: RL5, RL7, RL8
Maps 19(21), (22), (23)		(1991-60) (1991-62) (1991-68) (1991-139) (1991-109) (1991-120) (1996-95) (2001-086) (2002-071) (2008-51) (2010-057)
15.45.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	6.0 m
b)	Minimum front yard for a private garage	7.5 m

Special Provisions

46 (Old 543, 623, 643)	River Oaks Detached Dwellings with Rear Yard Garages	Parent Zone: RL5, RL8, RL9
Map 19(21)	(Part of Lots 16, 17, 18, 19, and 20, Concession 1 S.D.S.)	(1991-64) (1996-240) (1997-19) (1998-10) (2001-086) (2010-057) (2016-013)
15.46.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum front yard where the private garage is set back a minimum of 15.0 m from the front lot line</i>	4.5 m
c)	<i>Minimum front yard for private garage</i>	7.5 m
d)	<i>Minimum setback from a daylight triangle (2016-13)</i>	0.7 m

Special Provisions

47 (Old 583) Map 19(21)	Additional River Oaks Reduced Front Yards (Part of Lots 16, 17, 18, 19, and 20, Concession 1 S.D.S.)	Parent Zone: RL5 (1995-15)
15.47.4 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard for a dwelling unit	6.0 m
b)	Minimum front yard for a private garage	7.5 m
c)	The front yard may be reduced to 4.5 m for a dwelling unit if a garage is located a minimum of 15.0 m from the front lot line.	

Special Provisions

48 (Old 630, 631, 634, 635,636, 638)	Day Cares on Local or Minor Collector Roads	Parent Zones: Various
		(1997-52, 1997-53, 1997-56, 1997-57, 1997-58, 1997-60) (2014-014)
Maps 19(3, 6, 7, 9, 12, 15, 20)		
15.48.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Day care</i> only if legally existing on the <i>lot</i> on the effective date of this By-law, and Section 6.7(a), relating to permitted <i>road</i> locations, shall not apply.	
15.48.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	As legally existing on the <i>lot</i> on the effective date of this By-law
b)	Maximum <i>residential floor area</i>	As legally existing on the <i>lot</i> on the effective date of this By-law
c)	<i>Minimum yard</i> , all <i>yards</i>	As legally existing on the <i>lot</i> on the effective date of this By-law

Special Provisions

49	Accessory Dwellings in the Neighbourhood Commercial C1 Zone	Parent Zone: C1
Maps 19(7, 8, 15)		(2014-014)
15.49.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Apartment dwelling</i> only in the same <i>building</i> as any retail <i>use</i> , service commercial <i>use</i> , or office <i>use</i> permitted in the Neighbourhood Commercial (C1) <i>Zone</i> .	
b)	Section 4.1.2(b), relating to <i>first storey</i> prohibitions, shall not apply to any <i>accessory dwelling</i> legally existing on the effective date of this By-law.	

Special Provisions

50	South Side of Robinson Street (Part of Lots 13 and 14, Concession 1, S.D.S.)	Parent Zone: RM1
Map 19(8)		(1984-63) (2014-014)
15.50.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Detached dwelling</i> , subject to the regulations of the Residential Low (RL7) Zone	
b)	<i>Semi-detached dwelling</i> , subject to the regulations of the Residential Low (RL7) Zone	

Special Provisions

51 (Old 14)	333 Glenashton Drive (Part of Lot 12, Concession 1 S.D.S.)	Parent Zone: C1
Map 19(22)		(1985-170) (1994-116)
15.51.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	Restaurants	
b)	Drive-through facilities	
15.51.2 Zone Provisions		
The following regulation applies:		
a)	Minimum interior side yard	13.3 m

Special Provisions

52 (Old 28) Map 19(15)	350 Iroquois Shore Road (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: E1 (1964-113) (1974-146) (1980-024) (1984-165)
15.52.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Motor vehicle service station	
b)	Motor vehicle washing facility	
c)	Motor vehicle repair facility	

Special Provisions

53 (Old 28)	372-388 Iroquois Shore Road (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(15)		(1964-113) (1974-146) (1980-024) (1984-165)
15.53.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Restaurants</i> , and Footnote 5 of Table 10.2 relating to maximum <i>net floor area</i> shall not apply.	

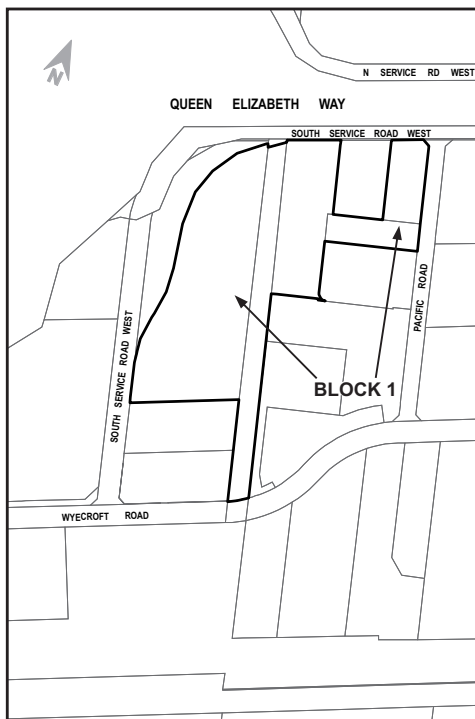
Special Provisions

54 (Old 29)	Hopedale Mall, 1515 Rebecca Street (Part of Lot 25, Concession 2 S.D.S.)	Parent Zone: C2
Map 19(6)		(1976-031) (1980-077) (1987-334) (1997-025)
15.54.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i> for all <i>buildings</i> from the easterly <i>lot line</i> except for legally existing <i>buildings</i> on the <i>lot</i> as of the date of passing of this by-law.	30.0 m
b)	<i>Maximum height</i>	3 <i>storeys</i>

Special Provisions

55 (Old 30)	410 Rebecca Street (Part of Lot 19, Concession 3 S.D.S.)	Parent Zone: CU
Map 19(7)		(1964-163) (1989-266)
15.55.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Residential accommodation for caretakers and maintenance staff	

Special Provisions

56	Bronte Road, Pacific Road, QEW and Wyecroft Road	Parent Zone: E2
Map 19(5)	(Part of Lots 29 and 30, Concession 3 S.D.S.)	(1965-024) (1983-031) (1984-165) (1985-228) (1987-267) PL140317
15.56.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Service commercial establishment, but only within a building used as a business office	
b)	Restaurant, but only within a building used as a business office	
c)	Motor vehicle storage compound on the hydro corridor located on lands subject to this Special Provision	
d)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.56.2 Zone Standards		
The following regulations apply:		
a)	Maximum total <i>net floor area</i> for service commercial establishments and restaurants	15% of the total <i>net floor area</i> of the building
b)	Section 5.6(d), relating to <i>loading space</i> locations, shall not apply to <i>loading spaces</i> legally existing on February 25, 2014, on lands identified as Block 1 on Figure 15.56.1.	
15.56.3 Special Site Figures		
Figure 15.56.1		
Special Provision 56 		

Special Provisions

57 (Old 35)	Windsor Gate Worthington Drive, Marine Drive, Water's Edge Drive	Parent Zones: RM1, RL9
Map 19(2)	(Part of Lot 26, Concession 4 S.D.S.)	(1965-085) (1965-129) (1971-172) (1978-096) (1989-266)
15.57.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum front yard</i> for all other streets other than Lakeshore Road	2.4 m
b)	<i>Minimum interior side yard</i> for detached and <i>semi-detached dwellings</i>	1.8 m
c)	<i>Minimum interior side yard</i> for <i>townhouse dwellings</i>	2.4 m
d)	Minimum <i>separation distance</i> between <i>detached</i> and <i>semi-detached dwellings</i>	4.5 m
e)	Minimum <i>separation distance</i> between <i>townhouse dwellings</i>	6.7m
f)	<i>Minimum rear yard</i> for <i>townhouse dwellings</i>	4.5 m

Special Provisions

58 (Old 36)	Marine Drive, Water's Edge Drive, and Shoreview Circle	Parent Zones: RM1, RL9
Map 19(2)	(Part of Lot 26, Concession 4 S.D.S.)	(1965-088) (1989-266) (1995-061)
15.58.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> from Lakeshore Road West	10.6 m
b)	<i>Minimum front yard</i> from all other streets for <i>detached</i> and <i>semi-detached dwellings</i>	6.0 m
c)	<i>Minimum front yard</i> from all other streets for <i>townhouse dwellings</i>	3.0 m
d)	<i>Minimum interior side yard</i> for <i>detached</i> and <i>semi-detached dwellings</i>	1.8 m
e)	<i>Minimum interior side yard</i> for <i>townhouse dwellings</i>	2.4 m
f)	<i>Minimum separation distance</i> for <i>detached</i> and <i>semi-detached dwellings</i>	4.5 m
g)	<i>Minimum separation distance</i> for <i>townhouse dwellings</i>	6.7m
h)	<i>Minimum rear yard</i> for <i>townhouse dwellings</i>	4.5 m

Special Provisions

59 (Old 41)	200 Lakeshore Road West	Parent Zone: RM1
Map 19(7)	(Part of Lot 16, Concession 4 S.D.S.)	(1964-82)
15.59.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.9 m
b)	<i>Minimum side yard</i> (exclusive of carports)	7.9 m
c)	<i>Minimum separation distance between townhouse dwellings</i>	9.0 m
d)	<i>Maximum height</i>	10.5 m
e)	<i>Maximum lot coverage</i> (exclusive of carports)	24%

Special Provisions

60 (Old 42)	224 Allan Street	Parent Zone: O2
Map 19(8)	(Part of Block 43, Plan 1; Part of Lot 12, Concession 3 S.D.S.)	(1964-27)
15.60.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum flankage yard</i> (Wallace Park Lane)	0.0 m
b)	<i>Minimum interior side yard</i>	1.5 m

Special Provisions

61 (Old 44)	200 Queen Mary Drive	Parent Zone: RH
Map 19(8)	(Part of Lot 15, Concession 3 S.D.S.)	(1964-132) (1989-266)
15.61.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	12.0 m
b)	<i>Minimum flankage yard</i>	10.5 m
c)	<i>Minimum interior side yard</i>	7.5 m
d)	<i>Minimum rear yard</i>	42.5 m
e)	<i>Maximum lot coverage</i>	15%

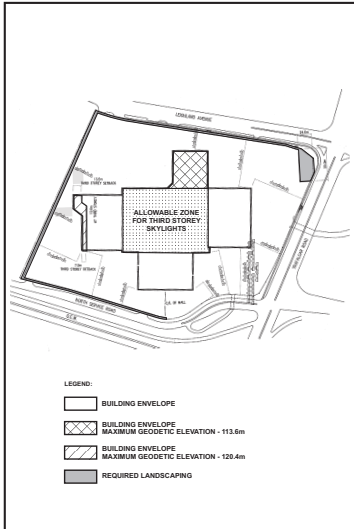
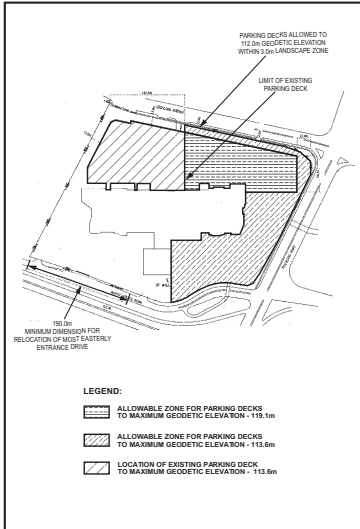
Special Provisions

62 (Old 45)	17 Stewart Street	Parent Zone: RH
Map 19(8)	(Part of Lot 15, Concession 3 S.D.S.)	(1965-86) (1989-266)
15.62.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	56.3 m
b)	<i>Minimum interior side yard</i>	12.0 m
c)	<i>Minimum rear yard</i>	9.0 m
d)	Maximum number of storeys	11
e)	Maximum lot coverage	12%

Special Provisions

63 (Old 48) Map 19(15)	1132-1240 McCraney Street East, 1323-1343 Montclair Drive, and Kelsey Court (Part of Lot 14, Concession 2 S.D.S.)	Parent Zone: RM1 (1965-130) (1976-193) (1978-031)
15.63.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.63.1:		
a)	Minimum front yard	3.6 m
b)	Minimum side yard	3.0 m
c)	Minimum side yard for the northwesterly 35.0 metres of Block 1	1.2 m
d)	Minimum rear yard	3.6 m
15.63.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.63.1:		
a)	Minimum front yard	3.9 m
15.63.3 Special Site Figures		
Figure 15.63.1		
Special Provision 63		

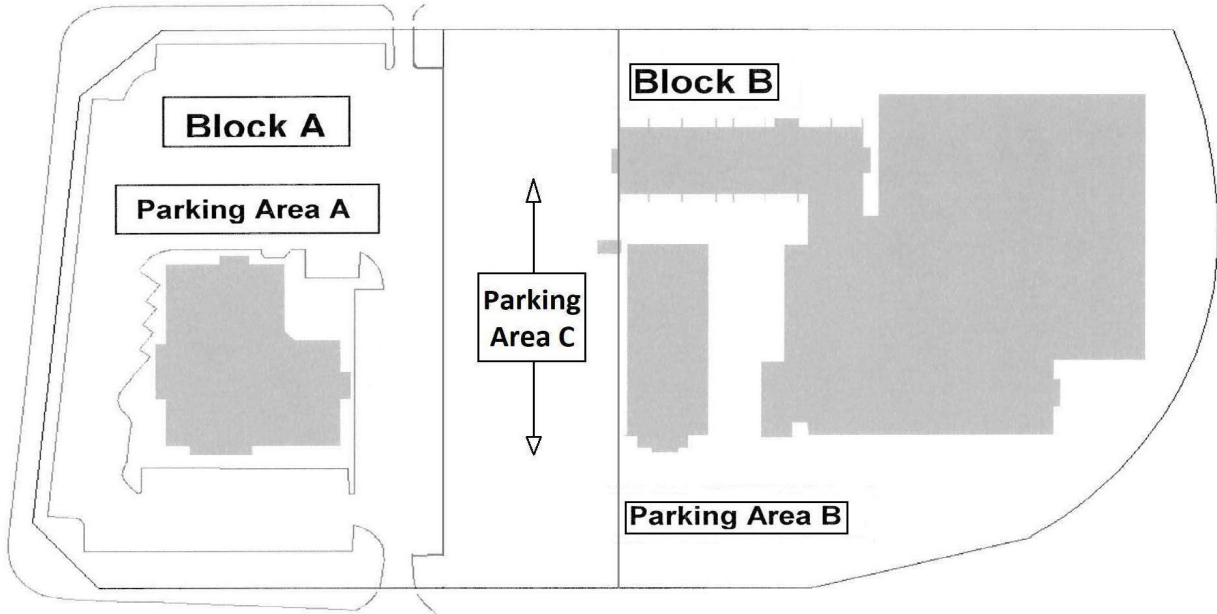
Special Provisions

64 (Old 49) Map 19(15)	Oakville Place, 240 Leighland Avenue (Part of Lots 12 and 13, Concession 2 S.D.S.)	Parent Zone: C3 (1979-088) (1998-103) (2006-002) (2007-096) (2008-051) (2010-057) (2015-018) (2017-025) (2019-020)
15.64.1 Additional Permitted Uses		
The following additional use is permitted:		
a)	In association with a <i>Pet Care Establishment</i> , the temporary care and training of domestic animals on a daily basis is permitted, but shall exclude overnight boarding and outdoor facilities, which are prohibited.	
15.64.2 Zone Provisions		
The following regulations apply:		
a)	Minimum yards for all buildings, except for parking structures	As shown on Figure 15.64.1
b)	Minimum yards for parking structure	As shown on Figure 15.64.2
c)	Maximum height for all buildings, except for parking structures	As shown on Figure 15.64.1
d)	Maximum height for parking structures (measured to the top of the parking surface, which excludes barriers and fences which shall be permitted to project up to 3.0 metres above the parking surface)	As shown on Figure 15.64.2
e)	Maximum net floor area, except for parking structures	57,000.0 sq.m
f)	Minimum landscaping coverage to be provided on the north east corner of the property as shown on Figure 15.64.1	1,130.0 sq.m
g)	Minimum required width of landscaping abutting the front (Leighland Drive), interior side, and rear (North Service Road) lot lines on Figure 15.64.1 (2015-018)	As shown on Figure 15.64.1
h)	Minimum landscaping coverage	Shall not apply
i)	Subsection 4.17(d), relating to the location of an outside display and sales area, shall not apply. (2017-025)	
j)	The front lot line shall be the lot line abutting Leighland Drive (2015-018)	
15.64.3 Special Site Figures		
Figure 15.64.1 (2015-018) Special Provision 64-1  Figure 15.64.2 Special Provision 64-2 		

Special Provisions

65 (Old 50)	1235 Trafalgar Road,		Parent Zones: C1, RH	
Map 19(15)	1226-1230 White Oaks Boulevard		(1969-066) (1973-138) (1980-037) (2007-096) (2008-051) (2010-026) (2021-049)	
	350 Lynnwood Drive (Part of Lot 12, Concession 2 S.D.S.)			
15.65.1 Additional Permitted Uses for Block B				
The following additional <i>uses</i> are permitted on lands identified as Block B on Figure 15.65.1:				
a)	The <i>uses</i> permitted in the Neighbourhood Commercial (C1) <i>Zone</i> , but only on the <i>first storey</i> .			
b)	<i>Business office</i> , but only within the <i>storey</i> immediately above the <i>first storey</i> .			
15.65.2 Prohibited Uses for Block B				
The following <i>uses</i> are prohibited on lands identified as Block B on Figure 15.65.1:				
a)	<i>Restaurants</i> .			
15.65.3 Zone Provisions for Block A Lands				
The following regulations apply to lands identified as Block A on Figure 15.65.1:				
a)	<i>Minimum front yard</i> (White Oaks Blvd.)		26.5 m	
b)	<i>Minimum flankage yard</i> (Trafalgar Rd.)		19.5 m	
c)	<i>Minimum interior side yard</i>		0.0 m	
d)	<i>Minimum rear yard</i>		6.0 m	
e)	Maximum number of <i>storeys</i>		4	
f)	Maximum <i>net floor area</i>		6,150.0 sq.m	
g)	Maximum <i>net floor area</i> for <i>medical offices</i>		6,150.0 sq.m	
h)	Minimum width of <i>landscaping</i> abutting a Residential High (RH) <i>Zone</i>		Not Required	
15.65.4 Zone Provisions for Block B Lands				
The following regulations apply to lands identified as Block B on Figure 15.65.1, where Block B is comprised of Parking Areas B and C:				
a)	<i>Minimum flankage yard</i> (southerly lot line)		5.5 m	
b)	<i>Minimum yard</i> , all other <i>yards</i>		15.2 m	
c)	<i>Maximum yard</i> abutting Neighbourhood Commercial (C1) <i>Zone</i>		30.0 m	
d)	Notwithstanding Subsection 6.9(b), an underground <i>parking structure</i> , including stairways and other similar facilities are not subject to <i>minimum yard</i> requirements.			
e)	Maximum <i>height</i>		64.0 m and 20 <i>storeys</i>	
f)	Minimum <i>height</i> of the <i>first storey</i>		4.5 m	
g)	Maximum podium <i>height</i> for a <i>building</i> measured from the <i>first storey</i>		18.5 m and 5 <i>storeys</i>	
h)	Minimum <i>set back</i> for a rooftop <i>mechanical penthouse</i> from all roof edges		5.0 m	
i)	Minimum width of <i>landscaping</i> between any <i>surface parking area</i> and abutting a Neighbourhood Commercial (C1) <i>Zone</i>		0 m	
j)	Maximum floorplate area for <i>storeys</i> 6, 7 and 8 of a <i>building</i> measured from the exterior of the outside walls		1,010 sq.m	
k)	Maximum floorplate area for <i>storeys</i> 9 through 20 of a <i>building</i> measured from the exterior of the outside walls		750 sq.m	

Special Provisions

l)	Maximum <i>net floor area</i> for non-residential <i>uses</i>		1,524.0 sq.m	
15.65.5 Parking Provisions				
The following parking provisions apply:				
a)	For the purpose of shared parking as set out below, Section 5.1.4(a) of this By-law shall not apply.			
b)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.			
c)	Minimum number of <i>Bicycle Parking Spaces</i>			225
d)	Parking for Block A and Block B shall be shared and provided as follows:			
	7:00am to 6:00pm Monday to Friday		All Other Times (including Statutory Holidays)	
	Block A	Block B	Block A	Block B
<i>Parking Area A</i>	221	0	157	64
<i>Parking Area B</i>	0	497	0	497
<i>Parking Area C</i>	57	24	0	81
Total	278	521	157	642
15.65.6 Special Site Figure				
Figure 15.65.1				
				
15.65.7 Special Site Provision for Block B Lands				
The following additional regulations apply to lands identified as Block B on Figure 15.65.1:				
a)	<i>Height</i> shall be measured from the Canadian Geodetic elevation of 128.86 metres.			
b)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands identified as Block B shall be considered to be one <i>lot</i> for the purposes of this By-law.			

Special Provisions

66 (Old 55)	2385 Ontario Street	Parent Zone: RH
Map 19(1)	(Part of Lot 28, Concession 4 S.D.S.)	(1965-2) (1989-266)
15.66.4 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot coverage</i>	30%
b)	Minimum <i>rear yard</i>	22.8 m
c)	Minimum <i>landscaping coverage</i>	39%

Special Provisions

67 (Old 68)	100 Lakeshore Road East (The Granary) (Part of Lot 14, Concession 4 S.D.S.)	Parent Zone: CBD
Map 19(8a)		(1967-111) (1983-35) (1983-85) (2007-96) (2008-051) (2010-057)
15.67.4 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	111.0 m geodetic elevation.
b)	Maximum number of <i>storeys</i>	As legally existing on the <i>lot</i> on the effective date of this By-law
c)	Minimum <i>landscaping coverage</i> , including asphalted areas, pool, and walkway	49.7%

Special Provisions

68 (Old 70)	2331 Ninth Line (Part of Lot 5, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(24)		(1966-126) (1971-3) (1983-176) (2009-129) (2014-014)
15.68.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Drive-in theatre	
b)	Concession booths	
c)	Beach volleyball courts	
15.68.2 Zone Provisions		
The following regulations apply:		
a)	Minimum distance for any <i>buildings</i> or <i>structures</i> from all <i>lot lines</i>	15.2 m
b)	Maximum <i>building height</i> of the projection booths, including a projection booth in conjunction with a concession booth	17.0 m
c)	Maximum <i>building height</i> of the box office	11.0 m
d)	Maximum <i>height</i> of theatre screen	22.5 m
e)	Maximum <i>height</i> of all other <i>accessory buildings</i> or <i>structures</i>	4.6 m
f)	Maximum number of screens	3

Special Provisions

69 (Old 73)	284-320 Maurice Drive (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(7)		(1966-142) (1989-266)
15.69.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	6 <i>detached dwellings</i> ; and,	
b)	8 <i>semi-detached dwellings</i> .	
15.69.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum yards, all yards</i>	10.5 m
b)	<i>Maximum height</i>	2 <i>storeys</i>
c)	<i>Minimum separation distance between detached and semi-detached dwellings</i>	6.0 m
15.69.3 Special Site Provisions		
The following additional provisions apply:		
a)	Only <i>detached dwellings</i> are permitted to be constructed oriented toward Maurice Drive.	

Special Provisions

70 (Old 74)	75 Stewart Street	Parent Zone: RH
Map 19(7a)	(Lots 28, 29 and 30, Plan 200) (Part of Lot 16, Concession 3 S.D.S.)	(1966-180) (1967-50)
15.70.4 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	42.5 m
b)	<i>Minimum side yards</i>	6.4 m
c)	<i>Minimum rear yard</i>	12.0 m
d)	<i>Minimum landscaping coverage</i>	60%

Special Provisions

71 (Old 76)	2170, 2175, 2180, and 2185 Marine Drive (Part of Lot 27, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(2)		(1966-173) (1974-084) (1989-266)
15.71.1 Zone Provisions		
The following regulations apply:		
a)	Minimum landscaping coverage	65%

Special Provisions

72 (Old 77)	576 Bronte Road (Part of Lot 31, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(4)		(1966-173) (1974-084) (1989-266)
15.72.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	An outdoor skid pad or asphalt base automobile track for the purpose of an advanced driver training centre, and Section 4.20(g) of this By-law shall not apply.	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.72.2 Zone Provisions		
The following regulations apply:		
a)	Minimum yards	15.2 m
b)	Minimum southeasterly <i>side yard</i>	61.0 m
c)	Minimum number of <i>parking spaces</i>	20
d)	Minimum setback to <i>parking areas</i> from Bronte Road	7.5 m

Special Provisions

73 (Old 78)	212 Kerr Street	Parent Zone: RH
Map 19(7)	(Part of Lot 16, Concession 3 S.D.S.)	(1967-6) (1989-266)
15.73.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Dwelling units on the first storey.</i>	
15.73.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	18.0 m
b)	<i>Minimum front yard</i>	60.5 m
c)	<i>Minimum interior side yard</i>	10.5 m
d)	<i>Minimum rear yard</i> , including underground <i>parking structures</i>	10.5 m
e)	<i>Minimum rear yard</i> for that portion of <i>building</i> above the <i>first storey</i>	13.5 m
f)	Minimum <i>landscaping coverage</i>	75%

Special Provisions

74 (Old 82)	190 Kerr Street	Parent Zone: RH
Map 19(7a)	(Part of Lot 16, Concession 3 S.D.S.)	(1967-64) (1989-266)
15.74.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	0.4 ha
b)	Minimum <i>lot frontage</i>	45.0 m
c)	Minimum <i>front yard</i>	10.0 m
d)	Minimum northerly <i>side yard</i>	9.0 m
e)	Minimum southerly <i>side yard</i>	7.5 m
f)	Minimum <i>rear yard</i>	7.5 m
g)	Minimum <i>landscaping coverage</i>	75%

Special Provisions

75 (Old 83) Map 19(2)	2312-2320 Hixon Street and 183-203 Nelson Street (Part of Lots 28, Concession 3 S.D.S)	Parent Zone: RM4 (1967-115) (1987-272) (1989-266) (2014-014) (2018-069)
15.75.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a) <i>Multiple dwelling</i>		
15.75.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a) Maximum number of <i>dwelling units</i> per <i>building</i>	6	
b) Minimum <i>lot area</i>	858.0 sq.m	
c) Minimum <i>lot frontage</i>	20.0 m	
d) Minimum <i>side yards</i>	1.8 m and 2.4 m	
e) Maximum <i>height</i>	12.0 m	
f) Maximum <i>lot coverage</i>	35%	
g) Minimum <i>landscaping coverage</i> per <i>dwelling unit</i>	30.0 sq.m	

Special Provisions

76 (Old 88) Map 19(7)	206 Lakeshore Road West (Part Lot 17, Concession 4 S.D.S.)	Parent Zone: RM1
		(1967-137) (1989-266)
15.76.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	7.5 m
b)	Minimum side yard	4.5 m
c)	Minimum side yard, western side	1.5 m
d)	Minimum rear yard	9.0 m
e)	Minimum separation distance between buildings	7.5 m

Special Provisions

77 (Old 96) Map 19(7a)		20 and 41 Speers Road (Part of Lots 15 and 16, Concession 3 S.D.S.)		Parent Zone: RH (1968-21) (1975-107) (1989-266)	
15.77.1 Zone Provisions for Block 1 Lands					
The following regulations apply to lands identified as Block 1 on Figure 15.77.1:					
a)	Minimum lot area			9,011.0 sq.m	
b)	Minimum front yard			7.5 m	
c)	Minimum side yards			18.3 m	
d)	Minimum rear yard			33.5 m	
e)	Maximum lot coverage			10%	
f)	Minimum landscaping coverage			55%	
15.77.2 Zone Provisions for Block 2 Lands					
The following regulations apply to lands identified as Block 2 on Figure 15.77.2:					
a)	Minimum lot area			5,388.0 sq.m	
b)	Minimum front yard			7.5 m	
c)	Minimum side yards			15.2 m	
d)	Minimum rear yard			22.9 m	
e)	Maximum lot coverage			15%	
f)	Minimum landscaping coverage			40%	
15.77.3 Special Site Figures					
Figure 15.77.1					
Special Provision 77					

Special Provisions

78 (Old 101)	West of Sixth Line, south of Miller Road (Part of Lots 16 and 17, Concession 2 S.D.S.)	Parent Zones: RL5-0, RL7
Map 19(14)		(1968-51) (1968-104) (1972-91) (1981-162) (1989-266)
15.78.1 Zone Provisions		
The following regulation applies:		
a)	Minimum front yard	5.5 m

Special Provisions

79 (Old 102)	2311 Ontario Street	Parent Zone: RH
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1968-66) (1989-266)
15.79.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot coverage</i>	501.7 sq.m
b)	Minimum <i>rear yard</i>	21.5 m
c)	Minimum <i>landscaping coverage</i>	1,282.0 sq.m

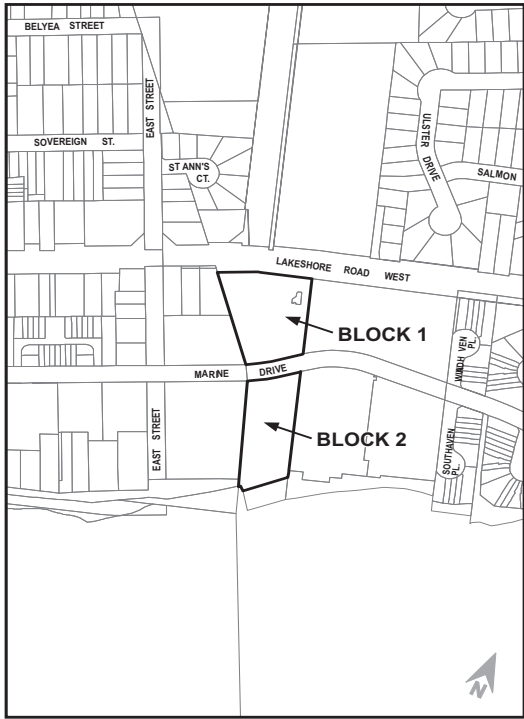
Special Provisions

80 (Old 104)	150 Allan Street	Parent Zone: RH
Map 19(8)	(Block 9, Plan 34, Part of Lot 13, Concession 3 S.D.S.)	(1968-106)
15.80.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum flankage yard</i>	12.0 m
b)	<i>Minimum interior side yard</i>	7.6 m
c)	<i>Minimum landscaping coverage</i>	50%

Special Provisions

81 (Old 107)	77 Nelson Street	Parent Zone: RM1
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1968-114) (1989-266) (1991-2)
15.81.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	9.0 m
b)	<i>Minimum side yards</i>	4.5 m
c)	<i>Minimum rear yard</i>	12.0 m
d)	<i>Minimum landscaping coverage</i>	24%

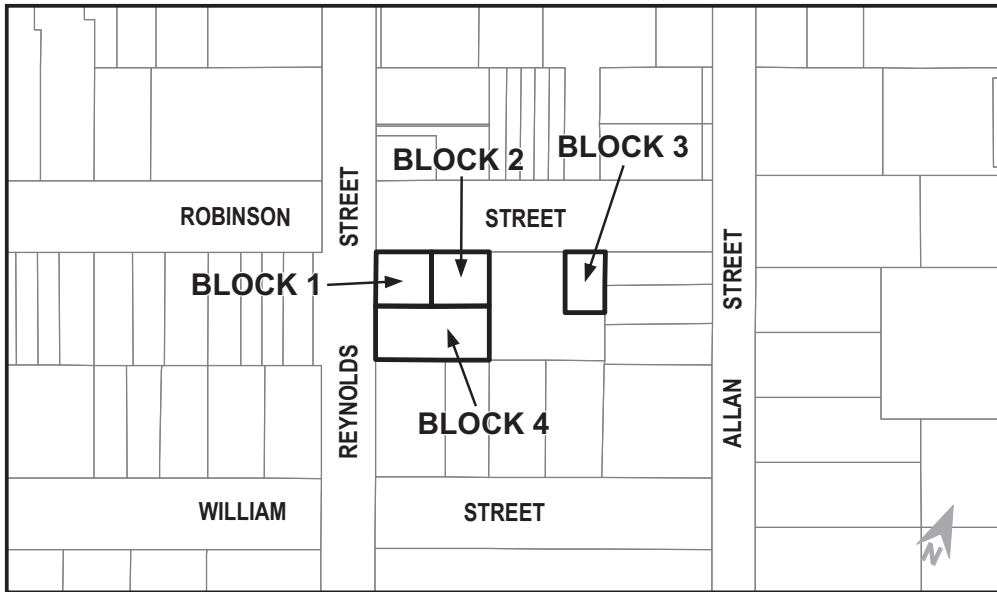
Special Provisions

82 (Old 110) Map 19(2)	2220 Lakeshore Road West and 2220 Marine Drive (Part of Lots 27 and 28, Concession 4 S.D.S.)	Parent Zone: RH (1968-145) (1970-156) (1989-266)
15.82.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.82.1:		
a) <i>Minimum yard to the lot line abutting Marine Drive</i>		7.5 m
b) <i>Minimum yard to the lot line abutting Lakeshore Road West</i>		15.0 m
c) <i>Minimum yard to the northeastern lot line</i>		9.0 m
d) <i>Minimum yard to the southwest lot line</i>		7.5 m
15.82.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.82.1:		
a) <i>Minimum front yard</i>		51.5 m
b) <i>Minimum interior side yard</i>		14.9 m
c) <i>Minimum rear yard</i>		15.0 m
d) <i>Maximum lot coverage</i>		10%
15.82.3 Special Site Figures		
Figure 15.82.1		
Special Provision 82 		

Special Provisions

83 (Old 115) Map 19(8)	331 Sheddon Avenue (Park Lot H, Plan 1; Part of Lot 12, Concession 3 S.D.S.)	Parent Zone: RM4 (2012-032)
15.83.1 Zone Provisions		
The following regulations apply:		
a) Maximum number of <i>dwelling units</i>		19
b) Minimum <i>lot area</i>		0.037 ha
c) Minimum <i>lot frontage</i>		106.0 m
d) Minimum <i>front yard</i>		3.0 m
f) Minimum <i>flankage yard</i>		5.0 m
g) Minimum <i>interior side yard</i>		2.0 m
h) Minimum <i>rear yard</i>		3.0 m
i) Maximum <i>lot coverage</i>		59%
j) Maximum <i>height</i>		13.5 m
k) Maximum number of <i>storeys</i>		3
15.83.2 Parking Provisions		
The following parking provision applies:		
a) Minimum number of <i>parking spaces</i> , all of which are to be provided below grade		51
15.83.3 Special Site Provisions		
The following additional provisions apply:		
a) The <i>lot line</i> abutting Sheddon Avenue is deemed to be the <i>front lot line</i> .		
b) <i>Height</i> is to be measured vertically from the <i>established grade</i> on the <i>lot line</i> in front of the proposed <i>building</i> .		

Special Provisions

84 (Old 117) Map 19(8)	75 Reynolds Street, 330 and 340 Robinson Street (Block 34, Plan 1; Part of Lot 12, Concession 4 S.D.S.)	Parent Zone: RL6 (1968-201) (1973-175) (1989-266)
15.84.1 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.84.1:		
a)	Minimum rear yard	3.0 m
15.84.2 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.84.1:		
a)	Minimum interior side and rear yards	0.0 m
15.84.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.84.1:		
a)	Minimum south-westerly side yard	0.9 m
b)	Minimum rear yard	3.0 m
15.84.4 Zone Provisions for Block 4 Lands		
The following regulation applies to lands identified as Block 4 on Figure 15.84.1:		
a)	Maximum lot coverage	Not applicable
15.84.5 Special Site Figures		
Figure 15.84.1		
Special Provision 84 		

Special Provisions

85 (Old 117) Map 19(8)	332-338 Robinson Street (Block 34, Plan 1; Part of Lot 12, Concession 4 S.D.S.)	Parent Zone: RM1 (1968-201) (1973-175) (1989-266)
15.85.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Multiple dwelling	
15.85.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	18.0 m
b)	Minimum <i>interior side yard</i> , southwestern side	0.9 m
c)	Minimum <i>rear yard</i>	3.6 m
d)	Maximum number of <i>dwelling units</i>	4

Special Provisions

86 (Old 119)	1879 Marlborough Court and 1360 White Oaks Boulevard	Parent Zone: RH, C1
Map 19(6)	(Parts of Lot 12, Concession 2 S.D.S.)	(1969-118) (1971-72) (1977-37) (1998-246)
15.86.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i> , north side	31.0 m
b)	A below grade <i>parking structure</i> is permitted to occupy land in both <i>Zones</i> , and <i>parking spaces</i> for all <i>uses</i> permitted on the <i>lot</i> allowed to be located anywhere within the <i>parking structure</i> .	
c)	Notwithstanding subsection (a) above, outdoor playground equipment, outdoor recreational <i>uses</i> , and <i>accessory buildings and structures</i> are permitted in the northern <i>side yard</i>	

Special Provisions

87 (Old 132)	128 Bronte Road	Parent Zone: RH
Map 19(2)	(Part of Lot 30, Concession 4 S.D.S.)	(1969-165) (1989-266) (2008-074)
15.87.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i>	9.0 m
b)	Minimum <i>landscaping coverage</i>	60%

Special Provisions

88 (Old 133)	363 Margaret Drive	Parent Zone: RM4
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)	(1969-167)
15.88.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum interior side yard</i>	7.5 m
c)	<i>Minimum rear yard</i>	10.5 m
d)	Maximum number of <i>storeys</i>	2
e)	Maximum number of <i>dwellings</i>	30

Special Provisions

89 (Old 134)	50 Nelson Street	Parent Zone: RM4
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1969-185) (2009-266)
15.89.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum flankage yard</i>	6.4 m
c)	<i>Minimum interior side yard</i>	6.4 m
d)	<i>Minimum rear yard</i>	7.3 m
e)	<i>Minimum landscaping coverage</i>	34%

Special Provisions

90 (Old 145)	2263 Marine Drive	Parent Zone: RH
Map 19(2)	(Part of Lot 28, Concession 4 S.D.S.)	(1970-118) (1980-99) (1981-19)
15.90.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (East Street)	15.0 m
b)	<i>Minimum flankage yard</i> (Marine Drive)	10.0 m
c)	<i>Minimum interior side yard</i> to tower	16.7 m
d)	<i>Minimum interior side yard</i> to podium	0.0 m
e)	<i>Minimum rear yard</i> to tower	39.5 m
f)	<i>Minimum rear yard</i> to podium	0.0 m
g)	<i>Minimum landscaping coverage</i>	3,200.0 sq.m

Special Provisions

91 (Old 146)	36 East Street	Parent Zone: RH
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1970-119)
15.91.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (East Street)	24.0 m
b)	<i>Minimum flankage yard</i>	7.5 m
c)	<i>Minimum interior side yard</i>	7.5 m
d)	<i>Minimum rear yard</i>	50.0 m
e)	<i>Minimum landscaping coverage</i>	72%

Special Provisions

92 (Old 148)	441 Lakeshore Road West (Part of Lot 19, Concession 3 S.D.S.)	Parent Zone: RL2
Map 19(7)		(1970-157) (1971-077) (2007-096) (2009-091)
15.92.1 Zone Provisions		
The following regulations apply:		
a)	Minimum interior side yard, east side	3.2 m

Special Provisions

93 (Old 160) Map 19(1)	3060 Lakeshore Road West (Part of Lot 31, Concession 4 S.D.S)	Parent Zone: RL3-0 (1971-141)
15.93.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Retail store, accessory, limited to a pet shop, and one <i>dwelling unit</i> in one <i>building</i> only	
b)	Veterinary clinic and one <i>dwelling unit</i> in one <i>building</i> only	
15.93.2 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>buildings</i>	2
b)	Minimum <i>front yard</i>	3.0 m
c)	Minimum number of <i>parking spaces</i>	6 per <i>building</i>

Special Provisions

94 (Old 158) Map 19(1)	18 West Street (Lot 12, Plan 198; Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL2-0 (1971-117)
15.94.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	6.0 m
15.94.2 Special Site Provisions		
The following additional provisions apply:		
a)	The northwestern <i>lot line</i> shall be deemed to be the <i>front lot line</i> .	

Special Provisions

95 (Old 181)	3122 Lakeshore Road West (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL7
Map 19(1)		(1973-173) (1974-124) (1989-266)
15.95.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Townhouse dwellings</i>	
15.95.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (West Street)	7.5 m
b)	<i>Minimum flankage yard</i> (Lakeshore Road West)	0.0 m
c)	<i>Minimum interior side yard</i>	1.2 m
d)	<i>Minimum rear yard</i> for <i>semi-detached dwellings</i>	7.5 m
e)	<i>Minimum rear yard</i> for <i>townhouse dwellings</i>	1.5 m
f)	Minimum flankage and <i>rear yards</i> for sunken courts and stairs	3.9 m
g)	<i>Minimum rear yard</i> for a <i>private garage</i>	0.0 m
h)	<i>Minimum rear yard</i> for an <i>uncovered platform</i>	1.2 m
i)	Minimum setback between <i>buildings</i>	1.5 m
j)	Maximum <i>lot coverage</i>	34%
k)	Minimum <i>landscaping coverage</i>	43%

Special Provisions

96 (Old 95)	257 Randall Street	Parent Zone: CBD
Map 19(8a)	(Part of Lot 2, Block 89, Plan 1)	(1968-12)
15.96.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Detached dwelling</i> , and Footnote 2 of Table 8.2 relating to existing <i>uses</i> shall not apply	

Special Provisions

97 (Old 186) Map 19(16)	1580-1608 Lancaster Drive, 1550 Grosvenor Street, Forestdale Court, Jamesway Boulevard, and Klarecroat Way (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL7 (1974-042) (1975-089) (1975-132) (1977-106) (1978-025) (1980-079) (1982-078) (1989-266) (1997-144)
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15.97.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.97.1:

a) <i>Minimum yard, all yards</i>	7.6 m
b) <i>Minimum setback between dwellings</i>	1.2 m

15.97.2 Zone Provisions for Block 2 Lands

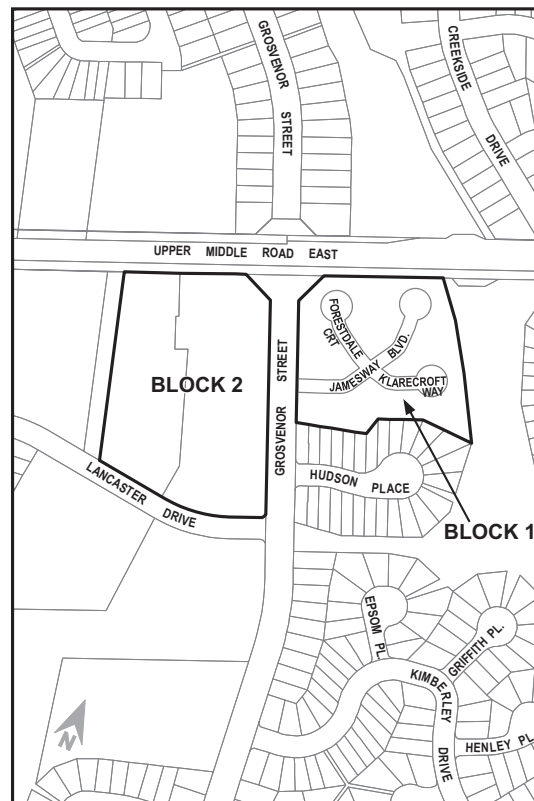
The following regulations apply to lands identified as Block 2 on Figure 15.97.1:

a) <i>Minimum front yard</i>	6.0 m
b) <i>Minimum side yard</i>	4.5 m
c) <i>Minimum rear yard</i>	7.5 m
d) <i>Minimum separation distance between dwellings</i>	1.2 m
e) Lands held under separate ownership shall be considered one <i>lot</i> for the purpose of calculating setbacks.	

15.97.3 Special Site Figures

Figure 15.97.1

Special Provision 97



Special Provisions

98 (Old 186)	1514-1558 Lancaster Drive and 1300-1380 Hampton Street (Part of Lot 10, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(16)		(1974-042) (1975-089) (1975-132) (1977-106) (1978-025) (1980-079) (1982-078) (1989-266) (1997-144)
15.98.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum yard, all yards</i>	7.6 m
b)	Minimum setback between <i>buildings</i>	3.6 m

Special Provisions

99 (Old 193)	271 Kerr Street	Parent Zone: RH
Map 19(7a)	(Part of Lots 15 and 16, Concession 3 S.D.S.)	(1974-116)
15.99.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	17.5 m
b)	Minimum northerly <i>side yard</i>	15.0 m
c)	Minimum southerly <i>side yard</i>	17.5 m
d)	<i>Minimum rear yard</i>	7.3 m
e)	Minimum <i>landscaping coverage</i>	49%
f)	Maximum <i>lot coverage</i>	25%
g)	<i>Minimum yard, southern lot line, for a transformer and enclosing wall</i>	0.9 m

Special Provisions

100 (Old 195)	2411 Sovereign Street	Parent Zone: RM1
Map 19(2)	(Part of Lot 29, Concession 4 S.D.S.)	(1975-40)
15.100.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Sovereign Street) within 19.5 metres of the <i>flankage lot line</i> and 19.5 metres from the <i>interior side lot line</i>	0.0 m
b)	<i>Minimum front yard</i> (Sovereign Street) for all other lands	38.0 m
c)	<i>Minimum flankage yard</i> (Jones Street)	7.5 m
d)	<i>Minimum interior side yard</i>	7.5 m
e)	<i>Minimum rear yard</i>	7.5 m
f)	Maximum <i>lot coverage</i>	25%
g)	Minimum <i>landscaping coverage</i>	52%
h)	<i>Minimum front yard</i> for garbage enclosures (2 in total) with a maximum area 7.5sq.m for of each enclosure.	0.6 m
i)	Maximum <i>floor area</i> for a garbage enclosure	7.5 sq.m
j)	Maximum number of garbage enclosures	2

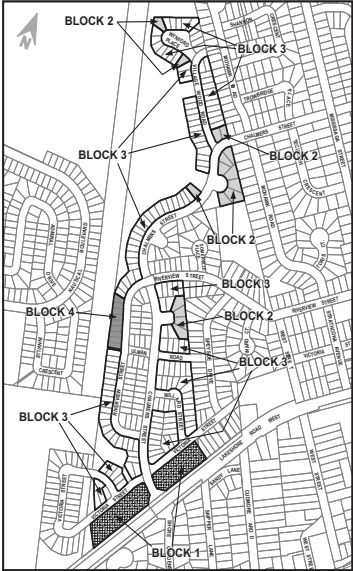
Special Provisions

101	125-129 Jones Street	Parent Zone: MU1
Map 19(2a)	(Lots 158 and 159, Plan M-7)	(2014-014)
15.101.1 Zone Provisions		
The following regulation applies to the <i>buildings</i> legally existing on the effective date of this by-law:		
a)	Maximum <i>front yard</i>	3.5 m
15.101.2 Parking Provisions		
The following parking provisions apply for <i>uses</i> and <i>buildings</i> legally existing on the effective date of this by-law:		
a)	Minimum number of <i>parking spaces</i>	8
b)	Minimum joint <i>driveway</i> width	As legally existing on the effective date of this by-law
c)	Minimum width of <i>landscaping</i> adjacent to <i>parking areas</i> abutting the <i>side lot line</i>	Shall not apply
15.101.3 Special Site Provisions		
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purpose of this by-law	
b)	Any new <i>floor area</i> added after the effective date of this by-law shall be subject to the parent <i>zone</i> regulations.	

Special Provisions

102 (Old 228)	126 Chartwell Road	Parent Zone: RL1-0
Map 19(8)	(Plan 1009, Part of Lot 46) (Part of Lot 11, Concession 3 S.D.S.)	(1977-62) (2015-018)
15.102.1 Zone Provisions		
The following regulation applies:		
a)	<i>Minimum lot frontage (2015-018)</i>	13.5 m

Special Provisions

103 (Old 237)	Chalmers Street between Lakeshore Road West and Rebecca Street	Parent Zone: RL8
Map 19(1)	(Part of Lot 32, Concession 4 S.D.S.)	(1977-95) (1977-129) (1989-266)
15.103.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum front yard on a lot having lot frontage on a 20.0 metre-wide road allowance</i>	6.0 m
b)	<i>Minimum front yard on a lot having lot frontage on a 17.0 metre-wide road allowance</i>	3.0 m
c)	<i>Minimum flankage yard</i>	2.4 m
d)	<i>Minimum interior side yard</i>	0.9 m
e)	<i>Minimum rear yard</i>	6.0 m
15.103.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.103.1:		
a)	<i>Minimum rear yard</i>	15.0 m
b)	<i>Maximum residential floor area</i>	140.0 sq.m
15.103.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.103.1:		
a)	<i>Maximum residential floor area</i>	140.0 sq.m
15.103.4 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.103.1:		
a)	<i>Maximum residential floor area</i>	126.0 sq.m
15.103.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.103.1:		
a)	<i>Minimum rear yard</i>	9.0 m
15.103.6 Special Site Figures		
Figure 15.103.1		
Special Provision 103 		

Special Provisions

104 (Old 240) Map 19(1)	3008-3068 Silverthorne Drive, 199-210 Sheraton Court, and 184-196 Summerfield Drive (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL3 (1978-18) (1989-266)
15.104.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum flankage yard	6.0 m
b)	Maximum lot coverage	111.5 sq.m
c)	Maximum residential floor area	178.0 sq.m
d)	Maximum private garage floor area on a lot having lot frontage less than 15.0 metres	28.0 sq.m
e)	Maximum number of storeys	2
15.104.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.104.1:		
a)	Maximum lot coverage	97.5 sq.m
b)	Maximum residential floor area	150.0 sq.m
15.104.3 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.104.1:		
a)	Minimum rear yard	7.0 m
15.104.4 Zone Provisions for Block 3 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.104.1:		
a)	Minimum rear yard	4.5 m
15.104.5 Zone Provisions for Block 4 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.104.1:		
a)	Minimum rear yard	5.0 m
15.104.6 Special Site Figures		
Figure 15.104.1		
Special Provision 104		

Special Provisions

105	399 Speers Road	Parent Zone: E2
Map 19(7)	(Part of Lots 18 and 19, Concession 3 S.D.S.)	(1978-51) PL140317
15.105.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Outside display and sales area	
b)	Outside storage, but in a rear yard only	
c)	Retail store	
d)	Service commercial establishment	
e)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.105.2 Zone Provisions		
The following regulation applies:		
a)	Maximum <i>net floor area</i> for a retail stores and service commercial establishments	6,112.0 sq.m
b)	Footnote 6 of Table 10.2, related to maximum <i>net floor area</i> , shall not apply.	

Special Provisions

106 (Old 249)	2326-2330 Marine Drive (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: ED
Map 19(2a)		(1979-9)
15.106.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	All <i>uses</i> permitted in the Residential Low (RL6) <i>Zone</i>	
15.106.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	334.4 sq.m
b)	Minimum <i>lot frontage</i>	10.9 m
c)	<i>Minimum front yard</i>	5.4 m
d)	<i>Minimum interior side yards</i>	1.8 m and 1.2 m
e)	<i>Minimum rear yard</i>	11.8 m
f)	Maximum <i>lot coverage</i>	30%
g)	Maximum number of <i>storeys</i>	2

Special Provisions

107 (Old 252, 267)	37-77 Forsythe Street (Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(8)		(1979-28) (1979-118)

15.107.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	<i>Minimum front yard</i>	0.0 m
b)	<i>Minimum interior side yard</i>	0.0 m
c)	Maximum number of <i>storeys</i>	3

15.107.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.107.1:

a)	<i>Minimum rear yard</i>	1.9 m
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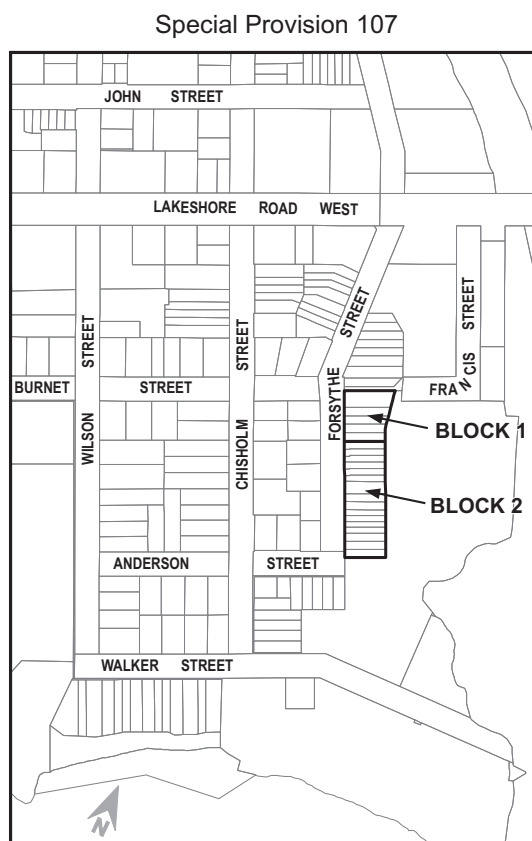
15.107.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.107.1:

a)	<i>Minimum rear yard</i>	12.0 m
b)	<i>Minimum rear yard</i> for a deck support	5.3 m

15.107.4 Special Site Figures

Figure 15.107.1



Special Provisions

108 (Old 257) Map 19(8)	Rebecca, Chisholm, and Head Streets (Lots 1 and 6, Part of Lots 2 and 3, Block 95, Plan 1) (Part of Lot 15, Concession 3 S.D.S.)	Parent Zone: RL5-0
		(1979-46)
15.108.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum lot frontage	11.8 m
b)	Minimum lot area	334.0 sq.m
c)	Maximum lot coverage	25%
15.108.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.108.1:		
a)	Minimum front yard	6.4 m
15.108.3 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.108.1:		
a)	Minimum front yard	4.8 m
15.108.4 Zone Provisions for Block 3 Lands		
The following regulation applies to lands identified as Block 3 on Figure 15.108.1:		
a)	Minimum front yard	6.0 m
15.108.5 Zone Provisions for Block 4 Lands		
The following regulation applies to lands identified as Block 4 on Figure 15.108.1:		
a)	Minimum front yard	4.5 m
15.108.6 Zone Provisions for Block 5 Lands		
The following regulations apply to lands identified as Block 5 on Figure 15.108.1:		
a)	Minimum front yard	2.7 m
b)	Minimum lot area	278.0 sq.m
c)	Maximum lot coverage	30%

Special Provisions

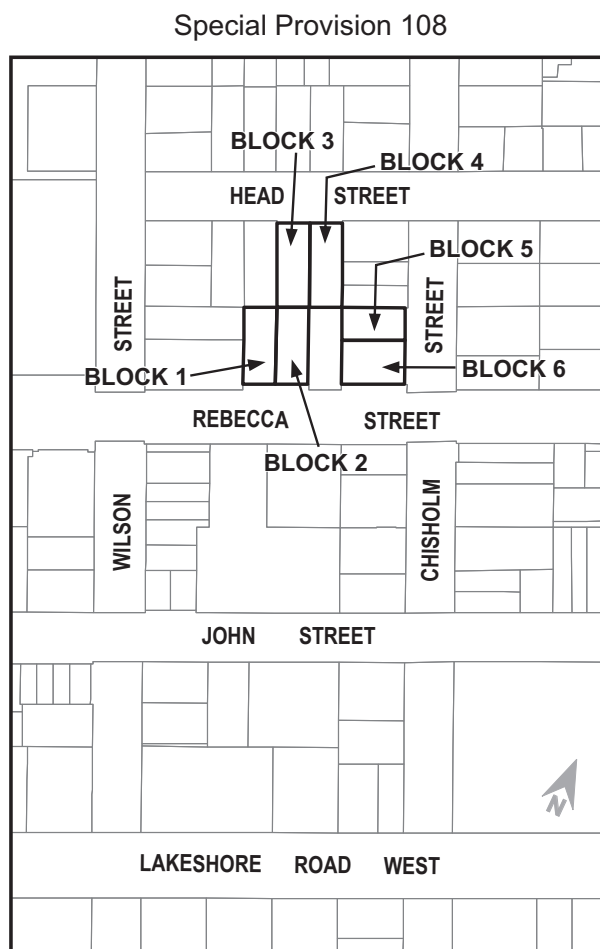
15.108.7 Zone Provisions for Block 6 Lands

The following regulations apply to lands identified as Block 6 on Figure 15.108.1:

a)	<i>Minimum front yard</i>	4.2 m
b)	<i>Minimum side yard</i>	4.8 m

15.108.8 Special Site Figures

Figure 15.108.1



Special Provisions

109 (Old 261)	193-213 Riverview Street and Somerville Place (Part of Lot 32, Concession 4 S.D.S.)	Parent Zone: RL3
Map 19(1)		(1979-83)
15.109.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	436.6 sq.m
b)	Average <i>lot area</i>	557.4 sq.m
c)	Minimum <i>lot frontage</i>	12.0 m
d)	Average <i>lot frontage</i>	15.2 m
e)	Minimum <i>front yard</i>	6.0 m
f)	Minimum <i>flankage yard</i>	2.4 m
g)	Minimum <i>side yard</i>	0.9 m
h)	Maximum <i>private garage floor area</i>	28.0 sq.m
i)	Maximum difference of <i>front yards</i> on abutting <i>lots</i>	1.5 m

Special Provisions

110 (Old 270)	1-30 Normandy Place (Part of Lot 15, Concession 3 S.D.S.)	Parent Zones: RL9, RH
Map 19(7a)		(1979-174)

15.110.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.110.1:

a)	Minimum <i>lot area</i> for a <i>detached dwelling</i>	280.0 sq.m
b)	Minimum <i>lot area</i> for a <i>semi-detached dwelling</i>	330.0 sq.m
c)	Minimum <i>lot frontage</i> for a <i>detached dwelling</i>	7.5 m
d)	Minimum <i>lot frontage</i> for a <i>semi-detached dwelling</i>	13.2 m
e)	Minimum <i>front yard</i>	5.4 m
f)	Minimum <i>side yard</i>	1.0 m
g)	Maximum number of <i>storey</i>	3

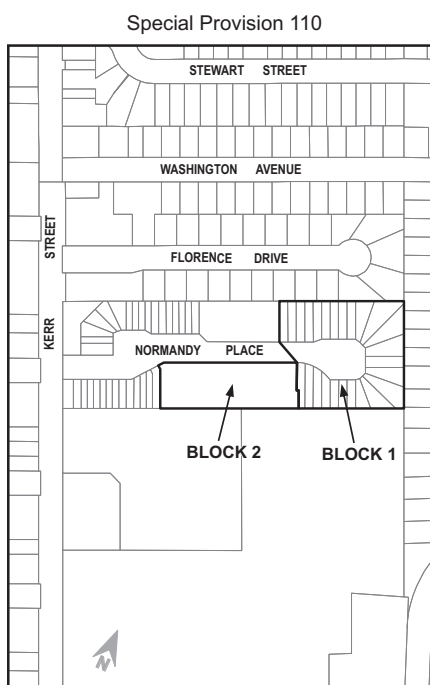
15.110.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.110.2:

a)	Minimum <i>lot area</i>	4,300 sq.m
b)	Minimum <i>lot frontage</i>	112.0 m
c)	Minimum <i>front yard</i>	4.0 m
d)	Minimum <i>side yard</i>	9.5 m
e)	Maximum number of <i>storeys</i>	4

15.110.3 Special Site Figures

Figure 15.110.1



Special Provisions

111 (Old 271)	3272-3319 Victoria Street (Part of Lot 33, Concession 4 S.D.S.)	Parent Zone: RL8
Map 19(1)		(1980-6) (1989-266)
15.111.1 Prohibited Uses		
The following <i>use</i> is prohibited:		
a)	<i>Semi-detached dwellings</i>	
15.111.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	325.0 sq.m
b)	<i>Minimum flankage yard</i>	2.4 m
c)	<i>Minimum interior side yard</i>	1.2 m
d)	Maximum <i>height</i>	12.0 m
e)	Maximum <i>residential floor area ratio</i> for a <i>dwelling</i> having one <i>storey</i>	40%
f)	Maximum <i>residential floor area ratio</i> for a <i>dwelling</i> having greater than one <i>storey</i> but less than two <i>storeys</i>	42.5%
g)	Maximum <i>residential floor area ratio</i> for a <i>dwelling</i> having two or more <i>storeys</i>	45%

Special Provisions

112 (Old 272)	39-69 Tradewind Drive and 10-36 Southwind Terrace (Part of Lot 27, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2)		(1980-21)
15.112.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	185.5 sq.m
b)	Minimum <i>lot frontage</i>	22.5 m
c)	<i>Minimum front yard</i>	5.0 m
d)	<i>Minimum side yard</i>	3.0 m
e)	<i>Minimum rear yard</i>	5.0 m

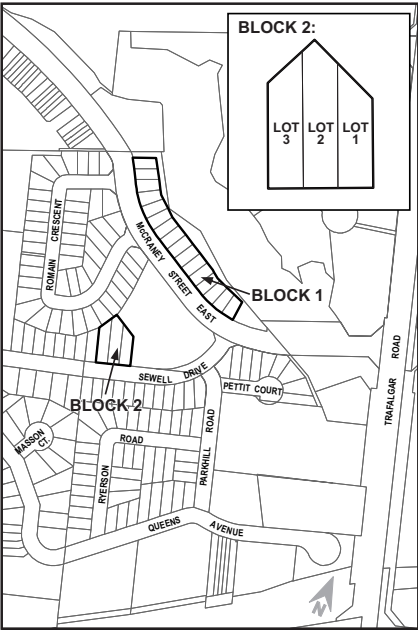
Special Provisions

113 (Old 282, 816)	Block bounded by Nelson Street, Jones Street, Ontario Street, and Marine Drive (Part of Lot 29, Concession 4 S.D.S.)	Parent Zone: RL9
Map 19(2a)		(1980-088) (1986-240) (1989-266) (2002-002) (2002-057) (2005-120)
15.113.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	5.5 m
b)	<i>Minimum side yard</i>	1.2 m
c)	<i>Minimum rear yard</i> for semi-detached dwellings	9.1 m
d)	<i>Maximum height</i>	12.0 m
e)	<i>Maximum lot coverage</i>	30%

Special Provisions

114 (Old 283)	Glen Abbey Golf Course, 1313 Dorval Drive (Part of Lots 18 and 19, Concession 2 S.D.S.)	Parent Zone: O2
Map 19(14)		(1980-91) (2014-014)
15.114.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Hotel</i>	
b)	<i>Manufacturing, accessory</i>	
c)	<i>Public hall</i> , and Footnote 1 of Table 12.2, relating to the limitation to <i>accessory use</i> only, shall not apply	
d)	Residential accommodation for caretakers and maintenance staff	
15.114.2 Zone Provisions		
The following regulations apply:		
a)	Minimum setback from the top of bank of Sixteen Mile Creek	15.24 m
b)	Maximum <i>net floor area</i>	18,750 sq.m
c)	Maximum number of <i>storeys</i>	9

Special Provisions

115 (Old 287) Map 19(15)	Romain Cres, McCraney St E, Sewell Dr, Ryerson Rd, Queens Ave, Parkhill Rd, and Petit Court (Part of Lots 13 and 14, Concession 2 S.D.S.)	Parent Zone: RL5 (1980-149) (1989-266) (2017-001)
15.115.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a) <i>Minimum interior side yard</i>		2.0 m
b) <i>Minimum flankage yard</i>		3.0 m
c) <i>Maximum number of storeys</i>		2
15.115.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.115.1:		
a) <i>Minimum front yard</i>		6.0 m
b) <i>Minimum rear yard</i>		9.0 m
15.115.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.115.1:		
a) <i>Maximum Lot Coverage:</i>		i. Lot 1 - 27% ii. Lot 2 - 24% iii. Lot 3 - 23 %
b) <i>Maximum Residential Floor Area Ratio:</i>		i. Lot 1 - 34% ii. Lot 2 - 27% iii. Lot 3 - 29%
15.115.4 Special Site Figures		
Figure 15.115.1		
Special Provision 115 		

Special Provisions

116 (Old 288) Maps 19(13) and 19(14)	Manchester Crescent, Manor Road, Mayfair Road, Milton Road, Monks Passage, Montrose Abbey Drive, Old Bridle Path, Old Post Drive, Painted Post Court, Parkridge Crescent, Pilgrims Way, Pipers Green, Pleasant View Court, Priority Court, Rockcliffe Court, Roxborough Drive (Part of Lots 19, 20, and 21, Concession 2 S.D.S.)	Parent Zones: RL3, RL4, RL5 (1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)
15.116.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i>	1.5 m
b)	<i>Minimum separation separation distance between dwellings</i>	3.5 m
c)	<i>Minimum setback from interior lot line for accessory buildings located in the rear yard</i>	0.0 m

Special Provisions

117 (Old 288)	Maidstone Crescent and Parkridge Crescent (Part of Lots 19 and 20, Concession 2 S.D.S.)	Parent Zone: RL9
Map 19(14)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057) (2021-068)
15.117.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Linked dwelling</i>	
15.117.2 Prohibited Uses		
The following <i>use</i> is prohibited:		
a)	<i>Semi-detached dwellings</i>	
15.117.3 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum interior side yard</i>	0.0 m
c)	<i>Minimum separation separation distance between dwellings</i>	3.5 m
d)	<i>Minimum yard from interior lot line for Accessory Buildings located in the rear yard</i>	0.0 m
e)	<i>Maximum height</i>	12.0 m
f)	<i>Maximum number of storeys</i>	Not applicable

Special Provisions

118 (Old 288)	Runnymead Crescent (Part of Lot 21, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(13)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)
15.118.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard setback</i>	0.0 m
b)	<i>Minimum separation distance</i>	3.5 m

Special Provisions

119 (Old 288)	1101-1169 Maidstone Crescent (Part of Lot 19, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(14)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)
15.119.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> for a detached garage	0.0 m

Special Provisions

120 (Old 300)	2004 Glenada Crescent	Parent Zone: RM1
Map 19(23)	(Part of Lot 10, Concession 1 S.D.S.)	(1981-085) (1987-085) (2006-002) (2007-096)
15.120.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum yard, all yards</i>	7.5 m
b)	<i>Minimum yard from the westerly lot line for the end wall of the existing northern building</i>	3.5 m

Special Provisions

121 (Old 317)	2322 Bennington Gate (Part of Lot 2, Concession 4 S.D.S.)	Parent Zone: RL1-0
Map 19(10)		(1986-41)
15.121.1 Zone Provisions		
The following regulations apply:		
a)	Minimum northerly <i>side yard</i>	2.4 m
b)	<i>Minimum rear yard</i>	7.5 m

Special Provisions

122 (Old 475)	St. Volodymyr's Cultural Centre, 1280 Dundas Street West (Part of Lot 23, Concession 1 S.D.S.)	Parent Zone: O2
Map 19(20)		(1987-271) (2014-014)
15.122.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Place of worship</i>	
15.122.2 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Commercial school</i>	
b)	<i>Golf course</i>	
c)	<i>Outside miniature golf course</i>	
d)	<i>Restaurant</i>	
e)	<i>Retail store</i>	
f)	<i>Service commercial establishment</i>	
g)	<i>Sports facility</i>	

Special Provisions

123 (Old 328)	141-145 Speyside Drive (Part of Lot 32, Concession 4 S.D.S.)	Parent Zone: RL8
Map 19(1)		(1982-71) (1982-103)
15.123.1 Zone Provisions		
The following regulation applies:		
a)	Maximum <i>residential floor area</i>	120.0 sq.m

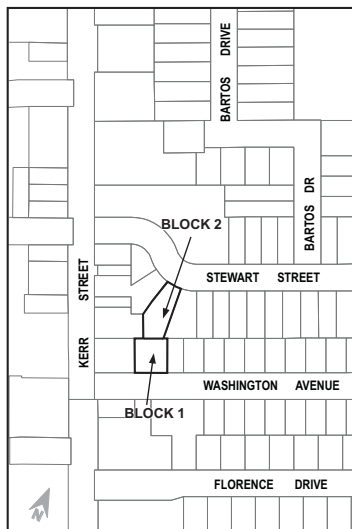
Special Provisions

124 (Old 327)	159-161 Reynolds Street (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: RL8
Map 19(8)		(1983-29) (1985-244) (1989-266)
15.124.1 Zone Provisions		
The following regulations apply:		
a)	Minimum western <i>side yard</i> for a <i>dwelling</i>	17.0 m
b)	Minimum western <i>side yard</i> for a detached <i>private garage</i>	0.6 m
c)	<i>Minimum interior side yard</i> , north side	4.9 m
d)	<i>Minimum interior side yard</i> , south side	7.5 m
e)	<i>Minimum rear yard</i>	22.5 m
f)	Maximum <i>residential floor area</i> per <i>dwelling unit</i>	173.0 sq.m
g)	Maximum number of <i>storeys</i>	2
h)	Maximum width of <i>landscaping</i> along the northern <i>lot line</i>	1.5 m
15.124.2 Special Site Provisions		
The following additional provision applies:		
a)	All lands subject to this special provision shall be considered to be one <i>lot</i> for the purposes of this By-law.	

Special Provisions

125 (Old 332)	2021 Sixth Line	Parent Zone: RM1
Map 19(22)	(Part of Lot 15, Concession 1 S.D.S.)	(1982-120)
15.125.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum flankage yard</i>	10.0 m
c)	Minimum (northerly) <i>interior side yard</i>	4.0 m
d)	<i>Minimum rear yard</i>	7.5 m
e)	Maximum <i>lot coverage</i>	30%
f)	Minimum <i>landscaping coverage</i>	40%

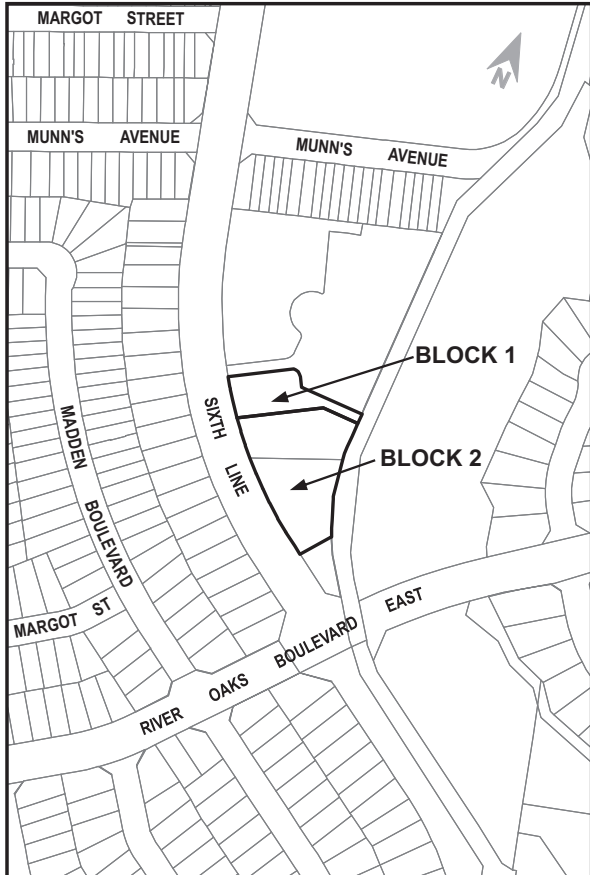
Special Provisions

126 (Old 333) Map 19(7a)	70 Stewart Street & 73 Washington Ave (Part of Lots 3 and 4, Plan 200 and Lots 3 and 4, Plan 228) (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: MU2 (1982-121) (2008-051) PL980001
15.126.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front yard	3.0 m
b)	Minimum westerly interior side yard	0.0 m
c)	Minimum rear yard	15.0 m
d)	Maximum number of storeys	4
e)	Maximum height	14.0 m
f) Footnote 3 of Table 8.2, relating to residential uses on the first storey, shall not apply		
15.126.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.126.1:		
a)	Minimum easterly interior side yard	3.0 m
b)	Maximum projection into easterly side yard for entry canopy	1.75 m
c)	Minimum landscaped strip along easterly lot line	3.0 m
15.126.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.126.1:		
a)	Minimum easterly interior side yard abutting RL5-0 zone	1.2 m
b)	Maximum projection permitted in easterly side yard for stairwells	1.2 m
c)	Minimum landscaped strip along easterly lot line	1.2 m
15.126.4 Parking Provisions		
The following parking provision applies:		
a)	Maximum number of tandem parking spaces	14
15.126.5 Special Site Figures		
Figure 15.126.1		
Special Provision 126 		

Special Provisions

127 (Old 341)	2169-2199 Sixth Line (Part of Lot 16, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(21)		(1983-71) (1985-228) (1992-53) (2007-096) (2008-051)
15.127.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i> for an <i>apartment dwelling</i>	4
b)	Maximum <i>lot coverage</i>	35%
c)	Minimum <i>landscaping coverage</i>	30%

Special Provisions

128 (Old 341) Map 19(21)	2163 Sixth Line (Part of Lot 16, Concession 1 S.D.S.)	Parent Zone: C1 (1983-071) (1985-228) (1992-053) (2007-096) (2008-051)
15.128.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.128.1:		
a)	Minimum rear yard abutting Block 2 on Figure 15.128.1	2.5 m
b)	Minimum width of landscaping abutting Block 2 on Figure 15.128.1	2.5 m
c)	Maximum net floor area	985.0 sq.m
15.128.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.128.1:		
a)	Minimum front yard	9.0 m
b)	Maximum net floor area for medical offices	600.0 sq.m
c)	Maximum net floor area for a pharmacy integrated into a medical office	100.0 sq.m
15.128.3 Special Site Figures		
Figure 15.128.3		
Special Provision 128 		

Special Provisions

129 (Old 348)	Area bounded by Bond Street, Wilson Street, Forsythe Street, and Rebecca Street (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: RL8
Map 19(8)		(1983-117)
15.129.1 Prohibited Uses		
The following use is prohibited:		
a)	<i>Semi-detached dwelling</i>	
15.129.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> for dwellings legally existing on July 5, 1983	As legally existed on July 5, 1983
b)	Maximum <i>height</i>	Section 6.4.6 of this By-law shall apply
c)	Maximum <i>residential floor area</i>	190.0 sq.m
d)	Maximum <i>lot coverage</i> for accessory buildings	8%

Special Provisions

130 (Old 352)	702 Bronte Road (Part of Lot 31, Concession 3 S.D.S.)	Parent Zone: E3
Map 19(4)		(1986-257)
15.130.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Motor vehicle salvage yard</i>	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.130.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard for a motor vehicle salvage yard</i>	27.0 m

Special Provisions

131 (Old 355)	376 Winston Churchill Boulevard (Part of Lot 1, Concession 3 S.D.S.)	Parent Zone: RL3-0
Map 19(10)		(1983-171)
15.131.1 Zone Provisions		
The following regulations apply:		
a)	Minimum setback from the centre-line of Winston Churchill Boulevard	24.0 m
b)	<i>Minimum interior side yard</i>	4.0 m
c)	<i>Minimum rear yard</i>	5.0 m
d)	Maximum <i>lot coverage</i> for the <i>main dwelling</i>	15%

Special Provisions

132 (Old 394)	252, 254 and 258 Bronte Road (Part of Lot 59, Plan M-9) (Part of Lot 30, Concession 4 S.D.S.)	Parent Zone: RL2
Map 19(2)		(1985-27) (1989-266)
15.132.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	8.0 m
b)	Minimum <i>rear yard</i>	0.0 m

Special Provisions

133 (Old 406)	8-16 Anderson Street and 17-25 Chisholm Street (Part of Block 103, Plan 1)	Parent Zone: RM1
Map 19(8)	(Part of Lot 15, Concession 4 S.D.S.)	(1986-29)

15.133.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.133.1:

a)	Minimum <i>lot area</i>	150.0 sq.m per unit
b)	Minimum <i>lot frontage</i>	7.8 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>side yards</i>	1.0 m
e)	Minimum <i>rear yard</i> exclusive of <i>uncovered platforms</i> on one level	17.0 m
f)	Minimum <i>rear yard</i> for garages	0.0 m
g)	Maximum <i>lot coverage</i>	50%

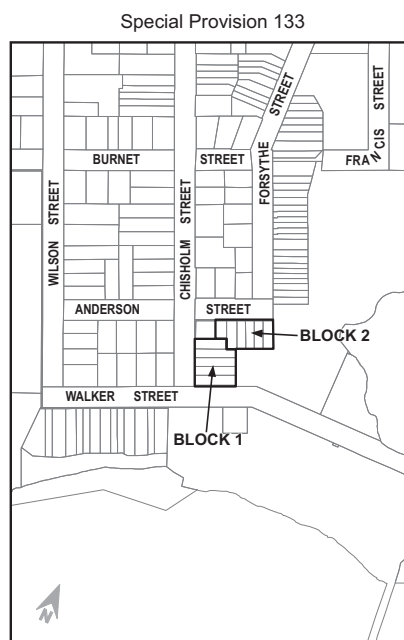
15.133.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.133.1:

a)	Minimum <i>lot area</i>	148.0 sq.m per unit
b)	Minimum <i>lot frontage</i>	7.8 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>side yard</i>	1.0 m
e)	Minimum <i>side yard</i> adjacent to park	9.0 m
f)	Minimum <i>rear yard</i> exclusive of <i>uncovered platforms</i> on one level	6.5 m
g)	Minimum <i>rear yard</i> for garages	0.0 m
h)	Maximum <i>lot coverage</i>	65%

15.133.3 Special Site Figures

Figure 15.133.1



Special Provisions

134 (Old 410)	149-177 Forsythe Street (Part of Lot 15, Concession 3 S.D.S.)	Parent Zone: RL5-0
Map 19(8)		(1985-108)
15.134.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	As legally existing of the effective date of this By-law
b)	Minimum <i>floor area</i>	As legally existing of the effective date of this By-law
c)	<i>Minimum front yard for dwellings</i>	0.0 m
d)	<i>Minimum front yard for an accessory buildings</i>	As legally existing of the effective date of this By-law
e)	Minimum setback from the top of bank	0.0 m

Special Provisions

135 (Old 425)	Windhaven Place and Southaven Place (Part of Lot 27, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2)		(1986-36)

15.135.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum <i>lot area</i>	206.0 sq.m
b)	Minimum <i>front yard</i>	5.0 m
c)	Minimum <i>rear yard</i>	5.0 m

15.135.2 Zone Provisions for Block 1 Lands

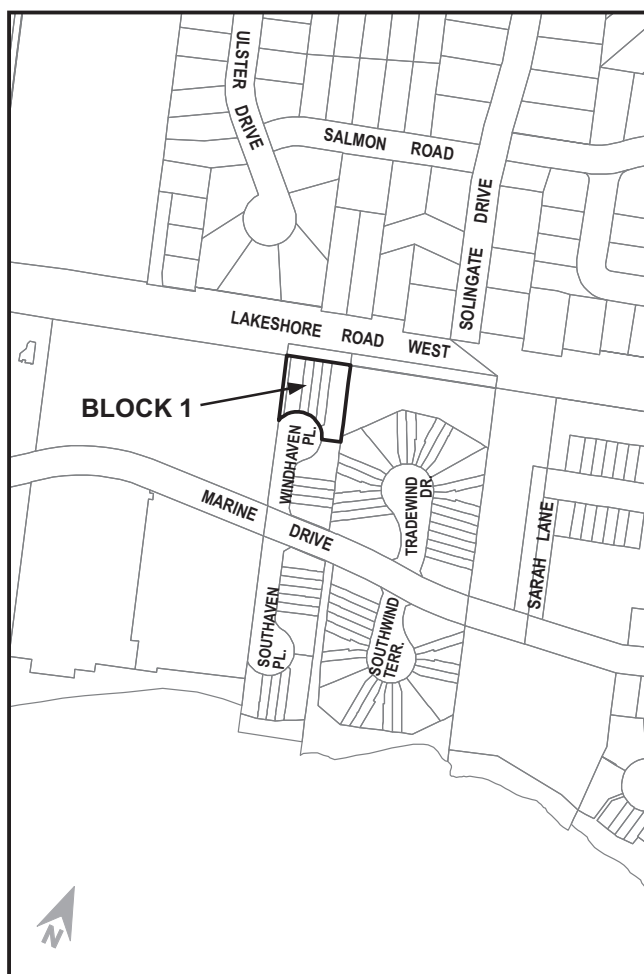
The following regulations apply to lands identified as Block 1 on Figure 15.135.1:

a)	Minimum <i>rear yard</i>	11.0 m
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15.135.3 Special Site Figures

Figure 15.135.1

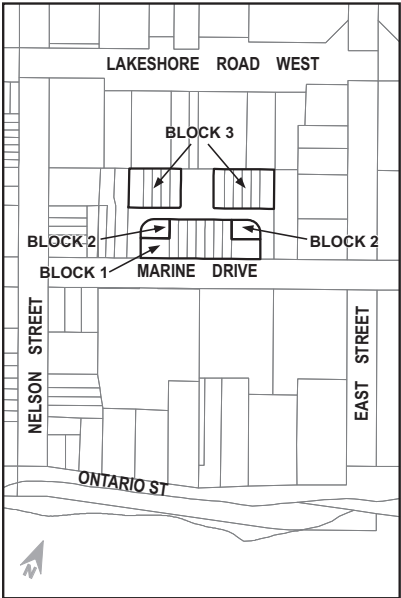
Special Provision 135



Special Provisions

136 (Old 432) Map 19(13)	1476-1514 Pilgrims Way (Part of Lot 24, Concession 2 S.D.S.)	Parent Zone: RH (1986-94) (1986-175)
15.136.1 Zone Provision		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i> per site hectare	100
15.136.2 Special Site Provisions		
The following additional provisions apply:		
a)	The aggregate of all <i>dwelling unit floor areas</i> in an apartment <i>building</i> shall not exceed the maximum permitted number of <i>dwelling units</i> multiplied by 120.0 square metres.	

Special Provisions

137 (Old 436)	2295-2303 Marine Drive (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2a)		(1986-133)
15.137.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.137.1:		
a)	<i>Minimum front yard</i> (Marine Drive)	7.5 m
b)	<i>Minimum side yard</i>	0.0 m
c)	<i>Minimum rear yard</i> (from internal private road)	7.5 m
15.137.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.137.1:		
a)	<i>Minimum front yard</i> (from internal private road)	7.5 m
b)	<i>Minimum interior side yard</i> , south side	0.0 m
c)	<i>Minimum side yard</i> (from internal private road)	6.0 m
d)	<i>Minimum rear yard</i>	0.0 m
15.137.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.137.1:		
a)	<i>Minimum front yard</i> (from internal private road)	7.5 m
b)	<i>Minimum interior side yard</i> abutting <i>Lots 56 and 62 of Plan M-8 (lots adjacent to this Special Provision)</i>	0.0 m
c)	<i>Minimum interior side yard</i> abutting private recreational space	1.2 m
d)	<i>Minimum interior side yard</i> for all other <i>lots</i>	0.0 m
e)	<i>Minimum rear yard</i>	7.5 m
15.137.4 Special Site Figures		
Figure 15.137.1		
Special Provision 137 		

Special Provisions

138 (Old 438) Map 19(9)	1518 and 1520 Briarwood Crescent (Part of Lot 6, Concession 3 S.D.S.)	Parent Zone: RL3-0 (1986-138)
15.138.1 Zone Provisions for All Lands		
The following regulation applies to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>storeys</i>	1
15.138.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.138.1:		
a)	<i>Minimum front yard</i>	14.0 m
15.138.3 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.138.1:		
a)	<i>Minimum front yard</i>	24.0 m
15.138.4 Special Site Figures		
Figure 15.138.1		
Special Provision 138		

Special Provisions

139 (Old 440)	Litchfield Road	Parent Zone: RM1
Map 19(15)	(Part of Lot 12, Concession 2 S.D.S.)	(1987-59) (1989-266)
15.139.1 Zone Provisions		
The following regulation applies:		
a)	Maximum <i>height</i>	9.2 m

Special Provisions

140 (Old 453)	2353 Marine Drive	Parent Zone: RM1
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1987-5) (1987-199)
15.140.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	23.0 m
b)	Minimum frontage for each unit on the private road	6.0 m
c)	Minimum <i>front yard</i>	11.6 m
d)	Minimum easterly <i>side yard</i>	3.0 m
e)	Minimum westerly <i>side yard</i>	7.5 m
f)	Minimum <i>rear yard</i>	4.8 m

Special Provisions

141 (Old 445)	37, 39, 41, 43 Nelson Street and 2314, 2318, and 2322 Marine Drive	Parent Zone: RM1
Map 19(2a)	((Part of Lot 28, Concession 4 S.D.S.))	(1986-216)

15.141.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.141.1:

a)	Minimum <i>lot frontage</i> (Nelson Street)	28.0 m
b)	Minimum <i>lot area</i> per unit	260.0 sq.m
c)	Minimum <i>front yard</i> (Nelson Street)	7.5 m
d)	Minimum <i>interior side yard</i>	2.8 m
e)	Minimum <i>rear yard</i>	10.0 m

15.141.2 Zone Provisions for Block 2 Lands

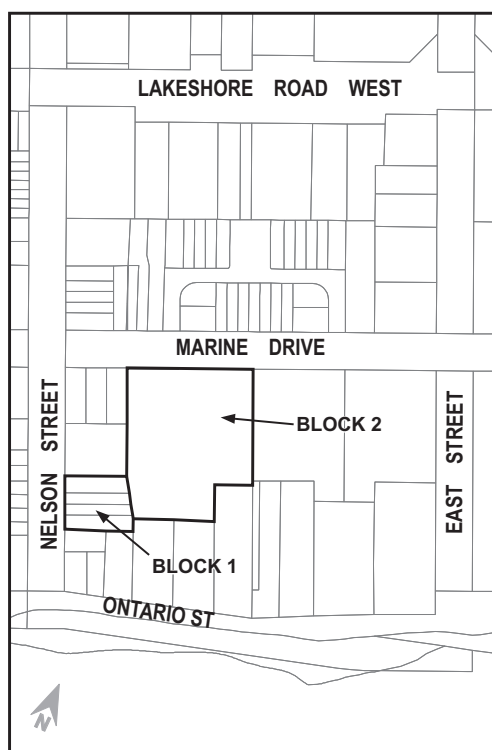
The following regulations apply to lands identified as Block 2 on Figure 15.141.1:

a)	Minimum <i>lot frontage</i> (Marine Drive)	68.0 m
b)	Minimum <i>lot area</i>	0.5 ha
c)	Minimum <i>interior side yard</i> for a distance of 40.0 m from Marine Drive	6.75 m
d)	Minimum <i>rear yard</i>	6.75 m
e)	Minimum <i>separation distance</i> between <i>buildings</i>	19.0 m

15.141.3 Special Site Figures

Figure 15.141.1

Special Provision 141



Special Provisions

142 (Old 446)	2511 and 2521 Lakeshore Road West (Part of Lot 30, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(2a)		(1986-222) (1987-305) (1989-266)
15.142.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1.0 ha
b)	Minimum <i>lot frontage</i>	47.0 m
c)	<i>Minimum front yard</i>	7.9 m
d)	<i>Minimum interior side yard</i> , east side	15.0 m
e)	<i>Minimum interior side yard</i> , east side, within 35.1 metres of the northeast corner of the <i>lot</i>	9.0 m
f)	Minimum setback from the stable top of bank as determined on August 8, 1986 by Conservation Halton	7.5 m

Special Provisions

143 (Old 457) Map 19(17)	2892-2920 South Sheridan Way (Part of Lot 1, Concession 1 S.D.S.)	Parent Zones: E1, E4 (1987-43) (2000-077)
15.143.1 Special Site Provisions		
The following additional provision applies:		
a)	All lands subject to this special provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law.	

Special Provisions

144 (Old 458)	49 Cox Drive	Parent Zone: RL1-0
Map 19(9)	(Part of Lot 7, Concession 4 S.D.S.)	(1987-47)
15.144.1 Zone Provisions		
The following regulation applies:		
a)	<i>Minimum side yard</i> for a swimming pool	4.5 m
15.144.2 Special Site Provisions		
The following additional provisions apply:		
a)	All lands subject to this special provision shall be deemed to have <i>lot frontage</i> on a public road.	
b)	The <i>front lot line</i> shall be the north <i>lot line</i> .	

Special Provisions

145	137-139 Wilson Street	Parent Zone: CBD
Maps 19 (7a)	(Part of Lot 8, Block 58, Plan 1)	PL081214 (2014-014)
15.145.1 Additional Permitted Uses		
The following additional use is permitted:		
a)	Semi-detached dwelling, and Footnote 2 of Table 8.2, relating to existing uses, shall not apply.	
15.145.2 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard (Rebecca Street)	0.0 m
b)	Minimum front yard to a private garage	4.1 m
c)	Minimum flankage yard (Wilson Street) to a private garage	5.9 m

Special Provisions

146 (Old 465)	1080-1100 Kerr Street (Part of Lots 16 and 17, Concession 2 S.D.S.)	Parent Zone: C3
Map 19(14)		(2007-086) (2014-014)
15.146.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Motor vehicle service station</i>	
15.146.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Kerr Street)	2.5 m
b)	<i>Minimum rear yard and side yard for a retail propane transfer facility</i>	7.5 m
15.146.3 Parking Provisions		
The following parking provision applies:		
a)	Minimum number of <i>parking spaces</i> for a retail store and outside display and sales area	1.0 per 32.0 sq.m <i>net floor area</i>
15.146.4 Special Site Provisions		
The following additional provisions apply:		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Kerr Street.	
b)	The <i>rear lot line</i> shall be the <i>lot line</i> abutting the Queen Elizabeth Way.	

Special Provisions

147 (Old 471)	2020-2044 Merchants Gate (Part of Lot 27, Concession 2 S.D.S.)	Parent Zone: RL9
Map 19(12)		(1987-180) (1989-266)
15.147.1 Only Uses Permitted		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Semi-detached dwellings</i>	
b)	<i>Accessory residential uses</i> permitted in the Residential Low (RL9) <i>Zone</i>	
15.147.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i> for <i>detached dwelling</i>	13.5 m
b)	<i>Minimum rear yard</i> for a <i>private garage</i>	6.0 m
c)	Minimum <i>separation distance</i> between a detached <i>private garage</i> and <i>detached dwelling</i>	7.5 m
d)	Maximum <i>floor area</i> of a <i>private garage</i>	45.0 sq.m
15.147.3 Special Site Provisions		
The following additional provisions apply:		
a)	All <i>detached dwellings</i> shall have vehicular access to detached garages only from a common <i>driveway</i> having access from Merchants Gate.	
b)	The <i>detached dwellings</i> are deemed to have frontage on Merchants Gate.	

Special Provisions

148 (Old 799)	Medium Density (RM1) Zone between Brock and Forsythe Streets (Part of Lot 6, Concession 1 S.D.S)	Parent Zone: RM1
Map 19(7a)		(2007-010) (2014-014)
15.148.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Detached dwellings</i>, subject to the regulations of the Residential Low (RL7) <i>Zone</i>	
b)	<i>Semi-detached dwellings</i>, subject to the regulations of the Residential Low (RL7) <i>Zone</i>	
15.148.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	2.0 m

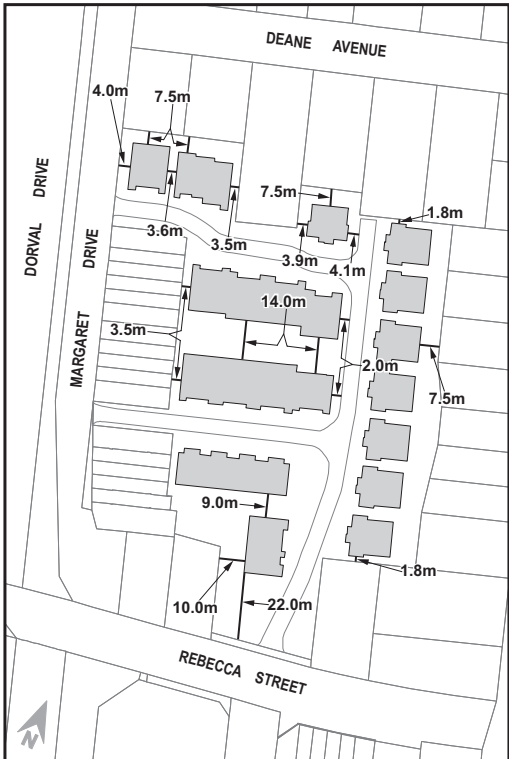
Special Provisions

149 (Old 800)	82, and 86 Wilson Street (Part of Lots 6, 7, and 8, Blocks 68 and 69, Plan 1)	Parent Zone: CBD
Map 19(7a)		(2007-010) (2008-051) (2019-053)
15.149.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	All <i>uses</i> otherwise permitted as service commercial <i>uses</i> in the Central Business District (CBD) <i>Zone</i> .	
b)	<i>Retail store</i>	
15.149.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	2.0 m
b)	<i>Maximum height</i>	10.5 m
c)	<i>Maximum number of storeys</i>	3

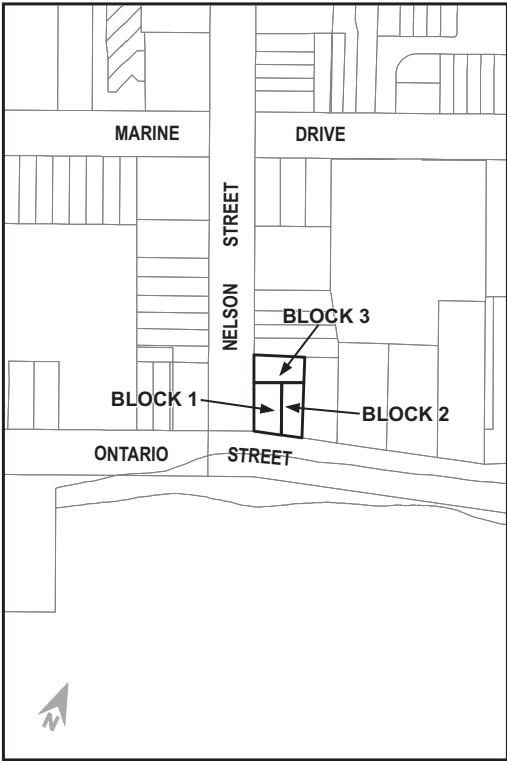
Special Provisions

150 (Old 480) Map 19(14)	200-240 North Service Road West (Part of Lots 17 and 18, Concession 2 S.D.S.)	Parent Zone: C3 (1989-117) (1991-141) (1996-178) (2006-002) (2007-096) (2015-018)
15.150.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>net floor area</i> for an office <i>building</i> , excluding <i>basements</i>	100% of the <i>lot area</i>
b)	Maximum number of <i>storeys</i> for an office <i>buildings</i>	6
c)	Maximum <i>net floor area</i> for <i>business offices</i> in any one <i>building</i>	6,967.5 sq.m
d)	Maximum number of office <i>buildings</i>	1
15.150.2 Parking Provisions		
The following parking provision applies:		
a)	Minimum number of <i>parking spaces</i> for all permitted uses except <i>business offices</i> (2015-018)	1.0 per 25.0 sq.m <i>net floor area</i>

Special Provisions

151 (Old 481) Map 19(7)	223 Rebecca Street (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RM1 (1987-063) (1987-328) (1996-160) (1998-004) (2016-013)
15.151.1 Additional Permitted Uses		
The following additional use is permitted:		
a) Semi-detached dwelling		
15.151.2 Zone Provisions		
The following regulations apply:		
a) Minimum yards	As shown on Figure 15.151.1	
b) Maximum number of storeys for a semi-detached dwelling (2016-13)	One and one-half storeys	
c) Maximum number of storeys for townhouses	2	
d) Maximum residential floor area for a semi-detached dwelling	174.0 sq.m	
e) Maximum residential floor area for a townhouse dwelling having one and one-half storeys	154.0 sq.m	
f) Maximum residential floor area for a townhouse dwelling having two storeys	158.0 sq.m	
g) Maximum height for dwellings having one and one-half storeys	9.0 m	
h) Maximum height for dwellings having two storeys	10.5 m	
15.151.3 Special Site Figures		
Figure 15.151.1		
Special Provision 151 		

Special Provisions

152 (Old 487) Map 19(2a)	2331-2333 Ontario Street and 35 Nelson Street (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RL5 (1988-037 (1989-266))
15.152.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.152.1:		
a) <i>Minimum front yard</i>		0.12 m
b) <i>Minimum front yard for a private garage</i>		2.0 m
c) <i>Minimum flankage yard</i>		2.0 m
d) <i>Minimum rear yard</i>		6.0 m
15.152.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.152.1:		
a) <i>Minimum front yard</i>		5.0 m
b) <i>Minimum front yard for a private garage</i>		5.0 m
c) <i>Minimum rear yard</i>		6.0 m
15.152.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.152.1:		
a) <i>Minimum rear yard</i>		7.5 m
15.152.4 Special Site Figures		
Figure 15.152.1		
Special Provision 152 		

Special Provisions

153 (Old 488)	2263-2273 Royal Windsor Drive (Part of Lot 3, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(17)		(1988-060) (2007-096) (2008-051)

15.153.1 Parking Provisions

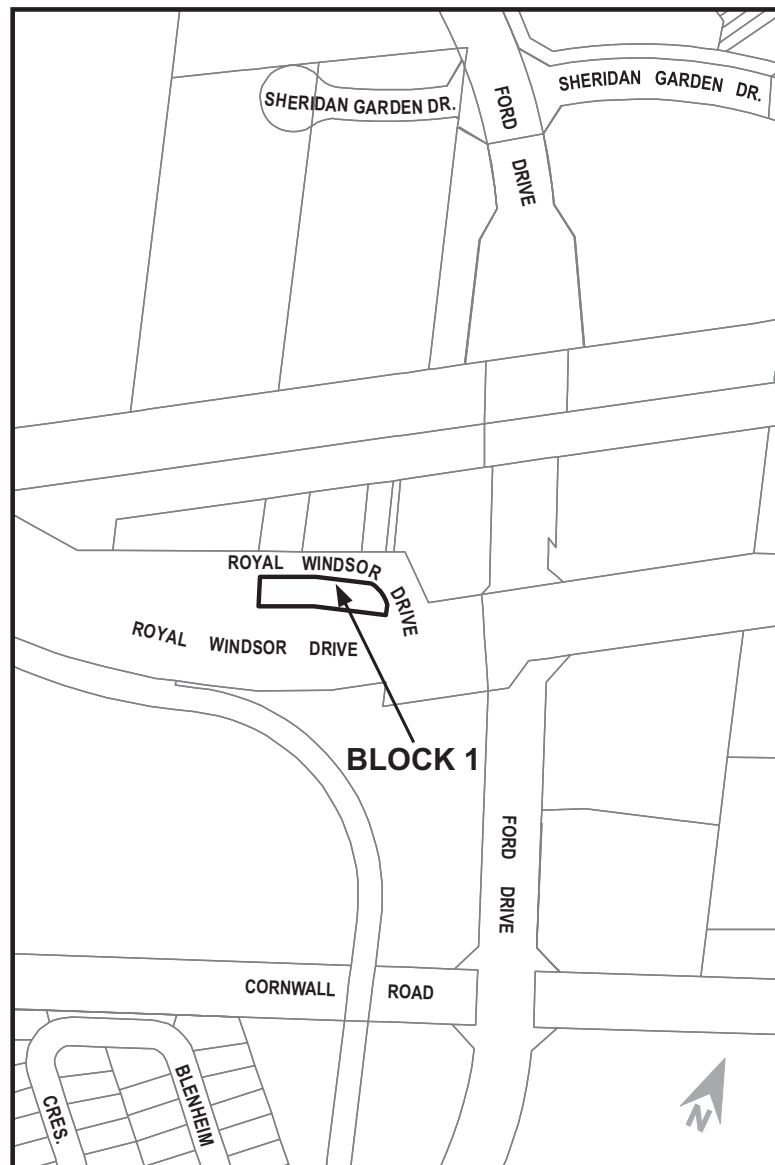
The following parking provision applies:

- a) Required *parking spaces* may be provided on lands identified as Block 1 on Figure 15.153.1.

15.153.2 Special Site Figures

Figure 15.153.1

Special Provision 153



Special Provisions

154 (Old 491)	1123 Dorval Drive (Part of Lot 18, Concession 2 S.D.S.)	Parent Zone: C4
Map 19(14)		(1988-87)
15.154.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Retail propane transfer facility</i>	
15.154.2 Zone Provisions		
The following regulations apply to all lands:		
a)	Minimum width of <i>landscaping</i> along the <i>lot line</i> abutting Dorval Drive	9.0 m

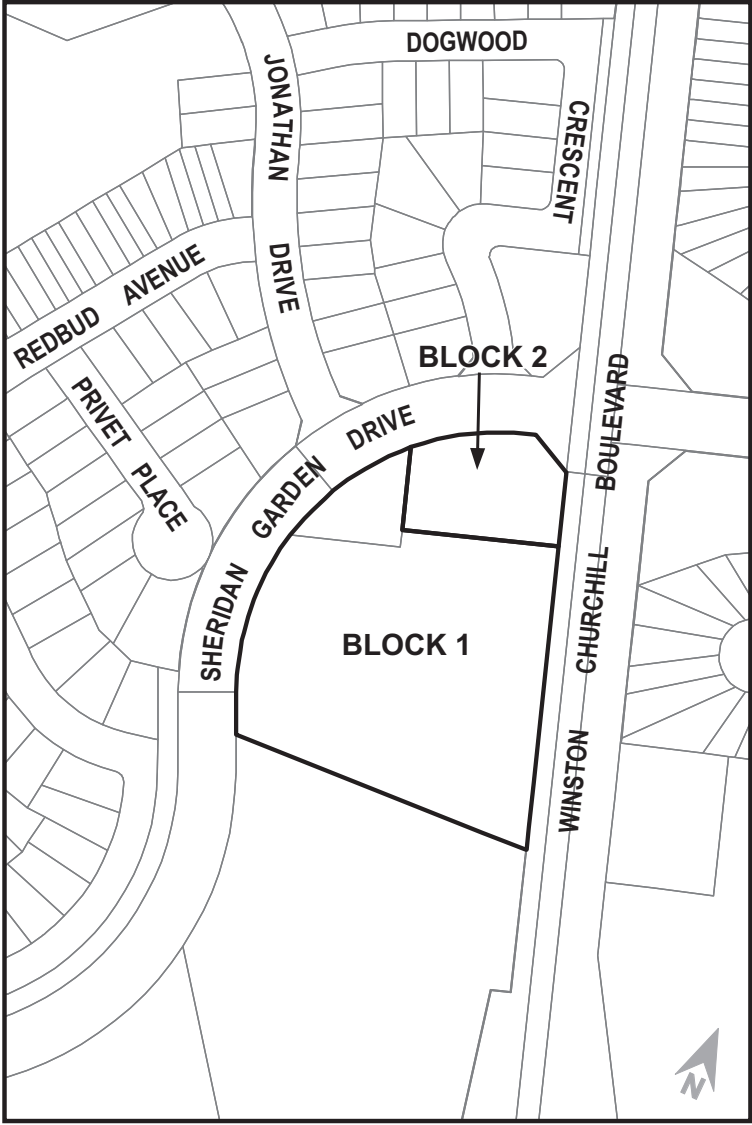
Special Provisions

155 (Old 493)	2065 Sixth Line	Parent Zone: RM1
Map 19(22)	(Part of Lot 15, Concession 1 S.D.S.)	(1988-109)
15.155.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	10.0 m
b)	Maximum number of <i>storeys</i>	2

Special Provisions

156 (Old 497 and 575)	1140-1158 and 2680 Sheridan Garden Drive (Part of Lots 1 and 2, Concession 2 S.D.S.)	Parent Zone: C1
Map 19(17)		(1988-238) (1994-90) (2005-116) (2011-104) (2016-013)
15.156.1 Additional Permitted Uses for Block 1		
The following additional <i>uses</i> are permitted on lands identified as Block 1 on Figure 15.156.1:		
a)	<i>Training facility</i>	
b)	<i>Private school</i>	
c)	<i>Repair shop</i>	
d)	<i>Taxi dispatch</i>	
e)	<i>Printing and publishing establishment</i>	
f)	<i>Rental establishment</i>	
15.156.2 Prohibited Uses for Block 1		
The following <i>uses</i> are prohibited on lands identified as Block 1 on Figure 15.156.1:		
a)	<i>Drive-through facility</i>	
15.156.3 Only Permitted Uses for Block 2		
The following <i>uses</i> are the only <i>uses</i> permitted on lands identified as Block 2 on Figure 15.156.1:		
a)	<i>Business office</i>	
b)	<i>Financial institution</i>	
c)	<i>Drive-through facility</i>	
15.156.4 Zone Provisions for Block 1		
The following regulations apply for lands identified as Block 1 on Figure 15.156.1:		
a)	Maximum <i>net floor area</i>	3,850.0 sq.m
b)	Maximum <i>net floor area</i> for a <i>Sports facility</i>	470.0 sq.m
c)	<i>Minimum flankage yard</i>	6.0 m
d)	<i>Minimum rear yard</i> (Winston Churchill Blvd) (2016-13)	1.0 m
e)	Minimum width of <i>landscaping</i> along <i>front lot line</i>	9.0 m
f)	Minimum width of <i>landscaping</i> along <i>rear lot line</i>	1.0 m
15.156.5 Zone Provisions for Block 2		
The following regulations apply for lands identified as Block 2 on Figure 15.156.1:		
a)	Maximum percentage of a <i>building's net floor area</i> permitted to be occupied by a single <i>premises</i>	100%

Special Provisions

b)	Minimum width of <i>landscaping</i> abutting any <i>lot line</i> abutting a street	9.0 m
15.156.6 Special Site Figures		
Figure 15.156.1		
Special Provision 156 		

Special Provisions

157 (Old 502)	50 Birch Hill Lane	Parent Zone: RL1-0
Map 19(7)	(Part of Lot 19, Concession 4 S.D.S.)	(1989-61)
15.157.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	As legally existing on March 29, 1989
b)	<i>Minimum front yard</i> (the southern <i>lot line</i>) for <i>buildings</i> and <i>structures</i> legally existing on March 29, 1989	3.0 m

Special Provisions

158 (Old 504)	Northeast Corner of Ford Drive and Lakeshore Road East	Parent Zone: RL3-0
Map 19(10)	(Part of Lot 3, Concession 3 S.D.S.)	(1989-71)
15.158.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	14.0 m
b)	Average minimum <i>lot frontage</i> for all <i>lots</i> subject to this special provision	17.5 m

Special Provisions

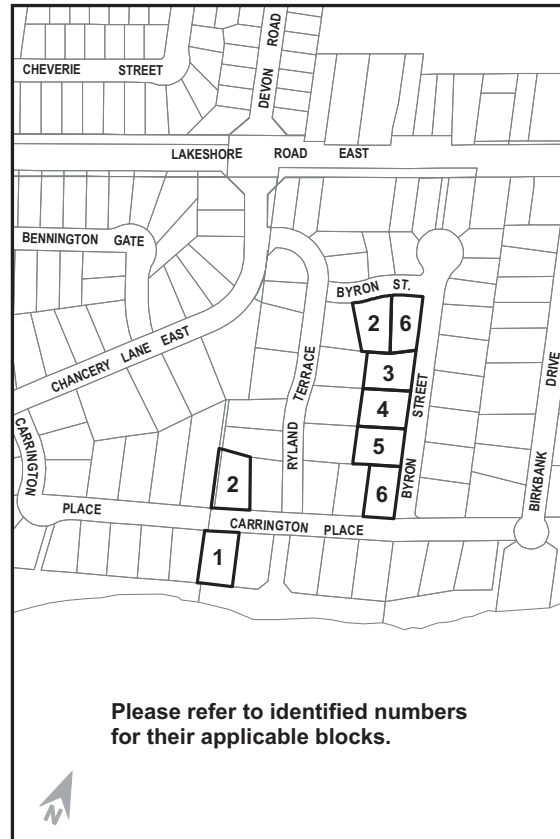
159 (Old 333)	Byron Street, Ryland Terrace, and Carrington Place (Part of Lots 1 and 2, Concession 4 S.D.S.)	Parent Zone: RL1
Map 19(10)		(1989-100)
15.159.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Maximum front yard</i>	12.5 m
b)	<i>Minimum side yards</i>	4.2 m and 2.4 m
c)	Maximum number of <i>storeys</i>	2
d)	Maximum <i>height</i>	12.0 m
e)	Maximum <i>building</i> length	25.0 m
f)	Maximum width of an opening in a <i>private garage</i> providing access for a <i>motor vehicle</i>	7.5 m
15.159.2 Special Site Provisions for Block 1 Lands		
The following additional regulations apply to lands identified as Block 1 on Figure 15.159.1:		
a)	Section 15.159.1(e) above shall not apply	
15.159.3 Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.159.1:		
a)	Maximum projection for a <i>private garage</i> beyond the portion of <i>floor area</i> of the <i>dwelling</i> closest to the street	8.2 m
b)	Minimum setback for a <i>private garage</i> from the western <i>lot line</i>	15.0 m
15.159.4 Zone Provisions for Block 3 Lands		
The following additional regulations apply to lands identified as Block 3 on Figure 15.159.1:		
a)	<i>Minimum interior side yard</i> , northern side	3.3 m
b)	<i>Minimum interior side yard</i> , southern side	7.0 m
c)	Maximum <i>height</i>	11.5 m
15.159.5 Zone Provisions for Block 4 Lands		
The following additional regulations apply to lands identified as Block 4 on Figure 15.159.1:		
a)	<i>Minimum interior side yard</i> , northern side	4.5 m
b)	<i>Minimum interior side yard</i> , southern side	6.0 m
c)	Maximum <i>height</i>	11.5 m
15.159.6 Zone Provisions for Block 5 Lands		
The following additional regulations apply to lands identified as Block 5 on Figure 15.159.1:		
a)	<i>Minimum interior side yard</i> , northern side	6.0 m
b)	<i>Minimum interior side yard</i> , southern side	2.4 m
c)	Maximum <i>height</i>	11.5 m
15.159.7 Zone Provisions for Block 6 Lands		
The following additional regulations apply to lands identified as Block 6 on Figure 15.159.1:		
a)	Maximum <i>height</i>	11.5 m

Special Provisions

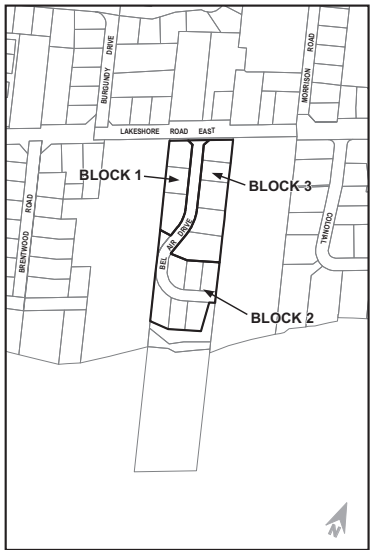
15.159.8 Special Site Figures

Figure 15.159.1

Special Provision 159



Special Provisions

160 (Old 506)	55-100 Bel Air Drive (Part of Lot 9, Concession 4 S.D.S.)	Parent Zone: RL1
Map 19(9)		(1989-119)
15.160.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.160.1:		
a)	<i>Minimum rear yard</i>	7.5 m
b)	<i>Maximum private garage floor area</i>	65.0 sq.m
c)	<i>Maximum width of an opening in a private garage providing access for a motor vehicle</i>	7.5 m
15.160.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.160.1:		
a)	<i>Minimum side yard</i>	4.2 m and 2.4 m
b)	<i>Minimum separation distance between structures on adjacent lots</i>	6.0 m
c)	<i>Minimum rear yard</i>	7.5 m
d)	<i>Maximum private garage floor area</i>	65.0 sq.m
e)	<i>Maximum width of an opening in a private garage providing access for a motor vehicle</i>	7.5 m
f)	<i>Maximum projection for a private garage beyond the portion of floor area of the dwelling closest to the street</i>	10.0 m
15.160.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.160.1:		
a)	<i>Minimum side yard</i>	4.2 m and 2.4 m
b)	<i>Minimum separation distance between structures on adjacent lots</i>	6.0 m
c)	<i>Maximum private garage floor area</i>	65.0 sq.m
d)	<i>Maximum width of an opening in a private garage providing access for a motor vehicle</i>	7.5 m
15.160.4 Special Site Figures		
Figure 15.160.1		
Special Provision 160 		

Special Provisions

161 (Old 507)	38 and 44 Forsythe Street	Parent Zone: RL5-0
Map 19(8)	(Block 72, Plan 1; Part of Lot 15, Concession 4 S.D.S.)	(1989-173) (1989-274)
15.161.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	314.5 sq.m
b)	Minimum <i>front yard</i>	2.0 m
c)	Minimum northerly <i>side yard</i>	3.0 m
d)	Minimum southerly <i>side yard</i>	1.2 m
e)	Minimum <i>rear yard</i>	3.5 m
f)	Minimum <i>flankage yard</i> and <i>front yard</i> for a private garage	3.5 m

Special Provisions

162 (Old 510)	Appleby College		Parent Zone: I
Map 19(7)	448-540 Lakeshore Road West (Part of Lots 19 and 20, Concession 4 S.D.S)		(1989-282) (2014-014)
15.162.1 Additional Permitted Uses			
The following additional <i>use</i> is permitted:			
a)	<i>Detached dwellings</i> , accessory, subject to the Residential Low RL1-0 <i>Zone</i> regulations		
15.162.2 Zone Provisions			
The following regulations apply:			
a)	Maximum <i>height</i>	20.0 m	
b)	Maximum number of <i>detached dwellings</i> permitted on a <i>lot</i>	Not applicable	
15.162.3 Parking Provisions			
The following parking provision:			
a)	The minimum number of <i>parking spaces</i> for all <i>uses</i> shall be calculated using the rate for <i>private schools</i> .		
15.162.4 Special Site Provisions			
The following additional provisions apply:			
a)	“Lot” means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.		

Special Provisions

163 (Old 516)	584 Ford Drive (Part of Lot 3, Concession 3 S.D.S.)	Parent Zone: C1
Map 19(10)		(1990-104) (1990-219) (2006-002) (2007-096)
15.163.1 Prohibited Uses		
The following <i>use</i> is prohibited:		
a)	<i>Restaurants</i>	
15.163.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i>	15.0 m
b)	Maximum <i>net floor area</i>	1,000.0 sq.m
c)	Maximum <i>height</i>	8.0 m
d)	Maximum number of <i>storeys</i>	2
e)	Minimum width of <i>landscaping</i> required along all <i>lot lines</i> abutting a public road	3.0 m
f)	Minimum <i>landscaping coverage</i>	40% of <i>lot area</i>
g)	Minimum <i>height</i> of berm adjacent to the railway spur line	2.0 m
15.163.3 Special Site Provisions		
The following additional provisions apply:		
a)	No <i>building</i> , amenity area associated with a <i>building</i> , <i>driveway</i> or <i>parking area</i> may be located more than 80.0 metres from the most easterly corner of the <i>daylight triangle</i> at Ford Drive and Cornwall Road.	

Special Provisions

164 (Old 523)	Woodside Drive (Lot 1, Plan 1118)	Parent Zones: RL5-0, RM1
Map 19(3)		(1990-221) (2000-129) (2014-014) (2016-013)
15.164.1 Additional Permitted Uses on Block 1		
The following additional uses are permitted on lands identified as Block 1 on Figure 15.164.1:		
a)	<i>Semi-detached dwellings</i>	
b)	Clubhouse	
15.164.2 Zone Provisions for Block 1		
The following regulations apply on lands identified as Block 1 on Figure 15.164.1:		
a)	Minimum <i>lot frontage</i>	64.0 m
b)	Minimum <i>front yard</i> (Rebecca Street)	4.0 m
c)	Minimum <i>flankage yard</i> (Woodside Drive)	3.0 m
d)	Minimum <i>rear yard</i>	4.5 m
e)	Minimum <i>interior side yard</i> for a <i>dwelling</i> having one <i>storey</i>	2.4 m
f)	Minimum <i>interior side yard</i> for a <i>dwelling</i> having one and one-half <i>storeys</i>	27.0 m
g)	Minimum <i>separation distance</i> between <i>dwellings</i>	1.2 m
h)	Maximum number of <i>storeys</i> (2016-13)	One and one-half <i>storeys</i>
i)	Maximum <i>building coverage</i>	36% of <i>lot area</i>
j)	Maximum <i>net floor area</i> for a clubhouse	200.0 m ²
15.164.3 Zone Provisions for Block 2		
The following regulations apply on lands identified as Block 2 on Figure 15.164.1:		
a)	Maximum number of <i>dwelling units</i>	28
15.164.4 Special Site Figures		
Figure 15.164.1		
Special Provision 164 		

Special Provisions

165 (Old 527)	1276-1344 (even) and 1384-1540 (even) Cornwall Road	Parent Zone: E2
Map 19(9)	(Part of Lots 6, 7, and 8, Concession 3 S.D.S.)	(1992-064) (2000-076) (2000-080) (2000-133)
15.165.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i> abutting a Residential Zone on Maple Grove Drive	30.0 m
b)	<i>Minimum rear yard</i>	27.0 m
c)	Minimum width of <i>landscaping</i> required adjacent to a Residential Zone	15.0 m
d)	Minimum <i>landscaping coverage</i> exclusive of widths of <i>landscaping</i> required by subsection (c) above	10% of <i>lot area</i>

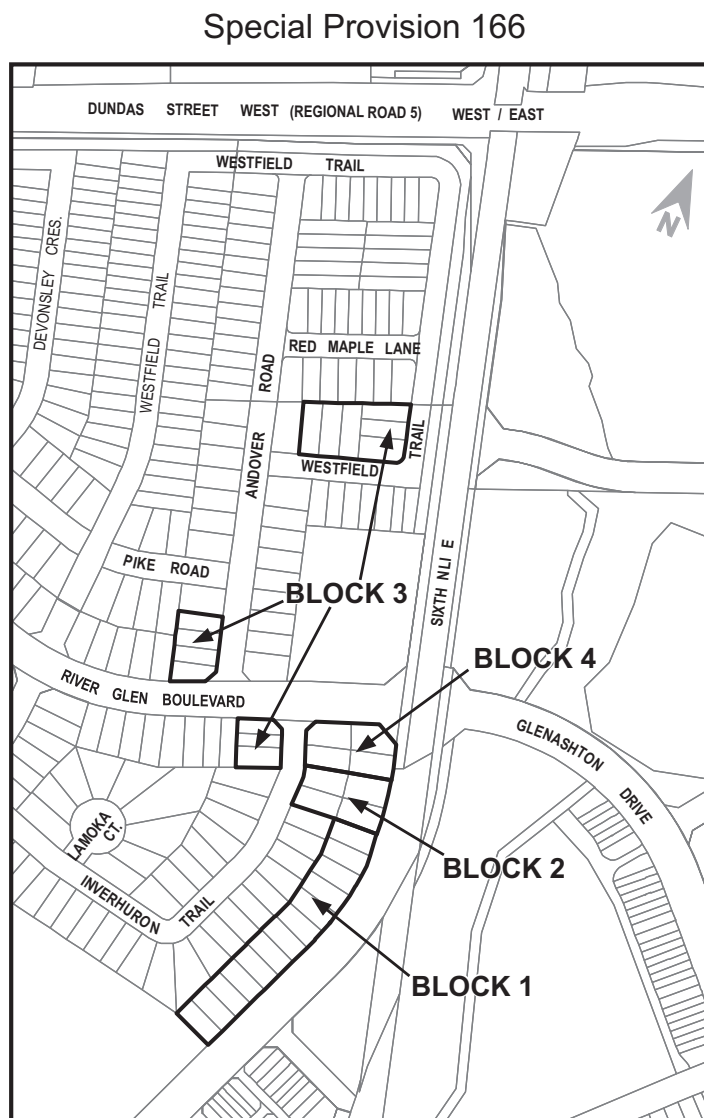
Special Provisions

166 (Old 531)	Sixth Line, Inverhuron Trail, River Glen Boulevard, Andover Road, Westfield Trail (Part of Lots 16, 17, and 18, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(21)		(1991-62) (1991-63) (1996-95) (1996-96) (2008-051)
15.166.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.166.1:		
a)	<i>Minimum front yard</i>	9.0 m
15.166.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.166.1:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard</i> for a <i>private garage</i>	7.5 m
c)	Maximum combined <i>driveway</i> width between <i>Lots 5</i> and <i>6</i>	5.4 m
d)	<i>Driveway</i> access to <i>Lots 3</i> and <i>4</i> shall be provided as a right-of-way over <i>Lots 5</i> and <i>6</i> .	
15.166.3 Prohibited Uses for Block 3 Lands		
The following <i>use</i> is prohibited to lands identified as Block 3 on Figure 15.169.1:		
a)	<i>Semi-detached dwellings</i>	
15.166.4 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.169.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum front yard</i> for a <i>private garage</i>	7.5 m
c)	Maximum <i>residential floor area</i> per <i>dwelling unit</i>	115.0 sq.m
15.166.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.169.1:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard</i> for a <i>private garage</i>	7.5 m
c)	Minimum flankage along <i>daylight triangles</i> for <i>lots 1</i> and <i>8</i>	1.0 m
d)	Maximum combined <i>driveway</i> width between <i>Lots 7</i> and <i>8</i>	5.4 m
e)	<i>Driveway</i> access to <i>Lots 1</i> and <i>2</i> shall be provided as a right-of-way over <i>Lots 7</i> and <i>8</i> .	

Special Provisions

15.166.6 Special Site Figures

Figure 15.166.1



Special Provisions

167 (Old 531)	River Oaks Development Inc. (Part of Lots 16, 17, and 18, Concession 1 S.D.S.)	Parent Zone: RL8
Map 19(21)		(1991-062) (1996-095) (2008-051)
15.167.1 Zone Provisions		
The following <i>use</i> is prohibited:		
a)	<i>Detached dwellings</i>	
15.167.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	464.5 sq.m
b)	Minimum <i>lot frontage</i>	15.0 m
c)	Maximum <i>residential floor area</i> per dwelling unit	125.0 sq.m
d)	Maximum <i>building height</i>	10.5 m
e)	<i>Minimum front yard</i> for a private garage	7.5 m
f)	<i>Minimum side yard</i>	2.4 m
g)	<i>Minimum side yard</i> with an attached private garage	1.2 m
h)	Minimum <i>separation distance</i> between buildings	3.0 m
i)	Maximum <i>lot coverage</i> for an accessory structure	10%

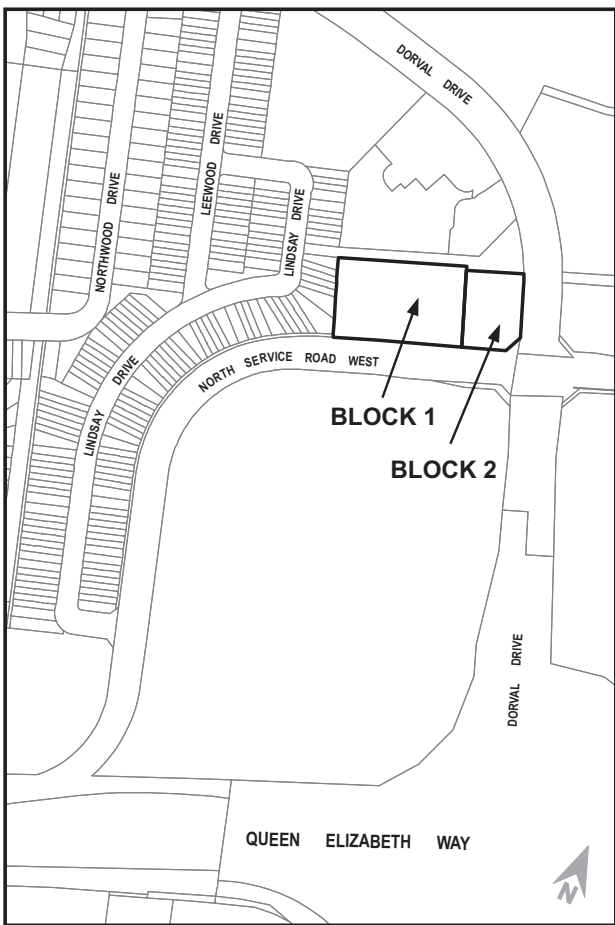
Special Provisions

168 (Old 731)	2231 Wyecroft Road (Part of Lot 28, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(5)		(2002-046)
15.168.5 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Transportation terminal</i>	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	

Special Provisions

169 (Old 654)	56 Water Street	Parent Zone: RL7-0
Map 19(7)	(Part of Lot 14, Concession 4 S.D.S.)	(1998-11) (2008-051)
15.169.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	A <i>surface parking area</i> for the exclusive <i>use</i> of the Oakville Club	

Special Provisions

170 (Old 538)	243, 247, 251 North Service Road West and 1122 Dorval Drive (Part of Lot 18, Concession 2 S.D.S.)	Parent Zone: C3
Map 19(14)		(1991-108)
15.170.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.170.1:		
a)	Maximum <i>height</i>	3 storeys
b)	Minimum width of <i>landscaping</i> abutting <i>rear lot line</i>	4.0 m
15.170.2 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.170.1:		
a)	Minimum <i>rear yard</i>	1.0 m
15.170.3 Special Site Figures		
Figure 15.170.1 Special Provision 170 		

Special Provisions

171 (Old 542)	1065, 1067, and 1079 Lakeshore Road East (Part of Lot 10, Concession 3 S.D.S.)	Parent Zone: RL1-0
Map 19(9)		(1990-70) (1999-19)
15.171.1 Zone Provisions		
The following regulation applies:		
a)	Maximum <i>residential floor area ratio</i>	40%

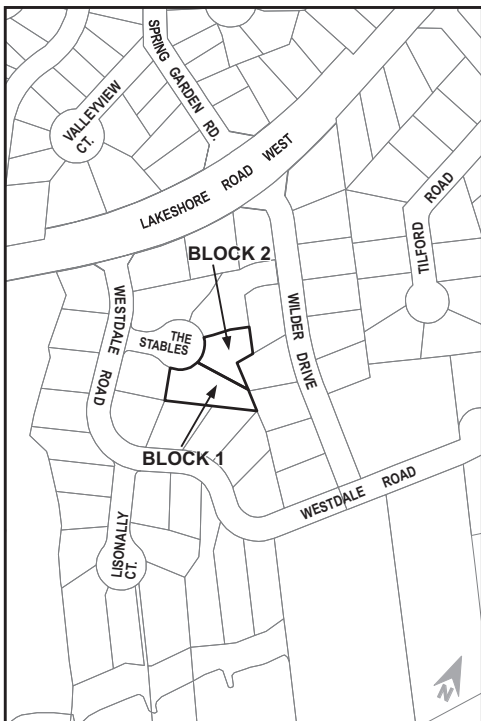
Special Provisions

172 (Old 543)	10 Burnet Street and 64 Forsyth Street (Part of Lots 7 and 9, Block 72, Plan 1) (Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RL5-0
Map 19(8)		(1991-238)
15.172.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	346.0 sq.m
b)	<i>Minimum front yard</i> for the <i>structure</i> legally existing on October 16, 1991	1.0 m
c)	<i>Minimum front yard</i>	4.0 m
d)	<i>Minimum flankage yard</i> for the <i>structure</i> legally existing on October 16, 1991	0.9 m
e)	<i>Minimum interior side yard</i> for the <i>structure</i> legally existing on October 16, 1991	3.6 m
f)	<i>Minimum interior side yard</i> on a <i>corner lot</i> for an <i>accessory structure</i> from the southerly <i>lot line</i>	3.3 m
g)	<i>Minimum rear yard</i> on an <i>interior lot</i> for an <i>accessory structure</i> from the westerly <i>lot line</i>	3.0 m

Special Provisions

173 (Old 545)	Oak Bliss Crescent, Oak Hollow, Fox Hollow, Glen Valley Road, Old Oak Drive	Parent Zones: RL9, RL10
Map 19(20)	(Part of Lots 21 and 22, Concession 1 S.D.S.)	(1992-015) (1995-129) (2006-002) (2007-096) (2008-051)
15.173.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard for a private garage</i>	6.0 m
c)	<i>Minimum rear yard</i>	2.4 m
d)	<i>Maximum height</i>	7.5 m
e)	<i>Maximum height of any portion of a dwelling within 3.5 m of the rear lot line</i>	4.0 m
f)	<i>Minimum separation distance between buildings</i>	1.2 m
g)	<i>Maximum allowable projection into the separation distance required by Section 15.173.1(f)</i>	0.5 m
h)	<i>Maximum driveway width per dwelling unit</i>	3.5 m

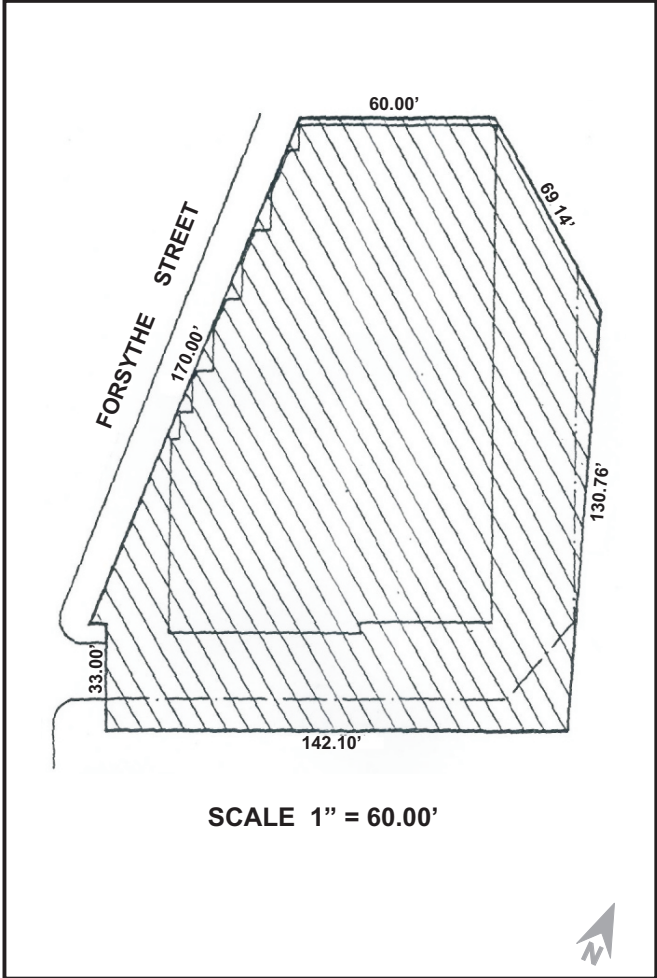
Special Provisions

174 (Old 546) Map 19(3)	Westdale Road, The Stables, and Lisonally Court (Part of Lots 21 and 22, Concession 4 S.D.S.)	Parent Zone: RL1 (1996-62)
15.174.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum <i>height</i>	7.5 m
15.174.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.174.1:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum rear yard</i>	12.5 m
c)	Minimum southeasterly <i>side yard</i>	6.0 m
d)	Maximum <i>residential floor area</i>	630.0 sq.m
15.174.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.174.1:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum rear yard</i>	4.2 m
c)	Minimum northeasterly <i>side yard</i> to the <i>lot line</i> of Lots 15 and 16, Registered Plan 1447	15.0 m
d)	Maximum <i>residential floor area</i>	695.0 sq.m
15.174.4 Special Site Figures		
Figure 15.174.1		
Special Provision 174 		

Special Provisions

175 (Old 549)	153-163 Dunn Street (Lot 5, Block 89, Registered Plan 1) (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(8)		(1993-84)
15.175.4 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.0 m
b)	<i>Minimum rear yard for an uncovered platform</i>	2.7 m

Special Provisions

176 (Old 550) Map 19(8)	81-93 Forsythe Street (Part of Lots 2 and 3, Block 108 and Part of Burnett Street Register, Plan 1) (Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RM1 (1993-84)
15.176.1 Zone Provisions		
The following regulations apply:		
a) <i>Minimum yards</i> , all yards, shall be in accordance with the <i>building</i> envelope in crosshatch attached in Figure 15.176.1.		
b) Maximum <i>height</i> , excluding rooftop mechanical equipment		93.7 m geodetic elevation
15.176.2 Special Site Figures		
Figure 15.176.1		
Special Provision 176  SCALE 1" = 60.00'		

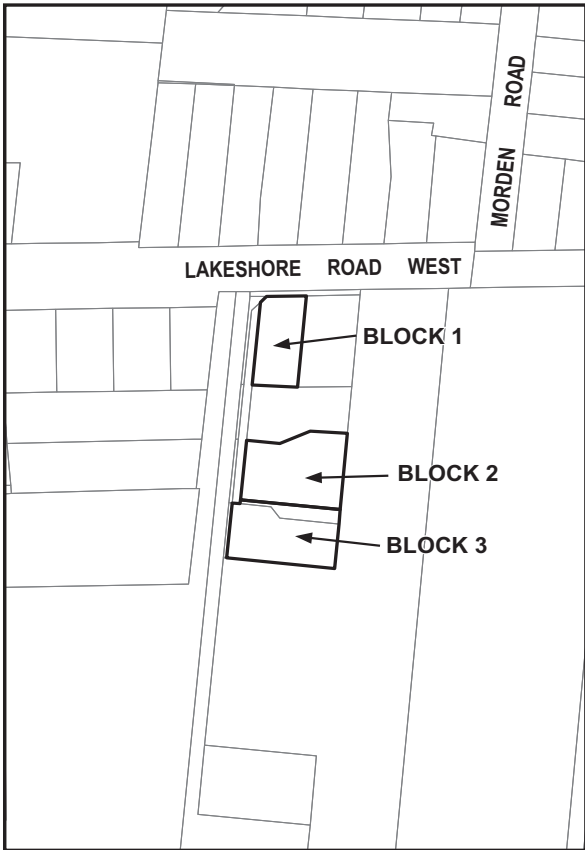
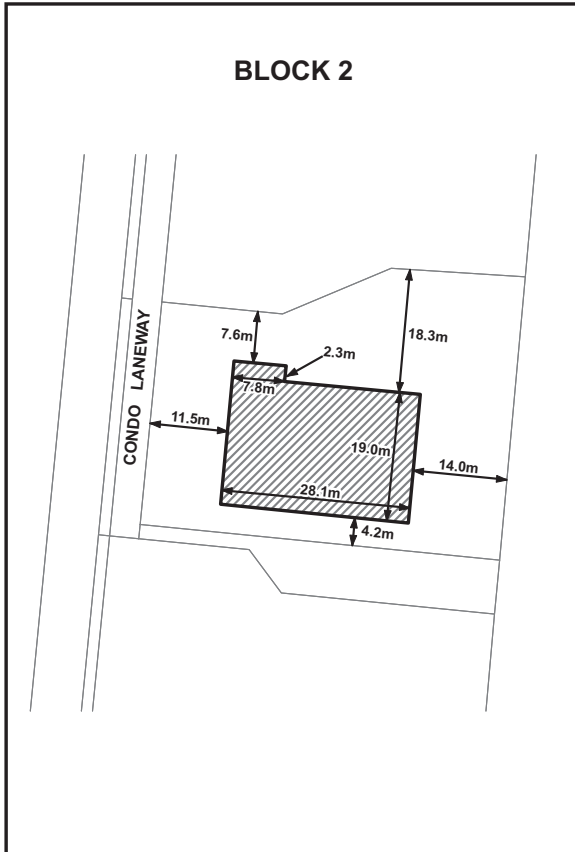
Special Provisions

177 (Old 524)	1169 and 1267 Dorval Drive	Parent Zone: RM1
Map 19(14)	(Part of Lots 17, 18, and 19, Concession 2 S.D.S.)	(1991-153) (1998-16)
15.177.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum interior side, flankage, and rear yards</i>	7.5 m

Special Provisions

178	271 Oak Park Boulevard and 256, 260, and 294 Hays Boulevard (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU2, MU4
Map 19(22a)		(2009-062) (2015-018)
15.178.1 Prohibited Uses		
The following <i>uses</i> are prohibited in a <i>building</i> containing only one <i>storey</i> :		
a)	<i>Commercial school</i>	
b)	<i>Place of worship</i>	
15.178.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>yard</i> , all yards	0.0 m
b)	Maximum <i>front yard</i> (Oak Park Boulevard)	3.0 m
c)	Maximum <i>flankage yard</i> abutting Taunton Road	4.0 m
d)	Maximum <i>flankage yard</i> abutting Trafalgar Road	7.0 m
e)	Minimum <i>height</i>	4.5 m
f)	Minimum <i>height</i> fronting onto Oak Park Boulevard	8.0 m
g)	Minimum number of <i>storeys</i>	Shall not apply

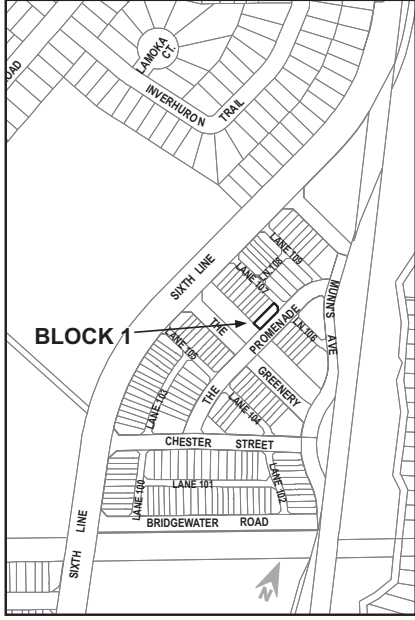
Special Provisions

179 (Old 555) Map 19(7)	376, 378, 382 and 384 Lakeshore Road West (Part of Lot 18, Concession 4 S.D.S.)	Parent Zone: RL1-0 (1992-215) (2008-174)
15.179.1 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.179.1:		
a)	Minimum easterly <i>side yard</i>	2.4 m
15.179.2 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.179.1:		
a)	Minimum yards, all yards	As shown on Figure 15.179.2
15.179.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.179.1:		
a)	The western <i>lot line</i> shall be deemed to be the <i>front lot line</i> .	
b)	Minimum <i>front yard</i>	10.5 m
15.179.4 Special Site Figures		
Figure 15.179.1		
Figure 15.179.2		
Special Provision 179-1 		
Special Provision 179-2 		

Special Provisions

180 (Old 557)	2379-2437 Sixth Line, The Greenery, Chester Street, Bridgewater Road, The Promenade, and 2340-2442 Munn’s Avenue (Part of Lot 16, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(21)		(1993-7) (2006-002) (2007-096) (2008-051) (2010-057) (2014-014) (2015-018) (2017-025)
15.180.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Detached dwelling</i>	
b)	<i>Semi-detached dwelling</i>	
15.180.2 Additional Permitted Uses for Block 1		
The following additional <i>uses</i> permitted:		
a)	<i>Retail store</i>	
15.180.3 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum front yard</i>	3.0 m
b)	<i>Minimum interior side yard</i>	1.2 m
c)	<i>Minimum flankage yard</i>	2.0 m
d)	<i>Minimum interior side yard</i>	1.2 m
e)	<i>Minimum rear yard</i>	11.0 m
f)	Maximum <i>dwelling depth</i> measured from the <i>front lot line</i> to the exterior rear wall of the <i>dwelling</i>	18.0 m or 19.0 m where the depth of the <i>front yard</i> is 4.0 m or greater
g)	Maximum <i>floor area</i> for a detached <i>private garage</i>	36.0 sq.m
h)	<i>Minimum side yard</i> for detached garages	0.0 m
i)	Maximum <i>height</i> for an <i>accessory building</i>	6.5 m
j)	Maximum projection for covered unenclosed <i>structures</i> including exterior stairs, <i>balconies</i> , <i>decks</i> and <i>porches</i> .	2.7 m into <i>front yard</i> 3.0 m into <i>rear yard</i> 1.7 m into <i>flankage yard</i>
k)	A <i>private garage</i> and a <i>parking space</i> are only permitted in a <i>rear yard</i> . Notwithstanding this, an outdoor <i>parking space</i> is permitted to encroach into a <i>flankage yard</i> provided the majority of the <i>parking space</i> is located within the <i>rear yard</i> .	
l)	Minimum rear yard setback to a <i>private garage</i> (2017-025).	As legally existing on the effective date of this By-law
15.180.4 Zone Provisions for Block 1 Lands		
The following regulations apply to a <i>retail store</i> located on lands identified as Block 1 on Figure 15.180.1:		
a)	Maximum <i>net floor area</i> for a <i>retail store</i>	100.0 sq.m
b)	A <i>retail store</i> shall only be permitted in a <i>detached dwelling</i> on a <i>lot</i> having minimum <i>lot frontage</i> of 9.0 m	

Special Provisions

c)	A <i>retail store</i> shall only be located on the <i>first storey</i> .
d)	No minimum <i>parking spaces</i> shall be required.
15.180.5 Special Site Figures	
Figure 15.180.1	
Special Provision 180 	
15.180.6 Special Site Provisions	
The following additional provisions apply:	
a)	For the purpose of calculating the <i>minimum yards</i> and <i>lot area</i> on a <i>public road</i> , the publicly owned 0.3 metre reserve and daylight triangles adjoining the <i>lot</i> shall be deemed to be part of the <i>lot</i> .
b)	A <i>lot</i> abutting a public park accessed by a <i>lane</i> shall be deemed to comply with Section 4.13, relating to <i>lot frontage</i> requirements, of this By-law. (2015-018)

Special Provisions

181 (Old 557)	23 and 43 Chester Street, and 2368, 2386, 2400, and 2414 Munn’s Avenue (Part of Lot 16, Concession 4 S.D.S.)	Parent Zone: RM4
Map 19(21)		(1993-7) (2006-002) (2007-096) (2008-051) (2010-057)
15.181.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	3.0 m
b)	Minimum interior side yard	2.0 m
c)	Minimum flankage yard	3.0 m
d)	Minimum rear yard	7.5 m but may be reduced to 0.0 m to a maximum of 75% of the length of the lot line
e)	Maximum lot coverage	60%
f)	Maximum storeys	3
g)	Maximum height	10.5 m
h)	Maximum projection for all covered unenclosed structures including exterior stairs, balconies, and porches.	2.7 m into front yard 3.0 m into rear yard 1.7 m into flankage yard
15.181.2 Special Site Provisions		
The following additional provision applies:		
a)	For the purpose of calculating the minimum yards, lot area and lot frontage on a public road, the publicly owned 0.3 metre reserve and daylight triangles adjoining the lot shall be deemed to be part of the lot.	

Special Provisions

182 (Old 559)	2045 Sixth Line (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(22)		(1993-66)
15.182.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Private school</i>	
b)	<i>Day care</i>	
15.182.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	3.5 m
b)	<i>Minimum interior side yard, south side</i>	4.1 m

Special Provisions

183 (Old 560)	1001 Summit Ridge Drive (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RL3
Map 19(21)		(1993-69)
15.183.1 Zone Provisions		
The following regulation applies:		
a)	<i>Minimum yards, all yards</i>	7.5 m

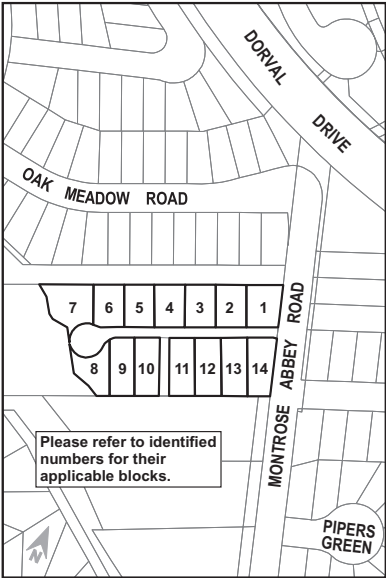
Special Provisions

184 (Old 562)	2031 Oxford Ave	Parent Zone: RL5
Map 19(21)	(Part of Lot 17, Concession 1 S.D.S.)	(2000-215)
15.184.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum yard abutting the daylight triangle</i>	1.0 m

Special Provisions

185 (Old 565)	1006-1031 Friar's Court (Part of Lot 21, Concession 2 S.D.S.)	Parent Zone: RL4-0
Map 19(13)		(1994-123)
15.185.1 Zone Provisions for All Lands		
The following regulation applies to all lands identified as subject to this Special Provision:		
a)	Maximum <i>floor area</i> for the second floor	45% of the main <i>floor area</i>
15.185.2 Zone Provisions for Block 1 and 2 Lands		
The following regulations apply to lands identified as Blocks 1 and 2 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	2.0 m
b)	<i>Minimum rear yard</i>	6.0 m
15.185.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.185.2:		
a)	<i>Minimum front yard</i>	9.0 m
b)	<i>Minimum rear yard</i>	8.5 m
15.185.4 Zone Provisions for Block 4 and 5 Lands		
The following regulations apply to lands identified as Blocks 4 & 5 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum rear yard</i>	10.0 m
15.185.5 Zone Provisions for Block 4 and 5 Lands		
The following regulations apply to lands identified as Blocks 4 & 5 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum rear yard</i>	10.0 m
15.185.6 Zone Provisions for Block 7 and 8 Lands		
The following regulations apply to lands identified as Blocks 7 & 8 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum rear yard</i>	7.5 m
15.185.6 Zone Provisions for Block 9 and 14 Lands		
The following regulations apply to lands identified as Blocks 9 to 14 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum rear yard</i>	17.0 m

Special Provisions

15.185.7 Special Site Figures	
Figure 15.185.1	Special Provision 185 
15.185.8 Special Site Provisions	
The following additional provisions apply:	
a)	For the purposes of this By-law, the private <i>driveway</i> as shown on figure 15.185.1 shall be considered a public road and the <i>lot</i> frontages on the private <i>driveway</i> for the individual blocks shall be used for the purpose of determining setbacks;
b)	For the purposes of this By-law, Blocks 1-14 as shown on Figure 15.185.1 are deemed to be <i>lots</i> .

Special Provisions

186 (Old 566) Map 19(9)	560 Maplegrove Road (Part of Lot 6, Concession 3 S.D.S.)	Parent Zone: E2 (1994-123)
15.186.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Outside storage of railway and transport truck containers; provided such storage is not unsightly storage.	
15.186.2 Zone Provisions		
The following regulations apply:		
a)	Minimum setback for <i>outside storage</i> from all <i>lot lines</i>	3.0 m
b)	Maximum <i>lot coverage</i> for <i>outside storage</i>	Shall not apply

Special Provisions

187 (Old 570)	Southwest corner of Hixon Street and Nelson Street (Part of Lot 29, Concession 4 S.D.S.)	Parent Zone: RL5-0
Map 19(2)		(1994-48)
15.187.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i> for each <i>lot</i>	500.0 sq.m
b)	Maximum <i>residential loor area</i> on a <i>corner lot</i>	180.0 sq.m
c)	Maximum <i>residential floor area</i> on an <i>interior lot</i>	205.0 sq.m
d)	Maximum <i>private garage floor area</i> for each <i>lot</i>	36.0 sq.m
e)	Maximum <i>height</i>	8.5 m
f)	<i>Minimum interior side yard</i>	1.2 m on all sides
g)	Maximum allowable projection for an <i>uncovered platform</i> into <i>rear yard</i> for each <i>lot</i>	3.0 m
h)	Minimum <i>driveway</i> setback for <i>corner lot</i> from the northerly <i>lot line</i> .	10.0 m

Special Provisions

188 (Old 572)	203-231 North Service Road West (Part of Lots 17 and 18, Concession 2 S.D.S.)	Parent Zone: C1
Map 19(14)		(1995-73)
15.188.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i> from the limit of the Natural Area N Zone	3.0 m
b)	Maximum <i>net floor area</i> permitted to be occupied by a single <i>premises</i>	Shall not apply
c)	Footnote 1 of Table 9.2, relating to <i>drive-through facility</i> locations, shall not apply	

Special Provisions

189 (Old 573)	2360-2370 East Gate Crescent (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RL8
Map 19(21)		(1994-87)
15.189.1 Zone Provisions		
The following regulation applies:		
a)	<i>Minimum rear yard</i>	10.5 m

Special Provisions

190 (Old 574)	2232 Sheridan Garden Drive (Part of Lot 2, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(17)		(1994-79) (2008-051)
15.190.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Private school</i>	
b)	<i>Place of worship</i>	
15.190.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	25.0 m
b)	<i>Minimum interior side yard, west side</i>	7.5 m
c)	<i>Minimum interior side yard, east side</i>	16.0 m
d)	<i>Minimum rear yard</i>	70.0 m
e)	Maximum number of <i>storeys</i>	2
f)	Maximum <i>height</i>	10.5 m
g)	Minimum <i>landscaping coverage</i>	25%

Special Provisions

191	70 Old Mill Road	Parent Zone: RH
Map 19(8b)	(Part of Lots 14 and 15, Concession 3 S.D.S.)	(1994-144) (2002-018) (2003-138) (2007-096) (2008-051) (2013-106) (2015-018) LOP 20.5.11(a) (2015-079) (2022-047)
15.191.1 Additional Permitted Uses for Block 2		
The following additional <i>uses</i> are permitted on lands identified as Block 2 on Figure 15.191.1:		
a)	<i>Retail store</i>	
b)	<i>Service commercial establishment</i>	
c)	<i>Business Office</i>	
d)	<i>Medical Office</i>	
e)	<i>Restaurant</i>	
15.191.2 Zone Provisions for Block 1		
The following regulations apply for lands identified as Block 1 on Figure 15.191.1:		
a)	Maximum <i>number of dwelling units</i> at 40 Old Mill Road	113, plus one superintendent suite
b)	Maximum <i>number of dwelling units</i> at 50 Old Mill Road	102, plus one superintendent suite
c)	Maximum <i>number of dwelling units</i> at 60 Old Mill Road	92, plus one superintendent suite
d)	Maximum <i>height</i>	As legally existing on the <i>lot</i> on the effective date of this By-law
e)	Maximum <i>lot coverage</i>	As legally existing on the effective date of this By-law
f)	Minimum <i>yard</i> abutting a <i>railway corridor</i>	20.0 m
g)	Minimum <i>landscaping coverage</i>	30%
15.191.3 Zone Provisions for Block 2		
The following regulations apply to the lands identified as Block 2 on Figure 15.191.1:		
a)	The <i>lot line</i> abutting Cornwall Road shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>front yard</i> (Cornwall Road)	1.8 m
c)	Minimum <i>flankage yard</i> (Old Mill Road)	1.8 m
d)	Minimum <i>interior side yard</i>	1.5 m
e)	Minimum <i>rear yard</i>	1.5 m
f)	Minimum <i>setback</i> or <i>yards</i> for any portion of a <i>parking structure</i>	0.0 m
g)	Minimum <i>building setback</i> from a <i>railway corridor</i>	25.0 m
h)	Maximum <i>number of dwelling units</i>	154
i)	Maximum <i>net floor area</i> for non-residential <i>uses</i>	155.0 sq.m
j)	Maximum <i>height</i>	46.0 m
k)	Minimum <i>number of storeys</i>	8

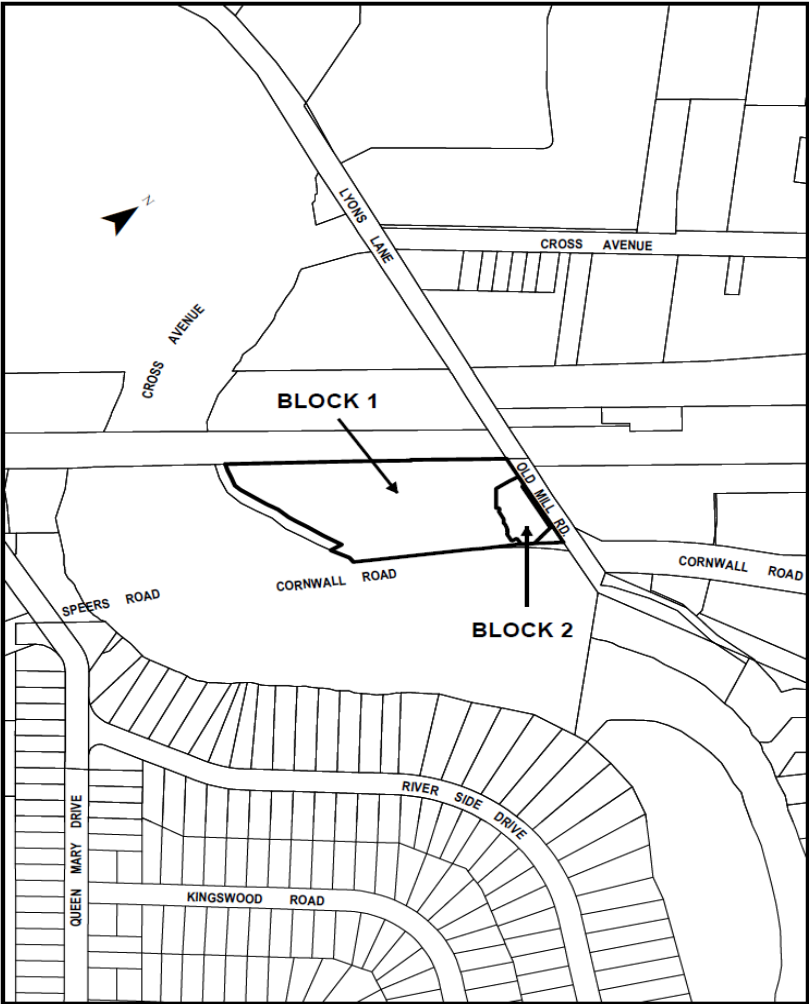
Special Provisions

l)	Maximum number of <i>storeys</i>	12
m)	Notwithstanding section 15.191.3 l), additional <i>storey</i> permitted for a <i>mezzanine</i> that is open and unenclosed except for the partitions associated with an elevator	1
n)	<i>Floor area</i> for the <i>mezzanine</i> permitted as an additional <i>storey</i> shall be a maximum of 40% of the <i>floor area</i> in which it is located.	
o)	Maximum total projection of a <i>balcony</i> beyond the <i>main wall</i> of the second <i>storey</i> in any <i>yard</i>	3.5 m
p)	Maximum total projection of a <i>balcony</i> beyond the <i>main wall</i> above the second <i>storey</i> in any <i>yard</i>	2.0 m
q)	<i>Balconies</i> may encroach into <i>flankage</i> and <i>interior side yards</i>	
r)	Minimum <i>lot area</i>	Shall not apply
s)	Minimum <i>lot frontage</i>	Shall not apply
t)	Maximum <i>lot coverage</i>	Shall not apply
u)	Minimum width of <i>landscaping</i> required along any lot line and any <i>surface parking area</i>	0.0 m
v)	Minimum setback for a <i>surface parking area</i> from a <i>building</i> or structure	0.0 m
w)	Minimum setback for <i>landscape</i> features from any lot line	0.0 m
15.191.4.1 Parking Provisions for Block 1		
The following parking regulations apply to lands identified as Block 1 on Figure 15.191.1:		
a)	Minimum number of <i>parking spaces</i> permitted to be provided as <i>tandem parking spaces</i>	20%, and visitor <i>parking spaces</i> shall not be permitted to be provided in tandem
b)	Minimum number of <i>parking spaces</i> for a superintendent suite	1 per suite
c)	Minimum number of <i>parking spaces</i> for all non-residential <i>uses</i>	0
d)	Visitor <i>parking spaces</i> can be located on any <i>lot</i> subject to this Special Provision	
15.191.4.2 Parking Provisions for Block 2		
The following parking regulations apply to lands identified as Block 2 on Figure 15.191.1:		
a)	Minimum number of <i>parking spaces</i> for an <i>apartment dwelling</i>	0.75 per <i>dwelling unit</i> , plus 0.15 <i>parking spaces</i> per <i>dwelling unit</i> for visitors <i>parking spaces</i>
b)	Maximum number of <i>parking spaces</i> for an <i>apartment dwelling</i>	1.1 per <i>dwelling unit</i> , plus 0.15 <i>parking spaces</i> per <i>dwelling unit</i> for visitors <i>parking spaces</i>
c)	Ventilation shafts, stairs and stairways associated with a <i>parking structure</i> are not permitted in the <i>front yard</i> or <i>flankage yard</i> .	
d)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric motor vehicle supply equipment.	
e)	Visitor <i>parking spaces</i> can be located on any <i>lot</i> subject to this Special Provision.	

Special Provisions

15.191.5 Special Site Figures

Figure 15.191.1



15.191.6 Special Site Provisions

The following additional provisions apply:

- | | |
|----|---|
| a) | A superintendent suite is not a <i>dwelling unit</i> for the purposes of this By-law. |
| b) | <i>Established grade</i> shall be the 101.24 metre geodetic elevation. |

Special Provisions

192 (Old 579)	2379-2431 Trafalgar Road (Part Lot 12, Concession 1 S.D.S.)	Parent Zone: C2
Map 20(22)		(1994-152) (1995-108) (2007-096) (2008-051)
15.192.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Motor vehicle service station</i>	
b)	<i>Motor vehicle washing facility</i>	
15.192.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>flankage yard</i> (Postridge Drive)	2.0 m
b)	Minimum <i>yard</i> abutting the Natural Area (N) <i>Zone</i>	7.5 m
15.192.3 Special Site Provisions		
The following additional provisions apply:		
a)	Maximum <i>height</i> for the south west corner of the property and within 60.0 m of the <i>lot line</i> abutting Trafalgar Road and Postridge Drive	16.0 m
b)	Maximum number of <i>storeys</i> for the south west corner of the property and within 60.0 m of the <i>lot line</i> abutting Trafalgar Road and Postridge Drive	4

Special Provisions

193 (Old 595) Map 19(19)	West side of Third Line, North of Upper Middle Road (Part of Lots 26 and 27, Concession 1 S.D.S.)	Parent Zones: RL9, RM1
		(1995-113) (1996-142) (1996-201) (1999-002) (2000-070) (2000-072)

15.193.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.193.1:

a)	Minimum <i>lot area</i> for an <i>interior lot</i>	240.0 sq.m
b)	Minimum <i>lot area</i> for a <i>corner lot</i>	276.0 sq.m
c)	Minimum <i>front yard</i>	4.5 m
d)	Minimum <i>front yard</i> for a <i>private garage</i>	6.0 m
e)	Minimum <i>interior side yard</i>	1.2 m and 0.3 m
f)	Minimum <i>flankage yard</i>	3.0 m
g)	Minimum <i>separation separation distance between dwellings</i>	1.5 m
h)	Maximum <i>driveway width</i>	3.5 m
i)	Maximum <i>lot coverage</i>	35%

15.193.2 Zone Provisions for Block 2 Lands

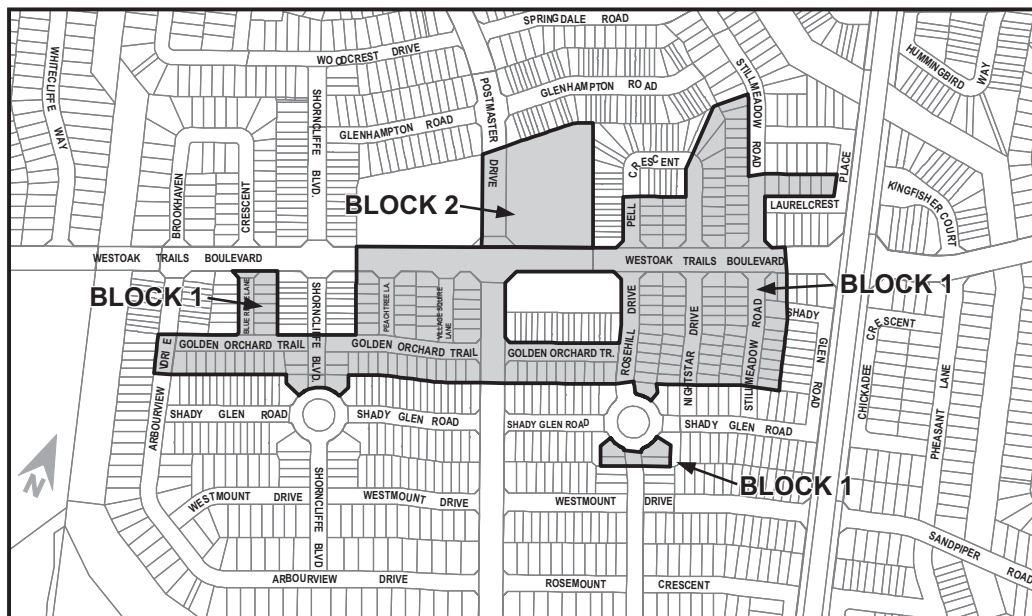
The following regulations apply to lands identified as Block 2 on Figure 15.193.2:

a)	Minimum <i>front yard</i> (Westoak Trails Boulevard)	4.5 m
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15.193.3 Special Site Figures

Figure 15.193.1

Special Provision 193



Special Provisions

194 (Old 599)	Ravineview Way and Nichols Drive (Part of Lots 11 and 12, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(22)		(1995-171) (1998-265)
15.194.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard for a private garage</i>	6.0 m
c)	<i>Minimum separation distance between blocks of dwelling units</i>	3.5 m

Special Provisions

195 (Old 600)	2184-2230 West Oak Trails, 1145-1179 Treetop Terrace, and 2157-2199 Oakpoint Road (Part of Lot 22, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(20)		(1995-179)

15.195.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum <i>lot area</i>	Shall not apply
b)	Minimum <i>lot frontage</i>	Shall not apply
c)	Minimum <i>flankage yard</i>	2.0 m
d)	Minimum <i>side yard</i> for an <i>accessory building or structure</i>	0.0 m
e)	Maximum <i>lot coverage</i>	Shall not apply
f)	Minimum setback for a detached garage from a private road	0.5 m

15.195.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.195.1:

a)	Minimum <i>front yard</i>	3.0 m
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15.195.3 Zone Provisions for Block 2 Lands

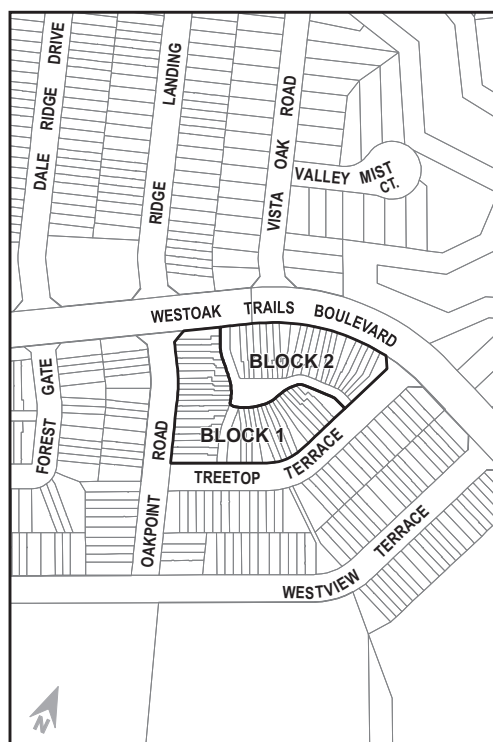
The following regulations apply to lands identified as Block 2 on Figure 15.195.1:

a)	Minimum <i>front yard</i>	4.0 m
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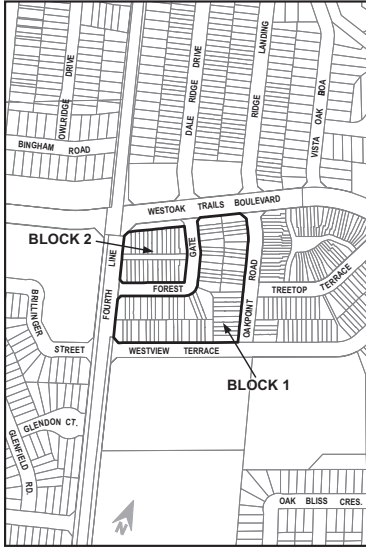
15.195.4 Special Site Figures

Figure 15.195.1

Special Provision 195



Special Provisions

196 (Old 601)	Forest Gate Park, 2158-2186 Oakpoint Rd, 1225-1259 Westview Terrace, 2240-2274 Westoak Trail, and 2145-2175 Fourth Line (Part of Lot 22, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(20)		(1995-180) (1995-180)
15.196.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum front yard</i>	3.0 m
b)	<i>Minimum front yard for porches</i>	1.5 m
c)	<i>Minimum flankage yard for porches</i>	1.5 m
d)	<i>Minimum setback from daylight triangle</i>	1.0 m
15.196.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.196.1:		
a)	<i>Minimum flankage yard</i>	3.0 m
b)	<i>Maximum residential floor area</i>	150.0 sq.m
c)	<i>Maximum residential floor area for dwellings exceeding 7.5 metres in width</i>	170.0 sq.m
d)	<i>Maximum number of storeys for dwellings exceeding 7.5 metres in width</i>	1.5
15.196.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.196.2:		
a)	For lots abutting the Private Open Space (O2) Zone; the lot line abutting the Private Open Space (O2) Zone shall be considered the front lot line.	
b)	<i>Minimum flankage yard</i>	2.0 m
c)	<i>Minimum rear yard for detached garages</i>	0.5 m
d)	<i>Minimum separation distance between the dwelling and the detached garage or parking spaces</i>	6.0 m
15.196.4 Special Site Figures		
Figure 15.196.1 Special Provision 196 		

Special Provisions

197	320-412 Dundas Street East (Part of Lots 12, Concession 1 S.D.S.)	Parent Zone: C2
Map 19(22)		(1995-091)(1995-206) (1996-071) (1996-172) (1998-204) (1999-083) (2000-118) (2000-120) (2001-016) (2001-173) (2004-048) (2006-002) (2007-096) (2008-051) (2012-094) (2014-014) (2015-018) (2016-013) (2017-025)
15.197.1 Additional Permitted Uses for All Lands		
The following additional <i>uses</i> are permitted on all lands identified as subject to this Special Provision:		
a)	Commercial parking area	
b)	Motor vehicle dealership	
c)	Motor vehicle repair facility, but only as an <i>accessory use</i> to a <i>retail store</i>	
d)	Motor vehicle service station	
e)	Motor vehicle washing facility	
15.197.2 Additional Permitted Uses for Block 2		
The following additional <i>uses</i> are permitted on lands identified as Block 2 on Figure 15.197.1:		
a)	Retail propane transfer facility	
15.197.3 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>front yard</i> (Dundas Street)	4.0 m
b)	Minimum <i>width of landscaping</i> required along the front lot line	4.0 m
c)	Minimum setback from the <i>front lot line</i> for <i>uses</i> permitted by Sections 15.197.1(a), (b), (c) and (e)	30.0 m
d)	Notwithstanding Section 15.197.3(c) above, the <i>minimum setback</i> from the <i>front lot line</i> shall not apply where a <i>motor vehicle washing facility</i> is operated in conjunction with a <i>motor vehicle service station</i> .	
e)	Notwithstanding subsection 4.7 (b) of this by-law <i>garbage containment</i> shall only be located within a <i>building</i> .	
15.197.4 Zone Provisions for Block 1 Lands (2016-13)		
The following regulations apply to lands identified as Block 1 on Figure 15.197.1		
a)	Minimum westerly <i>side yard</i>	30.0 m
b)	Maximum area coverage for temporary <i>outside display and sales areas</i>	900.0 sq.m
c)	Permitted yards for a temporary <i>outside display and sales areas</i>	not between a <i>building</i> located entirely within Block 1 and the <i>lot line</i> abutting Dundas Street
d)	Maximum <i>floor area</i> of a temporary <i>structure</i>	93.0 sq.m

Special Provisions

e)	Maximum number of <i>parking spaces</i> permitted to be cumulatively occupied by a temporary <i>outside display and sales area</i> or <i>temporary structure</i>	34, plus any associated <i>aisles</i> shared by two <i>parking spaces</i> occupied by the temporary <i>outside display and sales area</i>
f)	Section 5.1.2, related to exclusive use of <i>parking areas</i> , shall not apply where a temporary <i>structure</i> or <i>temporary outside display and sales area</i> is erected in compliance with this Special Provision.	
g)	Temporary <i>outside display and sales area</i> and temporary <i>structures</i> are permitted for up to a maximum period of 5 months.	

15.197.5 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.197.1

a)	Minimum setback from a Residential Zone for <i>uses</i> permitted by Section 15.197.2(a)	30.0 m
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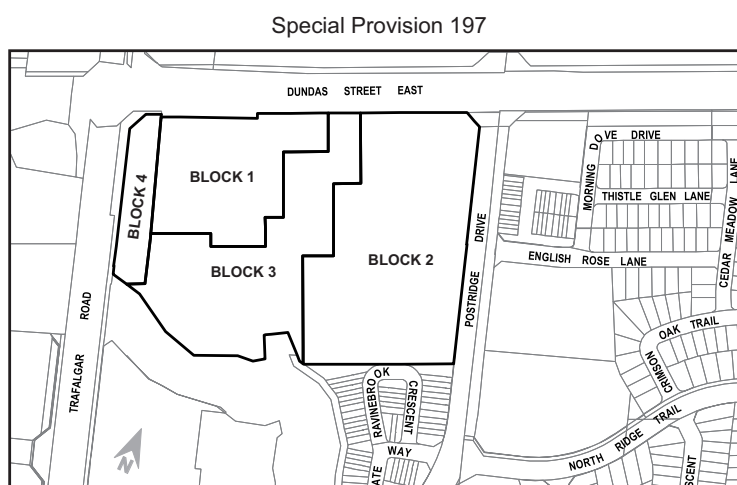
15.197.6 Parking Regulations

The following parking regulations apply:

a)	Minimum number of <i>parking spaces</i> required for an <i>outdoor display and sales area</i>	Zero
b)	An <i>seasonal garden centre</i> is permitted to occupy a maximum of 34 required <i>parking spaces</i> . (2017-025)	

15.197.7 Special Site Figures

Figure 15.197.1



15.197.8 Special Site Provisions

The following additional provisions apply:

a)	<i>Established grade</i> shall be calculated from the finished floor elevation.	
b)	All lands subject to this special provision will be used for the purpose of calculating the minimum <i>landscaping coverage</i> .	
c)	Notwithstanding Table 4.11.2 of this by-law, required widths of <i>landscaping</i> shall only be required along the <i>lot lines</i> abutting a <i>public road</i> and along the <i>lot lines</i> forming the southerly limit of this Special Provision.	

Special Provisions

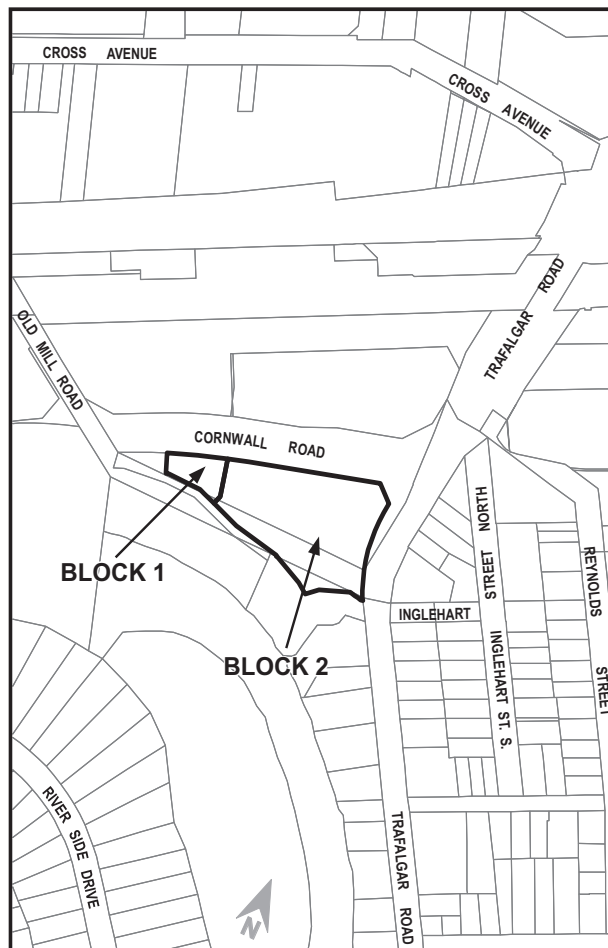
198 (Old 604)	130 Cornwall Road and 456 Trafalgar Road (Part of Lots 13 and 14, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(8)		(1995-213) (1998-126) (1999-219) (2006-002) (2007-096) (2008-051) (2008-074)
15.198.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted on lands identified as Block 1 on Figure 15.198.1:		
a)	One <i>detached dwelling</i>	
15.198.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>lot area</i>	As legally existing on the effective date of this By-law
b)	Minimum <i>landscaping coverage</i>	25%
15.198.3 Zone Provisions for Block 1		
The following regulations apply for lands identified as Block 1 on Figure 15.198.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	Minimum easterly <i>side yard</i>	7.5 m
c)	Minimum westerly <i>side yard</i>	3.0 m
d)	<i>Minimum rear yard</i>	3.0 m
e)	Maximum <i>floor area</i> , including any area in a <i>basement</i>	550.0 sq.m
15.198.4 Zone Provisions for Block 2		
The following regulations apply for lands identified as Block 2 on Figure 15.198.1:		
a)	<i>Minimum yard</i> , all <i>yards</i>	7.5 m
15.198.5 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for a <i>detached dwelling</i>	5, of which 1 shall be a <i>barrier-free parking space</i>
b)	Minimum number of <i>parking spaces</i> for an <i>apartment dwelling</i>	0.45 spaces per <i>dwelling unit</i>

Special Provisions

15.198.6 Special Site Figures

Figure 15.198.1

Special Provision 198

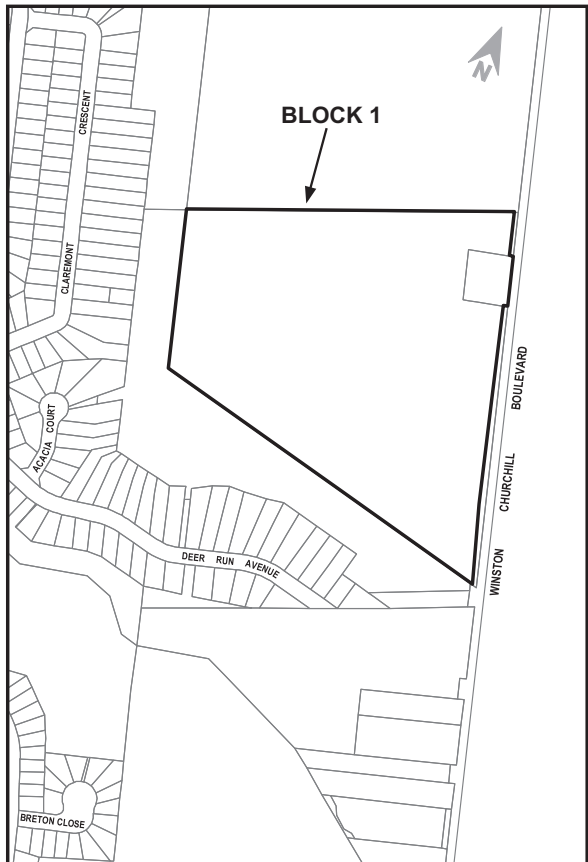


Special Provisions

199 (Old 605)	2300 Cornwall Road	Parent Zone: E2
Map 19(10)	(Part of Lots 2 and 3, Concession 3 S.D.S.)	(1996-9)
15.199.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	5.0 ha
b)	Minimum <i>front yard</i> (Cornwall Road)	15.0 m
c)	Minimum <i>flankage yard</i>	30.0 m
d)	Minimum <i>interior side yard</i>	4.5 m
e)	Minimum <i>rear yard</i>	40.0 m
f)	Maximum <i>height</i>	15.0 m, inclusive of rooftop mechanical equipment
g)	Minimum width of <i>landscaping</i> along the <i>front lot line</i>	9.0 m
h)	Minimum width of <i>landscaping</i> along the <i>flankage lot line</i>	10.0 m
i)	Minimum width of <i>landscaping</i> along the <i>rear lot line</i>	10.0 m
15.199.2 Special Site Provisions		
The following additional provision applies:		
a)	Playing surfaces shall only be used for athletic activities.	

200 (Old 608)	1059A and 1059B Grandeur Crescent	Parent Zone: RL5
Map 19(23)	(Part of Lot 10, Concession 1 S.D.S.)	(1996-28)
15.200.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>interior side yard</i> , both sides	2.4 m
b)	Maximum <i>residential floor area ratio</i>	32%

Special Provisions

201	560-772 Winston Churchill Boulevard (Part of Lot 1, Concession 3 S.D.S.)	Parent Zone: E2 (2002-189) (2006-002) (2008-074) PL140317
15.201.1 Zone Provisions		
The following regulations apply:		
a)	Maximum height within 120.0 metres of the Park (O1) Zone	11.0 m
b)	A loading dock shall not be located between a building and any lot line abutting the Park (O1) Zone.	
c)	All lands identified as Block 1 in Figure 15.201.1, below, shall be considered as one lot for the purposes of applying footnote 6 of Table 10.2, related to maximum net floor area for applicable uses.	
15.201.2 Special Provisions for Outside Storage		
The following additional regulations apply for outside storage:		
a)	Outside storage is permitted anywhere on a lot except within 120 metres of the Park (O1) Zone, in a front yard, or any yard abutting Winston Churchill Boulevard.	
b)	Notwithstanding subsection (a) above, outside storage is not permitted within 80.0 metres of the Park (O1) Zone on lands within 150.0 metres south of the northwest limit of lands subject to this Special Provision.	
c)	Outside storage exceeding 1.8 metres in height is permitted only in a rear yard.	
d)	Outside storage shall not exceed the height of the building.	
15.201.3 Special Site Figures		
Figure 15.201.1		
Special Provision 201		
		

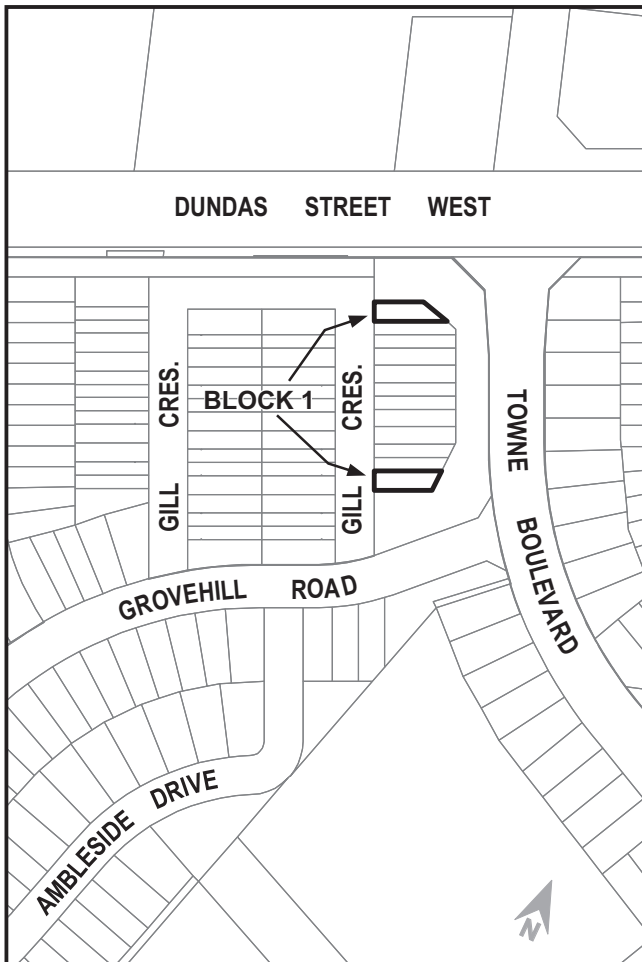
Special Provisions

202 (Old 610)	385 Trafalgar Road	Parent Zone: RL4-0
Map 19(8)	(Part of Lot 13, Concession 3 S.D.S.)	(1996-32)
15.202.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>lodging units</i>	3
15.202.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for a <i>bed and breakfast establishment</i>	6
b)	Maximum number of <i>parking spaces</i> for a <i>bed and breakfast establishment</i> that can be provided as <i>tandem parking spaces</i>	2

Special Provisions

203 (Old 615)	1425 Abbeywood Drive (Part of Lots 24 and 25, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(13)		(1996-111)
15.203.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Semi-detached dwelling</i>	
15.203.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum rear yard</i>	3.5 m
c)	Maximum <i>lot coverage</i>	30%

Special Provisions

204 (Old 643)	South side of Dundas Street, east of Neyagawa Boulevard	Parent Zone: RM1
Map 19(21)	(Part of Lots 19 and 20, Concession 1 S.D.S.)	(1997-19) (1998-10) (2010-057)
15.204.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front yard	4.5 m
b)	Minimum front yard for a private garage	6.0 m
15.204.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.204.1:		
a)	Minimum rear yard	4.0 m
15.204.3 Special Site Figures		
Figure 15.204.1		
Special Provision 204		
		

Special Provisions

205 (Old 645) Map 19(20)	West side of Neyagawa Boulevard, south of Dundas Street West (Part of Lots 21 and 22, Concession 1 S.D.S.)	Parent Zone: RL5, RL9 (1997-138) (2000-053) (2006-002) (2007-096)
15.205.1 Additional Permitted Uses for Block 1 lands		
The following <i>uses</i> are only permitted on lands identified as Block 1 on Figure 15.205.1:		
a)	Detached dwellings	
b)	Accessory residential <i>uses</i> permitted in the parent <i>zone</i>	
15.205.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.205.1:		
a)	Maximum allowable projections for a <i>porch</i> with or without a foundation into <i>front yard</i>	Up to 3.0 m from the <i>front lot line</i>
15.205.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.205.1:		
a)	Minimum <i>front yard</i>	6.0 m
b)	Maximum allowable projections for a <i>porch</i> with or without a foundation into <i>front yard</i>	Up to 3.0 m from the <i>front lot line</i>
15.205.4 Special Site Figures		
Figure 15.205.1		
Special Provision 205		

Special Provisions

206 (Old 653)	2172-2247 North Ridge Trail (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(23)		(1998-6) (2010-057)

15.206.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	6.0 m
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15.206.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.206.1:

a) <i>Minimum rear yard</i>	9.5 m
b) <i>Minimum rear yard</i> for swimming pools	5.0 m
c) <i>Minimum rear yard</i> for accessory buildings	5.0 m

15.206.3 Zone Provisions for Block 2 Lands

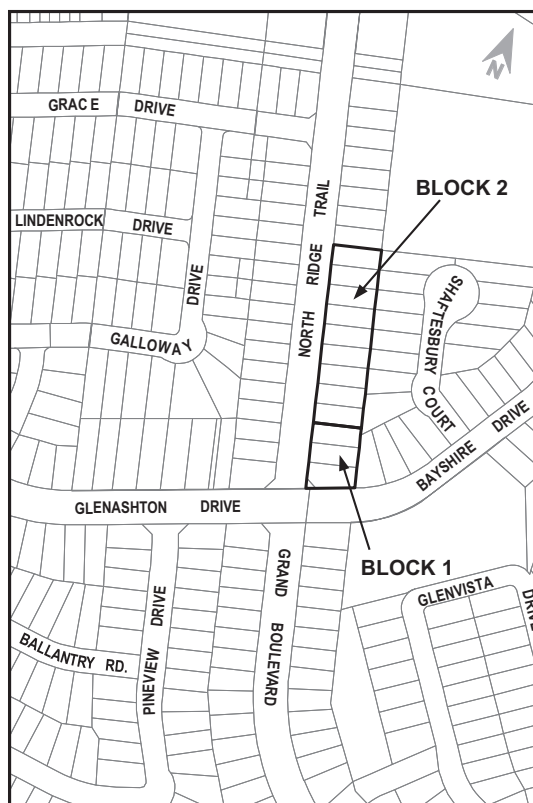
The following regulations apply to lands identified as Block 2 on Figure 15.206.2:

a) <i>Minimum rear yard</i>	12.5 m
b) <i>Minimum rear yard</i> for swimming pools	5.0 m
c) <i>Minimum rear yard</i> for accessory buildings	5.0 m

15.206.4 Special Site Figures

Figure 15.206.1

Special Provision 206



Special Provisions

207 (Old 655)	2005-2097 Winston Park Drive (Part of Lots 1 and 2, Concession 1 S.D.S.)	Parent Zone: E4
Map 19(24)		(1998-34) (1998-171) (2001-007) (2002-052) (2006-002) (2008-051) (2014-014) LOP 27.5.2 (2015-018)
15.207.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	Motor vehicle body shop	
b)	Motor vehicle dealership	
c)	Motor vehicle rental facility	
d)	Motor vehicle repair facility	
e)	Motor vehicle service station	
f)	Motor vehicle washing facility	
15.207.2 Zone Provisions		
The following regulations apply:		
a)	Minimum yard abutting any lot line adjacent to the Stormwater Management Facility (SMF) Zone	0.0 m
b)	Maximum net floor area for retail stores (2015-018)	2,750.0 sq.m
c)	Maximum net floor area percentage for retail stores in any building	10%
d)	Minimum landscaping coverage in a minimum front yard exclusive of any required width of landscaping	25%
e)	Minimum landscaping coverage in any other yard exclusive of any required width of landscaping	10%
f)	Minimum width of landscaping required along any lot line abutting a public road	As legally existing on the effective date of this By-law
15.207.3 Special Site Provisions		
The following additional provisions apply:		
a)	All lands subject to this Special Provision shall be considered to be one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the lot line abutting Upper Middle Road East measured 255.0 metres from its intersection with Winston Park Drive shall be the front lot line.	
c)	The blended rate for lots where multiple premises are located on a lot in all other Commercial Zones (second row of Table 5.2.1) shall apply for determining the minimum number of parking spaces required. (2015-018)	

Special Provisions

208 (Old 656)	1409 Lakeshore Road East (Part of Lot 7, Concession 3 S.D.S.)	Parent Zone: RL1-0
Map 19(9)		(1999-24) (2000-176) (2007-096)
15.208.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	40.5 m
b)	<i>Minimum westerly side yard</i>	3.5 m
c)	<i>Maximum height</i>	11.0 m
d)	<i>Maximum dwelling depth</i>	21.0 m
15.208.2 Special Site Provisions		
The following additional provisions apply:		
a)	The existing historic barn/stable shall not be considered <i>private garage floor area</i> for the purpose of calculating the maximum <i>floor area</i> permitted for a <i>private garage</i> .	

Special Provisions

209 (Old 657)	3064-3076 Lakeshore Road West, and 87-95 Mississaga Street (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL8
Map 19(1)		(1998-86) (1998-196) (2010-057)

15.209.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Maximum <i>height</i>	9.0 m
b)	Maximum <i>residential floor area per dwelling</i>	245.0 sq.m
c)	Section 5.8.7(c), relating to <i>private garage</i> projections, shall not apply.	

15.209.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.209.1:

a)	<i>Minimum front yard</i>	15.0 m
b)	One <i>driveway</i> is permitted for providing access to all four <i>lots</i>	

15.209.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.209.2:

a)	<i>Minimum front yard</i>	5.5 m
b)	Maximum <i>lot coverage</i>	45%

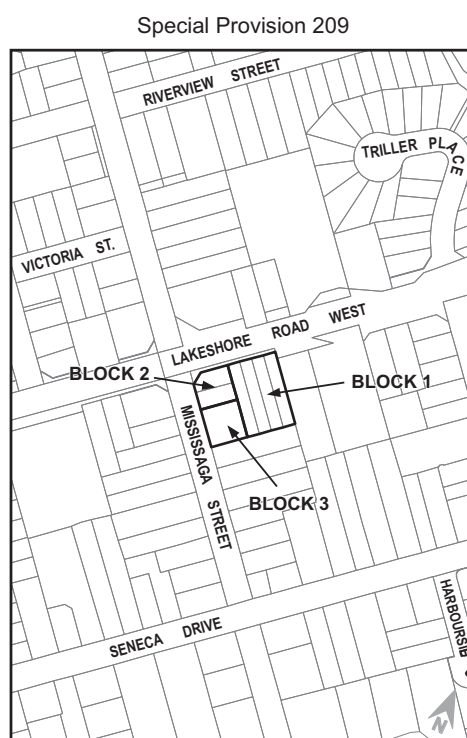
15.209.4 Zone Provisions for Block 3 Lands

The following regulation applies to lands identified as Block 3 on Figure 15.209.2:

a)	<i>Minimum front yard</i>	5.5 m
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15.209.5 Special Site Figures

Figure 15.209.1



Special Provisions

210 (Old 610)	2470-2538 Longridge Crescent (Part of Lot 23, Concession 1 S.D.S.)	Parent Zone: RL9
Map 19(21)		(1998-99)
15.210.1 Zone Provisions		
The following regulation applies:		
a)	<i>Minimum rear yard</i>	10.5 m

Special Provisions

211 (Old 662)	2050 Neyagawa Boulevard (Part of Lot 18, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(21)		(1999-57)
15.211.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	20.0 m
b)	<i>Minimum flankage yard</i>	14.0 m
c)	<i>Minimum interior side yard</i>	15.0 m
d)	<i>Minimum rear yard</i>	20.0 m
e)	<i>Maximum lot coverage</i>	20%
15.211.2 Special Site Provisions		
The following additional provisions apply:		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Neyagawa Boulevard.	

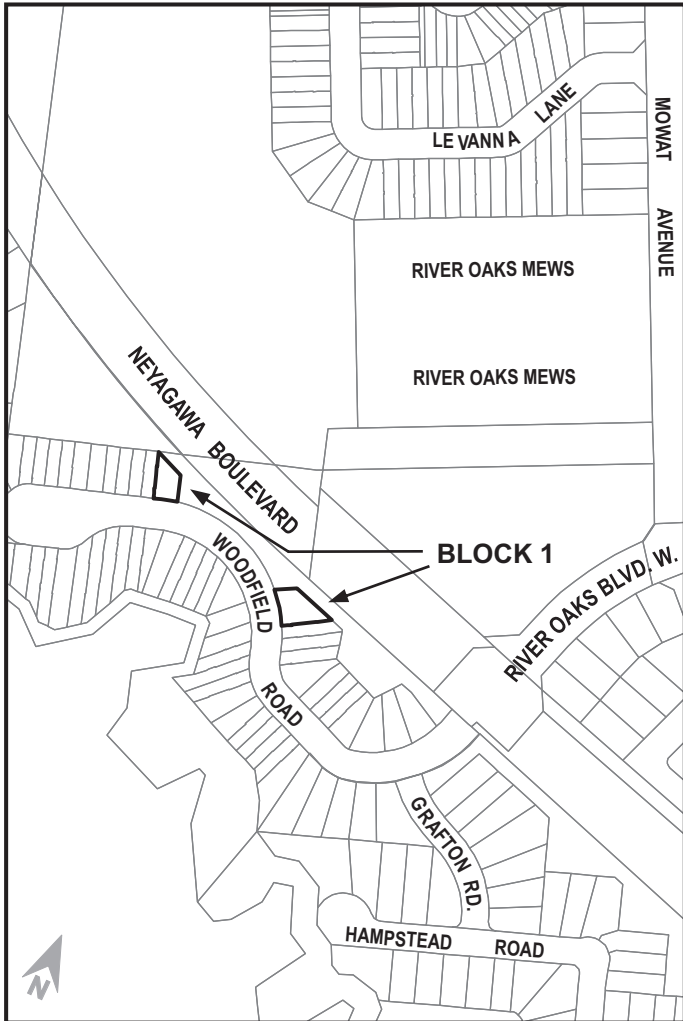
Special Provisions

212 (Old 663)	4414 Fourth Line	Parent Zones: GB, PB2
Map 19(26)	(Part of Lot 21, Concession 2 N.D.S.)	(1998-52) (2008-051) (2014-014)
15.212.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	On lands zoned Parkway Belt Complementary Use (PB2), <i>surface parking area</i> for the exclusive use of Oakville Executive <i>Golf Course</i>	
b)	On lands zoned Greenbelt (GB), an irrigation pump and well and associated water and electrical lines	
c)	On lands zoned Greenbelt (GB), playing area associated with a <i>golf course</i> legally existing on the effective date of this By-law	

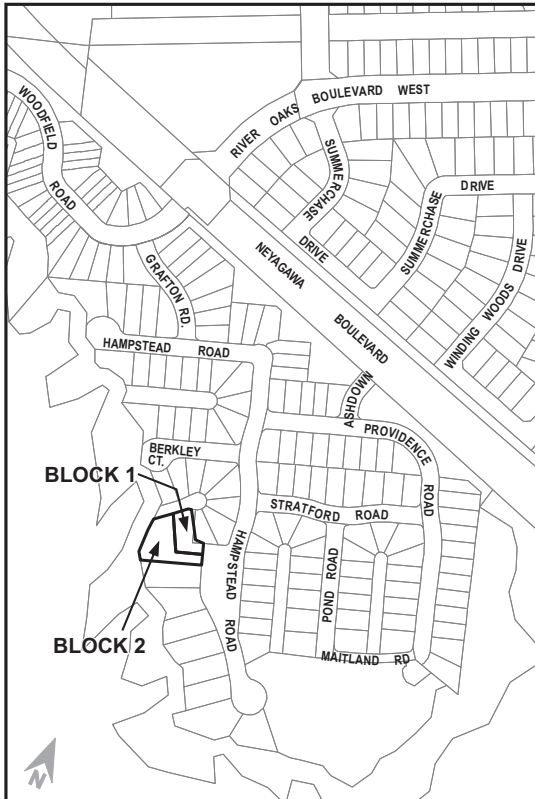
Special Provisions

213 (Old 664)	1461 Rebecca Street	Parent Zone: C2
Map 19(6)	(Part of Lot 25, Concession 3 S.D.S.)	(1998-210) (1999-224)
15.213.1 Zone Provisions		
The following regulation applies:		
a)	Maximum percentage of <i>net floor area</i> of the largest <i>building</i> on the <i>lot</i> permitted to be occupied by a single <i>premises</i>	70%

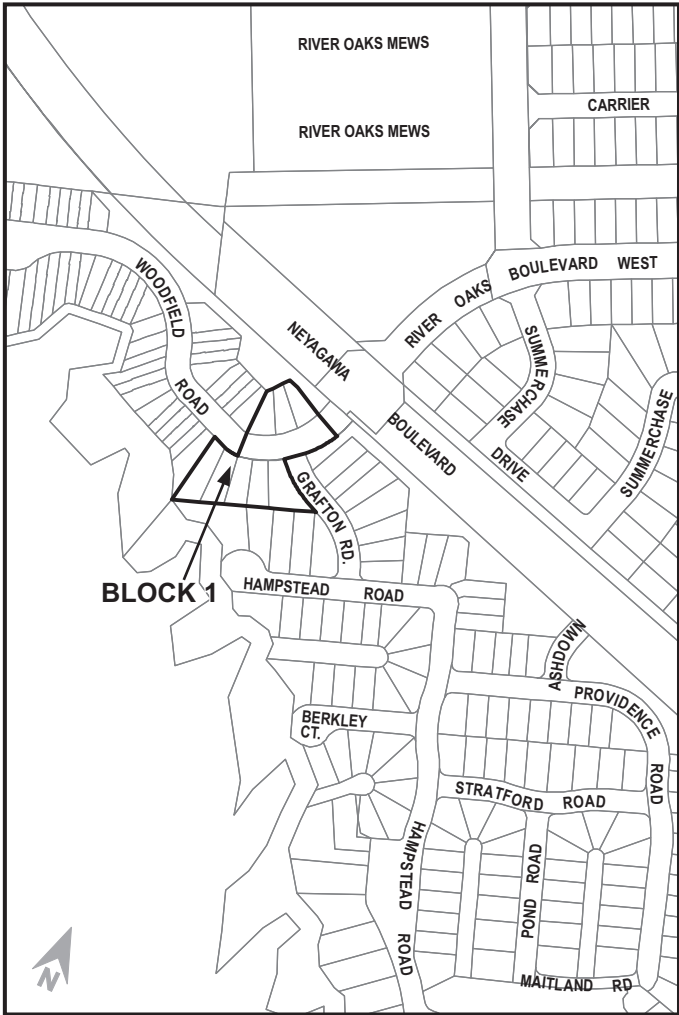
Special Provisions

214 (Old 665) Map 19(21)	2285-2351 Woodfield Road (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RM1 (1998-250) (1999-130)
15.214.1 Zone Provisions for All Lands		
The following regulation applies to all lands identified as subject to this Special Provision:		
a) <i>Minimum front yard</i>	3.0 m	
15.214.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.214.1:		
a) <i>Minimum rear yard</i>	4.5 m	
15.214.3 Special Site Figures		
Figure 15.214.1		
Special Provision 214		
		

Special Provisions

215 (Old 665) Map 19(21)	Grafton Road, Hampstead Road, Providence Road, Berkley Crt, Pond Road, Maitland Road, and Stratford Road (Part of Lot 19, Concession 1 S.D.S.)	Parent Zone: RL5 (1998-250) (1999-130)
15.215.1 Zone Provisions for All Lands		
The following regulation applies to all lands identified as subject to this Special Provision:		
a)	Minimum front yard	3.0 m
15.215.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.215.1:		
a)	Minimum front yard	10.0 m
b)	The lot lines abutting other lots zoned Residential Low5 RL5 shall be deemed the interior side lot lines and the lot line abutting the Natural Area N Zone shall be deemed the rear lot line.	
15.215.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.215.1:		
a)	Minimum front yard	27.0 m
b)	The lot lines abutting other lots zoned Residential Low5 RL5 shall be deemed the interior side lot lines and the lot line abutting the Natural Area N Zone shall be deemed the rear lot line.	
15.215.4 Special Site Figures		
Figure 15.215.1 Special Provision 215 		

Special Provisions

216 (Old 665)	Hampstead Road, Grafton Road, Woodfield Road and Providence Road	Parent Zone: RL8
Map 19(21)	(Part of Lots 19 and 20, Concession 1 S.D.S.)	(1998-250) (1999-130)
15.216.1 Zone Provisions for All Lands		
The following regulation applies to all lands identified as subject to this Special Provision:		
a) <i>Minimum front yard</i>		3.0 m
15.216.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.216.1:		
a) <i>Minimum front yard</i>		4.5 m
15.216.3 Special Site Figures		
Figure 15.216.1 Special Provision 216 		

Special Provisions

217 (Old 667)	550 Bronte Road	Parent Zone: E4
Map 19(4)	(Part of Lot 31, Concession 3 S.D.S.)	(1999-32) (2007-096) (2014-014)
15.217.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i>	2.0 m
b)	<i>Minimum northerly side yard</i>	2.5 m
c)	<i>Minimum southerly side yard</i>	28.0 m

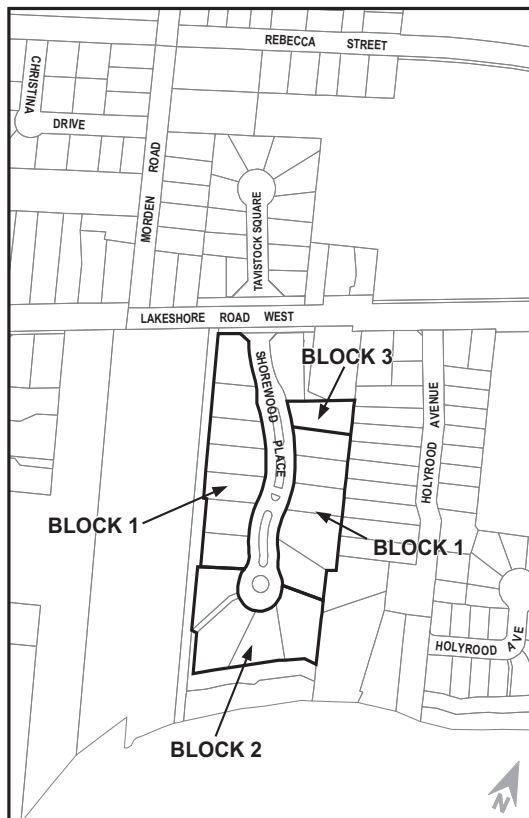
Special Provisions

218 (Old 669)	2774 South Sheridan Way (Part of Lots 2 and 3, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(17)		(1999-94)
15.218.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Sherwood Heights Drive)	18.0 m
b)	<i>Minimum flankage yard</i> (South Sheridan Way)	14 m
c)	<i>Minimum rear yard</i>	3.3 m
d)	Maximum number of suites	124
e)	Maximum number of meeting rooms	3
f)	Maximum <i>net floor area</i> for meeting rooms	250.5 sq.m
g)	Maximum <i>net floor area</i> for <i>restaurants</i>	70.0 sq.m
h)	Maximum number of <i>storeys</i>	4
i)	Minimum width of <i>landscaping</i> along the <i>front lot line</i>	6.0 m

Special Provisions

219 (Old 670) Map 19(19)	Woodgate Drive, Mariposa Road, Woodcrest Drive (Part of Lots 24 and 25, Concession 1 S.D.S.)	Parent Zone: RL5
		(1999-98) (2002-121)
15.219.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	6.0 m
b)	Minimum front yard for a private garage	7.5 m
c)	Minimum front yard for porches including access stairs	3.5 m

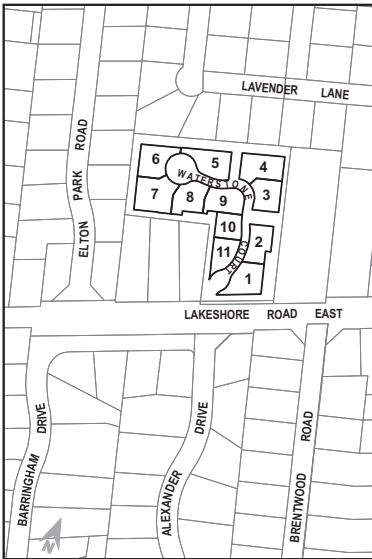
Special Provisions

220 (Old 671) Map 19(7)	24-86 Shorewood Place (Part of Lot 18, Concession 4 S.D.S.)	Parent Zone: RL1-0 (1999-120)
15.220.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.220.1:		
a)	Minimum front yard	7.5 m
b)	Minimum front yard for a private garage	13.5 m
15.220.2 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.220.2:		
a)	Minimum front yard	7.5 m
15.220.3 Zone Provisions for Block 3 Lands		
The following regulation applies to lands identified as Block 3 on Figure 15.220.2:		
a)	Minimum front yard	10.5 m
15.220.4 Special Site Figures		
Figure 15.220.1		
Special Provision 220 		

Special Provisions

221 (Old 672)	2400 Neyagawa Boulevard (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(21)		(1999-162)
15.221.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum yards, all yards</i>	7.5 m
b)	<i>Minimum yard, northwestern yard, for the Unit 1 end wall</i>	5.0 m

Special Provisions

222 (Old 673) Map 19(9)		Waterstone Court (Part of Lot 10, Concession 3 S.D.S.)	Parent Zone: RL1-0 (1999-19) (2010-057) (2014-014)
15.222.1 Zone Provisions			
The following regulations apply:			
a)	Minimum front yard	6.0 m	
b)	Minimum interior side yard	3.0 m	
c)	Minimum northerly interior side yard for lot 6	5.0 m	
d)	Minimum rear yard for lots 1, 3, 10 and 11	4.0 m	
e)	Minimum rear yard for lots 5 and 6	5.0 m	
f)	Minimum rear yard for lot 2	4.0 m within 12.4 m of the south lot line, and 1.0 m for remainder of the lot	
g)	Minimum rear yard for lot 4	4.0 m – northeast 5.0 m – northwest	
h)	Minimum rear yard for lot 7	5.0 m – northwest 3.0 m – southeast	
i)	Maximum lot coverage	Shall not apply	
j)	Maximum residential floor area for lot 1	378.0 sq.m	
k)	Maximum residential floor area for lots 2-6	339.0 sq.m	
l)	Maximum residential floor area for lot 7	538.0 sq.m	
m)	Maximum residential floor area for lot 8	482.0 sq.m	
n)	Maximum residential floor area for lots 9 and 10	295.0 sq.m	
o)	Maximum residential floor area for lot 11	319.0 sq.m	
15.222.2 Special Site Figures			
Figure 15.222.1			
Special Provision 222 			

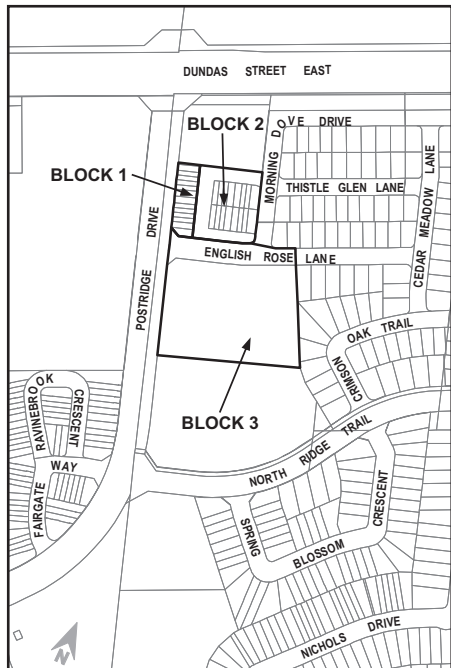
Special Provisions

223 (Old 677)	1459 Nottinghill Gate (Part of Lot 22, Concession 2 S.D.S.)	Parent Zone: RH
Map 19(13)		(1999-52)
15.223.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1,000.0 sq.m
b)	Maximum number of <i>storeys</i>	3
c)	Maximum <i>height</i>	13.5 m
d)	Maximum <i>lot coverage</i>	30%
15.223.2 Parking Provisions		
The following parking provisions apply:		
a)	<i>Parking areas</i> shall not be permitted in a required <i>front yard</i> or the <i>interior side yard</i> abutting the Residential Medium 1 (RM1) Zone.	
b)	<i>Loading spaces</i> shall not be permitted in the <i>interior side yard</i> abutting the Residential Medium 1 (RM1) Zone.	

Special Provisions

224 (Old 678)	2617 Dashwood Drive (Part of Lot 24, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(20)		(2000-017) (2000-185) (2000-216) (2007-140)
15.224.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum yard, all yards</i>	3.0 m
b)	<i>Maximum height</i>	14.5 m
c)	<i>Maximum number of storeys</i>	4
d)	<i>Maximum balcony encroachment into any required yard</i>	1.8 m

Special Provisions

225 (Old 679)	435 English Rose Lane and 496 and 616-640 Postridge Drive (Part of Lot 11, Concession 1 S.D.S.)	Parent Zones: RM1, RH
Map 19(22)		(2000-029) (2001-139) (2002-066) (2003-008)
15.225.1 Additional Permitted Uses for Block 1 Lands		
The following additional use is permitted on lands identified as Block 1 on Figure 15.225.1:		
a)	Live-work dwelling	
15.225.2 Zone Provisions for Block 1 and 2 Lands		
The following regulations apply on lands identified as Blocks 1 and 2 on Figure 15.225.1:		
a)	Minimum front yard	1.5 m
b)	Minimum flankage yard	1.7 m
c)	Minimum rear yard	4.0 m
d)	Maximum floor area for all uses permitted by Section 15.225.1	40.0 sq.m
15.225.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.225.1:		
a)	Minimum lot area	1.1 ha
b)	Minimum front yard	5.0 m
c)	Minimum interior side yard	3.0 m
d)	Maximum lot coverage	35%
15.225.4 Special Site Figures		
Figure 15.225.1		
Special Provision 225		
		

Special Provisions

226 (Old 681)	2370 Third Line	Parent Zone: RH
Map 19(6)	(Part of Lots 25 and 26, Concession 1 S.D.S.)	(2000-033) (2002-005)
15.226.1 Special Site Provisions		
The following additional provision applies:		
a)	All lands subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law.	

Special Provisions

227 (Old 682)	216-236 Carlini Court and 217 Deane Avenue (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RL3-0
Map 19(7)		(2000-062) (2002-229)

15.227.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum <i>lot area</i>	483.0 sq.m
b)	Minimum <i>front yard</i>	4.5 m
c)	Minimum <i>front yard</i> for a <i>private garage</i>	6.0 m

15.227.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.227.1:

a)	Minimum <i>side yard</i> (Carlini Court)	2.3 m
b)	Minimum <i>rear yard</i> (Deane Avenue)	17.5 m

15.227.3 Special Site Provisions

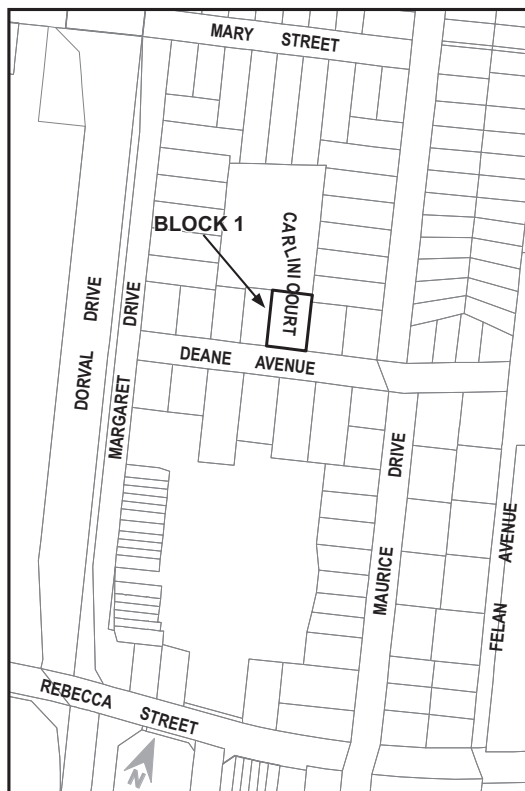
The following additional provisions apply:

- The individual *condominium* units are deemed to be *lots* for the purposes of this By-law.
- The *front lot line* shall be the shortest boundary of the *condominium* unit along the private road.

15.227.4 Special Site Figures

Figure 15.227.1

Special Provision 227



Special Provisions

228 (Old 688)	Ravine Gate (Part of Lot 29, Concession 2 S.D.S.)	Parent Zone: RL5
Map 19(12)		(2000-192)

15.228.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Maximum <i>residential floor area</i> on the second <i>storey</i>	45% of the <i>residential floor area</i> of the <i>first storey</i>
b)	<i>Minimum front yard</i>	4.5 m
c)	Maximum <i>height</i>	10.0 m
a)	<i>Minimum rear yard</i> for Units 1 through 4	22.5 m
e)	Maximum <i>lot coverage</i> for Units 9, 10, 14, 15, 18 through 20, and 23 through 26	45%

15.228.2 Special Site Provisions

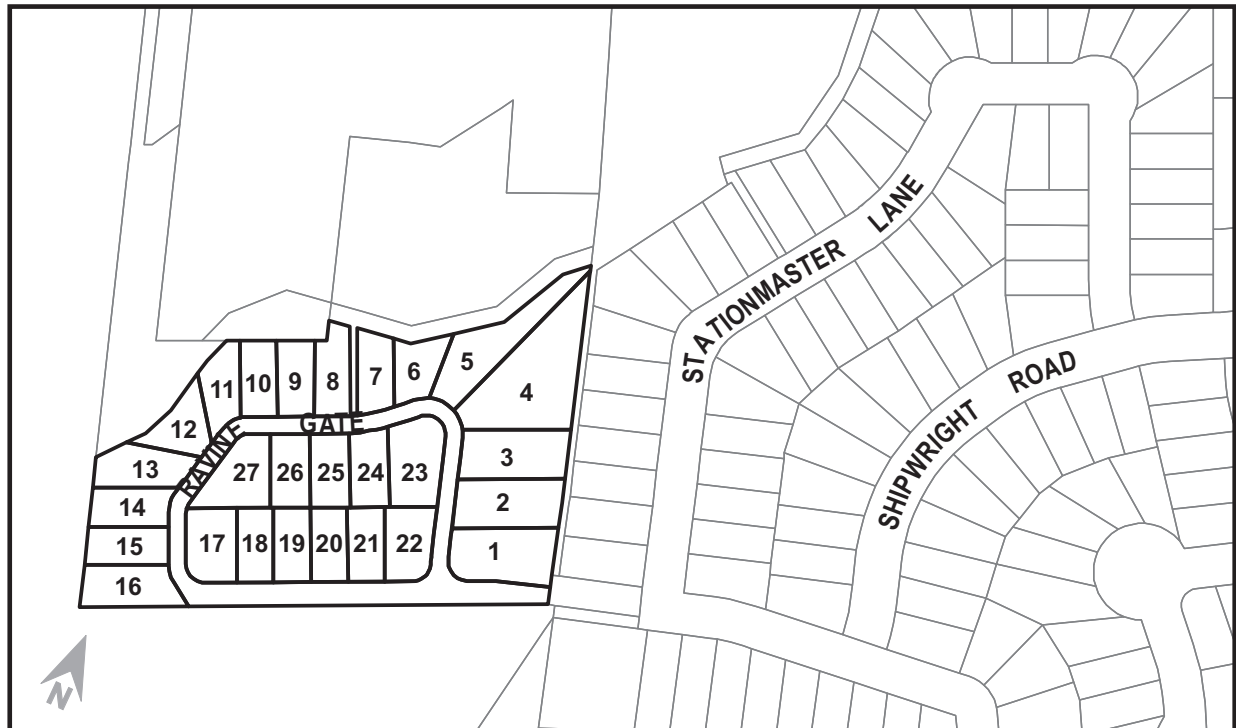
The following additional provisions apply:

- The individual *condominium* units are deemed to be *lots* for the purposes of this By-law.
- The *front lot line* shall be the shortest boundary of the *condominium* unit along the private road.

15.228.3 Special Site Figures

Figure 15.228.1

Special Provision 228



Special Provisions

229 (Old 689) Map 19(22)	300 Ravineview Way (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RM1 (2000-197)
15.229.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	4.5 m
b)	Minimum front yard for a private garage	6.0 m

Special Provisions

230 (Old 690)	2288-2296 Eighth Line and 2314-2320 Woodridge Way (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(22)		(2000-198) (2010-057)
15.230.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot coverage</i> for <i>lots</i> having a <i>lot area</i> of less than 650.0 sq.m	40%
b)	<i>Minimum interior side yards</i>	1.2 m and 0.6 m
c)	<i>Minimum separation distance</i> between adjacent <i>dwelling</i> s	1.8 m

Special Provisions

231 (Old 694)	Northeast Corner of Upper Middle and Bronte Roads (Part of Lots 29 and 30, Concession 1 S.D.S.)	Parent Zones: RM1, RH
Map 19(19)		(2000-222) (2001-136) (2001-187) (2003-053) (2003-144) (2003-180) (2004-001) (2004-041) (2005-055) (2005-110) (2006-066) (2006-117)

15.231.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.231.1:

a)	Minimum <i>lot frontage</i>	7.0 m per unit
b)	Minimum <i>front yard</i>	3.0 m
c)	Minimum <i>front yard</i> for a <i>private garage</i>	6.0 m
d)	Minimum <i>flankage yard</i>	3.5 m

15.231.2 Zone Provisions for Block 2 Lands

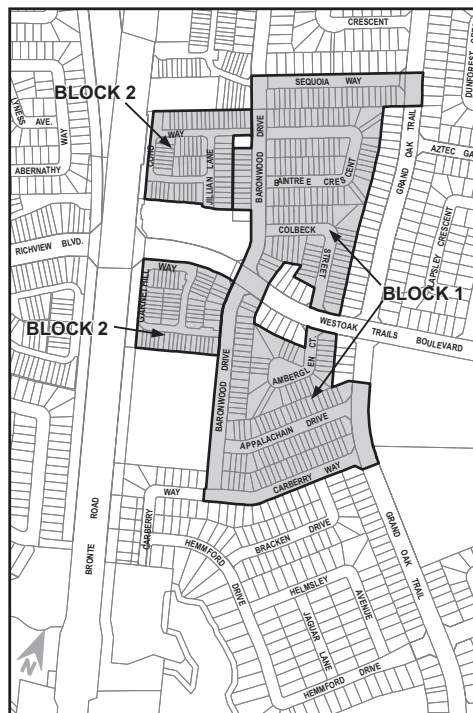
The following regulations apply to lands identified as Block 2 on Figure 15.231.1:

a)	Minimum <i>lot area</i>	130.0 sq.m per unit
b)	Minimum <i>front yard</i>	4.5 m
c)	Minimum <i>front yard</i> for a <i>private garage</i>	6.0 m
d)	Minimum <i>flankage yard</i>	3.0 m

15.231.3 Special Site Figures

Figure 15.231.1

Special Provision 231



Special Provisions

232 (Old 695)	Southeast corner of Rebecca Street and Burloak Drive	Parent Zones: RL5, RM1
Map 19(1)	(Part of Lots 33, 34, and 35, Concession 4 S.D.S.)	(2001-033) (2003-098) (2005-128) (2007-096) (2009-069)

15.232.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.232.1:

a) <i>Minimum front yard</i>	3.0 m
b) <i>Minimum front yard for a porch with or without a foundation</i>	3.0 m

15.232.2 Zone Provisions for Block 2 Lands

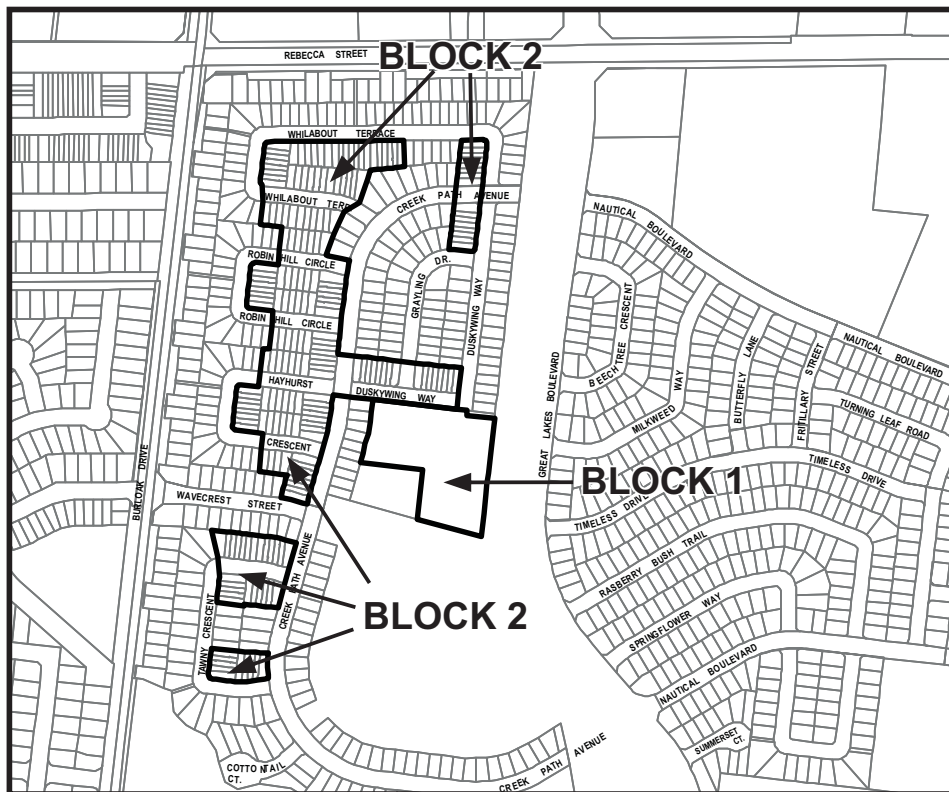
The following regulations apply to lands identified as Block 3 on Figure 15.232.1:

a) <i>Minimum front yard</i>	3.0 m
b) <i>Minimum front yard for a private garage</i>	5.8 m
c) <i>Minimum flankage yard</i>	2.5 m

15.232.3 Special Site Figures

Figure 15.232.1

Special Provision 232



Special Provisions

233 (Old 695)	South end of Great Lakes Boulevard (Part of Lots 33 and 34, Concession 4 S.D.S.)	Parent Zones: RL5
Map 19(1)		(2001-033) (2003-098) (2005-128) (2007-096) (2009-069)
15.233.1 Zone Provisions		
The following regulation applies:		
a)	Minimum front yard	6.0 m

Special Provisions

234 (Old 701) Map 19(6)	1311-1313 Speers Road (Part of Lot 3, Concession 3 S.D.S.)	Parent Zone: E3 (2001-061)
15.234.1 Zone Provisions		
The following regulations apply:		
a)	Outside storage is permitted in the shown in Figure 15.234.1 provided that the outside storage is limited to the storage of rental and repaired or waiting to be repaired construction vehicles and equipment.	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.234.2 Special Site Figures		
Figure 15.234.1		
Special Provision 234		
The diagram is a site plan for a property bounded by Speers Road to the south and Canadian National Railway to the north. It shows three buildings, all labeled as 'METAL CLAD BLDG.'. Building No. 1 is a large rectangle measuring 88.5' by 108.5', with '1313 SPEERS' written inside. Building No. 2 is a smaller rectangle measuring 50.5' by 82.6', with '1311 SPEERS' written inside. Building No. 3 is another rectangle measuring 50.5' by 84.5'. A hatched area representing 'OUTSIDE STORAGE' is located between Building No. 1 and Building No. 2. Various setback dimensions are marked: 199.0' from the railway, 426.6' from the railway, 200.0' from Speers Road, and 42.1' from the railway. A 'FENCE' line is indicated around the buildings, and a 'DRIVE' is shown near Building No. 1. A north arrow is in the bottom left corner.		

Special Provisions

235 (Old 704)	2280 Baronwood Drive	Parent Zone: RM1
Map 19(19)	2376-2428 Sequoia Way (Part of Lot 30, Concession 1 S.D.S.)	(2001-077) (2004-052)

15.235.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	3.0 m
b) <i>Minimum front yard for a porch</i>	1.5 m

15.235.2 Zone Provisions for Block 1 Lands

The following regulation applies to lands identified as Block 1 on Figure 15.235.1:

a) <i>Minimum flankage yard</i>	3.0 m
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15.235.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.235.2:

a) <i>Minimum flankage yard</i>	2.5 m
b) <i>Minimum flankage yard for a porch</i>	1.5 m
c) <i>Height shall be measured from the midpoint of the front lot line for each townhouse dwelling.</i>	

15.235.4 Special Site Figures

Figure 15.235.1

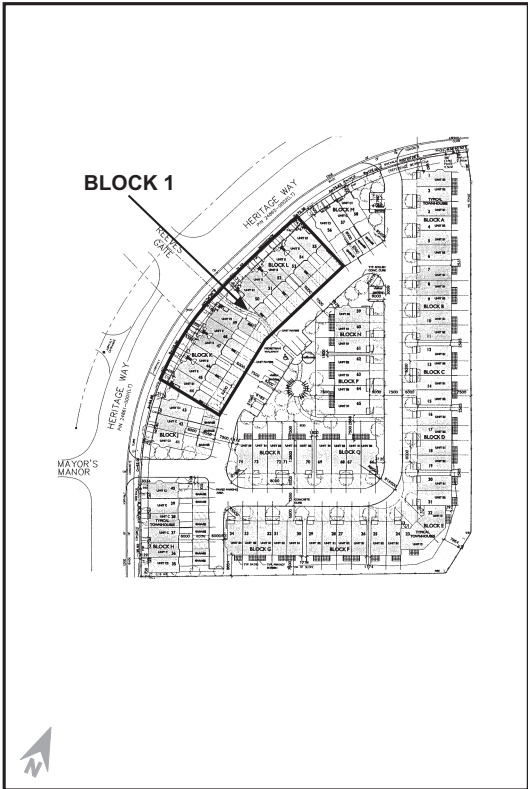
Special Provision 235



Special Provisions

236 (Old 704)	2345 Baronwood Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RL8
Map 19(19)		(2001-077) (2004-052)
15.236.1 Zone Provisions		
The following regulation applies:		
a)	<i>Minimum interior side yard</i> , north side	4.5 m

Special Provisions

237 (Old 706) Map 19(12)	1489 Heritage Way (Part of Lot 27, Concession 2 S.D.S.)	Parent Zone: RM1 (2001-091)
15.237.1 Additional Permitted Uses		
The following additional use is permitted:		
a) Stacked townhouse dwellings		
15.237.2 Zone Provisions for All Lands		
The following regulations apply:		
a) Minimum front yard (Heritage Way)		3.0 m
b) Minimum interior side yard		7.5 m
c) Minimum interior side yard, south side, abutting the Residential Low RL5 Zone for units which front onto Heritage Way		1.5 m
d) Minimum rear yard		7.5 m
15.237.3 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.237.1:		
a) Stacked townhouse dwellings shall only be located on lands identified as Block 1		
15.237.4 Special Site Figures		
Figure 15.237.1		
Special Provision 237		
		

Special Provisions

238 (Old 707)	368 Speers Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone: E4
Map 19(7)		(2001-093) (2006-002) (2007-096)
15.238.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Speers Road)	0.0 m
b)	<i>Minimum flankage yard</i> (Morden Road)	7.5 m
c)	<i>Minimum interior side yard</i>	0.0 m
d)	<i>Minimum rear yard</i>	10.0 m
e)	<i>Maximum height</i>	7.0 m
f)	<i>Minimum landscaping coverage</i>	15%
f)	Any area in the <i>front yard</i> not occupied by a <i>building, structure, or surface parking area</i> shall be provided as <i>landscaping</i> .	
15.238.2 Special Parking Regulations		
The following parking regulation applies:		
a)	Minimum number of <i>parking spaces</i> for a <i>retail store</i>	1.0 per 28.0 m ² <i>net floor area</i>

Special Provisions

239 (Old 708)	1477-1499 Gulledge Trail, 1478-1500 Warbler Road, and 2250 Hummingbird Way (Part of Lot 25, Concession 1 S.D.S.)	Parent Zone: RL9
Map 19(20)		(2001-097)
15.239.1 Zone Provisions		
The following regulations apply:		
a)	Minimum flankage yard along Third Line	6.0 m
b)	Maximum private garage floor area	35.0 sq.m

Special Provisions

240 (Old 709)	2464 Eighth Line, 2643 and 2649 North Ridge Trail, and 2495 Nichols Drive	Parent Zone: RL8
Map 19(22)	(Part of Lot 11, Concession 1 S.D.S.)	(2001-101)
15.240.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.5 m
b)	Maximum permitted projection into a <i>minimum front yard</i> for a <i>porch</i>	1.5 m

Special Provisions

241 (Old 713)	Redstone Crescent, Highcroft Road, and Elmgrove Road	Parent Zone: RM1
Map 19(19)	(Part of Lot 26, Concession 1 S.D.S.)	(2001-109) (2005-123)
15.241.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	Maximum allowable projection for a <i>porch</i>	Up to 3.5 m from the <i>front lot line</i>

Special Provisions

242 (Old 713) Map 19(19)	Parkglen Avenue, Sandstone Drive, Castlebrook Road, Alderbrook Drive, Highmount Crescent, and Kingsridge Drive (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: RL5 (2001-109) (2005-123)
15.242.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	6.0 m
b)	Minimum front yard for a private garage	7.5 m
c)	Maximum allowable projection for a porch	Up to 3.5 m from the front lot line

Special Provisions

243 (Old 713)	2015 Kingsridge Drive (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: C1
Map 19(19)		(2001-109) (2005-123)
15.243.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Private school</i> , but only in conjunction with a <i>day care</i>	
15.243.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i> and <i>rear yard</i> for an outdoor amenity area	2.0 m
b)	Maximum <i>net floor area</i> for a <i>private school</i>	500.0 sq.m
15.243.3 Special Site Provisions		
The following additional provisions apply:		
a)	An outdoor amenity area for a <i>private school</i> or <i>day care</i> may be located on required <i>landscaping</i> abutting <i>lots</i> in a Residential Zone.	

Special Provisions

244 (Old 715)	Adamvale Crescent, Saddlecreek Crescent, 2397-2510 Postmaster Drive	Parent Zone: RM1
Map 19(19)	(Part of Lots 27 and 28, Concession 1 S.D.S.)	(2001-134) (2005-163) (2006-023) (2006-096) (2006-134) (2007-096) (2008-176)
15.244.1 Zone Provisions for All Lands		
The following regulation applies to all lands identified as subject to this Special Provision:		
a)	<i>Minimum flankage yard</i>	3.0 m
15.244.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.244.1:		
a)	<i>Minimum front yard</i>	3.0 m
b)	Maximum allowable projection for a <i>porch</i> into a <i>front yard</i>	1.5 m
15.244.3 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.244.1:		
a)	<i>Minimum front yard</i>	4.5 m

Special Provisions

245 (Old 715)	2308-2360 Pine Glen Road and 2208 Blue Oak Circle (Part of Lot 28, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(19)		(2001-134) (2005-163) (2006-023) (2006-096) (2006-134) (2007-096) (2008-176)
15.245.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard to dwelling	4.5 m
b)	Minimum front yard to private garage	8.5 m

Special Provisions

246 (Old 722)	390 Upper Middle Road East (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: RM4
Map 19(15)		(2003-129) (2004-131) (2008-051)
15.246.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1,800.0 sq.m
b)	Minimum <i>lot frontage</i>	50.0 m
c)	Minimum <i>front yard</i>	5.0 m
d)	Minimum <i>interior side yard</i> , west side	6.0 m
e)	Minimum <i>yard</i> , all other yards	7.5 m
f)	Maximum <i>height</i>	10.0 m
g)	Maximum number of <i>storeys</i>	3
h)	Minimum <i>landscaping coverage</i>	Shall not apply
i)	Minimum width of <i>landscaping</i> required along the <i>front lot line</i>	4.5 m

Special Provisions

247 (Old 694)	2140 Baronwood Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zones: RH
Map 19(19)		(2000-222) (2001-136) (2001-187) (2003-053) (2003-144) (2003-180) (2004-001) (2004-041) (2005-055) (2005-110) (2006-066) (2006-117)
15.247.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1.75 ha
b)	Maximum number of <i>buildings</i>	2
c)	Maximum <i>height</i>	14.0 m
d)	Maximum number of <i>storeys</i>	4

Special Provisions

248 (Old 724) Map 19(2)	2347-2369 Ontario Street (Part of Lots 28 and 29, Concession 4 S.D.S.)	Parent Zone: RM1 (2002-002) (2005-120)
15.248.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Detached dwellings</i> on lands identified as Block 3 on Figure 15.248.1	
b)	<i>Semi-detached dwellings</i> on lands identified as Block 5 on Figure 15.248.1	
15.248.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>separation distance</i> between <i>dwellings</i> located on Blocks 1 and 2	16.2 m
b)	Minimum <i>separation distance</i> between <i>dwellings</i> located on Blocks 2 and 3	7.3 m
c)	Minimum <i>separation distance</i> between <i>dwellings</i> located on Blocks 3 and 4	2.5 m
d)	Minimum <i>separation distance</i> between <i>dwellings</i> located on Blocks 2 and 4	7.7 m
e)	Minimum <i>separation distance</i> between <i>dwellings</i> located on Blocks 4 and 5	14.0 m
15.248.3 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.248.1:		
a)	Minimum <i>front yard</i> (Marine Drive)	6.0 m
b)	Minimum <i>interior side yard</i> , east side	2.1 m
c)	Minimum <i>interior side yard</i> , west side	8.8 m
15.248.4 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.248.1:		
a)	Minimum <i>interior side yard</i> , east side	7.5 m
b)	Minimum <i>interior side yard</i> , west side	2.5 m
c)	Minimum <i>side yard</i> , north side, abutting the <i>rear lot lines</i> of <i>lots</i> within the Residential Low RL9 SP 113 Zone	7.0 m
d)	Minimum <i>side yard</i> , north side, abutting the <i>rear lot lines</i> of <i>lots</i> within the Residential Low RL9 SP 113 Zone to supports for an <i>uncovered platform</i> or <i>balcony</i>	0.5 m
15.248.5 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.248.1:		
a)	Minimum <i>front yard</i> (Ontario Street)	4.0 m
b)	Minimum <i>interior side yard</i> , east side	1.2 m
c)	Minimum <i>interior side yard</i> , west side	1.2 m
d)	Minimum <i>side yard</i> , south side, abutting the <i>rear lot lines</i> of <i>lots</i> within the Residential Low RL9 SP 113 Zone	8.7 m
15.248.6 Zone Provisions for Block 4 Lands		
The following regulation applies to lands identified as Block 4 on Figure 15.248.1:		
a)	Minimum <i>interior side yard</i> , east side	7.5 m

Special Provisions

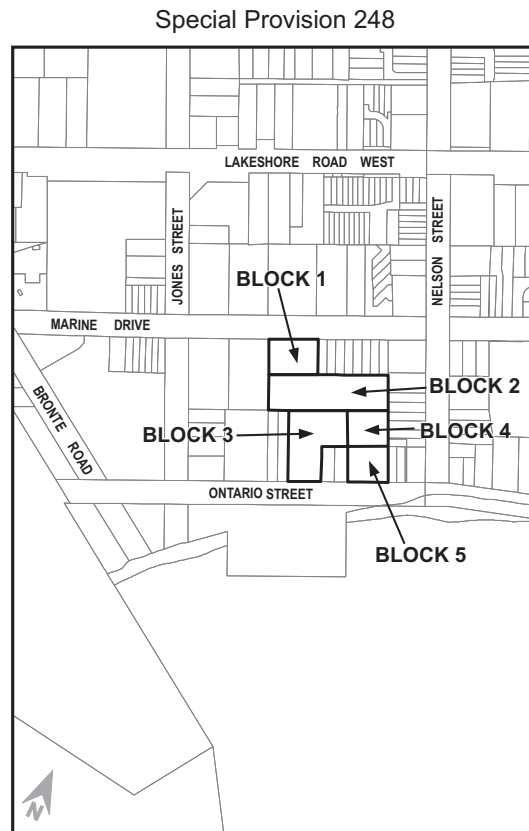
15.248.7 Zone Provisions for Block 5 Lands

The following regulations apply to lands identified as Block 5 on Figure 15.248.1:

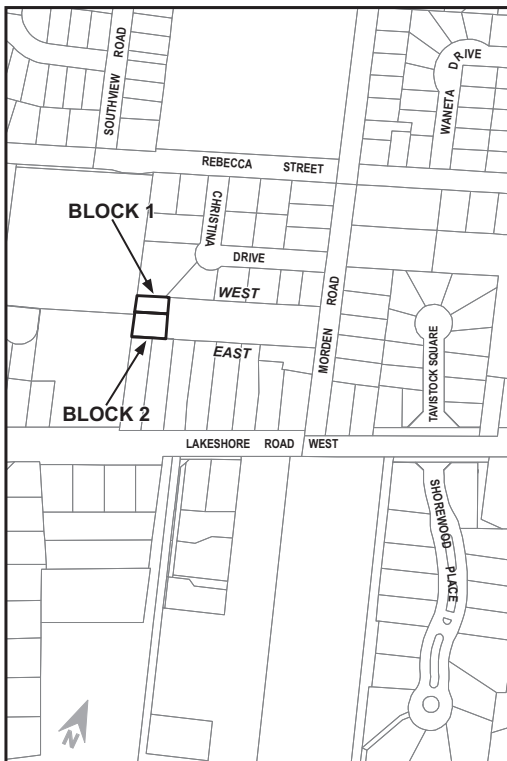
a) <i>Minimum front yard</i> (Ontario Street)	4.4 m
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15.248.8 Special Site Figures

Figure 15.248.1



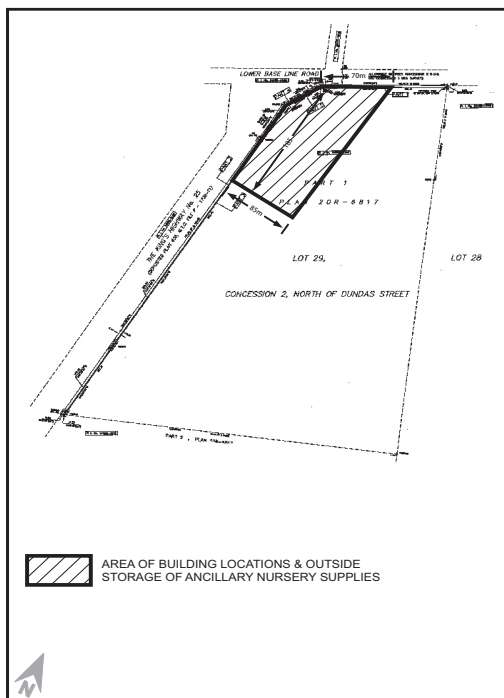
Special Provisions

249 (Old 730) Map 19(7)		128 Morden Road (Part of Lot 19, Concession 3 S.D.S.)		Parent Zone: RL2-0 (2002-038) OMB PL010664	
15.249.1 Zone Provisions for All Lands					
The following regulations apply:					
a)	Minimum front yard (Morden Road)			6.0 m	
b)	Minimum front yard for an unenclosed porch (Morden Road)			4.5 m	
c)	Minimum yard from westerly lot line			7.5 m	
d)	Minimum yard from easterly lot line			14.0 m	
e)	Minimum yard from easterly lot line for a private garage			15.0 m	
15.249.2 Zone Provisions for Block 1 Lands					
The following regulation applies to lands identified as Block 1 on Figure 15.249.1:					
a)	Minimum yard from westerly lot line			4.0 m	
15.249.3 Zone Provisions for Block 2 Lands					
The following regulation applies to lands identified as Block 2 on Figure 15.249.1:					
a)	Minimum yard from easterly lot line			9.0 m	
15.249.4 Special Site Figures					
Figure 15.249.1					
Special Provision 249					
					

Special Provisions

250 (Old 734)	1254-1267 Speers Road (Part of Lot 23, Concession 3 S.D.S.)	Parent Zone: E3
Map 19(6)		(1975-44) (2002-049)
15.250.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum interior side yard</i> , west side, for that portion of the <i>lot</i> within 39.5 metres of the <i>rear lot line</i>	2.4 m
b)	<i>Minimum rear yard</i>	0.0 m
15.250.2 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 3 shall additionally apply.	
b)	All lands subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law.	

Special Provisions

251 (Old 740) Map 19(25)	2410 Lower Base Line (Part of Lot 29, Concession 2 N.D.S.)	Parent Zone: PB2 (2002-079) (2007-096)
15.251.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted, but only lands shown in Figure 15.251.1:		
a)	Outside storage	
b)	Retail store, limited to the sale of nursery stock and accessory nursery and garden supplies	
15.251.2 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>net floor area</i> for all <i>buildings</i> used for <i>uses</i> permitted by Section 15.251.1 of this By-law	250.0 sq.m
b)	Maximum <i>lot coverage</i>	10%
c)	Minimum yards, all yards, for <i>outside storage</i>	15.0 m
15.251.3 Special Site Figures		
Figure 15.251.1		
Special Provision 251 		

Special Provisions

252 (Old 745)	331-345 Randall Street	Parent Zone: RM1
Map 19(8)	(Part of Lot 12, Concession 3 S.D.S.)	(2002-180)
15.252.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	Not applicable
b)	Minimum <i>front yard</i>	4.0 m
c)	Minimum <i>rear yard</i>	20.5 m
d)	Minimum <i>rear yard</i> for an <i>uncovered platform</i> from the most northern <i>lot line</i>	14.5 m
e)	Minimum <i>rear yard</i> for an <i>uncovered platform</i> from all other <i>lot lines</i>	0.0 m

Special Provisions

253 (Old 747) Map 19(7)	245 Wyecroft Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone: E2 (2002-192) PL010656
15.253.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Retail store, limited to the southern four <i>premises</i> within the <i>building</i>	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.253.2 Zone Provisions		
The following regulations apply:		
a)	Maximum total <i>net floor area</i> for <i>retail stores</i>	1,000.0 sq.m

Special Provisions

254 (Old 751)	South of Dundas Street, West of Bronte Road (Part of Lots 31, 32 and 33, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(18)		(2002-237) (2003-003) (2005-100) (2005-184) (2006-094) (2007-096) (2008-051) (2008-110) (2009-055) (2009-093) (2010-057)

15.254.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) Minimum front and flankage <i>yards</i> for <i>porches</i> , open or covered by a roof, with or without foundations, including access stairs	0.9 m
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15.254.2 Zone Provisions for Block 1 Lands

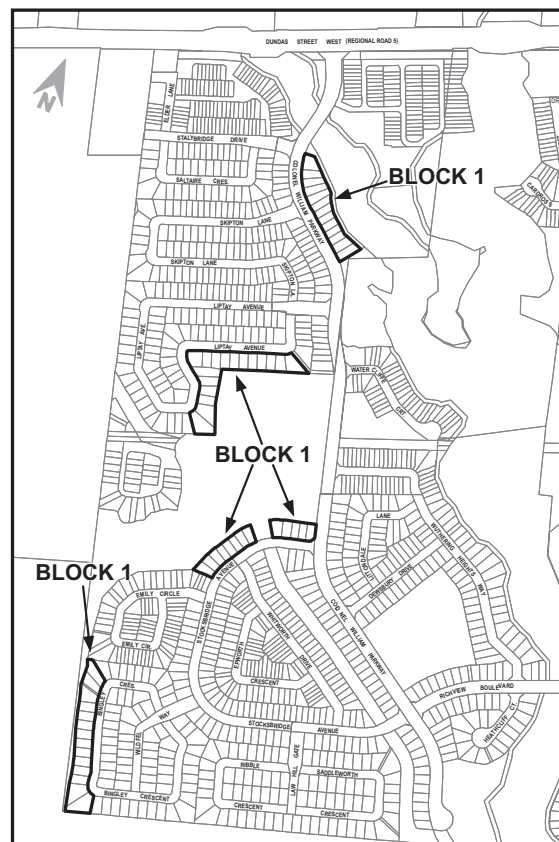
The following regulations apply to lands identified as Block 1 on Figure 15.254.1:

a) <i>Minimum rear yard</i>	10.0 m
b) <i>Minimum yard</i> abutting the Natural Area N Zone for <i>accessory buildings</i> , in ground pools, and above ground pools where in ground footings are required	5.0 m

15.254.3 Special Site Figures

Figure 15.254.1

Special Provision 254



Special Provisions

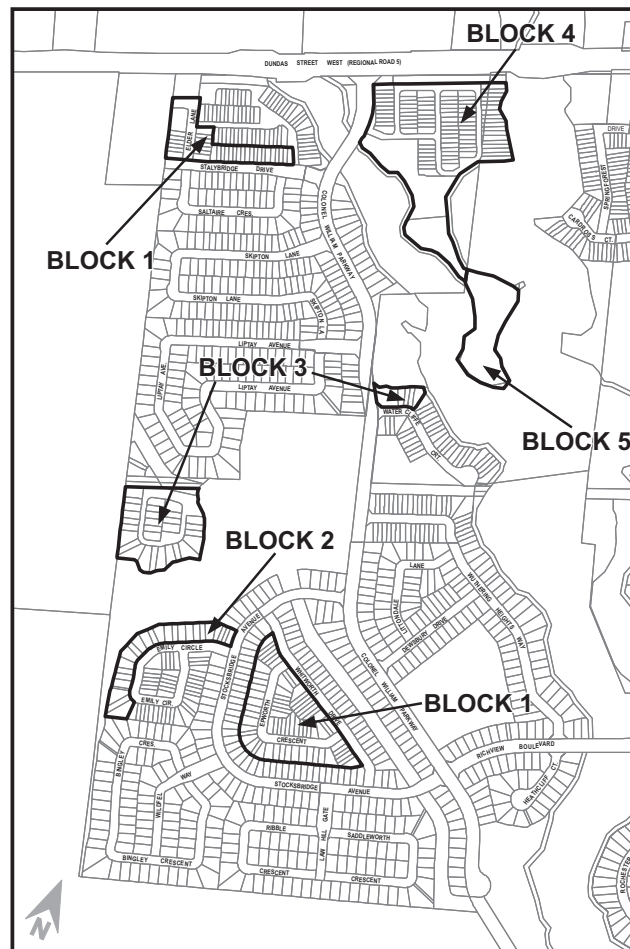
255 (Old 751)	South of Dundas Street, West of Bronte Road (Part of Lots 31, 32 and 33, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(18)		(2002-237) (2002-038) (2003-003) (2005-100) (2005-184) (2006-094) (2006-118) (2007-096) (2008-051) (2008-110) (2009-055) (2009-093) (2010-057)
15.255.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>front</i> or <i>flankage yard</i> to <i>porch</i>	1.5 m
b)	Minimum <i>front</i> or <i>flankage yard</i> to access stairs	0.9 m
15.255.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.255.1:		
a)	<i>Minimum front yard</i>	3.0 m
15.255.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.255.1:		
a)	<i>Minimum rear yard</i>	10.0 m
b)	Minimum <i>rear</i> or <i>side yard</i> abutting the Natural Area N <i>Zone</i> for all <i>accessory buildings</i> , in ground pools and above ground pools where in ground footings are required	5.0 m
15.255.4 Zone Provisions for Block 3 Lands		
The following regulation applies to lands identified as Block 3 on Figure 15.255.1:		
a)	<i>Minimum yard</i> abutting the Natural Area N <i>Zone</i> for <i>accessory buildings</i> , in ground pools, and above ground pools where in ground footings are required	5.0 m
15.255.4 Zone Provisions for Block 4 Lands		
The following regulation applies to lands identified as Block 4 on Figure 15.255.1:		
a)	<i>Minimum yard</i> abutting the Natural Area N <i>Zone</i>	2.5 m
15.255.5 Zone Provisions for Block 5 Lands		
The following regulation applies to lands identified as Block 5 on Figure 15.255.1:		
a)	<i>Minimum yard</i> abutting the Natural Area N <i>Zone</i>	4.5 m

Special Provisions

15.255.5 Special Site Figures

Figure 15.255.1

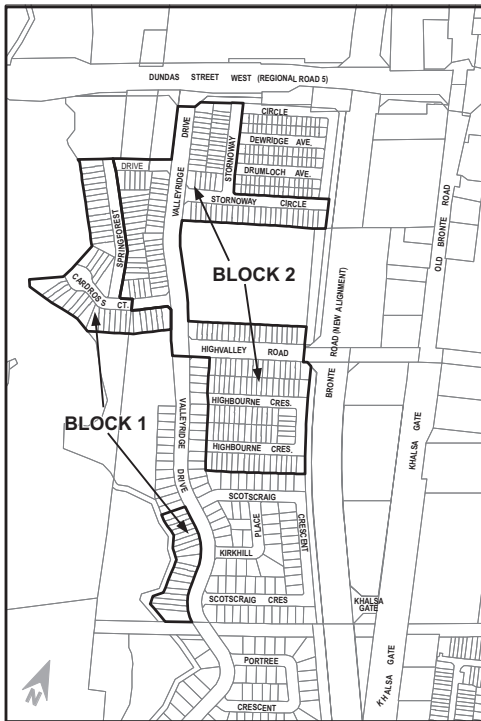
Special Provision 255



Special Provisions

256 (Old 753)	3101 and 3137 Scottscraig Crescent (Part of Lot 31, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(18)		(2002-239) (2004-039) (2010-057)
15.256.1 Zone Provisions		
The following regulation applies:		
a)	Minimum side yard abutting the Park (O1) Zone	4.2 m

Special Provisions

257 (Old 753, 766) Map 19(18)	Valleyridge Drive, Stornoway Circle, Springforest Drive, Cardross Court, Highvalley Road, and Highbourne Crescent (Part of Lots 31, Concession 1 S.D.S.)	Parent Zone: RM1 (2002-239) (2004-038) (2004-039) (2010-057)
15.257.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.257.1:		
a)	Maximum allowable projection for a <i>porch</i> into a <i>minimum flankage yard</i>	1.5 m
b)	Maximum allowable projection for access stairs into a <i>minimum flankage yard</i>	2.1 m
15.257.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.257.1:		
a)	<i>Minimum front yard</i>	3.0 m
b)	Maximum allowable projection for a <i>porch</i> into a minimum front or <i>flankage yard</i>	1.8 m
c)	Maximum allowable projection for access stairs into a minimum front or <i>flankage yard</i>	2.4 m
d)	<i>Minimum side yard</i> abutting the Park (O1) Zone	4.2 m
15.257.3 Special Site Figures		
Figure 15.257.1		
Special Provision 257		
		

Special Provisions

258 (Old 753)	Stornoway Circle, Dewridge Avenue, and Drumloch Avenue (Part of Lot 31, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(18)		(2002-239) (2004-039) (2010-057)
15.258.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Back-to-back townhouse dwellings</i> , which shall be subject to the regulations of the Residential Medium (RM2) <i>Zone</i> except as modified below	
15.258.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i> per unit	80.0 sq.m
b)	Minimum <i>lot frontage</i> per unit	6.0 m
c)	<i>Minimum front yard</i>	3.0 m
d)	<i>Minimum flankage yard</i>	3.0 m
e)	Maximum allowable projection for a <i>porch</i> or <i>balcony</i> into a minimum front or <i>flankage yard</i>	1.8 m
f)	<i>Minimum interior side yard</i>	1.5 m

Special Provisions

259 (Old 754) Map 19(4)	South Service Road West, Wyecroft Road, and Burloak Drive (Part of Lots 33, 34 and 35, Concession 3 S.D.S.)	Parent Zone: C3, E2 (2002-002) (2003-089) (2005-025) (2006-002) (2007-001) (2007-096) (2010-057) (2015-018)
15.259.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front yard (Wyecroft Road)	0.0 m
b)	Minimum flankage yard	0.0 m
c)	Maximum net floor area for any individual retail store premises (2015-018)	9,290.0 sq.m
d)	Notwithstanding subsection (c) above, one retail store is permitted to be larger than the maximum net floor area and no maximum shall apply to that retail store	
e)	Maximum total net floor area for all uses excluding cinemas and theatres	54,811.0 sq.m
f)	Maximum total net floor area for cinemas and theatres	6,039.0 sq.m
15.259.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.259.1:		
a)	Block 1 shall be considered to be one lot for the purposes of applying the standards of this By-law.	
15.259.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.259.1:		
a)	The lot line adjacent to the highway corridor shall be deemed to be the front lot line.	
b)	Sections 15.259.1(c) and (e) above shall not apply to Block 2.	
15.259.4 Special Site Figures		
Figure 15.259.1		
Special Provision 259		

Special Provisions

260 (Old 723)	2501-2525 Prince Michael Drive (Part of Lot 9, Concession 1, S.D.S.)	Parent Zone: C1
Map 19(23)		(2001-189) (2002-086) (2002-203) (2003-031) (2003-082) (2007-189) (2004-002) (2005-138) (2005-139) (2006-108) (2007-096) (2010-057)
15.260.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>front yard</i>	As legally existing on the <i>lot</i> on the effective date of this By-law
b)	Maximum total <i>net floor area</i>	5,400.0 sq.m

Special Provisions

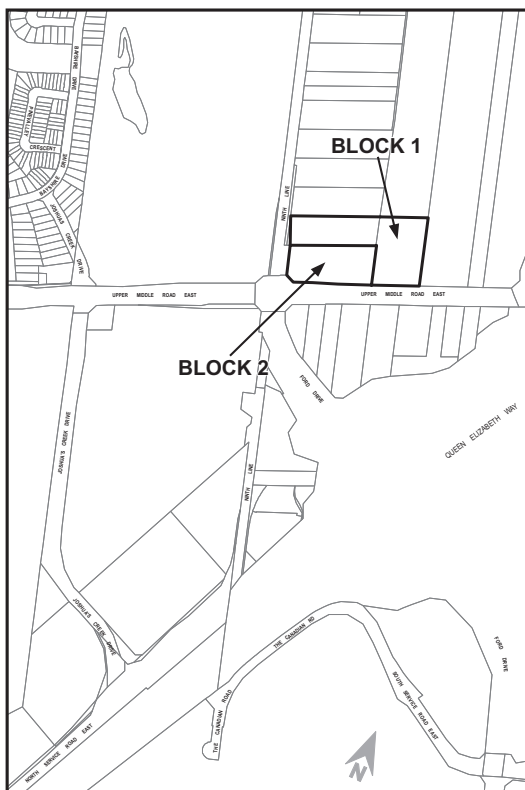
261 (Old 755) Map 19(9)	Linbrook Road Private Schools (Part of Lot 10, Concession 3, S.D.S.)	Parent Zone: CU (2003-009) (2008-051) CAV A/163/2013 (2014-014)
15.261.1 Additional Permitted Uses for All Lands		
The following additional <i>use</i> is permitted on all lands identified as subject to this Special Provision:		
a) <i>Private school</i> , and Footnote 2 to Table 11.2, relating to permitted <i>road</i> locations, shall not apply.		
15.261.2 Zone Provisions for Block 1		
The following regulations apply on lands identified as Block 1 on Figure 15.261.1 below:		
a)	<i>Minimum interior side yard</i>	4.3 m
b)	Maximum number of full-time equivalent students permitted to be enrolled at the <i>private school</i>	180
15.261.3 Zone Provisions for Block 2		
The following regulations apply on lands identified as Block 2 on Figure 15.261.1 below:		
a)	<i>Minimum yards</i>	As shown in Figure 15.261.2
b)	Maximum <i>lot coverage</i>	19%
c)	Minimum setback to <i>parking areas</i>	As shown in Figure 15.261.2
d)	Maximum <i>net floor area</i> for a storage <i>building</i>	200.0 m ²
e)	Maximum <i>height</i> of a storage <i>building</i>	9.0 m
f)	Maximum number of <i>storeys</i> for a storage <i>building</i>	2
g)	Maximum <i>net floor area</i> of the <i>private school</i>	9,800.0 m ²
h)	Minimum number of <i>stacking spaces</i> required in a <i>stacking lane</i>	22, plus an additional 10 spaces for buses
i)	Maximum number of full-time equivalent students permitted to be enrolled at the <i>private school</i>	625
15.261.4 Special Site Figures		
Figure 15.261.1		Figure 15.261.2
Special Provision 261-1		Special Provision 261-2

Special Provisions

15.261.5	Special Site Provisions
The following additional provision applies:	
a)	The calculation of full-time equivalent students shall be determined in accordance with the applicable regulations under the <u>Education Act</u> .

Figure 15.262.1

Figure 15.262.1



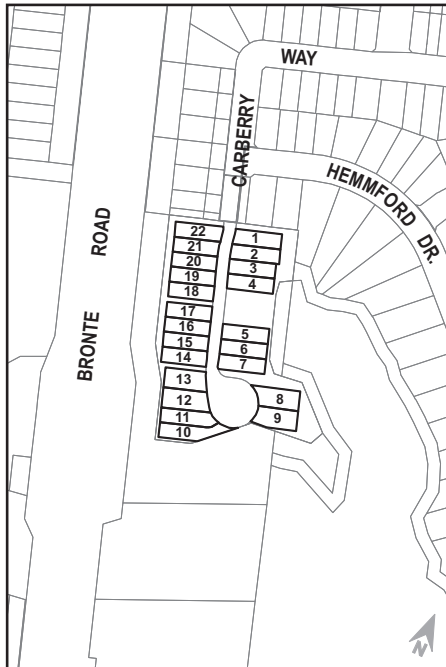
Special Provisions

263 (Old 760) Map 19(6)	750 Redwood Square (Part of Lot 21, Concession 2 S.D.S.)	Parent Zone: E3 (2003-112)
15.263.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Emergency shelter	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.263.2 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	9.0 m
b)	Maximum number of beds	40
c)	Minimum number of parking spaces	28

Special Provisions

264 (Old 761)	1565 and 1577 North Service Road East (Part of Lots 6 and 7, Concession 2 S.D.S.)	Parent Zone: E2
Map 19(16)		(2006-075) OMB #0094 and #1617
15.264.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum flankage yard</i> (Joshuas Creek Drive)	3.0 m
b)	Maximum <i>height</i>	40.0 m
c)	Maximum <i>net floor area</i>	17,316.0 sq.m
d)	Maximum total <i>net floor area</i> for <i>business offices</i>	772.0 sq.m
e)	Maximum total <i>net floor area</i> for <i>medical offices</i>	8,885.0 sq.m
f)	Maximum total <i>net floor area</i> for <i>restaurants</i>	265.0 sq.m
g)	Maximum total <i>net floor area</i> for <i>sports facilities</i>	1,940.0 sq.m

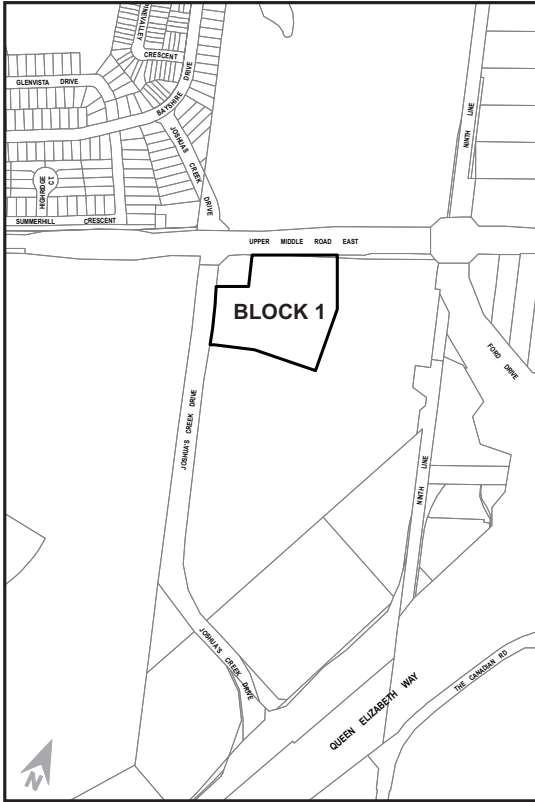
Special Provisions

265 (Old 762) Map 19(19)	2590 Carberry Way (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1 (2003-197)
15.265.1 Additional Permitted Uses		
The following additional use is permitted:		
a) Semi-detached dwelling		
15.265.2 Zone Provisions		
The following regulations apply:		
a) Minimum rear yard for dwelling 8		5.6 m
b) Minimum southerly side yard setback to dwellings 9 and 10		0.5 m
c) Minimum northerly side yard setback to dwellings 1 and 22		3.5 m
d) Maximum allowable projection for a porch into a minimum front yard		1.5 m
15.265.3 Special Site Figures		
Figure 15.265.1		
Special Provision 265 		
15.265.4 Special Site Provisions		
The following additional provisions apply:		
a) The condominium roadway shall be considered a public road for determining zoning compliance.		
b) Established grade shall be measured at the centre point of base of the front wall of each dwelling.		

Special Provisions

266 (Old 765)	Presquile Drive, Wasaga Drive, and Craigleith Drive (Part of Lots 7 and 8, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(23)		(2004-079)
15.266.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>porch</i> projection into required <i>flankage yard</i>	1.5 m
b)	Maximum <i>flankage yard</i> projection for access stairs	2.1 m

Special Provisions

267 (Old 358, 836, 879) Map 19(16)	1455 Joshuas Creek Drive (Part of Lot 6, Concession 2, S.D.S.)	Parent Zones: E2, E4 (2009-083) (2013-096) (2015-079)
15.267.1 Prohibited Uses		
The following <i>uses</i> are prohibited on all lands subject to this Special Provision:		
a)	Motor vehicle body shop	
b)	Motor vehicle dealership	
c)	Motor vehicle repair facility	
d)	Motor vehicle service station	
15.267.2 Special Site Provisions for Block 1 (2015-079)		
The following additional provision applies on lands identified as Block 1 on Figure 15.267.1 below:		
a)	Minimum <i>lot area</i>	2.8 ha
b)	All lands identified as Block 1 shall be considered to be one <i>lot</i> for the purposes of this By-law.	
15.267.3 Special Site Figures		
Figure 15.267.1		
Special Provision 267 		

Special Provisions

268 (Old 768)	2380 Brockberry Crescent (Part of Lot 29, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(19)		(2004-037)
15.268.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i> (Brockberry Crescent)	5.0 m
b)	Minimum <i>front yard</i> (westerly <i>lot line</i>)	10.5 m
c)	Minimum northerly <i>interior side yard</i>	6.5 m
d)	Minimum southerly <i>interior side yard</i>	4.5 m
e)	Minimum <i>rear yard</i>	10.5 m
f)	Maximum <i>private garage floor area</i>	45.0 sq.m
15.268.2 Special Site Provisions		
The following additional provision applies:		
a)	The westerly <i>lot line</i> shall be considered the <i>front lot line</i> . Notwithstanding this, <i>lot frontage</i> shall be measured using the <i>lot line</i> abutting Brockberry Crescent.	

Special Provisions

269 (Old 770) Map 19(19a)	Baronwood Drive, Grand Oak Trail, and Khalsa Gate (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1 (2004-040)
15.269.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front yard	3.0 m
15.269.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.269.1:		
a)	Minimum flankage yard	2.4 m
b)	Maximum allowable projection for a porch into a minimum front or flankage yard	1.8 m
c)	Maximum allowable projection for access stairs into a minimum front or flankage yard	2.4 m
d)	Maximum allowable projection for covered or uncovered structures including uncovered platforms, porches and exterior stairs into a minimum rear yard	2.7 m
15.269.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.269.2:		
a)	Maximum allowable projection for a porch into a minimum front or flankage yard	1.8 m
b)	Maximum allowable projection for access stairs into a minimum front or flankage yard	2.4 m
c)	Minimum rear yard for detached garage	0.0 m
d)	Maximum dwelling depth	20.0 m
15.269.4 Zone Provisions for Block 3 Lands		
The following regulation applies to lands identified as Block 3 on Figure 15.269.2:		
a)	Height shall be measured at the centre point of base of the front wall of each dwelling.	
15.269.5 Special Site Provisions		
The following additional provision applies:		
a)	For the purpose of calculating the minimum yards and lot area on a public road, the publicly owned 0.3 metre reserve and daylight triangles adjoining the lot shall be deemed to be part of the lot.	
15.269.6 Special Site Figures		
Figure 15.269.1		
Special Provision 269		

Special Provisions

270 (Old 770)	2355 Khalsa Gate (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RH, RM4
Map 19(19a)		(2004-040) (2016-029) PL141015
15.270.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>front yard</i> (Khalsa Gate) for all <i>buildings</i> , except the portion of the <i>building</i> containing a pool, above and below <i>grade</i>	2.5 m
b)	Minimum northerly <i>interior side yard</i> for <i>buildings</i> located above <i>grade</i>	13.0 m
c)	Minimum northerly <i>interior side yard</i> for <i>buildings</i> located below <i>grade</i>	3.5 m
d)	Minimum southerly <i>interior side yard</i> for <i>buildings</i> located above <i>grade</i>	19.0 m
e)	Minimum southerly <i>interior side yard</i> for <i>buildings</i> located below <i>grade</i>	9.0 m
f)	Minimum <i>rear yard</i> for all <i>buildings</i> located below <i>grade</i>	7.5 m
g)	Minimum width of <i>landscaping</i> between a <i>surface parking area</i> and the <i>rear lot line</i>	7.0 m
h)	Maximum <i>Lot Coverage</i>	30 %
15.270.2 Zone Provisions		
The following additional regulations apply to lands identified as Block 1 on Figure 15.270.1:		
a)	Minimum <i>rear yard</i> for <i>buildings</i> above <i>grade</i>	21.0 m
b)	Minimum <i>front yard</i> (Khalsa Gate) for the portion of the <i>building</i> containing a pool, above and below <i>grade</i>	7.5 m
c)	Minimum northerly <i>interior side yard</i> for covered ramp providing access to <i>below grade parking area</i>	8.0 m
d)	Minimum <i>rear yard</i> for covered ramp providing access to <i>below grade parking area</i>	21.0 m
e)	Maximum number of <i>storeys</i>	8
f)	Maximum <i>height</i>	25.0 m
g)	Minimum width of <i>landscaping</i> between the screened garbage/recycling pickup area and the northerly <i>interior side lot line</i> or <i>rear lot line</i> .	6.0 m
h)	Minimum width of <i>landscaping</i> between a <i>driveway</i> and northerly <i>interior side lot line</i>	3.5 m
15.270.3 Additional Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.270.1:		
a)	Minimum <i>rear yard</i> for <i>buildings</i> above <i>grade</i>	69.0 m
b)	Maximum number of <i>storeys</i>	4
c)	Maximum <i>height</i>	13.0 m
d)	Maximum number of dwelling units wholly contained within Block 2	39
e)	Minimum width of <i>landscaping</i> between a <i>driveway</i> and southerly <i>interior side lot line</i>	3.0 m

Special Provisions

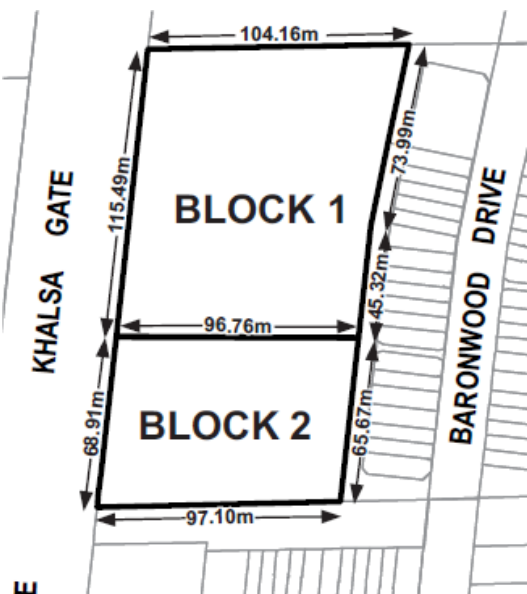
15.270.4 Parking Provisions For All Lands

The following regulations apply to loading spaces:

- | | |
|----|--|
| a) | The minimum dimensions of a <i>loading space</i> are 3.5 m in width and 12.0 m in length, with a minimum vertical clearance of 4.2 m. |
| b) | A <i>loading space</i> is not required to abut the <i>building</i> provided the <i>loading space</i> is set back a maximum of 7.0 m from the <i>building</i> above <i>grade</i> which it serves. |
| c) | Minimum setback for a loading space from the southerly <i>interior side lot line</i> 15.0 m |
| d) | Minimum setback for a loading space from the northerly <i>interior side lot line</i> . 19.0 m |
| e) | A <i>loading space</i> is not permitted in the front yard and rear yard of Block 1. |
| f) | The minimum surface parking area setback does not apply to surface parking areas that are adjacent to the covered access ramp and above <i>grade</i> stairwell enclosure. |

15.270.5 Special Site Figures

Figure 15.270.1

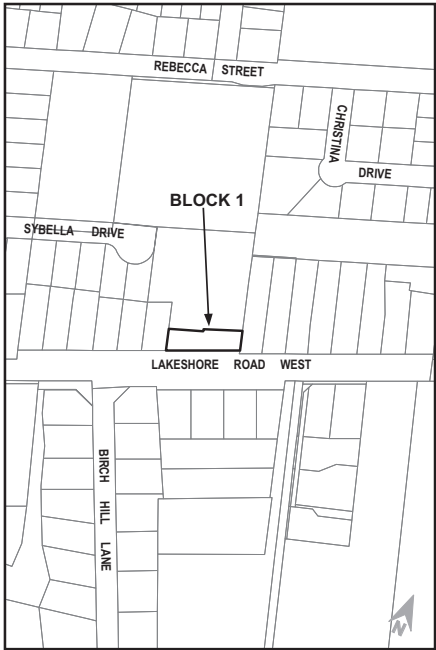


15.270.6 Special Site Provisions For All lands

The following additional provisions apply:

- | | |
|----|--|
| a) | A screened garbage/recycling pickup area is permitted within 23.0 m of the northerly <i>interior side lot line</i> and <i>rear lot lines</i> provided that the screened garbage/recycling pickup area is setback a minimum of 6.0 m from the northerly <i>interior side lot line</i> and <i>rear lot lines</i> . |
| b) | Height means the vertical distance measured from the finished first floor elevation at <i>grade</i> to the top of the flat roof. |
| c) | Above <i>grade</i> stairwell enclosure and ventilator shafts serving the below <i>grade</i> parking area shall comply with the minimum yards specified for buildings located below <i>grade</i> . |
| d) | A parapet is permitted to project a maximum of 1.7 m above the top of the flat roof and Section 4.6.3 does not apply. |
| e) | All lands identified as subject to this Special Provision shall be considered as one <i>lot</i> for the purposes of this By-law PL141015 |

Special Provisions

271 (Old 772) Map 19(7)		Paliser Court (Part of Lot 19, Concession 3 S.D.S.)		Parent Zone: RL2-0 (2005-014) (2007-149)	
15.271.1 Zone Provisions for All Lands					
The following regulations apply to all lands identified as subject to this Special Provision:					
a)	Minimum front yard			3.0 m	
b)	Minimum interior side yards			1.0 m and 0.3 m	
c)	Minimum rear yard			5.5 m	
d)	Minimum separation distance between dwellings			1.3 m	
e)	Maximum lot coverage			50%	
f)	Maximum residential floor area			350.0 sq.m	
15.271.2 Zone Provisions for Block 1 Lands					
The following regulations apply to lands identified as Block 1 on Figure 15.271.1:					
a)	Minimum flankage yard (Lakeshore Road West)			4.0 m	
b)	Maximum residential floor area			395.0 sq.m	
15.271.3 Special Site Figures					
Figure 15.271.1					
Special Provision 271 					
15.271.4 Special Site Provisions					
The following additional provision applies:					
a)	Height shall be measured at the centre point of base of the front wall of each dwelling.				

Special Provisions

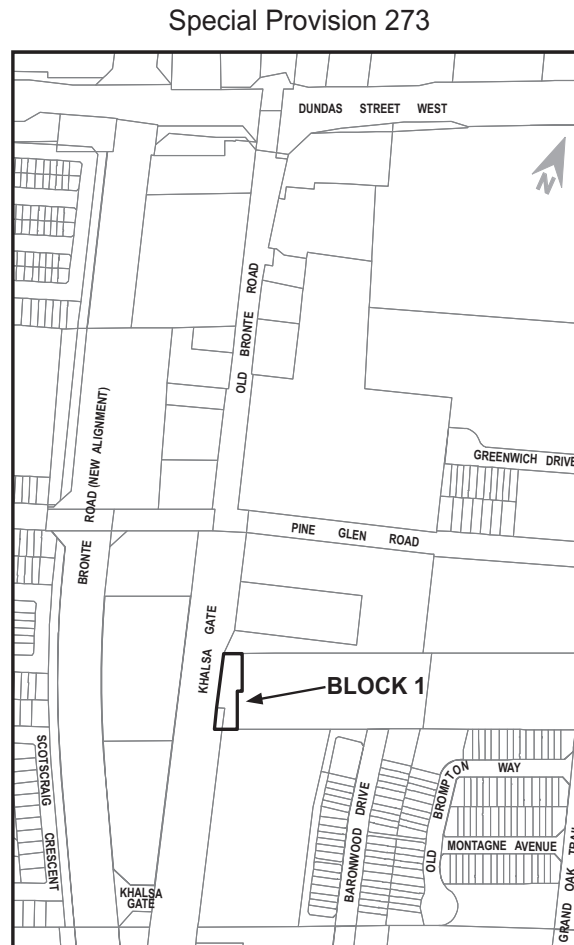
272 (Old 773, 774)	114-126 and 117 Nelson Street (Part of Lots 28 and 29, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(2a)		(2004-156) (2004-161) (2007-096) (2010-057)
15.272.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard west of Nelson Street	3.0 m
b)	Maximum height	14.0 m
c)	Minimum width of landscaping abutting only the northernmost lot line on lands subject to this Special Provision east of Nelson Street	1.5 m

273 (Old 776)	2420 Baronwood Drive formerly 2385-2389 Khalsa Gate (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(19a)		(2005-015) (2008-060) (2008-051) (2012-085) (2016-112)
15.273.1 Additional Permitted Uses for Block 1 Lands		
The following additional uses are permitted on the first storey of a building on lands identified as Block 1 on Figure 15.273.1:		
a)	Art gallery	
b)	Business office	
c)	Commercial school	
d)	Medical office	
e)	Service commercial establishment	
f)	Repair shop	
g)	Retail store	
15.273.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of dwelling units	166
b)	Minimum lot area	10,610.0 sq.m
c)	Minimum lot frontage	50.0 m
d)	Minimum front yard	1.8 m
e)	Minimum side yard	2.0 m
f)	Minimum rear yard	0.6 m
g)	Maximum height	14.0 m
h)	Maximum lot coverage	45%
i)	Minimum landscaping coverage	20%

Special Provisions

15.273.3 Special Site Figures

Figure 15.273.1



15.273.4 Special Site Provisions

The following additional provisions apply:

- | | |
|----|--|
| a) | The <i>front lot line</i> shall be the <i>lot line</i> adjacent to Baronwood Drive. |
| b) | Minimum ground floor <i>height</i> for any <i>building</i> having a <i>main wall</i> fronting onto Khalsa Gate shall be 4.25 m measured from finished floor elevation to finished floor elevation. |
| c) | <i>Established grade</i> shall be the elevation of 151.4 m representing the centre-line elevation midway along the Baronwood Drive <i>lot frontage</i> . |
| d) | Notwithstanding any severance, partition or division of the lands subject to this Special Provision, the regulations of this By-law shall apply to the whole of these lands as if no severance, partition or division has occurred. (2016-112) |

Special Provisions

274 (Old 782)	111 Forsythe Street (Part of Lot 15, Concession 3 S.D.S.)	Parent Zones: RH
Map 19(8)		(2005-084)
15.274.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	68, plus one guest suite
b)	<i>Minimum yards, all yards</i>	As legally existing on the <i>lot</i> on the effective date of this By-law
c)	Maximum <i>net floor area</i>	14,500.0 sq.m
d)	Maximum <i>lot coverage</i>	As legally existing on the <i>lot</i> on the effective date of this By-law
e)	Maximum <i>height</i>	119.80 m (Canadian Geodetic Datum)
f)	Maximum <i>height</i> of rooftop mechanical equipment	2.0 m
g)	Minimum <i>landscaping coverage</i>	5%
15.274.2 Special Site Provisions		
The following additional provisions apply:		
a)	The mechanical penthouse shall be setback a minimum of 3.0 metres from the edge of the roof, provided that the minimum setback from the south edge of the roof shall be 12.0 metres. The maximum area for the mechanical penthouse shall not exceed 40% of the roof area of the upper-most <i>storey</i> on which it is located.	

Special Provisions

275 (Old 783)	3490-3510 Lakeshore Road West (Part of Lots 34 and 35, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(1)		(2007-031)
15.275.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	14,700 sq.m
b)	Minimum <i>lot frontage</i>	200.0 m
c)	Maximum <i>lot coverage</i>	34%
d)	Minimum <i>front yard</i> , except for a gazebo or <i>gatehouse</i>	22.5 m
e)	Minimum width of <i>landscaping</i> required adjacent to the <i>front lot line</i>	22.5 m
f)	Minimum <i>front yard</i> for a gazebo or <i>gatehouse</i>	0.6 m
g)	Minimum <i>side yard</i>	5.0 m
h)	Minimum <i>rear yard</i>	5.0 m
i)	Maximum number of <i>storeys</i>	8
j)	Maximum <i>height</i> (exclusive of rooftop <i>building</i> elements)	25.0 m
k)	Maximum <i>height</i> for a gazebo or <i>gatehouse</i>	3.0 m
l)	Maximum <i>net floor area</i> for a gazebo or <i>gatehouse</i>	10.0 sq.m
m)	Minimum setback for rooftop mechanical equipment from the north <i>building</i> face	15.0 m
n)	Minimum setback for rooftop mechanical equipment from the south <i>building</i> face	3.0 m
o)	Maximum area for a mechanical penthouse	385.0 sq.m
p)	Maximum number of mechanical penthouses on a <i>building</i>	1
q)	Minimum <i>landscaping coverage</i>	35%
r)	Maximum number of <i>buildings</i> containing <i>apartment dwellings</i>	3
s)	Maximum number of <i>dwelling units</i>	300
15.275.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i>	1.25 per one bedroom <i>dwelling</i> , plus 0.25 spaces per <i>dwelling</i> for visitors <i>parking spaces</i>
b)	Minimum number of <i>parking spaces</i>	1.50 per two or more bedroom <i>dwellings</i> , plus 0.25 spaces per <i>dwelling</i> for visitors <i>parking spaces</i>
15.275.3 Special Site Provisions		
The following additional provisions apply:		
a)	The <i>rear lot line</i> shall be deemed to be the <i>lot line</i> extending from the westerly limit of the <i>front lot line</i> to the southerly property limit of the east <i>lot line</i> .	
b)	Notwithstanding Section 15.275.1(e) above, a gazebo and <i>gatehouse</i> are permitted within any required width of <i>landscaping</i> .	
c)	Notwithstanding any severance, partition or division of these lands, this Special Provision shall apply to the whole of these lands as if no severance, partition or division had occurred.	

Special Provisions

276 (Old 784)	Spring Blossom Crescent and North Ridge Trail (Part of Lot 29, Concession 1 S.D.S.)	Parent Zone: RL8, RM1
Map 19(22)		(2005-094) (2007-040)

15.276.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.276.1:

a) <i>Minimum front yard</i>	4.5 m
b) <i>Minimum front yard for a private garage</i>	7.5 m

15.276.2 Zone Provisions for Block 2 Lands

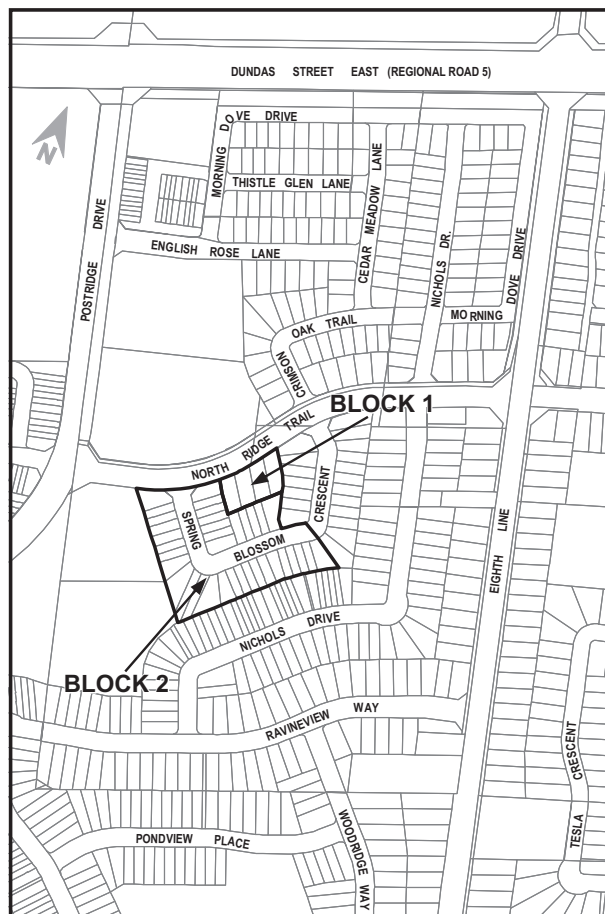
The following regulations apply to lands identified as Block 2 on Figure 15.276.1:

a) <i>Minimum front yard</i>	4.5 m
b) <i>Minimum front yard for a private garage</i>	6.0 m

15.276.3 Special Site Figures

Figure 15.276.1

Special Provision 276



Special Provisions

277 (Old 788)	Jezero Crescent and Craigleith Road (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL9
Map 19(23)		(2005-138) (2010-057)
15.277.1 Zone Provisions		
The following regulation applies		
a)	Maximum <i>height</i>	12.0 m

Special Provisions

278 (Old 790)	145 Reynolds Street	Parent Zone: CBD
Map 19(8a)	(Part of Lots 12 and 13, Concession 3 S.D.S.)	(2005-180)
15.278.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	5
b)	Maximum <i>height</i>	As legally existing on the <i>lot</i> on the effective date of this By-law

Special Provisions

279 (Old 792)	127-133 Nelson Street (Part of Lot 28, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(2a)		(2006-018)
15.279.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	2.8 m
b)	<i>Minimum flankage yard</i>	2.0 m
c)	Maximum number of <i>storeys</i>	4
d)	Maximum <i>height</i>	12.6 m
e)	Minimum <i>landscaping coverage</i>	Zero

Special Provisions

280 (Old 794)	2524-2436 Third Line (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: C2
Map 19(19)		(2006-018)
15.280.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Third Line)	0.0 m
b)	<i>Minimum flankage yard</i> (Dundas Street)	9.0 m
c)	<i>Minimum side yard</i> , south side	7.5 m
d)	<i>Minimum side yard</i> , south side, within 23.0 metres of Third Line	2.0 m

Special Provisions

281 (Old 795) Map 19(23)	2460-2480 Prince Michael Drive (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RH (2006-108) (2010-057)
15.281.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted on lands identified as Block 1 on Figure 15.281.1:		
a)	Townhouse dwellings, which shall be subject to the regulations of the Residential Medium RM1 <i>Zone</i> unless modified by Section 15.281.2 of this By-law	
15.281.2 Zone Provisions for all Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front yard	3.5 m
b)	Minimum flankage yard (Dundas Street)	0.0 m
c)	Minimum yard along the western and southern lot lines	7.5 m
d)	Maximum lot coverage	40%
e)	Maximum height	14.0 m
f)	Minimum width of landscaping required along the front lot line	4.5 m
15.281.3 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.281.1:		
a)	Maximum height	26.0 m
b)	Maximum height of parapets	1.2 m
c)	Maximum height of north east tower feature	5.0 m above building height
15.281.4 Special Site Figures		
Figure 15.281.1		
Special Provision 281		
15.281.5 Special Site Provisions		
The following additional provision applies:		
a)	Established grade shall be measured as a geodetic reference of 179.0 metres above sea level.	

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Special Provisions

282 (Old 798)	1089-1099 Eighth Line (Part of Lot 10, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(16)		(2006-184) (2007-096) (2010-057) (2014-014)
15.282.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	Minimum width of <i>landscaping</i> required along the <i>front lot line</i>	4.5 m
c)	Maximum total net <i>floor area</i> for all <i>retail stores</i> on all lands subject to this Special Provision	9,700.0 sq.m

OMB Appeals

24 - By-Ways Construction Inc. and Ryan Lee Investments Inc.

Special Provisions

283	337-339 Trafalgar Road	Parent Zone: CU
Map 19(8)	(Part of Lot 13, Concession 3 S.D.S.)	(1996-121) A/055/2007 A/172/2007 (2008-051) (2010-057) (2014-014) PL140317
15.283.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	36.0 m
b)	<i>Minimum interior side yard, north side</i>	6.0 m
c)	<i>Minimum interior side yard, south side</i>	3.0 m
d)	<i>Minimum rear yard for buildings</i>	30.2 m
e)	<i>Maximum height</i>	As legally existing on the <i>lot</i> on the effective date of this By-law
f)	<i>Maximum lot coverage</i>	17.8%
g)	<i>Maximum floor area</i>	3,073.5 sq.m
15.283.2 Parking Provisions		
The following additional parking provisions apply:		
a)	Section 5.1.2, relating to exclusive <i>use of parking areas</i> , shall not apply to a <i>parking area</i> legally existing on February 25, 2014.	
b)	Section 5.1.4, relating to requiring minimum <i>parking spaces</i> to be located on the same <i>lot</i> , shall not apply.	
c)	Minimum number of <i>parking spaces</i> required for a <i>private school</i>	1.5 per classroom for all classrooms, not including any portables
d)	Minimum width and length for <i>stacking spaces</i> legally existing on February 25, 2014	As legally existing on February 25, 2014
e)	Minimum number of <i>stacking spaces</i> required for a <i>private school</i> in a <i>stacking lane</i> legally existing on February 25, 2014	As legally existing on February 25, 2014
f)	Minimum width of a <i>driveway</i> and <i>aisle</i> legally existing on February 25, 2014	As legally existing on February 25, 2014
g)	<i>Parking spaces</i> required by this By-law can be provided on a paved playground as legally existing on February 25, 2014 to a maximum of 40 <i>parking spaces</i> .	

Special Provisions

284 (Old 802)	2280 Baronwood Drive	Parent Zone: RM1
Map 19(19)	(Part of Lot 30, Concession 1 S.D.S.)	(2007-063) (2015-018) (2015-079)
15.284.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	24
b)	Minimum <i>lot area</i>	Shall not apply
c)	<i>Minimum front yard to a private garage (2015-018) (2015-079)</i>	6.0 m
d)	<i>Minimum front yard (2015-018)</i>	3.0 m
e)	<i>Minimum flankage yard abutting a condominium sidewalk (2015-018)</i>	0.8 m
f)	<i>Minimum side yard abutting a servicing easement</i>	0.0 m

Special Provisions

285 (Old 805)	17-2410 Woodstock Trail (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2008-029)
15.285.1 Zone Provisions		
The following regulation applies:		
a)	Minimum flankage yard	1.5 m

Special Provisions

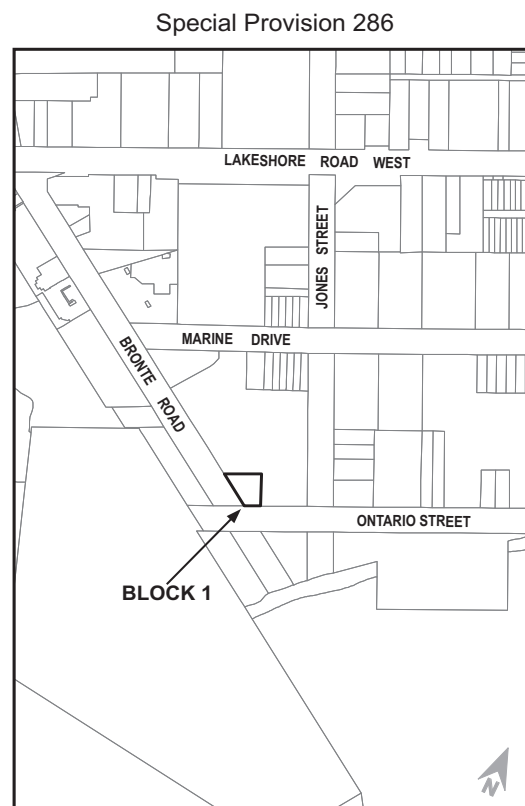
286 (Old 807)	11 Bronte Road, 2401-2411 Ontario Street, and 56 Jones Street		Parent Zone: MU4
Map 19(2a)	(Part of Lot 29, Concession 4 S.D.S.)		(2007-166) (2015-018)
15.286.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	<i>Detached dwellings</i>		
b)	<i>Townhouse dwellings</i>		
c)	<i>A bed and breakfast establishment</i> , but only within a <i>building</i> designated under the <u>Ontario Heritage Act</u>		
d)	<i>Live-work dwelling</i> , but only in a <i>building</i> within 7.5 metres of the <i>lot line</i> abutting Ontario Street (2015-018)		
e)	<i>Semi-detached dwelling</i> (2015-018)		
15.286.2 Only Permitted Uses			
The following <i>use</i> is the only <i>use</i> permitted on lands identified as Block 1 on Figure 15.286.1:			
a)	<i>Park, private</i>		
15.286.3 Zone Provisions			
The following regulations apply:			
a)	Minimum <i>lot area</i>	8,100.0 sq.m	
b)	Minimum <i>lot frontage</i>	48.0 m	
c)	Maximum <i>lot coverage</i>	60%	
d)	Maximum number of <i>storeys</i> for an apartment	10	
e)	Maximum number of <i>storeys</i> for a townhouse	3	
f)	Maximum <i>height</i> of an <i>apartment dwelling</i>	36.5 m	
g)	Maximum <i>height</i> of a townhouse, exclusive of rooftop amenity areas	10.0 m	
h)	Maximum <i>height</i> for any <i>building</i> or <i>structure</i> designated under the <u>Ontario Heritage Act</u>	As legally existed on November 5, 2007, plus 1.0 m	
i)	Minimum <i>front yard</i> (Ontario Street)	1.3 m	
j)	Minimum <i>side yard</i>	0.0 m	
k)	Minimum <i>rear yard</i> abutting a <i>lot</i> having <i>lot frontage</i> onto Bronte Road	3.0 m	
l)	Minimum <i>rear yard</i> abutting a <i>lot</i> having <i>lot frontage</i> onto Marine Drive	6.0 m	
m)	Minimum <i>separation distance</i> between the <i>building</i> designated under the <u>Ontario Heritage Act</u> that legally existed on November 5, 2007, and any other <i>building</i> or <i>structure</i> not designated under the <u>Ontario Heritage Act</u>	8.5 m	
n)	Minimum <i>landscaping coverage</i>	30%	
o)	Minimum <i>number of parking spaces</i> required for all <i>commercial uses</i> (2015-018)	0	
15.286.4 Zone Provisions for Rooftop Structures and Amenities			
The following regulations apply to <i>structures</i> and amenities located on top of the <i>apartment dwellings</i> :			
a)	Maximum rooftop projection for a parapet and railing	1.2 m	
b)	Maximum rooftop projection for a stair tower	3.2 m	

Special Provisions

c)	Maximum rooftop projection for a pool deck	1.5 m
d)	Maximum projection beyond the pool deck for a fence	1.8 m
e)	Maximum area for a rooftop mechanical equipment room	100.0 sq.m
f)	Minimum setback from the westerly roof edge for a rooftop mechanical equipment room	1.0 m
g)	Minimum setback from all other roof edges for a rooftop mechanical equipment room	4.0 m
h)	Maximum area for a combined rooftop mechanical equipment room and amenity room	300.0 sq.m, of which a maximum 200.0 sq.m shall be occupied by the amenity room
i)	Minimum setback from the Jones Street roof edge for a combined rooftop mechanical equipment room and amenity room	11.0 m
j)	Minimum setback from all other roof edges for a combined rooftop mechanical equipment room and amenity room	4.0 m

15.286.5 Special Site Figures

Figure 15.286.1



15.286.6 Special Site Provisions

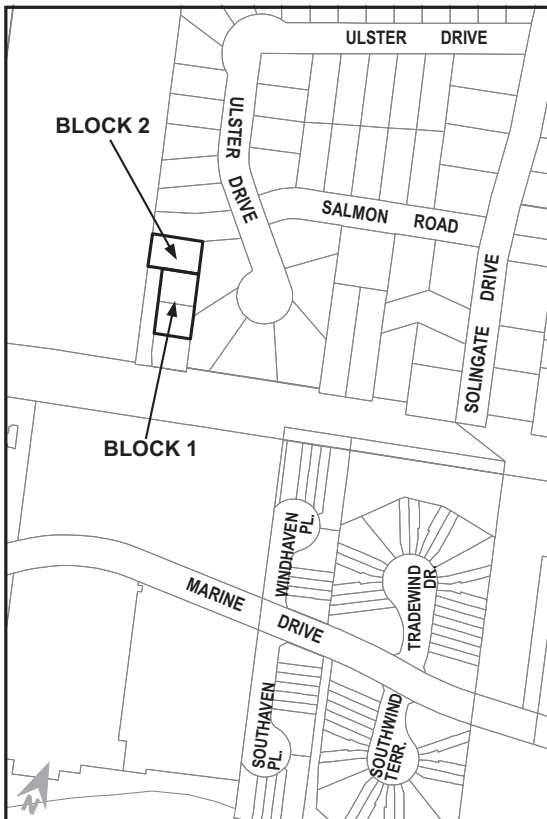
The following additional provisions apply:

a)	<i>Height</i> shall be measured from the average <i>grade</i> along the front wall facing Bronte Road for the <i>apartment dwellings</i> , and the average <i>grade</i> along the front wall for the <i>townhouse dwellings</i> .
b)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of this By-law.

Special Provisions

287 (Old 812)		140-160 Bronte Road		Parent Zone: RM4	
Map 19(2a)		(Part of Lot 30, Concession 4 S.D.S.)		(2012-023) PL090104	
15.287.1 Zone Provisions					
The following regulations apply:					
a)	Maximum number of <i>dwelling units</i>			17	
b)	Maximum number of <i>assisted living units</i>			122	
c)	<i>Minimum front yard</i>			2.0 m	
d)	<i>Minimum front yard</i> for a <i>loading space</i> door			3.0 m	
e)	<i>Minimum interior side yard</i> , south side			2.4 m exclusive of air ventilation shafts	
f)	<i>Minimum interior side yard</i> , north side, for the portion of the <i>building</i> less than or equal to 9.2 metres in <i>height</i>			2.1 m	
g)	<i>Minimum interior side yard</i> , north side, for the portion of the <i>building</i> greater than 9.2 metres in <i>height</i>			4.1 m	
h)	<i>Minimum rear yard</i>			0.0 m	
i)	Minimum below grade setbacks in all <i>yards</i>			0.0 m	
j)	Maximum <i>lot coverage</i>			65%	
k)	Maximum number of <i>storeys</i>			8	
l)	Maximum <i>height</i>			23.0 m	
m)	Maximum <i>height</i> for that portion of the <i>building</i> set back 30.0 metres from the north <i>lot line</i>			31.0 m	
n)	Maximum <i>floor space index</i>			3.4	
o)	Minimum personal recreational space			3.5 sq.m per <i>dwelling unit</i> and <i>assisted living unit</i> , all of which may be provided on a rooftop or other common areas	
p)	Minimum setback for rooftop mechanical equipment not wholly enclosed by an architectural feature			4.0 m	
15.287.2 Parking Provisions					
The following parking provisions apply:					
a)	Minimum number of <i>parking spaces</i>		72, all of which shall be provided below <i>grade</i>		

Special Provisions

288 (Old 813)	2183 Lakeshore Road West (Part of Lot 27, Concession 3 S.D.S.)	Parent Zone: RL3
Map 19(2)		(2008-027) PL051091
15.288.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front yard	4.0 m
b)	Maximum allowable projection into a minimum front and flankage yards for porches including access stairs	2.0 m
15.288.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.288.1:		
a)	Minimum rear yard	8.5 m
15.288.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.288.2:		
a)	Minimum rear yard	4.0 m
b)	Minimum easterly side yard	11.5 m
15.288.4 Special Site Figures		
Figure 15.288.1		
Special Provision 288		
		

Special Provisions

289 (Old 817)	2332 Upper Middle Road West (Part of Lot 29, Concession 2 S.D.S.)	Parent Zone: RH
Map 19(12)		(2008-119) (2010-057)

15.289.1 Zone Provisions

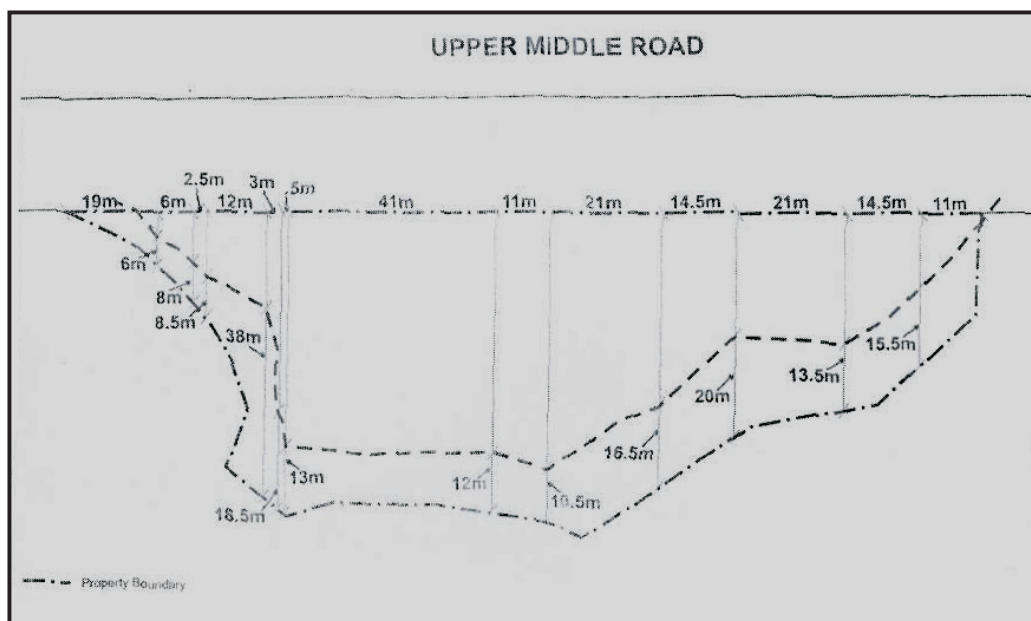
The following regulations apply:

a)	Maximum <i>floor area</i>	10,500 sq.m
b)	Maximum <i>lot coverage</i>	48%
c)	Minimum <i>front yard</i>	0.0 m
d)	Minimum <i>rear and side yards</i>	As shown in Figure 15.289.1
e)	Maximum number of <i>storeys</i>	3
f)	Maximum <i>height</i>	12.5 m
g)	Maximum <i>height</i> of rooftop mechanical equipment or rooftop <i>structures</i>	4.5 m
h)	Maximum number of <i>dwelling units</i>	95

15.289.2 Special Site Figures

Figure 15.289.1

Special Provision 289



15.289.3 Special Site Provisions

The following additional provisions apply:

a)	<i>Height</i> shall be measured from finished floor elevation at <i>grade</i> .
b)	All allowable projections in Section 4.3 are prohibited.
c)	Subsection 6.9(b), related to underground <i>parking structures</i> , shall not apply.

Special Provisions

290 (Old 818)	479-487 Kerr Street	Parent Zone: CU
Map 19(7a)	(Part of Lot 16, Concession 2 S.D.S.)	(2008-122)
15.290.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Kerr Street)	0.0 m
c)	<i>Minimum flankage yard</i>	0.0 m
d)	<i>Minimum interior side yard</i>	1.0 m
e)	<i>Minimum rear yard</i>	2.4 m
f)	Maximum number of <i>storeys</i>	2
g)	Maximum <i>floor area</i>	1,900.0 sq.m
h)	Minimum width of <i>landscaping</i> abutting a Residential Zone	1.0 m

Special Provisions

291 (Old 819)	456 Lakeshore Road West (Part of Lot 19, Concession 4 S.D.S.)	Parent Zone: RL2-0
Map 19(7)		(2008-136) OMB PL080689 OMB PL080698

15.291.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Maximum number of <i>detached dwellings</i>	5
b)	Minimum <i>lot area per detached dwelling</i>	950.0 sq.m
c)	<i>Minimum flankage yard</i>	4.2 m

15.291.2 Zone Provisions for Block 1 Lands

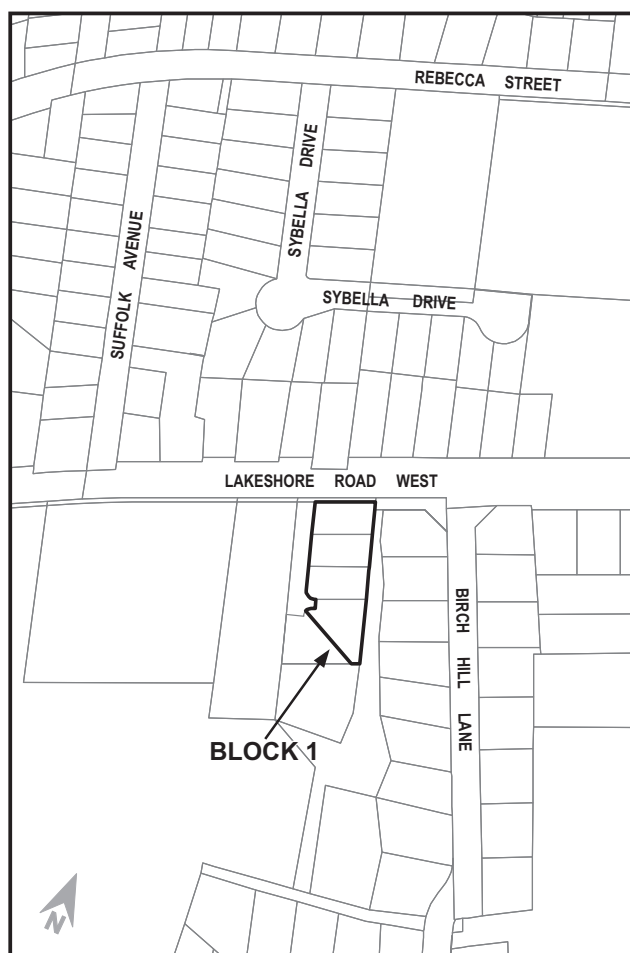
The following regulations apply to lands identified as Block 1 on Figure 15.291.1:

a)	Minimum <i>separation distance</i> between <i>detached dwellings</i>	3.6 m
b)	<i>Minimum rear yard</i>	10.5 m

15.291.3 Special Site Figures

Figure 15.291.1

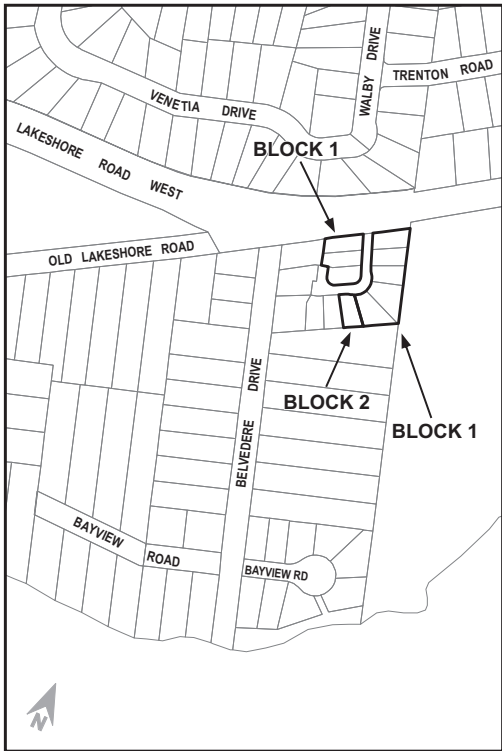
Special Provision 291



Special Provisions

292 (Old 822)	360 and 364 Lakeshore Road East and 97 Allan Street (Part of Lot 12, Concession 4 S.D.S.)	Parent Zone: RL9
Map 19(8)		(2008-142) OMB PL081388 (2014-014)
15.292.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	435.0 sq.m
b)	Minimum <i>lot frontage</i>	14.0 m
c)	Maximum <i>lot coverage</i>	51%
d)	<i>Minimum front yard</i> (Lakeshore Road East)	2.6 m
e)	<i>Minimum interior side yard</i>	1.5 m
f)	<i>Minimum flankage yard</i>	2.1 m
g)	Maximum <i>height</i>	14.5 m
h)	Maximum number of <i>storeys</i>	4
i)	Maximum allowable projection into required <i>front</i> or <i>flankage yard</i>	0.5 m
j)	<i>Minimum front yard</i> and <i>flankage yard</i> for covered <i>porches</i>	0.0 m
k)	<i>Balconies</i> are prohibited	

Special Provisions

293 (Old 823) Map 19(3)	29-58 Hamlet Common (Part of Lot 25, Concession 4 S.D.S.)	Parent Zone: RL5-0 (2009-120)
15.293.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front yard	6.0 m
b)	Maximum allowable projection for an uncovered platform into a minimum rear yard	3.0 m
c)	Maximum lot coverage	40%
d)	For the purpose of calculating lot coverage, covered porches which abut the front yard, not exceeding 2.0 m in depth are excluded from the total calculation for lot coverage	
15.293.2 Zone Provisions for Block 1 and 2 Lands		
The following regulations apply to lands identified as Block 1 and 2 on Figure 15.293.1:		
a)	Maximum residential floor area ratio	65%
b)	Notwithstanding and maximum storeys permitted, residential floor area is permitted above the second storey provided the floor area does not exceed 35% of the floor area of the second storey below	
15.293.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.293.1:		
a)	No openings are permitted on the west wall or on the westerly 50% of the south wall	
15.293.4 Special Site Figures		
Figure 15.293.1		
Special Provision 293 		

Special Provisions

294 (Old 823)	51-59 Belvedere Drive (Part of Lot 25, Concession 4 S.D.S.)	Parent Zone: RL2-0
Map 19(3)		(2009-120)
15.294.1 Zone Provisions		
The following regulation applies:		
a)	Maximum allowable projection for an <i>uncovered platform</i> into a <i>minimum rear yard</i>	3.0 m

Special Provisions

295 (Old 826)	2042-2200 Fiddlers Way (Part of Lot 27, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2008-176) (2010-010)

15.295.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) Minimum <i>lot area</i>	110.sq.m per <i>dwelling</i>
b) Minimum <i>lot frontage</i>	25.0 m
c) Minimum <i>flankage yard</i>	1.5 m

15.295.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.295.1:

a) Minimum <i>front yard</i>	4.5 m
b) Minimum <i>front yard</i> for a <i>private garage</i>	6.0 m

15.295.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.295.1:

a) Minimum <i>rear yard</i>	1.0 m
b) Minimum <i>separation distance</i> between the main <i>dwelling</i> and a detached garage	5.0 m
c) Minimum <i>flankage yard</i>	6.0 m

15.295.4 Special Site Figures

Figure 15.295.1

Special Provision 295



Special Provisions

296 (Old 829) Map 19(1)	South side of Nautical Blvd., east of Great Lakes Boulevard (Part of Lot 33, Concession 4 S.D.S.)	Parent Zone: RL6 (2009-035) PL080904 PL080905
15.296.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Public school	
15.296.2 Zone Provisions		
The following regulation applies:		
a)	A public school shall be subject to the provisions of the Community Use (CU) Zone	

Special Provisions

297 (Old 840)	Waterview Common and 3059 Lakeshore Road West (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL6
Map 19(1)		(2009-164) (2012-021) (2013-015)
15.297.1 Zone Provisions		
The following regulations apply:		
a)	Minimum flankage yard	1.5 m
b)	Minimum separation distance between dwellings	1.2 m
c)	Maximum private garage floor area for lots with less than 12.0 metres of frontage	33.0 sq.m
d)	Maximum porch projection into a flankage yard	1.5 m
15.297.2 Parking Provisions		
The following parking provision applies:		
a)	Minimum number of visitor parking spaces	2

Special Provisions

298 (Old 844)	2432-2454 Greenwich Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19a)		(2010-051) PL090571 (2015-079)
15.298.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	150.0 sq.m
b)	Minimum <i>lot frontage</i>	6.0 m per unit
c)	Maximum <i>lot coverage</i>	65%
d)	Minimum <i>front yard</i>	3.0 m
e)	Minimum <i>side yard</i>	1.2 m
f)	Minimum <i>flankage yard</i>	2.4 m
g)	Minimum <i>rear yard</i>	6.0 m
h)	Maximum number of <i>storeys</i>	3
i)	Maximum <i>height (2015-079)</i>	13.5 m
j)	Maximum allowable projection for a <i>porch</i> into a <i>flankage</i> or <i>front yard</i>	Up to 1.5 m from the <i>lot line</i>
k)	Maximum allowable projection for a non-walk in bay window with or without a foundation into a <i>minimum flankage, front or rear yards (2015-079)</i>	0.9 m
15.298.2 Special Site Provisions		
The following additional provision applies:		
a)	<i>Height</i> shall be measured from the average <i>grade</i> across the front wall of each <i>building</i> .	

Special Provisions

299 (Old 844)	2401-2574 Grand Oak Trail and 2409-2435 Greenwich Drive	Parent Zone: RM2
Map 19(19a)	(Part of Lot 30, Concession 1 S.D.S.)	(2010-051) PL090571 (2015-079)
15.299.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	80.0 sq.m per unit
b)	Minimum <i>front yard</i>	3.0 m
c)	Minimum <i>interior side yard (2015-079)</i>	1.2 m
d)	Minimum setback from a <i>daylight triangle (2015-079)</i>	0.7 m
e)	Maximum <i>height</i>	11.0 m
f)	Maximum <i>lot coverage</i>	72%
g)	Maximum allowable projection for a <i>porch</i> into a <i>flankage</i> or <i>front yard</i>	Up to 1.5 m from the <i>lot line</i>
h)	Maximum allowable projection for a <i>balcony</i> into a <i>flankage</i> or <i>front yard</i>	1.5 m
i)	Maximum allowable projection for a non-walk in bay window with or without a foundation into a <i>flankage</i> , <i>front</i> or <i>rear yards</i>	Up to 2.0 m from the <i>lot line</i>
15.299.2 Parking Provisions		
The following parking provision applies:		
a)	Minimum additional number of <i>parking spaces</i> for visitors for <i>dwelling units</i> not directly fronting onto a <i>public road</i>	0.25 per <i>dwelling</i>

Special Provisions

300 (Old 844)	2441 Greenwich Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(19a)		(2010-051) PL090571 (2015-079) (2016-013)
15.300.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	55.0 sq.m per unit
b)	Minimum <i>front yard</i>	3.0 m
c)	Minimum <i>yard</i> for a below <i>grade parking structure</i> (2015-079)	0.0 m
d)	Minimum <i>rear yard</i>	3.0 m
e)	Maximum <i>lot coverage</i>	50%
f)	Maximum <i>height</i> (2016-13)	13.0 m
g)	Maximum allowable projection for a <i>porch</i> into any <i>yard</i>	Up to 1.5 m from the applicable <i>lot line</i>
h)	Minimum <i>front yard</i> for a <i>building</i> for garbage containment (2015-079)	0.0 m
i)	Minimum <i>side yard</i> for a <i>building</i> for garbage containment (2015-079)	1.5 m
j)	<i>Balconies</i> may project into the <i>front, rear, and side yards</i> (2015-079)	
15.300.2 Parking Regulations (2016-13)		
The following parking regulations apply:		
a)	Minimum required number of <i>parking spaces</i>	1.17 per <i>dwelling</i>
b)	Minimum required number of visitor <i>parking spaces</i>	0.25 per <i>dwelling</i>
15.300.3 Special Site Provisions (2016-13)		
The following additional regulation applies:		
a)	<i>Height</i> shall be measured from the average <i>grade</i> across the front wall of each block.	

Special Provisions

301 (Old 844)	Quetico Crescent, Alstep Way, and Pine Glen Road and Grand Oak Trail (Part of Lots 29 and 30, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(19a)		(2010-051) PL090571 (2015-079)
15.301.1 Zone Provisions		
The following regulations apply:		
a)	Maximum allowable projection for a <i>porch</i> into a <i>flankage</i> or <i>front yard</i>	Up to 1.5 m from the <i>lot line</i>
b)	Maximum allowable projection for a <i>porch</i> or <i>uncovered platform</i> into a <i>minimum rear yard</i>	3.0 m
c)	Maximum allowable projection for a non-walk in bay window with or without a foundation into a <i>minimum flankage, front</i> or <i>rear yard (2015-079)</i>	0.9 m
d)	Minimum setback from a daylight triangle <i>(2015-079)</i>	0.7 m
e)	Maximum <i>height (2015-079)</i>	11.0 m

Special Provisions

302 (Old 847)	414-422 Chartwell Road and 530-534 Maple Avenue (Part of Lot 11, Concession 3 S.D.S.)	Parent Zone: RL2-0
Map 19(8)		(2010-076) (2015-018)

15.302.1 Zone Provisions for All Lands

The following regulations apply to lands identified as all lands subject to this Special Provision:

a)	Minimum <i>lot area</i>	735.0 sq.m
b)	Minimum <i>lot frontage</i>	16.5 m

15.302.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.302.1:

a)	Minimum <i>interior side yard</i> , north side	1.2 m
b)	Minimum <i>interior side yard</i> , south side	1.5 m
c)	Maximum <i>residential floor area</i> , southern <i>lot</i> only	50% of the <i>lot area</i>

15.302.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.302.1: (2015-018)

a)	Maximum <i>residential floor area</i>	41% of the <i>lot area</i>
b)	Minimum <i>front yard</i>	7.5 m
c)	Minimum <i>interior side yard</i>	1.2 m

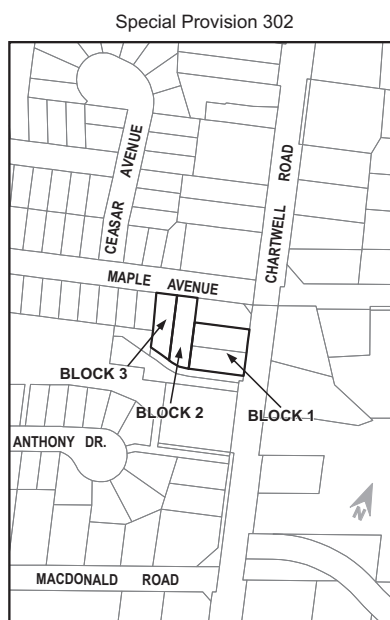
15.302.4 Zone Provisions for Block 3 Lands

The following regulations apply to lands identified as Block 3 on Figure 15.302.1: (2015-018)

a)	Maximum <i>residential floor area</i>	45% of the <i>lot area</i>
b)	Minimum <i>front yard</i>	7.5 m
c)	Minimum <i>interior side yard</i>	1.2 m

15.302.5 Special Site Figures

Figure 15.302.1



Special Provisions

303 (Old 849)	2545 Sixth Line (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: O1
Map 19(22a)		(2011-020)
15.303.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	A wellness facility operated by a not-for-profit, non-commercial organization providing therapeutic treatment, education, recreation and support to individuals coping with illness and which may include an <i>accessory business office</i> .	
15.303.2 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	In-patient care or operating rooms for medical purposes.	
15.303.3 Zone Provisions		
The following regulation applies:		
a)	Maximum <i>height</i>	Shall not apply

Special Provisions

304	132 and 136 Allan Street	Parent Zone: CBD
Map 19(8a)	(Part of Lot 12, Concession 3 S.D.S.)	(2011-014) PL090432 PL100204 PL100214 PL140317
15.304.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>height</i> of the <i>first storey</i> , measured from top of slab to top of slab	4.0 m
b)	Maximum <i>height</i> of architectural features	Shall not apply
c)	Maximum number of <i>storeys</i> (upon execution of a bonussing agreement)	6
d)	Maximum <i>building height</i> (upon execution of a bonussing agreement)	25.0 m
15.304.2 Bonussing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters as follows:		
a)	Provide to the <i>Town of Oakville</i> , for a period of 99 years, a minimum of 20 <i>motor vehicle parking spaces</i> to be located on the properties municipally known as 300 Randall Street for the purpose of a <i>Town-operated parking lot</i> .	

Special Provisions

305 (Old 841)	1502 Lakeshore Road West (Part of Lot 6, Concession 4 S.D.S.)	Parent Zone: RL1-0
Map 19(9)		(2009-168) (2015-079) (2016-013)
15.305.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Multiple dwellings (2015-079)</i>	
b)	In a <i>building</i> constructed prior to 1990, amenity and <i>accessory uses</i> including a single <i>dwelling unit</i> for a property management office and a single <i>dwelling unit</i> to be used as a guest suite, and Sections 15.305.2(a) and (b) shall not apply to these additional permitted <i>uses (2016-013)</i>	
15.305.2 Zone Provisions for All Lands		
The following regulations apply:		
a)	Maximum number of <i>buildings</i> containing <i>dwelling units</i>	10
b)	Maximum number of <i>dwelling units</i>	30
c)	Minimum <i>lot frontage</i> (Lakeshore Road East)	240.0 m
d)	Minimum <i>lot area</i>	3.25 ha
e)	<i>Minimum front yard</i>	20.0 m
f)	<i>Minimum side yard</i> (Maple Grove Drive)	10.0 m
g)	Minimum westerly <i>yard</i>	0.0 m
h)	<i>Minimum yard</i> , all <i>yards</i> , for <i>buildings</i> and <i>structures</i> constructed prior to 1990 and in their location existing on April 12, 2012	As legally existed on the <i>lot</i> on April 12, 2012
i)	Maximum <i>lot coverage</i>	24%
j)	Maximum <i>floor area</i> , including <i>structures</i> built prior to 1990	13,000 sq.m
k)	Maximum <i>floor area</i> for a <i>building</i> containing <i>dwelling units</i>	1,370.0 sq.m

15.305.3 Maximum Dwelling Depth, Height, and Rear Yards			
The following maximum <i>dwelling</i> depths, maximum <i>heights</i> , and <i>minimum rear yards</i> apply for <i>Buildings A</i> through <i>J</i> as shown on Figure 15.305.1:			
	Maximum <i>dwelling</i> depth	Maximum <i>height</i>	Minimum <i>rear yard</i>
<i>Building A</i>	34.0 m	11.5 m	20.0 m
<i>Building B</i>	38.5 m	11.5 m	23.0 m
<i>Building C</i>	34.0 m	11.3 m	19.0 m
<i>Building D</i>	38.5 m	11.3 m	19.0 m
<i>Building E</i>	38.5 m	11.2 m	18.m
<i>Building F</i>	41.5 m	11.5 m	30.0 m
<i>Building G</i>	37.5 m	12.4 m	30.0 m
<i>Building H</i>	37.5 m	12.4 m	30.0 m
<i>Building I</i>	33.5 m	11.8 m	30.0 m
<i>Building J</i>	33.0 m	12.3 m	30.0 m

Special Provisions

15.305.4 Parking Provisions

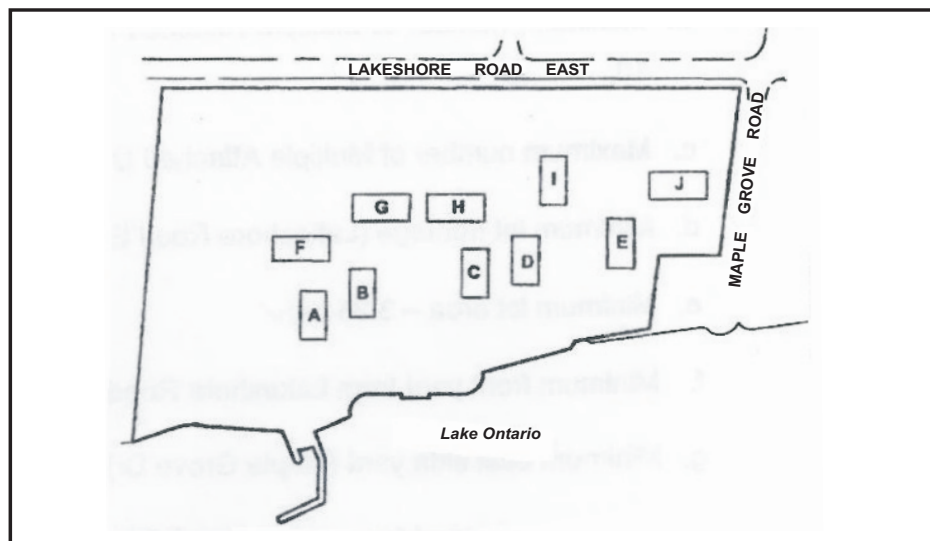
The following parking provisions apply:

a)	Minimum number of <i>parking spaces</i>	2.0 per unit
b)	Minimum number of visitor <i>parking spaces</i>	0.25 per unit

15.305.5 Special Site Figures

Figure 15.305.1

Special Provision 305



15.305.5 Special Site Provisions

The following additional provisions apply:

a)	Neither the severance of the land nor the registration of a condominium will render the land or the <i>use</i> thereof non-conforming, provided the entire site complies with the requirements of this By-law and required parking remains accessible to corresponding <i>uses</i> .
b)	<i>Rear yard</i> shall be measured perpendicular from the closest portion of a <i>building</i> to the Natural Area (N) <i>Zone</i> boundary along the Lake Ontario shoreline.
c)	<i>Height</i> shall be measured from the geodetic elevation of 82.28 metres along Lakeshore Road East to the highest point of a flat roof including any <i>parapets</i> , the deck line of a mansard roof, or the mean height between the eaves and ridge of a gabled, hip, or gambrel roof. (2016-013)

Special Provisions

306 (Old 851)	153 and 157 Reynolds Street (Part of Lots 12 and 13, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(8)		(2011-016) PL090432 PL100204 PL100214 (2011-106)
15.306.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1,557.0 sq.m
b)	Maximum number of <i>dwelling units</i>	6
c)	Maximum <i>building height</i>	15.0 m, inclusive of rooftop architectural features
d)	Maximum <i>lot coverage</i>	62%
e)	Maximum allowable projection for bay windows, <i>porches</i> and stairs into the <i>front</i> and <i>rear yards</i>	2.1 m
f)	Maximum allowable projection for an <i>uncovered platform</i> into the <i>rear yard</i>	3.0 m
g)	Maximum floor <i>height</i> for an <i>uncovered platform</i>	4.2 m, measured from <i>grade</i>

Special Provisions

307 (Old 855)	2264, 2274 and 2320 Trafalgar Road (Former Works Yard) (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2011-054) (2015-079) (2016-013)
15.307.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Townhouse dwellings</i> , but only if sharing a common wall with an <i>apartment dwelling</i> and/or <i>mixed use building</i>	
15.307.2 Zone Provisions		
The following regulations apply:		
a)	Footnote 3 of Table 8.2 shall not apply to a <i>townhouse dwelling</i> (2015-079)	
b)	Permitted locations for retail and service commercial <i>uses</i>	Only in combination with a residential or office <i>use</i> , and only within the first two <i>storeys</i> of a <i>building</i>
c)	Footnote 6 of Table 8.2, related to <i>first storey use</i> restrictions, shall not apply to a <i>building</i> or portion thereof above <i>grade</i> in a <i>building</i> occupied solely by <i>business offices</i> and <i>medical offices</i> , provided that <i>building</i> has a minimum <i>net floor area</i> of 5,000.0 square metres. (2016-13)	
d)	<i>Minimum yard</i> along any <i>lot line</i> abutting Taunton Road, Georgian Drive or Gatwick Drive	1.0 m
e)	<i>Maximum yard</i> along any <i>lot line</i> abutting Taunton Road, Georgian Drive or Gatwick Drive	3.0 m
f)	<i>Minimum yard</i> along any <i>lot line</i> abutting Trafalgar Road (2015-079)	3.0 m
g)	<i>Maximum yard</i> along any <i>lot line</i> abutting Trafalgar Road (2015-079)	7.0 m
h)	<i>Minimum yard</i> below <i>grade</i> (2015-079)	0.0 m
i)	Maximum <i>floor area</i> for office <i>use</i> located at grade facing Trafalgar Road	1000.0 sq.m
j)	Maximum <i>floor area</i> for an office <i>use</i> located at grade facing not Trafalgar Road	200.0 sq.m
k)	Maximum <i>floor area</i> for a <i>retail store</i> or <i>restaurant</i>	500.0 sq.m
l)	Minimum <i>main wall</i> stepback above 31.0 metres in <i>height</i>	3.0 m
m)	Maximum allowable projection into any <i>yard</i> for <i>balconies</i> , bay windows, cornices, stairs, <i>porches</i> , and terraces	Up to 0.3 metres from any public road
n)	Minimum <i>height</i>	23.0 m, and shall not apply to any <i>townhouse dwelling unit</i>
o)	Maximum <i>height</i>	41.0 m
p)	Maximum number of <i>storeys</i>	12
q)	Maximum <i>height</i> (upon execution of a bonussing agreement)	55.0 m
r)	Maximum <i>height</i> of parapets	3.0 m
s)	Maximum <i>height</i> of rooftop mechanical equipment, elevator penthouse and stair tower	6.0 m

Special Provisions

t)	Maximum <i>height</i> of rooftop architectural features	12.0 m
15.307.4 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for <i>dwelling units</i>	1.0 per <i>dwelling</i> , inclusive of visitor parking
b)	Maximum number of <i>parking spaces</i> for <i>dwelling units</i>	1.5 per <i>dwelling</i> , inclusive of visitor parking
c)	Maximum number of <i>parking spaces</i> for non-residential <i>uses</i>	1.0 per 20.0 sq.m of <i>net floor area</i>
d)	Surface parking shall not be permitted in any <i>yard</i> between a <i>building</i> and a public road and shall not occupy more than 20% of the site area.	
15.307.5 Special Site Provisions		
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered as one <i>lot</i> for the purposes of this By-law.	
15.307.6 Bonussing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters in the form of one or more of the following:		
a)	Community benefits as identified in Section 28.6.2 of the Livable Oakville Plan.	
b)	Securities in the form and amount to the satisfaction of the <i>Town</i> . The amounts payable shall be submitted to the <i>Town</i> prior to the issuance of a <i>building</i> permit for the additional <i>height</i> .	

Special Provisions

308 (Old 856)	3136 Dundas Street West (Part of Lots 31 and 32, Concession 1 S.D.S.)		Parent Zone: RH
Map 19(19a)			(2011-057)
15.308.1 Only Permitted Uses			
The following <i>uses</i> are the only <i>uses</i> permitted:			
a)	<i>Long term care facility</i>		
b)	<i>Retirement home</i>		
c)	<i>Group Home</i>		
d)	<i>Day care</i>		
15.308.2 Zone Provisions			
The following regulations apply:			
a)	Minimum number of <i>assisted living units</i>	62	
b)	Maximum number of <i>assisted living units</i>	130	
c)	<i>Minimum front yard</i>	15.0 m	
d)	<i>Minimum interior side yard</i>	7.5 m	
e)	<i>Minimum rear yard</i>	12.0 m	
f)	Maximum number of <i>storeys</i>	8	
g)	Maximum <i>height</i>	25.0 m	
h)	Minimum setback from all edges of the roof for rooftop mechanical equipment exceeding 2.0 m in <i>height</i> and not screened by an extension of the <i>building</i> façade or wholly enclosed by an architectural feature	4.0 m	
i)	Minimum width of the <i>landscaping</i> required along the <i>front lot line</i>	9.0 m	
15.308.3 Parking Provisions			
The following parking provisions apply:			
a)	Minimum number of <i>parking spaces</i> required	0.45 per <i>assisted living unit</i>	
b)	Parking shall only be provided in the <i>rear</i> or <i>side yards</i> .		

Special Provisions

309 (Old 856)	3104-3114 Dundas Street West (Part of Lots 31 and 32, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(19a)		(2011-057)
15.309.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Place of worship</i>	
b)	<i>Cemetery</i>	
c)	<i>Public hall, accessory</i>	
d)	<i>Day care</i>	
15.309.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Dundas Street West)	6.0 m
b)	<i>Maximum front yard</i>	9.0 m
c)	<i>Minimum interior side yard</i>	2.0 m
d)	<i>Minimum flankage yard</i> (Valleyridge Drive)	15.0 m
e)	<i>Maximum flankage yard</i>	20.0 m
f)	Minimum width of <i>landscaping</i> required along the <i>front lot line</i>	1.5 m
g)	Minimum width of <i>landscaping</i> required along the <i>flankage lot line</i>	5.0 m
h)	Minimum of <i>landscaping</i> required surrounding the <i>cemetery</i> , except where the <i>cemetery</i> abuts the <i>lot line</i> which abuts the Residential High (RH) Zone	3.0 m
i)	Minimum width of <i>landscaping</i> required along the <i>interior side lot line</i> abutting the Residential High (RH) Zone	2.0 m
15.309.3 Parking Provisions		
The following parking provisions apply:		
a)	<i>Parking areas</i> shall only be permitted within the <i>flankage yard</i> (Valleyridge Drive).	

Special Provisions

310 (Old 857)	54 and 60 Shepherd Road (Part of Lot 16, Concession 3 S.D.S.)		Parent Zone: MU3
Map 19(7a)			(2011-090) (2014-014)
15.310.1 Additional Permitted Uses			
The following additional <i>use</i> is permitted:			
a)	<i>Live-work dwellings</i>		
15.310.2 Zone Provisions			
The following regulations apply:			
a)	<i>Apartment dwellings and ancillary residential uses</i> are prohibited within the first 8.5 metres of depth of the building, measured in from the <i>main wall</i> oriented toward the <i>front lot line</i> , on the <i>first storey</i> and entirely below the <i>first storey</i> , for a maximum of 50% of the width of all <i>buildings</i> located within 8.5 metres of the <i>front lot line</i> .		
b)	Maximum <i>net floor area</i> for office <i>uses</i>	300.0 sq.m per <i>premises</i>	
c)	Maximum <i>net floor area</i> for a retail <i>store</i> or <i>restaurant</i>	500.0 sq.m per <i>premises</i>	
d)	Minimum <i>floor area</i> for the non-residential component of a <i>live-work dwelling</i>	50.0 sq.m per <i>dwelling</i>	
e)	Minimum <i>yard</i> abutting any <i>public road</i>	0.0 m	
f)	Maximum <i>yard</i> abutting any <i>public road</i>	2.0 m	
g)	Minimum <i>rear yard</i> above <i>grade</i> for all points of the <i>building</i>	7.0 m	
h)	Minimum <i>yard</i> below <i>grade</i> , all <i>yards</i> , including for stairs and ventilator shafts associated with a below <i>grade parking structure</i>	0.0 m	
i)	Maximum allowable projection into any <i>yard</i> for bay windows, cornices, stairs, and <i>porches</i>	Up to 0.3 metres from a <i>lot line</i> abutting a public <i>road</i>	
j)	Maximum allowable projection into any <i>yard</i> for <i>balconies</i> , open-air terraces, awnings, and canopies	Up to the <i>lot line</i>	
k)	Minimum <i>height</i>	19.0 m	
l)	Maximum <i>height</i>	29.0 m	
m)	Minimum number of <i>storeys</i>	6	
n)	Maximum number of <i>storeys</i>	8	
o)	Maximum <i>height</i> (upon execution of a bonussing agreement)	37.5 m	
p)	Maximum number of <i>storeys</i> (upon execution of a bonussing agreement)	10	
q)	Maximum <i>height</i> of rooftop architectural features	2.0 m	
r)	Minimum width of <i>landscaping</i> required along the <i>rear lot line</i> or along the boundary of a <i>surface parking area</i>	0.0 m	
15.310.3 Parking Provisions			
The following parking provisions apply:			
a)	Minimum number of <i>parking spaces</i>	1.10 per <i>dwelling</i>	
b)	Minimum number of visitor <i>parking spaces</i>	0.25 per <i>dwelling</i>	
c)	Minimum number of barrier-free <i>parking spaces</i>	2	
d)	Minimum number of <i>parking spaces</i> for the non-residential component of a <i>live-work dwelling</i>	Zero	
e)	Surface parking shall not be permitted in any <i>yard</i> between a <i>building</i> and a <i>public road</i> and shall not occupy more than 20% of the site area.		

Special Provisions

15.310.4 Special Site Provisions	
The following additional provisions apply:	
a)	All lands identified as subject to this Special Provision shall be considered as one <i>lot</i> for the purposes of this By-law.
b)	<i>Height</i> shall be measured from the finished <i>first storey</i> elevation.
15.310.5 Bonussing Provisions	
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters in the form of one or more of the following:	
a)	Community benefits as identified in Section 28.6.2 of the Livable Oakville Plan.
b)	Securities in the form and amount to the satisfaction of the <i>Town</i> . The amounts payable shall be submitted to the <i>Town</i> prior to the issuance of a <i>building</i> permit for the additional <i>height</i> .

Special Provisions

311 (Old 858A)	1087-1105 Bronte Road (Part of Lot 30, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(12)		(2011-106)
15.311.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front (North Service Road) and flankage (Bronte Road) <i>yards</i>	2.0 m
b)	<i>Minimum interior side yard</i>	0.0 m
c)	<i>Minimum rear yard</i> (south lot line)	2.0 m
d)	Maximum <i>floor area</i>	Equal to two times the <i>lot area</i>
e)	Maximum <i>height</i>	10.0 m
15.311.2 Special Site Provisions		
The following additional provision applies:		
a)	<i>Height</i> shall be measured from the finished floor elevation at <i>grade</i> .	

Special Provisions

312 (Old 858B)	1087-1105 Bronte Road (Part of Lot 30, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(12)		(2011-106) (2015-079)
15.312.1 Additional Uses Permitted		
The following additional <i>uses</i> are permitted: (2015-079)		
a)	<i>Manufacturing</i>	
b)	<i>Warehousing</i>	
c)	<i>Wholesaling</i>	
15.312.2 Zone Provisions		
The following regulations apply:		
a)	Minimum front and flankage <i>yards</i> (North Service Road)	2.0 m
b)	<i>Minimum interior side yard</i>	0.0 m
c)	<i>Minimum rear yard</i> (south <i>lot line</i>)	2.0 m
d)	Maximum <i>floor area</i>	Equal to two times the <i>lot area</i>
e)	Maximum <i>height</i>	39.0 m
f)	Minimum <i>separation distance</i> between <i>buildings</i> greater than two <i>storeys</i> in <i>height</i>	15.0 m
15.312.3 Special Site Provisions		
The following additional provision applies:		
a)	<i>Height</i> shall be measured from the finished floor elevation at <i>grade</i> .	

Special Provisions

313 (Old 859)	River Oaks Boulevard, Namron Gate, Lillykin Street, and Vineland Crescent (Part of Lot 13, Concession 1 S.D.S)	Parent Zone: RL5
Map 19(22)		(2011-109)
15.313.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	450.0 sq.m
b)	Maximum <i>lot coverage</i>	40%
c)	<i>Minimum front yard</i> for all <i>lots</i> not having <i>lot frontage</i> onto River Oaks Boulevard East	6.0 m
d)	<i>Minimum front yard</i> for garage for all <i>lots</i>	7.5 m
e)	Minimum front or <i>flankage yard</i> for covered <i>porches</i> located at the same level or below the <i>first storey</i> , with or without foundations, including access stairs	2.5 m
f)	Minimum setback from a <i>daylight triangle</i>	0.7 m
g)	Maximum number of <i>storeys</i>	2
h)	Notwithstanding subsection (g) above, maximum <i>residential floor area</i> permitted above the second <i>storey</i>	35% of the <i>residential floor area</i> provided on the second <i>storey</i>

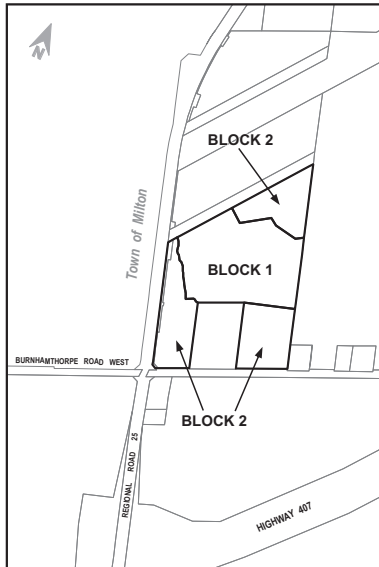
Special Provisions

314	Lambert Common	Parent Zone: RL1-0
Map 19(7)	(Part of Lots 18 and 19, Concession 4 S.D.S.)	(2011-112) PL100710 PL140317
15.314.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>detached dwellings</i>	16
b)	<i>Minimum front yard</i> (except for Block 4)	10.5 m
c)	Section 6.4.5, related to <i>balconies</i> and <i>uncovered platforms</i> , shall not apply	
15.314.2 Zone Provisions for Block 1 and Block 3 Lands		
The following regulations apply to lands identified as Blocks 1 and 3 on Figure 15.314.1:		
a)	Minimum easterly <i>side yard</i> on Block 1	7.2 m
b)	Minimum westerly <i>side yard</i> on Block 3	7.2 m
c)	The <i>rear lot line</i> shall be the portion of the Block immediately abutting Block 2.	
15.314.3 Zone Provisions for Block 4 Lands		
The following regulation applies to lands identified as Block 4 on Figure 15.314.1:		
a)	<i>Minimum front yard</i>	13.5 m
15.314.4 Zone Provisions for Block 5 Lands		
The following regulations apply to lands identified as Block 5 on Figure 15.314.1:		
a)	Maximum <i>floor area</i> for a garage	As legally existing on the day of registration of the Draft Plan of <i>Condominium</i>
b)	Maximum <i>floor area</i> for a <i>dwelling</i>	As legally existing on the day of registration of the Draft Plan of <i>Condominium</i>
c)	Maximum <i>height</i>	95.3 m geodetic elevation
d)	The <i>front lot line</i> shall be the portion of the Block immediately abutting Block 8.	
15.314.5 Special Site Provisions for Block 4, 6 and 7 Lands		
The following additional provisions apply to lands identified as Blocks 4, 6 and 7 on Figure 15.314.1:		
a)	<i>Height</i> shall be measured from the mid-point of the <i>rear lot line</i> .	
b)	On Block 7 only, the <i>front lot line</i> shall be the western <i>lot line</i> abutting the <i>private road</i> .	
15.314.6 Special Site Figures		
Figure 15.314.1		
Special Provision 314		

Special Provisions

315 (Old 862)	3113 Upper Middle Road West (Part of Lot 32, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(18)		(2012-026)
15.315.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling</i> s	20
b)	Minimum <i>lot area</i>	175.0 sq.m per unit
c)	Minimum <i>lot frontage</i>	7.5 m per unit
d)	Maximum <i>lot coverage</i>	50%
e)	Maximum <i>height</i>	11.2 m
f)	Minimum <i>front yard</i>	4.0 m
g)	Minimum <i>flankage yard</i> (Upper Middle Road)	3.0 m
h)	Minimum <i>flankage yard</i> (abutting a <i>private road</i>)	1.2 m
i)	Maximum allowable projection for a <i>porch</i> with or without foundation into a <i>front yard</i>	1.5 m, plus an additional 1.5 m for access stairs
j)	Maximum allowable projection into a <i>minimum rear yard</i> for a <i>balcony</i> and <i>uncovered platform</i>	2.0 m
k)	Maximum allowable projection into any required <i>yard</i> for a bay and box window	0.6 m, and permitted to extend above the <i>first storey</i>
15.315.2 Special Site Provisions		
The following additional provisions apply:		
a)	All lands subject to this Special Provision shall be considered to be one <i>lot</i> for the purpose of calculating <i>lot coverage</i> .	
b)	Minimum <i>lot area</i> is to be calculated based on the entire parcel area, minus any <i>common element</i> areas, divided by the number of units.	
c)	<i>Height</i> shall be measured from the midpoint of the <i>front lot line</i> for each individual <i>dwelling unit</i> .	
d)	For the purposes of this By-law, a <i>common element roadway</i> shall be a public road.	

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316 (Old 863, 864) Map 19(25)	4105 Regional Road 25 (Part of Lot 30, Concession 2 N.D.S.)	Parent Zone: GB (2012-038)
15.316.1 Only Permitted Uses for Block 1 Lands		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	Golf practice facility	
b)	One <i>accessory building</i> for the combined <i>use</i> of a business office, pro shop, and snack bar	
c)	One <i>accessory building</i> for maintenance equipment storage	
15.316.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.316.1:		
a)	Maximum <i>floor area</i> of the <i>accessory building</i> for the combined <i>use</i> of a business office, pro shop and snack bar	155.0 sq.m
b)	Maximum <i>height</i> of the <i>accessory building</i> for the combined <i>use</i> of a business office, pro shop and snack bar	10.5 m
c)	Maximum <i>floor area</i> of the <i>accessory building</i> for the storage of maintenance equipment	205.0 sq.m
d)	Maximum <i>height</i> of the <i>accessory building</i> for the storage of maintenance equipment	6.0 m
e)	Maximum number of <i>parking spaces</i>	90
15.316.3 Only Permitted Uses for Block 2 Lands		
The following <i>use</i> is the only <i>use</i> permitted on lands identified as Block 2 on Figure 15.316.2:		
a)	A <i>driveway</i> from Regional Road 25.	
15.316.4 Special Site Figures		
Figure 15.316.1		
Special Provision 316 		

Special Provisions

317 (Old 865)	1388 Dundas Street West (Part of Lot 24, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(20)		(2012-044) (2012-079) (2018-081)
15.317.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>lot frontage</i> for an <i>interior lot</i>	10.0 m
b)	<i>Minimum front yard</i>	2.5 m
c)	Maximum <i>height</i>	11.5 m
d)	Maximum number of <i>storeys</i>	2
e)	Maximum <i>residential floor area</i>	387.0 sq.m
15.317.2 Zone Provisions for Blocks 1 and 3 Lands		
The following regulation applies to lands identified as Blocks 1 and 3 on Figure 15.317.1:		
a)	Maximum allowable projection into a <i>minimum rear yard</i> for a covered <i>porch</i>	1.7 m
15.317.3 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.317.1:		
a)	Maximum <i>residential floor area ratio</i>	80%
15.317.4 Zone Provisions for Block 4 Lands		
The following regulation applies to lands identified as Block 4 on Figure 15.317.1:		
a)	A one <i>storey</i> addition may project into the <i>rear yard</i> with a <i>minimum rear yard</i> setback of 5.9 metres for a maximum of 45% of the <i>dwelling</i> width measured at the rear of the main <i>dwelling</i> .	
15.317.5 Zone Provisions for Blocks 5 and 11 Lands		
The following regulation applies to lands identified as Blocks 5 and 11 on Figure 15.317.1:		
a)	<i>Minimum flankage yard</i>	2.0 m
15.317.6 Zone Provisions for Block 10 Lands		
The following regulation applies to lands identified as Block 10 on Figure 15.317.1:		
a)	Maximum <i>residential floor area</i>	440.0 sq.m
15.317.7 Parking Provisions for All Lands		
The following parking regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>front yard</i> to a <i>private garage</i>	5.5 m
b)	Maximum total <i>floor area</i> for a <i>private garage</i>	Shall not apply
c)	The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5 metres in length.	

Special Provisions

15.317.8 Special Site Figures

Figure 15.317.1



15.317.9 Special Site Provisions for all Lands

The following additional provision applies to all lands as subject to this Special Provision:

- a) *Residential floor area* above the second storey is permitted provided that the *residential floor area* above the second storey does not exceed 35% of the *residential floor area* of the second storey below.

15.317.10 Special Site Provisions for Blocks 11 - 16

The following additional provision applies to lands identified as Block 11 - 16 on Figure 15.317.1:

- a) *Height* shall be measured from the average of the grade elevations located at the centre points of the *front lot line* and *rear lot line*.

Special Provisions

318 (Old 867-871) Map 19(7)	Dorval Drive, Tudor Avenue, Military Way, Ortona Gate, and Hanover Street (Part of Lot 17, Concession 3 S.D.S.)	Parent Zones: RL3-0, RL8-0, RM1 (2012-051) (2014-108) (2015-018) (2016-049)
15.318.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Blocks 1, 2 and 3 on Figure 15.318.1:		
a) Maximum <i>lot coverage</i>		40%
b) Maximum <i>residential floor area ratio</i>		66%
c) Maximum <i>height</i>		10.0 m
d) Minimum <i>front yard</i>		6.0 m
e) Minimum <i>interior side yard</i>		1.5 m
f) Minimum <i>flankage yard</i>		2.4 m
g) Maximum allowable projection into a minimum <i>front yard</i> for a <i>porch</i> , including access stairs (2015-018)		2.0 m
h) Maximum allowable projection into a minimum <i>flankage yard</i> for a <i>porch</i> , including access stairs (2015-018)		1.5 m
15.318.2 Additional Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.318.1:		
a) Minimum <i>lot area</i>		600.0 sq.m
b) Minimum <i>lot frontage</i>		18.3 m
c) Minimum <i>front yard</i> (Mary Street)		7.5 m
d) Minimum <i>interior side yards</i> (interior lot on Mary Street)		1.5 m on the east side, 3.0 m on the west side
e) Detached <i>private garages</i> and <i>private garages</i> in a <i>rear yard</i> are not permitted.		
15.318.3 Additional Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.318.1:		
a) Minimum <i>lot area</i>		550.0 sq.m
b) Minimum <i>lot frontage</i>		16.7 m
c) Maximum <i>height</i> for a detached <i>private garage</i>		5.5 m
d) Minimum <i>interior side yard</i> for a lot with a detached <i>private garage</i> in a <i>rear yard</i>		3.0 m
e) Maximum <i>floor area</i> for a <i>private garage</i>		45.0 sq.m
15.318.4 Additional Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.318.1:		
a) Minimum <i>lot area</i>		500.0 sq.m
b) Minimum <i>lot frontage</i>		15.2 m
c) Maximum <i>height</i> for a detached <i>private garage</i>		5.5 m
d) Minimum <i>interior side yard</i> for a lot with a detached <i>private garage</i> in a <i>rear yard</i>		3.0 m
e) Maximum <i>floor area</i> for a <i>private garage</i>		45.0 sq.m
f) <i>Private garages</i> in a <i>rear yard</i> and detached <i>private garages</i> are not permitted on <i>lots</i> abutting any <i>lot</i> having <i>lot frontage</i> onto Mary Street.		

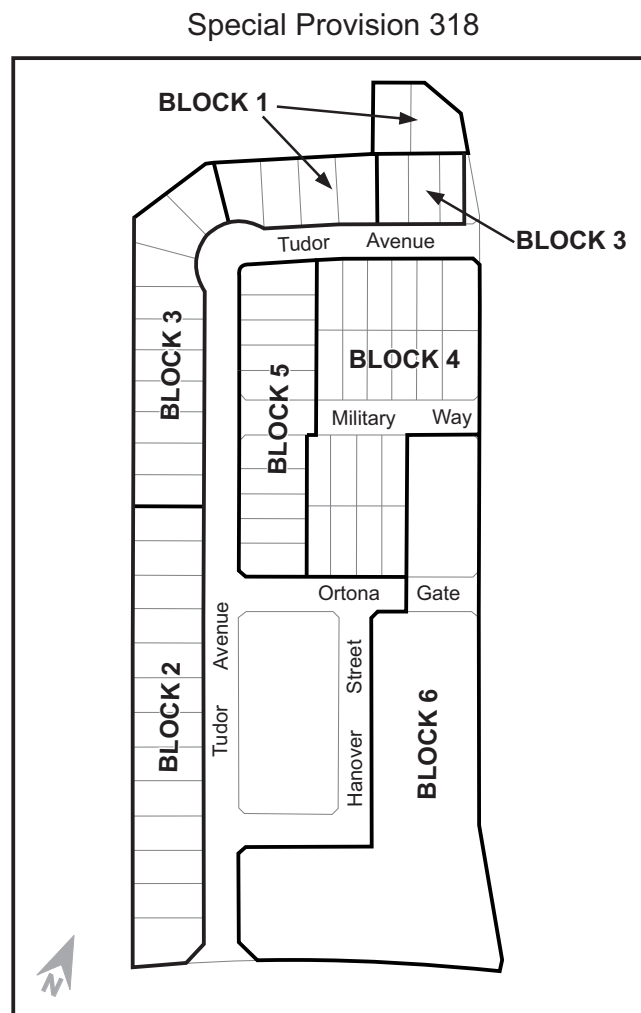
Special Provisions

15.318.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.318.1:		
a)	Minimum front yard	2.4 m
b)	Maximum allowable projection into a minimum front or minimum flankage yard for a porch and access stairs (2015-018)	Up to 0.3 m from the applicable lot line
c)	Lofts and mezzanines shall be permitted above the floor of the second storey.	
d)	Attached private garages are not permitted on lots on the south side of Military Way and north side of Ortona Gate. (2016-049)	
15.318.6 Zone Provisions for Block 4 and Block 5 Lands		
The following regulations apply to lands identified as Block 4 and Block 5 on Figure 15.318.1:		
a)	Minimum lot area (interior lot)	400.0 sq.m
b)	Minimum lot area (corner lot)	525.0 sq.m
c)	Minimum lot depth	30.0 m
d)	Maximum residential floor area ratio	76%
d)	Minimum interior side yard	1.2 m
e)	Minimum flankage yard	2.4 m
f)	Minimum interior side yard for a lot with a detached private garage in a rear yard	3.0 m
g)	Maximum allowable projection into a minimum front yard for a porch, including access stairs (2015-018)	2.0 m
h)	Maximum allowable projection into a minimum flankage yard for a porch, including access stairs (2015-018)	1.5 m
i)	Maximum height for a dwelling	11.0 m
j)	Maximum height for a detached private garage	5.5 m
k)	Maximum floor area for a private garage	45.0 sq.m
15.318.7 Zone Provisions for Block 6 Lands		
The following regulations apply to lands identified as Block 6 on Figure 15.318.1:		
a)	Minimum lot area	190.0 sq.m per unit
b)	Maximum lot coverage	65%
c)	Minimum front yard (Dorval Drive and Rebecca Street)	5.0 m
d)	Minimum front yard (Hanover Street)	2.4 m
e)	Minimum flankage yard (Ortona Gate)	2.4 m
f)	Minimum flankage yard (Tudor Avenue)	5.0 m
g)	Maximum allowable projection into a minimum front yard for a porch and access stairs (2015-018)	2.4 m, provided the porch does not exceed 50% of the length of the walls it abuts
h)	Maximum allowable projection into a minimum flankage yard for a porch and access stairs (2015-018)	2.0 m, provided the porch does not exceed 50% of the length of the walls it abuts
i)	Minimum separation distance between blocks of dwelling units backing onto each other	12.0 m
j)	Minimum separation distance between all other blocks of dwelling units	2.0 m

Special Provisions

15.318.9 Special Site Figures

Figure 15.318.1 (2014-108)



Special Provisions

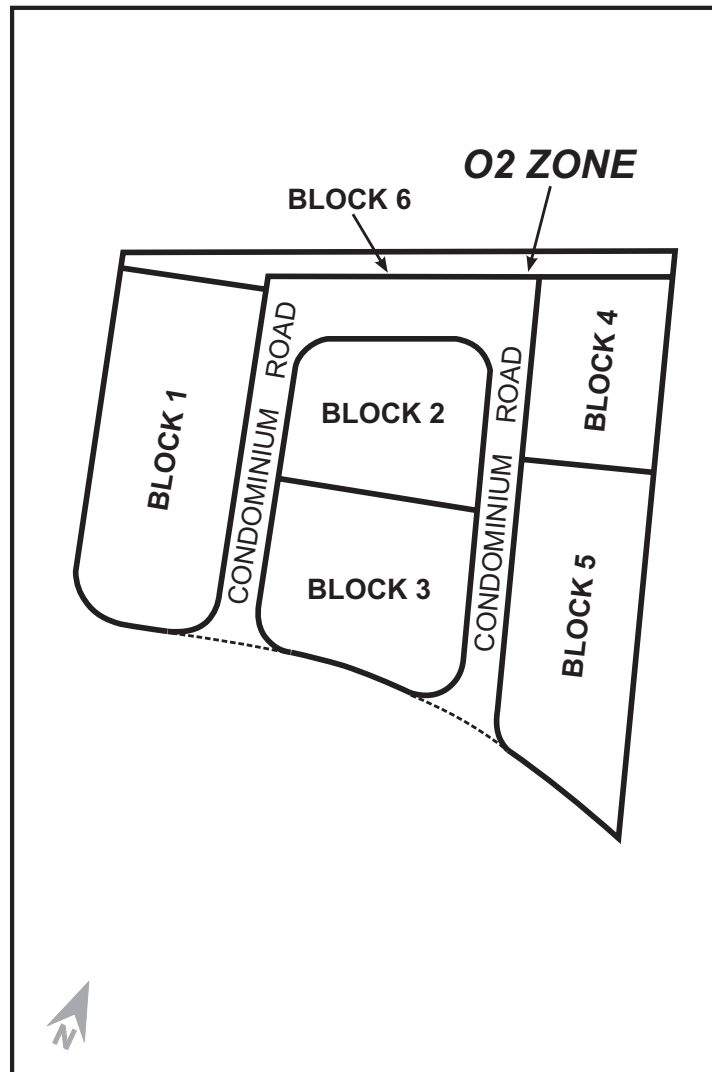
319 (Old 872)	455 Nautical Boulevard (Part of Lot 24, Concession 4, S.D.S.)	Parent Zones: RM1, O2
Map 19(1)		(2010-055)
15.319.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of units	36
b)	Minimum <i>lot area</i>	8,180.0 sq.m
c)	Minimum <i>lot frontage</i>	60.0 m
d)	Maximum <i>lot coverage</i>	40%
e)	Minimum number of visitor <i>parking spaces</i>	12
f)	Maximum allowable projection for a <i>porch</i> , including access stairs	2.5 m
15.319.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.319.1:		
a)	<i>Minimum side yard</i>	1.5 m
b)	<i>Minimum rear yard</i> (Great Lakes Boulevard)	3.0 m
c)	<i>Minimum yard</i> abutting the Neighbourhood Commercial (C1) Zone	7.5 m
15.319.3 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.319.1:		
a)	<i>Minimum flankage yard</i>	2.0 m
15.319.4 Zone Provisions for Block 3 Lands		
The following regulation applies to lands identified as Block 3 on Figure 15.319.1:		
a)	<i>Minimum flankage yard</i>	3.0 m
15.319.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.319.1:		
a)	<i>Minimum side yard</i> (south side of Block)	1.5 m
b)	<i>Minimum yard</i> abutting the Neighbourhood Commercial (C1) Zone	6.0 m
15.319.6 Zone Provisions for Block 5 Lands		
The following regulation applies to lands identified as Block 5 on Figure 15.319.1:		
a)	<i>Minimum side yard</i>	1.5 m
15.319.7 Zone Provisions for Block 6 Lands		
The following regulations apply to lands identified as Block 6 on Figure 15.319.1:		
a)	No <i>accessory buildings, structures</i> , swimming pools, or <i>parking areas</i> are permitted.	
b)	Minimum width of landscaping required along a <i>lot line</i> abutting the Neighbourhood Commercial (C1) Zone	4.7 m

Special Provisions

15.319.8 Special Site Figures

Figure 15.319.1

Special Provision 319



Special Provisions

320 (Old 873)	2200 Sawgrass Drive (Part of Lots 13 and 14, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(22a)		(2012-073)
15.320.1 Zone Provisions		
The following additional <i>use</i> is permitted:		
a)	<i>Day care</i> , and Footnote 2 of Table 11.2, related to permitted <i>road</i> locations, shall not apply	
15.320.2 Zone Provisions		
The following regulations apply to lands used as a <i>community centre</i> :		
a)	<i>Minimum yards</i> , all <i>yards</i>	As legally existing on the <i>lot</i> on August 7, 2012
b)	Maximum <i>floor area</i>	242.0 sq.m
15.320.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i>	14
b)	A required <i>parking space</i> , in whole or in part, is permitted on an adjacent <i>lot</i> .	
15.320.4 Special Site Provisions		
For the purpose of this Special Provision, the following definition shall apply:		
a)	“ <i>Community centre</i> ” means a multi-purpose facility or part of that facility owned and/or operated by a not-for-profit or non-commercial organization, which offers a variety of programs of a recreational, cultural, community service, information or instructional nature.	

Special Provisions

321 (Old 874)	2495-2525 Old Bronte Road (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: MU3
Map 19(19a)		(2013-001)
15.321.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Commercial parking area</i>	
b)	<i>Hotel</i>	
c)	<i>Place of entertainment</i>	
d)	<i>Place of worship</i>	
e)	<i>Taxi dispatch</i>	
f)	<i>Veterinary clinic</i>	
15.321.2 Zone Provisions		
The following regulations apply:		
a)	Minimum number of <i>storeys</i> for a <i>building</i> legally existing on February 25, 2013	2
b)	Minimum <i>height</i> for a <i>building</i> legally existing on February 25, 2013	Shall not apply
c)	Minimum number of <i>storeys</i> for a <i>building</i> constructed after February 25, 2013	5, and shall not apply to a <i>parking structure</i>
d)	Minimum <i>height</i> for a <i>building</i> constructed after February 25, 2013	18.0 m, and shall not apply to a <i>parking structure</i>
e)	Maximum number of <i>storeys</i> for a <i>building</i> constructed after February 25, 2013	10
f)	Maximum <i>height</i> for a <i>building</i> constructed after February 25, 2013	37.0 m
15.321.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for all permitted <i>uses</i> on the <i>first storey</i>	1 per 28.0 sq.m <i>net floor area</i>
b)	Minimum number of <i>parking spaces</i> for <i>medical offices</i> above the <i>first storey</i>	1 per 23.2 sq.m <i>net floor area</i>
c)	Minimum number of <i>parking spaces</i> required for a <i>patio</i>	Zero
15.321.4 Special Site Provisions		
The following additional provision applies:		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Dundas Street West.	

Special Provisions

322 (Old MU1)	296, 300, and 312 Randall Street, 293 Church Street, and 131 and 135 Trafalgar Road (Part of Lot 13, Concession 3, S.D.S.)		Parent Zone: CBD
Map 19(8a)			(2011-017) PL090432, PL100204 PL100214 (2011-017)
15.322.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	<i>Townhouse dwellings</i> , but only if sharing a common wall with an <i>apartment dwelling</i> and/or <i>mixed use building</i>		
15.322.2 Zone Provisions			
The following regulations apply:			
a)	Footnote 3 of Table 8.2 shall not apply to a <i>townhouse dwelling</i>		
b)	Maximum <i>net floor area</i> for office <i>uses</i> on a <i>first storey</i> oriented toward Trafalgar Road	200.0 sq.m per premises	
c)	Maximum <i>net floor area</i> for office <i>uses</i> on a <i>first storey</i> in all other locations	400.0 sq.m per premises	
d)	Maximum <i>net floor area</i> for commercial uses	500.0 sq.m per premises	
e)	Minimum <i>yard</i> along any <i>lot line</i> abutting a <i>public road</i>	0.0 m	
f)	Maximum <i>yard</i> along any <i>lot line</i> abutting a <i>public road</i>	2.0 m	
g)	Maximum allowable projection into any yard for <i>balconies, bay windows, cornices, stairs, porches, and terraces</i>	Up to 0.3 metres from a <i>lot line</i> abutting a <i>public road</i>	
h)	Minimum <i>height</i>	8.0 m	
i)	Maximum <i>height</i>	17.0 m	
j)	Maximum height of rooftop architectural features	2.0 m	
15.322.3 Parking Provisions			
The following parking provisions apply:			
a)	Minimum number of <i>parking spaces</i> for residential uses	1.50 per <i>dwelling</i>	
b)	Surface parking shall not be permitted in any <i>yard</i> between a <i>building</i> and a <i>public road</i> and shall not have a <i>surface parking area coverage</i> of than 20% of the site area.		
15.322.4 Special Site Provisions			
The following additional provision applies:			
a)	All lands identified as subject to this Special Provision shall be considered as one <i>lot</i> for the purposes of this By-law.		

Special Provisions

323	303 Upper Middle Road East (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: C4
Map 19(22)		(2014-014)
15.323.1 Additional Permitted Uses		
The following additional use is permitted:		
a)	Motor vehicle repair facility	

Special Provisions

324	39-43 Jones Street and 2389 Ontario Street (Part of Lot 29, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2a)		(2008-096) PL081009 PL04118 (2014-014)
15.324.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Detached dwellings	
15.324.2 Zone Provisions		
The following regulations apply:		
a)	Minimum and maximum front yard	3.5 m
b)	Minimum interior side yards	2.4 m and 1.2 m, which shall be reduced to 1.2 m on both sides where an attached private garage is provided
c)	Maximum height	12.0 m
d)	Maximum number of storeys	3
e)	Maximum lot coverage	37%
f)	A detached private garage shall be permitted in a rear yard	

Special Provisions

325 (Old 878)	497-513 Pinegrove Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone: C1
Map 19(7)		(2013-077)
15.325.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Apartment dwelling, including ancillary residential uses on the first storey</i>	
15.325.2 Prohibited Uses		
The following uses are prohibited:		
a)	<i>Uses permitted in the Neighbourhood Commercial (C1) Zone above the first storey</i>	
b)	<i>Dwelling units on or below the first storey</i>	
15.325.3 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	33.0 m
b)	<i>Minimum interior side yard</i>	11.5 m
c)	<i>Minimum rear yard</i>	28.0 m
d)	Maximum number of <i>storeys</i>	3
e)	Maximum <i>height</i>	13.0 m
f)	Maximum number of <i>dwelling units</i>	40
g)	Minimum width of <i>landscaping</i> required along the <i>interior side lot line</i>	4.2 m
h)	Minimum <i>landscaping coverage</i>	20%
15.325.4 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for residential <i>uses</i>	1.5 per dwelling unit
b)	Minimum number of <i>parking spaces</i> for commercial <i>uses</i>	1.0 per 22.0 m ² <i>net floor area</i>

Special Provisions

326	Oakville Arena	Parent Zone: CU
Map 19(7a)	(Part of Lot 16, Concession 3 S.D.S.)	(2014-014)
15.326.1 Zone Provisions		
The following regulation applies:		
a)	<i>Minimum yard</i> along any <i>lot line</i> abutting Kerr Street and Rebecca Street	0.0 m
15.326.2 Special Site Provisions		
The following additional provision applies:		
a)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of this By-law.	

Special Provisions

327	1132 Invicta Drive (Part of Lots 9 and 10, Concession 2 S.D.S.)	Parent Zone: E2
Map 19(16)		(2013-049)
15.327.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Private school</i> , and Footnote 6, relating to maximum <i>net floor area</i> , shall not apply	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.327.2 Parking Provisions		
The following parking provisions apply		
a)	Minimum number of <i>parking spaces</i> for the <i>private school</i> and <i>athletic facility uses</i>	1 per 37.0 sq.m of <i>net floor area</i>
b)	Minimum number of <i>stacking spaces</i> for the queuing lane for the <i>private school</i>	6

Special Provisions

328	1177 Invicta Drive	Parent Zone: E2
Map 19(16)	(Part of Lot 9, Concession 2 S.D.S.)	(2013-050) A/046/2014 PL140317
15.328.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Day care	
b)	Place of worship	
c)	Private school within an existing <i>building</i> , and Footnote 6 of Table 10.2, relating to maximum <i>net floor area</i> , shall not apply to the <i>private school</i>	
d)	Public hall	
e)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.328.2 Zone Provisions		
The following regulations apply:		
a)	Minimum width of <i>landscaping</i> required along the <i>rear lot line</i> (north)	2.0 m
b)	Minimum width of <i>landscaping</i> required along the <i>interior side lot line</i> , west side	0.0 m
c)	Minimum width of <i>landscaping</i> required along the <i>interior side lot line</i> , east and south sides	1.2 m
d)	Section 4.11.1(a), relating to minimum dimensions to qualify as <i>landscaping</i> , shall not apply.	
15.328.3 Parking Provisions		
The following parking provisions apply		
a)	Minimum number of <i>parking spaces</i> for a <i>private school</i> , place of worship, and <i>day care</i>	1 per 23.0 sq.m <i>net floor area</i> , and up to a maximum of 50% of the required <i>parking spaces</i> can be provided on the paved playground
b)	Minimum number of <i>barrier-free parking spaces</i>	4

Special Provisions

329	2245 Speers Road	Parent Zone: E3
Map 19(5)	(Part of Lot 28, Concession 3, S.D.S.)	(2014-014)
15.329.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Public hall</i>	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	

Special Provisions

330	North Side of McCraney Street (Part of Lot 14, Concession 2 S.D.S.)	Parent Zone: RH
Map 19(15)		(1965-130) (1976-193) (1978-31) (2014-014) (2015-018)
15.330.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	127
b)	<i>Minimum interior side yard (2015-018)</i>	The greater of 50% of the <i>height</i> of the <i>building</i> or 6.0 m
c)	Maximum <i>height (2015-018)</i>	Shall not apply

Special Provisions

331	2478 Ninth Line	Parent Zone: E2
Map 19(23)	(Part of Lot 6, Concession 1 S.D.S.)	(2014-014)
15.331.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Place of worship</i>	
15.331.2 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot area</i> for a <i>place of worship</i>	As legally existing on the effective date of this By-law

Special Provisions

332	485 Morden Road (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(7)		(2014-014)
15.332.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Place of worship	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.332.2 Zone Provisions		
The following regulations apply:		
a)	Maximum lot area for a place of worship	As legally existing on the effective date of this By-law

Special Provisions

333	2700 Bristol Circle (Part of Lot 5, Concession 1 S.D.S.)	Parent Zone: E2
Map 19(24)		(2014-014)
15.333.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Place of worship	
15.333.2 Zone Provisions		
The following regulations apply:		
a)	Maximum lot area for a place of worship	As legally existing on the effective date of this By-law
15.333.3 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 43 shall additionally apply.	

Special Provisions

334	2640 Bristol Circle (Part of Lot 5, Concession 1 S.D.S.)	Parent Zone: E2
Map 19(24)		(2014-014)
15.334.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Day care	
15.334.2 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>net floor area</i> for a <i>day care</i>	As legally existing on the effective date of this By-law
15.334.3 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 43 shall additionally apply.	

Special Provisions

335	785 Pacific Road	Parent Zone: E2
Map 19(5)	(Part of Lot 29, Concession 3 S.D.S.)	(2014-014) (2021-068)
15.335.1 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 56 shall additionally apply.	

Special Provisions

336	2195 Wyecroft Road (Part of Lot 27, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(5)		(2014-014)
15.336.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Day care	
15.336.2 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>net floor area</i> for a <i>day care</i>	As legally existing on the effective date of this By-law
15.336.3 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 3 shall additionally apply.	

Special Provisions

337	Rear of 3515-3545 Rebecca Street (Part of Lot 35, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(4)		(2014-014)
15.337.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Day care	
b)	Private school	

Special Provisions

338	3422 Superior Court (Part of Lot 35, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(4)		(2014-014)
15.338.1 Additional Permitted Uses		
The following additional use is permitted:		
a)	Motor vehicle rental facility	
15.338.2 Zone Provisions		
The following regulation applies:		
a)	Section 10.6(b), related to the maximum area to be occupied by a heavy vehicle parking area, shall not apply.	

Special Provisions

339	3300 Superior Court	Parent Zone: E2
Map 19(4)	(Part of Lots 34 and 35, Concession 3 S.D.S.)	(2014-014)
15.339.1 Zone Provisions		
The following regulation applies:		
a)	Maximum area coverage for <i>outside storage</i>	85%

Special Provisions

340	4269 Regional Road 25 (Part of Lot 30, Concession 2 N.D.S.)	Parent Zone: GB
Map 19(23)		O.Reg 241/13 (2014-014)
15.340.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Place of worship</i> , and no kitchen facilities are permitted	
15.340.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum lot area</i>	4.9 ha
b)	<i>Minimum front yard</i>	15.2 m
c)	<i>Minimum interior side yard</i> , northwest side	22.0 m
d)	<i>Minimum interior side yard</i> , southeast side	15.0 m
e)	<i>Minimum rear yard</i>	130.9 m
f)	Maximum <i>height</i>	12.0 m
g)	Maximum <i>net floor area</i> for a <i>place of worship</i>	741.0 m ²
15.340.3 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i>	40

Special Provisions

341	Wallace Road, York Street, Speers Road (Part of Lots 24 and 25, Concession 3 S.D.S.)	Parent Zone: E4
Map 19(6)		(2014-014) PL140317 (2017-025)
15.341.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Manufacturing</i>	
b)	<i>Repair shop</i>	
c)	<i>Warehousing</i>	
15.341.2 Parking Provisions		
The following parking provisions apply:		
a)	Where a <i>business office</i> is provided <i>accessory</i> to a different main permitted <i>use</i> , the parking rate for the main permitted <i>use</i> shall apply to any <i>floor area</i> occupied by a <i>business office</i> provided the <i>business office</i> occupies an area equal to or less than 25% of the total <i>net floor area</i> on the <i>lot</i> . (2017-025)	

Special Provisions

342	20-40 and 21-45 Shepherd Road (Part of Lot 15, Concession 3, S.D.S.)	Parent Zone: MU2
Maps 19(7a)		(2014-014)
15.342.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Back-to-back townhouse dwellings</i>	
b)	<i>Stacked townhouse dwellings</i>	
c)	<i>Townhouse dwellings</i>	
15.342.2 Only Permitted Uses		
The following <i>uses</i> are the only commercial <i>uses</i> permitted:		
a)	Service commercial <i>establishments</i> , and only in the <i>first storey</i> and <i>basement</i>	

Special Provisions

343	105 Garden Drive		Parent Zone: CBD
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)		(2013-101) (2015-018) (2017-036)
15.343.1 Prohibited Uses			
The following <i>uses</i> are prohibited:			
a)	Commercial parking area		
b)	Taxi dispatch		
15.343.2 Zone Provisions			
The following zone regulations apply to a <i>Long Term Care Facility</i> and/or <i>Retirement Home</i> : (2017-036)			
a)	Maximum number of <i>dwelling units</i>	60	
b)	Maximum <i>height</i>	14.3 m	
c)	Maximum <i>first storey height</i>	4.0 m	
d)	Minimum width of landscaping along a <i>lot line</i> abutting a Residential <i>Zone</i>	1.5 m, and may include hard landscaping	
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the <i>building</i>	1.5 m	
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West	6.0 m	
g)	Maximum area for outdoor second floor personal recreation space (2015-018)	54.0 m²	
h)	Minimum setback for a rooftop terrace from the eastern edge of the <i>building</i>	9.0 m	
i)	Maximum area for a rooftop terrace (2015-018)	22.0 m²	
15.343.3 Parking Provisions			
The following parking regulations apply to a <i>Long Term Care Facility</i> and/or <i>Retirement Home</i> : (2017-036)			
a)	Minimum number of <i>parking spaces</i>	22, which includes 2 <i>tandem parking spaces</i>	
15.343.4 Special Site Provisions			
The following additional provisions apply:			
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Lakeshore Road West.		
b)	A <i>driveway</i> shall not be permitted from Lakeshore Road West.		
c)	Outdoor amenity space shall only be permitted on the second floor and rooftop.		

Special Provisions

344 (Old 50)	Lynnwood Drive, Forest Hill, Lynn Place, Eton Place, White Oaks Boulevard (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: RL8
Map 19(15)		(1969-66) (1973-38) (1980-37)
15.344.1 Zone Provisions		
The following regulation applies:		
a)	Maximum <i>height</i>	9.0 m

Special Provisions

345	164 Trafalgar Road and 165 Dunn Street (Lot 6, Block 89 of Plan 89)	Parent Zone: RL4-0
Map 19(7)		CAV 1815 (1984) A/34/86 (2014-014) PL140317
15.345.1 Additional Perimtted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Apartment dwelling</i>	
b)	<i>Business office</i> , but only in a <i>building</i> containing a <i>dwelling unit</i>	
c)	<i>Multiple dwelling</i>	
15.345.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>yards</i> , all <i>yards</i>	As legally existing on February 25, 2014
b)	Maximum <i>height</i>	As legally existing on February 25, 2014
c)	Maximum number of <i>storeys</i>	As legally existing on February 25, 2014
d)	The provisions of Section 4.11.2 relating to widths of <i>landscaping</i> required between a <i>surface parking area</i> and an <i>interior side, rear lot line, road</i> , or a <i>lot</i> with a residential <i>use</i> shall not apply adjacent to a <i>parking area</i> legally existing on February 25, 2014.	
15.345.3 Parking Provisions		
The following parking provisions apply:		
a)	Section 5.2.1, relating to the minimum number of <i>parking spaces</i> , shall not apply to a <i>surface parking area</i> legally existing on February 25, 2014	
b)	Section 5.3.1, relating to the minimum number of <i>barrier-free parking spaces</i> , shall not apply to a <i>surface parking area</i> legally existing on February 25, 2014	
c)	Minimum width and length for <i>parking spaces</i> legally existing on February 25, 2014	As legally existing on February 25, 2014
d)	Section 5.4.1, relating to the minimum number of <i>bicycle parking spaces</i> , shall not apply.	
15.345.4 Special Site Provisions		
The following additional provision applies:		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Trafalgar Road.	

Special Provisions

346	2480, 2488 and 2496 Old Bronte Road (Part of Lot 31, Concession 1, S.D.S.)	Parent Zone: MU3
Map 19(19a)		(2014-025) (2015-018)
15.346.1 Zone Regulations		
The following regulations apply:		
a)	Notwithstanding Table 8.2, apartment dwellings are permitted on the first storey of the apartment building located closest to Bronte Road.	
b)	Notwithstanding Table 8.2, an ancillary residential use on the <i>first storey</i> is permitted to occupy a maximum of 17% of the length of the main wall oriented toward Old Bronte Road of the apartment <i>building</i> located closest to Old Bronte Road.	
c)	Maximum <i>front yard</i> (Old Bronte Road) for an apartment building	4.5 m for maximum of 25% of the building base
d)	Maximum <i>front yard</i> (Old Bronte Road) for heritage building	2.0 m
e)	Minimum southerly <i>interior side yard</i> for an apartment building	9.0 m
f)	Minimum southerly <i>interior side yard</i> for heritage building	1.2 m
g)	Minimum northerly <i>interior side yard</i> for an <i>apartment building</i> (2015-018)	9.0 m
h)	Minimum <i>rear yard</i> (Bronte Road) for an apartment building	1.5 m
i)	Minimum <i>separation distance</i> between heritage building and an apartment building	5.0 m excluding underground parking garage
j)	Maximum number of apartment buildings	2
k)	Minimum number of <i>dwelling units</i>	100 per site hectare
l)	Maximum number of <i>dwelling units</i>	400
m)	Maximum height for heritage <i>building</i>	As legally existing on the effective date of this by-law plus 1.0 m to allow for grade changes.

Special Provisions

347 (Old 563)	587 Third Line (Part of Lot 25, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(6)		(1994-107)
15.347.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a) <i>Drive-through facility</i> , and Footnote 8 to Table 10.2 shall not apply		
15.347.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard for a drive-through facility and restaurant</i>	23.0 m
b)	<i>Minimum interior side yard, south side, for a motor vehicle service station</i>	17.5 m
c)	<i>Minimum interior side yard, south side, for a drive-through facility and restaurant</i>	45.0 m
d)	<i>Maximum height</i>	5.5 m
e)	<i>Minimum width of landscaping along a lot line abutting a Residential Zone</i>	7.0 m
f)	<i>Maximum floor area for a motor vehicle service station</i>	175.0 sq.m
g)	<i>Maximum floor area for a restaurant</i>	50.0 sq.m

Special Provisions

348	480 Wyecroft Road	Parent Zone: E3
Map 19(7)	(Part of Lot 20, Concession 3 S.D.S.)	(2014-014)
15.348.1 Zone Provisions		
The following regulations apply:		
a)	A <i>heavy vehicle parking area</i> is additionally permitted in the <i>front yard</i> , but only contiguous with a <i>surface parking area</i>	
b)	Minimum setback for a <i>heavy vehicle parking area</i> from all <i>lot lines</i> in a <i>front yard</i>	
c)	The permissions and regulations of Special Provision 3 shall additionally apply	

Special Provisions

349 (Old 628) Map 19(7a)	174 Lakeshore Road West, 91 & 87 Brookfield Road (Lot 14, Part of Lots 9, 11 and 15, Block 101, Plan 1)	Parent Zone: CBD (1997-002) (1999-150) (2007-096) (2008-074) (2015-008) (2015-092) PL140240 PL140317
15.349.1 Zone Provisions for all Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>dwelling units</i>	37
b)	Minimum <i>front yard (Lakeshore Road West)</i>	0.0 m
c)	Minimum <i>interior side yard</i>	14.0 m
d)	Minimum <i>rear yard</i>	6.0 m
e)	Minimum <i>flankage yard</i> (Brookfield Road)	0 m (except any part of the building greater than 15 m from the front lot line - 3 m)
f)	Minimum <i>front yard - below grade</i>	0.0 m
g)	Minimum <i>interior side yard – below grade</i>	1.0 m (except any part of the building greater than 15.0 m from the front lot line – 7.0 m)
h)	Minimum <i>rear yard – below grade</i>	6.0 m
i)	Minimum <i>flankage yard – below grade</i>	0.0 m
j)	Maximum <i>height</i>	16.0 m
k)	Maximum <i>number of storeys</i>	4
l)	Maximum height of <i>rooftop mechanical equipment, mechanical rooms, parapets and stair towers</i>	6.0 m
m)	Minimum ground floor height	4.5 m (measured from top of slab to top of slab, except any part of the building greater than 15.0 m from the front setback line)
n)	Maximum <i>total net floor area</i> for all non-residential uses	383.0 m ²

Special Provisions

15.349.2 Special Site Provisions	
a)	A <i>driveway</i> shall only be permitted to cross a lot line abutting Brookfield Road
b)	<i>Building height</i> to be measured from a geodetic elevation of 86.0 m
c)	<i>Dwelling units</i> are not permitted below the first storey
d)	Where non-residential uses are located on the <i>first storey</i> , a minimum of one principal building entrance to each unit shall be directly accessible from and oriented towards Lakeshore Road West
e)	Where <i>rooftop mechanical equipment, mechanical penthouses, enclosures or stair towers</i> that exceed 2 m in height are not screened by an extension of the building's façade, they shall be setback a minimum of 4 m from all edges of the roof and fully screened by an architectural treatment
f)	<i>Rooftop terraces</i> shall not exceed a maximum of 20% coverage of the total roof area and shall be setback a minimum of 4 m from the eastern and southern edges of the building
g)	The building shall be terraced such that the south building face of the second storey, shall be setback a minimum of 3.25 m (excluding balconies) from the building face of the first storey, the building face of the third storey shall be setback a minimum of 3.25 m (excluding balconies) from the building face of the second storey; the building face of the fourth storey shall be setback a minimum of 3.25 m (excluding balconies) from the building face of the third storey.
h)	A <i>rooftop terrace</i> shall not project beyond the main wall of the storey below.
i)	For the purpose of this By-law, " <i>rooftop terrace</i> " means an outdoor amenity area located on the roof of a building.

Special Provisions

350	2220, 2240, and 2270 Speers Road (Part of Lot 28, Concession 3 S.D.S.)	Parent Zone: E1
Map 19(5)		(2014-014)
15.350.1 Special Site Provisions		
The following additional provision applies:		
a)	All lands subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of determining compliance with Footnote 2 in Table 10.2.	

Special Provisions

351	1055 and 1075 McCraney Street (Part of Lot 15, Concession 2 S.D.S.)	Parent Zone: CU
Map 19(15)		(2014-007) (2015-039) (2015-079)
15.351.1 Additional Zone Regulations for Block 1 Lands		
The following additional regulations apply to lands identified as Block 1 on Figure 15.351.1:		
a)	Minimum front yard	30.0 m
b)	Maximum front yard for the main wall oriented toward the front lot line (2015-079)	As shown on Figure 15.351.1
c)	Minimum width of landscaping required along the front lot line	3.0 m
d)	Minimum width of landscaping required along the interior side lot line, east side	7.0 m
e)	Minimum width of landscaping required along the rear lot line	0.0 m
f)	Minimum landscaping coverage	25%
g)	Parking spaces are prohibited within the front or interior side yard, east side	
15.351.2 Parking Regulations		
The following parking regulations apply:		
a)	Any parking spaces required by this by-law may be provided on any of the lands subject to this Special Provision	
b)	Minimum number of parking spaces for a public school	3.1 spaces per classroom which shall not include portables. At least 60% of the total number of required parking spaces for both schools shall be provided in a surface parking area shared by two public schools.
15.351.3 Special Site Figures		
Figure 15.351.1		
Special Provision 351		

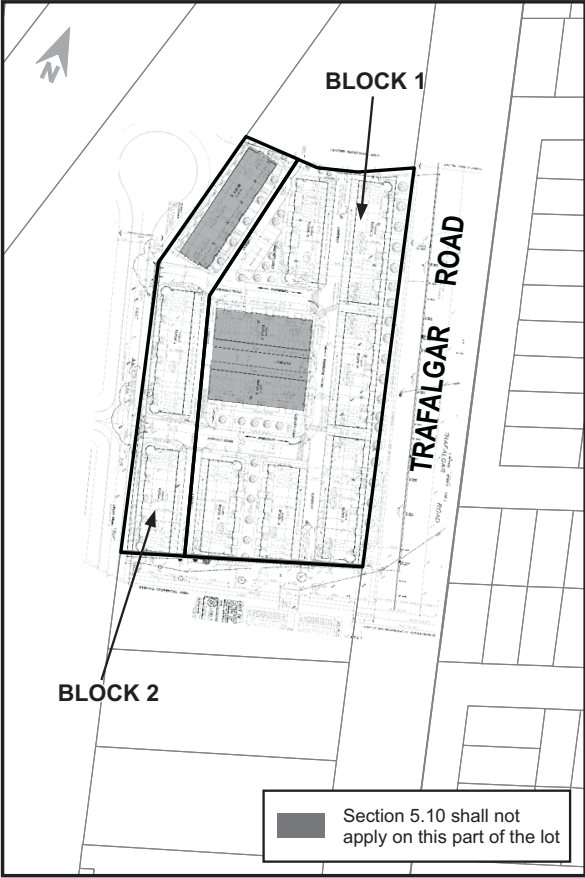
Special Provisions

352 (Old 809)	113-131 Garden Drive (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(7)		(2007-198) (2014-036)
15.352.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling</i> s	18
b)	Minimum <i>lot frontage</i> per <i>dwelling</i>	4.0 m
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>interior side yard</i> - north side	1.2 m
e)	Minimum <i>interior side yard</i> - north side below <i>grade</i>	0.7 m
f)	Minimum <i>interior side yard</i> - south side above <i>grade</i>	2.0 m
g)	Minimum <i>interior side yard</i> - south side below <i>grade</i>	0.3 m
h)	Minimum <i>rear yard</i> for a <i>dwelling</i>	14.5 m
i)	Minimum <i>rear yard</i> for a below <i>grade lane</i>	8.0 m
j)	Minimum <i>rear yard</i> – below <i>grade</i> for a geothermal mechanical room	3.0 m
k)	Minimum <i>rear yard</i> – below <i>grade</i> for visitor parking	1.3 m
l)	Minimum <i>rear yard</i> – below <i>grade</i> for egress stair well	4.5 m
m)	Maximum number of <i>storeys</i>	3
n)	Maximum <i>height</i>	10.7 m
o)	Maximum additional <i>height</i> for a <i>mechanical penthouse</i>	2.5 m and section 4.6.4 shall apply
p)	Maximum projection into a <i>front yard</i> for a non-walk in bay, box out, and bow windows with or without foundations spanning one or two <i>storeys</i> , and <i>porches</i> open or covered by a roof located on the same level or lower as the main floor of the <i>dwelling</i>	1.0 m
q)	Maximum projection into a <i>rear yard</i> for <i>uncovered platforms</i> which are attached to the rear wall of the <i>dwelling</i> located at a minimum <i>height</i> of 2.0 m above surrounding <i>grade</i> .	Permitted up to the <i>rear</i> and <i>side lot lines</i>
r)	The parapet setback for lots in a Residential Medium (RM) Zone in Section 4.6.3 shall not apply.	
15.352.2 Special Site Provisions		
The following additional regulations apply:		
a)	<i>Motor vehicle</i> access to individual <i>dwelling units</i> shall only be provided via a private rear <i>lane</i> .	

Special Provisions

354	1319284 Ontario Inc., Dunpar Developments Inc.		Parent Zone: MU2
Map 19(22)	2158, 2168, 2180 and 2192 Trafalgar Road		PL130321 (2014-062)
15.354.1 Only Permitted Uses on Block 2			
The following <i>uses</i> are the only <i>uses</i> permitted on lands identified as Block 2 on Figure 15.354.1:			
a)	Townhouse dwelling		
b)	A home occupation		
c)	Model homes		
15.354.2 Zone Regulations			
The following regulations apply:			
a)	Minimum front yard (Trafalgar Road)	1.2 metres	
b)	Minimum rear yard (Lillykin Street)	1.2 metres	
c)	Minimum rear yard for a balcony	1.0 metres	
d)	Minimum side yard	1.6 metres	
e)	Minimum number of storeys on Block 2 on Figure 15.354.1	2	
f)	Maximum number of storeys on Block 2 on Figure 15.354.1	4	
g)	Minimum height on Block 2 on Figure 15.354.1	7.5 metres	
h)	Maximum height on Block 2 on Figure 15.354.1	12.4 metres	
i)	Minimum height on Block 1 on Figure 15.354.1	11.0 metres	
j)	Maximum height on Block 1 on Figure 15.354.1	15.0 metres	
k)	Minimum first storey height	Shall not apply	
l)	Tables 8.3.1 and 8.3.2 relating to minimum and maximum number of storeys shall not apply.		
m)	Maximum projection into a rear yard for a balcony	3.0 metres	
n)	Maximum projection into a minimum side yard for balconies and uncovered platforms	Up to 0.6 metres from the lot line	
o)	Height shall be measured from the finished floor elevation at grade.		
p)	All lands identified as subject to this Special Provision shall be considered as one lot for the purposes of this By-law.		
q)	Section 4.11 relating to landscaping shall not apply.		
r)	Notwithstanding Section 4.25.2 relating to model homes, a maximum of 24 model homes shall be permitted.		
s)	The minimum dimension for a parallel parking space shall be a width of 2.6 metres and a length of 6.7 metres		
t)	Section 5.2.3(e) relating to tandem parking space dimensions shall not apply		
u)	Footnotes 2 and 3 of Table 8.2, relating to dwelling units on a first storey, shall not apply		
v)	Footnote 4 of Table 8.3.1, relating to increased minimum yard for portion of building greater than 13.5 metres in height shall not apply.		
w)	Section 5.10, relating to minimum setback of surface parking area from any building, shall not apply to that part of the lot shaded in Figure 15.354.1		
x)	Minimum number of parking spaces per dwelling unit, inclusive of visitor parking – 2.20 spaces, of which 0.2 shall be designated as visitor parking spaces		

Special Provisions

15.354.3 Parking Regulations for Block 1 Lands		
The following parking regulations apply to lands identified as Block 1 on Figure 15.354.1:		
a)	Minimum number of <i>parking spaces</i> for all non-residential uses	1/32.6 sq.m <i>net floor area</i>
b)	Maximum number of <i>parking spaces</i> for all non-residential uses	1/28 sq.m <i>net floor area</i>
15.354.5 Special Site Figures		
Figure 15.354.1		
Special Provision 354 		

Special Provisions

355	Southeast Corner of Great Lakes Boulevard and Michigan Drive (Part of Lots 34 and 35, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(4)		(2010-056) PL140317
15.355.1 Additional Permitted Uses		
The following regulation applies:		
b)	All lands shall be considered as one <i>lot</i> for the purposes of applying footnote 6 of Table 10.2, related to maximum <i>net floor area</i> for applicable <i>uses</i> .	

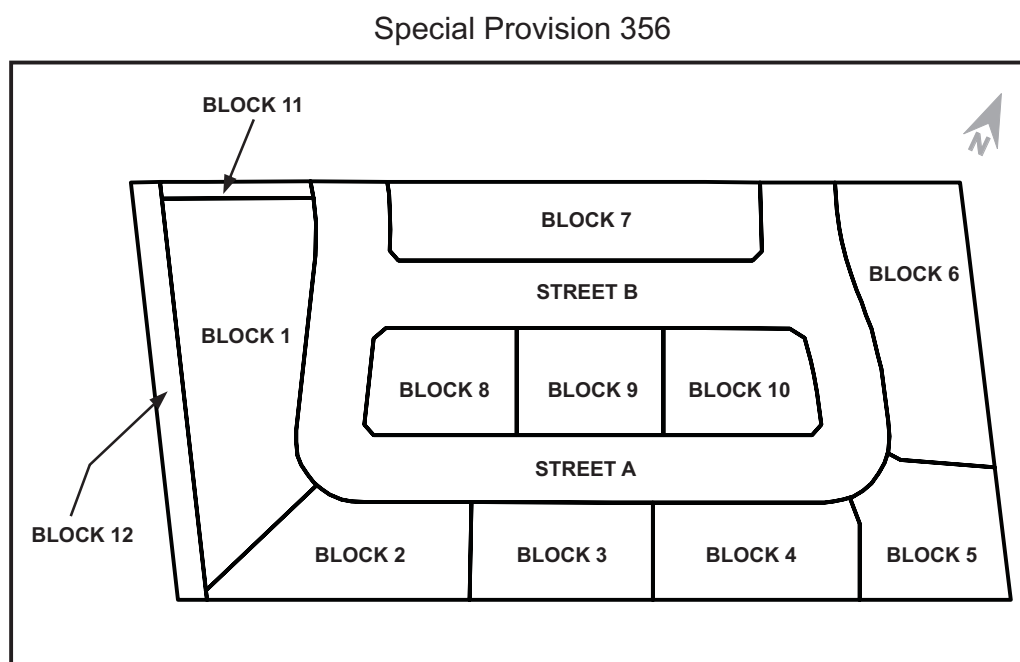
Special Provisions

356	3340 Dundas Street West (Part of Lot 34, Concession 1 S.D.S.)		Parent Zones: RM1 and RM2
Map 19(18)			(2014-060) (2015-079)
15.356.1 Zone Regulation for all Blocks			
The following regulations apply to lands identified as subject to this Special Provision.			
a)	Maximum number of <i>dwelling</i> s	73	
b)	Minimum <i>lot frontage</i>	6.0 m per unit	
15.356.2 Zone Regulations for Block 1			
The following additional regulations apply to lands identified as Block 1 on Figure 15.356.1:			
a)	<i>Minimum rear yard</i> (Dundas Street West)	1.0 m	
b)	<i>Maximum rear yard</i> (Dundas Street West)	2.5 m	
c)	Maximum allowable projection for a <i>porch</i> with or without foundations into a <i>front yard</i>	1.0 m, except that access stairs connecting a <i>porch</i> to the ground may project an additional 0.6 m	
15.356.3 Zone Regulations for Block 2 through 7			
The following additional regulations apply to lands identified as Blocks 2 through 7 on Figure 15.356.1:			
a)	<i>Minimum front yard</i>	3.5 m	
b)	<i>Minimum front yard</i> for a <i>private garage</i>	6.0 m	
c)	Maximum allowable projection for a <i>porch</i> with or without foundations into a <i>front</i> and <i>flankage yard</i>	1.0 m, except that access stairs connecting a <i>porch</i> to the ground may project an additional 0.6 m	
d)	Maximum allowable projection for an <i>uncovered platform</i> into a <i>rear yard</i> (2015-079)	2.0 metres, except that access stairs connecting to the <i>uncovered platform</i> to the ground may project an additional 0.6 metres into the <i>minimum rear yard</i>	
15.356.4 Zone Regulations for Block 8 through 10			
The following additional regulations apply to lands identified as Blocks 8 through 10 on Figure 15.356.1:			
a)	<i>Minimum lot area</i>	110.0 sq.m per unit	
b)	<i>Minimum front yard</i>	3.5 m	
c)	<i>Minimum front yard</i> for a <i>private garage</i>	6.0 m	
d)	Maximum allowable projection for a <i>porch</i> with or without foundations into a <i>front</i> , <i>flankage</i> or <i>interior side yard</i>	1.5 m, except that access stairs connecting a <i>porch</i> to the ground may project an additional 0.6 m.	

Special Provisions

15.356.3 Special Site Figures

Figure 15.356.1



357	260 Bronte Road	Parent Zone: RL5-0
Map 19(2)	(Part of Lot 59, Registered Plan M-9)	(2014-075)
15.357.1 Zone Regulations		
The following regulations apply:		
a)	Maximum number of <i>detached dwellings</i>	5
b)	<i>Minimum flankage yard</i> (Bronte Road)	7.0 m
c)	<i>Minimum front yard</i> for dwelling only on the westernmost lot only (the lot line abutting the common element condominium roadway)	4.0 m
d)	<i>Minimum front yard</i> for a private garage on the westernmost lot only (the lot line abutting the common element condominium roadway)	6.0 m
e)	<i>Minimum front yard</i> on all other lots (the lot line abutting the common element condominium roadway)	6.0 m
f)	<i>Porches and uncovered platforms</i> shall be permitted to encroach a maximum of 1.0 m into the <i>minimum front yard</i> .	
g)	Maximum lot coverage	40 %
h)	Maximum residential floor area	330.0 sq.m

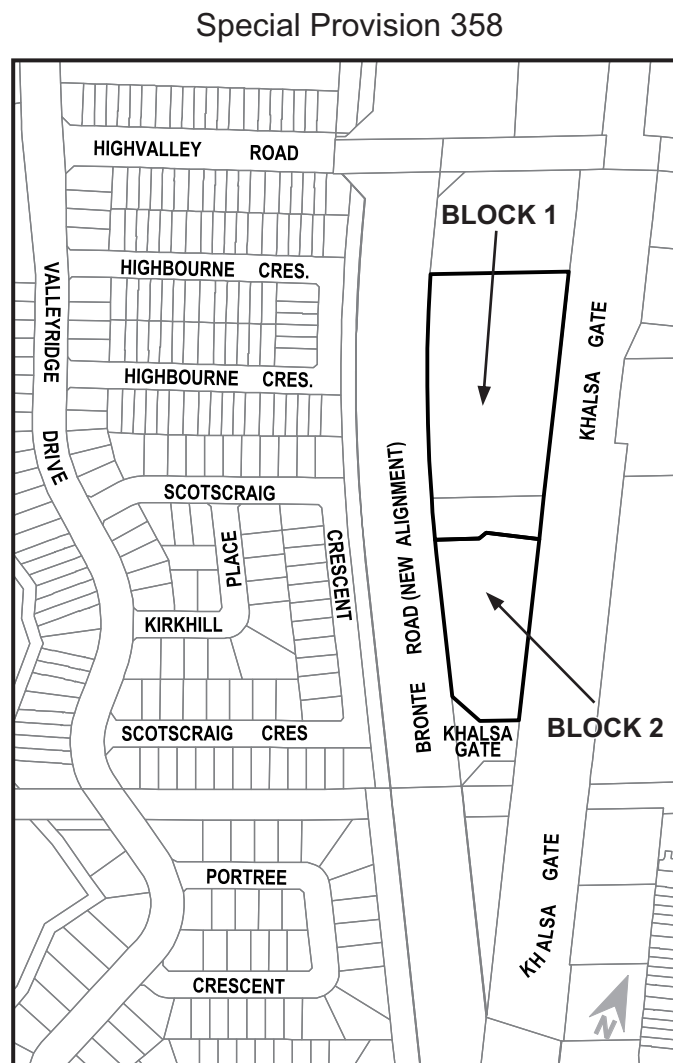
Special Provisions

358	2390 Khalsa Gate	Parent Zone: MU3
Map 19(19a)	(Part of Lot 31, Concession 1 S.D.S.)	(2015-005) (2016-013)
15.358.1 Zone Regulations for all Blocks		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of this By-law.	
b)	Footnote 3 of Table 8.2, related to the prohibition of <i>dwelling units</i> on the <i>first storey</i> , shall not apply.	
c)	The easterly <i>lot line</i> abutting Khalsa Gate shall be deemed the <i>front lot line</i> .	
d)	<i>Maximum front yard</i> (Khalsa Gate)	5.75 m
e)	<i>Maximum flankage yard</i>	9.2 m
f)	<i>Minimum rear yard</i> for all portions of a <i>building</i>	0.0 m
g)	<i>Minimum first storey height</i>	Shall not apply
h)	<i>Height</i> shall be measured from the finished floor elevation at <i>grade</i> .	
i)	<i>Minimum width of landscaping</i> required along the <i>interior side lot line</i>	0.0 m
j)	<i>Maximum height</i> for <i>accessory buildings and structures</i>	5.5 m
k)	<i>Minimum height</i> , number of <i>storeys</i> , and <i>yards</i> for <i>accessory buildings and structures</i>	Shall not apply
l)	<i>Maximum number of storeys and yards</i> for <i>accessory buildings and structures</i>	Shall not apply
15.358.2 Zone Regulations for Block 1		
The following regulations apply to lands identified as Block 1 on Figure 15.358.1:		
a)	<i>Minimum number of storeys</i>	3
b)	<i>Maximum number of storeys</i>	8
c)	<i>Minimum number of dwelling units</i>	122
d)	<i>Minimum height</i>	13.5 m
15.358.3 Zone Regulations for Block 2		
The following regulations apply to lands identified as Block 2 on Figure 15.358.1:		
a)	<i>Maximum number of storeys</i>	10
b)	<i>Maximum height</i>	30.0 m
c)	<i>Minimum number of dwelling units</i>	240
d)	Stairs and vents associated with a below <i>grade parking structure</i> shall be permitted in any <i>yard</i> .	

Special Provisions

15.358.4 Special Site Figures

Figure 15.358.1



Special Provisions

359	430 Winston Churchill Boulevard (Part of Lot 1, Concession 3 S.D.S.)	Parent Zone: RL3-0
Map 19(10)		(1995-062) (2006-002) (2008-051) (2015-018)
15.359.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Hospice</i>	
15.359.2 Zone Provisions		
The following regulations apply for a <i>hospice</i> :		
a)	<i>Minimum front yard</i>	65.0 m
b)	<i>Minimum interior side yard</i>	10.0 m
c)	<i>Minimum rear yard</i>	12.0 m
d)	<i>Maximum height</i>	7.0 m
e)	<i>Maximum net floor area for a hospice</i>	430.0 sq.m
f)	<i>Minimum width of landscaping required along the front lot line</i>	3.0 m
g)	<i>Maximum total cumulative floor area for accessory buildings and structures</i>	55.0 sq.m
15.359.3 Parking Provisions		
The following parking regulations apply for a <i>hospice</i> :		
a)	<i>Minimum required number of parking spaces</i>	10
b)	Sections 5.8.2(c) and (f), related to maximum <i>driveway</i> widths and calculations, shall not apply to a <i>surface parking area</i> for a <i>hospice</i> .	

Special Provisions

360	First Gulf Corporation 610 Chartwell Road	Parent Zone: MTE and N
Map 19(8b)		2015-032
15.360.1 Additional Permitted Uses		
a)	Natural Areas	
15.360.2 Zone Provisions		
The following regulations apply:		
a)	Maximum lot coverage	Shall not apply
b)	Minimum front yard	2.1 m
c)	Maximum front yard	10.5 m
d)	Minimum flankage yard	14.0 m
e)	Minimum interior side yard	25.0 m
f)	Minimum rear yard	25.0 m
g)	Minimum width of landscape strip adjacent to any public road, including the highway corridor	3.0 m
h)	Required widths of landscaping from any surface parking area	1.0 m
i)	Required width of landscaping adjacent to a Natural Areas (N) Zone	0.0. m
j)	Minimum number of stories	2 (Minimum Height 9 m)
k)	Maximum number of stories	4 (Maximum Height 26 m)
l)	Minimum first storey height	4.5 m
m)	Maximum permitted projection above the top of a roof for a parapet on the east elevation of a building	3.3 metres for a maximum of 95% of the length of the east elevation and 5.8 metres for the remaining wall length
n)	Maximum permitted projection above the top of a roof for a parapet on the west elevation of a building	5.3 metres for 22% of the wall length
o)	Maximum permitted projection above the top of a roof for a parapet on the north elevation of a building	3.3 metres for 15.5% of the wall length and a 5.8 metres for 9% of the wall length
p)	Maximum permitted projection above the top of a roof for a parapet on the south elevation of a building	3.3 metres for a maximum of 35% of the length of the elevation
q)	Rooftop mechanical equipment to be enclosed in a mechanical penthouse	Exceeding 3 metres
15.360.3 Parking Regulations		
The following parking regulations apply:		
a)	Minimum number of parking spaces	1/40 square metres net floor area
b)	Maximum number of parking spaces	1/22 square metres net floor area
c)	Minimum number of parking spaces	231
d)	Minimum width of a surplus parking space	2.6 metres
f)	Minimum area of a surplus parking spaces	14.82 metres
g)	Minimum surface parking area setback from a building	1.45 metres

Special Provisions

361	2201 Bristol Circle	Parent Zone: E1
Map 19(24)	(Part of Lot 1, Concession 1 S.D.S.)	A/113/2014 PL140317
15.361.1 Zone Provisions		
The following regulations apply:		
a)	<i>Maximum front and flankage yard</i>	Shall not apply
b)	<i>Minimum yard and width of landscaping required along the lot line abutting Winston Churchill Boulevard</i>	10.8 m
c)	<i>Minimum rear yard</i>	10.9 m
d)	<i>Minimum landscaping coverage</i>	25%
e)	<i>Minimum setback for a stormwater management facility from the highway corridor</i>	10.0 m
f)	<i>Minimum width of landscaping required along any lot line abutting the highway corridor (Upper Middle Road)</i>	10.0 m
g)	Section 4.11.1(a), relating to minimum dimensions to qualify as <i>landscaping</i> , shall not apply.	
15.361.2 Parking Provisions		
The following parking provision applies:		
a)	<i>Minimum number of barrier-free parking spaces</i>	18
15.361.3 Special Site Provisions		
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of this By-law.	
b)	Section 5.6(d), relating to <i>loading space</i> locations, shall not apply.	

Special Provisions

362	180 Rebecca Street, 173 Lakeshore Road West and 183 Lakeshore Road West (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(7a)		PL140317
15.362.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>parking spaces</i> permitted to be occupied by a <i>seasonal garden centre</i>	33
b)	Section 4.17.2(a), related to a <i>seasonal garden centre</i> being on the same <i>lot</i> as the applicable <i>retail store</i> , shall not apply.	

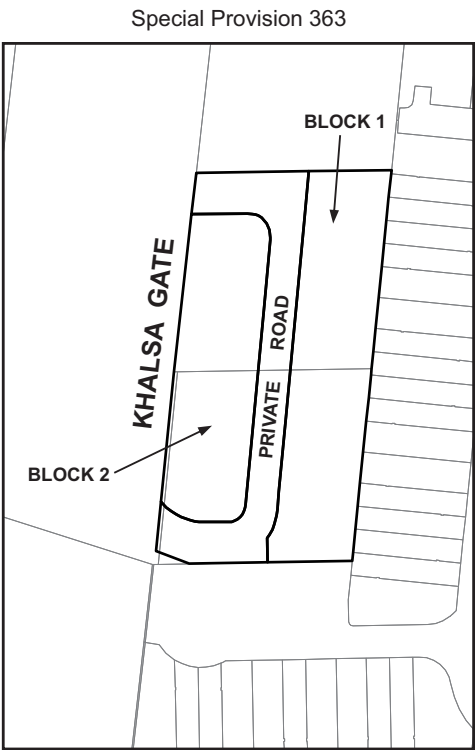
Special Provisions

363	2295 and 2307 Khalsa Gate	Parent Zone: RM1
Map 19(19)		(2015-065)
15.363.1 Zone Regulations for Blocks 1 and 2		
The following regulations apply to Blocks 1 and 2 identified as subject to this Special Provision.		
a)	Maximum <i>number of dwellings</i>	22
b)	Minimum <i>lot area</i>	135.0 m² per unit
c)	Minimum <i>lot frontage</i>	30.5 m
d)	Minimum <i>interior side yard</i>	1.2 m
e)	Minimum <i>separation distance between buildings containing dwellings</i>	2.4 m
f)	Minimum <i>rear yard</i>	6.0 m
g)	Maximum <i>number of storeys</i>	3
h)	Maximum <i>height</i>	13.8 m
i)	<i>Height shall be measured from the midpoint of the front lot line for each individual townhouse dwelling</i>	
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
k)	Minimum <i>landscaping coverage</i>	10 %
l)	Required visitors parking may be located on a private <i>driveway</i>	
15.363.2 Zone Regulations for Block 1		
The following additional regulations apply to lands identified as Block 1 on Figure 15.363.1:		
a)	<i>Minimum front yard</i>	5.0 m
b)	Maximum allowable projection for a <i>porch</i> with or without a foundation from the main wall at <i>grade</i>	2.0 m
15.363.3 Zone Regulations for Block 2		
The following additional regulations apply to lands identified as Block 2 on Figure 15.363.1:		
a)	Minimum <i>front yard</i> (Khalsa Gate)	2.5 m
b)	Minimum <i>flankage yard</i>	2.5 m
c)	Maximum total projection for <i>balconies</i> into a <i>rear yard</i>	3.0 m

Special Provisions

15.363.5 Special Site Figures

Figure 15.363.1



15.363.6 Definitions

Height	means the vertical distance between <i>established grade</i> to the highest point of a <i>structure</i> , unless otherwise specified by this By-law.
Landscaping	means an outdoor area on a <i>lot</i> comprised of living trees, plants, permeable surfaces, fences and walls, or any combination thereof, without access by <i>motor vehicles</i> (except emergency access by vehicles such as fire trucks or ambulances).
Lot Coverage	means the calculation of the total horizontal area of that part of the <i>lot</i> covered by all roofed <i>structures</i> and <i>buildings</i> above <i>grade</i> excluding eave projections to a maximum of 0.6 metres and <i>balconies</i> .

Special Provisions

364	165 Charnwood Drive, former Chisholm Public School (Block ‘A’, Registered Plan M-51)	Parent Zone: RL2-0
Map 19(10)		(2015-067)
15.364.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Detached dwelling</i>	
b)	<i>Accessory Residential Uses</i> in Table 6.2.1	
15.364.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>lot area</i>	836 m ²
b)	Minimum <i>lot frontage</i>	22.5 m
c)	Minimum <i>front yard</i>	9.0 m
d)	Maximum <i>front yard</i>	14.5 m
e)	Minimum <i>flankage yard</i>	3.5 m
f)	Minimum <i>interior side yard</i> The <i>minimum interior side yard</i> shall be reduced to 1.2 metres on one side only where an attached <i>private garage</i> meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.	2.4 m
g)	Minimum <i>rear yard</i> The <i>minimum rear yard</i> shall be reduced to 3.5 metres on a <i>corner lot</i> where an <i>interior side yard</i> of 3.0 metres is provided.	7.5 m
h)	Maximum number of <i>storeys</i>	2
i)	Maximum <i>height</i>	9.0 m
j)	Maximum <i>lot coverage</i> for a <i>lot</i> with a <i>detached dwelling</i> greater than 7.0 metres in <i>height</i> No additional <i>lot coverage</i> is permitted for <i>accessory buildings</i> and <i>structures</i> in a -0 Suffix <i>Zone</i> .	25 %
k)	Maximum <i>lot coverage</i> for a <i>lot</i> with a <i>detached dwelling</i> less than or equal to 7.0 metres in <i>height</i> No additional <i>lot coverage</i> is permitted for <i>accessory buildings</i> and <i>structures</i> in a -0 Suffix <i>Zone</i> .	30 %
l)	The maximum <i>lot coverage</i> for <i>accessory buildings</i> and <i>structures</i> shall be the greater of 5% of the <i>lot area</i> or 42.0 square metres of <i>building area</i> .	

Special Provisions

m)	The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> shall be as shown in Table 15.364.2 below:																
<table> <tr> <th colspan="2">Table 15.364.2 Maximum Residential Floor Area Ratio</th></tr> <tr> <th>Lot area</th><th>Maximum Residential Floor Area Ratio</th></tr> <tr> <td>836.00 m² – 928.99 m²</td><td>39 %</td></tr> <tr> <td>929.00 m² – 1,021.99 m²</td><td>38 %</td></tr> <tr> <td>1,022.00 m² – 1,114.99 m²</td><td>37 %</td></tr> <tr> <td>1,115.00 m² – 1,207.99 m²</td><td>35 %</td></tr> <tr> <td>1,208.00 m² – 1,300.99 m²</td><td>32 %</td></tr> <tr> <td>1,301.00 m² or greater</td><td>29 %</td></tr> </table>		Table 15.364.2 Maximum Residential Floor Area Ratio		Lot area	Maximum Residential Floor Area Ratio	836.00 m ² – 928.99 m ²	39 %	929.00 m ² – 1,021.99 m ²	38 %	1,022.00 m ² – 1,114.99 m ²	37 %	1,115.00 m ² – 1,207.99 m ²	35 %	1,208.00 m ² – 1,300.99 m ²	32 %	1,301.00 m ² or greater	29 %
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1,208.00 m ² – 1,300.99 m ²	32 %																
1,301.00 m ² or greater	29 %																
n)	A minimum of 50% of the length of all <i>main walls</i> oriented toward the <i>front lot line</i> shall be located within the area on the <i>lot</i> defined by the <i>minimum</i> and <i>maximum front yards</i> .																
o)	<i>Balconies</i> and <i>uncovered platforms</i> are prohibited above the floor level of the <i>first storey</i> .																
15.364.3 Special Site Provisions																	
The following additional provisions apply:																	
a)	<i>Height</i> means the vertical distance between <i>established grade</i> to the highest point of a <i>structure</i> , unless otherwise specified by this By-law.																
b)	<i>Lot coverage</i> means the calculation of the total horizontal area of that part of the <i>lot</i> covered by all roofed <i>structures</i> and <i>buildings</i> above <i>grade</i> excluding eave projections to a maximum of 0.6 metres and <i>balconies</i> .																
c)	<i>Residential floor area</i> means the aggregate area of a residential <i>building</i> containing a <i>dwelling</i> measured from the exterior of the outside walls, but shall not include a <i>private garage</i>, <i>basement</i> or <i>attic</i> unless otherwise specified by this By-law. i) Where <i>residential floor area</i> is located on the same level as an <i>attic</i>, <i>residential floor area</i> shall be calculated from the exterior face of the dwarf wall. ii) Where <i>attic</i> space is located on the same level as a permitted <i>storey</i> including an <i>attic</i> above an attached <i>private garage</i> and the <i>attic</i> shares a common wall(s) in whole or in part with the permitted <i>storey</i> and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire <i>attic</i> space shall be included in the <i>residential floor area</i> calculation. iii) Where any <i>dwelling</i> having more than one <i>storey</i> has an attached <i>private garage</i> with a height equal to or greater than 6.0 metres, measured from the finished floor level of the <i>private garage</i> to the highest point of the <i>structure</i> containing the <i>private garage</i>, an area equal to the <i>floor area</i> of the <i>private garage</i> without <i>floor area</i> above shall be <i>residential floor area</i>.																
d)	<i>Uncovered platform</i> means an attached or freestanding platform or series of platforms not covered by a roof or <i>building</i> which is located on the same level as or lower than the <i>first storey</i> of the <i>building</i> associated with the platform. An <i>uncovered platform</i> covered by a permitted <i>balcony</i> or other platform shall continue to be an <i>uncovered platform</i> for the purposes of this By-law.																

Special Provisions

365	2055-2065 Cornwall Road (Part of Lot 5, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(10)		PL140317
15.365.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Day care	
15.365.2 Zone Provisions		
The following regulations apply:		
a)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of this By-law.	
b)	Net floor area occupied as a <i>day care</i> shall be included in the maximum <i>net floor area</i> permitted to be cumulatively occupied by <i>uses</i> subject to footnote 6 of Table 10.2.	

Special Provisions

366	156 and 160 Trafalgar Road (Part of Lot 4, Block 89, Plan 1)		Parent Zone: CBD
Map 19(8a)			(2014-026) (2015-089) PL140317 PL140241
15.366.1 Only Permitted Uses			
The following uses are the only <i>uses</i> permitted:			
a)	Apartment <i>dwelling</i>		
15.366.2 Zone Regulations for Blocks 1 and 2			
The following regulations apply to all lands identified as subject to this Special Provision:			
a)	Maximum number of apartment <i>dwelling units</i>	11	
b)	Maximum number of <i>storeys</i>	4	
c)	Minimum <i>first storey height</i>	n/a	
d)	Maximum <i>height</i> measured 5.2 m from the <i>rear lot line</i>	14.2 m	
e)	Maximum <i>height</i> measured 5.21 m to 11.6 m from the <i>rear lot line</i>	14.4 m	
f)	Maximum <i>height</i> measured 11.61 m to 25.2 m from the <i>rear lot line</i>	14.6 m	
g)	Maximum <i>height</i> including <i>rooftop mechanical penthouse</i>	16.0 m	
h)	<i>Rooftop mechanical penthouse</i> setback from north and south roof edges	5.0 m	
i)	<i>Rooftop mechanical penthouse</i> setback from the westerly roof edge	13.0 m	
j)	<i>Rooftop mechanical penthouse</i> setback from the easterly roof edge	3.0 m	
k)	Minimum <i>front yard</i>	2.5 m	
l)	Minimum <i>front yard</i> for a covered porch	0.3 m	
m)	Minimum <i>front yard</i> for the 4th floor	5.0 m	
n)	Minimum below <i>grade</i> setbacks: <i>front yard</i> interior north <i>side yard</i> interior south <i>side yard</i>	0.3 m 2.5 m 2.5 m	
o)	Minimum interior north <i>side yard</i>	2.9 m	
p)	Minimum interior south <i>side yard</i>	3.2 m	
q)	Minimum width of the <i>landscaping</i> buffer along the north side <i>lot line</i>	2.9 m	
r)	Minimum width of the <i>landscaping</i> buffer along the rear and south <i>lot line</i>	0.0 m	
s)	<i>Landscaping</i> may include a walkway		
t)	Minimum <i>rear yard</i>	3.0 m	
u)	Minimum <i>rear yard</i> for an underground ramp including support column and roof	0.75 m	
15.366.3 Parking Regulations			
The following parking regulations apply:			
a)	Aisles may be shared provided the rights-of-way are registered on title.		
b)	Section 5.3 – Barrier Free <i>Parking Spaces</i> does not apply.		
c)	Section 5.10 – <i>Surface Parking Area</i> Setbacks does not apply.		
15.363.4 Special Site Provisions			
The following additional provisions apply:			
a)	<i>Balconies</i> on the 2nd, 3rd, and 4th floor are only permitted facing Trafalgar Road and the abutting <i>lot</i> to the south.		
b)	Outdoor ground floor <i>amenity space</i> is not permitted adjacent to the northerly <i>side yard</i> .		

Special Provisions

367	1111 Speers Road	Parent Zone: E3
Map 19(6)	(Part of Lot 22, Concession 3 S.D.S.)	PL140317
15.367.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Sports facility</i>	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	

Special Provisions

368	410 and 2071 South Service Road West	Parent Zone: E2
Maps 19(5) and (7)	(Part of Lots 19 and 26, Concession 3 S.D.S.)	PL140317
15.368.1 Zone Provisions		
The following regulations apply:		
a)	Section 5.6(d), relating to <i>loading space</i> locations, shall not apply to <i>loading spaces</i> legally existing on February 25, 2014.	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	

Special Provisions

369	177-185 Cross Avenue and 580 Argus Road (Part of Lot 14, Concession 3 S.D.S.)	Parent Zone: MTC
Map 19(8b)		(2016-038)
15.369.1 Additional Permitted Uses		
The following additional buildings are permitted:		
a)	Apartment dwelling	
b)	Long term care facility	
c)	Medical Office	
d)	Retirement home	
15.369.2 Zone Regulations		
The following regulations apply:		
a)	Apartment dwellings, long term care facilities and retirement homes are prohibited in the first 9.0 metres of depth of the building, measured in from the main wall oriented toward the flankage lot line (Cross Avenue), on the first storey and entirely below the first storey.	
b)	Notwithstanding Section 15.369.1 (a), ancillary residential uses on the first storey are permitted to occupy a maximum of 15% of the length of the main wall oriented toward a public road.	
c)	The front lot line shall be all lot lines abutting Argus Road	
d)	Minimum yard, all yards, below grade	0.0 metres
e)	Minimum yard, all yards, for all parts of a building less than or equal to 15.0 metres in height	0.5 m
f)	Maximum front and flankage yards	5.0 m, and shall only apply to the first 14.0 m of building height
i)	Maximum setback of the centrepoint of any tower from any future lot lines abutting any road as shown on Special Figure 15.369.4	22.0 m
j)	Minimum setback of the centerpoint of any tower located from the interior lot line abutting 570 Argus Road	27.0 m
k)	Maximum dimension across any two points of a building that is located greater than 20.0 metres above grade	40.0 m
l)	Minimum number of storeys in that portion of a building less than or equal to 14.0 metres in height	3
m)	Minimum number of storeys	12
n)	Maximum number of storeys	12
o)	Notwithstanding Section 15.369.1(n), the maximum number of storeys for one tower within 20 metres of the future flankage lot line (northern lot line) as shown on Special Site Figure 15.369.1	20
p)	Minimum height	38.0 m
q)	Maximum height	48.0 m
r)	Notwithstanding Section 15.369.1(q), maximum height for one tower within 20.0 metres of the future flankage lot line (northern lot line) as shown on Special Site Figure 15.369.1	72.0 m
s)	Minimum first storey height	4.5 m
t)	Minimum height of any main wall at or within 5.0 metres of the front or flankage lot line	14.0 m
u)	A minimum of 75% of the length of all main walls oriented toward the front lot line (Argus Road) shall be located within the area on the lot defined by the minimum and maximum front yards.	

Special Provisions

v)	100% of the length of all <i>main walls</i> oriented toward the <i>flankage lot line</i> (Cross Avenue) shall be located within the area on the lot defined by the minimum and maximum <i>flankage yards</i> .	
w)	Maximum length of all sections of the <i>main wall</i> located within the area defined by the minimum and maximum <i>front</i> or <i>flankage lot line</i> before a break in the <i>main wall</i> of no less than 5 metres in width by 2 metres in depth shall be provided	55.0 m, exclusive of architectural features or details
x)	Minimum percentage of the <i>main wall</i> on the <i>first storey</i> oriented toward a <i>front</i> or <i>flankage lot line</i> that shall be occupied by windows and doors	75%
y)	Minimum number of units per site hectare	300
z)	An <i>accessory building</i> or <i>structure</i> is permitted in any yard other than a <i>front yard</i> and there shall be no minimum <i>height</i> or number of storeys	
aa)	Transformer and telecommunications vaults and pads shall not be located between the <i>main wall</i> closest to the <i>flankage lot line</i> and the <i>flankage lot line</i> in a <i>flankage yard</i> or between the <i>main wall</i> closest to the <i>front lot line</i> and the <i>front lot line</i> in a <i>front yard</i> .	
ab)	Stairs and air vents associated with a <i>parking structure</i> are not permitted in a <i>front yard</i> or <i>flankage yard</i> .	

15.369.3 Special Parking Provisions

The following parking provisions apply:

a)	Number of <i>parking spaces</i> required for a <i>dwelling unit</i>	1.15 per <i>dwelling</i> , and no visitor parking spaces shall be required
b)	Number of <i>parking spaces</i> for all non-residential uses	1.0 per 40.0 sq.m leasable <i>floor area</i>
c)	A minimum of 80% of the <i>parking spaces</i> required for non-residential uses shall be provided within an underground parking garage or above grade <i>parking structure</i>	
d)	A <i>surface parking area</i> is not permitted within 5.0 metres of a <i>public road</i> or the future <i>rear lot line</i> .	
e)	Where a <i>parking space</i> dedicated to a car share service is provided, the minimum required number of <i>parking spaces</i> for residential uses shall be decreased by 10 required spaces to a maximum reduction of 30 <i>parking spaces</i>	
f)	The parking of <i>motor vehicles</i> is prohibited in the <i>first storey</i> of an above grade <i>parking structure</i> for the first 9.0 metres of the depth of the <i>parking structure</i> measured in from the <i>lot line</i> abutting the <i>public road</i> .	
g)	A <i>driveway</i> is not permitted to cross a <i>lot line</i> abutting Cross Avenue.	
h)	Where two <i>lot lines</i> abutting a future public street intersect, a <i>driveway</i> crossing those <i>lot lines</i> shall be set back a minimum of 9.0 metres from the <i>main wall</i> of the building oriented toward the <i>lot line</i> not crossed by the <i>driveway</i>	

15.369.4 Special Site Provisions

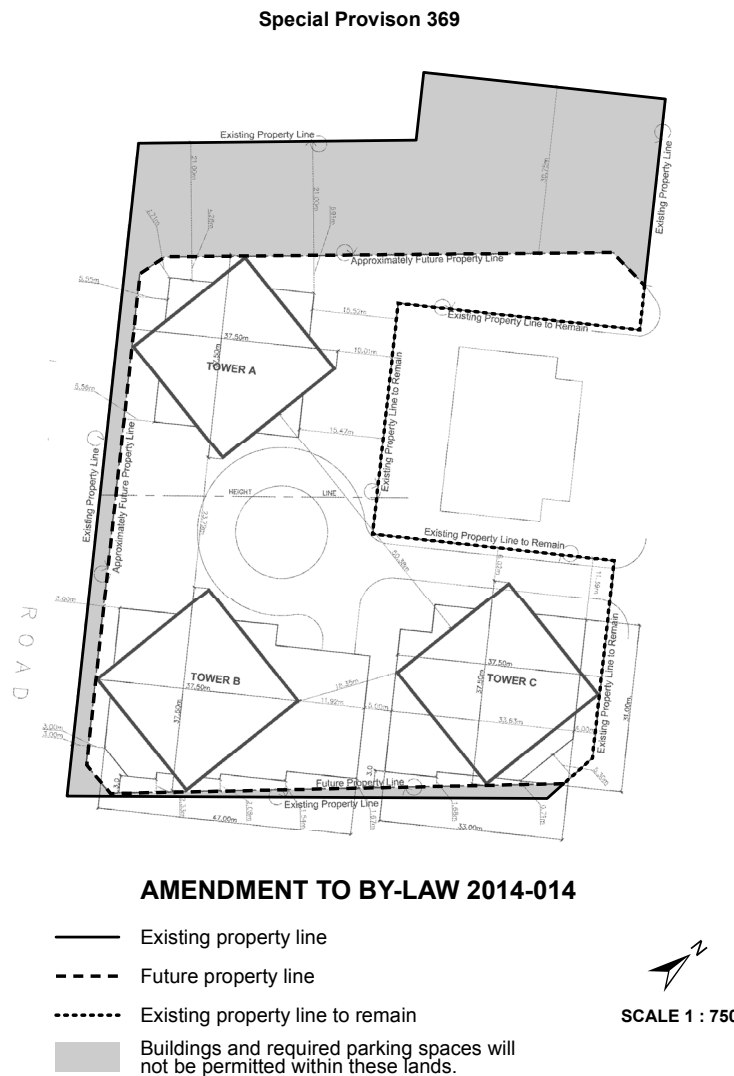
The following additional provisions apply:

a)	Buildings and required <i>parking spaces</i> will not be permitted within lands identified on Figure 15.369.1	
b)	“Future Lot Lines” shall be the lines shown on or scaled from the future <i>flankage lot lines</i> shown on Special Site Figure 15.369.1	
c)	“Tower” means that portion of a <i>building</i> greater than 14.0 metres in <i>height</i> .	
d)	<i>Height</i> shall be measured from the finished floor <i>elevation at grade</i> .	

Special Provisions

15.369.5 Special Site Figures

Figure 15.369.1



Special Provisions

370	1215 and 1221 Lakeshore Road West (Part of Lot 22, Concession 4 S.D.S.)		Parent Zone: RL1-0, RL2-0
Map 19(3)			(2016-012)
15.370.1 Zone Provisions for all Blocks			
The following regulations apply to all lands identified as subject to this Special Provision.			
a)	Number of <i>lots</i>	22	
b)	No additional <i>lot coverage</i> is permitted for <i>accessory buildings</i> and <i>structures</i> .		
c)	The <i>maximum front yard</i> for the <i>dwelling</i> on all <i>lots</i> shall be 5.5 metres greater than the <i>minimum front yard</i> for the applicable <i>lot</i> .		
d)	A minimum of 50% of the length of all <i>main walls</i> oriented toward the <i>front lot line</i> shall be located within the area on the <i>lot</i> defined by the <i>minimum</i> and <i>maximum front yards</i> .		
e)	<i>Balconies</i> and <i>uncovered platforms</i> are prohibited above the floor level of the <i>first storey</i> on any <i>lot</i> .		
f)	<i>Floor area</i> is prohibited above the second <i>storey</i> .		
15.370.2 Zone Provisions for Block 1			
The following regulations apply to lands identified as Block 1 on Figure 15.370.1			
a)	For the purpose of determining the front lot line, Street “A” as shown on Figure 15.370.1 shall be deemed the <i>front lot line</i> .		
b)	Minimum <i>lot area</i>	1100.0 m ²	
c)	Minimum <i>lot frontage</i>	27.5 m	
d)	Minimum <i>front yard</i>	9.0 m	
e)	Minimum <i>flankage yard</i>	6.0 m	
f)	Minimum <i>interior side yard</i>	4.2 m	
g)	Minimum <i>rear yard</i>	10.5 m	
h)	Maximum number of <i>storeys</i>	2	
i)	Maximum <i>height</i>	9.0 m	
j)	Maximum <i>dwelling depth</i>	20.0 m	
k)	Maximum <i>lot coverage</i> for the <i>dwelling</i>		
	i. Where the detached <i>dwelling</i> is less than or equal to 7.0 metres in <i>height</i>	30%	
	ii. Where the detached <i>dwelling</i> is greater than 7.0 metres in <i>height</i>	25%	
l)	Maximum <i>residential floor area ratio</i> on lots identified on Figure 15.370.1		
		Lot 7	33%
		Lots 8, 18, 19	39%
15.370.3 Zone Provisions for Block 2			
The following regulations apply to lands identified as Block 2 on Figure 15.370.1			
a)	The maximum total <i>floor area</i> for a <i>private garage</i> shall be 56.0 square metres and the maximum width of the entrance to the <i>private garage</i> shall be 6.0 metres.		
b)	Minimum <i>lot area</i>		
		Lots 1 – 6	920.0 m ²
		Lots 9 - 13	770.0 m ²
		Lots 14 - 17	830.0 m ²
		Lots 20 - 21	1165.0 m ²

Special Provisions

c)	Minimum <i>lot frontage</i>	22.5 m
d)	Minimum <i>front yard</i>	9.0 m
e)	Minimum <i>flankage yard</i>	3.5 m
f)	Minimum <i>interior side yard</i>	2.4 m
g)	Minimum <i>rear yard</i>	9.0 m
h)	Maximum number of <i>storeys</i>	2
i)	Maximum <i>height</i>	9.0 m
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	
	Lots 1 – 6 & 20 – 22 as identified on Figure 15.370.1	
i.	Where the detached <i>dwelling</i> is less than or equal to 7.0 metres in <i>height</i>	30%
ii.	Where the detached <i>dwelling</i> is greater than 7.0 metres in <i>height</i>	25%
	Lots 9 – 17 as identified on Figure 15.370.1	30%
k)	Maximum <i>residential floor area ratio</i> on lots identified on Figure 15.370.1	
	Lot 1	39%
	Lots 2 – 6	38%
	Lots 9 – 17	46%
	Lots 20 - 21	35%
	Lot 22	32%

15.370.4 Definitions

Floor Area, Residential	means the aggregate area of a residential <i>building</i> containing a <i>dwelling</i> measured from the exterior of the outside walls, but shall not include a <i>private garage</i>, <i>basement</i>, or <i>attic</i> unless otherwise specified by this By-law. a) Where <i>residential floor area</i> is located on the same level as an <i>attic</i>, <i>residential floor area</i> shall be calculated from the exterior face of the dwarf wall. b) Where <i>attic</i> space is located on the same level as a permitted <i>storey</i> including an <i>attic</i> above an <i>attached private garage</i> and the <i>attic</i> shares a common wall(s) in whole or in part with the permitted <i>storey</i> and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire <i>attic</i> space shall be included in the <i>residential floor area</i> calculation. c) Where any <i>dwelling</i> having more than one <i>storey</i> has an attached <i>private garage</i> with a <i>height</i> equal to or greater than 6.0 metres, measured from the finished floor level of the <i>private garage</i> to the highest point of the <i>structure</i> containing the <i>private garage</i>, an area equal to the <i>floor area</i> of the <i>private garage</i> without <i>floor area</i> above shall be <i>residential floor area</i>.
Height	means the vertical distance between <i>established grade</i> to the highest point of a <i>structure</i> , unless otherwise specified by this By-law.
Lot Coverage	means the calculation of the total horizontal area of that part of the <i>lot</i> covered by all roofed <i>structures</i> and <i>buildings</i> above <i>grade</i> excluding eave projections to a maximum of 0.6 metres and <i>balconies</i> .
Uncovered Platform	means an attached or freestanding platform or series of platforms not covered by a roof or <i>building</i> which is located on the same level as or lower than the <i>first storey</i> of the <i>building</i> associated with the platform. An <i>uncovered platform</i> covered by a permitted <i>balcony</i> or other platform shall continue to be an <i>uncovered platform</i> for the purposes of this By-law.

Figure 15.370.1

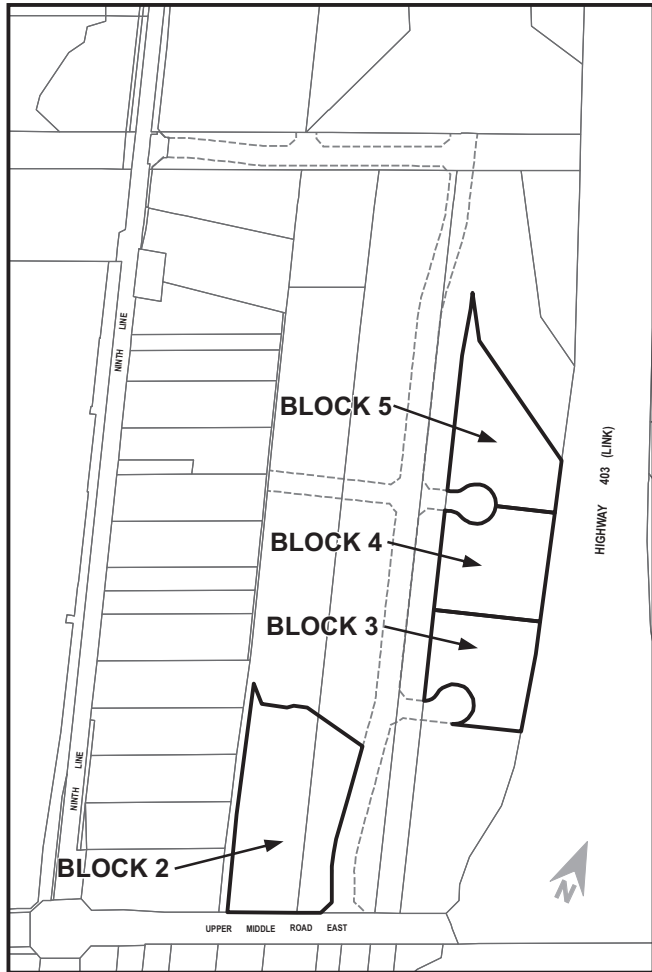


Special Provisions

371	Various Lands Abutting Oak Park Boulevard (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: MU2
Maps 19(22a)		PL140317
15.371.1 Zone Provisions		
The following regulations apply:		
a)	Footnote 6 of Table 8.2, related to <i>first storey</i> use restrictions, shall not apply to a <i>medical office</i> where a minimum of 25% of the <i>net floor area</i> on the <i>first storey</i> is devoted to the selling of products on the <i>premises</i> such as eye glasses, orthotics, pharmaceutical dispensary, herbal remedies and vitamins and like medical products.	
b)	For the purposes of Footnote 6 of Table 8.2, common entranceways, lobby space, and other permitted <i>ancillary residential uses</i> on the <i>first storey</i> shall not be included in the 50% <i>building</i> width measurement limitation calculation required in Section 8.8. Only the <i>main wall</i> proportion is subject to the 50% width calculation for the width of the <i>building</i> .	

372	180 Oak Park Boulevard (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: MU2
Maps 19(22a)		PL140317
15.372.1 Zone Provisions		
The following regulation applies:		
a)	Footnote 6 of Table 8.2, related to <i>first storey use</i> restrictions, shall not apply	

Special Provisions

373	2087 Upper Middle Road East (Plan 24T-11003/1405)	Parent Zone: PB1, U, E2, E4
Map 19(24)		(2016-010) (2016-065)
15.373.1 Zone Provisions Block 2		
The following additional regulations apply to all lands identified as Block 2 on Figure 15.373.3 below:		
a)	Minimum lot area	3.6 ha
b)	Restaurants are to be setback a minimum of 10 m from the N zone	
c)	Drive-through facilities, motor vehicle body shops, motor vehicle dealerships, motor vehicle rental facilities, motor vehicle repair facilities, motor vehicle service stations, and motor vehicle washing facilities are to be set back a minimum of 36 m from the N zone	
15.373.2 Zone Provisions Blocks 3, 4 and 5		
The following additional regulations apply to the lands identified as Block 3, 4 and 5 on Figure 15.373.3 below:		
a)	Minimum setback from easterly limit of Street A – 45 m	
15.373.3 Site Specific Figure		
Special Provision 373 		

Special Provisions

374	131-139 Kerr Street and 77 John Street (Part of Lots 3 and 4, Block 59, Plan 1)	Parent Zone: MU1
Maps 19(7a)		PL140317
15.374.1 Special Site Provisions		
a)	All lands identified as subject to this Special Provision shall be considered to be one lot for the purposes of this By-law.	

Special Provisions

375	Biddington Oakville Homes Inc.	Parent Zone: RM3
Map 19(22)	(Block 55, Plan 20M-1138)	(2016-035)
15.375.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>front yard</i>	3.5 m
b)	Minimum <i>rear yard</i> to a <i>stacked townhouse building</i>	38.0 m
c)	Minimum <i>rear yard</i> to an <i>accessory building</i> used for <i>garbage storage</i>	1.0 m
d)	Maximum number of <i>storeys</i>	4
e)	Maximum <i>height</i>	16.0 m
15.375.2 Special Site Provisions		
The following additional provisions apply:		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Glenashton Drive	
b)	<i>Roof top terraces</i> are permitted where a <i>rooftop terrace</i> is an outdoor amenity area located on the roof of a <i>building</i> with no setback from edge of roof required.	
c)	<i>Parapets</i> may be permitted to project 1.5 m above the top of roof.	
d)	Minimum width of <i>landscaping</i> required for the <i>surface parking area</i> which is abutting the <i>interior side lot lines</i> along the N zone shall be 1.2 m and along the O1 zone shall be 0 m.	
e)	<i>Uncovered platforms</i> having a <i>floor height</i> equal to or greater than 0.6 m measured from <i>grade</i> may project into the <i>minimum front and rear yard</i> to a maximum of 2.0 m.	

Special Provisions

376	Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)	Parent Zones: RL6, RM1, RM2, RM4, C1
Map 19(12)		(2016-102) <i>PL141318</i>
15.376.1 General Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	A <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 70% of the <i>porch</i> . However, steps may encroach into the required depth. <i>Porches</i> shall have walls that are open and unenclosed for at least 60% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
b)	Notwithstanding Table 4.3, bay, box out and bow windows with or without foundations, with a maximum width of 3.0 m. and maximum height of 2 storeys may encroach up to a maximum of 0.6 m into a minimum <i>yard</i> and may include a door.	
c)	Notwithstanding Table 4.3, a <i>porch</i> may encroach up to 1.0 m from the <i>flankage lot line</i> and access stairs may encroach up to 0.6 m from the <i>flankage lot line</i> .	
d)	Notwithstanding Table 4.3, in a Residential Low RL6 zone and Residential Medium RM1 zone, maximum encroachment of <i>uncovered platforms</i> with or without a foundation shall be 3.0 metres from the <i>rear lot line</i> , except access stairs may encroach up to 1.8 m from the <i>rear lot line</i> .	
e)	Notwithstanding Table 4.3, in a Residential Medium RM1 and RM2 zone, the maximum encroachment of <i>porches</i> with or without a foundation shall be up to 1.5 m from the <i>front lot line</i> .	
f)	Notwithstanding Section 5.2.3 a), the minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5 metres in depth.	
g)	Notwithstanding Section 5.2.3 b), the minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres, and: - Where one <i>parking space</i> is provided, 3.0 metres in width; and, - Where two <i>parking spaces</i> are provided, 5.6 metres in width.	
h)	For the purpose of calculating the required <i>yards</i> , <i>lot area</i> and <i>frontage</i> on a street, a publicly-owned 0.3 m. reserve adjoining the <i>lot</i> shall be deemed to be part of the <i>lot</i> .	
i)	Corner lots shall be deemed to be interior lots for the purpose of measuring established grade.	
j)	“ <i>Lot</i> ” when used for a community use means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	
15.376.2 Zone Provisions for RL6 Lands		
The following regulations apply:		
a)	Maximum <i>front yard</i> for <i>lots</i> identified as Block 1 on Figure 15.376.1	6.5 m, measured from the <i>front lot line</i> to the <i>main wall</i>
b)	Minimum <i>flankage yard</i>	2.5 m with <i>porch</i> in <i>flankage yard</i>

Special Provisions

c)	Minimum <i>rear yard</i>	7.0 m, except that the <i>first storey</i> may project a maximum 3.0 m from the rear wall of the <i>dwelling</i> into the <i>rear yard</i> for a maximum of 45% of the <i>dwelling</i> width. The maximum <i>first storey</i> ceiling <i>height</i> shall be 3.1 m, and a minimum <i>side yard</i> setback of 1.2 m, measured at the rear of the main <i>building</i> shall be provided.
d)	Maximum number of <i>storeys</i>	3, except for those <i>lots</i> identified on Figure 15.376.3, the maximum number of <i>storeys</i> shall be 2.
e)	Maximum <i>height</i>	12.0 m
f)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
g)	Minimum <i>landscaping coverage</i>	10%
h)	Maximum <i>residential floor area ratio</i>	n/a
15.376.3 Special Site Provisions for RL6 Lands		
The following additional provisions apply:		
a)	Notwithstanding 5.8.2, the maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or building to a maximum 1.0 metre beyond the width of the <i>private garage</i> .	
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 m of the widest part of the continuous hard surface area on the same <i>lot</i> , measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.	
c)	Notwithstanding subsection 15.376.3 b), one walkway access may be connected to the side of the <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.	
d)	The cumulative <i>private garage</i> door width on a lot shall not exceed 50% of the <i>lot frontage</i> less 1.8 m on an <i>interior lot</i> or 50% of the <i>lot frontage</i> less 3.1 m on a <i>corner lot</i> .	
e)	Section 5.8.6, “ <i>Private Garage Maximum Sizes</i> ” shall not apply.	
f)	No more than 30% of the elevations of <i>detached dwellings</i> along a street in any block shall be alike in external design with respect to size and location of doors, windows, projecting <i>balconies</i> , landings and <i>porches</i> . <i>Building elevations</i> alike in external design shall not be erected on adjoining <i>lots</i> fronting on the same street unless the floor plan is reversed and, in any case, shall not be erected on more than two successive adjoining <i>lots</i> fronting on the same street.	
g)	<i>Lots</i> identified on Figure 15.376.2 shall be deemed <i>interior lots</i> .	
h)	Notwithstanding Table 6.2.1, a <i>public school</i> is permitted on the lands identified as Block 1 on Figure 15.376.6 subject to the CU regulations.	
i)	Notwithstanding Table 4.3, in a RL6 zone, access stairs may encroach up to 0.6 m from the <i>front</i> and <i>flankage lot line</i> .	
j)	Notwithstanding Table 6.2.1, a townhouse dwelling is permitted on the lands identified as Block 1 on Figure 15.376.5 subject to the RM1-376.6 regulations.	

Special Provisions

15.376.4 Zone Provisions for RM1 Lands

The following regulations apply:

a)	Minimum <i>lot area</i>	125.0 sq.m per unit
b)	Minimum <i>lot frontage</i>	6.0 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>flankage yard</i>	2.5 m with <i>porch</i> in <i>flankage yard</i>
e)	Minimum <i>separation distance</i> between <i>dwelling units</i> backing onto <i>Lane A</i> as identified on <i>Figure 15.376.4</i>	12.0 m for second <i>storey</i> and above
f)	Minimum number of <i>storeys</i> for <i>lots</i> within 20.0 m of Bronte Road	3
g)	Minimum <i>rear yard</i> for dual frontage <i>townhouse dwelling</i> units as identified on <i>Figure 15.376.8</i>	3.0 m
h)	Maximum <i>height</i>	14.0 m for 3 storey with peaked roof. For those lots identified on <i>Figure 15.376.3</i> , the maximum number of storeys shall be 2

15.376.5 Special Site Provisions for RM1 Lands

The following additional provisions apply:

a)	Notwithstanding 5.8.2, the maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or <i>building</i> to a maximum 1.0 metre beyond the width of the <i>private garage</i> . Ensure the outside borders line weight is 1" solid black.
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same lot, measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.
c)	Notwithstanding subsection 15.376.5 b), one walkway access may be connected to the side of the <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.
d)	Where a <i>lot</i> is adjacent to a public park or Bronte Road the <i>front yard</i> shall be deemed to be the <i>lot line</i> adjacent to the public park or Bronte Road.
e)	The cumulative <i>private garage</i> door width on a lot shall not exceed 50% of the <i>townhouse dwelling</i> width where the garage door faces the <i>front</i> or <i>flankage lot line</i> .
f)	The maximum <i>private garage</i> depth shall be 9.0 m
g)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .
h)	Notwithstanding Section 4.11.1 a), the areas under a <i>porch</i> without a foundation shall count towards the <i>landscaping</i> minimum dimension of 3.0 m by 3.0 m.
i)	Section 4.6.6 c) shall not apply to a <i>rooftop terrace</i> located on the roof of the <i>first storey</i> .
j)	Notwithstanding Section 4.6.6 b) a <i>rooftop terrace</i> shall be permitted on the roof of the <i>first storey</i> within any RM1 zone.

Special Provisions

15.376.6 Zone Provisions for RM2 Lands

The following regulations apply:

a)	Minimum <i>lot area</i>	80.0 sq.m
b)	Minimum <i>lot frontage</i>	5.5 m/unit
c)	Minimum <i>flankage yard</i>	2.5 m with porch in flankage yard
d)	Maximum <i>height</i>	14.0 m for 3 storey with peaked roof
e)	Minimum <i>landscaping coverage</i>	10%
f)	Minimum <i>front yard</i>	3.0 m

15.376.7 Special Site Provisions for RM2 Lands

The following additional provisions apply:

a)	The maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or <i>building</i> to a maximum 1.0 metre beyond the width of the <i>private garage</i> .
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same <i>lot</i> , measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.
c)	Notwithstanding subsection 15.376.7 b), one walkway access may be connected to the side of a <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.
d)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .

15.376.8 Additional Permitted Uses for RM4 Lands

The following additional *uses* are permitted:

a)	<i>Back-to-back townhouse dwelling</i>	Permitted together with an apartment building on the same block subject to RM2-376.6 and RM2-376.7 regulations
b)	<i>Stacked townhouse dwelling</i>	Permitted together with an apartment building on the same block subject to RM3 regulations

15.376.9 Zone Provisions for RM4 Lands

The following regulations apply to apartment *buildings*:

a)	Minimum <i>front yard</i>	0.5 m
b)	Maximum <i>front yard</i> for the first 12.0 m of building height	3.0 m
c)	Minimum <i>flankage yard</i>	0.5 m
d)	Minimum flankage yard Street A	1.0 m
e)	Maximum <i>flankage yard</i> for the first 12.0 m of building height	3.0 m

Special Provisions

f)	Minimum <i>interior side yard</i>	0.5 m, except where abutting the Enbridge Pipeline right-of-way, the minimum shall be per Section 4.19.1
g)	Maximum <i>interior side yard</i> for the first 12.0 m of building height	3.0 m, except where abutting the Enbridge Pipeline right-of-way, the maximum shall be 5.0 m.
h)	Minimum <i>rear yard</i>	0.5 m
i)	Minimum <i>main wall</i> proportions	75% of the length of main walls oriented towards the front, interior, and/or flankage lot line shall be located within the area on the lot defined by the minimum and maximum yards.
j)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>dwelling units</i>	12.0 m, to only apply where the <i>dwelling unit</i> contains a <i>balcony</i> .
k)	Minimum <i>height</i>	14 m and 4 <i>storeys</i>
l)	Maximum <i>height</i>	22.0 m and 6 <i>storeys</i>
15.376.10 Additional Zone Provisions for RM4, Block A Lands, as identified on Figure 15.376.4		
The following additional regulations apply to lands identified as Block A on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	180 units
15.376.11 Additional Zone Provisions for RM4, Block C Lands, as identified on Figure 15.376.4		
The following additional regulations apply to lands identified as Block C on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	140 units
15.376.12 Additional Zone Provisions for RM4, Block D Lands, as identified on Figure 15.376.4		
The following additional regulations apply to lands identified as Block D on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	140 units
15.376.13 Parking Regulations for RM4 Lands		
The following parking regulations apply:		
a)	Maximum <i>surface parking area</i>	25% of required parking
15.376.14 Special Site Provisions for RM4 Lands		
The following additional provisions apply:		
a)	The westerly <i>lot line</i> abutting Bronte Road shall be deemed the <i>front lot line</i> .	
15.376.15 Zone Provisions for C1 Lands		
The following regulations apply:		
a)	Maximum <i>front yard</i>	3.0 m
b)	Maximum <i>flankage yard</i>	3.0 m
c)	Minimum height	7.0 m
d)	Maximum <i>height</i>	12 m
e)	Maximum <i>net floor</i> area for all retail and service commercial <i>uses</i>	3,500.0 sq.m

Special Provisions

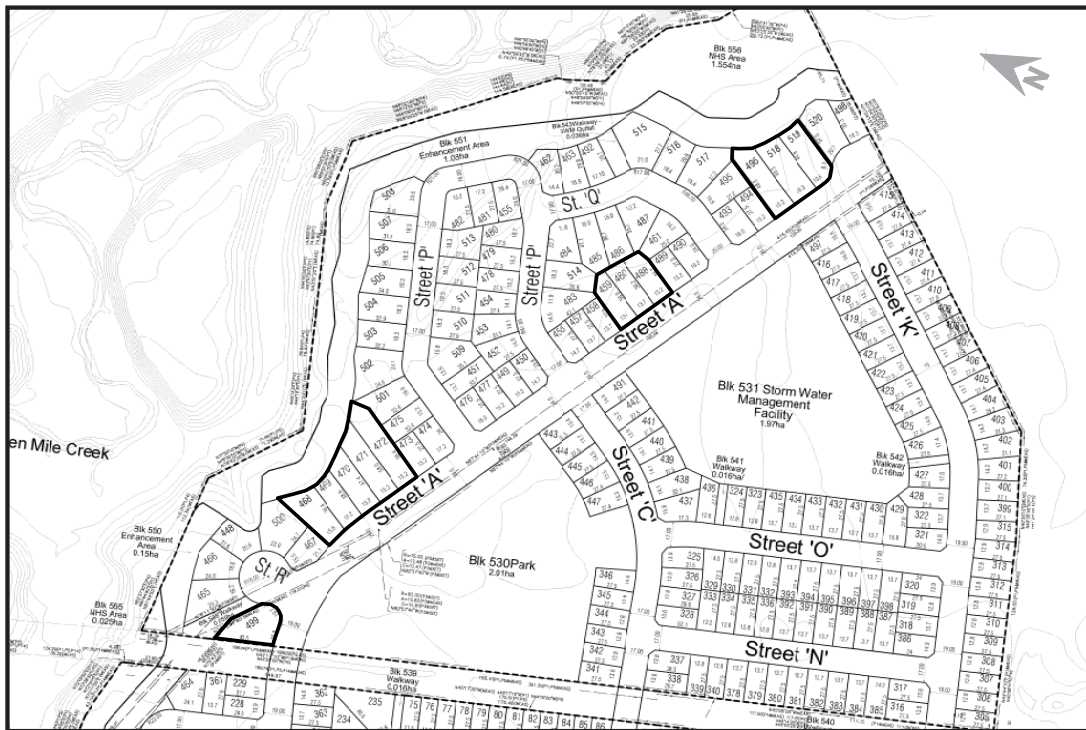
15.376.16 Special Site Provisions for C1 Lands

The following additional provisions apply:

- A *building* shall occupy at least 80% of the *lot lines* identified on figure 15.376.7. Ensure the outside borders line weight is 1" solid black.
- The lot line abutting Street K is deemed to be a front lot line.
- Section 9.4 shall not apply.
- Notwithstanding Table 5.2.1, office uses on the second floor may be permitted up to a maximum net floor area of 40% of the net floor area on the ground floor with no additional parking requirements.

15.376.17 Special Site Provisions for C1 Lands

Figure 15.376.1



Special Provisions

Figure 15.376.2

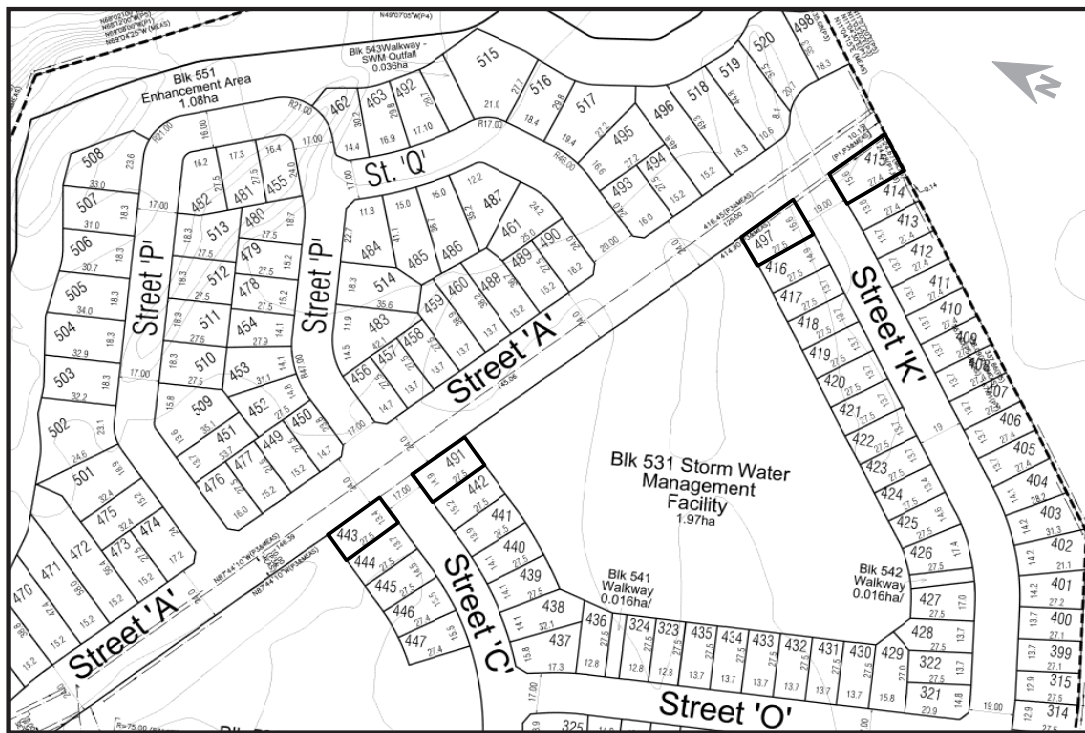
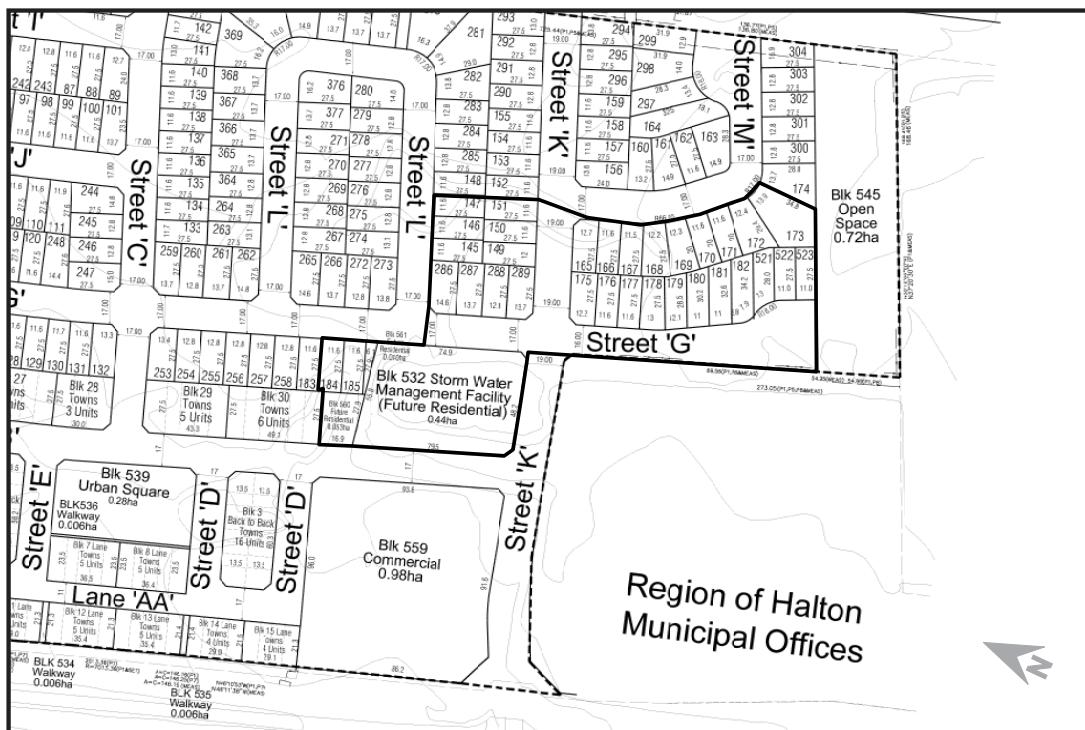


Figure 15.376.3



Special Provisions

Figure 15.376.4

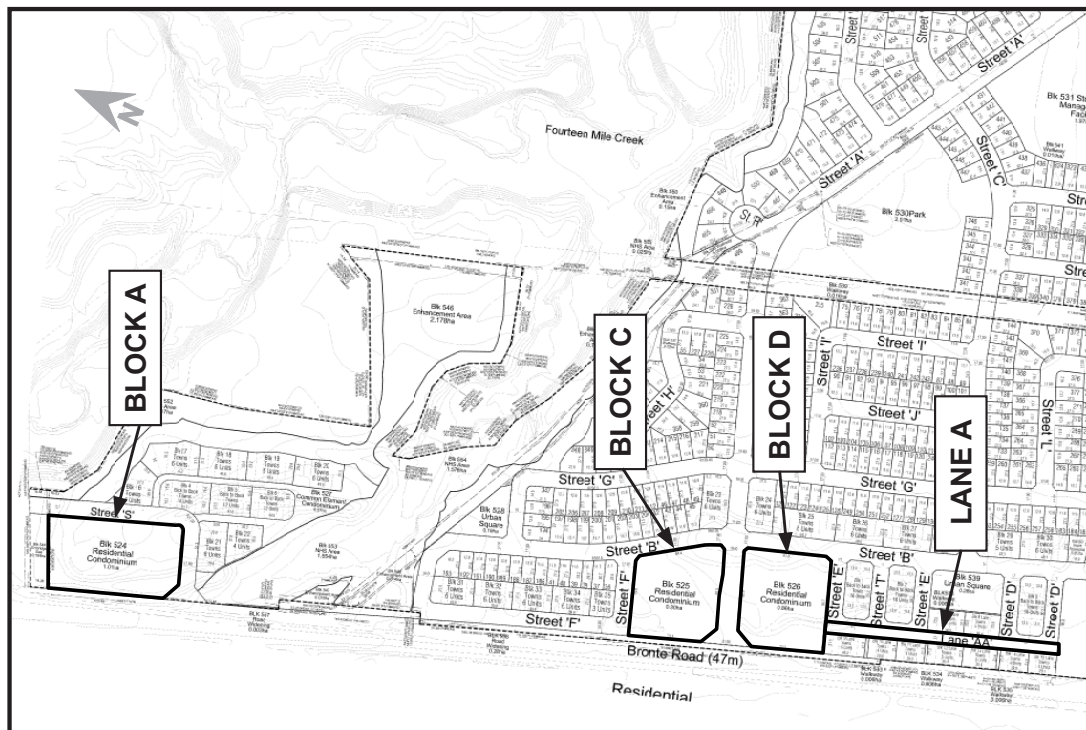
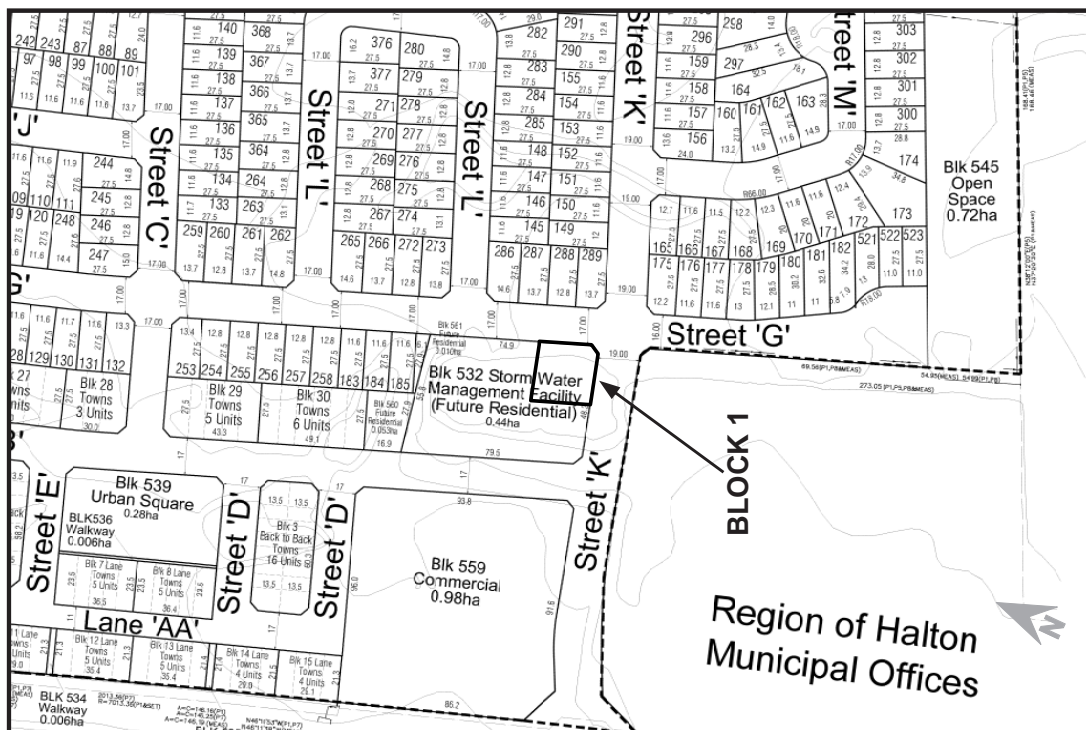


Figure 15.376.5



Special Provisions

Figure 15.376.6

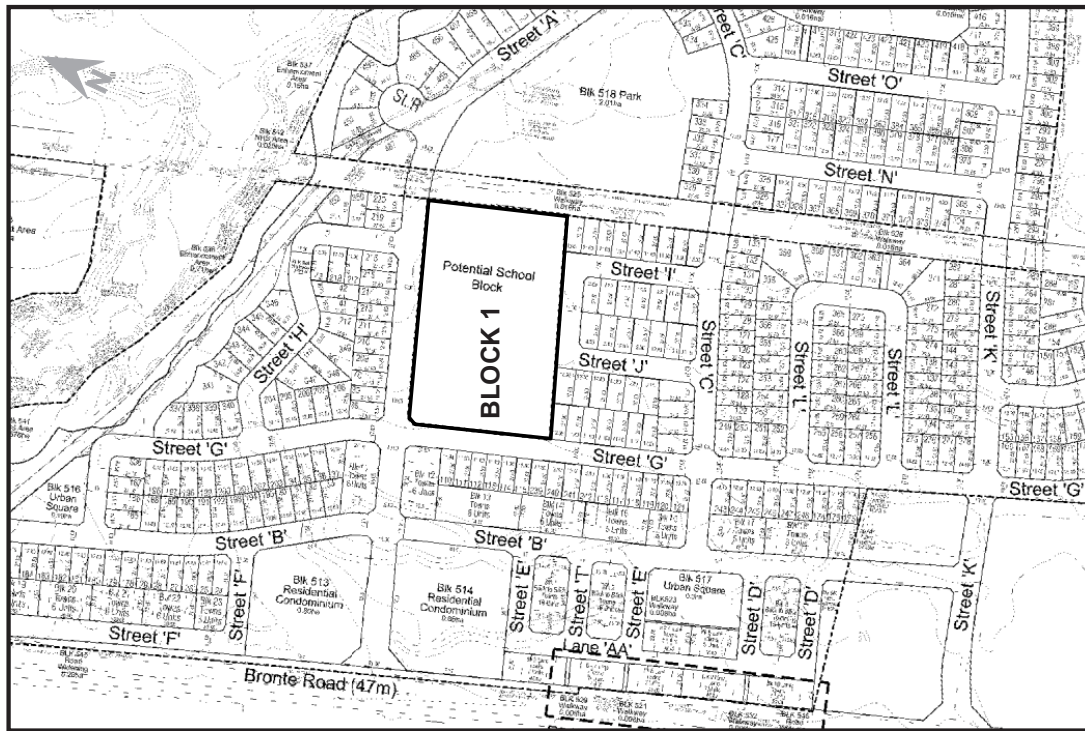
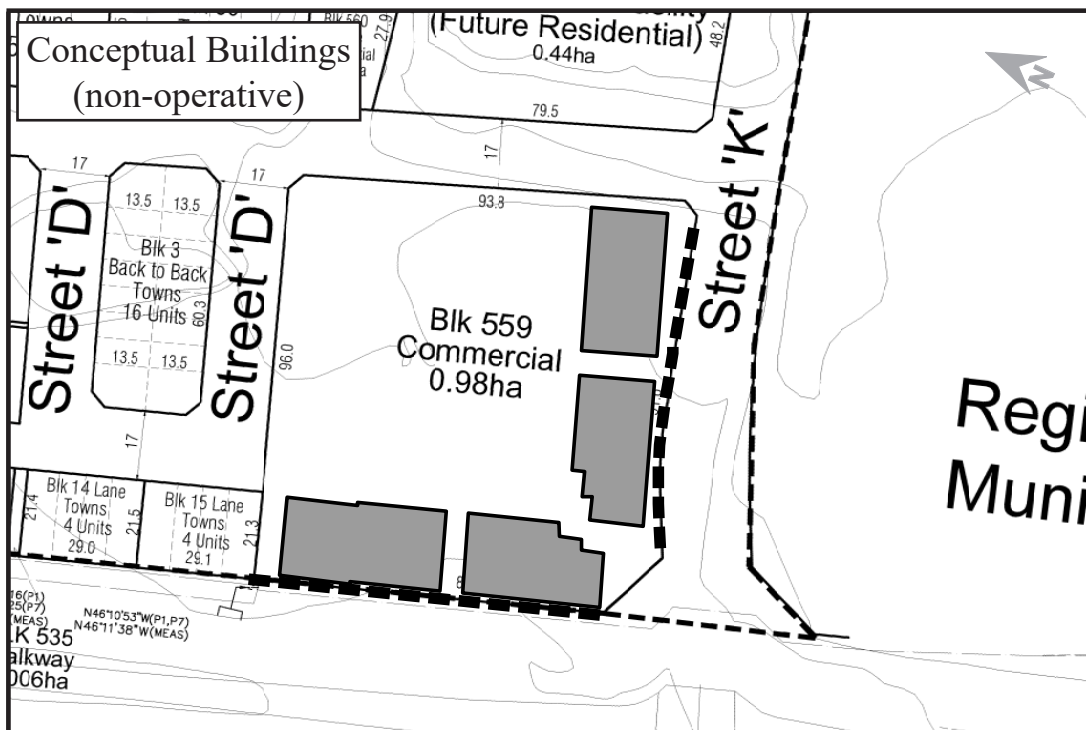
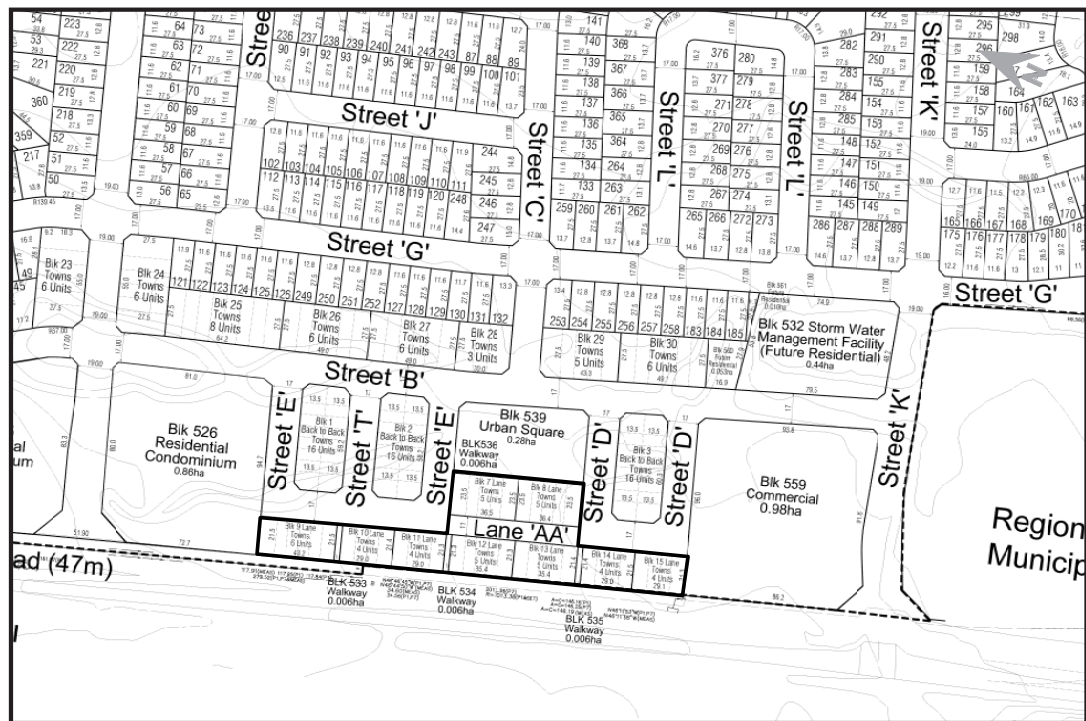


Figure 15.376.7



Special Provisions

Figure 15.376.8



Special Provisions

377	2378224 Ontario Inc.	Parent Zone: RM1
Map 19(7)	231-237 Rebecca Street (Part of Lot 17, Con. 3 S.D.S.)	(2017-017) PL170593
15.377.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Section 6.10 c) does not apply	
b)	Section 4.6.6 c) does not apply	
c)	<i>Minimum front yard</i>	3.0 m
d)	<i>Minimum flankage yard</i>	1.2 m
e)	<i>Minimum rear yard</i> to the private garage	7.6 m
f)	<i>Minimum rear yard</i> to the dwelling	11.0 m
g)	Porches with or without basements may encroach into the <i>minimum front yard</i>	1.5 m
15.377.2 Parking Provisions		
The following parking provision applies:		
a)	<i>Visitor Parking</i> is not required to be provided.	
15.377.3 Special Site Provisions		
The following additional provisions apply:		
a)	Notwithstanding the definition of <i>Lot</i> the subject lands will be deemed to be one <i>Lot</i> .	
b)	The <i>front lot line</i> shall be the lot line abutting Rebecca Street.	
c)	Balconies are only permitted facing Rebecca Street.	

Special Provisions

379	2418 Khalsa Gate	Parent Zone: MU4
Map 19(19a)		(2017-076)
15.379.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>front yard</i>	0 m
b)	Minimum <i>flankage yard</i>	0 m
c)	Minimum <i>interior side yard</i> for that portion of the <i>building</i> above <i>grade</i> within 40 metres from the front lot line	12.0 m
d)	Minimum <i>interior side yard</i> for that portion of the <i>building</i> above <i>grade</i> equal to or greater than 40 metres from the <i>front lot line</i>	10.5 m
e)	Minimum <i>interior side yard</i> for <i>buildings</i> located below <i>grade</i>	3.0 m
f)	Minimum <i>width of landscaping</i> required along the <i>interior side lot line</i>	3.0 m
g)	<i>Balconies</i> on 2 nd and 4 th floor - Maximum total projection beyond the <i>main wall</i>	3.0 m
h)	<i>Balconies</i> are permitted to project into all <i>yards</i>	
i)	An <i>ancillary residential use</i> on the <i>first storey</i> is permitted to occupy a maximum of 37% of the length of the <i>main walls</i> oriented toward the <i>flankage lot lines</i>	
j)	Air vents associated with <i>parking structure</i> are permitted in the <i>front yard</i> and <i>flankage yard</i>	
k)	<i>Rooftop terraces</i> are permitted on the roof of the <i>first storey</i> of the <i>building</i>	
l)	The minimum setback for a <i>rooftop terrace</i> from the edge of a roof shall be 0 metres	
15.379.2 Special Site Provisions		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Khalsa Gate	
15.379.3 Parking Regulations		
The following parking regulations apply:		
a)	Section 5.10 shall not apply to <i>building</i> columns which abut a <i>parking space</i> located in a <i>surface parking area</i> provided the <i>building</i> column is located within 1.15 m of either stall end.	

Special Provisions

380	181 Burloak Drive	Parent Zone: RL5
Map 19(1)	Part of Lot 35, Concession 4 (SDS)	(2017-087)

15.380.1 Zone Provisions for Block 1 Lands

The following regulations apply:

a)	Minimum <i>Lot Area</i>	1,300 m ²
b)	Minimum <i>northeasterly interior side yard</i>	3 m
c)	Maximum <i>lot coverage for the dwelling</i>	25%

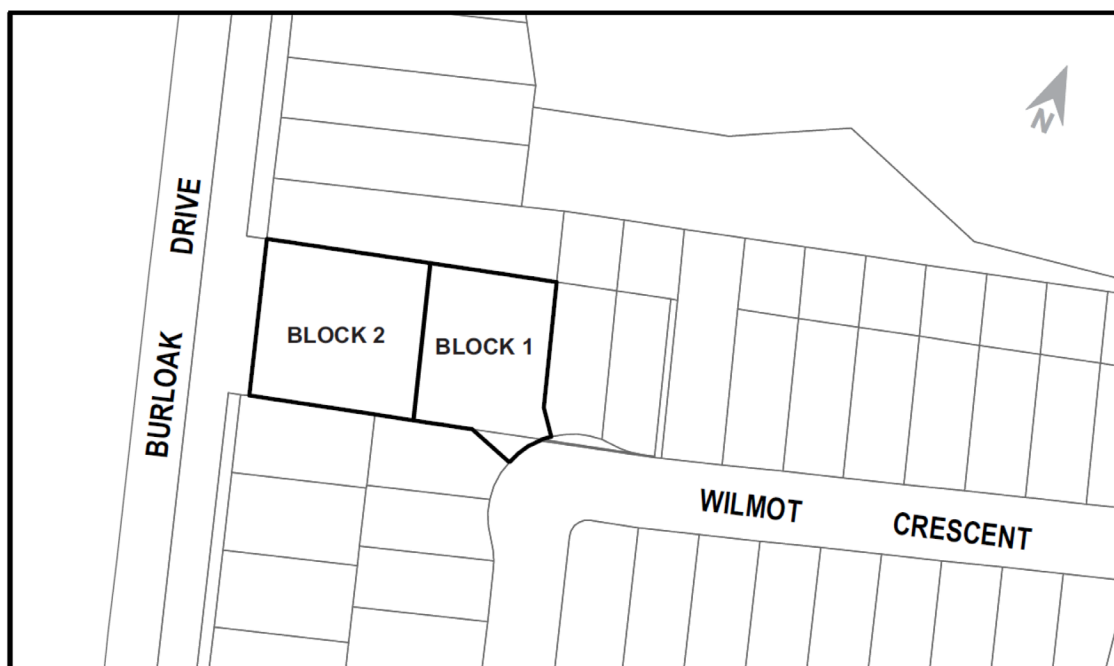
15.380.2 Zone Provisions for Block 2 Lands

The following regulations apply:

a)	Minimum <i>lot frontage</i>	13.2 m
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15.380.3 Site Specific Figure

Figure 15.380.1



Special Provisions

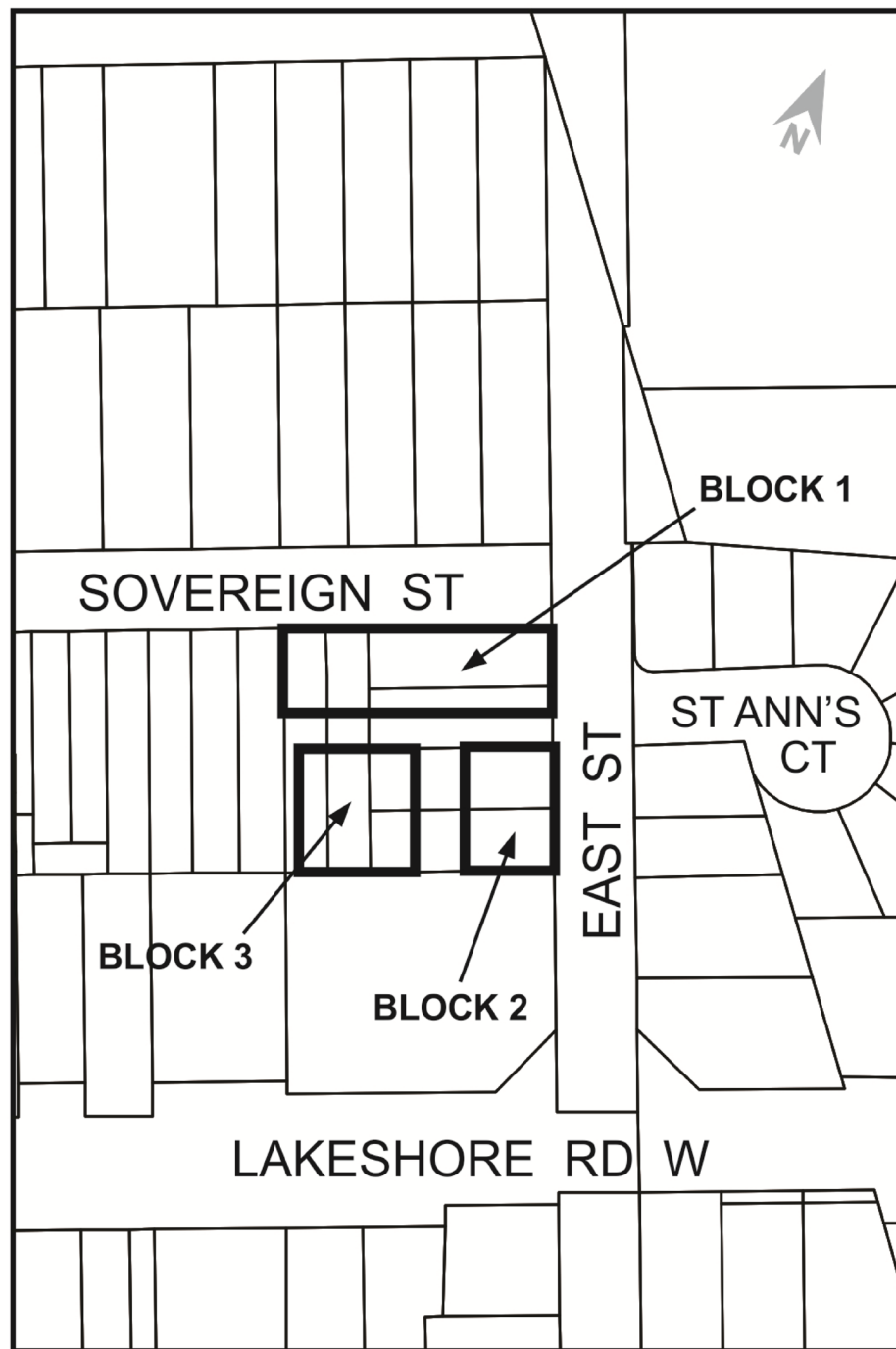
381	2286, 2296 & 2298 Sovereign Street and 124, 126 & 128 East Street (Lots 195-200, Registered Plan M-7)	Parent Zone: RM1
Map 19(2a)		(2017-107)
15.381.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>dwelling units</i>	19
b)	Minimum number of <i>dwelling units</i>	12
c)	Maximum <i>private garage</i> depth	9.0 m
d)	Notwithstanding Section 4.6.6 b) a <i>rooftop terrace</i> shall be permitted on the roof of the <i>first storey</i> within the RM1 zone.	
e)	Section 4.6.6 c) shall not apply to a <i>rooftop terrace</i> located on the roof of a <i>first storey</i> .	
f)	Section 4.6.6 d) and 4.6.6 f) does not apply to trellis.	
g)	Notwithstanding Table 6.3.8, when a <i>townhouse dwelling</i> fronts onto a <i>public road</i> , the maximum <i>height</i> shall be 8.0m measured at the top of the <i>main wall</i> (primary front) increasing diagonally to 12.0m at a minimum of 4.0m from the <i>main wall</i> (primary front) as provided in Figure 15.381.2. In addition, roof dormers shall be permitted to project along the roofline provided they comply with an overall maximum height of 11.0m and do not exceed 50% of the width of the roof.	
h)	Minimum <i>landscape coverage</i> shall be applied as the average of Blocks 1 to Blocks 3 inclusive, shown on Figure 15.381.1.	
i)	Minimum landscape widths for surface parking areas in Table 4.11.2 shall not apply.	
15.381.2 Additional Zone Provisions for Block 1 Lands		
The following additional regulations apply to lands identified as Block 1 on Figure 15.381.1:		
a)	The <i>lot line</i> abutting Sovereign Street shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot frontage</i>	6.5 m per unit
c)	Notwithstanding Table 6.3.8, the <i>dwelling</i> may project a maximum of 1.5 m into the <i>front yard</i> for a maximum of 60% of the <i>dwelling</i> width.	
d)	Minimum <i>interior side yard</i>	1.8 m
e)	Minimum <i>rear yard</i>	0.75 m
f)	Section 5.8.2 c) shall not apply to a <i>driveway</i> located in a <i>rear yard</i> .	
15.381.3 Additional Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.381.1:		
a)	The <i>lot line</i> abutting East Street shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot frontage</i>	6.5 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>rear yard</i>	0.75 m
e)	Minimum northerly <i>interior side yard</i>	0.0 m when abutting a common sidewalk
f)	Section 5.8.2 c) shall not apply to a <i>driveway</i> located in a <i>rear yard</i> .	
15.381.4 Additional Zone Provisions for Block 3 Lands		
The following additional regulations apply to lands identified as Block 3 on Figure 15.381.1:		
a)	The northwesterly <i>lot line</i> abutting the <i>private road</i> shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot frontage</i>	4.5 m per unit
c)	Minimum <i>landscaping</i> width between Block 3 and an RL8-0 zone	3.0 m
d)	Notwithstanding 4.6.6 g) access from <i>grade</i> to a <i>rooftop terrace</i> located on the roof of a <i>first storey</i> is permitted.	
e)	Minimum <i>interior side yard</i>	0.0 m

Special Provisions

- f) Notwithstanding Table 4.3 access stairs associated with a *rooftop terrace* are permitted to encroach a maximum of 1.5 m into the *rear yard*.

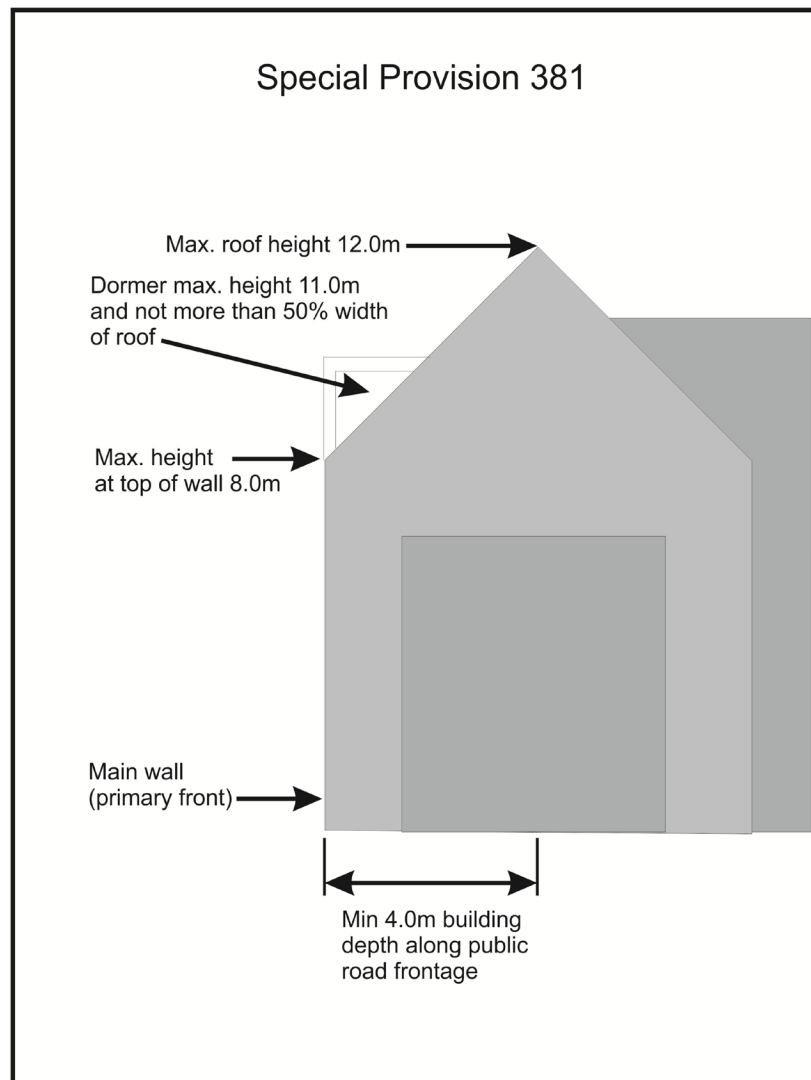
15.381.5 Special Site Figures

Figure 15.381.1



Special Provisions

Figure 15.381.2



Special Provisions

382	221 Allan Street, former Brantwood Public School	Parent Zone: RL3-0, RM4, O1
Map 19(8)	(Part lot 22, Plan 113; Lot 23, Plan 113; Lots 24, 25, 26, 27, 98, 99, 100, 101, 102, 103, 104 & 105, Plan 113; Part lot 106, Plan 113)	(2017-114)
15.382.1 Zone Provisions for RL3-0		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>lot frontage</i>	14.5 m
b)	Maximum <i>lot coverage</i> for all buildings and <i>structures</i>	158 sq.m
c)	Minimum <i>landscaping coverage</i> within 7.5m of the <i>property line</i> in the <i>front yard</i>	60%
d)	Maximum number of garage doors facing the <i>road</i> for an attached <i>private garage</i>	1
e)	Maximum cumulative garage door width facing a <i>road</i> for an attached <i>private garage</i>	3.5 m
f)	Maximum total <i>floor area</i> for a <i>private garage</i>	38 sq.m
g)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having one and one half <i>storeys</i> and an attached <i>private garage</i>	1.5 m on both sides
h)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having two <i>storeys</i> and an attached <i>private garage</i>	1.8 m on both sides
15.382.2 Zone Provisions for RM4		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Residential <i>uses</i> shall be permitted within the building legally existing wholly within Block 2	
b)	A maximum of nine (9) <i>dwelling units</i> are permitted	
c)	Minimum <i>front, rear, and side yard</i> for above grade <i>structures</i>	As legally existing wholly within Block 2
d)	Minimum <i>front, rear, and side yard</i> for below grade <i>structures</i>	0 m
e)	Minimum width of <i>landscaping</i> along the <i>rear lot line</i> abutting driveways, and may include fences	0.5 m
15.382.3 Zone Provisions for O1		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Park, Public</i>	

Special Provisions

383	291, 327 Reynolds Str., 348 Macdonald Rd former Oakville Trafalgar Memorial Hospital site	Parent Zone: RL3-0, CU, RM1, RM4 (2017-131)
Map 19(8)		
15.383.1 Zone Provisions for RL3-0-383		
The following additional regulations apply to all lands identified as RL3-0-383:		
a)	Minimum <i>lot frontage</i>	14.5 m
b)	Maximum <i>lot coverage</i> for all buildings and <i>structures</i>	25%
c)	Minimum <i>landscaping coverage</i> within 7.5m of the <i>property line</i> in the <i>front yard</i>	60%
d)	Maximum garage door width facing a road for an attached <i>private garage</i>	3.5 m
e)	Maximum number of garage doors facing the <i>road</i> for an attached <i>private garage</i>	1
f)	Maximum total <i>floor area</i> for a <i>private garage</i>	38 sq.m
g)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having one and one half <i>storeys</i> and an attached <i>private garage</i>	1.5 m on both sides
h)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having two <i>storeys</i> and an attached <i>private garage</i>	1.8 m on both sides
i)	Minimum <i>flankage yard</i>	1.8 m
15.383.2 Permitted Uses for CU-383		
The following additional <i>uses</i> are permitted:		
a)	Commercial parking area	
15.383.3 Zone Provisions for CU-383		
a)	For the purposes of this special provision 15.383.4, Reynolds Street shall be deemed to be the <i>front yard</i> .	
b)	Maximum <i>height</i> of accessory structures	5 m
c)	Minimum <i>interior side yard</i>	0 m
d)	Minimum <i>flankage yard</i>	0 m
e)	Notwithstanding section 4.6.6, a rooftop terrace is permitted in the CU-383 zone on the roof of the first storey. The minimum setback for a rooftop terrace from the edge of a roof shall be 0.5 metres	
15.383.4 Zone Provisions for RM1-383		
The following regulations apply to lands identified as RM1-383:		
a)	Minimum <i>flankage yard</i>	1.2 m
15.383.5 Zone Provisions for RM4-383		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Long term care facility</i>	
b)	<i>Retirement home</i>	
15.383.6 Zone Provisions for RM4-383		
The following additional regulations apply to lands identified as RM4-383:		
a)	Minimum <i>rear yard</i>	1.0 m
b)	Minimum <i>interior side yard</i>	0 m
c)	Minimum <i>front yard</i>	30 m
d)	Maximum <i>height</i>	As existing

Special Provisions

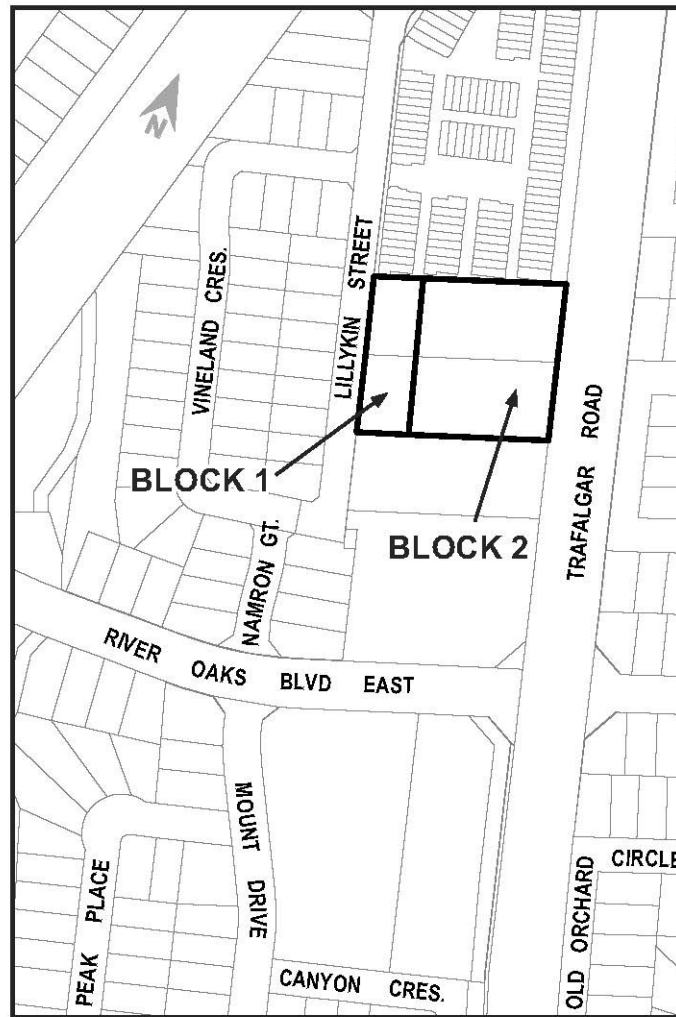
387	2136 and 2148 Trafalgar Road		Parent Zone: MU2
Map 19(22)			(2018-056)
15.387.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	Townhouse dwelling		
b)	Footnote 3 of Table 8.2 relating to <i>uses</i> on a <i>first storey</i> shall not apply.		
15.387.2 Zone Provisions for All Lands			
The following regulations apply to all lands identified as subject to this Special Provision:			
a)	Minimum <i>front yard</i> (Trafalgar Road)	1.2 m	
b)	Minimum <i>rear yard</i> (Lillykin Street)	1.2 m	
c)	Minimum <i>side yard</i>	1.2 m	
d)	Minimum <i>first storey height</i>	Shall not apply	
e)	Maximum <i>encroachment</i> into a minimum <i>rear yard</i> for a <i>balcony</i>	Up to 1.0 m from the <i>rear lot line</i>	
f)	Section 4.11 relating to <i>landscaping</i> shall not apply.		
15.387.3 Additional Zone Provisions for Block 1 Lands			
The following additional regulations apply to lands identified as Block 1 on Figure 15.387.1:			
a)	Minimum number of <i>storeys</i>	2	
b)	Maximum number of <i>storeys</i>	4	
c)	Minimum <i>height</i>	7.5 m	
d)	Maximum <i>height</i>	12.4 m	
15.387.4 Additional Zone Provisions for Block 2 Lands			
The following additional regulations apply to lands identified as Block 2 on Figure 15.387.1:			
a)	Minimum <i>height</i>	11.0 m	
b)	Maximum <i>height</i>	15.0 m	
15.387.5 Parking Provisions			
The following parking regulations apply:			
a)	Minimum number of <i>parking spaces</i> for <i>townhouse dwellings</i>	2.20 per <i>dwelling</i> , of which 0.2 shall be designated visitor <i>parking spaces</i>	
b)	A visitor/ <i>surface parking area</i> shall be setback a minimum of 0.5 m from any <i>townhouse dwelling</i> .		

Special Provisions

15.387.6 Special Site Figures

Figure 15.387.1

Special Provision 387



15.387.7 Special Site Provisions

The following additional provisions apply:

- a) *Height* shall be measured from the finished floor elevation closest to *grade*.
- b) All lands identified as subject to this Special Provisions shall be considered as one *lot* for the purposes of this By-law.

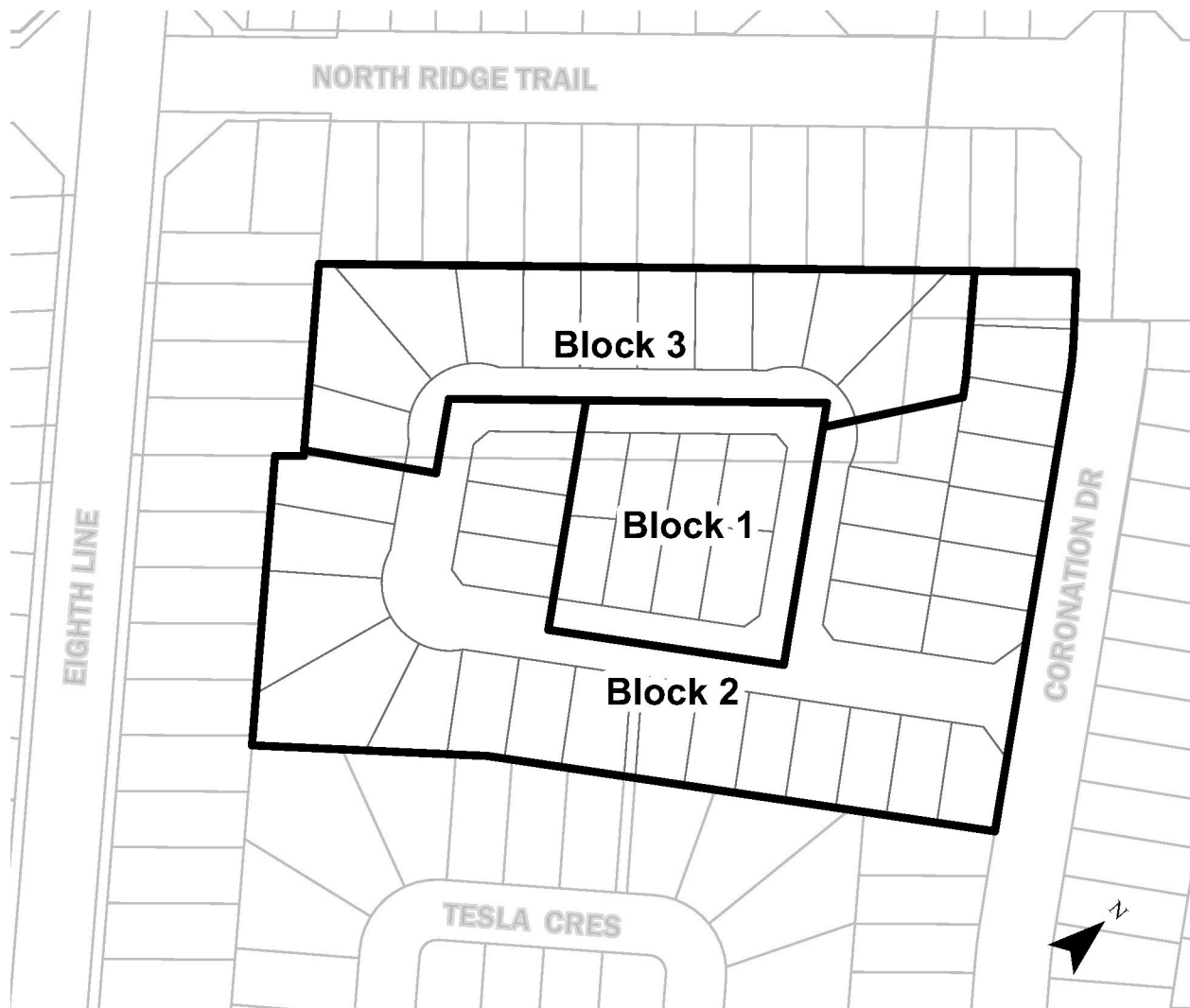
Special Provisions

388	Menkes Developments Ltd. / Halton Catholic District School Board – Coronation Drive	Parent Zone: RL8
Map 19(23)	(Block 75, Plan 20M827; Block 47, Plan 20M881; Block 212, Plan 20M858; Oakville)	(2018-049)
15.388.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Semi-detached dwelling</i>	
15.388.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum encroachment into a minimum <i>front</i> or <i>flankage yard</i> for <i>porches</i> with or without a foundation	1.85 m
15.388.3 Additional Zone Provisions for Block 1 Lands		
The following additional regulations apply to lands identified as Block 1 on Figure 15.388.1:		
a)	Minimum <i>lot area</i>	295 m ²
b)	Minimum <i>rear yard</i>	6.5 m
c)	Maximum <i>height</i>	12.5 m
d)	Maximum number of <i>storeys</i>	3
e)	Maximum <i>residential floor area ratio</i>	70%
15.388.4 Additional Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.388.1:		
a)	Minimum <i>lot area</i>	350 m ²
b)	Minimum <i>lot area</i> for a <i>corner lot</i>	385 m ²
c)	Maximum <i>height</i>	10.5 m
d)	Maximum number of <i>storeys</i>	2
e)	Maximum <i>residential floor area ratio</i>	70%, and shall not exceed 400 m ² for <i>lots</i> having a <i>lot area</i> greater than 600 m ²
15.388.5 Additional Zone Provisions for Block 3 Lands		
The following additional regulations apply to lands identified as Block 3 on Figure 15.388.1:		
a)	Minimum <i>lot area</i>	350 m ²
b)	Minimum <i>lot area</i> for a <i>corner lot</i>	385 m ²
c)	Maximum <i>height</i>	10.5 m
d)	Maximum number of <i>storeys</i>	2
e)	Maximum <i>residential floor area ratio</i>	65% and shall not exceed 400 m ² for <i>lots</i> having a <i>lot area</i> greater than 600 m ²

Special Provisions

15.388.6 Special Site Figures

Figure 15.388.1



15.388.7 Special Site Provisions for Block 1 Lands

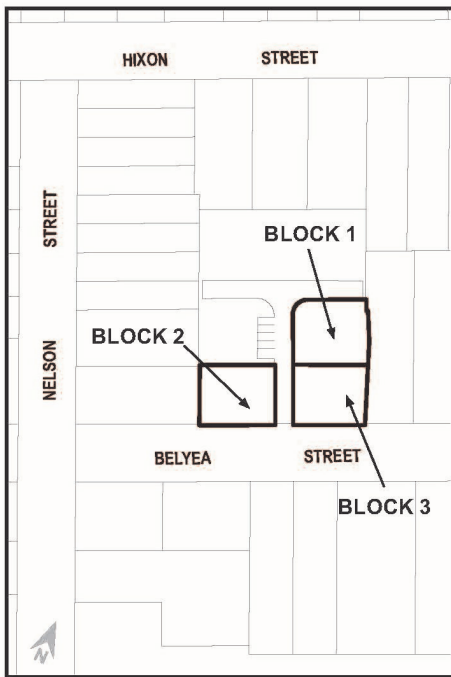
The following additional provisions apply to lands identified as Block 1 on Figure 15.388.1:

a)	Where a <i>building</i> contains more than 2 <i>storeys</i> , the calculation of <i>residential floor area</i> shall not include the <i>first storey</i> .	
b)	Where a <i>building</i> contains more than 2 <i>storeys</i> , a <i>basement</i> is not permitted.	
c)	Maximum encroachment into a minimum <i>rear yard</i> for a “balcony” located on the same level as the second <i>storey</i>	1.5 m
d)	For a balcony located on the second storey, “balcony” means an uncovered attached platform projecting from the face of a wall that is directly accessible from within a <i>building</i> , surrounded by a balustrade, partial wall, or railing where required and with or without direct exterior access to <i>grade</i> .	

Special Provisions

389	121 & 125 East Street (Lots 210 & 211, Registered Plan M-7)	Parent Zone: RM1
Map 19(2a)		(2018-062)
15.389.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>dwelling units</i>	5
b)	Minimum number of <i>dwelling units</i>	3
c)	The <i>lot line</i> abutting East Street shall be deemed the <i>front lot line</i> .	
d)	Minimum <i>lot frontage</i>	5.9 m per unit
e)	Minimum <i>flankage yard</i>	2.0 m
f)	<i>Rooftop terraces</i> are prohibited	
g)	<i>Balcony</i> maximum total projection in the <i>rear yard</i>	2.5 m
h)	<i>Balconies</i> are prohibited above the second <i>storey</i> in the <i>rear yard</i> .	
i)	Maximum <i>building height</i>	11.0 m

Special Provisions

390	2311, 2319 & 2323 Belyea Street (Lots 70, 71 and Part of Lots 61 and 72, Registered Plan M-7)	Parent Zone: RM1
Map 19(2)		(2018-069)
15.390.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Section 4.11 related to <i>landscaping</i> shall not apply	
b)	Maximum <i>height</i>	10.8 m
15.390.2 Additional Zone Provisions for Block 1 Lands		
The following additional regulation applies to lands identified as Block 1 on Figure 15.390.1:		
a)	Minimum <i>interior side yard</i>	4.0 m
15.390.3 Additional Zone Provisions for Block 2 Lands		
The following additional regulation applies to lands identified as Block 2 on Figure 15.390.1:		
a)	Maximum <i>height</i>	10.0 m
15.390.4 Additional Zone Provisions for Block 3 Lands		
The following additional regulations apply to lands identified as Block 3 on Figure 15.390.1:		
a)	Maximum <i>height</i>	10.0 m
b)	Minimum <i>interior side yard</i>	2.8 m
15.390.5 Special Site Figures		
Figure 15.390.1		
Special Provision 390 		
15.390.6 Special Site Provisions		
The following additional provisions apply:		
a)	All lands as identified as subject to this special provision shall be considered as one <i>lot</i> for the purposes of this By-law.	

Special Provisions

392	Regional Municipality of Halton 2115-2195 North Service Road West (Part of Lot 28, Concession 2, SDS)	Parent Zone: PB1
Map 19(12)		(2018-106)
15.392.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Public Works Yard	
b)	Outside Storage accessory to a Public Works Yard	
15.392.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	The <i>uses</i> permitted by this special provision shall be setback a minimum of 7.5 m from any <i>lot line</i> .	
b)	Minimum western interior side yard	9.0 m
c)	Minimum side yard	7.5 m
d)	Storage of damaged, impounded, or inoperable <i>motor vehicles</i> is prohibited as part of <i>outside storage</i> .	

Special Provisions

394	170 North Service Road West (Part of Lot 17, Concession 2 Trafalgar South of Dundas Street, Designated as Part 10, 20R-15377, Town of Oakville)	Parent Zone: C3
Map 19(14)		(2020-073)
15.394.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Hotel</i> , but shall not include meeting facilities, and a <i>public hall</i> .	
15.394.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>lot area</i>	0.67 ha
b)	Maximum <i>height</i>	24 m
c)	Maximum number of <i>storeys</i>	7
d)	<i>A parapet</i> is permitted to project beyond the maximum <i>height</i> and above the top of a roof to a maximum of 2.9 m.	
e)	Maximum total <i>net floor area</i> for all <i>uses</i> other than <i>retail stores</i> on a <i>lot</i> shall not apply.	
f)	Minimum width of <i>landscaping</i> abutting a <i>public road</i>	0.65 m
15.394.3 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for a <i>hotel</i>	0.8 per <i>lodging unit</i> ; and no additional <i>parking spaces</i> are required for <i>net floor area</i> outside of a <i>lodging unit</i>

Special Provisions

395	891 Progress Court (Part of Lot 23 and 24, Concession 3 S.D.S)	Parent Zone: E3
Map 19(6)		(2019-003)
15.395.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Motor Vehicle Dealership</i>	
b)	<i>Motor Vehicle Body Shop</i>	
c)	<i>Motor Vehicle Repair Facility</i>	
d)	<i>Motor Vehicle Washing Facility</i>	
e)	<i>Business Office</i>	
15.395.2 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	A maximum of one <i>Motor Vehicle Dealership</i> shall be permitted.	
b)	Maximum <i>floor area</i> of a <i>Motor Vehicle Dealership</i>	470 sq.m

Special Provisions

396	47 Nelson Street Plan M8, Lot 109	Parent Zone: RM1
Map 19(6)		(2019-029)
15.396.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>lot frontage</i>	28.3 m

Special Provisions

397	297 Queens Ave. (PT LT 13, CON 2 TRAFALGAR, SOUTH OF DUNDAS STREET; AS IN 721488; OAKVILLE)	Parent Zone: RH
Map 19(15)		(2019-036)
15.397.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>dwelling units</i>	259
b)	Maximum <i>lot coverage</i>	Shall not apply
c)	Maximum total projection beyond the <i>main wall</i> for a <i>balcony</i> into an <i>interior side yard</i>	1.5 m
d)	Minimum number of two-storey <i>dwelling units</i>	8
e)	Minimum total floor area for a two-storey <i>dwelling unit</i>	90 sq.m.
f)	All site development shall comply with Figure 15.397.1 of this Special Provision	
g)	For the purpose of determining compliance with the <i>front yard</i> , as identified in Figure 15.397.1 of this Special Provision, the yard measurement shall be taken from the northeasterly boundary of the Road Widening (Part 2, Plan 20R-21491}, subject to there being no encroachments of <i>buildings</i> or <i>structures</i> into the Road Widening.	
15.397.2 Special Site Figures		
Figure 15.397.1		
The diagram illustrates the site layout for 297 Queens Ave. It shows an existing parking structure and an existing building. A proposed Residential Apartment Building is shown with a maximum of 10 storeys and a maximum of 8 storeys. Dimensions are provided for various setbacks and building footprints. The site is bounded by Queens Avenue to the south and Trafalgar Road to the east. A Road Widening area is indicated along Trafalgar Road. A north arrow is present at the bottom left of the diagram.		
All measurements are in metres and are minimums other than the Road Widening.		

Special Provisions

398	79 Wilson Street (Part of Lot 7, Block 68, Plan 1)	Parent Zone: CBD
Map 19(7a)		(2007-010) (2008-051) (2019-053)
15.398.1 Only Permitted Use		
The following <i>use</i> is the only <i>use</i> permitted:		
a)	Semi-detached dwelling	
15.398.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>first storey height</i>	2.69 m
b)	Maximum <i>height</i>	12.0 m
c)	Maximum number of <i>storeys</i>	3 <i>storeys</i>
d)	Minimum <i>front yard</i>	2.0 m
e)	Minimum <i>side yard</i>	1.2 m
f)	Minimum width of <i>landscaping</i> along northerly <i>lot line</i>	0 m
g)	Minimum width of <i>landscaping</i> along easterly <i>lot line</i>	1.0 m
h)	Minimum width of <i>landscaping</i> along southerly <i>lot line</i>	1.2 m
15.398.3 Special Site Provisions		
The following additional provisions apply:		
a)	All lands as identified as subject to this special provision shall be considered as one <i>lot</i> for the purposes of this By-law.	

Special Provisions

400	109 Reynolds Street	Parent Zone: MU2
Map 19(8a)		(2020-043)
15.400.1 Permitted Uses		
The following additional regulations for permitted <i>uses</i> apply:		
a)	Footnote 3 of Table 8.2 shall not apply for an <i>apartment dwelling</i> .	
15.400.2 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i> (upon execution of a Section 37 agreement)	8
b)	Maximum <i>height</i> (upon execution of a Section 37 agreement)	30.0 m
15.400.3 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for an <i>apartment dwelling</i>	1.25 per <i>dwelling unit</i> of which 0.2 of the <i>parking space</i> required per <i>dwelling</i> shall be designated as visitors <i>parking spaces</i>
15.400.4 Bonusing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance for height and <i>storeys</i> shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:		
a)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits identified in the Official Plan.	
b)	Implementation of the Downtown Transportation and Streetscaping Study along Reynolds Street between Church Street and Lakeshore Road.	

Special Provisions

401	454 Rebecca Street	Parent Zone: CU
Map 19(7)	(Part of Lot 19, Concession 3)	(2021-023)
15.401.1 Parking Provisions		
The following additional parking provisions apply:		
a)	Minimum width of an <i>aisle</i> providing access for up to nine (9) <i>parking spaces</i> , including <i>barrier-free parking spaces</i> .	3.0 m

Special Provisions

402	2582 Eighth Line and 2375 Woodridge Way	Parent Zone: RL5
Map 19(22)	(PT LT 11, CON 1 TRAF SDS, AS IN 619277 TOWN OF OAKVILLE and BLOCK 117, PLAN 20M706 TOWN OF OAKVILLE)	(2021-020)
15.402.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>lot frontage</i>	11.4 m

Special Provisions

403	315 Glenashton Drive		Parent Zone: MU4
Map 19(22a)			(2011-054)(2015-079) (2016-013)(2021-021) (2021-154) (2022-079) OLT- 22-002121
15.403.1 Additional Permitted Uses			
The following additional use is permitted on all lands identified as subject to this Special Provision:			
a)	Townhouse dwelling back-to-back		
b)	Stacked townhouse dwelling		
c)	Park, private		
15.403.2 Prohibited Uses			
The following uses are prohibited on all lands identified as subject to this Special Provision:			
a)	Commercial Parking Area		
b)	Motor Vehicle Rental Facility		
15.403.3 Zone Provisions			
The following regulations apply to the lands identified as subject to this Special Provision:			
a)	Minimum flankage yard (Trafalgar Road)	2.0 m	
b)	Maximum flankage yard	10.0 m	
c)	Minimum rear yard	7.0 m	
d)	Minimum number of storeys	4	
e)	Minimum height	14.0 m	
f)	Maximum height	25.0 m	
g)	Maximum height (upon compliance with section 15.403.7)	31.0 m	
h)	Maximum number of storeys	6	
i)	Maximum number of storeys (upon compliance with section 15.403.7)	9	
j)	Notwithstanding Section 4.6.4 a), a mechanical penthouse, including any appurtenances thereto, shall not exceed 2.0 metres above the maximum height.		
15.403.4 Zone Provisions for Back-to-Back Townhouse Dwellings and Stacked Townhouse Dwellings			
The following additional regulations apply to back-to-back townhouse and stacked townhouse dwellings			
a)	Minimum front yard (Glenashton Drive)	1.5 m	
b)	Minimum separation distance between buildings containing dwelling units	2.4 m	
c)	The minimum first storey height	shall not apply	
d)	Minimum number of storeys	3	
e)	Maximum number of storeys	4	
f)	Minimum height	10.0 m	
g)	Maximum height	16.0 m	

Special Provisions

403	315 Glenashton Drive	Parent Zone: MU4
Map 19(22a)		(2011-054)(2015-079) (2016-013)(2021-021) (2021-154) (2022-079) OLT- 22-002121
15.403.5 Special Site Provisions		
The following additional provisions apply:		
a)	The minimum percentage of the <i>main wall</i> area on the <i>first storey</i> oriented toward a <i>front lot line</i> that shall be occupied by windows and doors for <i>apartment</i> and <i>mixed use buildings</i>	55%
b)	The minimum percentage of the <i>main wall</i> area on the <i>first storey</i> oriented toward a <i>flankage lot line</i> that shall be occupied by windows and doors for <i>apartment</i> and <i>mixed use buildings</i>	25%
c)	Maximum <i>building</i> length of the main wall facing Glenashton Drive	77.0 m
d)	A secondary wall (i.e. building indentation) shall be provided on the <i>first storey</i> and shall be setback a minimum distance of 1.8m measured in from the exterior face of the <i>main wall</i> on the <i>first storey</i> along Glenashton Drive for a minimum length of 6.0m and a minimum area of 10.8 square metres.	
e)	The secondary wall required under subsection d) shall be setback a minimum of 20.0m from either end of the <i>main wall</i> .	
f)	The <i>main wall</i> oriented towards the <i>front lot line</i> (Glenashton Drive) of the fifth <i>storey</i> shall be set back a minimum of 1.5 metres from the <i>main wall</i> of the fourth <i>storey</i> .	
g)	The <i>main wall</i> oriented towards the <i>front lot line</i> (Glenashton Drive) of the ninth <i>storey</i> shall be set back a minimum of 2.8 metres from the <i>main wall</i> of the eighth <i>storey</i> .	
h)	The <i>main wall</i> oriented towards the <i>flankage lot line</i> (Trafalgar Road) for each of the seventh, eighth and ninth <i>storeys</i> shall be set back a minimum of 3.0 metres from the <i>main wall</i> of the <i>storey</i> below.	
i)	<i>Minimum setbacks</i> for a below <i>grade parking structure</i>	0.0 m
j)	For <i>apartment buildings</i> footnote (3) of table 8.2 shall not apply.	
k)	For <i>apartment buildings</i> canopies, and awnings are permitted to encroach 2m into any minimum yards.	
l)	<i>Balconies</i> are permitted to project into the <i>rear yard</i> and the maximum allowable projection shall not apply.	
m)	<i>Dwelling units</i> are not permitted more than 1.0 m below <i>grade</i> .	
n)	Rooftop mechanical equipment or a <i>mechanical penthouse</i> that is not integrated with the extension of the <i>building's</i> façade, must be set back a minimum of 3 metres from the edge of the roof.	
o)	For the purposes of this by-law, Glenashton Drive shall be deemed the <i>front lot line</i> .	
p)	All lands identified as subject to this Special Provision shall be considered as one lot for the purpose of this By-law.	
15.403.6 Parking Regulations		
The following parking regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum number of <i>parking spaces</i> for an <i>apartment</i> and <i>mixed use building</i>	1.15 per <i>dwelling</i> , of which 0.15 of the parking space required per <i>dwelling</i> shall be designated as visitor <i>parking spaces</i>
b)	A minimum of 20% of the <i>parking spaces</i> in a building shall be equipped for the installation of electric <i>motor vehicle</i> supply equipment.	
c)	Where electric <i>motor vehicle</i> supply equipment infrastructure is provided to service electric <i>motor vehicle parking spaces</i> that equipment must be provided outside of minimum <i>parking space</i> dimensions as regulated in Section 5.2.3.	

Special Provisions

403		315 Glenashton Drive	Parent Zone: MU4
Map 19(22a)			(2011-054)(2015-079) (2016-013)(2021-021) (2021-154)(2022-079) OLT-22-002121
d)	A <i>surface parking</i> area shall not be permitted in any <i>yard</i> between a <i>building</i> and a <i>public</i> or <i>private road</i> and shall not occupy more than 10% of the <i>lot area</i> .		
e)	The parking of <i>motor vehicles</i> is prohibited in an above <i>grade parking structure</i> for the first 9.0 metres of the depth of a <i>building</i> , measured in from the <i>main wall</i> oriented towards a <i>lot line</i> abutting a <i>public</i> or <i>private road</i> or measured from a <i>main wall</i> oriented towards a publicly accessible amenity space.		
15.403.7 Bonusing Provisions			
Zoning compliance for the additional height permitted under subsections 15.403.3 g) and i) shall be dependent upon the execution, registration on title, and compliance with any pre-building permit requirements of an agreement, pursuant to Section 37 of the <u>Planning Act</u> , as it read on September 17, 2020. The Owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:			
a)	Cash contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible public benefits identified in Part F, Section 28.8 and Part E, Section 21.7.2 of the Livable Oakville Plan.		

Special Provisions

407	3538, 3540, 3542, 3544 Wyecroft Road (Part of Lot 35, Concession 3 and Blocks 4 and 22, Registered Plan 20M-1005)	Parent Zone: E4
Map 19(4)		(2021-121)
15.407.1 Permitted Uses		
The following additional uses are also permitted:		
a)	Warehousing	
15.407.2 Special Site Provision for all lands		
a)	All lands identified as subject to this Special Provision and Special Provision 407 shall be considered as one lot for the purposes of this By-law	

Special Provisions

408	3538, 3540, 3542, 3544 Wyecroft Road	Parent Zone: E2
Map 19(4)	(Part of Lot 35, Concession 3 and Blocks 4 and 22, Registered Plan 20M-1005)	(2021-121)
15.408.1 Special Site Provisions for all lands		
a)	All lands identified as subject to this Special Provision and Special Provision 408 shall be considered as one <i>lot</i> for the purposes of this By-law	

Special Provisions

409	2175 Cornwall Road	Parent Zone: E2
Map 19(10)	(Part of Lots 3, 4 and 5, Concession 3 S.D.S.)	(2021-124)
15.409.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Maximum gross floor area	29,200 sq.m
b)	Maximum number of <i>parking spaces</i> , internal to the <i>building</i> and external to the <i>building</i>	689

Special Provisions

410	150 Randall Street, 125 Navy Street and 143 Church Street		Parent Zone: MU4
Map 19(8a)			(2022-006)
15.410.1 Prohibited Uses			
The following <i>uses</i> are prohibited:			
a)	Commercial Parking Area		
b)	Motor Vehicle Rental Facility		
c)	Dwelling units in an apartment dwelling building on the first storey		
d)	Business offices in the first 9.0 m of depth in an apartment dwelling building, measured in from the main wall oriented toward the front lot line, flankage lot line or rear lot line on the first storey.		
15.410.2 Zone Provisions			
The following regulations apply:			
a)	The lot line abutting Randall Street shall be deemed the front lot line.		
b)	Minimum front yard		3.0 m
c)	Minimum flankage yard		4.0 m
d)	Minimum rear yard		3.0 m
e)	Minimum front yard for the 3rd to 6th storey		1.0 m
f)	Minimum flankage yard for the 3rd to 6th storey		0.0 m
g)	Minimum rear yard for the 3rd to 6th storey		0.0 m
h)	Minimum yard for any portion of a building or structure that is completely underground		0.5 m
i)	Balconies are permitted in any yard and the maximum total projection beyond the main wall is 2.0 m		
15.410.3 Parking Provisions			
The following parking regulations apply:			
a)	Maximum number of parking spaces for residential uses		1.5 per dwelling, inclusive of visitor parking
b)	Visitor parking spaces for residential uses may be counted toward the minimum number of parking spaces for non-residential uses to a maximum of 0.15 per dwelling unit.		
c)	A surface parking area shall not be permitted.		
d)	Stairs associated with a parking structure are not permitted in the front yard, flankage yard or rear yard.		
e)	Air vents associated with a parking structure are not permitted in the front yard, flankage yard or rear yard, except on a building wall above the first 4.5 metres of vertical distance measured from the finished floor level of the first storey.		
f)	A minimum of 20% of the parking spaces in a building shall include the provision for the installation of electric motor vehicle supply equipment.		
15.410.4 Special Site Provisions			
The following additional provisions apply:			
a)	All lands identified as subject to this Special Provision shall be considered as one lot for the purposes of this By-law.		
b)	Height shall be measured from the finished floor elevation of the first storey.		
c)	Each non-residential unit located on the first storey shall have a minimum of one main entrance oriented towards a public road or an urban square.		
d)	Minimum percentage of glazing of the first storey building wall for non-residential uses oriented toward a public road.		75%

Special Provisions

410	150 Randall Street, 125 Navy Street and 143 Church Street	Parent Zone: MU4
Map 19(8a)		(2022-006)
e)	Vehicular access crossing the <i>flankage lot line</i> is prohibited	

Special Provisions

411	152 Wilson Street (LTS 3,5,6,7, BLK 96, PI 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789)	Parent Zone: MU1
Map 19(7a)		(2022-013)
15.411.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	Apartment dwelling	
b)	Art gallery	
c)	Long term care facility	
d)	Restaurant	
e)	Retail store	
f)	Retirement home	
15.411.2 Additional Regulations for Permitted Uses		
The following regulations apply:		
a)	An <i>art gallery</i> , <i>restaurant</i> or <i>retail store</i> shall only be permitted on the <i>first storey</i> for the lands identified as Block 1 on Figure 15.411.1	
b)	An <i>apartment dwelling</i> , <i>long term care facility</i> , or <i>retirement home</i> is prohibited in the first 4.9 metres of depth from the <i>main wall</i> oriented toward the <i>front lot line</i> , on the <i>first storey</i> .	
c)	Notwithstanding section 15.411.2 b), <i>ancillary residential uses</i> on the <i>first storey</i> are permitted to occupy a maximum of 35% of the length of the <i>main wall</i> oriented toward the <i>front lot line</i> .	
15.411.3 Zone Provisions		
The following regulations apply:		
a)	The <i>lot line</i> abutting Kerr Street shall be deemed the <i>front lot line</i> .	
b)	Minimum front yard for the fifth storey	4.9 m
c)	Minimum front yard for the sixth storey	6.8 m
d)	Maximum front yard	7.0 m
e)	Minimum flankage yard for the fifth and sixth storey	5.9 m
f)	Maximum flankage yard	10.0 m
g)	Minimum interior side yard	5.0 m
h)	Minimum rear yard	17.0 m
i)	Minimum rear yard for the fourth storey	21.5 m
j)	Minimum rear yard for the fifth and sixth storey	23.2 m
k)	Maximum number of storeys (upon execution of a Section 37 Agreement)	6
l)	Maximum height (upon execution of a Section 37 Agreement)	23.5 m
m)	Maximum total balcony projection beyond the main wall in any yard	1.8 m
15.411.4 Additional Zone Provisions for Block 1		
The following additional regulations apply to all lands identified as Block 1 in Figure 15.411.7:		
a)	Minimum floor area for an art gallery, a restaurant, or a retail store on the first storey	330 sq.m

Special Provisions

411	152 Wilson Street (LTS 3,5,6,7, BLK 96, PI 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789)	Parent Zone: MU1
Map 19(7a)		(2022-013)
15.411.5 Additional Zone Provisions for Block 2		
The following additional regulations apply to all lands identified as Block 2 in Figure 15.411.7:		
a)	<i>Minimum rear yard</i>	3.8 m
b)	Maximum number of <i>storeys</i>	2
c)	Maximum <i>height</i>	10.0 m
15.411.6 Additional Zone Provisions for Block 3		
The following additional regulations apply to all lands identified as Block 3 in Figure 15.411.7:		
a)	<i>Minimum rear yard</i>	14.0 m
b)	Maximum number of <i>storeys</i>	3
c)	Maximum <i>height</i>	13.0 m
15.411.7 Special Site Figure		
Figure 15.411.7		
The figure is a site plan showing three blocks. Block 1 is a large rectangular area on the left, bounded by Kerr Street to the west and Rebecca Street to the south. Its dimensions are 21.0m by 23.65m. Block 2 and Block 3 are smaller rectangular areas to the east of Block 1, separated by a 3.85m gap. Block 3 is 9.76m wide and 13.6m high. Block 2 is 10.15m wide and 13.6m high. The area between Block 2 and Block 3 is 3.85m wide. The streets shown are Kerr Street, Wilson Street, and Rebecca Street.		

Special Provisions

411	152 Wilson Street	Parent Zone: MU1
Map 19(7a)	(LTS 3,5,6,7, BLK 96, PI 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789)	(2022-013)
15.411.8 Bonusing Provisions		
In order to permit the increased height permissions contained in this Special Provision, zoning compliance for height above 4 stories shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The Owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:		
a)	Contribution towards a community meeting room;	
b)	Heritage conservation;	
c)	Contribution towards public park improvements;	
d)	Cash-in-lieu contribution; and,	
e)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits identified in Part E, Section 23.8.2 d) and Part F, Section 28.8.2) of the Livable Oakville Plan.	

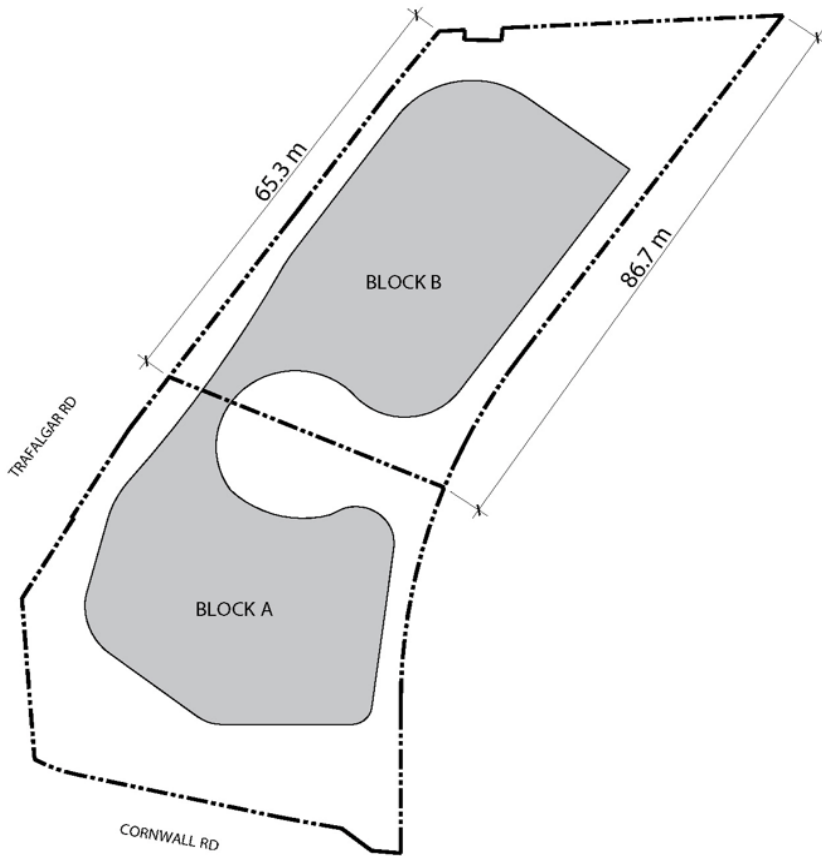
Special Provisions

413	281 and 291 Cornwall Road Part of Lots 1, 2, and 3 and Part of Lot 121; Registered Plan 131 and 127	Parent Zone: MTC
Map 19(8b)		(2022-052)
15.413.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Apartment dwelling	
b)	Medical Office	
15.413.2 Additional Regulations for Permitted Uses		
The following regulations apply:		
a)	All non-residential <i>uses</i> shall only be permitted on the <i>first storey</i> and second <i>storey</i>	
b)	An <i>apartment dwelling</i> is prohibited on the <i>first storey</i> .	
c)	Notwithstanding Section 15.413.2 b) above, <i>ancillary residential uses</i> are permitted on the <i>first storey</i> .	
15.413.3 Zone Provisions		
The following regulations apply:		
a)	The <i>lot line</i> abutting Cornwall Road shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot frontage</i>	Shall not apply
c)	Minimum <i>lot area</i>	Shall not apply
d)	Maximum <i>lot coverage</i>	Shall not apply
e)	Minimum <i>front yard</i> (Cornwall Road)	10.0 m
f)	Minimum <i>flankage yard</i> (Trafalgar Road)	2.5 m
g)	Minimum <i>interior side yard</i>	1.0 m
h)	Minimum <i>rear yard</i>	6.0 m
i)	Minimum number of <i>storeys</i>	8
j)	Minimum <i>height</i> of the <i>first storey</i>	4.5 m
k)	Minimum setback or <i>yards</i> for an underground <i>parking structure</i>	0.8 m
l)	Minimum <i>separation distance</i> between <i>building</i> towers above the third <i>storey</i>	25.0 m
m)	Notwithstanding Section 4.21, minimum <i>building</i> setback from a <i>railway corridor</i>	6.0 m
n)	<i>Balconies</i> are permitted in any <i>yard</i> and the maximum total projection beyond the <i>main wall</i> is 2.0 m.	
15.413.4 Additional Zone Provisions for Block A		
The following additional regulations apply to Block A as identified in Figure 15.413.1:		
a)	Minimum <i>floor area</i> for the non-residential <i>uses</i> on the <i>first storey</i>	650 sq.m
b)	Maximum number of <i>storeys</i>	14
c)	Maximum floorplate area of a <i>building</i> tower measured from the exterior of the outside walls, above the third <i>storey</i> . Recessed <i>balconies</i> up to the <i>main wall</i> are included in the floorplate area calculation.	850 sq.m

Special Provisions

413	281 and 291 Cornwall Road	Parent Zone: MTC
Map 19(8b)	Part of Lots 1, 2, and 3 and Part of Lot 121; Registered Plan 131 and 127	(2022-052)
15.413.5 Additional Zone Provisions for Block B		
The following additional regulations apply to Block B as identified in Figure 15.413.1:		
a)	Minimum <i>floor area</i> for non-residential <i>uses</i> on the <i>first storey</i>	200 sq.m
b)	Maximum number of <i>storeys</i>	19
c)	Maximum floorplate area of a <i>building</i> tower measured from the exterior of the outside walls, above the third <i>storey</i> . Recessed <i>balconies</i> up to the <i>main wall</i> are included in the floorplate area calculation.	750 sq.m
15.413.6 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for <i>apartment dwelling</i>	0.75 per <i>dwelling unit</i> , plus 0.15 <i>parking spaces</i> per <i>dwelling unit</i> for visitors <i>parking spaces</i>
b)	Maximum number of <i>parking spaces</i> for <i>apartment dwelling</i>	1.0 per <i>dwelling unit</i> , plus 0.15 <i>parking spaces</i> per <i>dwelling unit</i> for visitors <i>parking spaces</i>
c)	Ventilation shafts, stairs and stairways associated with an underground <i>parking structure</i> , hydro vaults and above-ground gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .	
d)	Ventilation shafts associated with an underground <i>parking structure</i> are not permitted below the first 3.0 metres of vertical distance of a <i>building wall</i> measured from the finished floor level of the <i>first storey</i> .	
e)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric motor vehicle supply equipment.	

Special Provisions

413	281 and 291 Cornwall Road	Parent Zone: MTC
Map 19(8b)	Part of Lots 1, 2, and 3 and Part of Lot 121; Registered Plan 131 and 127	(2022-052)
15.413.7 Special Site Figures		
Figure 15.413.1  The diagram shows a site bounded by Cornwall Rd to the south and Trafalgar Rd to the west. The site is divided into two shaded areas: Block A (bottom) and Block B (top). The distance along the top boundary is 65.3 m, and the distance along the right boundary is 86.7 m. The boundaries are marked with 'x' symbols at the corners and midpoints.		
15.413.8 Special Site Provisions		
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered as one lot for the purposes of this By-law.	

Special Provisions

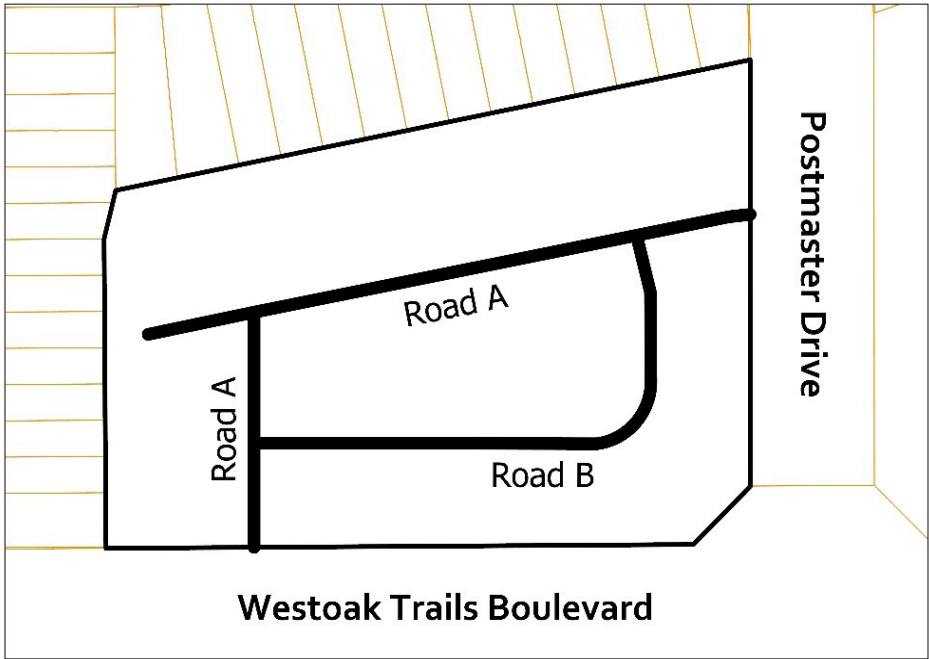
415	2170 Postmaster Drive Branthaven West Oak Inc. (Block 107, Plan 20M-696)	Parent Zone: RM1
Map 19(19)		(2022-073)
15.415.1 Zone Regulations for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.415.1:		
a)	Minimum <i>flankage yard</i> to a <i>private road</i>	1.65 m
b)	Minimum <i>flankage yard</i> to a <i>public road</i>	2.35 m
c)	Minimum <i>rear yard</i>	7.0 m
d)	Maximum number of <i>storeys</i>	2
e)	Maximum <i>height</i>	10.0 m
f)	Maximum encroachment for <i>porches</i> with or without a foundation, including access stairs, into a minimum <i>flankage yard</i> abutting a <i>private road</i>	Up to 1.35 m from the applicable <i>lot line</i>
g)	Maximum encroachment for <i>porches</i> with or without a foundation, including access stairs, into a minimum <i>flankage yard</i> abutting a <i>public road</i>	Up to 0.95 m from the applicable <i>lot line</i>
h)	Maximum encroachment for <i>porches</i> with or without a foundation, including access stairs, into a minimum <i>front yard</i>	Up to 2.5 m from the applicable <i>lot line</i>
i)	<i>Height</i> shall be measured from the midpoint of the <i>front lot line</i> for each individual <i>townhouse dwelling unit</i> .	
15.415.2 Zone Regulations for Block 2		
The following regulations apply to lands identified as Block 2 on Figure 15.415.1:		
a)	The longest <i>lot line</i> abutting a <i>lane</i> shall be deemed the <i>rear lot line</i> .	
b)	Maximum number of <i>dwelling units</i>	20
c)	Minimum <i>lot area</i>	98 m² per <i>dwelling</i>
d)	Minimum <i>front yard</i>	2.4 m
e)	Minimum <i>flankage yard</i>	1.25 m
f)	Minimum <i>rear yard</i>	0.45 m
g)	Maximum encroachment for <i>porches</i> with or without a foundation, including access stairs, into a minimum <i>front yard</i>	Up to 0.95 m from the applicable <i>lot line</i>
h)	For <i>balconies</i> located on the floor level of the second <i>storey</i> , maximum total projection beyond the <i>main wall</i> oriented towards the <i>rear lot line</i> .	2.75m
15.415.3 Zone Regulations for Block 3		
The following regulations apply to lands identified as Block 3 on Figure 15.415.1:		
a)	The longest <i>lot line</i> abutting a <i>lane</i> shall be deemed the <i>rear lot line</i> .	
b)	Maximum number of <i>dwelling units</i>	4
c)	Minimum <i>lot area</i>	98 m² per <i>dwelling</i>
d)	Minimum <i>lot frontage</i>	27.75 m
e)	Minimum <i>front yard</i>	2.5 m
f)	Minimum <i>flankage yard</i>	1.25 m
g)	Minimum <i>rear yard</i>	0.30 m
h)	Maximum encroachment for <i>porches</i> with or without a foundation, including access stairs, into a minimum <i>front yard</i>	Up to 0.6 m from the applicable <i>lot line</i>

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415	2170 Postmaster Drive Branthaven West Oak Inc. (Block 107, Plan 20M-696)	Parent Zone: RM1
Map 19(19)		(2022-073)

Figure 15.415.2



Special Provisions

417	2262-2266 Lakeshore Road West and 83 East Street		Parent Zone: MU2
Map 19(2a)	2266 Lakeshore LP		(2022-081)
15.417.1 Zone Provisions			
The following regulations apply to all lands identified as subject to this Special Provision:			
a)	The <i>lot line</i> abutting Lakeshore Road West shall be deemed the <i>front lot line</i> .		
b)	Minimum <i>lot area</i>	3750 m ²	
c)	Maximum number of <i>dwelling units</i>	244	
d)	Maximum <i>storeys</i> (upon compliance with subsection 15.417.5)	10	
e)	Maximum <i>height</i> (upon compliance with subsection 15.417.5)	35.5 m	
f)	Minimum <i>floor area</i> for non-residential uses	575 m ²	
g)	In addition the <i>storeys</i> authorized by subsection 15.417.1 d), a <i>storey</i> in the form of a second level built within the limits of what would otherwise be the <i>first storey</i> is permitted subject to: i. The <i>floor area</i> within the second level being less than 50% of the floor area of the ground floor level; ii. Maximum <i>height</i> of combined two levels is 6.3 m; and iii. If two levels are provided, the ground floor level is exempt from the minimum <i>height</i> applicable to a <i>first storey</i> of 4.5 m as referenced in Table 8.3.1 of By-law 2014-014.		
h)	Notwithstanding Table 4.3, the maximum total projection for <i>balconies</i> beyond the <i>main wall</i> is 2.0 m.		
i)	Notwithstanding Table 8.2 Footnote 3a), all <i>dwellings</i> are prohibited in the first 8.0 metres of depth of the <i>building</i> , measured in from the <i>main wall</i> oriented toward the <i>front lot line</i> , on the <i>first storey</i> .		
j)	Notwithstanding Figure 15.417.2, the minimum <i>building</i> setback from the daylight triangle for the first, second and third <i>storeys</i> shall be 2.0 metres. For the purposes of this section, the additional <i>storey</i> permitted under Sec. 15.417.1 g) shall be considered part of the <i>first storey</i> .		
k)	Maximum encroachment into <i>minimum yard</i> for awnings, canopies, cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding <i>structure</i>	1 m	
15.417.2 Parking Regulations			
The following parking regulations apply:			
a)	Minimum number of <i>parking spaces</i> for <i>dwelling units</i>	0.93/dwelling unit	
b)	Minimum number of <i>parking spaces</i> for residential visitors and non-residential uses.	0.17/dwelling unit	
c)	Notwithstanding Section 5.2.3 (a), 33% of the underground <i>parking spaces</i> shall have minimum length of 5.5 m.		
d)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric motor vehicle supply equipment.		
e)	Ventilation shafts, stairs and stairways associated with an underground <i>parking structure</i> , hydro vaults and above ground water and gas meters including any appurtenances thereto are not permitted between a <i>building</i> wall and <i>front lot line</i> or <i>flankage lot line</i> .		
f)	Ventilation shaft within 3 metres of a <i>lot line</i> abutting a <i>public road</i> shall be incorporated into a <i>building</i> wall and located a minimum 2.5 m above finished floor level of the first <i>storey</i> .		

Special Provisions

417	2262-2266 Lakeshore Road West and 83 East Street	Parent Zone: MU2
Map 19(2a)	2266 Lakeshore LP	(2022-081)
15.417.4 Special Site Provisions		
The following additional provisions apply:		
a)	Height shall be measured from the finished floor elevation of the first storey.	
15.417.5 Bonusing Provisions for Lands		
In order to permit the increased height permissions contained in this Special Provision 417, zoning compliance for the additional height and storeys shall be dependent upon the execution, registration against title and compliance with an agreement pursuant to Section 37 of the Planning Act securing the provision by the Owner of one or more of the following to the satisfaction of the Town:		
a)	Eligible public benefits identified in Part E, Section 24.8.2 b) or Part F, Section 28.8.2 of the Livable Oakville Plan as it read on the date of this by-law and otherwise acceptable to the Town providing benefits to the Bronte Growth Area.	
b)	A cash contribution payable to the Town to be applied by the Town towards the eligible public benefits referred to in paragraph a) benefiting the Bronte Growth Area.	