The Corporation of The Town of Ajax

Zoning By-Law 95-2003

Office Consolidation
March 6, 2026

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Town of Ajax

Zoning By-Law 95-2003

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Table 1 is an outline of Town *Council's* passing of, and the Ontario Municipal Board's modifications to and approval of Zoning By-law 95-2003. Amendments to Zoning By-law 95-2003 that have resulted in this Office Consolidation are outlined in Table 4.

Table 1: Timeline of Council and Ontario Municipal Board (OMB) actions and decisions leading to the approval of Zoning By-law 95-2003

Date	**Event and Status**
July 14, 2003	Town *Council* passed Zoning By-law 95-2003
July 25, 2003	Notice of Passing of Zoning By-law 95-2003 was circulated
August 14, 2003	Appeals were lodged by Anne Kwan and Cougs Investments Limited within the prescribed time period for appeals
March 12, 2004	Ontario Municipal Board as set out in Decision/Order Number 0643 approved modifications to By-law 95-2003 as set out in Attachment 1 and deemed the portions of By-law 95-2003 not at issue in the appeals of Anne Kwan and Cougs Investments Limited to have into full force and effect as of July 14, 2003
June 14, 2004	Deferral Number 5 to By-law 95-2003 was resolved with the passing of By-law 81-2004
July 21, 2004	Appeal lodged by Cougs Investments Limited was approved, in part, by the Ontario Municipal Board as set out in Decision/Order Number 1270, as it related to the lands identified in Attachment 3 to Decision/Order Number 0643 dated March 25, 2004, and was amended in the manner as identified on Schedules 1 and 2. In all other respects, the Board ordered the appeal to be dismissed.

Date	Event and Status
September 30, 2004	Ontario Municipal Board as set out in Decision/Order Number 0499 permitted a yard for a contractor engaged in the installation and/or repair and replacement of communication and information systems as a temporary use on the lands known as 1501 Harwood Avenue North (enacted on April 17, 2003, and expired on September 30, 2004)
January 10, 2005	Deferral D7 to By-law 95-2003 was resolved with the passing of By-law 1-2005.
February 2, 2005	Ontario Municipal Board as set out in Decision/Order Number 0203 approved modifications to By-law 95-2003 as set out in Attachments 1 and 2. Deferral D4 resolved.
August 19, 2005	Ontario Municipal Board as set out in Decision/Order Number 2192 approved modifications to By-Law 95-2003 as set out in Attachment 1. Deferral D2 resolved.
October 28, 2005	Ontario Municipal Board as set out in Decision/Order Number 2848 approved modifications to By-law 95-2003 as set out in Attachment 2.
December 19, 2005	Ontario Municipal Board as set out in Decision/Order Number 3307 approved modifications to By-Law 95-2003 as set out in Attachment 1.
May 17, 2007	Ontario Municipal Board as set out in Decision/Order Number 1411 approved modifications to By-Law 95-2003 as set out in Attachment 1.
October 12, 2007	Ontario Municipal Board as set out in Decision/Order Number 2702 approved modifications to By-Law 95-2003 as set out in Attachment 1.
November 7, 2007	Ontario Municipal Board as set out in Decision/Order Number 2910 approved modifications to By-Law 95-2003 as set out in Attachment 2.
August 25, 2008	Ontario Municipal Board as set out in Decision/Order Number issued August 25, 2008, approved modifications to By-Law 95-2003 as set out in Attachment 1.

Date	Event and Status
December 16, 2008	Appeal lodged by Anne Kwan withdrawn.
February 24, 2009	Ontario Municipal Board as set out in Decision/Order dated February 24, 2009, approved modifications to By-Law 95-2003 as set out in Attachment 3.
March 16, 2009	Ontario Municipal Board as set out in Decision/Order dated March 16, 2009, approved modifications to By-law 95-2003 as set out in Exhibit 8.
August 11, 2009	Ontario Municipal Board as set out in Decision/Order dated August 11, 2009, approved modifications to By-law 95-2003 as set out in Attachment 1.
March 9, 2011	Ontario Municipal Board as set out in Decision/Order dated March 9, 2011, approved modifications to By-law 95-2003 as set out in Attachment 1.
July 8, 2011	Ontario Municipal Board as set out in Decision/Order dated July 8, 2011, approved modification to By-law 95-2003 as set out in Attachment 3.
August 5, 2011	Ontario Municipal Board as set out Decision/Order dated August 5, 2011, approved modifications to By-law 95-2003 as set out in Exhibit 5.
January 20, 2012	Ontario Municipal Board as set out in Decision/Order dated January 20, 2012, approved modifications to By-law 95-2003 as set out in Attachment 1.

Outstanding Appeals[1] of the Town of Ajax Zoning By-law 95-2003 as of March 6, 2026

Table 2: This Table lists outstanding appeals up to March 6, 2026

Ontario Land Tribunal Case Number	Appellant	Land Subject to Appeal	Nature of Appeal
PL150303	Magnum Opus Developments (Ajax) Corp.	727 Shoal Point Road	Appeal of non-decision by the Town of Ajax Council on Zoning By-law Amendment application Z2/11 that rezones the property from the Agricultural Zone to Residential One – E Zone, Residential One – F Zone, Residential Two – B Zone, Residential Multiple Four Zone, Residential Multiple Six Zone, Open Space Zone, Environmental Protection Zone, and Institutional – A Zone/Residential One – F Zone.

[1] Appealed Zoning By-law Amendments are not consolidated

Outstanding Deferrals of the Town of Ajax Zoning By-law 95-2003 as of March 6, 2026

Table 3: This Table lists outstanding deferrals up to March 6, 2026

Deferral Number	Section/ Schedule	Explanation/Source
D3	Zoning Schedules 46 & 52	Zoning deferred for the lands located on the south side of Bayly Street, east of Pickering Beach Road – 301 Bayly Street pending the submission and approval of an Environmental Impact Study.
D6	Section 5.11 and Footnote (5) of Section 6.3.1	These sections have been deferred pending the review of a drive-thru operations study to be submitted by the TDL Group Ltd. and the Ontario Restaurant Hotel and Motel Association.

Amendments to Zoning By-Law 95-2003

Table 4:This Table lists all the amendments made to Zoning By-law 95-2003 up to March 6, 2026

By-Law	Enacted	File/ Reference	Schedule	Explanation
121-2003	September 22, 2003	Exception 97 - Z19/02, Z9/03 S-A-2002-04 S-A-2003-03	9, 10, 18	Southwest corner of Taunton Road and Salem Road - Development standards; front yard determination
124-2003	October 14, 2003	Exception 98 – Z12/03 S-A-2003-04 S-A-2003-05	45, 46	Both sides of realigned Pickering Beach Road - development standards for maximum lot coverage; repeals By-law 69-97 and Exception 34
26-2004	February 9, 2004	Z20/03	52	65 Angier Crescent – to rezone from Residential Three (R3) Zone to Residential One – 'E' (R1-E) Zone
31-2004	March 25, 2004	Z11/02	18	To remove the Holding Provision (H) on the lands described as Part Lot 7, Concession 2
42-2004	April 13, 2004	Exceptions 47, 99-Z02/04	8, 16	South of the Hydro Corridor, west of Westney Road, to revise zoning categories and performance standards
44-2004	April 13, 2004	Z15/03 S-A-2003-07 OPA03-A1	52, 62, 63	To rezone the lands from Agricultural (A) Zone to Environmental Protection (EP) Zone, Open Space (OS) Zone, and Residential One – 'D' (R1-D) Zone, and to permit the development of a residential subdivision comprising of 62 residential *dwelling units* located on the east side of Shoal Point Road, north of Warwick Avenue
58-2004	May 10, 2004	Exception 100-Z6/04	31	100 Bayly Street West - additional permitted uses, prohibited uses, and parking standards
59-2004	May 10, 2004	Exception 69-Z6/04	31	Additional use of parking lot; parking standards

By-Law	Enacted	File/ Reference	Schedule	Explanation
60-2004	May 10, 2004	Exception 104-Z6/04 OPA Number 15	38	Additional uses, prohibited uses; parking standards
61-2004	May 10, 2004	Exception 101-Z6/04, Z6/05 OPA Number 15	38	Additional uses, prohibited uses, parking standards
62-2004	May 10, 2004	Exception 12-Z6/04	38	Additional uses, prohibited uses, parking standards
63-2004	May 10, 2004	Exception 38-Z6/04,	N/A	Additional uses and prohibited uses added
64-2004	May 10, 2004	Exception 57-Z6/04	N/A	Additional uses and prohibited uses added
65-2004	May 10, 2004	Exception 58- Z6/04 Z14/04 OPA Number 15	38, 44	Additional uses, prohibited uses, development standards
66-2004	May 10, 2004	Exception 65-Z6/04	44	Additional uses, prohibited uses, parking standards
67-2004	May 10, 2004	Exception 91-Z6/04	38, 44	Development standards
68-2004	May 10, 2004	Exception 105-Z6/04	38. 39 and 44	Additional uses and prohibited uses added
72-2004	May 25, 2004	Z16/03	62	To rezone the lands south of Bayly Street East and west of Audley Road South (along Whitefoot Crescent and Keywood Street) from 'Agricultural (A) Zone to Residential Two – 'B' (R2-B) Zone and Institutional – 'A' (I-A) Zone to permit the development of 150 street townhouses and a parking lot for the abutting church

By-Law	Enacted	File/ Reference	Schedule	Explanation
81-2004	June 14, 2004	Exception 102-Z10/03	16	Plan 40M-1425, Block 192 – southwest corner of Rossland Road and Westney Road North – to rezone from Automobile Commercial (AC2) Zone to Neighbourhood Commercial (NC) Zone; prohibited uses and setback requirements
82-2004	June 14, 2004	Exception 69 -Z19/03	31	Alexis Lodge – Part 8, 40R-22342, Doric Street – to rezone from Residential Two – 'A' (R2-A) Zone to Uptown Mixed Use (UC) Zone to permit the development of a retirement home
83-2004	June 14, 2004	Town-initiated	N/A	Housekeeping issues – definition of porch, *driveway* width, maximum front yard
86-2004	June 24, 2004	Exception 107-Z22/03	29, 30	110 Ritchie Avenue – to rezone from Environmental Protection (EP) Zone to Neighbourhood Commercial (NC) Zone in order to permit a parking lot expansion for an existing plaza; landscape buffers; parking requirements
94-2004	July 5, 2004	Exception 46-Z21/03	15, 16	Changes to performance standards under Exception 46 to facilitate garage widths, maximum setbacks, and area specific changes
95-2004	July 5, 2004	Exception 106- Z23/01	32	To rezone the lands to Automobile Commercial (AC) Zone with a Hold, Uptown Mixed Use (UC) Zone with a Hold, and Residential Multiple Four (RM4) Zone with a Holdand to reduce the minimum required landscape strip adjacent to Kingston Road and Salem Road and the required number of parking spaces for the retirement home in order to facilitate the development of a service station with an accessory convenience store, a commercial building, as well as a retirement home on the south-west corner of Kingston Road and Salem Road. Hold removed by By-law 97-2005

By-Law	Enacted	File/ Reference	Schedule	Explanation
96-2004	July 5, 2004	Exception 103- Z1/04	45	211 Bayly Street – to rezone from Agricultural (A) Zone to Automobile Commercial (AC) Zone, and to reduce the minimum landscape strip adjacent to Bayly Street, and to increase the minimum landscape strip adjacent to residential lands in order to facilitate the development of a service station with an accessory convenience store and carwash facility
97-2004	July 5, 2004	Exception 76-Z8/03 S-A-2003-02	11, 59	To permit the development of 161 residential dwelling units; maximum garage and driveway widths at the southwest corner of Audley Road and the CPR line
117-2004	September 15, 2004	Exceptions 43, 44- Z11/04	9, 16	Development standards for garage widths for lots located within part of Enclave 11, and within all of Enclaves 16 and 13 of the Nottingham subdivision, generally bounded by Taunton Road, Westney Road and Williamson Drive
123-2004	September 27, 2004	Exception 109- Z17/03 OPA03-A8 S-A-2003-09	21	Prohibited uses; development standards
134-2004	October 25, 2004	Exception 45-Z10/04	9	Standards for driveways and garage widths

By-Law	Enacted	File/ Reference	Schedule	Explanation
141-2004	November 8, 2004	Z9/04	15	Rezone lands in the John Boddy Subdivision, generally bounded by Williamson Drive to the north and Westney Road to the east from Residential Two – 'B' (R2-B) Zone to Residential One – 'C' (R1-C) Zone , From Residential Two – 'B' (R2-B) Zone to Residential One – 'E' (R1-E) Zone , from Residential One – 'D' (R1-D) Zone to Residential One – 'E' (R1-E) Zone , From Residential One – 'E' (R1-E) Zone , to Residential Two – 'A' (R2-A) Zone , from Residential One – 'F' (R1-F) Zone to Residential Two – 'A' (R2-A) Zone , and from Residential One – 'F' (R1-F) Zone to Residential One – 'E' (R1-E) Zone
144-2004	November 22, 2004	89-2003	29	448 Kingston Road West – to remove Holding Provision (H) established by By-law 89-2003.
149-2004	November 22, 2004	Town-initiated	N/A	Amends sectiac2on 5.4 subsection iii)
1-2005	January 10, 2005	Exception 110- Z3/04 18T-94026, RL2/04	62	Development standards
9-2005	January 24, 2005	Exception 80- Z17/04 18T-98016	10, 11	Standards for maximum garage widths
10-2005	January 24, 2005	Exception 112- Z13/04 S-A-2004-04	60	Standards for lot coverage
11-2005	January 24, 2005	Z16/04	N/A	Rezone lands on Porte Road north of Bayly Street East (formerly municipally known as 395 Porte Road) from Agricultural (A) Zone to Residential Two – 'B' (R2-B) Zone and Residential One – 'D' (R1-D) Zone to permit four street townhouses and an existing single detached dwelling

By-Law	Enacted	File/ Reference	Schedule	Explanation
21-2005	February 14, 2005	Exception 113-Z18/04	28	579 Kingston Road West – landscape buffers
28-2005	March 10, 2005	Town-initiated	N/A	Implements interim control of land uses in the vicinity of Highway 401/Salem Road interchange until December 31, 2005
37-2005	March 29, 2005	Z7/04, Z8/04	N/A	Incorporates lands on the west side of Salem Road approximately 200 metres north of Bayly Street to permit 162 residential dwellings in two plans of subdivision (18T-89107 and S-A-2004-02)
38-2005	March 29, 2005	Exception 116-Z21/04	28	66 Church Street – development standards
42-2005	April 11, 2005	Exceptions 57, 65, 115, 117, 118-Z14/04 S-A-2004-03	38, 44	Amends permitted uses; development standards
53-2005	April 25, 2005	Exception 114-Z15/04	31, 32	Prohibited uses; development standards
75-2005	June 27, 2005	Town-initiated	N/A	Requirements for Licensed and Unlicensed Outdoor Patios
84-2005	July 7, 2005	Exceptions 121, 122 - Z4/04	39, 40	Development standards for southeast corner of Salem Road and Achilles Road
86-2005	July 7, 2005	Exceptions 4, 12, 16, 38, 57,58, 65, 91, 101, 104, 105, 115, 117, 118, 119, 120-Town-initiated	N/A	Amends Sections 2.1, 3, 4.1.1, 4.8, 4.11, 4.12, 5.3.2, 5.4, 5.7, 5.8, 5.1.1, 5.13, 5.13.4, 6.1, 6.3.1, 6.3.2, 6.3.3 and 6.3.4 Adds 4.12.2, 5.10.2, 5.12.4, 6.9, 6.9.1, 6.9.2, 6.9.2.1, 6.9.3, 6.9.4, 6.9.5, 6.9.6, 6.9.7, and 6.9.8
96-2005	September 12, 2005	Z5/05	11	Lands on Westray Crescent rezoned from Residential One – ‘E’ (R1-E) Zone to Residential Two – ‘B’ (R2-B) Zone

By-Law	Enacted	File/ Reference	Schedule	Explanation
97-2005	September 12, 2005	95-2004	32	To remove the Holding Provision (H) on the lands described as 2 – 8 Salem Road South established by By-law 95-2004
99-2005	September 12, 2005	Exception 124 - Z2/05	18	Development standards for lands in the northwest quadrant of Rossland Road and Harwood Avenue
105-2005	September 26, 2005	53-2005	31, 32	To remove the Holding Provision (H) on the lands known as the Durham Centre
112-2005	October 6, 2005	Z3/05	N/A	To rezone lands on the west side of Burcher Road, north of Emperor Street from Institutional – 'A' (I-A) Zone to Residential Two – 'B' (R2-B) Zone to permit the development of 78 semi-detached dwellings.
120-2005	October 24, 2005	28-2005	N/A	Extends length of interim control by-law for Highway 401/Salem Road interchange to June 30, 2006
137-2005	November 14, 2005	Exception 128-Z10/05	36, 37	Permitted uses; development standards for 147 Westney Road South
139-2005	November 14, 2005	Exception 129 - Z14/05 OPA-05-A7	11	Development standards for the southwest quadrant of Williamson Drive and Seward Drive and amendments to the Holding Provisions for the Residential Multiple Four (RM4) Zone. Hold removed by By-law 70-2007.
141-2005	OMB Approved (August 19, 2005 Issued Decision/ Order Number 2192)	Exception 123-Z04/01	58	1183 Shoal Point Road (OMB Case Number PL001312)

By-Law	Enacted	File/ Reference	Schedule	Explanation
142-2005	OMB Approved October 26, 2005 (Issued Decision/ Order Number 2822)	Exception 111-Z11/03	32	Shell Canada – 15 Salem Road South (OMB Case PL040651)
150-2005	December 8, 2005	Exception 130 - Z7/05	43	Development standards for 460 Bayly Street West
157-2005	OMB Approved December 19, 2005 (Issued Decision/ Order Number 3307)	Exception 125, 127 - Z18/03	10, 18, 19	Development standards and Holding Provisions for Part of Lots 6 and 7, Concession 3, lands south of Taunton Road East and east of Salem Road North (OMB Case Number PL0500091). By-law 62-2008 removed the Hold for a portion of the lands and By-law 78-2011 removed the Hold on the balance of the lands.
12-2006	February 13, 2006	Exception 131 - Z18/05	30, 31	Additional uses, development standards for 132 Kingston Road West
47-2006	April 24, 2006	29-2003	10, 11	To remove the Holding Provision (H) on the lands described as Part of Lots 3, 4, and 5, Concession 3 (generally north of Williamson Drive East and east of Gillet Drive)
48-2006	April 24, 2006	84-2005	39, 40	To remove the Holding Provision (H) on the lands described as Part of Lots 6 and 7, Concession 1 (generally south of Achilles Road and east of Salem Road South)
56-2006	May 8, 2006	Town-initiated	N/A	Implements interim control for Pickering Village until May 8, 2007
68-2006	May 23, 2006	Exception 133 - Z13/05 S-A-2005-05	39	Development standards for the northeast corner of King’s Crescent and Rideout Street

By-Law	Enacted	File/ Reference	Schedule	Explanation
78-2006	June 12, 2006	77-96	14	To remove the Holding Provision (H) on the lands described as Part Lot 14, Concession 2, 520 Rossland Road West
84-2006	June 26, 2006	Exception 135 - Z20/05 OPA 05-A9	37	Additional uses, Holding Provision (H) for lands within the CN Rail spur line west of Dowty Road. Hold removed by By-law 79-2009.
87-2006	June 26, 2006	Exception 5-Z8/06	32	Additional uses, prohibited uses, and development standards for lands at the southwest corner of Salme Road South and Mandrake Street
88-2006	June 26, 2006	Exceptions 136, 152-Z8/06	32, 33, 39 and 40	To establish prohibited uses, add new permitted uses and development standards at the 401/Salem Road Interchange (S/E Corner of Salem Road and Chambers Drive and interior of Beck Crescent). Amended via OMB decision issued February 24, 2009, refer to By-law Number 152-2009.
89-2006	June 26, 2006	Exception 137 - Z8/06 OPA 06-A3	39, 40	Additional uses, prohibited uses, development standards, and a Holding (H) Provision at the 401/Salem Road interchange Study (Hilton Garden Inn and MTO Woodlot). Hold removed by By-law 151-2012.
90-2006	June 26, 2006	Exception 61 - Z1/01, Z8/06 OPA 06-A3	40	Additional uses, prohibited uses, and development standards at the 401/Salem Road interchange Study (S/E Corner of Chambers Drive and Beck Crescent). Amended via OMB decision issued February 24, 2009, refer to By-law Number 152-2009.
91-2006	June 26, 2006	N/A	39	Rezone lands located at the northwest and southwest corners of Salem Road and Achilles Road from Prestige Employment (PE) Zone with Holding Provision (H) [PE(H)] to Open Space (OS) Zone

By-Law	Enacted	File/ Reference	Schedule	Explanation
92-2006	June 26, 2006	Exception 138 - Z8/06 OPA 06-A3	39	Additional uses, prohibited uses, and development standards at the 401/Salem Road Interchange Study (N/E Corner of Salem Road and Achilles Road (BMW))
93-2006	June 26, 2006	Exception 139 - Z8/06 OPA 06-A3	39, 40	Additional uses, prohibited uses, development standards, and Holding (H) Provision at the 401/Salem Road Interchange Study (North Side of Achilles Road, East of Salem Road). By-law 64-2013 removed the Hold on a portion of the lands. By-law 10-2016 removed the Hold on a further portion of the lands. By-law 91-2016 removed the Hold on a further portion of the lands.
94-2006	June 26, 2006	Exception 122 - Z8/06, Z8/06 OPA 06-A3	39, 40	Additional uses, prohibited uses, and development standards at the 401/Salem Road Interchange Study (S/E Quadrant of Salem Road and Achilles Road)
95-2006	June 26, 2006	Exception 140 - Z8/06 OPA 06-A3	40	Additional uses, prohibited uses, and development standards at the 401/Salem Road Interchange Study (Lands North and South of Achilles Road, West of Carruthers Creek). Amended via OMB decision issued February 24, 2009, refer to By-law Number 152-2009.
105-2006	July 10, 2006	Exception 141 and 142 - Z20/04	28	Development standards for the south side of Kearney Drive, east of Elizabeth Street, and establishes Holding Provision. Hold removed by By-law 99-2007.
108-2006	July 10, 2006	Exception 80 - Z16/98	10, 11	Amended development standards for curb cut, garage and driveway widths in Section 6.2.3 (Garage and Driveway Requirements) and for Exception 80 (southwest quadrant of Taunton Road East and Audley Road North)
109-2006	July 10, 2006	Town-initiated	N/A	Amends Section 5.3.1 and Table 6.2.2

By-Law	Enacted	File/ Reference	Schedule	Explanation
116-2006	September 11, 2006	Z1/06	39	Lands rezoned from Agricultural (A) Zone to Residential One – 'F' (R1-F) Zone in order to permit two new residential dwellings on the est side of Porte Road
117-2006	September 11, 2006	Z4/05	10	Lands rezoned from Agricultural (A) Zone to Open Space (OS) Zone and Residential One – 'E' (R1-E) Zone in order to permit 35 single detached dwellings south of Taunton Road East, west of Gillet Drive
119-2006	September 11, 2006	Exception. 132 - Z19/05 OPA 05-A8	48	To establish additional permitted uses at the southwest corner of Westney Road South and Clements Road
129-2006	September 25, 2006	Z2/06	31	Lands the west side of Old Harwood Avenue approximately 24 metres south of Hirshfield Lane rezoned from Agricultural (A) Zone to Residential One – 'F' (R1-F) Zone to permit development, Holding provisions (H)
5-2007	January 22, 2007	Exception 64	N/A	Remove the Holding Provision (H) imposed under By-law 99-01 for the Durham Centre lands on the west side of Salem Road North between Kingston Road East and Ringer Road.
6-2007	January 22, 2007	Exception 39 – Town-initiated	N/A	Amended minimum setback for Units 111 to 120 on Registered Plan 40M-2046.
12-2007	January 22, 2007	Exception 143 - Z11/05 S-A-2005-04	18.19	Subject lands east of Salem Road North, north of the CP Railway Line rezoned from Agricultural (A) Zone to Open Space (OS) Zone, Residential Two – 'B' (R2-B) Zone, Residential One – 'D' (R1-D) Zone, and Residential One – 'F' (R1-F) Zone ; exception 143 added
36-2007	April 10, 2007	56-2006	N/A	Extends length of interim control by-law for Pickering Village to May 7, 2008
42-2007	April 23, 2007	Exception 80	10, 11, 19	Remove Holding provision (H) for lands south of Williamson Drive East, west of Caruthers Creek

By-Law	Enacted	File/ Reference	Schedule	Explanation
54-2007	May 14, 2007	Exception 144 - Z6/06	16	Development standards for 1010 and 1020 Westney Road North
64-2007	June 25, 2007	Exception 146 - Z19/04 S-A-2004-05	33	Development Standards and Holding Provisions for the south side of Kingston Road East, east of Wicks Drive. Hold on the Residential Multiple Five (RM5) zoned lands removed by By-law 140-2009. Hold on GC zoned lands removed by By-law 114-2011.
70-2007	July 9, 2007	Exception 80	N/A	Remove the Holding Provision (H) imposed under By-law 139-2005
99-2007	September 24, 2007	Exception 141	N/A	Remove the Holding Provision (H) imposed under By-law 105-2006
107-2007	October 22, 2007 OMB Decision number 2702	Exception 147 - Z5/06 OPA06-A2	8	Development standards, Holding Provision (H). Hold removed by By-law 67-2008 (OMB Case Number PL061039)
122-2007	November 22, 2007 OMB Decision number 2910	Exception 148 - Z12/06 S-A-2006-02	32, 33	Development standards, Holding Provision (H) for 257 to 319 Kingston Road East (Whitetail Paza). Hold removed by By-law 10-2009. (OMB Case Number PL070470)
27-2008	March 6, 2008	Exception 46 - Z11/07	15, 16	Exception area amended; minimum lot depth for Block 132, 40M-2215
38-2008	Apr 14, 2008	Exceptions 13, 15, 49, 95, 96, 113, 116, and 145	27, 28, 29	Town initiated Zoning By-law Amendment to implement Official Plan Amendment Number 30 for the Village Centre. Amendments made to Zoning sections 2.1, 3, 4.1.4, 4.8, 4.12, 5.3.2, 5.4, 5.7, 5.8, 5.12.3, 5.13, 6.3.1, 6.3.2, 6.3.3, and 6.3.4; amendments made to Exceptions 49, 95, 96, 113, 116, and 145; deleted Exceptions 13 and 15; and added a Holding Provision to 68 Church Street South (Exception 145). Hold removed by By-law 139-2009.

By-Law	Enacted	File/ Reference	Schedule	Explanation
55-2008	May 26, 2008	Exception 149 - Z08/07 S-A-2007-03	19, 26, 59, 60	Development standards for plan of subdivision S-A-2007-03
60-2008	June 9, 2008	Exception 80	N/A	Remove Holding Provision (H) imposed by By-law 29-2003
62-2008	June 23, 2008	Exception 125 157-2005 OMB Decision 3307	10	Amended Exception 125 and revised Holding Provision (H) imposed by By-law 157-2005
67-2008	June 23, 2008	107-2007 OMB Decision 2702	8	Removes Holding Provision (H) imposed by OMB Decision 2702 and By-law 107-2007 (OMB Case Number PL061039)
68-2008	June 23, 2008	Exception 99 - Z9/07	16	Additional permitted uses and development standards for 201 Williams Drive West
72-2008	July 3, 2008	Exception 87	N/A	Removed Holding Provision (H)
82-2008	September 8, 2008	Exception 151 - Z11/06 OPA06-A5 OMB Decision August 25, 2008	N/A	Development standards for 60 Salem Road South (OMB Case Number PL070790)
92-2008	September 22, 2008	Exception 108 - Z2/07 S-A-2007-01	5	Development standards amended for Dexshire Drive
97-2008	October 9, 2008	Exception 75 - Z7/07 SPA6/07	8	Development standards amended and Holding (H) Provision established for 201 Taunton Road West. Hold removed by By-law 15-2013.

By-Law	Enacted	File/ Reference	Schedule	Explanation
99-2008	October 9, 2008	Exception 154 - Z13/07 OPA07-A4, S-A-2007-04 SP18/07	20	Development standards for S-A-2007-04 (west side of Riverside Drive, north of the East Duffins Creek, south of Rossland Road West and west of Riverside Golf Course)
115-2008	November 10, 2008	Exception 155 - Z15/07 OPA07-A4	8	Development standards, Holding Provision (H) for lands in the southwest corner of Taunton Road West and Ravenscroft Road. By-law 40-2018 removed and replaced the Holding Provision.
122-2008	November 4, 2008	Exception 68	N/A	Removed Holding Provision (H) on the Ajax Downs Racetrack lands imposed by By-law 98-2001
135-2008	December 8, 2008	Exception 119 - Z6/08 OPA08-A2	37, 38, 43	Amends Section 6.4.2 (Zone Standards) and Exception 119
136-2008	December 8, 2008	Exception 4-Z7/08 OPA08-A2	38	New definitions, Amends 4.1.3, Exception 4, Holding Provision (H). Hold removed by By-law 21-2011
10-2009	January 26, 2009	Exception 148 - Z12/06 S-A-2006-02	32, 33	Removed Holding Provision (H) imposed by By-Law 122-2007
37-2009	April 14, 2009	Exception 157 - Z2/08 SP2/05	31	Development standards for accessory use as a Garden Centre
58-2009	May 25, 2009	Exception 158 - Z5/08 OPA08-A3 SP08/09	31	Development standards for 216, 228, 240 Old Harwood Avenue and rear portion of 200 Old Harwood Avenue
66-2009	June 8, 2009	Exception 134 - Z17/05 S-A-2005-08	10, 18	Development standards, Holding Provision (H) for lands on the east side of Salem Road North, north of Gillett Drive, south of Garrardview Street and west of Tampsett Avenue (formerly known as 1537 Salem Road North). Hold imposed by 66-2009 was deleted and a new Hold was established by By-law 33-2016. Holding Provision (H) removed by By-law 42-2018.

By-Law	Enacted	File/ Reference	Schedule	Explanation
72-2009	June 22, 2009	Exception 159 - Z10/06 SP36/05	10	Development standards for 1964 Salem Road North
78-2009	July 9, 2009	Exception 43	16	Amended Holding Provision (H) imposed by By-law 95-2003
79-2009	July 9, 2009	Exception 135 - Z20/05 OPA 05-A9	37	Removed Holding Provision (H) at 140 Dowty Road imposed by By-law 84-2006
81-2009	August 11, 2009	Exception 93	16	OMB Decision for Case Number PL070803 dated August 11, 2009. Defines residential care facility and outdoor amenity space for 1257 Westney Road North.
133-2009	November 23, 2009	Town-initiated	N/A	Pickering Village parking standards
139-2009	December 14, 2009	Exception 145	28	Removed Holding Provision (H) imposed under By-law 38-2008.
140-2009	December 14, 2009	Exception 146	33	Removed Holding Provision (H) on the Residential Multiple Five (RM5) Zoned lands imposed under By-law 64-2007.
151-2009	March 16, 2009	Exception 51-Z10/07	45	OMB Decision for Case Number PL981016 dated March 16, 2009. Amends development standards in Exception 51.
152-2009	February 24, 2009	Exceptions 136, 152, 156	32, 33, 39, 40	OMB Decision for Case Number PL060718 dated February 24, 2009. Amends development standards in By-laws 88-2006 and 95-2006
61-2010	April 26, 2010	Exception 160 - Z14/07 S-A-2007-05	15	Development standards for Marshall Homes subdivision S-A-2007-05 (west side of Ravenscroft Road, est of Duffins Creek and south of the Hydro One corridor
105-2010	July 8, 2010	Exception 162 - Z2/09	9	Additional uses and development standards for 1801 and 1901 Harwood Avenue North
106-2010	July 8, 2010	Exception 161 - Z1/10 SP8/10	43	Additional and other Permitted Uses for 365 Bayly Street West

By-Law	Enacted	File/ Reference	Schedule	Explanation
21-2011	February 14, 2011	136-2008	38	Removal of the Holding Provision (H) on 170 Mills Road that was established by By-law 136-2008
30-2011	March 10, 2011	Exception 165 - Z4/10 S-A-2010-01	24	Development standards for the southwest corner of Magill Drive and Old Harwood Avenue
43-2011	April 26, 2011	Exception 166 - Z17/89 18T-89058	4	Development standards for 239 and 299 Fifth Concession Road
58-2011	May 24, 2011	Exception 167 - Z2/10 SPA11/10	32	Development standards for the added permitted use of a motor vehicle gas bar for 150 Kingston Road East
68-2011	July 7, 2011	SP20/10	19	Removal of the Holding Provision (H) on Part of Lots 5 and 6, Concession 3 designated as Parts 4, 5, 6, 7, 14, 15, 16, 18 and 19 on Plan 40R-26814 (330 Rossland Road East)
73-2011	OMB Decision July 8, 2011	Exception 163 - Z1/05 S-A-2005-01 OPA 05-A1	18, 19	OMB decision for Case Number PL050180 dated July 8, 2011, for Beechridge Farms Inc. Development standards for lands located north of Rossland Road, east of Spitty Road, west of Carruthers Creek and south of the SL&H Rail line and a Holding (H) Provision for lands zoned Residential Multiple Five (RM5). Hold removed by By-law 70-2015.
74-2011	OMB Decision March 9, 2011	Exception 164 - Z3/08 SP11/08	18	OMB Decision for Case Number PL100253 dated March 9, 2011. Dunbury Development Ltd. Development standards for the lands located on the south side of Rossland Road West, approximately 70.0 west of Harwood Avenue North.

By-Law	Enacted	File/ Reference	Schedule	Explanation
75-2011	OMB Decision August 5, 2011	Exception 106 - Z3/10 SP1/11	32	OMB decision for Case Number PL110018 dated August 5, 2011, JFC Developments Limited. Additional use and development standards for the northeast corner of Twilley Lane and Trott Lane
78-2011	September 12, 2011	Exception 125	10, 18, 19	To remove the Holding Provision (H) imposed by By-law 157-2005 (OMB Decision/Order Number 3307 issued December 19, 2005) and amended by By-law 62-2008 on the balance of the lands.
90-2011	OMB Decision January 20, 2012	Exception 168 - Z4/08 S-A-2008-01	13, 14	OMB decision for Case Number PL020648 and PL101142 dated January 20, 2012, The Trustee's for Toronto's Workmen's Circle Colony and Children's Camp and Coughlan Homes Inc.; and Cougs Ajax Ltd. and 1441449 Ontario Inc. Development standards and establishment of Holding Provisions (H). Hold was removed by By-law 79-2013.
114-2011	November 28, 2011	Exception 146	33	To remove the Holding Provision (H) for General Commercial (GC) zoned lands imposed on 365 Kingston Road East.
93-2012	June 11, 2012	Exception 170 - Z3/11 SP3/12	32	Additional uses, prohibited uses and development standards for 36 Salem Road South. Incorporates the definition of restaurant, Take-Out, into the zoning by-law consolidation.
101-2012	July 5, 2012	SPA6/12	16	To remove the Holding Provision (H) imposed by By-law 4-2000 and amended by By-law 78-2009.
131-2012	October 9, 2012	SP18/11 Exception 38	44	To rezone the subject property and to remove the Holding Provision (H) imposed by By-law 21-1998 on a portion of the lands. By-law 15-2021 removed the Hold on the balance of the lands.

By-Law	Enacted	File/ Reference	Schedule	Explanation
145-2012	November 12, 2012	Exception 171 - Z2/12 18T-95041 RL2/10 C-A-2012-03 SP12/10	32, 39	To incorporate exception 171 to apply individual zone standards and to exempt the development from the requirements of Section 4.9, Frontage on a Public Road.
151-2012	November 26, 2012	Z8/06 OPA06-A3 SP10/12	40	To remove the Holding Provision (H) imposed by By-law 89-2006 on the lands legally described as Part of Block 1, Registered Plan 40M-1454 and lands forming part of the Highway 401 right-of-way.
15-2013	February 25, 2013	Z28/01 SPA6/07 Z7/07 SP9/12	8	To remove the Holding Provision (H) imposed by By-law 97-2008 on 201 Taunton Road West, legally described as Part of Lot 11, Concession 3.
42-2013	April 22, 2013	Town-initiated	37, 38	To rezone the north side of realigned Station Street from General Employment (GE) Zone to Prestige Employment (PE) Zone.
43-2013	April 22, 2013	Exception 169 - Z5/11 SPA11/11	30	To add Exception 169 to apply individual development standards for the lands legally described as Part of Block 114, Plan 40M-1489 Now Part 87 on Registered Plan 40R-24069 (northeast corner of Kingston Road West and Chapman Drive)
50-2013	May 13, 2013	Exception. 61, 122, 132, 136, 137, 138, 139, 140, 152, 156-Z4/13	32, 33, 39, 40, 48	To remove place of worship and site-specific exceptions that permit places of worship with accessory day care facilities and offices as permitted uses on lands zoned Prestige Employment in order to implement the OMB's decision regarding Regional Official Plan Amendment 128 (ROPA 128) to prohibit certain sensitive land uses within employment areas. Footnotes added to Section 6.4.1 for exceptions for places of worship and commercial school in the Prestige Employment zone.

By-Law	Enacted	File/ Reference	Schedule	Explanation
52-2013	May 27, 2013	Exception 173 - Z4/12 C-A-2012-06 S-A-2012-02 SP21/12	9	To rezone the lands at the southeast corner of Taunton Road East and Harwood Avenue North and to incorporate Exception 173 to apply individual zone standards and to exempt the development from the requirements of Section 4.9; Frontage on a Public Road.
64-2013	June 24, 2013	Exception 139	39, 40	To remove the Holding Provision (H) imposed by By-law 93-2006 from a portion of the lands (the center portion)legally described as Part of Lot 6, Concession 1, Pickering, Part 1 on Registered Plan 40R-24253 in order to permit the development of a motor vehicle sales establishment. (also see By-laws 10-2016 and 91-2016)
65-2013	June 24, 2013	Exception 174-Z1/13	13	To amend the zoning on the lands legally described as Lot 12, Plan M-1157 from Country Residential (CR) Zone to Residential One – 'B' (R1-B) Zone and Environmental Protection (EP) Zone in order to permit the creation of 10 single detached dwelling lots through the appropriate land division applications.
67-2013	June 24, 2013	Exception 172 - Z3/12 OPA12-A1 SP9/12	43	To permit a funeral home and a crematorium and a funeral visitation centre as an ancillary use to a funeral home. To incorporate Exception 172 to establish parking standards, maximum gross floor area, and maximum number of cremators for the property.
68-2013	June 24, 2013	Exception 110 - Z4/11 R2/11	62	To amend Exception 110 to facilitate amendments to an approved draft plan of subdivision (18T-94026).
69-2013	June 24, 2013	18T-94026 R2/11 Z4/11	N/A	To permit the temporary use of the subject lands for a contractors yard and for outdoor storage to assist in the development of a residential subdivision consisting of 565 dwelling units. Temporary Use expires June 24, 2026.

By-Law	Enacted	File/ Reference	Schedule	Explanation
79-2013	September 9, 2013	S-A-2008-01 Z4/08 90-2011	13, 14	To remove the Holding Provisions (H) imposed by By-law 90-2011 from the subject lands to enable the completion of Phase 1A and Phase 1B of the Duffins Village Subdivision.
114-2013	December 9, 2013	Town-Initiated	N/A	To establish definitions for a lodging house and a lodging unit; identify zones where lodging houses are permitted; and to establish parking requirements for lodging houses.
24-2014	March 6, 2014 OMB Decision April 7, 2014	Exception 177 - Z16/05 S-A-2005-07	48, 61, 62	To add Exception 177 to amend the permitted uses and various development standards on lands located along the south side of Bayly Street East, approximately 200 metres east of Shoal Point Road to facilitate the development of the subject lands for Prestige Employment (PE) Zone, Residential Three Zone (R3), Residential Multiple Six Zone (RM6), consisting of street townhouse units and common element condominium units, and a park block. OMB Case Number PL130454, approved April 7, 2014.
25-2014	March 6, 2014 OMB Decision April 7, 2014	Exception 176 - Z15/05 S-A-2005-06	46	To add Exception 176 to facilitate the development of the subject lands for Prestige Employment (PE) Zone and Residential Multiple Six (RM6) Zone, consisting of street townhouse units and common element condominium units. OMB Case Number PL130455, approved April 7, 2014.

By-Law	Enacted	File/ Reference	Schedule	Explanation
33-2014	May 12, 2014	Z2/13	N/A	To permit temporary outdoor storage as a principal use for the maximum period of three years. Temporary Use expired May 12, 2017. To establish a Holding Provision (H) that allows the property to be used in accordance with the General Employment (GE) Zone until a site plan is approved/agreement is entered into. Temporary Use and Holding Provision (H) removed through housekeeping via November 1, 2023, Consolidation.
48-2014	June 23, 2014	Z1/14	10, 19	To rezone Block 189 and Lot 165, 40M-2390 (20 Hearson Street) from Residential One – 'E' (R1-E) Zone to Residential One – 'D' (R1-D) Zone to permit the development of four single detached dwellings.
108-2014	OMB Decision December 19, 2014	Exception 168 - Z4/08	13, 14	To amend Exception 168 to rezone the lands in order to provide for the development of a residential development consisting of 133 single detached dwelling lots, 9 blocks for 47 townhouse dwellings, 1 commercial block, 1 stormwater pond block, 1 school block, 2 environmental protection blocks, 2 overland flow/walkway blocks, 1 landscape buffer block, and 7 part blocks for future residential development. OMB Case Number PL020648, approved December 19, 2014. OMB Decision was issued in 2 parts – also refer to By-law 109-2014.

By-Law	Enacted	File/ Reference	Schedule	Explanation
109-2014 23-2025	OMB Decision December 19, 2014 March 24, 2025	Z9/95 SP4/12 C-A-2014-01 S-A-2014-01 Z2/25	14, 15	To add Exception 182 to rezone the lands for the development of Individual Parcel Of Tied Land (POTL) and to exempt the development from the requirements of Section 4.9 (Frontage on a Public Road), permitting frontage on a private road and to provide for the development of a residential development consisting of 140 multiple attached townhouse dwellings within a common elements condominium. OMB Case Number PL020648, approved December 19, 2014. OMB Decision was issued in 2 parts – also refer to By-law 108-2014. Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.
30-2015 23-2025	March 30, 2015 March 24, 2025	Exception 163 - Z3/14 Z2/25 S-A-2013-01 SP4/14	18, 19	To amend the development standards, under Exception 163, applicable to the subject lands in order to regulate the development of 92, 3-storey multiple attached dwellings on parcels of tied land (POTL) in a common elements condominium. Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.
43-2015	April 13, 2015	Town-initiated	N/A	To amend Section 6.9.1 to add Retail Store with footnote 8 for Downtown Central Area – Mixed Employment One (DCA/ME1) Zone and Downtown Central Area – Mixed Employment Two (DCA/ME2) Zone
44-2015	April 13, 2015	Z4/15 SP8/15	12	Temporary use permission for 709 Taunton Road East to permit the lands to be used as a parking lot as a principal use. Permission for the temporary use expired on September 1, 2015. Temporary Use removed through housekeeping via November 1, 2023, Consolidation.

By-Law	Enacted	File/ Reference	Schedule	Explanation
53-2015	May 11, 2015	Exception 179 - Z6/07 C-A-2012-04 S-A-2012-01 SP16/12	9	To add Exception 179 to rezone the subject lands, establish zone standards for the development of individual Parcels of Tied Land (POTL), and exempt the development from the requirements of Section 4.9 (Frontage on a Public Road).
70-2015	June 25, 2015	S-A-2013-01 SP4/14	18, 19	To remove the Holding Provision (H) imposed by By-law 73-2011 for lands zoned Residential Multiple Five (RM5) in order to facilitate the development of 92, 3-storey townhouse units on Parcels of Tied Land (POTL), a private parkette, private roads and visitor parking in a common element condominium (associated with Exception 163).
88-2015	November 9, 2015	Exception 181 - Z1/15 S-A-2015-01 SP1/15	15	To add Exception 181 to regulate the development of 41, 3-storey townhouse units on Parcels of Tied Land (POTL), including private roads and visitor parking within a common elements condominium.
93-2015	November 23, 2015	Z5/15 LPAT Case Number PL151270 (Decision Effective Date: December 18, 2018)	33, 60	To add new definitions and zoning provisions to permit an expanded gaming and gaming establishment to include casino-type games and remove the 800-slot machine limitation at the Ajax Casino. The zoning amendment was appealed to the Ontario Municipal Board (OMB Decision PL151270). By-law 93-2015 was repealed by By-law 73-2019.
99-2015	December 14, 2015	Exception 183 - Z4/14 C-A-2014-02 S-A-2014-01 SP9/14	13, 20	To add Exception 183 to rezone the subject lands and to establish development standards to permit a residential development consisting of 56 single detached dwellings consisting of 8 two-storey single detached dwellings along Riverside Drive and 48 one and a half to two-storey, single detached dwellings within a common element condominium.

By-Law	Enacted	File/ Reference	Schedule	Explanation
10-2016	March 21, 2016	OPA06-A3, Z8/06, SP7/15	39, 40	To remove the Holding Provision (H) imposed by By-law 93-2006 and amended by By-law 64-2013 (which removed the Hold from a portion of the lands) from a further portion of the subject lands in order to permit the development of a motor vehicle sales establishment (associated with Exception 139). (Also see By-law 91-2016)
21-2016	April 18, 2016	Exception 184 - Z8/15 S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15	13	To regulate the development of 14 three-storey semi-detached dwelling units on Parcels of Tied Land (POTL), including private road and visitor parking within a common elements condominium located directly north of the intersection of Rossland Road West and Riverside Drive.
33-2016	May 16, 2016	Exception 134-Z1/16	18	To allow for the development of eight single detached dwellings, on individual lots, consistent with the remainder of the residential community. Delete the Hold imposed by By-law 66-2009 and establish a new Hold. Hold removed by By-law 42-2018.
44-2016 23-2025	June 20, 2016 March 24, 2025	Exception 31-Z6/15 OPA 15-A3 S-A-2015-02 C-A-2015-01 SP10/15 Z2/25	31	To rezone the subject lands and to provide standards for a residential development consisting of 66 multiple attached dwellings under condominium ownership. Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.

By-Law	Enacted	File/ Reference	Schedule	Explanation
51-2016	OMB Decision October 23, 2016	Exception 180 - Z1/09 OMB Case Numbers: PL110236 and PL150104 Approved October 23, 2015	18, 25	To permit a mixed-use commercial centre at 1 Rossland Road East. OMB Decision issued October 23, 2015, that approved the Minutes of Settlement for Case Numbers PL110236 and PL150104 to permit a mixed-use commercial centre. (Incorporates Exception 180).
67-2016	October 17, 2016	Exception 188 - Z2/15 18T-95004 S-A-2002-01 S-A-2014-02	15, 16	To rezone the subject lands and amend development standards to provide for the development of 54 single detached dwellings.(Incorporates Exception 188).
91-2016	December 12, 2016	SP8/14	39, 40	To remove the Holding Provision (H) imposed by By-law 93-2006 and amended by By-laws 64-2013 and 10-2016 (which removed the Hold from a portion of the lands) from a further portion of the subject lands to permit the Volvo and Jaguar-Land Rover automobile dealerships, and to add Prestige Employment (PE) Zone to Exception 140.
5-2017	OMB Decision January 11, 2017	Exception 153-Z6/14 18T-900015 OPA90/26D Z2/90 RL3/14,	13	OMB Case Number PL160036 - Decision issued January 11, 2017, for Part of Lot 17, Concession 3, reconfirming the decision of the Board. To permit rezoning a portion of an approved plan of subdivision from Residential One – 'D' (R1-D) Zone to Residential Two – 'B' (R2-B) Zone.

By-Law	Enacted	File/ Reference	Schedule	Explanation
6-2017	February 21, 2017	Exceptions 189 and 190 - Z3/16 S-A-2016-01	9	To rezone the lands to Residential One – 'A' (R1-A) Zone with Holding Provision (H) [R1-A(H)], Residential One – 'D' (R1-D) Zone with Holding Provision (H) [R1-D(H)], and Open Space (OS) Zone and incorporate Exceptions 189 and 190 to enable the completion of the development pattern consisting of 8 single-detached dwellings, consisting of 7 infill lots and 1 Heritage Lot for the conservation of the Westglen property and 6 part lots within the plan of subdivision along Westney Road North, Fenn Street, Schoolbridge Street and Alden Square. Hold removed by By-law 59-2017.
27-2017	April 18, 2017	Exception 191 - Z4/16 SP10/16	41, 42	To rezone the lands to General Employment (GE) Zone and incorporate Exception 191 to facilitate the construction of a contractors yard with associated office, motor vehicle repair facility, one fuel storage tank and outdoor storage.
OMB Decision PL051147 23-2025	May 17, 2017 March 24, 2025	Exception 150 - Z2/90 Z2/25 18T-90015 OMB File Number Z050161	13	To provide for the implementation of the OMB Decision for the Jizoco site. Exception 150 provides an exception regarding building height in the Residential Multiple Five (RM5) Zone as well as permitting apartment dwellings and removing multiple attached dwellings. Amended by By-law 23-2025 to replace the defined term "multiple attached dwelling" with "block townhouse dwelling".
50-2017	June 26, 2017	Exception 187 - Z5/16	36	Incorporates Exception 187 to permit retail stores subject to the floor area limitations.

By-Law	Enacted	File/ Reference	Schedule	Explanation
59-2017	September 18, 2017	Z3/16 S-A-2016-01	9	To remove the Holding Provision (H) imposed by By-law 6-2017 from the subject lands to enable the completion of the development pattern consisting of 8 single-detached dwellings, including 7 infill lots and 1 Heritage Lot for the conservation of Westglen property and 6 part lots within the plan of subdivision along Westney Road North, Fenn Street, Schoolbridge Street and Alden Square.
84-2017	December 11, 2017	Exception 193 - Z3/15 OPA 15-A1 SP6/15	15	To rezone a portion of the lands and incorporate Exception 193 to facilitate the development of 27 block townhouses, and a one-storey 7-unit commercial building.
86-2017	OMB Decision November 17, 2017	C-A-2016-01 S-A-2015-03 SP2/16 Z7/15 OMB Case Number PL160856, Approved: November 17, 2017	39	To rezone the lands on the west side of Kings Crescent at Parry Road from Institutional – 'A' (I-A) Zone to Residential One – 'D' (R1-D) Zone, and to establish zone standards for the development and for each individual Parcel Of Tied Land (POTL) being created and to exempt the development from the requirements of Section 4.9 (Frontage on a Public Road).
10-2018 23-2025	February 20, 2018 March 24, 2025	Exception 194 - Z6/16 Z2/25 OPA16-A1 SP5/16 S-A-2016-01 C-A-2016-01	14, 15	To rezone the lands located east of Church Street North and North of Rossland Road West; and to incorporate Exception 194 to facilitate the development of 213 multiple attached dwellings within a common elements condominium in accordance with Site Plan Application SP5/16. Amended by By-law 23-2025 to replace the defined term "multiple attached dwelling" with "block townhouse dwelling".

By-Law	Enacted	File/ Reference	Schedule	Explanation
27-2018	May 22, 2018	Exception 195 - Z8/16 OPA16-A3	24	To rezone the lands located at the southeast corner of Old Harwood Avenue and Grayson Road and to incorporate Exception 195 to facilitate the development of 9 double-fronted street townhouses, 10 multiple-attached (block) townhouses, and 10 semi-detached dwellings within a common elements condominium and 9 street townhouses fronting onto Grayson Road, in accordance with Site Plan Application SP8/16.
40-2018	June 22, 2018	Exception 155 - Z2/17 OPA 17-A2	8	To modify Exception 155 and the conditions of the Holding Provision (H) as they apply to the subject lands, in order to permit the construction of the first 389 apartment units on Parcel 'B,' subject to the applicant designing a proportionate payment to the Town and Rio Can associated with the construction of Ravenscroft Road. Holding Provision (H) established through By-law 115-2008 has been removed and replaced by Holding Provision (H) established through By-law 40-2018.
42-2018	July 9, 2018	Z17/05 S-A-2005-08 Z1/16	18	To remove the Holding Provision (H) imposed by By-law 66-2009 and amended by By-law 33-2016 from the lands to enable the development of eight lots (associated with Exception 134).
44-2018	July 9, 2018	Exception 196 - Z9/16	25	To rezone a portion of the subject lands at the northwest corner of Salem Road North and Kerrison Drive East from Prestige Employment (PE) Zone, Exception 66 to Environmental Protection (EP) Zone, Prestige Employment/Automobile Commercial (PE/AC) Zone, Holding Provision (H) [PE/AC(H)] Zone, Exception 196, and to Prestige Employment (PE) Zone, Holding Provision (H), [PE(H)] Zone, Exception 196.

By-Law	Enacted	File/ Reference	Schedule	Explanation
60-2018	September 17, 2018	SP3/18	25, 32	To remove the Holding Provision (H) imposed by By-law 95-2003 from the subject lands to facilitate the development of a food distribution centre for the property municipally known as 200 Salem Road North.
OMB Decision	April 19, 2018	OPA11-A1 Z1/11 SPA4/14 LD005/2011 OMB Case Number PL170128	62	To rezone the subject lands south of Bayly Street East, on the west side of Lake Ridge Road South from Golf Facility (GF) Zone to Cemetery (CE) Zone, Holding Provision (H [CE(H)] Zone and Environmental Protection (EP) Zone, to permit a cemetery. (Incorporates Exception 185).
30-2019	May 21, 2019	Exception 197 - Z2/18, OPA18-A1 SP6/20	17	To rezone the lands located at the southeast corner of Rossland Road West and Miller's Creek, municipally known 105 Rossland Road West, from Residential Two – 'A' (R2-A) Zone and Agricultural (A) Zone to Residential Multiple Six (RM6) Zone, Holding Provision (H) [RM6 (H)] Zone, and to establish a Holding provision (H).
53-2019	September 16, 2019	Exception 198 - Z7/17 OPA17-A3 SP13/17	55	To rezone the lands located at the southeast corner of Finley Avenue and Burden Crescent, municipally known as 925-937 Finley Avenue, from Neighbourhood Commercial (NC) Zone to Residential Multiple Six (RM6) Zone, Holding Provision (H) [RM6(H)] Zone. The Holding Provision (H) was subsequently removed via By-law 25-2020.

By-Law	Enacted	File/ Reference	Schedule	Explanation
59-2019	October 15, 2019	Exceptions 199, 200 - Z1/18 S-A-2018-01	38, 44	To rezone portions of the subject lands from Downtown Central Area - Residential Mixed Use (DCA/MU) Zone, with Exception 105 (DCA/MU, Exception 105) to Open Space (OS) Zone. Maps 38 and 44 are further amended to remove Exception 105 from lands zoned Open Space (OS) Zone and to add and delineate the boundaries of two new Exceptions 199 and 200, both in conjunction with Exception 105.
66-2019	November 18, 2019	SP12/18	25	To remove the Holding Provision (H) imposed by By-law 95-2003 from the subject lands in order to facilitate the development of a self-serve motor vehicle washing establishment and an automatic motor vehicle washing establishment under Site Plan Application SP12/18 for the lands municipally known as 110 and 114 Kerrison Drive East.
73-2019	March 25, 2019	Z5/15		Repeals By-law 93-2015.
17-2020 23-2025	May 19, 2020 March 24, 2025	Exception 175 - Z1/19 OPA19-A1 Z2/25	11	To rezone the subject lands at the southwest corner of Taunton Road East and Audley Road North, municipally known as 593 Taunton Road East, from Permanent Countryside (PC) Zone, Residential One – 'E' (R1-E) Zone, with Exception 80 (R1-E, Exception 80), and Open Space (OS) Zone, with Exception 80 (OS, Exception 80) to Residential Multiple Six (RM6) Zone, Holding Provision (H), with Exception 175 [RM6 (H), Exception 175] to facilitate the development of 96 dwelling units (multiple attached dwellings and back-to-back stacked townhouse dwellings), and to establish a Holding Provision (H). Amended by By-law 23-2025 to replace the defined term "multiple attached dwelling" with "block townhouse dwelling".

By-Law	Enacted	File/ Reference	Schedule	Explanation
25-2020	July 27, 2020	Exception 198 - Z7/17 OPA17-A3 SP13/17	55	To remove the Holding Provision (H) from the subject lands municipally known as 925-937 Finley Avenue, to facilitate the development of 16 back-to-back townhouses under Site Plan Application SP13/17. Holding Provision (H) imposed by By-law 53-2019 removed from Section 8.1.1 and Exception 198; modified to change Residential Multiple Six (RM6) Zone with Holding Provision (H) [RM6(H)] to Residential Multiple Six (RM6) Zone.
26-2020	July 27, 2020	N/A	All	To establish a Temporary Use By-law to permit licensed accessory outdoor patios and unlicensed accessory outdoor patios associated with a Restaurant to be temporarily located in parking lots, parking spaces and landscape buffers until October 30, 2020. (Amended by By-laws 41-2020,72-2021 and 75-2023)
29-2020	July 31, 2020	O. Reg. 438/20	17, 18	To apply Minister's Zoning Order O. Reg. 438/20 to the southern portion of the lands municipally known as 1401 Harwood Avenue North. Every use of the land and every erection, location or use of any building or structure is prohibited on the lands except to permit a 192-bed capacity long-term care home and accessory uses; and a 320-unit retirement home and accessory uses. O. Reg. 438/20 was amended by O. Reg. 455/22 to add additional accessory uses and refine the boundary of the lands to which the Minister's Zoning Order applies. Also see By-law 86-2022.

By-Law	Enacted	File/ Reference	Schedule	Explanation
30-2020	August 28, 2020	O. Reg. 475/20	50	To apply Minister's Zoning Order O. Reg. 475/20 to the northwest corner of Harwood Avenue South and Clements Road West to permit a 320-bed long term care home, a retirement home and accessory uses. O. Reg. 475/20 was amended by O. Reg. 261/21 to add development standards and refine the boundary of the lands to which the Minister's Zoning Order applies. (Also see By-law 85-2021).
41-2020	October 19, 2020	N/A	All	To extend the Temporary Use By-law to permit accessory outdoor patios and unlicensed accessory outdoor patios associated with a Restaurant, to be temporarily located in parking lots, parking spaces and landscape buffers until December 31, 2021. (Amended by By-law 72-2021 and 75-2023)
15-2021	February 22, 2021	Exceptions 37, 38 - Z8/96, Z6/04, Z6/05 SP18/11, SP3/19 OPA Number 15, OPA Number 20	44	To remove the Holding Provision (H) imposed by By-law 21-1998 and amended by By-law 131-2012 from the balance of the subject lands in order to permit Medallion (Bayly/Harwood) Phase II mixed-use development (SP3/19).
27-2021	April 19, 2021	Z1/21-Town-initiated	All	To modify existing residential driveway standards for all residential properties throughout the Town, with the exception of driveways approved through a site plan application.

By-Law	Enacted	File/ Reference	Schedule	Explanation
28-2021	April 19, 2021	Exception 178 - Z5/20 SP8/20	33, 40, 60, 61	To rezone the subject lands at the southwest corner of Kingston Road and Audley Road extending west to Carruthers Creek, municipally known as 537 Kingston Road East from Agricultural (A) Zone, Deferral Number 1 (D1), Open Space (OS) Zone, and Prestige Employment (PE) Zone, Holding Provision (H) [PE(H)] to Environmental Protection (EP) Zone; and from Deferral Number 1 (D1) and General Employment (GE) Zone, Holding Provision (H) [GE(H)] to Prestige Employment (PE) Zone, with Exception 178 [PE, Exception 178] to facilitate the development of a warehouse/distribution centre.
44-2021 23-2025	June 21, 2021 March 24, 2025	Exception 205 - Z1/20 OPA20-A1 S-A-2020-01 Z2/25	14	To rezone 1192 and 1260 Church Street North, from Agricultural (A) Zone to various Residential Zones (R1-D, R1-F, R2-B, RM6), Environmental Protection (EP) Zone and Open Space (OS) Zones; and establish Exception 205 to facilitate the development of single detached dwellings, street townhouse dwellings, and multiple attached dwellings. Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.
72-2021	November 22, 2021	N/A	All	To extend the Temporary Use By-law to permit accessory outdoor patios and unlicensed accessory outdoor patios that are associated with a Restaurant to be temporarily located in parking lots, parking spaces and landscape buffers until December 31, 2023. (Amended by By-law 75-2023)

By-Law	Enacted	File/ Reference	Schedule	Explanation
74-2021	November 22, 2021	Exception 206 - Z4/20 OPA20-A3 SP6/21	48	To rezone 253 and 255 Lake Driveway West, from Institutional - 'A' (I-A) Zone, with Exception 11 [I-A, Exception 11] and Local Commercial (LC) Zone to Local Commercial (LC) Zone, with Exception 206 [LC, Exception 206] and Environmental Protection (EP) Zone to permit an apartment building without ground floor commercial uses and stacked townhouse dwellings.
81-2021	December 13, 2021	Exception 176 - Z3/19	46	Zoning Schedule, Map 46 is amended by rezoning the lands generally bounded by Shoal Point Road, Bayly Street East, Clayton Road and Leney Street from Prestige Employment (PE) Zone with Holding Provision (H) [PE(H)] to Open Space (OS) Zone, Residential Multiple Six (RM6) Zone to Residential Multiple Six (RM6) Zone, with a Holding Provision (H) [RM6(H)], Agricultural (A) Zone to Open Space (OS) Zone, Agricultural (A) Zone to Residential Multiple Six (RM6) Zone, Agricultural (A) Zone to Residential Three (R3) Zone, and Agricultural (A) Zone to Residential Multiple Six (RM6) Zone, with a Holding Provision (H) [RM6(H)]. Zoning Exception Schedule, specifically Map 46 is amended by expanding the boundary of Exception 176 to include lands to the east.
84-2021	November 12, 2021	O. Reg. 773/21	35, 36, 41 and 42	To apply Minister's Zoning Order, O.Reg 773/21, to the lands municipally known as 221, 271 and 321 Church Street South (northeast corner of Church Street South and Bayly Street West) to establish exceptions to the permitted uses and development standards of the Prestige Employment (PE) Zone in accordance with the Official Plan.

By-Law	Enacted	File/ Reference	Schedule	Explanation
85-2021	April 6, 2021	O. Reg. 261/21	50	Minister's Zoning Order O. Reg. 261/21 amends the Minister's Zoning Order O. Reg. 475/20, to add development standards and refine the boundary of the lands to which the Minister's Zoning Order applies. Also see By-law 30-2020.
05-2022	January 24, 2022	Exception 204 - Z5/18 OPA18-A3 S-A-2018-01	39, 45	To rezone the lands at the northeast corner of Porte Road and Bayly Street East from Residential Two – 'B' (R2-B) Zone, with Exception 29 [R2-B, Exception 29] and Agricultural (A) Zone to Residential Three (R3) Zone, with Exception 201 [R3, Exception 201], Residential Multiple Six (RM6) Zone, with Exception 202 [RM6, Exception 202], Residential Multiple Four (RM4) Zone, Holding Provision (H), with Exception 203 [RM4(H), Exception 203], Residential Multiple Four (RM4) Zone, Holding Provision (H)/Automobile Commercial (AC) Zone, Holding Provision (H), with Exception 204 [RM4(H)/AC(H), Exception 204], and Open Space (OS) Zone. Maps 39 and 45 are further amended to remove Exception 29 from the subject lands and to add and delineate the boundaries of four new Exceptions 201, 202, 203 and 204, for the subject lands. A list of holding provisions enacted on January 24, 2022.
47-2022	June 20, 2022	Exception 207 - Z6/18 OPA18-A2 SP2/20	31	To rezone 27, 29 and 31 Harwood Avenue South, from Uptown Mixed Use (UC) Zone, with Exception 69 [UC, Exception 69] to Uptown Mixed Use (UC) Zone, with Exception 207 [UC, Exception 207].
50-2022	June 20, 2022	Exception 208 - Z5/17 OPA20-A4 SP8/17	33	To rezone 310 Kingston Road East, from Agricultural (A) Zone to Uptown Mixed Use (UC) Zone, Holding Provision (H), with Exception 208 [UC(H), Exception 208]. Map 33 is further amended to add and delineate the boundaries of Exception 208.

By-Law	Enacted	File/ Reference	Schedule	Explanation
59-2022	September 6, 2022	Exceptions 209 and 210-Z/21 OPA21-A1 SP8/21, SPA22/21	37	To add new Exception 209 for the Southeast corner of Cedar Street and Knapton Avenue for the Subject Lands to permit Back-to-Back Townhouse dwellings with associated development standards for each Parcel of Tied Land (POTL). To add new Exception 210 for 3-73 Cedar Street.
61-2022	September 26, 2022	Exception 59 - Z6/20 SP14/03, SP14/20	31	To amend existing Exception 59 to establish new site-specific development standards for 290 Old Harwood Avenue that would implement the proposed development in accordance with Site Plan Application SP14/20.
79-2022	December 12, 2022 OLT Decision Issued September 20, 2022	Exception 76 - Z1/17 OLT Case Number OLT-22-002467 (Decision Effective Date: September 16, 2022)	59	OLT-22-002467 Case (Formerly PL 180017) dated September 16, 2022, between Medallion Developments (Castlefields) Limited and the Town of Ajax. To amend existing Exception 76, associated permitted uses and development standards to facilitate development for 1,304 residential dwelling units for Blocks A to E. To rezone the subject lands, from Residential Multiple Six (RM6) Zone, with Exception 76 [RM6, Exception 76] and Neighbourhood Commercial (NC) Zone, with Exception 76 [NC, Exception 76] to Residential Multiple Six (RM6) Zone, Holding Provision (H), with Exception 76 [RM6(H), Exception 76] and Open Space (OS) Zone, with Exception 76 [OS, Exception 76]. To establish and regulate the procurement of community benefits under Section 37 for increases in building height and/or density.

By-Law	Enacted	File/ Reference	Schedule	Explanation
86-2022	April 29, 2022	O. Reg. 455/22	17, 18	Minister's Zoning Order O. Reg. 455/22 amended O. Reg. 438/20, to add additional accessory uses and refine the boundary of the lands to which the Minister's Zoning Order applies. Also see By-law 29-2020.
14-2023	April 17, 2023	Exception 211 - Z4/22	20	To rezone the subject lands municipally known as 836 Riverside Drive from Country Residential (CR) Zone to Environmental Protection (EP) Zone and Residential One –'D' (R1-D) Zone, with Exception 211 [R1-D, with Exception 211]
19-2023	April 17, 2023	Exception 212 - Z5/21 OPA21-A3 SP12/22	45, 46	To rezone the subject lands municipally known as 101 Pickering Beach Road and 235 Bayly Street East from Agricultural (A) Zone and Institutional – 'A' (I-A) Zone, with Exception 98 [I-A, Exception 98] to Residential Multiple Four (RM4) Zone, with Exception 212 [RM4, Exception 212] and Environmental Protection (EP) Zone
36-2023	June 19, 2023	Z1/23	28, 29	To rezone lands municipally known as 527 Kingston Road West, from Village Core Mixed Use Three (VC3) Zone to Village Core Mixed Use Three (VC3) Zone, with a Temporary Use [VC3 (T)] to allow a detached dwelling as an addition permitted use (temporary). The temporary use permissions are in effect between June 19, 2023 and June 19, 2026.
38-2023	June 19, 2023	Exception 213 - Z3/20 OPA20-A2	31	To rezone lands municipally known as 21 and 23 Harwood Avenue South, from Uptown Mixed Use (UC) Zone, with Exception 69 [UC, Exception 69] to Uptown Mixed Use (UC) Zone, with Exception 213 [UC, Exception 213] and to rezone the portion of the subject lands, municipally known as 100, 101, and 102 Heron Street, from Residential One –'B' (R1-B) Zone to Uptown Mixed Use (UC) Zone, with Exception 213 [UC, Exception 213].

By-Law	Enacted	File/ Reference	Schedule	Explanation
45-2023	September 5, 2023	Exception 214 - Z4/21 OPA21-A2	36	To rezone lands municipally known as 190 Westney from Prestige Employment (PE) Zone to GO Station Mixed Use (GS) Zone with a Holding Provision (H) and Exception 214 [GS(H), Exception 214].
58-2023	October 23, 2023	Exception 216 - Z3/22 OPA23-A1 S-A-2022-01	7, 14	To rezone lands on the west side of Church Street North, north of the Hydro Corridor from the Agricultural (A) Zone to various Residential Zones (Residential One – 'D' (R1-D) Zone, Residential One – 'F' (R1-F) Zone, Residential Two - B (R2-B) Zone), Open Space (OS) Zone and Environmental Protection (EP) Zone; and to establish Exception 216 for the Residential Zones in order to set development standards that would implement the proposed development of single detached dwellings and street townhouse dwellings
59-2023	October 23, 2023	Exception 218 - Z2/22 SPA8/22	29	To establish Exception 218 to permit a day care facility and establish a minimum number of parking spaces at 479 Kingston Road West
60-2023	October 23, 2023	Exception 217 - Z3/21 OPA23-A1 S-A-2021-01	7, 14	To rezone lands on the east side of Church Street North, north of the Hydro Corridor from the Agricultural (A) Zone and Private Open Space (POS) Zone to various Residential Zones (Residential One – 'E' (R1-E) Zone, Residential One – 'F' (R1-F) Zone, and Residential Two – 'B' (R2-B) Zone), Open Space (OS) Zone and Environmental Protection (EP) Zone; and to establish Exception 217 to regulate new residential uses and set development standards that would implement the proposed development of single detached dwellings and street townhouse dwellings

By-Law	Enacted	File/ Reference	Schedule	Explanation
70-2023	November 27, 2023	Exception 208 - Z2/23 OPA23-A2 SP8/17	33	To amend Zoning Exception 208, which was established for 310 Kingston Road East through By-law Number 50-2022. Exception 208 permits site-specific development standards, including maximum tower floor plate sizes, for the development of a 25-storey mixed use building, subject to the provision of public/social benefits. This By-law amends Exception 208 as follows: Modifies site-specific development standards, such as the maximum number of dwelling units permitted, the minimum number of parking spaces required, and the minimum setback requirements from the west interior side lot line; Increases the maximum tower floor plate sizes; and Modifies the details of the required public/social benefits (rental tenure; and a minimum percentage of barrier-free, family-sized, and affordable dwelling units)
75-2023	December 11, 2023	N/A	All	Extension of the Temporary Use By-law to enable licensed and unlicensed accessory outdoor patios associated with a Restaurant and Restaurant, Drive-thru, to be temporarily located in parking lots, parking spaces, and landscape buffers. Originally established through the passing of By-law 26-2020 and extended through the passing of By-laws 41-2020 and 72-2021. The current by-law represents a further extension of the temporary use permissions to continue for an additional period of three years until December 3, 2026.

By-Law	Enacted	File/ Reference	Schedule	Explanation
20-2024	March 25, 2024	Exception 126 - Z1/22 OPA22-A1	8	To rezone the lands on the north side of Ravenscroft Road, northeast of Paulynn Park and south of the East Duffins Creek from Agricultural (A) Zone to Residential Multiple Six (RM6) Zone with Holding Provision(H) [RM6(H)]; and from Agricultural (A) Zone and Private Open Space (POS) Zone to Environmental Protection (EP) Zone. Establish Exception 126 for the Residential Multiple Six (RM6) Zone to permit and to set development standards for 48 back-to-back stacked townhouse dwellings. Establish a Holding Provision (H) requiring execution of a site plan agreement, conveyance of land to the Toronto and Region Conservation Authority (TRCA), implementation of Environment Impact Study (EIS) recommendations, securement of Transportation Demand Management (TDM) strategies, submission of revised Noise Study, and execution of Regional Servicing Agreement.
34-2024	May 21, 2024	Z1/24	20	To rezone the lands on the west side of Riverside Drive (formerly addressed as 850 Riverside Drive), south of Foxtrot Lane from Country Residential (CR) Zone to Environmental Protection (EP) Zone and to Residential One –'D' (R1-D) Zone, to facilitate the development of 5 single detached dwellings.
35-2024	May 21, 2024	Exception 215 - Z2/24	29	To establish Exception 215 to permit a retirement home and set development standards at 456 Kingston Road West.

By-Law	Enacted	File/ Reference	Schedule	Explanation
38-2024	June 24, 2024	Exception 219 - Z3/24 OPA24-A1 SP5/19	43	To establish Exception 219 for the Downtown Central Area - Mixed Use (DCA/MU) Zone and set development standards to implement a proposed mixed-use development at the northwest corner of Monarch Avenue and Bayly Street West (municipally known as 282 Monarch Avenue).
42-2024	June 24, 2024	SPA1/20 SPA9/21 SPA9/22	19 & 26	To remove the Holding Provision (H) imposed by By-law 95-2003 from the subject lands municipally known as 789 Salem Road North, 210 Kerrison Drive East and 689 Salem Road North.
49-2024	August 13, 2024	Exception 212 - Z6/24 OPA24-A2	45 & 46	The amend Exception 212 (Southeast corner of Bayly Street East and Pickering Beach Road) which modifies site-specific development standards, such as the maximum number of dwelling units permitted, the maximum height and the minimum number of parking spaces required; and adds requirements for public/social benefits (car share/micro transit and affordable housing).
60-2024	September 16, 2024	Exception 193 - Z7/24 OPA24-A3	15	To rezone a portion of the southeast corner of Rossland Road West and Harkins Drive from the Neighbourhood Commercial (NC) Zone to the Residential Multiple Six (RM6) Zone with Exception 193 [RM6, Exception 193] to establish consistent zoning for the subject lands and amend Exception 193 (to establish new permitted uses, development standards, etc.) in order implement the proposed development of stacked townhouse dwellings on the subject lands.

By-Law	Enacted	File/ Reference	Schedule	Explanation
66-2024	October 21, 2024	Exception 226 - Z15/24 OPA24-A11	18	To rezone 154 Rossland Road East from Prestige Employment (PE) Zone to Residential Multiple Four (RM4) Zone, Holding Provision (H), with Exception 226 [RM4(H), Exception 226]; Establish various development standards for the subject lands under Exception 226; and Implement a Holding Provision (H) establishing the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units to facilitate a residential development consisting of approximately 548 dwelling units within a high-rise building
68-2024	October 21, 2024	Exception 227 - Z16/24 OPA24-A12	9	To rezone the lands located immediately north of 1901 Harwood Avenue North from Prestige Employment (PE) Zone, with Exception 162 [PE, Exception 162] to Local Commercial (LC) Zone, Holding Provision (H), with Exception 227 [LC(H), Exception 227]; and establish various development standards for the subject lands under Exception 227 to facilitate a residential mixed-use development containing approximately 666 dwelling units; and Implement a Holding Provision (H) establishing the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units and requiring clearance from the Canadian Pacific Railway Company for setback(s) from any building(s) and structure(s) on the subject lands to the adjacent Canadian Pacific Railway right-of-way

By-Law	Enacted	File/ Reference	Schedule	Explanation
70-2024	October 21, 2024	Exception 228 - Z17/24 OPA24-A13	42	To rezone lands municipally known as 493 Bayly Street West from Prestige Employment (PE) Zone to Environmental Protection (EP) Zone and GO Station Mixed Use (GS) Zone, Holding Provision (H), with Exception 228 [GS(H), Exception 228]; establish various development standards for the subject lands under Exception 228, to facilitate a high-rise residential mixed-use development; and implement a Holding Provision (H) establishing the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units, and conveyance of environmentally significant land including associated vegetation protection zone/buffer zone to the Toronto and Region Conservation Authority (TRCA)
82-2024	December 9, 2024	Exception 223 - Z8/24 OPA24-A5	42, 43	To rezone 425 Bayly Street West from the Automobile Commercial (AC) Zone and Prestige Employment (PE) Zone to the GO Station Mixed Use (GS) Zone; establish Exception 223 to permit a range of uses and set development standards that would facilitate a high-rise residential mixed-use development; and implement a Holding Provision (H) establishing the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units, and establishment of a right-of-way easement with the abutting property to the south (325 Westney Road South)
85-2024	December 9, 2024	Exception 222 - Z10/24	28	To establish Exception 222 to permit an office use within the existing preserved dwelling at the lands municipally known as 22 Church Street North and implement site-specific development standards

By-Law	Enacted	File/ Reference	Schedule	Explanation
07-2025	January 20, 2025	Exception 224 - Z5/24	49	To establish site-specific Exception 224 for the lands municipally known as 725 Westney Road South, to permit an indoor shooting range and accessory retail sales outlet for the retail or wholesale sale of products warehoused on the premises; and to set development standards
12-2025	February 18, 2025	Exception 225 - Z18/24 OPA24-A14	18, 19	To establish site-specific Exception 225 for the lands municipally known as 1120, 1130, 1140, 1150, 1160, 1190 and 1200 Salem Road North to permit additional uses not identified in Exception 163, prohibit specific uses, and set development standards (lands are also subject to Exception 163)
23-2025	March 24, 2025	Z2/25-Town-initiated	All	Town-initiated Zoning By-law Amendment to permit up to four (4) residential units per lot on lots containing a detached dwelling, semi-detached dwelling or street townhouse dwelling, introduce new definitions and standards to ensure safety and alignment with Provincial legislation and plans; and update existing standards to better accommodate new units.
33-2025	April 22, 2025	N/A	57	To rezone the lands at the southeast corner of Range Line Road and Pickering Beach Road (municipally known as 951 Pickering Beach Road) from Residential One - 'B' (R1-B) Zone, with Exception 18 [R1-B, Exception 18] to Residential Two-'B' (R2-B) Zone

By-Law	Enacted	File/ Reference	Schedule	Explanation
36-2025	April 22, 2025	Exceptions 196 and 230 - Z3/25 ROPA25-Ajax1 OPA25-A1	25	To rezone the lands municipally known as 400 and 430 Salem Road North from the Prestige Employment (PE) Zone/Automobile Commercial (AC) Zone with a Holding Provision (H) and Exception 196 [PE/AC(H), Exception 196] to Local Commercial (LC) Zone with a Holding Provision (H) and Exception 230 [LC(H), Exception 230] to permit a range of uses and set development standards to implement the proposed mixed use development; and, place a Holding Provision (H) that establishes the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units.
51-2025	May 20, 2025	Exception 229 - Z9/24 OPA24-A6 S-A-2024-01	7	To rezone the lands municipally known as 1564 Church Street North from Agricultural (A) Zone to various Residential Zones [Residential One – 'D' (R1-D) Zone, Residential Multiple Six (RM6) Zone], to Environmental Protection (EP) Zone, and to Open Space (OS) Zone To establish a site-specific Exception 229 within the Residential Zones to set development standards that will implement the proposed development of single detached dwellings and condominium townhouse dwellings
58-2025	September 20, 2024	O. Reg. 365/24	40	To apply Minister's Zoning Order O. Reg. 365/24 to a portion of the lands municipally known as 650 Beck Crescent to permit apartment dwellings within a mixed-use building, commercial school, hotel, and uses permitted in the Local Commercial (LC) Zone with the exception of a drive-thru facility, dry cleaning establishment and drive-thru restaurant; and to establish development standards

By-Law	Enacted	File/ Reference	Schedule	Explanation
59-2025	September 20, 2024	O. Reg. 366/24	25, 32, 33	To apply Minister's Zoning Order O. Reg. 366/24 to the southeast corner of Salem Road North and Kerrison Drive East to zone the lands as Uptown Mixed-Use (UC) Zone; to establish specific residential and non-residential permitted uses; and to establish development standards
60-2025	September 20, 2024	O. Reg. 367/24	9	To apply Minister's Zoning Order O. Reg. 367/24 to the lands municipally known as 1542 Harwood Avenue North to permit a maximum of 198 apartment dwelling units and to establish development standards
61-2025	September 20, 2024	O. Reg. 368/24	18	To apply Minister's Zoning Order O. Reg. 368/24 to lands at the southwest corner of Salem Road North and Penn-Gaskell Drive to permit an apartment dwelling, long-term care home, retirement home, hotel, commercial school, and uses permitted in the Local Commercial (LC) Zone with the exception of a drive-thru facility, dry cleaning establishment and drive-thru restaurant; and to establish development standards
79-2025	October 20, 2025	Exception 150 - Z19/24	13	To amend Exception 150 for the lands municipally known as 880 Rossland Road West to set development standards that would implement the development of an 8-storey apartment building with 83 dwelling units
86-2025	November 17, 2025	Exception 231 – Z20/24	38	To remove Exception 58 and add new site-specific Exception 231 for the lands municipally known as 33 Hunt Street (south side of Hunt Street between Harwood Avenue South and Commercial Avenue) to permit increased height and set development standards that would implement the development of 3 buildings ranging in height from 16 to 30 storeys with 856 residential units and 863m^2 of retail

By-Law	Enacted	File/ Reference	Schedule	Explanation
87-2025	November 17, 2025	Z5/25	38	To establish temporary use permissions for a crisis care facility on the lands municipally known as 126, 128, 130, 132, 136, 138, 140 and 142 Commercial Avenue; temporary use permissions expire November 17, 2028; Temporary Use By-law was repealed on January 19, 2026 by By-law 02-2026
02-2026	January 19, 2026	N/A	38	Repeals By-law 87-2025 to terminate the temporary use permissions for a crisis care facility on the lands municipally known as 126, 128, 130, 132, 136, 138, 140 and 142 Commercial Avenue

This consolidation is for purposes of convenience only. For accurate reference, recourse should be made to the original approved documents.

Copies of Amendments can be obtained from the Clerk's Department or Planning and Development Services.

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Preamble

Introduction

This preamble explains the purpose of this Zoning By-law and how it should be used. The preamble does not form part of the Zoning By-law. It is intended to make the Zoning By-law more understandable and easier to reference.

Purpose of This Zoning By-law

This Zoning By-law implements the policies of the Town of Ajax Official Plan. The Official Plan contains policies that affect the *use* of land throughout the Town. These policies specify where certain land *uses* are permitted and, in some instances, specify what regulations should apply to the development of certain lands.

The Official Plan is a general document that is not intended to regulate every aspect of the built-form on a private *lot*. In the Province of Ontario, this is the role of the Zoning By-law. Once an Official Plan is in effect, any Zoning By-law passed by *Council* must conform to the Official Plan. For example, if the Official Plan stated that lands in the vicinity of a significant natural feature are to remain in their natural state, the Zoning By-law would prohibit the erection of *building*s or *structures* on those lands.

The statutory authority to zone land is granted by the Ontario Planning Act. The Planning Act specifies what a By-law can regulate. A Zoning By-law can:

- Prohibit the *use* of land or *buildings* for any *use* that is not specifically permitted by the By-law;
- Prohibit the erection or siting of *buildings* and *structures* on a *lot* except in locations permitted by the By-law;
- Regulate the type of construction and the height, bulk, location, size, floor area, spacing, and *use* of *buildings* or *structures*;
- Regulate the minimum frontage and depth of a parcel of land;
- Regulate the proportion of a *lot* that any *building* or *structure* may occupy;
- Regulate the minimum elevation of doors, windows or other openings in *buildings* or *structures*;
- Require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and,

- Prohibit the *use* of lands and the erection of *buildings* or *structures* on land that is:
    - Subject to flooding;
    - The site of steep slopes;
    - Rocky, low-lying, marshy or unstable;
    - Contaminated;
    - A sensitive groundwater recharge area or head water area;
    - The location of a sensitive aquifer;
    - A significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest;
    - A significant natural corridor or shoreline of a lake, river or stream; or,
    - The site of a significant archaeological resource.

How to Use This By-law

To reference this By-law each of the steps listed below should be followed to determine what permissions apply to a particular property.

1) Locate the Property on a Map

Maps in a Zoning By-law are referred to as 'Schedules'. The first step to using this By-law is to refer to the zone schedules that are contained in Section 8 and at the back of the By-law to determine in which zone category the subject property is located. The zone category will be indicated on the schedules by a symbol or abbreviation. For example, a symbol such as “R1-A" beside a property would indicate that the property is within the 'Residential Type 1 Zone'. The zone symbols or abbreviations used in this By-law are explained on the first page of Section 2 of the By-law. Ajax Planning and Development Services can also be contacted for assistance.

Section 2 also provides assistance to help identify the zone boundaries on the Schedules. For example, if a property appears close to a zone boundary refer to section 2.4 of the By-law.

2) By-law Amendments

A Zoning By-law is not a static document; it is amended over time as development proceeds and policies governing land use change. Before proceeding any further, verify that the property is not the subject of an earlier Zoning By-law amendment, Minister’s Zoning Order or a minor variance. Zoning By-law amendments are listed in Section 7 of this By-law and Minister’s Zoning Orders are listed in Section 9 of this By-law. More recent amendments may not be included in this version of the By-law.

A minor variance does not amend the Zoning By-law, it simply excuses a property from a specific requirement of the Zoning By-law (such as a minimum *side yard* setback) if the *use* and *structures* on the property conform to all other aspects of the By-law. A minor variance is achieved by submitting an application to the Committee of Adjustment and allows the property owner to obtain a

building permit. Minor variances granted by the Committee of Adjustment are not included in this By-law.

Staff in the Town's Planning and Development Services department will be able to confirm if the property has been subject to a more recent Zoning By-law amendment, Minister's Zoning Order or a minor variance.

3) Permitted Uses

Section 6 of the By-law identifies the *uses* permitted in each zone category within the Town. Definitions for these *uses* are provided in Section 3. Words that are defined in Section 3 are *italicized* throughout the By-law. *Uses* which are not identified as permitted *uses* within a particular zone are not permitted in that zone.

4) Zone Standards

Section 6 of the By-law also identifies the zone standards that apply to the *uses* on a property for each zone in the Town. Standards that typically apply to permitted *uses* include minimum *lot area*, minimum frontage requirements, minimum *yard* requirements, maximum *lot coverage* for *buildings*; maximum permitted *height* of *buildings* and in some cases, the minimum required landscaped open space on the *lot*. In some cases, there may be additional standards beyond those identified in this Preamble.

5) General Provisions

Section 4 of this By-law provides a more generic set of standards known as 'General Provisions' that apply to all properties in all zones throughout the Town unless otherwise specifically governed by zone standards or exceptions referred to elsewhere in the By-law. For example, the General Provisions include standards to regulate the construction and location of accessory *buildings*. These standards apply to all properties regardless of where in the Municipality the property is located.

6) Parking and Loading

There is one final section of the By-law that should be consulted when determining what permissions apply to a specific property. Section 5 provides the parking and loading requirements for all permitted *uses* in the Town.

7) Explanatory Notes

A series of drawings are provided in the back of this document to assist the reader in interpreting certain Zoning By-law provisions. These drawings are for illustration purposes only and do not form part of the actual By-law.

Description of By-law Components

This By-law contains eleven sections which together, provide the zoning standards applicable to all lands within the Town of Ajax. These sections are as follows:

- Section 1 – Interpretation and Administration
- Section 2 – Establishment of Zones
- Section 3 – Definitions
- Section 4 – General Provisions
- Section 5 – Parking, Loading and Queuing Requirements
- Section 6 – Zone Provisions
- Section 7 – Exceptions
- Section 8 – Special Schedules
- Section 9 – Holding Provisions, Temporary *Use* Zones, and Interim Control Zones
- Section 10 – Minister's Zoning Orders
- Section 11 – Enactment

The purpose of each of these sections is described below.

Section 1 – Interpretation and Administration

This Section specifies:

- The lands that are subject to this By-law;
- That every parcel of land governed by this By-law is to conform and comply with the By-law; and,
- The penalties to be levied against a person or a corporation for contravention of any provision in the By-law.

Section 2 - Establishment of Zones

This Section establishes the zones that apply to the lands governed by this By-law. This Section also describes how to determine the location of the zone boundaries on the schedules.

Section 3 - Definitions

It is necessary to define words in a Zoning By-law because it is a legal document which, if necessary, can be enforced in a court of law. These definitions are intended to clarify the intent of the By-law and ensure that the By-law is interpreted consistently.

Section 4 - General Provisions

This Section contains regulations that apply to certain types of *uses*, *buildings* or *structures* regardless of where in the municipality or in what zone they are located. For example, this Section contains provisions dealing with the construction of accessory *buildings* in any zone and provisions to regulate the operation of *home based businesses*.

Section 5 – Parking, Loading, and Queuing Requirements

Parking and loading facilities are required for almost all permitted *uses*. This Section establishes requirements for parking and loading facilities including such regulations as the number of spaces required for permitted *uses*, minimum *driveway* width, minimum *parking space* size and the location of parking facilities on a *lot*.

Section 6 – Zone Provisions

This Section lists the *uses* permitted within each zone. The effect is to only permit certain *uses* in specified locations within the Town. The only *uses* permitted in a zone are those that are specified in the By-law. If a *use* is not specifically identified as a permitted *use* then it is not permitted. Similarly, if a *use* is defined in Section 6 of the By-law but does not appear as a permitted *use* in any zone, then it is not a *use* permitted within any zone.

This Section also contains regulations that control the placement, massing and *height* of a *building* on a *lot*. This includes regulations such as minimum *lot* size, minimum frontage, maximum *building height* or the maximum coverage of a *building* on a *lot*.

Section 7 – Exceptions

This Section contains regulations applicable to one property or a specific group of properties in the Town. Exceptions are denoted on the Exceptions Schedules by a bold outline and a numeric reference which guides the reader to the applicable Section of the By-law.

Section 8 – Special Schedules

This Section contains a map illustrating the Greenbelt Natural Heritage System Boundary for the purpose of determining *accessory dwelling unit* permissions for properties in the Town's Rural Area/Greenbelt Plan Area.

Section 9 – Holding Provisions, Temporary *Use* Zones, and Interim Control Zones

This Section provides a consolidated list of properties that are subject to Holding Provisions (H), Temporary *Use* By-laws and Interim Control By-laws.

Section 10 – Minister's Zoning Orders

This section contains Minister's Zoning Orders for specific properties in the Town.

Section 11 – Enactment

This Section contains the signatures of the Mayor and the Clerk who signed the By-law when it was passed by *Council* in accordance with Section 34 of the Planning Act, R.S.O. 1990.

Section 1: Interpretation And Administration

1.1 Title

This By-law may be referred to as the "Town of Ajax Zoning By-law" and applies to all lands within the Town of Ajax.

1.2 Conformity and Compliance with By-law

No *person* shall change the *use* of any *building*, *structure* or land or erect or *use* any *building* or *structure* or occupy any land or *building* except in accordance with the provisions of this By-law. Any *use* not specifically permitted by this By-law shall not be permitted in the Town of Ajax. A *use* which is defined but not identified within a permitted *use* table in any zone or by exception is not permitted.

1.3 *Building* Permits

The requirements of this By-law must be met before a *building* permit is issued for the erection, addition to or alteration of any *building* or *structure*.

1.4 Interpretation

Nothing in this By-law shall serve to relieve any *person* from any obligation to comply with the requirements of any other By-law of the Town of Ajax or any other regulation of the Regional Municipality of Durham, Province of Ontario or Government of Canada that may otherwise affect the *use* of lands, *buildings* or *structures* in the Town of Ajax.

1.5 Enforcement

Any *person* or corporation that contravenes any provision of this By-law is guilty of an offense and upon conviction is liable to the fine as provided for in the Planning Act, R.S.O. 1990, Chapter P.13 as amended.

1.6 Severability

A decision of a court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

1.7 Effective Date

This By-law shall come into force the day it was passed.

1.8 Repeal of Former By-laws

By-law 3036, By-law 3037 and By-law 35-77 of the Town of Ajax and all Amendments thereto are hereby repealed.

Section 2: Establishment Of Zones

2.1 Establishment of Zones

The following zones are hereby established, and they may be referred to by name or by the symbol set opposite the name of the zone below:

Zone	Symbol
Residential Zones	
Residential One – 'A' Zone	R1-A
Residential One – 'B' Zone	R1-B
Residential One – 'C' Zone	R1-C
Residential One – 'D' Zone	R1-D
Residential One – 'E' Zone	R1-E
Residential One – 'F' Zone	R1-F
Residential Two – 'A' Zone	R2-A
Residential Two – 'B' Zone	R2-B
Residential Three Zone	R3
Residential Multiple Four Zone	RM4
Residential Multiple Five Zone	RM5
Residential Multiple Six Zone	RM6
Country Residential Zone	CR
Commercial and Mixed Use Zones	
Neighbourhood Commercial Zone	NC
Local Commercial Zone	LC
Village Core Mixed *Use* One Zone	VC1
Village Core Mixed *Use* Two Zone	VC2
Village Core Mixed *Use* Three Zone	VC3
Village Core Mixed *Use* Four Zone	VC4
General Commercial Zone	GC
Uptown Mixed *Use* Zone	UC
Automobile Commercial Zone	AC
GO Station Mixed *Use* Zone	GS

Zone	Symbol
Downtown Central Area Zones (New zone incorporated By-law 86-2005)	
Downtown Central Area – Mixed Employment One Zone	DCA/ME1
Downtown Central Area – Mixed Employment Two Zone	DCA/ME2
Downtown Central Area – Institutional Zone	DCA/I
Downtown Central Area – Residential Mixed *Use* Zone	DCA/MU
Downtown Central Area – Residential Multiple One Zone	DCA/RM1
Downtown Central Area – Residential Multiple Two Zone	DCA/RM2
Employment Zones	
Prestige Employment Zone	PE
General Employment Zone	GE
Heavy Employment Zone	HE
Institutional and *Cemetery* Zones	
Institutional – 'A' Zone	I-A
Institutional – 'B' Zone	I-B
Cemetery Zone	CE
Rural Zones	
Permanent Countryside Zone	PC
Agricultural Zone	A
Open Space Zones	
Open Space Zone	OS
Private Open Space Zone	POS
Golf Facility Zone	GF
Environmental Protection Zones	
Environmental Protection Zone	EP

2.2 Zone Symbols

The zone symbols may be used to refer to *lots, buildings* and *structures* and to the use of *lots, buildings* and *structures* permitted by this By-law. By-law Exceptions, Holding Provisions (H), Temporary *Use* Zones (T), Interim Control Zones and Minister's Zoning Orders (MZO) are identified in Sections 7, 9 and 10 of this By-law.

2.3 Zone Schedules

The zones and zone boundaries are shown on Zoning Schedules which are attached to and form part of this By-law.

2.4 Determining Zone Boundaries

When determining the boundary of any zone as shown on the Schedules forming part of this By-law, the following provisions shall apply:

i) A boundary indicated as following a highway, street, *lane*, railway right-of-way, utility corridor or watercourse shall be the centre line of such highway, street, *lane*, railway right-of-way, or utility corridor;

ii) A boundary shown as following a shoreline shall follow such shoreline, and in the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline;

iii) A boundary indicated as following *lot* lines or the municipal boundaries of the Town of Ajax shall follow such *lot* lines or boundary;

iv) Where a boundary is shown parallel to a *street line* and the distance from the *street line* is not indicated, the boundary shall be deemed to be parallel to such a *street line* and the distance from the *street line* shall be determined according to the bar scale shown on the schedule;

v) Where two or more zones are located on a single *lot* and the distance of the respective zone boundaries is indicated on the zone schedules, the boundary shall be determined in accordance with the distances noted on the zone schedules;

vi) Where a *lot* is divided into two or more zones the zone boundary dividing the *lot* shall be deemed to be a *lot line* for purposes of calculating required setbacks and coverage, and each portion of the *lot* shall be in accordance with the provisions of this By-law for the applicable zone;

vii) Where none of the above provisions apply, the zone boundary shall be scaled from the schedule(s).

Section 3: Definitions

Accessory Building or Structure
Shall mean a detached *building* or *structure* that is subordinate to and customarily incidental to the *principal building*, *structure* or *use* on the same *lot*.

Accessory Retail Sales
Shall mean the sale of products manufactured, processed or assembled on the *premises* of a primary *manufacturing use*.

Accessory Use
Shall mean a *use* customarily incidental to, subordinate to and exclusively devoted to the principal *use* and which operates together with the principal *use* on the same *lot*.

Adult Entertainment Parlour
Shall mean any *premises* or part thereof in which is providing services appealing to or designed to appeal to, erotic or sexual appetites or inclinations.

Adult Video Store
Shall mean a *premises* in which the principal business is the sale or rental of slides, films, videotape, pre-recorded magnetic tape or computerized or electronically generated images designed to appeal to sexual appetites or depicting sexual acts.

Agricultural Operations
Shall mean general farming and shall include such *uses* as the breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing, and storing of field crops, fruits, vegetables, and horticultural crops and the selling of such produce on the *premises*.

Agriculturally Related Commercial Use
Shall mean a *use* directly related to agriculture and requiring proximity to farm operations.

Apron (New definition as incorporated by By-Law 27-2021)
Shall mean an area of the boulevard consisting of a hard surface leading from the travelled portion of the highway to a private *driveway*.

Art Gallery
Shall mean a *building*, place or area where paintings, sculptures or other works of art are exhibited or sold.

Automotive Recycling Facility
Shall mean an area outside of an enclosed *building* where *motor vehicles* are disassembled and dismantled, or where vehicles in an inoperable condition or *motor*

vehicle parts are stored or re-sold. An *automotive recycling facility* may also include facilities for the disposal, storage or reuse of *motor vehicle* fuels, lubricants and related materials.

Banquet Facility
Shall mean a *premises* for the purpose of catering to banquets, receptions, weddings or similar functions for which food and beverages are prepared and served.

Bed And Breakfast Establishment (Amended by By-Law 114-2013)
Shall mean a *dwelling* or part of a *dwelling* in which not more than 3 bedrooms are used or maintained for the accommodation of the travelling public, in which the owner supplies lodgings with or without meals for hire or pay but does not include a *group home* or a *lodging house.*

Block Face (New definition as incorporated by By-Law 86-2005)
Shall mean the distance along a *street line* edge between any given pair of adjacent road intersections, or between a road intersection and an overpass.

Boarding Kennel
Shall mean a commercial establishment for the keeping, breeding, boarding or training of domestic animals but shall not include the keeping of animals in a *veterinary clinic* for the purpose of observation, and/or recovery necessary to veterinary treatment.

Body Rub
Shall mean the kneading, manipulating, rubbing, massaging, touching, or stimulating, by any means, of a *person's* body or part thereof but does not include medical or therapeutic treatment given by a *person* otherwise duly qualified, licensed or registered under the laws of the Province of Ontario.

Body Rub Parlour
Shall mean any *premises* or part thereof where a body-rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any *premises* or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by *person*s otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

Build-Within Zone (New definition as incorporated by By-Law 86-2005)
Shall mean an area established by the *use of* a minimum and maximum *building* setback, drawn parallel to the front and/or exterior *lot line* where a prescribed portion of the main front *building* wall and/or exterior side wall of a *building* (excluding a public utility *building*) shall be positioned. Accessory *buildings* and *structures* are not subject to the setbacks defining a *build-within zone*.

Building
Shall mean a *structure* occupying an area greater than 10.0 m² and consisting of any combination of walls, roof and floor or any structural system serving the function thereof, including all associated plumbing, works, fixtures and service systems.

Building, Principal
Shall mean a *building* which constitutes, by reason of its *use*, the primary purpose for which the *lot* is used.

Building, Front Of
Shall mean the wall or walls of a *building* that are more or less parallel to the *front lot line*; when setback regulations are applicable, "*front of building*" shall mean that wall or walls of the *building* which front upon the street on which the setback is applicable.

Building And Construction Materials Facility
Shall mean a *premises* in which *building* or construction materials are offered or kept for sale.

Building Storey (New definition as incorporated by By-Law 86-2005)
Shall mean that portion of a *building* between any floor and the floor, ceiling or roof next above, provided that any portion of a *building* partly below the average level of the *established grade* shall not be deemed a storey unless its ceiling is at least 1.8 metres above the average level of the *established grade*. For that portion of a *building* located wholly or partly within a sloping roof, the space shall be considered an additional full storey if the floor area is not less than one-half of the floor area of the storey next below, all side walls are not less than 1.2 metres in *height*, and the ceiling has a minimum *height* of 2.3 metres over an area equal to at least 50 percent of the floor area.

Cemetery
Shall mean land that is set apart or used for the interment of the dead or in which human bodies have been buried, and may include a crematorium, a columbarium and a mausoleum but does not include any facilities for public assembly.

Co-Generation District Energy Facility (New definition as incorporated by By-law 136-2008)
Shall mean a central facility in wholly enclosed *building(s)* that generates and distributes thermal energy (steam and/or hot and cold water) to end users through an underground pipeline distribution system and generates electricity, including electricity for supply to the grid.

Commercial Fitness Centre
Shall mean a private club in which facilities are provided for recreational athletic activities and shall include associated facilities such as a sauna, *office* space, retail shop and related lounge facilities.

Commercial School
Shall mean a *premises* as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school or business school and any other similar specialized school.

Community Centre
Shall mean a *building* or *structure* owned and/or operated by the Town of Ajax that provides facilities for indoor recreational activities and other community facilities such as meeting rooms or a *library* for use by the general public.

Contractors Yard
Shall mean a *yard* of any *building* trade or contractor where equipment and material is stored or where a contractor performs shop or assembly work.

Convenience Store
Shall mean a retail establishment which deals primarily in goods required by the inhabitants of a residential area to meet their day-to-day needs.

Council
Shall mean the *Council* of The Corporation of the Town of Ajax.

Crematorium (New definition as incorporated by By-Law 67-2013)
A *building, structure* or part thereof used for the purposes of the cremation of human remains. This use is only permitted in association with a *cemetery* or a *funeral home*.

Crisis Care Facility
Shall mean a residential facility that is licensed and funded by the Province of Ontario, Government of Canada or an appointed agency, for the short term, temporary care of *persons* requiring immediate emergency shelter and aid who are living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

Curb Cut (New definition as incorporated by By-Law 27-2021)
Shall mean the portion of a concrete curb that has been constructed or cut to grade level to facilitate the passing of vehicles and pedestrians.

Daylighting Triangle
Shall mean an area of private land on a *corner lot*, which area is to be determined by measuring from the point of intersection of the *street lines*, the distance required by this By-law along each such *street line* and joining such points with a straight line. The triangular shaped land between the intersecting *street lines* and the straight line joining the points at the required distance along the *street lines* is the "*daylighting triangle*".

Day Care Facility
Shall mean a *premises* where more than 5 children are provided with temporary care and/or guidance for a continuous period not exceeding sixteen hours and which is licensed in accordance with the applicable Provincial legislation.

Driveway
Shall mean that portion of a *lot* used to provide vehicular access from a roadway to an off-street parking or loading area located on the same *lot*.

Driveway-Adjacent Walkway (New definition as incorporated by By-Law 27-2021)
Shall mean a hard surface alongside a *driveway* that is constructed to connect at-grade with the *driveway* and has a maximum width regulated by this By-Law. A *driveway-adjacent walkway* shall be visually delineated from the *driveway* through a change in material, a change in the colour of the material or a change in the layout or pattern of the material.

Driveway Width (New definition as incorporated by By-Law 83-2004, Amended by By-Laws 27-2021 and 23-2025)
Shall mean the widest horizontal surface of any *driveway* required by this By-law, measured along a line parallel to the *lot line* through which it passes. Measurements of *driveway width* shall include any portion of hard surface contiguous to a *driveway* or *parking space*, except for *driveway-adjacent walkways* as permitted in this By-law or other hard surfaces elevated a minimum of 0.15 metres above the surface grade of the *driveway.* Provisions relating to *driveway width* are applicable in *front yards* and *side yards*, but not in *rear yards*.

Drive-Thru Facility
Shall mean a *building* or *structure* or part thereof where goods or services are offered to the public within a parked or stationary vehicle by way of a service window, or offered in a similar fashion where goods, money or materials are exchanged.

Dry Cleaning Depot
Shall mean a *premises* for the purpose of receiving articles or goods of fabric to be subjected to the process of laundering, dry cleaning at another location, and may include self serve laundry facilities.

Dry Cleaning Establishment
Shall mean a *premises* in which the business of laundry or dry cleaning is undertaken and where the cleaning, drying, ironing and finishing of such goods is conducted.

Dwelling
Shall mean a *building*, occupied or capable of being occupied as a home, residence, or sleeping place by one or more *person*s, containing one or more *dwelling units*.

Dwelling, Apartment
Shall mean a *dwelling* consisting of four (4) or more *dwelling units* which units have a common entrance from the street level and common halls and/or stairs, elevators and yards.

Dwelling, Back-To-Back Stacked Townhouse (New definition incorporated by By-Law 86-2005)
Shall mean a *dwelling* that is structurally configured to resemble two *stacked townhouse dwellings* attached to one another, rear wall to rear wall, such that a rear wall common to all units in the *dwelling* is created, dividing the *dwelling* vertically.

Dwelling, Back-To-Back Townhouse (New definition as incorporated by By-Law 42-2005)
Shall mean a *dwelling* that is divided vertically into three (3) or more *dwelling units,* each of which has an independent entrance to the front of the *dwelling*. In the case of an end unit, the entrance may be at the front or exterior side of a *dwelling.* The dividing walls between the adjoining *dwelling units* is formed by walls joining the sides of the *dwelling units* and a wall joining the rear of the *dwelling units.*

Dwelling, Block Townhouse (New definition as incorporated by By-Law 23-2025)
Shall mean the whole of a *dwelling* configured as three (3) or more horizontally-aligned *dwelling units* divided by a series of shared side walls. Each *dwelling unit* within a *block townhouse dwelling* has access to a private *lane*, *driveway* or *drive aisle*, as well as independent entrances to the front and rear of the *dwelling*. Further, where permitted by this By-law, each principal *dwelling unit* in a *block townhouse dwelling* may be accompanied by one or more *accessory dwelling units*.

Dwelling, Detached (Amended by By-Law 23-2025)
Shall mean the whole of a *dwelling* located entirely on one (1) *lot* and containing one (1) principal *dwelling unit.* Where permitted by this By-law, the principal *dwelling unit* in a *detached dwelling* may be accompanied by one or more *accessory dwelling units*.

Dwelling, Duplex (Amended by By-Law 23-2025)
Shall mean the whole of a *dwelling* located on a single *lot* and purpose-built as two (2) horizontally-aligned or vertically-layered *dwelling unit*s, where neither unit is subordinate or incidental to the other. A *duplex dwelling* is different and distinctive from a *detached dwelling* with one (1) *attached accessory dwelling unit*.

Dwelling, Linked Villa (Amended by By-Law 23-2025)
Shall mean the whole of a *dwelling* configured as three (3) or more horizontally-aligned *dwelling units* connected by single-storey *private garages* so the habitable space of one *dwelling unit* does not adjoin the habitable space of the adjacent *dwelling unit.* Each *dwelling unit* in a *linked villa dwelling* has independent entrances to the front and rear of the *dwelling.* Further, where permitted by this By-law, each principal *dwelling unit* in a *linked villa dwelling* may be accompanied by one or more *accessory dwelling units.*

Dwelling, Live Work Units (Amended by By-Laws 86-2005, 55-2008)

Shall mean a *dwelling unit* with a minimum ceiling *height* of 2.75 metres on the ground floor, and designed to accommodate a *home based business* in accordance with all relevant provisions for the same, save and except that:

a) Only an office, an archive or library, a personal service shop (excluding the sale of goods not assembled, crafted or produced on the premises), or the studio of an artist, photographer or craftsperson, shall be permitted as the non-residential component of the dwelling unit; and
b) Up to two employees, in addition to the resident(s) of the dwelling unit, may be engaged in the business and working in the dwelling unit.

Dwelling, Maisonette

Shall mean a *dwelling* that is divided into three (3) or more *dwelling units*, each of which has independent entrances, one to a common corridor and the other directly to the outside *yard* area adjacent to the said *dwelling unit*.

Dwelling, Mobile Home

Shall mean a transportable, factory-built, *dwelling unit* designed to be transported on its own wheels and chassis and may be supported on wheels, jacks, posts or piers, or with a permanent foundation.

Dwelling, Quadruplex (New definition as incorporated by By-Law 23-2025)

Shall mean the whole of a *dwelling* located on a single *lot* and purpose-built as four (4) horizontally-aligned and/or vertically-layered *dwelling unit*s, where each has an independent exterior entrance and no unit is subordinate or incidental to the others. A *quadruplex dwelling* is different and distinctive from a *detached dwelling* with three (3) *attached accessory dwelling units*.

Dwelling, Semi-Detached (Amended by By-Law 23-2025)

Shall mean the whole of a *dwelling* that spans two (2) abutting *lots* and contains two (2) horizontally-aligned *dwelling units* divided by a shared side wall. Where permitted by this By-law, each principal *dwelling unit* in a *semi-detached dwelling* may be accompanied by one or more *accessory dwelling units*.

Dwelling, Stacked (New definition as incorporated by By-Law 75-2011)

Shall mean a residential *use building* containing four or more *dwelling units* where each *dwelling unit* is divided horizontally and vertically, and in which each *dwelling unit* has an independent entrance to the exterior.

Dwelling, Stacked Townhouse (New definition as incorporated by By-Law 86-2005)

Shall mean a *dwelling* containing three or more *dwelling units* in a *building* vertically configured to be two *dwelling units* high - ground units below upper units, exclusive of basements – where ground units are attached side-by-side and share a common

vertical dividing wall, and where upper units are attached side-by-side and share a common vertical dividing wall.

Dwelling, Street Townhouse (Amended by By-Law 23-2025)
Shall mean the whole of a *dwelling* that spans three (3) or more abutting *lots* and is configured as three (3) or more horizontally-aligned *dwelling units* divided by a series of shared side walls. Each *dwelling unit* within a *street townhouse dwelling* has frontage on and access to a *public street*, as well as independent entrances to the front and rear of the *dwelling.* Further, where permitted by this By-law, each principal *dwelling unit* in a *street townhouse dwelling* may be accompanied by one or more *accessory dwelling units*.

Dwelling, Triplex (Amended by By-Law 23-2025)
Shall mean the whole of a *dwelling* located on a single *lot* and purpose-built as three (3) horizontally-aligned and/or vertically-layered *dwelling unit*s, where no unit is subordinate or incidental to the others. A *triplex dwelling* is different and distinctive from a *detached dwelling* with two (2) *attached accessory dwelling units*.

Dwelling Unit
Shall mean a room or a group of rooms in a *dwelling* used or intended to be used as a single, independent and separate housekeeping unit in which a kitchen and sanitary facilities are provided, and which has a private entrance from outside the *dwelling* or from a common hallway or stairway inside the *dwelling*.

Dwelling Unit, Accessory (New definition as incorporated by By-Law 23-2025)
Shall mean a separate, self-contained *dwelling unit* that is subordinate or incidental to a principal *dwelling unit* on the same *lot*. An *accessory dwelling unit* may exist as an *attached accessory dwelling unit* or a *detached accessory dwelling unit*.

Dwelling Unit, Attached Accessory (New definition as incorporated by By-Law 23-2025)
Shall mean a separate, self-contained *accessory dwelling unit* located within a principal *dwelling* on the same *lot*.

Dwelling Unit, Detached Accessory (New definition as incorporated by By-law 23-2025)
Shall mean a separate, self-contained *accessory dwelling unit* located within an *accessory building or structure* on the same *lot* as a principal *dwelling.*

Equestrian Centre
Shall mean a commercial operation in which lands, *buildings* or *structures* are used for the boarding of 10 or more horses, the training of horses and riders, and/or the staging of equestrian events, but does not include the racing of horses.

Established Grade
Shall mean the average elevation of the finished ground level abutting the wall or walls in question.

Existing
Shall mean *existing* as of the date of the final passing of this By-law.

Financial Institution
Shall mean a *premises* where financial transactions including the borrowing, depositing, exchanging of currency and credit occurs and may include an automated banking machine.

Floor Area, Gross
Shall mean the aggregate of the floor area measured between the exterior faces of the exterior walls of the *building* or *structure* at the level of each floor, excluding any *porches*, verandas, sunrooms (unless habitable in all seasons of the year), basement, cellar, garage, or mechanical penthouse.

Floor Area, Gross Leasable
Shall mean the aggregate area of all floors in a *building* measured from the centre line of the joint interior partitions and from the exteriors of outside walls, and used or capable of being used for commercial purposes, such as sales, display, storage and *office*s but excluding storage areas below grade.

Floor Area, Ground
Shall mean the floor area of the lowest storey of a *building* approximately at or first above the finished grade level excluding any basement, cellar or sub-cellar, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but:

a) Excludes car parking areas within the *building*; and
b) For the purpose of this definition the walls of an inner court are and shall be deemed to be exterior walls.

Floor Space Index
Shall mean the aggregate of the *gross floor area* of all *buildings* on a *lot* divided by the area of the *lot*.

Fuel Storage Supply Yard
Shall mean the *use* of land for the bulk storage or wholesale distribution of gasoline, oil, petroleum products or other flammable liquids.

Funeral Home
Shall mean a *premises* where the care and preparation of human bodies and the co-ordination of rites and ceremonies with respect to dead human bodies is performed, but does not include services provided by a *cemetery* or crematorium owner under the Cemeteries Act.

Funeral Visitation Centre (New definition as incorporated by By-Law 67-2013)
A *building* which typically has visitation rooms, a chapel or gathering room and a room or rooms where a reception can be held after a service. This *use* is only permitted in association with a *funeral home.*

Gaming Establishment
Shall mean *premises* accommodating up to 800 *slot machines*, together with related *restaurants*, lounges, administrative *office*s and other *accessory uses*. For the purposes of this definition a '*Gaming establishment*' shall not include a bingo parlour or any other casino-type game or *use*.

Garage, Private
Shall mean a detached *accessory building*, car port, or portion of a *dwelling* which is designed or for the sheltering of one or more private *motor vehicle*s and may also include the storage of household wares or materials incidental to the residential occupancy and which is fully enclosed and roofed.

Garden Centre
Shall mean the *use* of land, *buildings* or *structures* for the growing of flowers, plants, shrubs, or trees and shall also include the retail sale of such goods, products and equipment as are normally associated with gardening or landscaping.

Gateway Site (New definition as incorporated by By-Law 86-2005)
Shall mean any area so identified symbolically in the Town of Ajax Official Plan, the actual limits of which are to be defined at the time of development approval subject to the parameters established by this By-law in Section 6.9.3, wherein either special performance standards shall apply, notwithstanding the provisions of any Downtown Central Area Zone that would otherwise be applicable, or which may be zoned Open Space.

Golf Course
Shall mean a *premises* for the purpose of playing golf and may include such associated *uses* as a *restaurant*, *banquet facility*, *retail store*, fitness centre and other *buildings* or *structures* devoted to the maintenance and operation of the *golf course*.

Golf Driving Range
Shall mean an open air *recreation facility* where the sport of golf is practiced from individual tees and which may include *accessory structures* to house the tees, a kiosk for golf balls and golf club rentals, and a *structure* from which the golfers tee off.

Group Home
Shall mean a residence, licensed or funded under an Act of the Parliament of Canada or Province of Ontario, that is designed for the accommodation of 3 to 10 *persons*, exclusive of staff, living under supervision in a *dwelling unit* and whom by reason of their emotional, mental, social, or physical condition or legal status, require a group living

arrangement for their well-being. For the purposes of this by-law, *group home*s are classified either as *Group Home A* or *Group Home B*.

Group Home A
Shall mean a *group home* primarily for *persons* who have been referred by a *hospital*, recognized social services agency or health professional.

Group Home B
Shall mean a *group home* operated primarily for *persons* who have been placed on probation, released on parole, or admitted for correctional purposes.

Height (Amended by By-Law 86-2005, 38-2008)
Shall mean the vertical distance from the average level of the *established grade* of the street in front of the *building* to:

a) The highest point of any exterior wall of a flat roofed *building*; unless the *building* is located in a Downtown Central Area Zone or Village Core Mixed Use zone, in which case the measure shall exclude the *height* of any parapet rising above the roof deck.
b) The mean *height* between the eaves and ridge of a pitched roof; or
c) The deck roof line of a mansard roof.

When no grade has been established the level of the crown of the street upon which the *building* fronts at right angles to the mid point of that *building* shall be considered the *established grade*.

Home Based Business
Shall mean an *accessory use* within part of a *dwelling unit* for a lawful occupation or business activity that results in a product or service and which is clearly secondary to the main *use* of the *dwelling unit*.

Hospital
Shall mean any institution, *building* or other *premises* established for the treatment of *persons* afflicted with or suffering from sickness, disease or injury, or for the treatment of convalescent or chronically ill *persons* that is approved under the Public Hospitals Act as a public *hospital* and may include a gift shop, cafeteria or other *accessory use* normally associated with a *hospital*.

Hotel
Shall mean a commercial establishment offering accommodation to the travelling public on a daily rate basis and may include such accessory facilities as a *restaurant*, *banquet facilities*, meeting rooms, swimming pool and a fitness establishment.

Landscaped Buffer
Shall mean an area of land used only for the growth and maintenance of grass, flowers, bushes and other landscaping and includes the part of the *lot* unoccupied by any parking, *buildings* or *structures*.

Lane
Shall mean a thoroughfare which affords a means of access to abutting *lots* and which is not intended for general traffic circulation.

Laundromat, Self Serve
Shall mean a *premises* where coin-operated laundry machines, using only water, detergents and additives, are made available to the public for the purpose of laundry cleaning.

Licenced Outdoor Patio (New definition as incorporated by By-Law 75-2005)
An outdoor area where seating accommodation is provided, and where meals or refreshments are served to the public for consumption which is used on a seasonal basis in conjunction with, and in immediate proximity to, a *restaurant* or a *drive-thru restaurant*. The establishment shall be licensed by the Alcohol and Gaming Commission of Ontario for the consumption of alcohol within the establishment or accessory outdoor patio.

Library
Shall mean a *building* containing printed, electronic and pictorial material for public use for purposes of study, reference and recreation.

Livestock Housing Capacity
Shall mean the total maximum number of livestock that can be accommodated in a livestock facility at one time.

Livestock Facilities
Shall mean barns, *buildings* or *structures* where animals are housed and shall also include beef feed *lots* and the associated manure storage facilities.

Livestock Unit
Shall mean the equivalent values for various types of animals and poultry based upon manure production and production cycles.

Loading Space
Shall mean an unobstructed area of land which is provided and maintained upon the same *lot* or *lots* upon which the principal *use* is located and which area is provided for the temporary parking of one commercial *motor vehicle* while merchandise or materials are being loaded or unloaded from such vehicles. Such area shall not be used for the purpose of offering commodities for sale or display.

Lodging House (New definition as incorporated by By-Law 114-2013)
Shall mean a *building* or part of a *building*, containing three to ten *lodging units*, which does not function as a *dwelling unit*, although one may be included with the *lodging units*. It includes, without limitation, a rooming house and a boarding house, a fraternity house or sorority house. It does not include a *hotel*, a *hospital*, a *group home*, a *bed and breakfast establishment*, a *crisis care facility*, a *nursing home*, a *retirement home*, a seniors apartment, or a *senior citizens' apartment*.

Lodging Unit (New definition as incorporated by By-Law 114-2013)
Shall mean a room within a *building* that contains sleeping accommodations and may contain washroom facilities.

Lot
Shall mean a parcel of land which is only capable of being legally conveyed as a single *lot* pursuant to Section 50 of the Planning Act, R.S.O. 1990, c.P.13.

Lot Area
Shall mean the total horizontal area within the *lot lines* of a *lot* and in the case of a *corner lot* having *street lines* rounding at the corner with a radius of six metres (6.0 m) or less, the area of such *lot* is to be calculated as if the *lot lines* were projected to this point of intersection.

Lot, Corner
Shall mean a *lot* situated at the intersection of, and abutting upon at least two streets, provided that the interior angle of intersection of such streets is not more than one hundred and thirty-five (135) degrees.

Lot Coverage
Shall mean the proportion of the *ground floor area* of all *buildings* and *structures* on the *lot* to the *lot area*, expressed as a percentage, but shall not include *porches*, unenclosed verandas or *platforms*.

Lot Depth
Shall mean the horizontal distance between the front and *rear lot lines*, but where the front and *rear lot lines* are not parallel the *lot depth* is the length of a line joining the mid-points of such lines.

Lot Frontage
Shall mean the horizontal distance between the *side lot lines* measured along the *front lot line*, but where the *front lot line* is not a straight line or where the *side lot lines* are not parallel, the *lot frontage* is to be measured by a line nine metres (9.0 metres) back from and parallel to the chord of the *lot frontage*, and for the purpose of this paragraph, the chord of the *lot frontage* is a straight line joining the two points where the *side lot lines* intersect the *front lot line*.

Lot, Interior
Shall mean a *lot* other than a *corner lot* or a *thru lot*.

Lot Line
Shall mean any boundary of a *lot*.

Lot Line, Exterior Side
Shall mean a side lot line which abuts a public street or lane on a corner lot.

Lot Line, Front
Shall mean the *lot line* that divides the *lot* from the street, provided that, in the case of a *corner lot*, in any residential, commercial or industrial zone, the shorter *lot line* that abuts a street shall be deemed to be the *front lot line*; however, in residential zones, if both *lot lines* abutting streets exceed the stated or implied minimum *lot depth* requirements for that zone then either *lot line* may be considered to be the *front lot line*.

Lot Line, Rear
Shall mean the farthest *lot line* opposite the *front lot line*, or in the case of a triangular *lot*, shall be that point formed by the intersection of the *side lot lines*.

Lot Line, Side
Shall mean a *lot line* other than a *front* or *rear lot line.*

Lot, Through
Shall mean a *lot* bounded on opposite sides by a *public street*. However, if the *lot* qualifies as being both a *corner lot* and a *thru lot*, such *lot* is deemed to be a *corner lot* for the purposes of this By-law. Such *thru lot* shall have a *front yard* on each street in accordance with the provisions of the zone or zones in which each *front yard* is located.

Machinery And Equipment Sales and Rental
Shall mean a *premises* in which machinery and equipment are offered or kept for sale, rent, lease or hire.

Manufacturing
Shall mean the *use* of land, *building* or *structures* for the *manufacturing*, processing, fabricating or assembly of raw materials or goods and related *accessory uses*.

Manufacturing, Light
Shall mean the *use* of *buildings* or *structures* primarily for the purpose of *manufacturing*, processing, fabrication, assembly, treatment, packaging, and incidental indoor storage of goods and materials and may include accessory sales and distribution of such products but does not include basic industrial processing from raw materials, all such activities conducted wholly within one or more *buildings*. A food processing *use* shall be considered a *light manufacturing use* provided that no animal or animal by-products are used with or as a result of the *use*.

Medical Clinic
Shall mean a *premises containing* two or more *offices* where medical, dental, and/or therapeutic diagnosis and treatment is provided to the general public without overnight accommodation and may include accessory dispensary facilities.

Memorial/Nature Trail
Shall mean a meandering trail located within all of the buffer/vegetation protection zones described in this By-law for use by cemetery patrons. In the 15 metre buffer zones, the *Memorial/Nature Trail* shall include a strip of land approximately 1.5 metres in width on either side of the trail where in-ground cremated remains may be placed provided disruption to existing vegetation shall be minimized.

Model Home
Shall mean a new uninhabited *dwelling unit* constructed to the requirements and the provisions of the zone category in which the *lot* upon which the *model home* is situated or as specified by by-law and is used only for the purposes of displaying the architectural design, materials and interior design or decorating of homes, the layout and features of a draft approved or registered Plan of Subdivision or Condominium for the purpose of selling homes to the general public. The items displayed and homes offered for sale shall be restricted to those in the draft approved or registered Plan of Subdivision or Condominium in which the *model home* is located.

Motel
Shall mean a separate *building* or two (2) or more connected or detached *buildings* that are rented on a temporary basis to the travelling public for the purpose of sleeping accommodation with each room being accessible from the outside and which may or may not contain cooking facilities.

Motor Vehicle
Shall mean automobile, motorcycle, motor assisted bicycle or any other vehicle propelled or driven other than by muscular power, but does not include a street car, or other *motor vehicle*s running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road-*building* machine within the meaning of the Highway Traffic Act. R.S.O. 1990.

Motor Vehicle Gas Bar
Shall mean *premises* where gasoline or other motor fuels and oil are kept for sale and delivery directly into a *motor vehicle*, and does not include a *motor vehicle repair facility*, *motor vehicle washing establishment* or a *motor vehicle service centre*.

Motor Vehicle Rental Depot
Shall mean an *office* where the rental of *motor vehicle*s is administered and where such *motor vehicle*s are picked up and dropped off, but shall not include facilities for the ongoing storage of a fleet of *motor vehicle*s.

Motor Vehicle Rental Establishment
Shall mean a *premises* where *motor vehicle*s are kept for rent, lease or hire under agreement for compensation.

Motor Vehicle Sales Establishment
Shall mean a *premises* where new *motor vehicle*s are kept for display, lease or sale, and may include an associated *motor vehicle service centre*.

Motor Vehicle Used Sales Establishment
Shall mean a *premises* where only *use*d *motor vehicle*s are kept for display, lease or sale.

Motor Vehicle Repair Facility
Shall mean a *premises* used to conduct repairs of *motor vehicle*s of a mechanical or structural nature and may include an associated towing service, *motor vehicle* service station and *motor vehicle* rentals.

Motor Vehicle Service Centre
Shall mean a *premises* used for the sale of gasoline or other motor fuels delivered directly into a *motor vehicle*; the servicing, repairing or equipping essential to the actual operations of *motor vehicle*s; the performance of diagnostic services on *motor vehicle*s; the sale to the motoring public of goods usual to the trade; and may include a *motor vehicle washing establishment*.

Motor Vehicle Washing Establishment
Shall mean a *building* or part thereof used for gain or profit for the operation of washing equipment for *motor vehicle*s.

Motor Vehicle Washing Establishment, Automatic
Shall mean a *building* or part thereof with a capacity to wash more than ten (10) cars per hour in a mechanically driven or automated fashion.

Nightclub
Shall mean a *premises* whose primary function is the provision of theatrical performances, pre-recorded music, or live musical entertainment, whether such pre-recorded music or live music is provided for listening or dancing by the patrons, or any combination of the above functions, and whose accessory function is the sale and consumption on the *premises* of food and alcoholic beverages, but does not include a *restaurant* or an *adult entertainment parlour*.

Non-Conforming
Shall mean an *existing use* which is not permitted by the provisions of this By-law on the effective date of this By-law.

Non-Complying
Shall mean a *lot, building or structure* which is permitted by this By-law but which has less than the minimum frontage and/or depth and/or area, or less than the minimum set back and/or *side yard* and/or *rear yard* and/or minimum open space or other performance standard required by the By-law on the effective date of this By-law.

Nursing Home
Shall mean a *dwelling* or other *building* in which lodging, with or without meals, is provided for hire or pay, and where nursing or medical care and treatment are provided or made available in accordance with The Nursing Homes Act, but does not include a *hospital*.

Office
Shall mean a *building* or part thereof, intended or used for the practice of a profession, conduct of a business or public administration.

Outdoor Amenity Space (New definition as incorporated by By-Law 81-2009)
Shall mean a common area on a property which provides benefits to the occupants, which increase the attractiveness, functionality and value of a property and which areas are dedicated to passive and active recreational *uses*, exclusive of *parking lots* and drive aisles based on a ratio of 10 square metres per bed. Such areas can include but are not limited to patios, decks, swimming pools, paths, leisure spaces or lawns.

Outdoor Display and Sales Area
Shall mean an area of land used for the display or sale of goods as an *accessory use* to the principal *use* of the *lot*, which principal *use* is conducted wholly within one or more *buildings*.

Outdoor Storage
Shall mean the storage of equipment, goods, or raw or processed materials outside of any *building* or *structure*.

Parking Lot
Shall mean an open area, other than a street, used for the temporary parking of two or more *motor vehicle*s and available for *public use* whether free or for compensation, or as an accommodation for clients, customers or residents, but does not include the storage of impounded or wrecked vehicles.

Parking Lot, Principal Use (New definition as incorporated by By-Law 86-2005)
Shall mean a *lot* used for the principal purpose of providing space for general purpose public parking, offered either gratuitously or in return for a consideration or compensation, on an hourly or daily basis, but shall not be used for the storage or display of vehicles.

Parking Space (Amended by By-Law 27-2021)
Shall mean an area of land that is accessible by a *driveway* or aisle, having access to a *public street* or *lane*, that is reserved for the purpose of the temporary parking or storage of one *motor vehicle* and does not include any lands constituting a *driveway-adjacent walkway*.

Parking Space, Designated
Shall mean an off-street *parking space* marked by a sign indicating such space to be for the sole *use* of a vehicle displaying a permit in accordance with the requirements of the Highway Traffic Act.

Parking Space, Tandem (New definition as incorporated by By-Law 23-2025)
Shall mean a *parking spac*e from which access to the adjacent *public street or road*, *lane* or drive aisle is obstructed by the presence of an abutting *parking space*.

Passive Recreational Use
Shall mean a recreation *use* that does not require the erection of any *buildings* or *structures* and that does not alter the soil or topography of the land, but does not include a *golf course* or *golf driving range*.

Person
Shall mean any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executor or other legal representatives of a *person* to whom the context can apply according to law.

Personal Service Shop
Shall mean a *premises* where professional or personal services are provided for gain and where the sale of retail goods, wares, merchandise, articles or things is only accessory to the provision of such services.

Place Of Assembly
Shall mean a *premises* in which facilities are provided for the gathering of people.

Place Of Entertainment
Shall mean a *premises* where entertainment is offered for gain or profit such as a cinema, public hall, billiard or pool rooms, bowling alley, dance hall or similar activity for the enjoyment of the general public.

Place Of Worship
Shall mean *premises* used by one or more religious groups for the practice of religious services.

Platform
Shall mean a *structure* attached to, or abutting a *dwelling*, or constructed separately from a *dwelling*, which may be open, or roofed, and which may be screened-in, but not

fully enclosed, with or without access to the ground, the floor of which is above finished ground level. A *platform* does not include any stairs.

Porch (As Amended by By-Law 83-2004)
Shall mean a *platform* with a foundation that is fully roofed, unenclosed, permanent and projecting from the front exterior wall of the *building*.

Premises
Shall mean the area of a *building* and/or *lot* occupied by a business or enterprise. In a multiple tenancy *building* occupied by more than one business, each business area shall be considered a separate *premises*.

Public Authority
Shall mean the Government of Canada, Province of Ontario, Regional Municipality of Durham, or Town of Ajax.

Public Garage
Shall mean a *building* other than a *private garage* in which vehicles are parked.

Public Park
Shall mean an area of land for recreational purposes which is owned or controlled by a *public authority*.

Public Storage Facility
Shall mean a *premises* used for the temporary storage of household items and seasonal, recreational or commercial vehicles, boats and trailers in storage areas or lockers within enclosed *buildings*, which are generally accessible by means of individual loading doors.

Public Street Or Road
Shall mean a public thoroughfare available for use by vehicular and pedestrian traffic which is assumed or dedicated by/under the jurisdiction of the Regional Municipality of Durham, Town of Ajax or Province of Ontario, but does not include a private *lane*, private right-of-way, or unopened road allowance.

Public Use
Shall mean the *use* of any land, *building* or *structure* by a *public authority*.

Queuing Lane
Shall mean a portion of a parking area or a *parking lot*, other than a parking aisle or a *parking space* which provides standing room for vehicles in a queue. For the purposes of this definition, a *queuing lane* shall be measured by the length of a queuing space times the number of spaces required.

Quonset Hut (New definition as incorporated by By-Law 23-2025)
Shall mean a prefabricated *structure* constructed of corrugated galvanized steel, or a similar metal cladding, with a semi-circular cross-section that may or may not include an enclosed front and/or rear portion.

Racetrack, Horse
Shall mean an oval race course with starting chutes including a betting theatre; pari-mutuel lobby, together with appurtenances for the conduct of horse races; a grandstand; *restaurants*; lounges and administrative *office*s; a museum; retail space for the sale of racetrack and tourist related merchandise; and areas and facilities for stabling, grooming, training and showing of horses; accommodation for staff, the parking of *motor vehicle*s and horse vans; and storage facilities for feed, straw, equipment and accessories.

Recreation Facility
Shall mean a *premises* designated and equipped for the conduct of outdoor sports and leisure time activities such as sports fields but shall not include facilities for any indoor recreational activities.

Residential Care Facility (New definition as incorporated by By-Law 81-2009)
Shall mean a publicly or privately funded residential facility having 6 or more beds, not greater than 37 beds, in which *persons* with physical disabilities, *persons* who are developmentally delayed, *persons* with psychiatric disabilities, and/or pensioners are provided care and lodging.

Resource Management Uses
Shall mean the preservation, protection, and improvement of the natural environment through comprehensive management and maintenance of natural heritage features including the maintenance of wildlife habitats, flood and erosion control, protection and production of water supplies and preservation for *passive recreational use* and enjoyment.

Restaurant
Shall mean a commercial establishment in which the principal business is the preparation and serving of food and refreshments to the public for immediate consumption within the establishment or on an abutting terrace or patio, and which may include home delivery, catering or food pick-up/take-out services.

Restaurant, Drive-Thru
Shall mean a commercial establishment in which the principal business is the preparation and serving of food and refreshments to the public for immediate consumption within the establishment, on an abutting terrace or patio, or by means of an order or window service which *motor vehicles* access from the parking area by using designated *lanes*, and which may include home delivery, catering or food pick-up/take-out services.

Restaurant, Take-Out (New definition as incorporated by By-Law 93-2012)
Shall mean a commercial establishment where food or beverages are prepared and offered for sale to patrons for consumption off the *premises*.

Retail Store
Shall mean a *building* or part thereof which is not otherwise defined in this By-law, in which goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail directly to the public.

Retail Warehouse
Shall mean a *building* or *structure* or part thereof, where the entire floor area of the *use* is occupied by a single user with integrated storage and retail sale of goods to the general public in a warehouse format and which serves a regional trade area.

Sales Pavilion (New definition as incorporated by By-Law 55-2008)
Shall mean a permanent *building* intended for temporary *use* as a *sales pavilion* for residential units prior to being used for a different permitted *use*.

School
Shall mean a provincially approved institution for academic instruction and may include a public, private or separate *school*, college or university.

Seasonal Farm Produce Sales Outlet
Shall mean a *structure* from which fruits, vegetables, or other farm produce is sold during the growing season.

Senior Citizens' Apartment (Amended by By-Law 86-2005)
Shall mean an apartment *building* for seniors which shall include common facilities for the preparation, serving and consumption of meals, and may also include common areas, indoor and outdoor recreation facilities, and respite care facilities where such *uses* and activities are provided only for residents, and where each *dwelling unit* has a maximum of one bedroom and may or may not include a private kitchen.

Service Or Repair Shop
Shall mean a *premises* for the servicing, repairing or renting, of articles, goods or materials but shall not include any form of vehicles or boats.

Shipping Container (New definition as incorporated by By-Law 23-2025)
Shall mean a *structure* designed for repeated use as a vessel for moving goods by one or more means of transportation. A *shipping container* typically refers to a steel intermodal freight container but may also include a *vehicular trailer* or other similar transportation vessel. For the purposes of this By-law, a *shipping container* that has been fully retrofitted for use as the structural elements of a *dwelling* shall not be considered a *shipping container*.

Shopping Centre
Shall mean a group of commercial establishments designed, developed and managed as a unit by a single owner or tenant, or group of owners or tenants, for which parking is provided in common off-street areas.

Slot Machine
Shall mean a coin, token or slug-activated automatic machine, the results of the operation of which are a matter of chance or uncertainty to the operator.

Sports Arena
Shall mean a *building* or part of a *building*, in which the principal facilities provide for recreational activities such as curling, skating, hockey, lacrosse, broomball or other similar athletic activities, and which facilities may include dressing rooms, concession booths for the provision of food and refreshments to the general public, bleachers, equipment for making artificial ice and other such accessory facilities.

Street Line
Shall mean the dividing line between a *lot* and a street.

Structure
Shall mean anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil or any other *structure*. But for the purposes of this By-law, an in-ground swimming pool shall be deemed not to be a *structure*.

Taxi Depot
Shall mean the *use* of a *premises* for a dispatch *office* for taxis and includes the area used for the parking of taxis when not engaged in transporting *person*s or goods.

Temporary Sales Structure
Shall mean a temporary *structure* or trailer used as a sales *office* for the sale of residential, commercial or industrial *lots*.

Tillable Hectares
Shall mean the total area of land including pasture that can be worked or cultivated.

Trailer, Vehicular
Shall mean any vehicle so constructed that it is suitable for being attached to a *motor vehicle* for the purpose of being drawn or propelled by the *motor vehicle* and is capable of being used for the transport of goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

Transportation Depot
Shall mean a *premises* where goods or wares are stored and where the vehicles used to transport such wares are stored, serviced, repaired, kept for hire, loaded or unloaded.

Unlicenced Outdoor Patio (New definition as incorporated by By-Law 75-2005)
Shall mean an outdoor area where seating accommodation is provided, and where meals or refreshments are served to the public for consumption which is used on a seasonal basis in conjunction with, and in immediate proximity to, a *restaurant* or a *drive-thru restaurant*. The selling, serving and consumption of alcohol shall not be permitted on the outdoor patio.

Use
Shall mean the purpose for which any portion of a *lot, building* or *structure* is designed, arranged, intended, occupied, operated or maintained.

Veterinary Clinic
Shall mean a *building* or part of a *building* where animals or pets are given medical or surgical treatment or grooming, within which there may be shelter facilities provided for short-term overnight medical treatment but shall not include a *boarding kennel*.

Warehouse/ Distribution Centre
Shall mean a *building* or part of a *building* used for the storage and distribution of goods, wares, merchandise, substances, articles or things.

Woodwaste (New definition as incorporated by By-Law 136-2008)
Shall mean a product

a) That is wood or a wood product, including tree trunks, tree branches, leaves and brush;
b) That is not contaminated with chromated copper arsenate, ammoniacal copper arsenate, pentachlorophenol or creosote; and
c) From which easily removable hardware, fittings and attachments, unless they are predominantly wood or cellulose, have been removed

But does not include

a) An upholstered article; or
b) An article to which a rigid surface treatment is affixed or adhered, unless the rigid surface treatment is predominantly wood or cellulose.

Yard
Shall mean an open, uncovered space on a *lot* appurtenant to a *building* and unoccupied by *buildings* or *structures* except as may be expressly permitted in this By-law but does not include a courtyard. In determining *yard* measures, the minimum horizontal distance from the respective *lot lines* is to be used.

Yard, Exterior Side
Shall mean a *side yard* immediately adjacent to a *public street* or *lane*.

Yard, Front
Shall mean a *yard* extending across the full width of a *lot* between the *front lot line* and front walls of the nearest *building* or *structure* on the *lot*.

Yard, Interior Side
Shall mean a *side yard* other than an *exterior side yard*.

Yard, Rear
Shall mean a *yard* extending across the full width of a *lot* between the *rear lot line* and the nearest wall or walls of any main *building* on the *lot* for which the *yard* is required.

Yard, Side
Shall mean a *yard* extending from the *front yard* to the *rear yard* between the *side lot line* and the nearest wall of any *building* or *structure* on the *lot* for which the *yard* is required.

Section 4: General Provisions

4.1 Uses Permitted in All Zones

The *uses* identified in this subsection are permitted in all zones.

4.1.1 Accessory Buildings, Structures and Uses

(As amended by By-law 23-2025)

Accessory buildings, *structures* and *uses* are permitted in all zones subject to the following provisions:

i) The principal *use*, *building* or *structure* must already be established on the same *lot*;

ii) Unless otherwise specified in Section 4.2 of this By-law, *accessory buildings* or *structures* shall not be permitted in a *front yard* or exterior *side yard;*

iii) Unless otherwise specified in this By-law, any *accessory building* or *structure* shall be setback a minimum of 0.6 metres from any *lot line;*

iv) The aggregate *ground floor area* of all *accessory buildings* and *structures* on a *lot* shall not exceed any of the following:

a) A maximum of 60.0 m²;

b) 10% of the *lot area*; or;

c) The *lot coverage* standard for the applicable zone when combined with any *buildings* and/or applicable *structures* on the *lot.*

However, in any Downtown Central Area Zone where a detached *private garage* is located in the *rear yard* of a single-*use* residential *dwelling unit* and is accessed from a rear *lane,* the garage may be permitted to have a depth of up to 7.7 metres and a *ground floor area* of up to 45 square metres, regardless of the aforementioned 10% maximum *lot area* restriction;

v) No part of any *accessory building* or *structure* be located more than 4.5 *metres* above the *established grade*. Notwithstanding the above, where an *accessory building or structure* is configured to accommodate a detached *private garage* on the ground floor that is accessed by a driveway to a *public street or lane* and a *detached accessory dwelling unit* on an upper floor, no part of such *accessory building or structure* may be located more than 6.1 metres above the *established grade*;

vi) No *accessory buildings* or *structures* shall be permitted in:

a) An Environmental Protection (EP) Zone;

b) A Private Open Space (POS) Zone;

c) Lands determined to be hazardous by the applicable Conservation Authority; or

d) any Downtown Central Area - Residential Mixed *Use* (DCA/MU) Zone, Downtown Central Area - Residential Multiple One (DCA/RM1) Zone, Downtown Central Area - Residential Multiple Two Zone (DCA/RM2) Zone, Uptown Mixed *Use* (UC) Zone, or GO Station Mixed Use (GS) Zone, where a non-apartment residential *dwelling* consists of double front units which are located either on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space Zone on the opposite side; and

vii) Portable classroom *buildings*, *Quonset Huts* and/or *Shipping Containers* are not permitted as *accessory buildings* or *structures* in any zone that permits residential *uses*. Notwithstanding the above, *Quonset Huts* are permitted as *accessory buildings* or *structures* in the Permanent Countryside (PC*)* Zone.

4.1.2 Public Uses

The provisions of this By-law shall not apply to prevent the *use* of any land, *building* or *structure* by any *public authority*, except in an Environmental Protection (EP) Zone provided that:

i) Such *use*, *building* or *structure* complies with all applicable regulations, parking and loading requirements of the zone in which it is located;

ii) Such *use* shall not adversely affect the character or amenity of the area in which it is located; and,

iii) No *outdoor storage* is permitted unless such *outdoor storage* is specifically permitted in the zone in which the *use* is located.

4.1.3 Streets and Installations

(As amended by By-law 136-2008)

Nothing in this By-law shall prevent land from being used, subject to the applicable municipal studies or an approved development application as a *public street* or prevent the installation and *use* of a:

- Water main;
- Sanitary sewer main;
- Storm sewer main;
- Gas main;
- Steam line, subject to an agreement with the Town;
- Hot/cold water line, subject to an agreement with the Town;
- Pipeline;

- Overhead or underground hydro, telephone or other utility supply and/or communication lines; or
- Canada Post centralized delivery facility.

4.1.4 Satellite Dishes

(As amended by By-law 38-2008)

Satellite dishes with a maximum diameter of 1.0 metre each are permitted in any zone provided they are mounted on an exterior wall, roof or chimney of the *principal building* of the *lot* on which it is located.

Notwithstanding the above, a maximum of one satellite dish shall be permitted for each residential *dwelling unit* or individual non-residential *use* within any Village Core Mixed Use Zone, and no satellite dish shall be mounted on an exterior wall facing onto a *front* and/or *exterior side yard*.

4.1.5 Temporary Construction *Uses*

In all zones, save and except the Environmental Protection (EP) or Open Space (OS) Zones a tool shed, construction trailer, or other *building* or *structure* incidental to construction is permitted on a *lot* where construction is taking place provided that the *building* or *structure* is located no closer than 15 metres to any *existing dwelling* and provided that a valid *building* permit is in effect for the noted construction.

4.2 Encroachments into Required *Yards*

(As amended by By-law 23-2025)

The following ornamental *structures* to a *principal building* are permitted to encroach into any required *yard* in accordance with the following provisions:

Permitted Ornamental *Structure*	**Maximum Permitted Distance of Encroachment into a Required *Yard***		
Bay/Box/Bow Window with or without a foundation	1.0 metre		
Canopies/Porticos	One half of the setback of the *building* from the *street line*.		
Sills, cornices, parapets, pilasters, or other similar ornamental *structures*	50% of the width of any required *yard* to a maximum of 0.6 metres		
Uncovered steps leading to or from a *principal building* or *platform*	a)	*Front yard*	0.3 m from *front lot line*

Figure 1: Permitted ornamental *structures* and their maximum encroachment distances into required *yards* (Part 1)

Permitted Ornamental *Structure*	**Maximum Permitted Distance of Encroachment into a Required *Yard***		
	b)	*Exterior side yard*	0.3 m from *exterior side lot line*
	c)	*Interior side yard*	0.3 m from *interior side lot line*
	d)	*Rear yard*	1.8 m from *rear lot line*
Chimneys or Vents	50% of the width of the *side yard* 1.0 metre into the *rear yard* and the aggregate of all *rear yard* projections shall be limited in extent to 25% of the face of the rear wall.		
Drop awnings, clothes poles, flag poles, garden trellises, retaining walls, fences or other similar *accessory structures*	Permitted in any required *yard*.		
Eaves	To the *lot line*		

Figure 2: Permitted ornamental *structures* and their maximum encroachment distances into required *yards* (Part 2)

The encroachments permitted in the table above do not apply to *accessory buildings*.

4.3 Platforms

Notwithstanding the setback requirements of any Residential Zone, *platforms* are permitted in any Residential Zone in accordance with the following provisions:

Table 1: Setbacks and Coverage Requirements for *Platforms* by *Height* Above Finished Ground Level

	***Height* Above Finished Ground Level**		
	Finished ground level to 0.6 m	**More than 0.6 and less than 1.2 m**	**More than 1.2 m**
Maximum Area	50% of *yard* in which it is located	50% of *yard* in which it is located	30.0 m^2
Minimum Setback from *Exterior side lot line*	May extend 2.5 metres out from main *building* wall, but no closer to *exterior side lot line* than 3.5 metres except in the R1-C, R1-D, R1-E, R1-F, R2-A, R2-B and R3 Zones in which requirements of Section 6.2.4 apply.	May extend 2.5 metres out from main *building* wall, but no closer to *exterior side lot line* than 1.5 metres except in the R1-C, R1-D, R1-E, R1-F, R2-A, R2-B and R3 Zones in which requirements of Section 6.2.4 apply.	Must meet setback requirements for individual zones
Minimum Setback from Interior *side lot line*	Must meet setback requirements for individual zones	Must meet setback requirements for individual zones	Must meet setback requirements for individual zones The setback shall be zero for Townhouses
Minimum Setback from *Rear lot line*	1.8 m	1.8 m	4.0 m

	***Height* Above Finished Ground Level**		
	Finished ground level to 0.6 m	**More than 0.6 and less than 1.2 m**	**More than 1.2 m**
Minimum Setback from *Front lot line*	May extend 2.5 metres out from main *building* wall, but no closer to *front lot line* than 3.5 metres except in the R1-C, R1-D, R1-E, R1-F, R2-A, R2-B and R3 Zones in which requirements of Section 6.2.4 apply	May extend 2.5 metres out from main *building* wall, but no closer to *front lot line* than 3.5 metres except in the R1-C, R1-D, R1-E, R1-F, R2-A, R2-B and R3 Zones in which requirements of Section 6.2.4 apply.	Must meet setback requirements for individual zones
Maximum *Yard* Coverage	In no case shall the area of the *platform* exceed 50% of the area of the *yard* in which it is located.	In no case shall the area of the *platform* exceed 50% of the area of the *yard* in which it is located.	In no case shall the area of the *platform* exceed 50% of the area of the *yard* in which it is located.

4.4 Accessory Dwelling Units

(As amended by By-law 23-2025)

Accessory dwelling units may be permitted on a residential *lot,* in addition to the principal *dwelling unit*, provided they satisfy the requirements outlined in this section and any other applicable section in this By-law. The following configurations are permitted:

i) One *attached accessory dwelling unit* and no *detached accessory dwelling unit;*

ii) Two *attached accessory dwelling units* and no *detached accessory dwelling unit;*

iii) Three *attached accessory dwelling units* and no *detached accessory dwelling unit;*

iv) No *attached accessory dwelling units* and one *detached accessory dwelling unit;*

v) One *attached accessory dwelling unit* and one *detached accessory dwelling unit;* or

vi) Two *attached accessory dwelling units* and one *detached accessory dwelling unit.*

4.4.1 Attached Accessory Dwelling Units

(As amended by By-law 23-2025)

Attached accessory dwelling units, configured in conformity with the provisions of Section 4.4, shall be permitted on any *lot* used for residential purposes provided they:

i) Are listed as a permitted *use* in the specified zone;

ii) Are located within a *detached dwelling*, *semi-detached dwelling*, *linked villa dwelling, street townhouse dwelling, block townhouse dwelling* or *live-work units dwelling*;

iii) Include a primary entrance that is serviced by an unobstructed path that is a minimum of 1.2 m in width and connects to a *driveway, public street or road,* or *lane;*

iv) Comply with *parking space* requirements included in this By-law; and

v) Are not located on lands determined to be hazardous by the applicable Conservation Authority, including, but not limited to, lands within the regulatory flood limits or erosion hazard limits.

4.4.2 Detached Accessory Dwelling Units

(As amended by By-law 23-2025)

One *detached accessory dwelling unit*, configured in conformity with the provisions of Section 4.4, shall be permitted on any *lot* used for residential purposes provided it:

i) Is listed as a permitted *use* in the specified zone;

ii) Is located on a *lot* where the *principal building* is a *detached dwelling, semi-detached dwelling, linked villa dwelling, street townhouse dwelling* or *block townhouse dwelling*;

iii) Meets the performance standards for an *accessory building or structure* as set out in this By-law;

iv) Is located a minimum of 3.0 m from any other *building* on the *lot;*

v) Has a maximum *ground floor area* less than the *ground floor area* of the principal *dwelling* located on the same *lot*;

vi) Is serviced by an unobstructed path that is a minimum 1.2 m in width and connects to a *driveway*, *public street or road*, or *lane;*

vii) Complies with *parking space* requirements included in this By-law; and

viii) Is not located on lands determined to be hazardous by the applicable Conservation Authority, including, but not limited to, lands within the regulatory flood limits or erosion hazard limits.

Notwithstanding the above, where a *detached accessory dwelling unit* is located within the Greenbelt Plan Area, the *detached accessory dwelling unit* shall comply with the Minimum Distance Separation (MDS) formulae and guidelines.

4.5 Outdoor Display and Sales Area

Where the outdoor display and sale of goods and materials is permitted as an *accessory use*, the following provisions shall be complied with:

i) The area used for outdoor display and sale shall not be more than 35% of the total *lot area;*

ii) The area used for outdoor display and sale is in addition to and separated from, the areas required for parking; and

iii) The area used for outdoor display and sale provides *side* and *rear yards* in accordance with the provisions for the zone in which the *lot* is situated.

4.6 Area Requirements to Remain

When any part of a *lot* is required by this By-law to be reserved as open space, it shall continue to be so reserved regardless of changes in the ownership of such land and shall not be deemed to form a part of an adjacent *lot* for the purpose of computing the area thereof available for building purposes. *Lot area* calculations shall only be based on the area of lands zoned for the intended *use*.

4.7 Daylighting Triangle

Daylighting triangles shall be required on *corner lots* in all zones in accordance with the following requirements:

4.7.1 Establishing the *Daylighting Triangle*

(Amended by By-law 86-2005)

The area within a *daylighting triangle* shall be determined by measuring from the point of intersection of *street lines* on a *corner lot*, the distance required by this By-law along each such *street line* and joining such points with a straight line. *Daylighting triangles* shall be established in accordance with the following requirements:

Zone		**Minimum Distance Measured Along Each *Streetline* from Corner**
Residential Zones		4.5 m
Downtown Central Area Zones	Local Road / Local Road Intersection	4.5 m
	Local Road / Collector Road Intersection	4.5 m along the local road *street line* and 7.5 m along the collector road *street line*
	Collector Road / Collector Road Intersection	7.5 m
	Any intersection with an Arterial Road	As per Region of Durham requirements
All Other Zones		7.5 m

Figure 3: Minimum Distances for *Daylighting Triangles* by zone and road Intersection Type

4.7.2 Maximum Height in *Daylighting Triangle*

Notwithstanding any other provisions of this By-law, the maximum permitted *height* of any *structure*, storage, display, fence or vegetation within a *daylighting triangle* shall be 0.75 metre as measured from the top of the adjacent curb.

4.8 Exceptions to *Height* Requirements

(Amended by By-law 86-2005, 38-2008)

The *height* requirements of this By-law shall not apply to spires, belfries, chimneys, elevator enclosures, or mechanical penthouses occupying in the aggregate less than ten percent of the area of the roof of the *building* on which they are located, for *buildings* located outside of any Downtown

Central Area Zone. Nor shall they apply to monuments, flag poles, silos or other agricultural *buildings* or *structures*.

Within any Downtown Central Area Zone or Village Core Mixed Use Zone, the *height* restrictions of this By-law shall not apply to chimneys, elevator enclosures, mechanical penthouses, roof-top access enclosures (such as access ways to roof-top gardens), or to the architectural elements including spires, belfries, cupolas, and parapets. Commensurately, in terms of achieving the minimum *height* requirements of this By-law for *buildings* in any Downtown Central Area Zone, such elements as those noted above shall not be considered in calculating a *building's minimum height*.

4.9 Frontage on a *Public Road*

No *person* shall erect any *building* or *structure* in any zone unless the *lot* upon which the *building* or *structure* is to be erected has frontage on a *public road*.

4.10 Separation Distances for *Group Home*s

No *group home* shall be located any closer than 300 metres to any other *group home*.

4.11 Home Based Business

Where a *home based business* is permitted the following provisions shall apply:

i) Not more than one employee, in addition to the residents of the *dwelling unit*, is engaged in the business and working in the *dwelling*;

ii) The *use* is restricted to the *dwelling unit* and shall not be conducted in whole or in part in any *accessory building*;

iii) Not more than the lesser of 25% of the *gross floor area* or 45 square metres of floor area of the *dwelling unit* is used for the purpose of the *home based business*;

iv) There is no *outdoor storage* or display of material or equipment;

v) Only the sale of goods assembled, crafted or produced on the *lot* is permitted; and,

vi) The *use* is clearly secondary to the residential *use* and does not change the residential character of the *dwelling* or the *lot*.

vii) (Incorporated by By-Law 86-2005) Notwithstanding any other provision of this Section, a *home based business* forming the non-residential component of a *live-work unit* shall not be subject to the floor area provisions of sub-section 4.11 iii) above, provided that some part of the *live-work unit*, having a minimum *gross floor area*

of 40.0 m^2, is retained exclusively for residential *use* as a *dwelling unit*.

4.12 Landscaped Buffers

4.12.1 *Landscaped Buffers* for Commercial, Mixed Use and Employment Zones

(Incorporated by By-Law 86-2005 and amended by By-law 38-2008)

*Landscaped buffer*s shall be required in the Commercial, Mixed Use and Employment Zones in accordance with the following:

i) Notwithstanding any other provision of this By-law, where a Village Core Mixed Use Two (VC2) Zone, a Village Core Mixed Use Four (VC4) Zone, a Commercial Zone, or an Employment Zone abuts a Residential or Open Space Zone, a *landscaped buffer* of a minimum width of 3 metres, in the case of a Village Core Mixed Use Two (VC2) Zone or Village Core Mixed Use Four (VC4) Zone, or a minimum width of 4.5 metres, in the case of a Commercial or Employment Zone, shall be required within the Village Core Mixed Use Two (VC2) Zone, the Village Core Mixed Use Four (VC4) Zone, the Commercial Zone, or the Employment Zone and located adjacent to the Residential or Open Space Zone.

ii) Where a *landscaped buffer* is required on a *lot*, such portion of the *lot* shall not be used for any other purpose.

iii) Notwithstanding Sections 4.12 (i) and 4.12 (ii) of this By-law, *landscape buffers* shall be required for lands within the Commercial, Mixed *Use*, or Employment Zones as follows:

Table 2: Minimum *Landscaped Buffer* Requirements by Road Type

Location	**Minimum *Landscape Buffer***
Adjacent to Highway Number 401	15.0 m
Adjacent to Type A and Type B Arterial Roads and Harwood Avenue in the Uptown Mixed Use (UC) Zone and Prestige Employment (PE) Zone	9.0 m
Adjacent to Type C Arterial Roads and Collector Roads in the Uptown Mixed Use (UC) Zone and Prestige Employment (PE) Zone	6.0 m
Adjacent to Local Roads in the Prestige Employment (PE) Zone and Commercial Zone	3.0 m

4.12.2 *Landscaped Buffers* for Downtown Central Area Zones

(Incorporated by By-law 86-2005)

Within all Downtown Central Area Zones, *landscaped buffers* shall be required in accordance with the following:

Location			Minimum *Landscape Buffer*
i)	Between a public street and any parking area		
	a)	Adjacent to a local road	4.0 m
	b)	Adjacent to a collector or arterial road	6.0 m
ii)	Where a non-residential or mixed *use* development site abuts a single-*use* residential development site, a *landscaped buffer* shall be required along the dividing property line within the *lot* or development block that is the site of the non-residential or mixed *use* development		4.5 m
iii)	Where a non-apartment single-*use* residential development site abuts a single-*use* residential apartment development site, a *landscaped buffer* shall be required along the dividing property line within the *lot* or development block that is the site of the apartment development		3.0 m
iv)	Where a non-apartment single-*use* residential development site featuring freehold *lots* on *public streets* abuts a single-*use* residential development associated with private roads provided through a plan of condominium, a *landscaped buffer* shall be required along the dividing property line within the condominium-based development		3.0 m
v)	Open Space Zones:		
	a)	Where a non-residential or mixed *use* development site abuts an Open Space Zone used for purposes other than a public walkway or a *Gateway Site* that is zoned	4.5 m

Figure 4: Minimum Landscape buffer requirements by location (1 of 2)

Location			Minimum *Landscape Buffer*
		Open Space, a *landscaped buffer* shall be required within the development site and located abutting the Open Space Zone	
	b)	Where a parking or service area associated with a non-residential or mixed *use* development site is adjacent to an Open Space Zone that is used for a public walkway or is a *Gateway Site* that is zoned Open Space, a *landscaped buffer* shall be required within the development site and located abutting the Open Space Zone	3.0 m
vi)	*Gateway Sites* that are not zoned Open Space:		
	a)	Where a parking or service area associated with a non-residential or mixed *use* development site abuts a *Gateway Site* that is not zoned Open Space, a *landscaped buffer* shall be required within the development site and located abutting the defined *Gateway Site* block	3.0 m
vii)	Where a *landscaped buffer* is required on a *lot*, such portion of the *lot* shall not be used for any other purpose, save and except for an approved *driveway* access location		

Figure 5: Minimum Landscape buffer requirements by location (2 of 2)

4.13 Undersized *Lots*

In any zone where a *lot* having lesser width or area than is required by this By-law is held under distinct and separate ownership from any adjoining *lot* on the date of passing of this By-law, a *building* or any addition to an *existing building* may be erected and used on such *lot* provided that such *building* conforms with all other provisions of this By-law.

4.14 Model Homes

*Model home*s shall only be permitted on lands that have received Draft Plan Approval for residential purposes provided that:

i) Not more than the lesser of 10 *dwelling*s, or 10% of the total number of residential units contained in the approved Draft Plan are constructed as *model home*s;

i) The *model home* is built within a *lot* defined by the draft approved Plan of Subdivision;

ii) The *model home* complies with all other requirements of this Zoning By-law; and,

iii) A *Model Home* Agreement is entered into with the Town of Ajax.

4.15 Non-conforming Uses

This By-law shall not prevent the *use* of any land, *building* or *structure* for any purpose prohibited by the By-law if such land, *building* or *structure* was lawfully used for such purposes on the day of the passing of this By-law, so long as it continues to be used for that purpose.

This By-law shall not prevent the erection or *use* for a purpose prohibited by the By-law of any *building* or *structure*, for which a *building* permit has been issued in accordance with the Building Code Act, prior to the day of the passing of this By-law, so long as the *building* or *structure* when erected is used and continues to be used for the purpose for which it was erected and provided that the building permit has not been revoked.

4.16 Non-complying *Buildings* or *Structures*

Where a *building* has been erected prior to the day of the passing of this By-law on a *lot* having less than the minimum frontage and/or depth and/or area, or having less than minimum setback and/or *side yard* and/or *rear yard* and/or minimum usable open space required by this By-law, the said *building* may be enlarged, repaired or renovated provided that:

i) The enlargement, repair or renovation does not further reduce a required *yard* or open space having less than the minimum required by this By-law; and,

ii) All other provisions of this By-law are complied with.

4.17 Deemed to Comply

Where a building permit has been issued in accordance with the Ontario Building Code and which remains valid, for the construction of a *building* or *structure* that would otherwise not comply with this By-law, such *building* or *structure* shall be deemed to comply with this By-law.

4.18 Reduction of Requirements

No *lot* shall be reduced in area, either by the conveyance or alienation of any portion of such *lot*, so that any *building* or *structure* on the *lot* no longer meets the requirements of the zone in which the *lot* is located. No

person shall be deemed to have contravened any portion of this By-law by reason of the fact that any part or parts of any *lot* have been conveyed to a *public authority*.

4.19 Special Setbacks

Notwithstanding any other provisions in this By-law, the following special setbacks shall apply.

4.19.1 Minimum Setback for Access

A minimum setback of 1 metre is required between any wall of a *building* or *structure* containing a door and any *lot line*.

4.19.2 Railways

Minimum setbacks from the edge of a railway right-of-way shall be required in accordance with the following:

i) In any Employment Zone, where a *lot line* abuts a railway spur line right-of-way, no *interior side yard* or *rear yard* setback shall be required along the portion of the *lot line* that abuts the railway right-of-way.

ii) In all zones adjacent to the CN or CP rail lines, save and except the General Employment (GE) Zone and the Heavy Employment (HE) Zone, all permitted *buildings* and *structures* within such zones shall be setback a minimum of 30 metres from the edge of the railway right-of-way.

4.19.3 Setback from Lake Ontario

No *building* or *structure* shall be erected, improved or enlarged such that the distance from any wall of a *building* to the edge of the water of Lake Ontario, taken at an elevation of seventy-six metres (76.0 m) above mean sea level, is less than one hundred and twenty metres (120.0 m). *Buildings* and *structures* within the Country Residential (CR) Zone, and residential *uses* that are located east of Pickering Beach Road on the north side of Lakeview Boulevard are exempt from this requirement.

4.19.4 Minimum Distance Separation Setbacks

No residential, institutional, commercial, industrial or recreational *use*, located on a separate *lot* and otherwise permitted by this By-law shall be erected or enlarged unless it complies with the provincial Minimum Distance Separation (MDS I) formula.

In addition, notwithstanding any other *yard* or setback provision in this By-law, no *livestock facility* shall be erected or enlarged unless it complies with the provincial Minimum Distance Separation Formula (MDS II).

4.19.5 Trans-Northern Pipeline

A minimum ten metre (10.0 m) setback shall be provided for all permanent *structures* and excavations from the limits of any TransCanada Pipeline right-of-way.

4.20 Temporary Sales Structure

A *temporary sales structure* shall be permitted in any Mixed Use, Residential, Commercial, Employment, or Agricultural (A) Zone provided that:

i) The *temporary sales structure* is located in accordance with the zone provisions for the zone in which it is located; and,

ii) An agreement is entered into with the Town of Ajax.

4.21 Truck, Bus and Coach Bodies

Except as otherwise specifically permitted in this By-law, no truck, trailer, bus, coach, streetcar body or *structure* of any kind, other than a *dwelling unit* erected and used in accordance with this and all other by-laws of the Town, shall be used for human habitation, whether or not the same is mounted on wheels or other form of mounting or foundation.

Section 5: Parking, Loading, and Queuing Requirements

5.1 Parking Area Requirements

When any new development is constructed, when any *existing* development is enlarged, or when any *use* is changed, off-street vehicular *parking spaces* shall be provided in accordance with the standards of this By-law.

5.2 Exclusive Nature of *Parking Space*

A *parking space* required by this By-law must be available for parking purposes and used exclusively for that purpose.

5.3 Size of *Parking Space*

The minimum size of an off-street *parking space* shall be in accordance with the following:

5.3.1 Required *Parking Spaces* Within *Private Garages*

(As amended by By-law 23-2025)

All required *parking spaces* within a *private garage* shall have a minimum width of 3.1 metres and a minimum length of 6.5 metres free of any obstructions (*1). Where more than one required *parking space* is provided within a *private garage*, all subsequent *parking spaces* provided shall have a minimum width of 2.5 metres. A step of not higher than 20 centimeters and not deeper than 25 centimetres shall be permitted to encroach into the edge of the required *parking space*. In addition, a maximum 0.1 metre encroachment into the edge of the required *parking space* for a maximum of 20% of the wall length shall be permitted for the purposes of accommodating mechanical works.

(*1) This shall not apply to residential plans of subdivision that are draft approved prior to October 31, 2006 and residential site plans with site plan agreements executed prior to October 31, 2006. In these cases, *parking spaces* within a *private garage* shall have a minimum width of 2.7 meters and a minimum length of 5.7 metres, free of any obstructions

5.3.2 Required *Parking Space*s Other Than Within *Private Garage*s

(Amended by By-laws 86-2005, 38-2008, 27-2021)

All required off-street *parking spaces* except those within a *private garage,* shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres. A parallel *parking space* shall have a minimum length of 6.7 metres and a minimum width of 2.5 metres. With the exception of *parking spaces* in residential *driveways*, where the side of a required *parking space* is obstructed by any part of a fixed object such as a wall, column, bollard or fence, the minimum width of the required *parking space* shall be

increased by 0.3 metres for each side of the *parking space* that is obstructed. The minimum vertical clearance for all *parking spaces* is 2.0 metres, unless otherwise specified in this By-law.

The width of the adjacent aisle shall also be in accordance with the following standards:

Table 1: Minimum Perpendicular Aisle Widths based on *Parking Space* Angle

Angle of *Parking Space* Aisle	**Minimum Perpendicular Width of Aisle**
60 to 90 degrees	6.7 metres
59 to 45 degrees	5.5 metres
44 degrees or less	4.5 metres
No adjacent parking	4.5 metres one direction only 7.0 metres two directions

Access to a *parking space* with an angle of 44 degrees or less shall be from one direction only.

5.4 Location of *Use* and Parking

Parking facilities shall be located in accordance with the following:

i) *Parking spaces* shall be located on the same *lot* as the *lot* on which the *use* is located unless otherwise specified in this By-law.

ii) (As amended by By-laws 86-2005, 27-2021, 23-2025) Notwithstanding any other Section of this By-law, in any Residential Zone or other zone permitting single-*use* residential development, where the garage, a *building* wall or any other built feature of a *dwelling unit* is located closer than 5.5 metres to a *lot line*, required *parking spaces* may include part of the *public street* or *road* to a maximum distance of 2.5 metres but shall not include any part of the sidewalk or travelled section of the *public street* or *road*.

iii) (As amended by By-law 149-2004) Notwithstanding any other Section of this By-law, in any Commercial or Employment Zone, *parking spaces* may be provided within the limits of the zone in which the *use* is located and not more than 150 metres from the *principal building(s)* subject to an Agreement being registered on title between the owners of the affected properties, with the Town of Ajax as a party to such Agreement.

iv) In the Prestige Employment (PE) Zone, no parking shall be permitted in the *front yard* or *exterior side yard* except for a maximum of 20% of the required spaces provided that the spaces

in the *front* or *exterior side yard* are used exclusively for visitor parking and are arranged in a single row.

v) Notwithstanding any other Section of this By-law, in any Employment Zone, no parking other than a single row of visitor parking, shall be permitted on that section of a *lot*:

- Between an arterial road and the exterior face of the principal building;
- Between Highway 401 and the exterior face of the principal building; and
- Fronting onto Highway 401.

vi) (Incorporated by By-law 86-2005) Notwithstanding any other Section of this By-law, for any non-residential development (excluding the Ajax Pickering Health Centre *principal building* and expansions thereto), residential mixed-*use* development, or apartment development in any Downtown Central Area Zone, no parking, *driveways* or other service related components shall be permitted in any part of the *building's front yard* and/or *exterior side yard* that is located between the front and/or exterior side face of the *building* and the *front* and/or *exterior side lot line*.

vii) (Incorporated by By-law 38-2008) Notwithstanding any other Section of this By-law, for any development in any Village Core Mixed *Use* Zone other than a *detached dwelling* or a *detached dwelling* converted to accommodate commercial or residential mixed-*use* purposes, no parking, *driveways* or other service related components shall be permitted in any part of a *building's front yard* and/or *exterior side yard* that is located between the front and/or exterior side face of the *building* and the *front* and/or *exterior side lot line*.

5.4.1 Tandem Parking Spaces

(New Section as incorporated by By-law 23-2025)

i) *Tandem parking spaces* shall generally be prohibited except for scenarios where they are provided:

a) On a residential *lot* containing four or less *dwelling units*; or
b) In support of a residential *use* of more than four *dwelling units* where the *tandem parking space* and the abutting *parking space* causing the obstruction are sold, leased or assigned to the same *dwelling unit*.

ii) Notwithstanding Section 5.3.1, where a *tandem parking space* is located within a *private garage*, the *tandem parking space* shall have a minimum length of 5.5 metres.

5.5 More Than One *Use* on a *Lot*

The parking requirements for more than one primary or secondary *use* on a single *lot* or for a *building* containing more than one *use* shall be the sum of the parking requirements for each of the individual component *uses* unless otherwise specified in this Zoning By-law.

5.6 Parking Area Location on a *Lot* in a Residential Zone

(Amended by By-law 27-2021)

i) Unless otherwise specified in this By-law, in any Residential Zone, not more than 30% of the aggregate area of the *side yard*s and *rear yard* of any *lot* shall be occupied by *parking space*s with the exception of *parking space*s accessed by a rear *lane*.

ii) (Amended by By-law 108-2006, 27-2021) In any Residential Zone, not including Multiple Residential Zones, the parking of a *motor vehicle(s)* in the *front yard* shall be restricted to within the limits of the permitted *driveway* and *driveway-way adjacent walkway.*

iii) (As incorporated by By-law 27-2021) In any Multiple Residential Zone, the parking of a *motor vehicle(s)* shall be restricted to within the limits of the *driveway* or an area identified as a parking area within an approved site plan or development agreement.

5.7 Parking of Oversized Vehicles

(As amended by By-law 86-2005, 38-2008) No *person* shall *use* any *lot* in any Residential Zone or any *lot* in a Downtown Central Area Zone or Village Core Mixed *Use* Zone developed for residential purposes for the parking or storage of any *motor vehicle* in excess of one tonne capacity or in excess of 7 metres in length.

5.8 Parking of Inoperative Vehicles

(Amended by By-law 86-2005, 38-2008) The parking or storage of boats, trailers or any vehicle that does not have current license plates is not permitted in any Residential Zone or on any *lot* in a Downtown Central Area Zone or Village Core Mixed *Use* Zone used for residential purposes, unless wholly located within a *private garage* and provided that such storage does not occupy a *parking space* otherwise required by this By-law.

5.9 Calculation of Parking Requirements

Where the minimum number of *parking space*s is calculated on the basis of a rate or ratio, the required number of spaces shall be rounded to the higher whole number.

5.10 Parking Requirements

Off street parking facilities shall be provided in accordance with Sections 5.10.1 and 5.10.2.

5.10.1 Residential Parking Requirements

(Amended by By-laws 86-2005, 114-2013, 23-2025)

The off-street parking requirements for residential *uses* shall be as follows:

Table 2: Minimum Off-Street Parking Requirements for Residential *Uses*

Type or Nature of *Use*	**Off-Street Parking Requirements**
Detached Dwelling, Semi-Detached Dwelling, *Linked Villa Dwelling, Live-Work Units, Street Townhouse Dwelling, Back-to-Back Townhouse Dwelling* on a *public street*	Minimum: 2 spaces per unit
Apartment Dwelling; Maisonette Dwelling, Block Townhouse Dwelling, Back-to-Back Townhouse Dwelling on a private road; *Stacked Townhouse Dwelling, Back-to-Back Stacked Townhouse Dwelling*	All areas excluding Downtown Central Area Zones and the Village Core Mixed *Use* Zones: Minimum: 1.5 spaces per unit for the exclusive use of the occupants in addition to 0.25 space per unit for the exclusive use of visitors Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 1.25 spaces per unit for the exclusive use of the occupants in addition to 0.25 spaces per unit for the exclusive use of visitors; Downtown Central Area Zones: Maximum: same as Minimum for all areas outside of Downtown Central Area Zones
Duplex Dwelling, Triplex Dwelling, Quadruplex Dwelling	Minimum: 1 space per unit

Type or Nature of *Use*	Off-Street Parking Requirements
Attached Accessory Dwelling Unit, Detached Accessory Dwelling Unit	Minimum: For the first *accessory dwelling unit* established on the *lot*, no additional spaces required beyond the requirements of the principal *dwelling unit.* For each additional *accessory dwelling unit* beyond the first, 1 space per *dwelling unit* is required.
Bed And Breakfast Establishment	Minimum: 1 space for every room or each suite for the purposes of lodging for the travelling public, in addition to the required parking for the *dwelling*
Group Home	Minimum: 2 spaces plus the requirements of the *dwelling*
Home Based Business	Minimum: 1 *parking space* in addition to the parking requirements for the *dwelling*; however, no *parking spaces* beyond what are necessary for the *dwelling* are required if the *home based business* is located in a *Live-Work Unit*
Lodging House	Minimum 2 spaces for the *building* NOTE: Additional *parking spaces* for the *lodging units* are required in the Lodging House Licensing By-law.
Senior Citizens' Home, *Seniors' Apartment*	Minimum: 1 *parking space* per *dwelling unit*, or 1 space per 38.0 m^2, whichever is greater

5.10.2 Parking Requirements for Non-Residential *Use*s

(Amended by By-law 86-2005)

Table 3: Minimum Off-Street Parking Requirements for Non-Residential U*ses*

Type or Nature of *Use*	Off-Street Parking Requirements
Accessory Retail Sales Outlet	Minimum: 1 space per 28.0 m^2 dedicated to *accessory retail sales* Maximum: Only in a Downtown Central Area Zone – 4.25 spaces per 100.0 m^2 dedicated to *accessory retail sales*

Type or Nature of *Use*	Off-Street Parking Requirements
Banquet Facility	Minimum: the greater of 1 space per 3 seat capacity or 1 space per 12.0 m^2 of *gross floor area*
Boarding Kennel, *Veterinary Clinic*	Minimum: 1 space per 30.0 m^2 of *gross floor area*
Commercial Fitness Centre	All areas excluding Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 1 space per 20.0 m^2 of *gross floor area* Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 3.75 spaces per 100.0 m^2 of *gross floor area* Downtown Central Area Zones: Maximum: 4.5 spaces per 100.0 m^2 of *gross floor area*
Commercial School	All areas excluding Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 1 space per 20.0 m^2 of *gross floor area* Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 3.75 spaces per 100.0 m^2 of *gross floor area* Downtown Central Area Zones: Maximum: 4.25 spaces per 100.0 m^2 of *gross floor area*

Type or Nature of *Use*	Off-Street Parking Requirements
Convenience Store	All areas excluding Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 1 space per 20.0 m^2 of *gross floor area* Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 3.75 spaces per 100.0 m^2 of *gross floor area* Downtown Central Area Zones: Maximum: 4.25 spaces per 100.0 m^2 of *gross floor area*
Day Care Facility	Minimum: 2 spaces per classroom plus 1 additional *parking space* for every 4 children licensed capacity
Crisis Care Facility	Minimum: 2 spaces in addition to the parking requirements of the *dwelling* or if not located in a *dwelling unit*, 1 space per 38.0 m^2 of *gross floor area*
Restaurant, Drive-Thru	Minimum: 1 space per 15.0 m^2 of *gross floor area*
Drive-Thru Facility (All Other Types)	Minimum: 1 space per 20.0 m^2 of *gross floor area*
Financial Institution	All areas excluding Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 1 space per 20.0 m^2 of *gross floor area* Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 3.75 spaces per 100.0 m^2 of *gross floor area* Downtown Central Area Zones: Maximum: 4.25 spaces per 100.0 m^2 of *gross floor area*

Type or Nature of *Use*	Off-Street Parking Requirements
Funeral Home	Minimum: 30 *parking spaces* for the first 30.0 m^2 of *gross floor area* plus 1 space for each additional 15.0 m^2 of *gross floor area*
Garden Centre	Minimum: 1 space per 30.0 m^2 of *gross floor area*
Golf Course	Minimum: 12 spaces per golf hole plus 1 space per 15.0 m^2 of *gross floor area* dedicated to *accessory use*s
Golf Driving Range, Miniature *Golf Course*	Minimum: 1.5 spaces per golf hole plus 1.5 spaces per tee on the *driving range*
Hospital	Minimum: 1 space per 49.0 m^2 of *gross floor area*
Hotel, *Motel*	Minimum: 1 space per guest room in addition to 1 space per 12.0 m^2 of *gross floor area* dedicated to administrative, meeting and *banquet facilities*
Manufacturing;- Manufacturing, Light	Minimum: 1 space per 40.0 m^2 of *gross floor area* in addition to the parking requirements for any associated *accessory retail sales* outlet
Medical Clinic	All areas excluding Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 1 space per 20.0 m^2 of *gross floor area* Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 3.5 spaces per 100.0 m^2 of *gross floor area* Downtown Central Area Zones: Maximum: 5.0 spaces per 100.0 m^2 of *gross floor area*

Type or Nature of *Use*	Off-Street Parking Requirements
Motor Vehicle Repair Facility	Minimum: 3 spaces per service bay
Motor Vehicle Service Centre	Minimum: 1 *parking space* for every 45.0 m^2 of floor space dedicated to *accessory retail sales*
Nursing Home	All areas excluding Downtown Central Area Zones: Minimum: 1 Space per 38.0 m^2 of *gross floor area* Downtown Central Area Zones: Minimum: 0.6 spaces per 100.0 m^2 of *gross floor area*
Office	All areas excluding Downtown Central Area Zones and Village core Mixed *Use* Zones: Minimum: 1 space per 28.0 m^2 of *gross floor area* Downtown Central Area Zones: Minimum: 2.0 spaces per 100.0 m^2 of *gross floor area* Maximum: 3.0 spaces per 100.0 m^2 of *gross floor area* Village Core Mixed *Use* Zones: Minimum: 3.0 spaces per 100.0 m^2 of *gross floor area*
Outdoor Display and Sales Area	Minimum: 1 *parking space* per 20.0 m^2 dedicated to accessory outdoor sales
Personal Service Shop	Minimum: 1 space per 30.0 m^2 of *gross floor area* Maximum: Only in a Downtown Central Area Zone and a Village Core Mixed *Use* Zone: 4.25 spaces per 100.0 m^2 of *gross floor area*

Type or Nature of *Use*	**Off-Street Parking Requirements**
Place Of Assembly	Minimum: the greater of 1 space per 3 seat capacity or 1 space 12.0 m^2 of *gross floor area*
Place Of Entertainment	Minimum: the greater of 1 space per 5 seat capacity or 1 space per 12.0 m^2 of *gross floor area*
Place Of Worship	Minimum: 1 *parking space* per every 4 *person*s maximum capacity in the largest room of assembly
Restaurant	All areas excluding Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 1 space per 10.0 m^2 of *gross floor area* Downtown Central Area Zones and Village Core Mixed *Use* Zones: Minimum: 6.0 spaces per 100.0 m^2 of *gross floor area* Downtown Central Area Zones: Maximum: 7.0 spaces per 100.0 m^2 of *gross floor area*
Retail Store	Minimum: 1 space per 28.0 m^2 of *gross floor area* for *retail stores* with a total *gross floor area* up to 6000.0 m^2 (For any *retail stores* with a total *gross floor area* in excess of 6,000.0 m^2, the *Shopping centre* parking requirement shall apply.) Maximum: Only in a Downtown Central Area Zone: 4.25 spaces per 100.0 m^2 of *gross floor area* for *retail stores* with a total *gross floor area* in excess of 6,000.0 m^2, (for any *retail stores* with a total *gross floor area* in excess of 6,000.0 m^2, the *Shopping Centre* parking requirement shall apply)

Type or Nature of *Use*	Off-Street Parking Requirements
Retail Warehouse	Minimum: 1 space per 20.0 m^2 of *gross floor area* for *retail stores* with a total *gross floor area* greater than 6000.0 m^2
School, Elementary	Minimum: 6 spaces for the *use* of visitors in addition to 1.5 *parking spaces* per classroom
School, Secondary	Minimum: 8 spaces for the *use* of visitors in addition to 4 *parking spaces* per classroom
Laundromat, *Self Serve Dry Cleaning Depot*	Minimum: the greater of 1 space for every 2 washing machines or 1 space per 20.0 m^2 of *gross floor area*
Service or Repair Shop	Minimum: 1 space per 28.0 m^2 of *gross floor area* and there shall not be less than 2 *parking spaces* Maximum: Only in a Downtown Central Area Zone: 4.25 spaces per 100.0 m^2 of *gross floor area*
Shopping Centre	All areas excluding Downtown Central Area Zones: Minimum: 1 *parking space* per 19.0 m^2 of *gross floor area* Downtown Central Area Zones: Minimum: 3.75 spaces per 100.0 m^2 of *gross floor area* Maximum: 4.25 spaces per 100.0 m^2 of *gross floor area*
Sports Arena	Minimum: The greater of 1 space per 10.0 m^2 of *gross floor area* or 1 space for every 5 fixed seats of seating capacity
Transportation Depot	Minimum: 1 space per 20.0 m^2 of *gross floor area*
Warehouse/ Distribution Centre	Minimum: 1 space per 500.0 m^2

Type or Nature of *Use*	Off-Street Parking Requirements
*Use*s permitted by this By-Law that are not included within this Table	Minimum: 1 space per 28.0 m^2 of *gross floor area*

5.11 *Queuing Lane* Requirements

Deferral No. D6

Where required by this By-law, *queuing lanes* for *drive-thru facilities* shall be provided in accordance with the following provisions:

5.11.1 Queuing Space Requirements

Deferral No. D6

The minimum ingress and egress queuing space requirements shall be as follows:

Table 4: Minimum Queuing Requirements for *Drive-Thru Facilities*

Drive-Thru Facility	**Minimum Queuing *Spaces* Leading to Service Window**	**Minimum *Queuing Lane* After the Service Window**
Drive-Thru Bank	4	1
Drive-Thru Restaurant	15	1
All Other *Drive-Thru Facilities*	5	1

Table 5: Minimum Queuing Requirements for Automatic *Motor Vehicle* Wash

Drive-Thru Facility	**Minimum Queuing *Spaces* Leading to Service Window**	**Minimum *Queuing Lane* After the Service Window**
	Ingress	Egress
Automatic *Motor Vehicle* Wash	15	5

5.11.2 *Queuing Lane* Requirements for More Than One *Use* on a *Lot*

Deferral No. D6

Where *queuing lanes* are required for more than one *use* on a *lot*, the minimum *queuing lane* requirement for the *lot* shall be the sum of the *queuing lane* requirements for each individual *use*.

5.11.3 Size of Queuing Space

Deferral No. D6

All queuing spaces shall be rectangular in shape, with a minimum size of 6 metres in length and 4 metres in width. *Queuing lanes* shall be arranged in a single line in advance of and following the service window.

5.11.4 Setback for *Queuing Lane*

Deferral No. D6

Queuing lanes shall be located in accordance with the following:

i) No *queuing lane* shall be located closer than 10 metres to the vehicular access to a *lot* as measured from the *lot line* and shall not obstruct access to parking aisles or *parking spaces* on the *lot*.

ii) No *queuing lane* shall be located closer than 10 metres to any Residential Zone.

5.11.5 Delineation of *Queuing Lane* Requirements

Deferral No. D6

Queuing lanes shall be unobstructed and must be clearly delineated by pavement markings or physical barriers.

5.12 Parking requirements for *Persons* with Disabilities

In addition to the requirements of Section 5.10, off-street *parking spaces* for *person*s with disabilities shall be provided in accordance with the provisions of this By-law and the Highway Traffic Act. A minimum number of required *parking spaces* must be provided for *person*s with disabilities in accordance with the following:

5.12.1 Parking Requirements for *Hospital*s and *Medical Clinics*

Table 6: Required Accessible *Parking Spaces* by Total Parking Supply - *Hospitals* and *Medical Clinics*

Required Number of *Parking space*s	**Number of Required Spaces Designated for *Use* by *Person*s with Disabilities**
1 to 30	Minimum of 2 spaces
31 to 60	Minimum of 4 spaces
61 to 100	Minimum of 6 spaces
For each additional 30 spaces or part thereof above 100	A minimum of 2 spaces to a maximum of 40 additional spaces

5.12.2 Parking Requirements for All Other *Use*s

Table 7: Required Accessible *Parking Spaces* by Total Parking Supply - All Other *Uses*

Required Number of *Parking Spaces*	**Number of Required Spaces Designated for *Use* by *Persons* with Disabilities**
2 to 19	Minimum of 1 space
20 to 200	Minimum of 2 spaces

Required Number of *Parking Spaces*	**Number of Required Spaces Designated for *Use* by *Persons* with Disabilities**
201 to 400	Minimum of 5 spaces
For each additional 400 spaces or part thereof	A minimum of 2 spaces to a maximum of 40 additional spaces

Where only 1 off-street *parking space* is required for a *use*, other than a residential *use*, that space shall satisfy the minimum size requirements for a *parking space* for *person*s with disabilities but shall not be designated as a *parking space* reserved for *person*s with disabilities.

5.12.3 Size of *Parking Space* for *Person*s with Disabilities

(Amended by By-law 38-2008)

Each off-street *parking space* designated for *person*s with disabilities shall be a minimum of 6.0 metres long, 4.5 metres wide and have a vertical clearance of 2.75 metres. However, in Village Core Mixed *Use* Zones, each off-street *parking space* shall be a minimum of 5.7 metres long.

5.12.4 Required *Parking Spaces* Designated for *Use* by *Persons* with Disabilities in Downtown Central Area Zones

(As incorporated by By-Law 86-2005)

For the purposes of calculating the required number of *parking spaces* to be designated for *use* by *persons* with disabilities for any *use* in any Downtown Central Area Zone, the amount of such parking shall be based on the number of standard *parking spaces* required as if the *use* in question was located outside of a Downtown Central Area Zone.

5.13 *Loading Space* Requirements

(Amended by By-Laws 86-2005 and 38-2008)

In any Commercial or Employment Zone, or for any non-residential, non-institutional development in a Downtown Central Area Zone or Village Core Mixed *Use* Zone, off-street vehicular *loading spaces* shall be provided when any new development is constructed, when any *existing* development is enlarged, or when any *existing use* is changed in accordance with the following requirements:

Table 8: Required *Loading Spaces* based on *Gross Floor Area*

Gross Floor Area* of *Building	**Minimum Number of Required *Loading spaces***
Up to 1000.0 m^2	None required

Gross Floor Area* of *Building	**Minimum Number of Required *Loading spaces***
From 1000.0 m^2 up to and including 2,300 m^2	1 *loading space*
Over 2,300 m^2 up to and including 7,500 m^2	2 *loading spaces*
Over 7,500 m^2 up to and including 14,000 m^2	3 *loading spaces*
Over 14,000 m^2 up to and including 22,500 m^2	4 *loading spaces*
Over 22,500 m^2 up to and including 30,000 m^2	5 *loading spaces*
Over 30,000 m^2 for each additional 9,500 m^2	1 *loading space*

5.13.1 Size of *Loading Space*

Each *loading space* shall be a minimum of 15 metres long, 3.6 metres wide with a vertical clearance of 4.5 metres on land with a slope not exceeding 8 percent.

5.13.2 Location of *Loading Spaces*

Loading spaces must be provided on the same *lot* as the *use* or *building* for which they are required.

5.13.3 Location on a *Lot*

Loading spaces are permitted in the *rear yard* or *interior side yard* only. Where a *lot* is located adjacent to Highway 401, no *loading spaces* are permitted in the area between the *building* face and Highway 401.

5.13.4 Setbacks Abutting a Residential Zone or Single-*Use*/Mixed-*Use* Residential Development Site in a Downtown Central Area Zone or Village Core Mixed *Use* Zone

(Amended by By-laws 86-2005, 38-2008)

In any Commercial or Employment Zone, or where any development site in a Downtown Central Area Zone or Village Core Mixed *Use* Zone features a loading area, no *loading space* shall be located closer than 10 metres to any interior *side lot line* or *rear lot line* that abuts a Residential Zone or single-*use*/mixed-*use* residential development site in a Downtown Central Area Zone or Village Core Mixed *Use* Zone.

5.13.5 Additions to *Buildings*

The *loading space* requirements of this By-law shall not apply to any *building* in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is

made to the *building* which increases the *gross floor area*, then additional *loading spaces* applicable to the additional floor area shall be provided as required by the regulations of this By-law.

5.13.6 Access to *Loading spaces*

Access to a *loading space(s)* from a street shall be provided by means of a *driveway*, aisle, or maneuvering area, no part of which is to be for the temporary parking or storage of any *motor vehicle*.

Section 6: Zone Provisions

6.1 Zone Provisions

Permitted *uses* and zone standards for all zones are provided in the following Sections:

Zone Category	Section
Residential Zones	Section 6.2
Commercial and Mixed *Use* Zones	Section 6.3
Employment Zones	Section 6.4
Institutional and *Cemetery* Zones	Section 6.5
Rural Zones	Section 6.6
Open Space Zones	Section 6.7
Environmental Protection Zone	Section 6.8
Downtown Central Area Zones	Section 6.9

6.1.1 Permitted *Uses*

Permitted *uses* in a zone are noted by the symbol '•' in the column applicable to that zone and corresponding with the row for a specific permitted *use*. A number(s) following the symbol '•', zone heading or identified permitted *use*, indicates that one or more special provisions apply to the *use* noted or, in some cases, to the entire zone. Special provisions are noted at the end of each table.

6.1.2 Zone Standards

A number(s) following the zone standard, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed at the end of each subsection.

6.2 Residential Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Residential Zone except in accordance with Sections 6.2.1 to 6.2.4 of this By-law.

6.2.1 Permitted *Uses*

(Amended by By-laws 114-2013, 23-2025)

The following table establishes the *uses* permitted in the Residential Zones.

Table 1: Permitted *Uses* - Residential Zones

Permitted *Use*	**CR**	**R1-A**	**R1-B**	**R1-C**	**R1-D**	**R1-E**	**R1-F**	**R2-A**	**R2-B**	**R3**	**RM4**	**RM5**	**RM6**
Detached Dwelling	•	•	•	•	•	•	•	•					
Semi-Detached Dwelling							•	•	•				
Duplex Dwelling	• (1)	•	•	•	•	•	•	•	•	•			
Triplex Dwelling	• (1)	•	•	•	•	•	•	•	•	•			
Quadruplex Dwelling	• (1)	•	•	•	•	•	•	•	•	•			
Linked Villa Dwelling										•			
Townhouse Dwelling (Street)									•	•			
Maisonette Dwelling													•
Block Townhouse Dwelling											•	•	•
Apartment Dwelling											•		
Senior Citizens' Apartment												•	
Attached Accessory Dwelling Unit	• (2) (3)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)
Detached Accessory Dwelling Unit	• (2) (4)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)
Bed and Breakfast Establishment (5)	•	•	•	•	•	•	•	•	•				

Permitted *Use*	**CR**	**R1-A**	**R1-B**	**R1-C**	**R1-D**	**R1-E**	**R1-F**	**R2-A**	**R2-B**	**R3**	**RM4**	**RM5**	**RM6**
Day Care Facility (6)	•	•	•	•	•	•	•	•	•	•	•	•	•
Crisis Care Facility		•	•	•									
Group Home 'A'		•	•	•									
Home Based Business	•	•	•	•	•	•	•	•	•	•	•	•	•
Lodging House (7)	•	•	•	•	•	•	•						

(1) (New footnote as incorporated by By-law 23-2025) Shall only be permitted on a *lot* outside of the Greenbelt Plan Area.

(2) (New footnote as incorporated by By-law 23-2025) Subject to meeting additional requirements in Section 4.4 (Accessory Dwelling Units) of this By-law.

(3) (New footnote as incorporated by By-law 23-2025) Where a *lot* is located in the Greenbelt Plan Area, the *use* shall only be permitted on lands located outside of the Greenbelt Natural Heritage System Boundary, as identified in the Special Schedules (Section 8 of this By-law), and a maximum of one *Accessory Dwelling Unit* is permitted on the *lot.*

(4) (New footnote as incorporated by By-law 23-2025) Where a *lot* is located in the Greenbelt Plan Area, the *use* shall only be permitted on lands located outside of the Greenbelt Natural Heritage System Boundary, as identified in the Special Schedules (Section 8 of this By-law), in an *accessory building* or *structure* that existed on or before July 1, 2017, and where new municipal services are not required. Further, a maximum of one *Accessory Dwelling Unit* is permitted on the *lot.*

(5) Permitted in a *detached dwelling* only.

(6) Only a *day care facility* that existed on the date of passage of this By-law is permitted.

(7) Subject to meeting all applicable parking requirements of Section 5 of this Zoning By-law and the requirements of the Lodging House Licensing By-law.

6.2.2 Zone Standards

(Amended by By-laws 27-2021, 23-2025)

The following table establishes the zone standards applicable to the Residential Zones.

Table 2: Residential Zone Standards

	Standards Per *Dwelling Unit*										**Standards Per *Lot***		
	CR	**R1-A**	**R1-B**	**R1-C**	**R1-D**	**R1-E**	**R1-F**	**R2-A**	**R2-B**	**R3**	**RM4**	**RM5**	**RM6**
Minimum *Lot Frontage*	50.0 m	20.0 m	15.0 m	14.6 m	11.9 m	10.4 m	9.0 m	9.0 m	6.0 m	6.0 m	37.0 m	30.0 m	30.0 m
Minimum *Lot Depth*	130.0 m	33.5 m	33.5 m	33.5 m	25.0 m	25.0 m	25.0 m	33.5 m	25.0 m	33.5 m			
Minimum Setback from *Front Lot Line*	15.0 m	7.5 m	6.0 m	(1)	(1)	(1)	(1)	(1)	(1)	(1)	7.5 m	7.5 m	7.5 m
Maximum Setback from *Front Lot Line*				(1)	(1)	(1)	(1)	(1)	(1)	(1)			

	Standards Per *Dwelling Unit*										**Standards Per *Lot***		
	CR	**R1-A**	**R1-B**	**R1-C**	**R1-D**	**R1-E**	**R1-F**	**R2-A**	**R2-B**	**R3**	**RM4**	**RM5**	**RM6**
Minimum Setback from *Exterior Side Lot Line*	7.5 m	6.0 m	6.0 m	(1)	(1)	(1)	(1)	(1)	(1)	2.0 m	6.0 m	6.0 m	6.0 m
Minimum Setback from Interior *Side Lot Line*	7.5 m	1.8 m	1.2 m	(2)	(2)	(2)	(2) (3)	(2) (3)	(3)	(3)	3.6 m	3.6 m	3.6 m
Minimum Setback from *Rear Lot Line*	15.0 m	9.0 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	9.0 m	7.5 m	9.0 m
Maximum *Lot Coverage*	20 % (4)	30% (4)	33% (4)	45%	45%	45%	45%	45%	50%	50%	30%	35%	30%
Maximum *Height*		11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	45.0 m	30.0 m	11.0 m

	Standards Per *Dwelling Unit*										**Standards Per *Lot***		
	CR	**R1-A**	**R1-B**	**R1-C**	**R1-D**	**R1-E**	**R1-F**	**R2-A**	**R2-B**	**R3**	**RM4**	**RM5**	**RM6**
Maximum *Driveway Width*	(5)	7.8 m (6)	6.1 m (6)	5.6 m (6)	5.6 m (6)	5.2 m (6)	5.2 m (6)	5.2 m (6)	3.0 m (6)	3.0 m (6)	(6)(7)	(6) (7)	(6) (7)
Maximum Number of *Driveway* Accesses	2 (8)	1	1	1	1	1	1	1	1	1			
Maximum Garage Width		7.5 m	6.1 m	5.6 m	5.6 m	3.3 m (9)	3.3 m (9)	3.3 m (9)	3.3 m (9)	3.3 m (9)			
Maximum *Apron* and *Curb Cut* Width	9.0 m	7.8 m	6.1 m	5.6 m	5.6 m	5.2 m	5.2 m	4.0 m	3.0 m	3.0 m			

(1) See requirements of Section 6.2.4

(2) (As amended by By-law 83-2004) 0.3 metres on one side and 1.2 metres on the other for *detached dwellings* with a minimum aggregate setback between *dwellings* of 1.2 metres. A 1.2 metre minimum *side yard* setback shall be required adjacent to any Open Space Zone.

(3) For all horizontally attached *dwellings*, 0.0 metres between units and 1.2 metres for end units.

(4) (New footnote as incorporated by By-law 23-2025) The maximum *lot coverage* shall be 45% in cases where the *lot* includes a *duplex dwelling*, *triplex dwelling*, *quadruplex dwelling*, or one or more *accessory dwelling unit(s).*

(5) There is no maximum *driveway width* but *driveways* and/or parking areas shall not occupy more than 30% of the area of the *front yard* or more than 10% of the aggregate area of the *rear* and *side yards* of any *lot.*

(6) A *driveway-adjacent walkway* is permitted to extend a maximum of 1.8 metres beyond the listed maximum *driveway width* on the side of a *driveway* nearest the principal entrance of the *dwelling* and a maximum of 0.6 metres beyond the listed maximum *driveway width* on the opposite side of the *driveway.* Where a *driveway-adjacent walkway* intersects at grade with a hard landscaping surface other than a *driveway*, the connection point between the two must not exceed a maximum width of 1.5 metres.

(7) (New footnote as incorporated by By-law 23-2025) The *driveway-adjacent walkway* provisions implemented in this zone via Footnote (6) are only applicable to the following built forms: *Block Townhouse Dwellings* and *Back-to-Back Townhouse Dwellings*.

(8) Where two *driveway* accesses exist on one *lot*, the aggregate width of these accesses shall not exceed the standard for Maximum *Apron* and *Curb Cut Width* in the corresponding zone. Further, the two *driveway* accesses must be separated by a minimum distance of 9.0 metres.

(9) This shall not apply to residential Plans of Subdivision that are draft approved prior to October 31, 2006, and residential site plans with site plan agreements executed prior to October 31, 2006.

6.2.3 Garage and *Driveway* Requirements

(As amended by By-laws 83-2004, 27-2021)

Notwithstanding any other provision of this By-law, in any Residential zone, garages shall extend no more than 2.5 metres beyond the front face of the *principal building* provided that, for a bungalow or back split house, this may be increased to 3.0 metres.

Where the opening for vehicular access to an attached garage faces an interior *side lot line,* the requirements of this section shall not apply, but shall be subject to the setback requirements of Section 6.2.4.

6.2.4 *Front Yard* and *Exterior Yard* Requirements

(As amended by By-law 83-2004)

Notwithstanding any other provision of this By-law, the following *front yard* and *exterior yard* requirements shall apply:

Table 3: *Front* and *Exterior Yard* Standards - Residential Zones

Standard	**Minimum *Front Yard* Setback**	**Minimum Setback from Exterior *Lot Line***
Dwelling unit on street side with a sidewalk	3.0 m	2.0 m
Dwelling unit on street side without a sidewalk	2.0 m	2.0 m
Attached *garage* on street side with a sidewalk	5.7 m	2.0 m
Attached *garage* on street side without a sidewalk	3.0 m	2.0 m
Platform on street side with a sidewalk	1.5 m	1.0 m
Platform on street side without a sidewalk	1.0 m	1.0 m

Notwithstanding the provisions of the above-noted table, a *dwelling unit* shall not be set back more than 3.0 metres from the *front lot line* of an adjacent *dwelling unit* which fronts on the same street.

For all *dwelling units*, the maximum *front yard* shall be 7.5 metres as measured from the front of the *principal building* to the *front lot line*. Notwithstanding this requirement, the maximum *front yard* may be measured from the front face of an attached *porch*, subject to the following:

i) The minimum depth of the attached front *porch* shall not be less than 1.5 metres, measured from the front face of the *principal building* to the front face of the *porch;*

ii) The minimum width of the attached front *porch* shall be not less than the following, whichever is less:

   a) 3.0 metres;
   b) The entire width of the habitable portion of the *dwelling*, measured from the nearest exterior wall of an attached *private garage* to the opposite exterior side wall of the *principal building*.

6.3 Commercial and Mixed *Use* Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Commercial or Mixed *Use* Zone except in accordance with Sections 6.3.1, 6.3.2, 6.3.3 and 6.3.4 of this By-law.

6.3.1 Permitted *Uses*

(As amended by By-law 38-2008)

The following table establishes the non-residential *uses* permitted in the Commercial and Mixed *Use* Zones.

Table 4: Permitted *Uses* - Commercial and Mixed Use Zones

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Art Gallery			•	•	• (6)	• (6) (9)	•	•	
Banquet Facility		•					•	•	
Commercial Fitness Centre		•	•	•			•	•	
Commercial School			•	•			•	•	
Convenience Store	• (2)	•	•	•			•	•	• (1)
Crisis Care Facility			•	•					

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Day Care Facility	•	•	•	•			•	•	
Drive-Thru Facility		•					•	•	• (5)
Dry Cleaning Depot	•	•	•	•			•	•	
Dry Cleaning Establishment		•	•	•			•		
Financial Institution	•	•	•	•			•	•	
Funeral Home			•	•			•	•	
Garden Centre							•	•	
Hotel			•	•			•	•	
Laundromat, Self Serve	•	•	•	•			•	•	
Library	•	•	•	•			•	•	

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Licensed Accessory Outdoor Patio (7)		•	•	•			•	•	
Medical Clinic		•	•	•			•	•	
Motel							•	•	
Motor Vehicle Rental Depot							•	•	
Motor Vehicle Rental Establishment							•		
Motor Vehicle Sales Establishment							•		

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Motor Vehicle Used Sales Establishment							•		
Motor Vehicle Gas Bar									•
Motor Vehicle Service Centre									•
Motor Vehicle Wash, Automatic (1)(3)									•
Museum		•	•	•			•	•	
Nightclub								•	
Office	•	•	•	•	•	• (9)	•	•	
Personal Service Shop	•	•	•	•	•	• (9)	•	•	

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Place Of Assembly			•	•			•	•	
Place Of Entertainment		•	•	•			•	•	
Place Of Worship			•	•			•	•	
Restaurant		•	•	•			•	•	
Restaurant, Drive-Thru		•					•	•	
Retail Store		•	•	•	• (6)	• (6) (9)	•	•	
Retail warehouse								• (4)	
Service or repair shop	•	•	•	•			•	•	
Taxi depot							•	•	
Unlicensed Accessory Outdoor Patio		•	•	•			•	•	

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Veterinary Clinic		•	•	•			•	•	

(1) As an *accessory use* to a gasoline establishment only provided that the gasoline establishment is not located on a *lot* abutting a zone where residential *uses* are permitted.

(2) A *convenience store* is permitted provided that it does not exceed a maximum *gross leasable floor area* of 250.0 m^2

(3) Not permitted on any *lot* abutting a Residential Zone or a Downtown Central Area Zone where residential *uses* are permitted.

(4) A *retail warehouse* is permitted provided that it has a minimum *gross leasable floor area* of 2000.0 m^2.

(5) Only a non-food *drive-thru facility* is permitted. (See Deferral Number D6)

(6) (As amended by By-Law 38-2008) The identified *use* is permitted provided that it does not exceed a maximum *gross floor area* of 140.0 m^2 and is located within a *building* that existed as of the date of passing of this By-law.

(7) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provision in Section 6.3.1.1.

(8) (As incorporated by By-Law 38-2008) The identified *use* shall only be permitted in conjunction with one residential *dwelling unit*, containing a minimum of two bedrooms, located on the same *lot*.

6.3.1.1 Licensed Accessory Outdoor Patios

i) A licensed accessory outdoor patio situated on a property that does not abut a Residential, Institutional or Open Space Zone shall be permitted.

ii) A licensed accessory outdoor patio situated on a property that abuts a Residential, Institutional or Open Space Zone shall be permitted provided the licensed accessory outdoor patio meets one of the following two provisions:

a) There is a *building* situated between the licensed accessory outdoor patio from the abutting Residential, Institutional or Open Space Zone; or

b) The accessory outdoor patio is separated from an abutting Residential, Institutional or Open Space Zone by Harwood Avenue or a Type A or B Arterial Road.

6.3.2 Zone Standards

(As amended by By-law 38-2008)

The following table establishes the zone standards applicable to non-residential *uses* in the Commercial and Mixed *Use* Zones.

Table 5: Non-Residential Zone Standards – Commercial and Mixed *Use*

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Minimum *Lot Frontage*		90.0 m	(6)	(5) (6)	(6)	(6)	90.0 m	45.0 m	45.0 m
Minimum *Lot Depth*		60.0 m					60.0 m		45.0 m
Minimum Setback from *Front Lot Line*	3.0 m	3.0 m	(7)	(8)	(7)	(7)	3.0 m	3.0 m	9.0 m
Maximum Setback from *Front Lot Line*			(7)	(9)	(7)	(7)			

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Minimum Setback from *Exterior Side Lot Line*	3.0 m	3.0 m	(10)	(8)	(10)	(10)	3.0 m	3.0 m	7.5 m
Maximum Setback from *Exterior* Side *Lot Line*			(10)	(9)	(10)	(10)			
Minimum Setback from Interior *Side Lot Line*	7.5 m	7.5 m		(11)		1.2 m	7.5 m	7.5 m	7.5 m
Minimum Setback from *Rear Lot Line*	9.0 m	9.0 m		(11)	7.5 m	7.5 m	9.0 m	9.0 m	9.0 m

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Minimum Built *Lot Frontage* (Front Street wall)				75% (12)					
Minimum Built *Lot* Flankage (Exterior Side Street wall)				75% (12)					
Minimum *Floor Space Index*			(4)	1.0 (4) (13)	(4)	(4)			
Maximum *Floor Space Index*			2.0 (4)	3.25 (4)(13)	1.5 (4)	0.75 (4)			

	NC Neighbourhood Commercial	**LC** Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**GC** General Commercial	**UC** Uptown Mixed *Use*	**AC** Automobile Commercial
Minimum *Ground Floor Area*								600.0 m^2	
Maximum *Gross Floor Area*	1,400.0 m^2 (1)	10,000.0 m^2							500.0 m^2
Minimum *Height*			2 storeys	2 storeys (14)(15)					
Maximum *Height*	11.0 m	12.5 m	12.5 m or 4 storeys, whichever is greater (16)	20.0 m (14) (17) (18)	12.5 m	11.0 m		68.0 m	4.3 m (3)

(1) No individual store shall exceed a maximum *gross leasable floor area* of 250.0 m²

(2) *Office uses* shall have a maximum *Floor Space Index* of up to 1.0

(3) Notwithstanding the maximum *height* requirement in the Automobile Commercial (AC) Zone, canopies over gas pumps may be permitted to a maximum *height* of 6.3 metres.

(4) (As amended by By-Law 38-2008) No individual *convenience store*, *dry cleaning depot*, *dry cleaning establishment*, *retail store*, *service or repair shop*, or *veterinary clinic* may exceed 300.0 m^2 of *gross floor area.*

(5) (As amended by By-Law 38-2008) Where the *front lot line* divides the *lot* from Kingston Road West and a *building* having a *height* in excess of 12.5 metres and/or an *Floor Space Index* in excess of 1.5 is proposed on the *lot*, the minimum *lot frontage* shall be 50.0 metres. Where the *front lot line* divides the *lot* from Church Street South and a *building* having a *height* in excess of 12.5 metres and/or an *Floor Space Index* in excess of 1.5 is proposed on the *lot*, the minimum *lot frontage* shall be 75.0 metres. In all other instances, no minimum *lot frontage* requirement applies.

(6) (As amended by By-Law 38-2008) No individual *convenience store*, *dry cleaning depot*, *dry cleaning establishment*, *financial institution*, office, *personal service sho*p, *retail store*, *service or repair shop*, or *veterinary clinic* that is located at grade, in a multi-unit *building*, shall occupy a unit frontage having a width greater than 15.0 metres, as measured along the frontal façade of a *building* where primary pedestrian entrances are located.

(7) (As amended by By-Law 38-2008) For *interior lots* which feature an *existing* individually designated historic or heritage "wish list" *building*, the setback shall match to within 1.5 metres the established setback of the designated or heritage "wish list" *building*. For *interior lots* that are vacant or which do not feature designated or "wish list" *building*s, the setback for new development shall be determined by drawing a straight line between the two nearest street facing corners of the nearest adjacent *principal buildings* on either side of the subject *lot*: the mid point of the proposed front *building* wall shall intersect with this line, with a permitted deviation toward the front or rear of the *lot* of up to 1.5 metres. For all *corner lots*, the setback shall either match to within 1.5 metres of the established setback of any designated or heritage "wish list" *building existing* on the *lot*, or alternatively, be determined by drawing a line parallel to and even with the least point of setback of the street-facing wall of the nearest *principal building* adjacent to the interior *side lot line* of the subject *lot*, with a permitted deviation toward the front or rear of the *lot* of up to 1.5 metres. In no instances shall a *building* setback involve an encroachment beyond a *front lot line*.

(8) (As amended by By-Law 38-2008) Where the *front lot line* or *exterior side lot line* divides the *lot* from Kingston Road West, the minimum setback from the *front lot line* or *exterior side lot line* shall be 5.0 metres. Where the *front lot line* or *exterior side lot line* divides the *lot* from the west side of Church Street South, the minimum setback from the *front lot line* or *exterior side lot line* shall be 7.0 metres. Where the *front lot line* or *exterior side lot line* divides the *lot* from the east side of Church Street South, the minimum setback from the

front lot line or *exterior side lot line* shall be 5.0 metres. In all other instances, the minimum setback from the *front lot line* or *exterior side lot line* shall be 5.0 metres.

(9) (As amended by By-Law 38-2008) Where the *front lot line* or *exterior side lot line* divides the *lot* from Kingston Road West, the maximum setback from the *front lot line* or *exterior side lot line* shall be 7.0 metres. Where the *front lot line* or *exterior side lot line* divides the *lot* from the west side of Church Street South, the maximum setback from the *front lot line* or *exterior side lot line* shall be 9.0 metres. Where the *front lot line* or *exterior side lot line* divides the *lot* from the east side of Church Street South, the maximum setback from the *front lot line* or *exterior side lot line* shall be 7.0 metres. In all other instances, the minimum setback from the *front lot line* or *exterior side lot line* shall be 7.0 metres.

(10) (As amended by By-Law 38-2008) The setback shall either match to within 1.5 metres of the established setback of any designated or heritage “wish list” *building existing* on the *lot*, or alternatively, be determined by drawing a line parallel to and even with the least point of setback to the street-facing wall of the nearest *principal building* adjacent to the *rear lot line* of the subject *lot*, with a permitted deviation toward the exterior side or interior side of the *lot* of up to 1.5 metres. In no instances shall a *building* setback involve an encroachment beyond an *exterior side lot line*.

(11) (As amended by By-Law 38-2008) The setback shall be 9.0 metres where the *lot line* in question abuts a residential zone.

(12) (As amended by By-Law 38-2008) The specified requirement applies only to built frontages and flankages along Kingston Road West and Church Street South.

(13) (As amended by By-Law 38-2008) *Buildings* with an *Floor Space Index* greater than 1.5 shall only be permitted on a *lot* having a minimum *lot frontage* of 50.0 metres along Kingston Road West, or on a *lot* having a minimum *lot frontage* of 75.0 metres along Church Street South.

(14) (As amended by By-Law 38-2008) *Buildings* more than 12.5 metres in *height* shall only be permitted on a *lot* having a minimum *lot frontage* of 50.0 metres along Kingston Road West, or on a *lot* having a minimum *lot frontage* of 75.0 metres along Church Street South.

(15) (As amended by By-Law 38-2008) The ground floor of *buildings* shall have a minimum clear floor-to-ceiling *height* of 4.0 metres for a minimum depth of 20.0 metres in from the street-facing façade of the *building*.

(16) (As amended by By-Law 38-2008) Any portion of a front or exterior side *building* wall, excluding a parapet or balcony wall, that is located higher than 8.0 metres above the *established grade*, shall be subject to a minimum 2.0 metre setback requirement.

(17) (As amended by By-Law 38-2008) Any portion of a front or exterior side *building* wall fronting Kingston Road West or the east side of Church Street South, excluding a parapet or balcony wall, that is located higher than 15.0 metres above the *established grade*, shall be subject to a minimum 2.0 metre stepback requirement. Any portion of a front or exterior side *building* wall fronting the west side of Church Street South, excluding a parapet or balcony wall, that is located higher than 8.0 metres above the *established grade*, shall be subject to a minimum 2.0 metre stepback requirement and shall be subject to a second minimum 2.0 metre stepback if the *building* wall extends higher than 15.0 metres above the *established grade*. In all other instances, any portion of a front or exterior side *building* wall, excluding a parapet or balcony wall, that is located higher than 8.0 metres above the *established grade*, shall be subject to a minimum 4.0 metre stepback requirement.

(18) (As amended by By-Law 38-2008) For *lots* west of Church Street South, the maximum permitted *height* zone shall be restricted to within 40.0 metres of the Church Street South and Kingston Road West property lines. Beyond 40.0 metres, the maximum permitted *height* zone shall decrease to 15.0 metres for the next 20.0 metres in from Kingston Road West and 10.0 metres in from Church Street South, and to then a maximum *height* of 10.0 metres for the remainder of the *lot*. For *lots* east of Church Street South, the maximum permitted *height* zone shall be restricted to within 40.0 metres of the Church Street South and Kingston Road West property lines. Beyond 40.0 metres, the maximum permitted *height* zone shall decrease to 10.0 metres for the remainder of the *lot*.

6.3.3 Residential *Uses* Permitted in the Commercial and Mixed *Use* Zones

(As amended by By-Laws 38-2008, 114-2013, 23-2025)

The following table establishes the residential *uses* permitted in the Local Commercial, Village Core Mixed *Use*, and Uptown Mixed *Use* Zones.

Table 6: Permitted Residential *Uses* – Commercial and Mixed *Use* Zones

	LC Local Commercial	**VC1** Village Core Mixed *Use* One	**VC2** Village Core Mixed *Use* Two	**VC3** Village Core Mixed *Use* Three	**VC4** Village Core Mixed *Use* Four	**UC** Uptown Mixed *Use*
Apartment Dwelling	• (1)	• (1)	• (1)	• (1)	• (3)	• (1)
Detached Dwelling					•	
Duplex Dwelling					•	
Triplex Dwelling					•	
Quadruplex Dwelling					•	
Dwelling Unit, Attached Accessory					• (5)	• (5)
Dwelling Unit, Detached Accessory					• (5)	• (5)
Lodging House					• (4)	
Block Townhouse Dwelling						•
Seniors Apartment						•
Additional Provisions						(2)

(1) Permitted on upper floor of *building* with ground level commercial *uses* only.

(2) No garage associated with any residential *building* or development shall protrude more than 2.4 metres beyond the front main façade of the *dwelling unit*, provided a *porch* of a minimum of 1.2 metres in width is associated with the front main façade, and the width of the garage door shall not occupy more than 50 percent of the front façade of the *dwelling unit*.

(3) Only one *apartment dwelling unit*, having a minimum of two bedrooms, shall be permitted.

(4) Subject to meeting all applicable parking requirements of Section 5 of this Zoning By-law and the requirements of the Lodging House Licensing By-law.

(5) (New footnote as incorporated by By-law 23-2025) Subject to meeting additional requirements in Section 4.4 (*Accessory Dwelling Units*) of this By-law.

6.3.4 Zone Standards for Residential *Uses* in The Commercial and Mixed *Use* Zones

(As amended by By-Laws 86-2005, 38-2008, 114-2013, 23-2025)

The following table establishes zone standards applicable to residential *uses* permitted in the Local Commercial, Village Core Mixed *Use*, and Uptown Mixed *Use* Zones.

Table 7: Residential Zone Standards - Commercial and Mixed *Use* Zones

Permitted *Use*	***Lot Frontage***		***Lot Depth***	***Front Yard***		***Rear Yard***	***Interior Side Yard***		***Exterior Side Yard***		***Height***
	Min.	**Max.**	**Min.**	**Min.**	**Max.**	**Min.**	**Min.**	**Max.**	**Min.**	**Max.**	**Max.**
Apartment Dwelling	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	
Detached Dwelling	15 m		33.5 m	(4)	(4)	7.5 m	1.2 m				11.0 m
Block Townhouse Dwelling	5.48 m	8.0 m	25.0 m	3.0 m	6.0 m	7.5 m	(2)	2.0 m	3.0 m	6.0 m	11.3 m
Apartment *Building* (less than 6 storeys)	20.0 m			3.0 m	6.0 m	10.0 m	5.5 m	8.0 m	3.0 m	6.0 m	
Apartment *Building* (six storeys and over)	30.0 m			3.0 m	8.0 m	(3)	5.5 m	12.0 m	3.0 m	6.0 m	68.0 m
Lodging House	15.0 m		33.5 m	(4)	(4)	7.5 m	1.2 m				11.0 m

(1) *Apartment dwellings* in the Local Commercial (LC), Village Core Mixed *Use* One (VC1), Village Core Mixed *Use* Two (VC2), Village Core Mixed *Use* Three (VC3), and Uptown Core Mixed *Use* (UC) Zones shall only

be permitted on an upper floor of a *building* with ground level commercial *uses*. Such *buildings* shall conform to the requirements of Section 6.3.2 in accordance with the zone in which the *building* is located.

(2) The *interior side yard* requirement shall be 0.3 metres on one side and 1.2 metres on the other side.

(3) The *rear yard* shall be half the *height* of the *building* from a minimum of 10.0 metres up to a maximum of 15.0 metres.

(4) For *interior lots* which feature an *existing* individually designated historic or heritage “wish list” *building*, the setback shall match to within 1.5 metres the established setback of the designated or heritage “wish list” *building*. For *interior lots* that are vacant or which do not feature designated or “wish list” *buildings*, the setback for new development shall be determined by drawing a straight line between the two nearest street facing corners of the nearest adjacent p*rincipal buildings* on either side of the subject *lot*; the midpoint of the proposed front *building* wall shall intersect with this line, with a permitted deviation toward the front or rear of the *lot* of up to 1.5 metres. For all *corner lots*, the setback shall either match to within 1.5 metres of the established setback of any designated or heritage “wish list” *building existing* on the *lot*, or alternatively, be determined by drawing a line parallel to and even with the least point of setback of the street-facing wall of the nearest *principal building* adjacent to the *interior side lot line* of the subject *lot*, with a permitted deviation toward the front or rear of the *lot* of up to 1.5 metres. In no instances shall a *building* setback involve an encroachment beyond a *front lot line*.

6.4 Employment Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Employment Zone except in accordance with Sections 6.4.1 and 6.4.2 of this By-law.

6.4.1 Permitted *Uses*

(Amended by By-law 50-2013)

The following table establishes the *uses* permitted in the Employment Zones.

Table 8: Permitted *Uses* - Employment Zones

	PE Prestige Employment	**GE** General Employment	**HE** Heavy Employment
Accessory Retail Sales Outlet (1)	•	•	•
Banquet Facilities	•		
Building And Construction Materials Facility		•	•
Commercial Fitness Centre	•		
Commercial School (6)	•		
Community Centre	•		
Contractors Yard		•	•
Day Care Facility	•		
Drive-Thru Facility	•		
Dry Cleaning Establishment	•	•	
Emergency Service Facilities	•	•	•
Financial Institution	•		
Fuel Storage Supply Yard			•
Funeral Home	•		
Hotel	•		
Licensed Accessory Outdoor Patio (4)	•		
Light Manufacturing (2)	•	•	•

	PE Prestige Employment	**GE** General Employment	**HE** Heavy Employment
Machinery And Equipment Sales And Rental		•	•
Manufacturing		•	•
Medical Clinic	•		
Motel	•		
Motor Vehicle Repair Facility		•	•
Motor Vehicle Rental Establishment	•	•	
Motor Vehicle Sales Establishment	•	•	
Motor Vehicle Washing Establishment		•	•
Offices	•	•	•
Outdoor Storage (3)		•	•
Personal Service Shop	•		
Place Of Assembly	•		
Place Of Entertainment	•		
Place Of Worship (5)			
Public Storage Facility	•	•	
Recreation Facility	•		
Restaurant	•		
Restaurant, Drive-Thru	•		
Service Or Repair Shop	•	•	•
Sports Arena	•		
Transportation Depot			•
Unlicensed Accessory Outdoor Patio	•		
Veterinary Clinic	•	•	
Warehouse/ Distribution Centre	•	•	•

(1) May not exceed 20% of the *gross floor area* of the *premises* in which it is located.

(2) *Manufacturing* is permitted only in wholly enclosed *buildings*.

(3) *Outdoor storage* shall not exceed 50% of the site area and shall not be visible from the street.

(4) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1.

(5) A *Place Of Worship* shall continue to be permitted on lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue.

(6) A *Commercial School* shall mean a *premises* as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school or business school and any other similar specialized school, but shall exclude any elementary or secondary *school* registered with the Ministry of Education.

6.4.2 Zone Standards

The following table establishes the zone standards applicable to the Employment Zones.

Table 9: Zone Standards - Employment Zones

	Zone Standards		
	PE Prestige Employment	**GE** General Employment	**HE** Heavy Employment
Minimum *Lot Area*	4,200.0 m^2		
Min. Setback from *Front Lot Line*	9.0 m	9.0 m	9.0 m
Min. Setback from *Exterior Side Lot Line*	3.0 m	3.0 m	9.0 m
Min. Setback from Interior *Side Lot Line* (1)(2)	4.5 m	3.6 m	3.6 m
Min. Setback from *Rear Lot Line* (2)	3.0 m	3.0 m	3.0 m

(1) Plus 0.3 metre extra for each additional 1.0 metre of *building height* in excess of 12.0 metres.

(2) (As amended by By-law 135-2008) Where an Employment Zone is located adjacent to a Residential Zone or a Downtown Central Area Zone that permits residential *uses*, the minimum setback from the interior *side lot line* and *rear lot line* shall be 9.0 metres.

6.4.3 Additional Zone Requirements

6.4.3.1 *Outdoor Storage*

i) *Outdoor storage* is not permitted in the Prestige Employment (PE) Zone.

ii) In the General Employment (GE) and Heavy Employment (HE) Zones, *outdoor storage* is permitted only in the *rear yard* provided that:

a) Such *outdoor storage* is accessory to the *use* of the main *building* on the *lot*;
b) No *outdoor storage* is located closer than 9.0 metres to any *street line*;
c) No *outdoor storage* is located closer than 15.0 metres to any residential zone boundary;
d) Any portion of the area for *outdoor storage* where it does not adjoin the outside wall of a *building* is enclosed by a fence at least 1.8 metres high and which must be constructed of permanent masonry, wood and/or plastic with a ratio of voids to solids not greater than 50%; and,
e) No materials may be stored outside to a *height* greater than 1.8 metres.

iii) In the Heavy Employment (HE) Zone, any part of a *lot* for a permitted or accessory *outdoor storage* purpose shall be enclosed within a 1.8 metres high fence constructed of wood.

6.5 Institutional and *Cemetery Zones*

No *person* shall use any land or erect, alter or use any *building* or *structure* in the Institutional or *Cemetery* (CE) Zones except in accordance with Sections 6.5.1 and 6.5.2 of this By-law.

6.5.1 Permitted *Uses*

The following table establishes the *uses* permitted in the Institutional and *Cemetery* (CE) Zones.

Table 10: Permitted *Uses* - Institutional and *Cemetery* Zones

	I-A Institutional - A	**I-B** Institutional - B	**CE** *Cemetery*
Cemetery			•
Community Centre	•	•	

	I-A Institutional - A	**I-B** Institutional - B	**CE** *Cemetery*
Crisis Care Facility	•	•	
Day Care Facility	•	•	
Hospital		•	
Library	•	•	
Nursing Home	•	•	
Place Of Worship	•	•	
School (1)	•	•	
Sports Arena		•	

(1) Portables associated with a *school* are permitted provided that they are located only in the *rear* or *interior side yard* and are setback the greater of 12.0 metres from any Residential Zone boundary or 12.0 metres from the *street line*. No minimum setback is required for *school* portables abutting any Open Space Zone.

6.5.2 Zone Standards

The following table establishes the zone standards applicable to the Institutional and *Cemetery* (CE) Zones.

Table 11: Zone Standards - Institutional and *Cemetery* Zones

	Zone Standards		
	I-A Institutional - A	**I-B** Institutional - B	**CE** *Cemetery*
Minimum *Lot Area*		2.5 ha	
Minimum Setback from *Front Lot Line*	9.0 m	9.0 m	12.0 m
Minimum Setback from *Exterior Side Lot Line*	9.0 m	9.0 m	12.0 m
Minimum Setback from Interior *Side Lot Line*	9.0 m	9.0 m	9.0 m
Minimum Setback from *Rear Lot Line*	9.0 m	9.0 m	9.0 m

6.6 Rural Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Rural Zone except in accordance with Sections 6.6.1 and 6.6.2 of this By-law.

6.6.1 Permitted *Uses*

(Amended by By-laws 114-2013, 23-2025)

The following table establishes the *uses* permitted in the Rural Zones.

Table 12: Rural Zones - Permitted *Uses*

	PC Permanent Countryside	**A** Agricultural
Agricultural Operations	•	•
Bed And Breakfast Establishment	•	
Boarding Kennel	•	
Dwelling, Detached (1)	•	•
Dwelling Unit, Attached Accessory	• (2)(3)	• (2)
Dwelling Unit, Detached Accessory	• (2)(4)	• (2)
Equestrian Centre	•	
Garden Centre	•	
Home Based Business	•	•
Lodging House (6)	•	
Resource Management Uses	•	•
Seasonal Farm Produce Sales Outlet (5)	•	•
Veterinary Clinic	•	

(1) Nothing in this By-law shall prevent the erection of a *detached dwelling* on a *lot* in the Permanent Countryside (PC) or Agricultural (A) Zones provided such *lot* has been in existence since December 26, 1962.

(2) (New footnote as incorporated by By-law 23-2025) Subject to meeting additional requirements in Section 4.4 (*Accessory Dwelling Units*) of this By-law.

(3) (New footnote as incorporated by By-law 23-2025) Where a *lot* is located in the Greenbelt Plan Area, the *use* shall only be permitted on lands located outside of the Greenbelt Natural Heritage System Boundary, as

identified in the Special Schedules (Section 8 of this By-law), and a maximum of one *Accessory Dwelling Unit* is permitted on the *lot.*

(4) (New footnote as incorporated by By-law 23-2025) Where a *lot* is located in the Greenbelt Plan Area, the *use* shall only be permitted on lands located outside of the Greenbelt Natural Heritage System Boundary, as identified in the Special Schedules (Section 8 of this By-law), in an *accessory building or structure* that existed on or before July 1, 2017, and where new municipal services are not required. Further, a maximum of one *Accessory Dwelling Unit* is permitted on the *lot.*

(5) Permitted as an *accessory use* to an *agricultural operation* only.

(6) Subject to meeting all applicable parking requirements of Section 5 of this Zoning By-law and the requirements of the Lodging House Licensing By-law.

6.6.2 Zone Standards

The following table establishes the zone standards applicable to the Rural Zones.

Table 13: Zone Standards - Rural Zones

	Zone Standards	
	PC Permanent Countryside	**A** Agricultural
Minimum *Lot Area*	4.0 ha	0.8 ha
Minimum *Lot Area* for Agricultural *Use*s (1)	40.0 ha	0.8 ha
Minimum *Lot Frontage*	150.0 m	60.0 m
Minimum Setback from *Front Lot Line*	15.0 m	12.0 m
Minimum Setback from *Exterior Side Lot Line*	6.0 m	3.0 m
Minimum Setback from Interior *Side Lot Line*	6.0 m	3.0 m
Minimum Setback from *Rear Lot Line*	15.0 m	12.0 m
Maximum *Lot Coverage*	10%	20%

(1) In the Permanent Countryside (PC) and Agricultural (A) Zones, nothing shall prohibit the *use* of any *lot existing* as of the effective date of this By-law for agricultural purposes.

6.7 Open Space Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Open Space Zone except in accordance with Sections 6.7.1 and 6.7.2 of this By-law.

6.7.1 Permitted *Uses*

The following table establishes the *uses* permitted in the Open Space Zones.

Table 14: Permitted *Uses* - Open Space Zones

	OS Open Space	**POS** Private Open Space	**GF** Golf Facility
Golf Course			•
Golf Driving Range			•
Passive Recreational Use	•	•	
Public Park	•		
Recreation Facility	•		
Refreshment Pavilion (1)	•		
Resource Management Uses	•	•	
Stormwater Management Facility	•		

(1) Permitted only as an *accessory use*.

6.7.2 Zone Standards

The following table establishes the zone standards applicable to the Open Space Zones:

Table 15: Zone Standards - Open Space Zones

	Zone Standards		
	OS Open Space	**POS** Private Open Space	**GF** Golf Facility
Minimum Setback from *Front Lot Line*	15.0 m		15.0 m
Minimum Setback from *Exterior Side Lot Line*	15.0 m		6.0 m

	Zone Standards		
	OS Open Space	**POS** Private Open Space	**GF** Golf Facility
Minimum Setback from Interior *Side Lot Line*	9.0 m		6.0 m
Minimum Setback from *Rear Lot Line*	9.0 m		15.0 m
Maximum *Lot Coverage*			5%
Maximum *Height*	11.0 m		11.0 m

6.8 Environmental Protection (EP) Zone

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Environmental Protection (EP) Zone except in accordance with Sections 6.8.1 and 6.8.2 of this By-law.

6.8.1 Permitted *Uses*

The following table establishes the *uses* permitted in the Environmental Protection (EP) Zone:

Table 16: Permitted *Uses* - Environmental Protection (EP) Zone

	EP Environmental Protection
Resource Management Uses	•
Structure For Flood/Erosion Control	•

6.8.2 Zone Standards

The following standards apply to the Environmental Protection (EP) Zone:

i) No development shall be permitted in the Environmental Protection (EP) Zone.

6.9 Downtown Central Area Zones

(New section as incorporated by By-law 86-2005; Amended by By-law 23-2025)

No *person* shall use any land or erect, alter or use any *building* in any Downtown Central Area Zone except in accordance with Sections 6.9.1 to 6.9.8 of this By-law.

6.9.1 Permitted *Uses*

The following table establishes the *uses* permitted in the Downtown Central Area Zones.

Table 17: Permitted *Uses* - Downtown Central Area Zones

	DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Accessory *Outdoor Patio*	•			•		
Art Gallery				•	• (5)	• (5)
Banquet Facility	•	•		•		
Commercial Fitness Centre	•	•		•	• (5)	• (5)
Commercial School	•	•		•	• (5)	• (5)
Community Centre	•	•	•	•		
Convenience Store				•		
Crisis Care Facility			•	•		
Day Care Facility	•	•	•	•	• (6)	• (5)
Dry Cleaning Depot	•			•	• (5)	• (5)
Dry Cleaning Establishment	•	•		•		

	DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Financial Institution	•	•		•	• (5)	• (5)
Funeral Home	•	•		•		
Hospital			•			
Hotel	•	•		•		
Laundromat, Self Serve	•			•		
Library			•	•		
Manufacturing, Light (1)	•	•				
Medical Clinic	•	•		• (7)	• (5) (7)	• (5) (7)
Motel	•	•		•		
Motor Vehicle Rental Depot	•			•		
Motor Vehicle Sales Establishment (2)	•	•		•		
Museum				•		
Office	•	•		•	• (5)	• (5)
Parking Lot as a Principal *Use*	•	•		•		
Personal Service Shop	•	•		•	• (5)	• (5)
Place Of Assembly	•	•		•		
Place Of Entertainment	•	•		•		

	DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Place Of Worship	•	•	•	•		
Recreation Facility	•	•	•			
Restaurant	•	•		•		
Retail Store	• (8)	• (8)		• (8)	• (5) (8)	• (5) (8)
School (3)			•			
Service or Repair Shop	•	•		•		
Sports Arena	•	•	•	•		
Veterinary Clinic	•	•		•		
Warehouse/ Distribution Centre	•	•				
Residential *Uses*						
Dwelling, Triplex						•
Dwelling, Quadruplex						•
Dwelling, Linked Villa						•
Dwelling, Street Townhouse (4)				•		•
Dwelling, Live-Work Units (4)				•	•	•
Dwelling, Maisonette				•	•	•

	DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Dwelling, Block Townhouse (4)				•	•	•
Dwelling, Back-to-Back Townhouse				•	•	•
Dwelling, Stacked Townhouse				•	•	•
Dwelling, Back-to-Back Stacked Townhouse				•	•	•
Dwelling, Apartment				•	•	•
Dwelling Unit, Accessory Attached				• (9)	• (9)	• (9)
Dwelling Unit, Accessory Detached				• (9)	• (9)	• (9)
Senior Citizens' Apartment				•	•	•
Nursing Home			•	•		
Home Based Business				•	•	•

(1) *Manufacturing* is permitted only in wholly enclosed *buildings.*

(2) Excluding accessory service/repair facilities and *outdoor storage* or display of vehicles.

(3) Portables associated with a *school* are permitted provided that they are located only in the *rear* or *interior side yard* and are situated no closer than 12.0 metres from any residential zone boundary or 30.0 metres from any *building*

used (wholly or partially) for residential purposes, whichever is the lesser, and 12.0 metres from any *street line*. No minimum setback is required for *school* portables abutting any Open Space (OS) Zone.

(4) *Dwellings* having frontage on Bayly Street, Commercial Avenue, Falby Court, Harwood Avenue South, Kings Crescent, Kitney Drive, MacKenzie Avenue, Monarch Avenue and/or any east-west link between Kitney Drive and Harwood Avenue South, shall be designed as *live-work units*, with direct pedestrian access (not vehicular) to these roads.

(5) Only on the ground floor of a residential mixed-*use building* having a minimum *height* of three storeys; and only on the ground and second floor of a residential mixed-*use building* having a minimum *height* of four storeys. *Offices* may also be permitted on a third or fourth storey, provided residential *uses* wholly occupy at least two storeys above.

(6) Only a *day care facility* that existed on the date of passage of the comprehensive Zoning By-law 95-2003 is permitted, unless it is located on the ground floor of a residential mixed-*use building.*

(7) Provided that in a residential mixed-*use building*, the main entrance to the *medical clinic* is separate and apart from the main entrance to the residential portion of the *building*, with no shared lobby, foyer, or common entry area.

(8) Individual retail *uses* having a *gross leasable floor area* in excess of 4,645.0 m², located in a multi-unit commercial *building* erected after July 14, 2003, in a residential mixed-*use building*, or in a free-standing *building,* shall not be permitted. However, none of the provisions of this By-law shall apply to prevent the expansion of any individual *retail store* up to a maximum *gross leasable floor area* of 9,300.0 m², provided that the *retail store* existed prior to July 14, 2003, as part of a *shopping centre* and that the total *gross leasable floor area* of the particular *retail store*, in all instances, is not more than half the total *ground floor area* of the overall *building.*

(9) (New footnote as incorporated by By-law 23-2025) Subject to meeting additional requirements in Section 4.4 (*Accessory Dwelling Units*) of this By-law.

6.9.2 Zone Standards

The following table establishes the zone standards applicable to the Downtown Central Area Zones.

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum *Lot Area*	Non-Residential and Residential Mixed *Use*		4200.0 m^2	4200.0 m^2	-	-	-	-
	Single-*Use* Residential		-	-	-	-	-	-
Minimum *Lot Frontage*	Non-Residential and Residential Mixed *Use*		-	-	-	- (1)	- (1)	- (1)
	Single-*Use* Residential	*Dwelling, Triplex*	-	-	-	-	-	20.0 m
		Dwelling, Quadruplex	-	-	-	-	-	22.0 m
		Dwelling, Linked Villa	-	-	-	-	-	5.48 m/unit (2)
		Dwelling, Street Townhouse	-	-	-	5.48 m/unit (2) (3)	-	5.48 m/unit (2) (3)
		Dwelling, Live-Work Units	-	-	-	4.4 m/unit (2)	4.4 m/unit (2)	4.4 m/unit (2)
		Dwelling, Maisonette	-	-	-	-	-	-

Figure 1: Minimum *Lot Area* and Minimum Lot Frontage standards for Downtown Central Area Zones (Part 1 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum *Lot Frontage* continued		*Dwelling, Block Townhouse*	-	-	-	30.0 m (2) (3)	30.0 m (2) (3)	30.0 m (2) (3)
		Dwelling, Back-to-Back Townhouse	-	-	-	5.48 m/unit (2) (3)	5.48 m/unit (2) (3)	5.48 m/unit (2) (3)
		Dwelling, Stacked Townhouse	-	-	-	30.0 m (2)	30.0 m (2)	30.0 m (2)
		Dwelling, Back-to-Back Stacked Townhouse	-	-	-	30.0 m (2)	30.0 m (2)	30.0 m (2)
		Dwelling , Apartment (less than 6 storeys)	-	-	-	20.0 m	20.0 m	20.0 m
		Dwelling , Apartment (6 storeys and over)	-	-	-	30.0 m	30.0 m	30.0 m
		Nursing Home	-	-	-	-	-	-

Figure 2: Continuation of Minimum Lot Frontage standards for Downtown Central Area Zones (Part 2 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum Built Frontage	Along local and collector roads aligned East-West		75 percent of the *block face* of each block (4) (5)					
	Along local and collector roads aligned North-South		50 percent of the *block face* of each block (4)					
	Along Harwood Avenue South and Bayly Street		-	-	50 percent of the *block face* of each block (4)			
Minimum *Lot Depth*	Non-Residential and Residential Mixed *Use*		-	-	-	-	-	-
	Residential	*Dwelling, Triplex*	-	-	-	-	-	-
		Dwelling, Quadruplex	-	-	-	-	-	--
		Dwelling, Linked Villa	-	-	-	-	-	25.0 m
		Dwelling, Street Townhouse	-	-	-	25.0 m	-	20.0 m
		Dwelling, Live-Work Units	-	-	-	25.0 m	25.0 m	25.0 m

Figure 3: Minimum Built Frontage and Minimum *Lot Depth* standards for Downtown Central Area Zones (Part 1 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum *Lot Depth* continued		*Dwelling, Maisonette*	-	-	-	-	-	-
		Dwelling, Block Townhouse	-	-	-	25.0 m	25.0 m	25.0 m
		Dwelling, Back-to Back Townhouse	-	-	-	14.0 m per unit	14.0 m per unit	14.0 m per unit
		Dwelling, Stacked Townhouse	-	-	-	25.0 m	25.0 m	25.0 m
		Dwelling, Back-to-Back Stacked Townhouse	-	-	-	14.0 m per ground unit	14.0 m per ground unit	14.0 m per ground unit
		Dwelling, Apartment	-	-	-	-	-	-
		Nursing Home	-	-	-	-	-	-

Figure 4: Continuation of Minimum *Lot Depth* (residential *uses*) for Downtown Central Area Zones (Part 2 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Front Yard Build – Within Zone and *Exterior Side Yard Build-Within Zone*	Non-Residential and Residential Mixed *Use*		3.0 – 6.0 m (6)	3.0 – 6.0 m (6)	2.0 – 6.0 m (6)	0.0 – 3.0 m (6)	0.0 – 3.0 m (6)	0.0 – 3.0 m (6)
	Single-*Use* Residential	*Dwelling, Triplex*	-	-	-	-	-	2.0 – 4.5 m (7)
		Dwelling, Quadruplex	-	-	-	-	-	2.0 – 4.5 m (7)
		Dwelling, Linked Villa	-	-	-	-	-	2.0 – 4.5/ 6 m (7)
		Dwelling, Street Townhouse	-	-	-	2.0 – 4.5 / 6.0 m (7)	-	2.0 – 4.5 / 6.0 m (7)
		Dwelling, Live-Work Units	-	-	-	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)
		Dwelling, Maisonette	-	-	-	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)
		Dwelling, Block Townhouse	-	-	-	2.0 – 4.5 / 6 m (7)	2.0 – 4.5 / 6 m (7)	2.0 – 4.5 / 6 m (7)

Figure 5: *Front Yard* and *Exterior Side Yard Build-Within Zone* standards in the Downtown Central Area Zones (Part 1 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Front Yard Build – Within Zone and *Exterior Side Yard Build-Within Zone* continued		*Dwelling, Back-to Back Townhouse*	-	-	-	2.0 – 4.5 / 6 m (7)	2.0 – 4.5 / 6 m (7)	2.0 – 4.5 / 6 m (7)
		Dwelling, Stacked Townhouse	-	-	-	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)
		Dwelling, Back-to-Back Stacked Townhouse	-	-	-	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)
		Dwelling, Apartment	-	-	-	2.0 – 4.5 m (6)	2.0 – 4.5 m (6)	2.0 – 4.5 m (6)
		Nursing Home	-	-	2.0 – 4.5 m (6)	2.0 – 4.5 m (6)	-	-

Figure 6: Continuation of *Front Yard* and *Exterior Side Yard Build-Within Zone* standards in the Downtown Central Area Zones (Part 2 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum Setback from *Interior Side Lot Line*	Non-Residential and Residential Mixed *Use*		4.5 m (8)	4.5 m (8)	7.5 m	7.5 m	7.5 m	7.5 m
	Single-*Use* Residential	*Dwelling, Triplex*	-	-	-	-	-	1.2 m
		Dwelling, Quadruplex	-	-	-	-	-	1.2 m
		Dwelling, Linked Villa	-	-	-	-	-	1.2 m (9)
		Dwelling, Street Townhouse	-	-	-	1.2 m (9)	-	1.2 m (9)
		Dwelling, Live-Work Units	-	-	-	1.2 m (9)	1.2 m (9)	1.2 m (9)
		Dwelling, Maisonette	-	-	-	1.2 m	1.2 m	1.2 m
		Dwelling, Block Townhouse	-	-	-	1.2 m	1.2 m	1.2 m

Figure 7: Minimum Interior *Side Lot Line* setbacks in Downtown Central Area Zones (Part 1 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum Setback from *Interior Side Lot Line* continued		*Dwelling, Back-to Back Townhouse*	-	-	-	1.5 m (9)	1.5 m (9)	1.5 m (9)
		Dwelling, Stacked Townhouse	-	-	-	1.2 m	1.2 m	1.2 m
		Dwelling, Back-to-Back Stacked Townhouse	-	-	-	1.5 m	1.5 m	1.5 m
		Dwelling, Apartment (less than 6 storeys)	-	-	-	3.6 m	3.6 m	3.6 m
		Dwelling, Apartment (6 storeys and over)	-	-	-	5.5 m	5.5 m	5.5 m
		Nursing Home	-	-	5.5 m	5.5 m	-	-

Figure 8: Continuation of minimum Interior S*ide Lot Line* setbacks in Downtown Central Area Zones (Part 2 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum Setback from *Rear Lot Line*	Non-Residential and Residential Mixed *Use*		3.0 m	3.0 m	9.0 m (10)	9.0 m (10)	9.0 m (10)	9.0 m (10)
	Single-*Use* Residential	*Dwelling, Triplex*	-	-	-	-	-	7.5 m (11)
		Dwelling, Quadruplex	-	-	-	-	-	7.5 m (11)
		Dwelling, Linked Villa	-	-	-	-	-	7.5m (11)
		Dwelling, Street Townhouse	-	-	-	7.5 m (11)	-	7.5 m (11)
		Dwelling, Live-Work Units	-	-	-	7.5 m (11)	7.5 m (11)	7.5 m (11)
		Dwelling, Maisonette	-	-	-	7.5 m (11)	7.5 m (11)	7.5 m (11)
		Dwelling, Block Townhouse	-	-	-	7.5 m (11)	7.5 m (11)	7.5 m (11)

Figure 9: Minimum *Rear Lot Line* setbacks in Downtown Central Area Zones (Part 1 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum Setback from *Rear Lot Line* continued		*Dwelling, Back-to Back Townhouse*	-	-	-	0.0 m	0.0 m	0.0 m
		Dwelling, Stacked Townhouse	-	-	-	7.5 m (11)	7.5 m (11)	7.5 m (11)
		Dwelling, Back-to-Back Stacked Townhouse	-	-	-	0.0 m	0.0 m	0.0 m
		Dwelling, Apartment	-	-	-	9.0 m (10)	9.0 m (10)	9.0 m (10)
		Nursing Home	-	-	9.0 m	9.0 m	-	-

Figure 10: Continuation of minimum *Rear Lot Line* setbacks in Downtown Central Area Zones (Part 2 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1		**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Lot Coverage (12)	*Buildings* (including underground parking covered by landscaped open space, and above ground parking *structures*		30% min.		30% min.	40% min.	40% min.	40% min.	30% min.
	Landscaped Open Space		5% min.		5% min.	15% min.	10% min.	15% min.	15% min.
	Surface Parking / *Driveways*/ Loading and Service Areas (excluding private roads)		35 % max.		35% max.	30% max.	30% max.	25% max.	25% max.
Minimum and Maximum Density *FSI: Floor Space Index* upnha: Unit per net Hectare	Non-Residential and Residential Mixed *Use*		Min.	0.75 FSI	0.75 FSI	1.25 FSI	1.25 FSI	1.75 FSI	1.25 FSI
			Max.	4.0 FSI	4.0 FSI	-	-	-	-
	Single-*Use* Residential	*Dwelling, Triplex*	Min.	-	-	-	-	-	25 upnha
			Max.	-	-	-	-	-	60 upnha
		Dwelling, Quadruplex	Min.	-	-	-	-	-	25 upnha
			Max.	-	-	-	-	-	60 upnha

Figure 11: *Lot Coverage* and Density Standards in the Downtown Central Area Zones (Part 1 of 3)

					DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum and Maximum Density continued		*Dwelling, Linked Villa*	Min.	-	-	-	-	-	25 upnha
			Max.	-	-	-	-	-	60 upnha
		Dwelling, Street Townhouse	Min.	-	-	-	35 upnha	-	35 upnha
			Max.	-	-	-	85 upnha	-	85 upnha
		Dwelling, Live-Work Units	Min.	-	-	-	35 upnha	35 upnha	35 upnha
			Max.	-	-	-	95 upnha	95 upnha	95 upnha
		Dwelling, Maisonette	Min.	-	-	-	25 upnha	25 upnha	25 upnha
			Max.	-	-	-	60 upnha	60 upnha	60 upnha

Figure 12: Continuation of Density Standards in the Downtown Central Area Zones (Part 2 of 3)

				DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum and Maximum Density continued *FSI: Floor Space Index* upnha: Unit per net hectare	Single-*Use* Residential	*Dwelling, Block Townhouse*	Min.	-	-	-	25 upnha	25 upnha	25 upnha
			Max	-	-	-	85 upnha	85 upnha	85 upnha
		Dwelling, Back-to Back Townhouse	Min.	-	-	-	40 upnha	40 upnha	40 upnha
			Max.	-	-	-	130 upnha	130 upnha	130 upnha
		Dwelling, Stacked Townhouse	Min.	-	-	-	50 upnha	50 upnha	50 upnha
			Max.	-	-	-	165 upnha	165 upnha	165 upnha
		Dwelling, Back-to-Back Stacked Townhouse	Min.	-	-	-	70 upnha	70 upnha	70 upnha
			Max.	-	-	-	190 upnha	190 upnha	190 upnha
		Dwelling, Apartment	Min.	-	-	-	40 upnha	40 upnha	40 upnha
			Max.	-	-	-	370 upnha (13)	370 upnha (13)	370 upnha (13)
		Nursing Home	Min.	-	-	1.25 FSI	1.25 FSI	-	-
			Max.	-	-	-	-	-	-

Figure 13: Continuation of Density Standards in the Downtown Central Area Zones (Part 3 of 3)

				DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum and Maximum *Height* (14) st: storeys **NOTE: Where cells show two measures, the lesser of the two measures shall apply.**	Non-Residential and Residential Mixed *Use*		Min.	2 st/6.0 m	2 st/6.0 m	2 st/6.0 m	2 st/6.0 m (15)	3 st	3 st
			Max.	8 st/28.0 m	8 st/28.0 m	25 st/88.0 m	25 st/88.0 m	25 st/88.0 m	25 st/88.0 m
	Single-*Use* Residential	*Dwelling, Triplex*	Min.	-	-	-	-	-	3 st (16)
			Max.	-	-	-	-	-	4 st/11.0 m
		Dwelling, Quadruplex	Min.	-	-	-	-	-	2 st (16)
			Max.	-	-	-	-	-	4 st/11.0 m
		Dwelling, Linked Villa	Min.	-	-	-	-	-	2 st (16)
			Max.	-	-	-	-	-	4 st/11.0 m
		Dwelling, Street Townhouse	Min.	-	-	-	2 st (16)	-	2 st (16)
			Max.	-	-	-	4 st/11.3 m	-	15.0 m

Figure 14: Minimum and maximum *Height* standards in the Downtown Central Area Zones (Part 1 of 3)

				DCA/ME1 Downtown Central Area – Mixed Employment 1	**DCA/ME2** Downtown Central Area – Mixed Employment 2	**DCA/I** Downtown Central Area - Institutional	**DCA/MU** Downtown Central Area – Mixed *Use*	**DCA/RM1** Downtown Central Area – Residential Multiple 1	**DCA/RM2** Downtown Central Area – Residential Multiple 2
Minimum and Maximum *Height* (14) Continued **NOTE: Where cells show two measures, the lesser of the two measures shall apply.**		*Dwelling, Live-Work Units*	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.				4 st/ 11.3 m	4 st/ 11.3 m	4 st/ 11.3 m
		Dwelling, Maisonette	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.				4 st/ 11.3 m	4 st/ 11.3 m	4 st/ 11.3 m
		Dwelling, Block Townhouse	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.	-	-	-	4 st/11.3 m	4 st/11.3 m	4 st/11.3 m
		Dwelling, Back-to-Back Townhouse	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max	-	-	-	4 st/11.3 m	4 st/11.3 m	4 st/11.3 m
		Dwelling, Stacked Townhouse	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.	-	-	-	5 st/15.0 m	5 st/15.0 m	5 st/15.0 m

Figure 15: Continuation of minimum and maximum *Height* standards in the Downtown Central Area Zones (Part 2 of 3)

				DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed *Use*	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
Minimum and Maximum *Height* (14) continued **NOTE: Where cells show two measures, the lesser of the two measures shall apply.**	Single-*Use* Residential	*Dwelling, Back-to-Back Stacked Townhouse*	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.	-	-	-	5 st/15.0 m	5 st/15.0 m	5 st/15.0 m
		Dwelling, Apartment	Min.	-	-	-	3 st	3 st	3 st
			Max.	-	-	-	25 st/88.0 m	25 st/88.0 m	25 st/88.0 m
		Nursing Home	Min.	-	-	2 st/6.0 m	2 st/6.0 m	-	-
			Max.	-	-	8 st/28.0 m	8 st/28.0 m	-	-
Minimum Floor-to-Ceiling *Height* (Ground Floor only) (17)	Non-Residential and Residential Mixed *Use*			3.3 m	3.3 m	3.3 m	3.3m	3.3 m	3.3 m
	Single-*Use* Residential	*Dwelling*, Non-apartment		2.75 m	2.75 m	2.75 m	2.75 m	2.75 m	2.75 m
		Dwelling, Apartment		3.3 m	3.3 m	3.3 m	3.3 m	3.3 m	3.3 m

Figure 16: Continuation of minimum and maximum *Height* standards in the Downtown Central Area Zones (Part 3 of 3), and Minimum Floor-to-Ceiling *Height* standards in the Downtown Central Area Zones.

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed *Use*	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
Maximum *Driveway Width*	Non-Apartment Single-*Use* Residential	-	-	-	3.0 m	3.0 m	3.0 m
Minimum *Ground Floor Area*	Non-Residential	600.0 m^2	600.0 m^2	600.0 m^2	600.0 m^2	-	-
	Residential Mixed *Use*	-	-	-	600.0 m^2	600.0 m^2	600.0 m^2

Figure 17: Maximum *Driveway Width* and minimum *Ground Floor Area* standards in the Downtown Central Area Zones.

(1) A residential mixed-*use building* shall have a minimum *lot frontage* of 30.0 metres.

(2) No more that 8 ground level *dwelling units* shall be attached side-by-side along the width of the *dwelling*, and in no instances shall the width of the *dwelling* between the opposing outer side walls of the end units be more than 52.0 metres.

(3) A minimum *dwelling unit* width of 5.48 metres applies in all instances where a *private garage* is attached to the front of the *dwelling unit*; however, the *dwelling unit* width may be reduced to a minimum of 4.4 metres for a particular unit where the garage is located in and/or has a vehicle door facing the *yard* opposite the *front yard* and is accessed by a public street or *lane* abutting the same *yard*, or where parking is provided in a common parking area.

(4) The specified minimum amount of built frontage along any given *block face* relates to *building* walls located inside a *build-within zone*.

(5) The specified minimum amount of built frontage may be reduced to 50% for any portion of the *block face* consisting of a *lot* where the *building* wall within the *build-within zone* is an exterior side wall of a *triplex dwelling*, *quadraplex dwelling, linked villa dwelling, street townhouse dwelling, maisonette dwelling*, *live-work units dwelling*, *block townhouse dwelling, or stacked townhouse dwelling.*

(6) A minimum two-thirds (67%) of the length of both the front and exterior side walls of a *building* shall be located within the prescribed range of the *build-within zone*; the remaining third (33%) may be further setback from the street edge. In the case of a *corner lot*, a portion of the junction of the front and exterior side walls (i.e., the *building* "corner") shall be built within 0.6 – 3.0 metres of the *daylighting triangle*/corner rounding. The one exception to the build-within requirement abutting a *daylighting triangle*/corner rounding shall be in the event that the street corner of the *lot* is developed for the purposes of an urban square, in which case at least 70% of that part of the perimeter of the urban square which is not adjacent to a street edge or sight triangle shall abut a *building* façade. Public utility *buildings* are not subject to any build-within provisions.

(7) Where the range is shown as "**x-y**", **x** is the minimum *yard* setback, **y** is the maximum *yard* setback, and no *parking space* in the *yard* or *private garage* door facing onto the *yard* shall be permitted. Where the range is shown as "**x-y/z**", **x** is the minimum *yard* setback, **y** is the maximum *yard* setback in instances where no *parking space* in the *yard* or *private garage* vehicle door facing onto the *yard* is proposed, and **z** is the maximum *front yard* setback in instances where a *parking space* in the *front yard* or *private garage* vehicle door facing onto the *front yard* is proposed. In all instances, where a *private garage* vehicle door is proposed facing onto the *front yard*, the vehicle door face shall not be setback from the *front lot line* 1.5 metres more than the value of **z**, nor shall a *private garage* project beyond the front face of the *dwelling unit*.

Notwithstanding any other requirement of this By-law, all *dwelling units* designed as double front units shall have a maximum *front yard* setback of 3.5 metres and a maximum *exterior side yard* setback of 3.5 metres.

The *build-within zone* does not apply to *buildings* which by physical necessity are located in the interior of a block and adjacent only to a private road, *lane* or *driveway*, or to *accessory buildings or structures*.

Notwithstanding any other requirements of this By-law, the prescribed setbacks for a *build-within zone* may be measured from the front face of an attached *porch*, subject to the following:

i) The depth of the attached front or exterior side *porch* shall not be less than 1.5 metres and no more than 3.0 metres, measured from the front face or exterior side face of the *building* to the front face of the *porch*;

ii) The minimum width of the attached front or exterior side *porch* shall not be less than the following, whichever is less:

   a) 3.0 metres; or
   b) If the *porch* faces the *front yard*, the entire width of the habitable portion of the *building*, measured from the nearest exterior wall of any attached *private garage* to the opposite side wall of the *building*.

iii) The front face of an attached *porch* may encroach to within a minimum of 1.5 metres from a *front* or *exterior side lot line*, and still be considered to comply with the *build-within zone* requirements.

(8) Plus 0.3 metres extra for each additional 1.0 metre of *building height* in excess of 12.0 metres.

(9) No *side yards* are required abutting a *side lot line* that coincides with the vertical party wall between two *dwelling units*.

(10) The *rear yard* shall be half the *height* of the *building* from a minimum of 9.0 metres up to a maximum of 15.0 metres.

(11) In instances where more than one-third of the units, in a *dwelling* are located on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, the *dwelling* shall be designed such that all units are double front units, and there is no *rear yard* as defined in Section 3. For double front units on a *through lot*, the *front yard* shall be the *yard* facing the *public street* having the greater right-of-way width or, if the rights-of-way are equal, the *yard* without a *parking space* in the *yard* or *private garage* vehicle door facing onto the *yard*. For double front units on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, the *front yard* shall be the *yard* facing abutting the Open Space (OS) Zone. In both instances, the *yard* located opposite the *yard* deemed to be the *front yard* shall have a minimum depth of 3.0 metres, although a *porch* may further encroach a maximum of 1.5 metres into the *yard*.

(12) Notwithstanding any other provision of this By-law, where the principal *use* of a property is a *parking lot*, a maximum of 75% of the site may be used for parking, aisles and *driveways*, provided that all applicable landscaping and buffer requirements of this By-law are maintained.

(13) Where the *apartment dwelling* is a *senior citizen's apartment building*, up to 550 units per net hectare may be permitted.

(14) Notwithstanding the minimum *height* requirements specified for any Downtown Central Area Zone, where a development site includes an area designated in the Ajax Official Plan as a "*Gateway Site*", the minimum *height* requirements specified in Section 6.9.3 shall apply.

(15) A residential mixed-*use building* shall have a minimum *height* of 3 storeys.

(16) For single-*use* residential *dwellings* adjacent to Harwood Avenue South or Bayly Street, the minimum *height* shall be 3 storeys.

(17) This regulation applies only to *buildings* adjacent to designated arterial and collector roads.

6.9.2.1 Interim Non-Compliance with Respect to Built Frontage, *Lot Coverage* and Density Requirements

i) Extensions/Expansions of *existing non-complying* development

ii) Notwithstanding the built frontage, *lot coverage* and density requirements within Section 6.9.2, extensions or expansions of *existing non-complying* development (namely, additions to *existing buildings* or the development of new *buildings* on the same site as *existing* development) on development sites larger than 2.0 hectares shall be permitted without amendment to the Zoning By-law with respect to the provisions regulating built frontage, *lot coverage* and density, provided that:

a) The intent of the Official Plan is not compromised and the tests prescribed in Section 2.4.2.1 m) of the Official Plan are met; and,

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

iii) Phasing of New Development on Vacant Sites

Notwithstanding the Built Frontage, *Lot Coverage* and Density requirements within Section 6.9.2, it is understood that the development of any given property may involve a number of phases before it achieves ultimate build-out. As a result, the density, built frontage and *lot coverage* provisions contained in this By-law might only be achieved upon the completion of all phases, rather than on a phase-by-phase basis.

Accordingly, in instances where a development on a vacant site larger than 1.0 hectare is proposed to be phased, *building* phases which individually do not comply with the built frontage, *lot coverage* and/or density provisions of Section 6.9.2 of this By-law shall be permitted without amendment to the Zoning by-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density,

provided that a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions is submitted and approved by the Town. Each phase of development undertaken by the proponent shall protect for future phases in accordance with the Master Concept Development Plan, and in no instances will the amount of surface parking provided on-site in conjunction with a particular phase exceed maximum coverage restrictions. The phasing of development in accordance with the approved Master Concept Development Plan shall be a requirement of any related Site Plan Agreement

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

6.9.3 Gateway Sites

i) The Ajax Official Plan symbolically identifies various intersection corners and road segments along Harwood Avenue South and Bayly Street as *Gateway Sites*. The actual physical extent of these sites shall be defined at the time of development approval according to the following criteria:

a) Where a *Gateway Site* is shown symbolically encompassing a *public street* corner rather than a *public street* segment along Harwood Avenue South or Bayly Street West, the lands subject to the *Gateway Site* provisions contained in Section 6.9.3 ii) shall consist of the following:

- An 11.0 metre by 11.0 metre block located directly at the *public street* corner, as measured along each street edge from the point of intersection of the *street lines*, plus an abutting area equivalent to a minimum additional 203.0 m^2, in order that the entire area of the corner *Gateway Site* is a minimum 324 m^2. With the inclusion of the additional minimum area, the total extent of the *Gateway Site* shall include as minimum component a block measuring 11.0 metres by 18.0 metres directly abutting the *public street* corner, oriented lengthwise along the Harwood Avenue South or Bayly Street street edge;

b) Where a *Gateway Site* is shown symbolically encompassing a *public street* segment rather than a *public street* corner along Harwood Avenue South or Bayly Street West, the lands subject to the *Gateway Site* provisions contained in Section 6.9.3 ii) shall consist of the following:

- A block having a minimum depth of 11.0 metres located directly abutting the street edge along Harwood Avenue South or Bayly Street West, extending the length of each *block face* comprising the *public street* segment.

ii) For each non-residential or residential mixed-*use building* or any portion of such *building* located within a *Gateway Site*, the minimum *height* shall be as follows:

a) For all Downtown Central Area Zones in areas designated "Commercial Mixed *Use*", "*Public Use*", and *Hospital*-Related Mixed *Use*" in the Ajax Official Plan: 2 storeys and 9.0 metres, under a minimum roof area of 900.0 m^2, provided that in all instances, all parts of a *building* located within the *Gateway Site* satisfy the specified minimum *height* requirement.

b) For all Downtown Central Area Zones in areas designated "Downtown Residential" in the Ajax Official Plan: 3 storeys and 9.0 metres, under a minimum roof area of 900.0 m^2 provided that in all instances, all parts of a *building* located within the *Gateway Site* satisfy the specified minimum *height* requirement.

For each single-*use* residential *dwelling* or any portion of such *dwelling* located within a *Gateway Site*, the minimum *height* shall be as follows:

c) For all Downtown Central Area Zones: 3 storeys and 9.0 metres

6.9.4 *Private Garage* and *Driveway* Requirements

i) In all instances, no vehicular access door for an attached or detached *private garage* associated with an individual *dwelling unit* shall face an *exterior side lot line*, and no *driveway* shall be located in an *exterior side yard* pertaining to an individual *dwelling unit*.

ii) In all instances, no vehicular access door for a detached *private garage* shall face a *front yard* across an intervening *public street*.

iii) Maximum Garage Width:
The maximum width of the vehicle door opening of an attached *private garage* facing onto a *front yard* or a private road shall not exceed 50 percent of the width of the front face of the associated *dwelling unit*. Where access to a rear-facing, attached *private garage* is provided via a rear *lane* or private road, the garage portion of the *dwelling unit* may have a maximum external width equal to that of the width of the rear wall of the associated *dwelling unit*. Where access to a rear-facing, detached *private garage* is provided via a rear *lane* or private road, the exterior width of the garage shall be subject to the applicable requirements of sub-section 6.9.4 v) below.

iv) Garage Projections

a) Notwithstanding any other provision of this By-law, in any Downtown Central Area Zone, where attached *private garages* are permitted having an opening for vehicular access in the front face of a residential *dwelling unit*, no part of the garage shall project from said face of the *dwelling unit*. Similarly, where the opening for vehicular access faces an interior *side lot line*, no part of an attached *private garage* shall project from the interior side face of the *dwelling unit*.

b) Where a non-apartment residential *dwelling* consists of double front units which are located either on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, parking and/or an attached *private garage* shall only be permitted in the *yard* located opposite the *front yard*, and the garage shall not be permitted to project into the said *yard*.

c) In all instances, where access to a rear-facing, attached *private garage* is provided via a rear *lane* or private road, the garage portion of the *dwelling unit* may project a maximum of 4.0 metres from the rear wall of the *dwelling unit*, provided that if the projection is 2.0 metres or greater, a *platform* directly above and adjoining the projecting portion of the garage shall be provided.

v) Garage Encroachments and Separation Requirements;

a) Where access to a rear-facing, attached *private garage* is provided via a rear *lane*, the garage portion of the *dwelling unit* may encroach a maximum of 4.0 metres into the required *rear yard*.

b) Where a detached *private garage* is located in the *rear yard* and accessed via a rear *lane*, the provisions of Section 4.1.1, as amended, shall apply, with the exception that such a garage may be setback 0.0 metres from one interior *side lot line* provided that it shares a common side all with a detached garage for an abutting unit within the same *dwelling*. No more than two detached *private garages* may be attached side-by-side to one another, and in all instances, a detached *private garage* shall be setback either a minimum of 1.2 metres from one interior *side lot line* or a minimum of 3.0 metres from an *exterior side lot line*.

c) Where an individual detached *private garage* is provided for a *dwelling unit* in a residential condominium, the garage may be permitted having a depth of up to 7.7 metres and a *gross floor area* of up to 45.0 m^2, subject to the provisions of Section 6.9.6.

d) A detached *private garage* located in the *rear yard* of a *dwelling unit* shall be separated from the associated *dwelling unit* by a minimum distance of 6.0 metres.

vi) Maximum *Driveway Width* for Non-Apartment Residential *Dwellings*:
Notwithstanding the *Width of Driveway* requirements within Section 6.9.2, the maximum *width of driveway* shall not exceed the following:

a) In instances where a *private garage* is not a rear facing garage accessed from a rear *lane* or *private road*, the maximum *width of driveway* shall not exceed the following:

1) Where a *private garage* is flush with the *building* face of the *dwelling unit*, the maximum *width of driveway* shall not be more than 0.7 metres wider than the vehicle door opening of the garage.
2) Where a *private garage* is recessed within the *building* face of the *dwelling unit*, the maximum *width of driveway* shall not exceed the exterior dimensions of the *private garage*.
3) Unless otherwise permitted by the *width of driveway* provisions in section 6.9.2, in no case shall the maximum permitted width of a *driveway* exceed more than 66 percent of the width of the adjacent *building* face of the associated *dwelling unit*, up to a maximum of 5.6 metres wide.

b) In instances where a *private garage* is a rear-facing garage accessed from a rear *lane* or private road, the maximum width of *driveway* shall not exceed the following:

1) Where the *private garage* is attached to the associated *dwelling unit*, the maximum width of the *driveway* shall be 0.7 metres wider than the vehicle door opening of the garage, but in no case shall exceed the width of the rear wall of the associated *dwelling unit*;
2) Where the *private garage* is detached from the associated *dwelling unit*, the maximum width of the *driveway* shall be 0.7 metres wider than the vehicle door opening of the garage, plus an additional 2.7 metres for every outdoor *parking space* provided wholly alongside and abutting the exterior side of the garage, but in no case shall the *width of driveway* exceed the width of the rear wall of the associated *dwelling unit*.

6.9.5 Porches/Platforms

Notwithstanding the setback and *build-within* provisions in Section 6.9.2, in any Downtown Central Area Zone where non-apartment single-*use* residential *dwellings* are permitted, the following provisions shall apply to *platforms* associated with such *dwellings*:

i) A *platform* is permitted directly above and adjoining a *porch*, provided that the *platform* does not project beyond the limit of the *porch*;
ii) Where a rear facing, attached *private garage* is provided via a rear *lane* and projects 2.0 metres or more from the rear wall of the *dwelling unit*, a *platform* directly above and adjoining the projecting

portion of the garage shall be provided, but in no instance shall the *platform* itself project beyond the vehicle door face of the garage;

iii) The depth of an attached *porch* shall not be less than 1.5 metres and no more than 3.0 metres, measured from the *building* wall of the *dwelling unit* from which the *porch* projects to the front face of the *porch*;

iv) the following additional provisions:

Table 18: Standards for *Porches/Platforms* based on *Height*

	***Height* Above Finished Ground Level**		
	Finished Ground Level to 0.6 m	**More than 0.6 m and less than 1.2 m**	**More than 1.2 m**
Maximum Area	In a *rear yard*, *interior side yard*, or a *yard* opposite a *front yard* in instances where a double front *dwelling unit* is located either on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, 50% of the *yard.* In a *front yard* or *exterior side yard*, the requirements of Section 6.9.2 shall apply	In a *rear yard*, *interior side yard*, or a *yard* opposite a *front yard* in instances where a double front *dwelling unit* is located either on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, 50% of the *yard*. In a *front yard* or *exterior side yard*, the requirements of Section 6.9.2 shall apply	30.0 m^2, unless the *platform* is located directly above and adjoining the projecting portion of a *private garage*, in which instance the maximum area shall be 30.0 m^2 or match the exterior dimensions of the garage projection, whichever is greater.
Front and *Exterior Side Yard Build-Within Zone* Setbacks	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.
Minimum Setback from Interior *Side Lot Line*	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.

	***Height* Above Finished Ground Level**		
	Finished Ground Level to 0.6 m	**More than 0.6 m and less than 1.2 m**	**More than 1.2 m**
Minimum Setback from *Rear Lot Line*	1.8 m	1.8 m	3.5 m
Minimum Setback to a *yard* located opposite a *front yard*, where the *lot* contains a double front *dwelling*	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.
Maximum *Yard* Coverage	In a *rear yard*, *interior side yard*, or a *yard* opposite a *front yard* in instances where a double front *dwelling unit* is located either on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, the area of the *platform* shall not exceed 50% of the area of the *yard* in which it is located. In a *front yard* or *exterior side yard*, the requirements of Section 6.9.2 shall apply.	In a *rear yard*, *interior side yard*, or a *yard* opposite a *front yard* in instances where a double front *dwelling unit* is located either on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, the area of the *platform* shall not exceed 50% of the area of the *yard* in which it is located. In a *front yard* or *exterior side yard*, the requirements of Section 6.9.2 shall apply.	In no case shall the area of the *platform* exceed 50% of the area of the *yard* in which it is located, unless the *platform* is located directly above and adjoining the projecting portion of a *private garage*, in which instance the maximum converge shall be 50% of the *yard* area or equal to the area of the exterior dimensions of the garage projection, whichever is greater.

6.9.6 *Yard* and *Building* Separation Requirements for Residential Plans of Condominium

In all instances, the standards contained in Sections 6.9.2, 6.9.3, 6.9.4 and 6.9.5 of this By-law shall apply. However, for circumstances not addressed by these Sections, the following requirements for minimum *yards* and *building* separation shall apply to all non-apartment single-*use* residential development associated with a Plan of Condominium:

i) Minimum *Yard* Setback for a *Principal Building*:

a) The front wall of a *dwelling unit* or, if the *dwelling unit* has a front *porch*, the front face of the *porch*: 3.0 metres to a *private road*; in addition, no *private garage* shall project beyond the front face of the *dwelling unit*, and the vehicle door opening shall have a minimum setback of 6.0 metres from a *private road*;

b) The rear wall of a *dwelling unit* with no attached, rear-facing *private garage* projecting from the rear wall: 7.5 metres to a *private road;*

c) The rear wall of a *dwelling unit* with an attached, rear-facing *private garage* projecting from the rear wall: 7.5 metres to a *private road*, with the garage component of the *dwelling unit* permitted to project up to 4.0 metres from the rear wall of the *dwelling unit* and approaching to within 3.5 metres of a *private road*;

d) The side wall of a *dwelling unit*: 3.0 metres to a *private road*; in addition, no vehicular access door for an attached *private garage* associated with an individual *dwelling unit* shall be located in the side wall of a *dwelling unit*.

ii) Minimum *Yard* Setback for a Detached *Private Garage*:
A detached *private garage* may be located at the rear of an associated *dwelling unit*, subject to the following provisions:

a) The minimum and maximum distance separation between any part of a detached *private garage* and the rear wall of the associated *dwelling unit* is 6.0 metres and 9.0 metres respectively;

b) The vehicle door opening faces a *private road* which runs generally parallel to the rear wall of the associated *dwelling unit*, and the vehicle door opening is located a minimum of 3.5 metres from a *private road*.

c) No more than two detached *private garages* associated with *dwelling units* in the same *dwelling* may be attached side-by-side, and share a common vertical party wall.

d) Where the side wall of a detached garage is not attached to an abutting *private garage* and faces a private road, a minimum 3.0 metre *yard* adjacent to the garage shall be provided.

iii) Minimum *Building* Separation Between *Principal Buildings*:

a) 15.0 metres between a front or rear *building* wall with windows and a front or rear *building* wall with windows of a separate *building*.
b) 9.0 metres between a front or rear *building* wall with windows and a side *building* wall with or without windows of a separate *building*.
c) 2.4 metres between a side *building* wall with or without windows and a side *building* wall with or without windows of a separate *building*, except in the case where one or both of the adjacent *buildings* is a *back-to-back townhouse dwelling* or a *back-to-back stacked townhouse dwelling*, in which instance 3.0 metres is required.

iv) Minimum *Building* Separation Between a *Principal Building* and a Detached *Private Garage*:

a) 6.0 metres between the rear *building* wall of the associated *dwelling unit* and any part of the detached *private garage*.
b) 4.5 metres between a side *building* wall with or without windows and any part of a detached *private garage*.
c) No front wall of a *dwelling unit* shall face the vehicle door opening of an individual *private garage* across an intervening private road.

v) Minimum *Building* Separation Between Detached *Private Garages*:

a) 0.0 metres between two *private garages* attached side-by-side, along a common vertical party wall.
b) 2.4 metres between the side walls on one side, and 1.2 metres between the side walls on the other side, where an individual detached *private garage* is not part of an attached pair.
c) 2.4 metres between the side walls of adjacent pairs.

6.9.7 Fences

i) No fence associated with a single-*use* residential *building* in any Downtown Central Area Zone shall be located in a *front yard* that abuts an Open Space (OS) Zone.
ii) No fence shall be located within 1.0 metre of the edge of a *private road*.

6.9.8 Air Conditioning Units

No air-conditioning unit associated with a single-*use* residential *dwelling unit* shall be located in a *front yard* abutting an Open Space (OS) Zone.

Section 7: Exceptions

7.1 Exceptions

There are special zoning provisions that apply to the lands identified as exceptions in Section 7.1.1 of this By-law. The location

'of each exception is identified on the Exception Schedules. When there is an inconsistency between the text and the exception schedules, the applicable text shall apply.

7.1.1 List of Exceptions

The following exceptions apply to the properties specified:

Exception	Zoning	Map	By-law	File Reference
1	RM4	28		A14/74, SP2/75, 18CDM 75-54

i) Location: 92 Church Street

ii) Legal Description: Part 1, Plan WR-159

iii) Additional *Uses*: *Offices* on the ground floor of the apartment *building*

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

Exception	Zoning	Map	By-law	File Reference
2	R1-B	44	91-89	

i) Location: 14 Emperor Street

ii) Legal Description: Part 9, Plan 40R-7493

iii) Additional *Uses*: Esthetician service

iv) Other:

a) The esthetician services shall be limited to a maximum gross floor area of 65.0 m2.

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

Exception	Zoning	Map	By-law	File Reference
3	GE	43	50-84	Z3/84

i) Location: 405 MacKenzie Avenue

ii) Legal Description: Part Block F, Plan 481

iii) Additional *Uses*: Fuel storage and dispensing *yard* with underground fuel storage tank(s)

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

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

i) Location: West side of Mills Road, north of Hunt Street, known municipally as 170 Mills Road

ii) Legal Description: Registered Plan M-30, Part of Lots 3, RP 40R4883 Part 1 and RP 40R4882 Parts 1 and 2; and Plan 512, Part of Lot 3, RP 40R8366, Part 1

iii) Interpretation: For the purposes of this Exception, the lands that are subject to this Exception shall be interpreted to be one *lot*. Mills Road shall be deemed to abut the *front lotline*, and Hunt Street shall be deemed to abut the *exterior side lot line*.

iv) Additional *Permitted Uses*: *Co-Generation District Energy Facility* that only burns chipped *woodwaste* or natural gas a fuel source.

v) Prohibited *Uses*: *Drive-Thru Facility*; *Motor Vehicle Rental Establishment; Motor Vehicle Sales Establishment, Motor Vehicle Used Sales Establishment; Taxi Depot*; and *Restaurant, Drive-Thru*

vi) Development Standards:

a) Minimum *Front Yard*: 3.0 m

b) Maximum *Front Yard*: 6.0 m

Exception 4 is continued on the next page.

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

c) Minimum *Height*: 6.0 metres, save and except for *buildings* in the *rear yard* which shall have a minimum *height* of 3.6 metres.

d) Maximum *Height*: 28.0 m

e) Maximum Stack *Height*: 47.0 m

f) Minimum *Parking Spaces* associated with a *Co-Generation District Energy Facility*: 20

g) Minimum parking stall depth: 5.7 m

h) Minimum *Landscape Buffer*:

i) Adjacent to any public street: 3.0 m

ii) Between any parking area and any public street: 6.0 m

i) *Accessory Buildings*, *Structures* and *Uses*:

i) *Accessory buildings or structures* shall not be permitted in any *side yard*.

ii) *Co-Generation District Energy Facility* that only burns chipped *woodwaste* or natural gas a fuel source.

vii) Other:

a) The electricity generating capacity shall be limited to a maximum of 25MV.

b) Ash shall be stored in a sealed container.

c) Chipping of wood shall not be permitted on site.

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

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

i) Location: Southwest corner of Salem Road South and Mandrake Street (formerly known municipally as 135 Mandrake Street)

ii) Legal Description: Block 91, Plan 40M-1378,

iii) Additional *Uses*: Residential: *Stacked Townhouse Dwelling*; *Back-to-Back Townhouse Dwelling*; *Back-to-Back Stacked Townhouse Dwelling*; *Dwelling Units* in a Residential/Commercial Mixed *Use Building*

Non-residential: *Convenience Store, Day Care Facility, Dry Cleaning Depot* (excluding self-serve laundry facilities), *Financial Institution, Library, Office, Personal Service Shop*, *Restaurant*, and *Service or repair shop*, provided that all such non-residential *uses* are located on the ground floor of a Residential/Commercial Mixed *Use Building*

Exception 5 is continued on the next page.

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

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

v) Development Standards:

a) Minimum Floor Space Index (FSI): 0.2

b) Minimum *Lot Coverage*:

i) *Building* Area: 20%

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

c) Minimum Building Height 3 storeys and 9.0 m

Maximum Building Height 4 storeys

d) Minimum Built Frontage Within a Build Within Zone:

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

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

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

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

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

Exception 5 is continued on the next page.

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

ii) In the case of a *corner lot*, a portion of the junction of the front and exterior side walls (i.e., the *building* "corner") shall be built with 3.0 to 6.0 metres of the *daylighting triangle*/corner rounding. An exception to this requirement shall be in the event that an urban square is developed between the *principal building* and the street corner, in which case at least 50% of that part of the urban square which is not adjacent to a street edge or sight triangle/corner rounding shall abut a *building* façade.

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

f) Parking:

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

ii) No *private garages* or *driveways* shall be permitted for individual *dwelling units*.

vi) Other:

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

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

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

Exception	Zoning	Map	By-law	File Reference
6	RM4	28, 35	9-86	Z12/85, SP1/86

i) Location: 98 Church Street

ii) Legal Description: Part Lot 15, Concession 1

iii) Maximum Number of Units: 6

iv) Additional *Uses*: Apartment *building*

v) Development Standards:

a) Minimum *Lot Frontage*: 14.7 m

b) Minimum *Interior Side Yard*: 3.5 m

c) Maximum *Building Height*: 7.5 m

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

Exception	Zoning	Map	By-law	File Reference
7	AC	29	161-86	SP19/86, Z1/86

i) Location: 2 Westney Road South – Shell Canada

ii) Legal Description: Block 105, Plan 40M-1230, southwest corner of Highway 2 and Westney Road South

iii) Additional *Uses*: A retail *convenience store* in conjunction with the automobile gas bar

iv) Other:

a) The maximum *gross leasable floor area* for the retail *convenience store* shall be 55.0 m^2.

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

Exception	Zoning	Map	By-law	File Reference
8	GC	30	187-88 142-91 87-99 112-2001	Z21/84, Z19/86, Z5/99, Z02/01, Z10/01

i) Location: 15 Westney Road North – Westney Heights Plaza

ii) Legal Description: Blocks 93 and 95, Plan 40M-1228, and Parts 1, 2, and 3, Plan 40R-12030, located on the northeast corner of Kingston Road and Westney Road North

iii) Additional *Uses*: Farmers' market or auction market; *drive-thru restaurant*, and one supermarket

iv) Minimum Parking: 1 space per 19.0 m^2 of *gross leasable floor area*, except the *uses* within the mezzanine level of the *existing building* on lands described as Parts 1 & 2 of Plan 40R-12030 shall be subject to a parking standard of 1 space per 38.0 m^2.

v) Other:

a) The supermarket shall be limited to a maximum gross leasable floor area of 5,574.0 m^2.

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

Exception	Zoning	Map	By-law	File Reference
9	VC3	28	51-89 38-2008	Z15/88, Z01/08

i) Location: 555 Kingston Road West

ii) Legal Description: Part Lot 5 and Lot 6, Plan 11

iii) Development Standards:

a) Minimum distance between the front *porch* and the *front lot line*: 11.5 m

b) Maximum *Building Height*: 11.0 m

c) Minimum *front yard* landscaping: 35%

d) Minimum *parking spaces*: 28

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

Exception	Zoning	Map	By-law	File Reference
10	EP, PE	42, 48	67-89	Z29/88

i) Location: 500 Clements Road

ii) Legal Description: Lands located north side of Clements Road West, west of Westney Road South, and opposite Green Court

iii) Additional *Uses*: A one-storey community service club *building* comprising a maximum *gross floor area* of 196.0 m^2

iv) Development Standards:

a) Minimum *Front Yard* from Clements Road West: 19.0 m

b) Maximum Parking Area: 930.0 m^2

v) Other:

a) All *structure(s)* and parking area shall be located on tablelands.

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

Exception	Zoning	Map	By-law	File Reference
11		48	105-89 49-94 74-2021	Z9/88 Z4/20

i) Location: 253 Lake Driveway West

ii) Legal Description: Part Block 1, Plan 40M-1486

Exception 11, established via By-laws 105-89 and 49-94, was deleted via By-law 74-2021 on November 22, 2021 and is superseded by Exception 206.

Exception	Zoning	Map	By-law	File Reference
12	DCA/MU	38	141-89 62-2004 86-2005	Z5/88, Z6/04, Z6/05, OPA No. 15, OPA No. 20

i) Location: 75 Commercial Avenue

ii) Legal Description: Lots 13 and 14, Part of Lot 15, Plan M-31

iii) Prohibited *Uses*: *Drive-Thru Facility*, *Drive-Thru Restaurant*, and *Taxi Depot*

iv) Development Standards:

a) Minimum *Yard*:

i) Interior Side – northern: 0.9 m

ii) Rear: 2.8 m

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

Exception	Zoning	Map	By-law	File Reference
13			52-90 38-2008	IC21/89, Z21/88

i) Location: 144 Old Kingston Road

ii) Legal Description: Part Lot 16, Concession 2

Exception 13 was deleted by By-law 38-2008 on April 14, 2008.

Exception	Zoning	Map	By-law	File Reference
14	AC	30	175-90	SP7/84, Z6/89

i) Location: 1 Westney Road North – Good Year Car Repair

ii) Legal Description: Part Block 94, Plan 40M-1228

iii) Prohibited *Uses*: Automobile gas bar or any other type of fuel dispensing facility

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

Exception	Zoning	Map	By-law	File Reference
15			210-90 38-2008	IC13/90, Z23/90

i) Location: 80 Old Kingston Road

ii) Legal Description: Parts 3 and 4, Plan 40R-5409 and Part Lot 20, Plan 11

Exception 15 was deleted by By-law 38-2008 on April 14, 2008.

Exception	Zoning	Map	By-law	File Reference
16	DCA/I	44	96-92 86-2005	Z5/92, Z6/05, OPA No. 20

i) Location: 36 Emperor Street

ii) Legal Description: Lot 8, Plan 512

iii) Additional *Uses*: *Office uses*

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

Exception	Zoning	Map	By-law	File Reference
17	R1-A	28	168-91	Z18/90

i) Location: 46 Church Street North

ii) Legal Description: Lot 5, Plan 476

iii) Additional *Uses*: *Office uses* limited to a maximum *gross floor area* of 86.0 m^2 in association with permitted residential *uses* comprising a minimum *gross floor area* of floor area of 93.0 m^2

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

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

i) Location: Pickering Beach

ii) Legal Description: Plans 250 (excluding Lots 4, 24, 32, 33, 34 and 35), 285, 372, 380 (excluding Lots 13 and 26) and 392

iii) Development Standards for lands zoned 'R1-B':

a) Minimum *Lot Depth*: 30.48 m

b) Minimum *Yard* - Front: 7.62 m

c) Maximum *Building Height*: 9.14 m

iv) Development Standards for lands zoned 'OS' and 'EP':

a) Maximum *Building Height*: 9.14 m

v) Other:

a) Maximum *lot coverage* of 33% or 150.96 m^2 (1,625 sq ft) whichever is less for *lots* less than 603.85 m^2 (6,500.0 sq ft); and maximum *lot coverage* of 25% for *lots* equal to or greater than 603.85 m^2 (6,500 sq ft.).

Exception 18 is continued on the next page.

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

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

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

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

i) Location: 375 Clements Road West

ii) Legal Description: Parts 2 and 3, Plan 40R-10031, Part of Block 2, Registered Plan 40M-1308

iii) Additional *Uses*: Waste material recycling facility

iv) Other:

a) A waste material recycling facility shall be subject to the following conditions:

i) The *use* of the Facility shall be limited to the recovery, processing, transfer and handling of solid, non-hazardous waste and recyclables from institutional, commercial, industrial, construction or demolition sources and blue box recyclables.

ii) The Facility shall not be used to transfer, receive, store, handle or process domestic or putrescible waste or hazardous waste.

Exception 19 is continued on the next page.

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

iii) That outside storage of recycled and residual waste products be contained in storage bins with covers and the stacking of such bins shall be prohibited.

iv) That all waste handling occur within a wholly enclosed *building*.

v) That the storage of disposal vehicles, equipment, storage bins and/or containers shall be prohibited in the *front yards*.

vi) That the *gross floor area* of the *building* shall not exceed 5,000 square metres exclusive of *office uses*.

vii) That the volume of permitted waste material accepted on the Land shall not exceed 180 metric tonnes per day; and

viii) That the volume of permitted waste stored at the Facility shall not exceed 540 metric tonnes.

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

Exception	Zoning	Map	By-law	File Reference
20	RM6	30	125-94	Z14/90, Z12/92, SP2/93

i) Location: Arnold Estate Lane

ii) Legal Description: Part Lot 10, Concession 1

iii) Additional *Uses*: Detached and *semi-detached dwellings*

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

Exception	Zoning	Map	By-law	File Reference
21	NC	38	90-93	Z11/92

i) Location: 9 Doric Street

ii) Legal Description: Plan 40M-1349, Block 10

iii) Permitted *Uses*: Animal *hospital*, *offices* (excluding medical *offices*) and one *dwelling unit*

iv) Other:

a) No external holding and/or kennel facilities shall be permitted on the subject lands

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

Exception	Zoning	Map	By-law	File Reference
22	R1-B, R1-D	20, 27	127-93	Z12/90, Z10/93, Z15/94, Z16/94

i) Location: Elizabeth Street, McNeilage Court, and Annie Crescent

ii) Legal Description: Lots 52 to 63 inclusive, Plan 40M-1749, Lots 1, 13, 14 to 20 inclusive and Lots 28 to 47 inclusive, Plan 40M-1805

iii) Development Standards:

a) Minimum *Lot Coverage*: Plan 40M-1749 and Plan 40M-1805 zoned 'R1-B' and 'R1-D': 42 %

b) Minimum *rear yard* setback for accessory *structures*: Lots 14 to 20 inclusive and Lots 28 to 47 inclusive, Plan 40M-1805 and Lots 52 to 63 inclusive, Plan 40M-1749 3.0 m

c) Minimum *interior side yard* setback adjacent to valley lands: Lots 1, 13 and 14, Plan 40M-18053 3.0 m

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

Exception	Zoning	Map	By-law	File Reference
23	UC	32	112-94	Z8/93

i) Location: Southwest corner of Pickering Beach Road and Kingston Road

ii) Legal Description: Lots 3, 4, 5, and 73, Plan M-377

iii) Development Standards:

a) Any *building* or elevated parking *structure* shall be setback a minimum of 20.0 metres from lands zoned 'A' Agricultural.

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

Exception	Zoning	Map	By-law	File Reference
24	R1-B	14, 21	108-94	Z11/94

i) Location: 82 to 94 Roberson Drive

ii) Legal Description: Lots 183 to 189 inclusive and Block 272, Plan 40M-1793

iii) Development Standards:

a) The minimum *rear yard* setback for all *buildings*, accessory *structures*, decks, swimming pools or any paved surfaces shall be 10.0 metres

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

Exception	Zoning	Map	By-law	File Reference
25	R1-B, R1-D, R2-A, R3	20, 21, 27, 28	141-94	Z12/94

i) Location: Draft plan of subdivision 18T-88069

ii) Legal Description: Part Lots 15 and 16, Concession II

iii) Development Standards:

a) Maximum *Lot Coverage*:

- For 'R1-B' zone: 42 %
- For 'R2-A' zone: 49 %

b) Section 6.2.3 shall not apply.

c) Section 6.2.4 shall apply; save and except for the following provisions:

i) The minimum *front yard* setback for an attached garage on a street side with a sidewalk shall be 5.5 metres.

ii) The maximum *front yard* setback for a *dwelling unit* on a street side with a sidewalk shall be 10.0 metres.

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

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

i) Location: South side of Kingston Road, west of Randall Drive

ii) Legal Description: North Part Lot 15, Concession I now Part 1, RP 40R-1747, Part 6, RP 40R-2213, Part 1, 40R-12758 and Part 1, 40R-8928

iii) Maximum Number of Units: 31 residential *dwellings*

iv) Additional *Uses*: *Semi-detached dwellings*

Exception 26 is continued on the next page.

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

v) Development Standards:

a) Minimum *Yard:*

i) Interior Side (Western Property Line): 0.0 m

ii) Exterior Side (Randall Drive): 4.5 m

iii) Rear (Southern Property Line): 1.5 m

b) Maximum *Building Height*: 12.5 m

c) Minimum Parking: 2 spaces per unit

d) Minimum Aisle Width: 6.0 m

v) Other:

a) The subject lands zoned 'RM6' shall be deemed to be a '*Lot*' for the purposes of determining compliance with the performance standards and requirements set out in this Exception.

b) The *lot line* adjacent to Highway No. 2 shall be deemed the front (northern) *lot line*; the *lot line* adjacent to Randall Drive shall be deemed the exterior *lot line*; the *lot line* adjacent to the top-of-bank shall be deemed to be the *interior lot line*, and the *lot line* adjacent to the southern most unit shall be deemed to be the *rear lot line*.

c) The minimum distance between exterior *building* walls adjacent to one another shall be 1.4 metres.

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

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

i) Location: West side of Westney Road South, south of Lake Driveway

ii) Legal Description: Block 45, Plan 40M-1382

iii) Permitted *Uses*: *Detached dwellings* shall be constructed in accordance with the provisions of the 'R2-A' zone.

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

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

i) Location: 520 Rossland Road West

ii) Legal Description: Lot 14, Concession 3

iii) Additional *Uses*: *Detached dwellings*

iv) Development Standards:

a) Minimum *Yard*:

i)	Front - South Property Line	2.0 m
ii)	Exterior Side - Eastern Property Line:	2.0 m
iii)	Interior Side -Western Property Line adjacent to Units Numbers 1 and 2:	0.0 m

v) Other:

a) For the purpose of this By-law, the subject lands that are zoned 'RM6' shall be deemed to be a '*Lot*' for the purpose of determining compliance with the performance standards and requirements set out in this exception.

b) For the purpose of this By-law, the *lot line* adjacent to Rossland Road West shall be deemed to be the *front lot line*, the easterly *lot line* adjacent to the open road allowance (former Rossland Road West) shall be deemed to be *exterior side yard lot line*; the northern *lot line* adjacent to the top-of-bank shall be deemed to be the *rear yard lot line*, and the *lot line* at the west end of the property adjacent to unit numbers 1 and 2 shall be deemed to be the *interior lot line*.

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

Exception	Zoning	Map	By-law	File Reference
29	R1-B, R1-D, R3	39, 45	25-96 18-97	Z25/89

i) Location: Between Pickering Beach Road and Salem Road, north of Bayly Street

ii) Legal Description: Part Lot 6, Concession 1

iii) Other:

a) That *lots* 22 – 30 inclusive, zoned 'R3' (semi-detached), may be developed with a minimum *lot depth* of 32.5 metres.

b) That *lots* 2 – 8 inclusive, zoned 'R3' (semi-detached), shall be subject to *driveway* twinning and may be developed with a minimum *lot depth* of 30.0 metres and a minimum *lot area* of 225 square metres for each development unit.

c) That blocks 37 to 39 inclusive, zoned 'R3' (street townhouse), shall be developed in accordance with the following provisions:

i) That the *building* setback, between the main *building* and the right-of-way for the future realigned Pickering Beach Road, be a minimum of 5.0 metres and that, the front of the main *building* shall face the future realignment for Pickering Beach Road.

ii) That the minimum distance from the detached garage to the *side lot line* shall be 0.0 metres.

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

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

i) Location: East of Shoal Point Road, north of Lake Ontario

ii) Legal Description: Part of *Lots* 2 and 3, Ranges 2 and 3, Broken Front Concession (18T-94020)

iii) Additional *Uses*: In the 'NC' zone – *art gallery*, commercial fitness center, *street townhouse dwelling*, and *restaurant*

iv) Development Standards:

a) Minimum *Lot Depth*:

i)	'R1-C':	33.0 m
ii)	'R1-D':	24.0 m
iii)	'R1-E':	24.0 m
iv)	'R3':	32.0 m

b) Maximum *Lot Coverage*:

i)	For *lots* zoned 'R1-D' and located east of the new Audley Road:	47%
ii)	For bungalows within the 'R1-D' zone:	48%

v) Other:

For the purpose of the 'NC' – Neighbourhood Commercial Zone, only the following standards shall apply to residential *uses*:

a) *Front Lot Line* shall mean the *lot line* that divides the *lot* from the public *lane* (northern *lot line*).

b) *Street Townhouse Dwellings* shall have frontage and access to a public *lane*.

c) All Detached Garages shall face the *Front Lot Line* with a minimum setback from the *Front Lot Line* of 0.6 m.

Exception 30 is continued on the next page.

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

d) Minimum *lot frontage*: 6.1 m

e) The front of the Street Town House *Dwelling* shall face the *Rear yard* and shall be set back from the *Rear Lot Line* a maximum of 30 m.

f) Minimum distance between the Street Town House *Dwelling* and a Detached Garage is 7.5 m or where there is no Detached Garage, the minimum distance between the Street Town House *Dwelling* and a *parking space* is 7.5 m.

g) Minimum *Side yard* setback for Internal End Units is 1.2 m and for External End Units is 2.0 m.

h) Maximum *Height*: 11.0 m

i) Minimum *Parking Spaces* per *dwelling unit* 2

For the purpose of the 'NC' – Neighbourhood Commercial Zone, only the following standards shall apply to non-residential *uses*

j) *Yards*:

  i) Minimum West *Yard*: 6.0 m

  ii) Maximum South *Yard*: 3.0 m

  iii) Minimum *Yard* from any 'OS' Zone: 18.0 m

  iv) Maximum East *Yard*: 2.0 m

  v) Maximum North *Yard*: 3.0 m

k) The maximum aggregate gross leasable floor space for all land *uses* shall not exceed 1,400.0 m^2.

l) Maximum *height* shall be 4 storeys.

m) *Restaurants* are permitted in the 'NC' – Neighbourhood Commercial Zone – provided that the following conditions are satisfied:

Exception 30 is continued on the next page.

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

i) The *building* has a minimum *gross leasable floor area* of 900 m^2.

ii) The combined *gross leasable floor area* of the *restaurant* shall not exceed 30% of the *gross leasable floor area* of the *buildings*; and

iii) The *restaurant* shall be part of a *building* containing other commercial *uses*.

n) The minimum setback for an attached garage on a street side with a sidewalk in the 'R1-C', 'R1-D', 'R1-E', and 'R3' zones shall be 5 metres;

o) The regulations for *Daylighting Triangles* contained in Section 4.7.1 of this By-law shall not apply to *corner lots* in the 'R1-D' and 'R1-E' zones where intersections are controlled by stop signs, save and except, the following intersections identified below:

- Street "O" at Street "A"
- Street "H" at Street "B"
- Street "T" at Street "V"
- Street "U" at Street "V"
- Street "P" at Street "C"

p) In the 'R1-C', 'R1-D' and 'R1-E' zones, attached garages may extend up to 3.5 metres in front of the front face of the main *building* provided:

i) A habitable room will be located over the garage and will not be setback more than 2.0 metres; and

ii) The front *porch* will not be setback from the front face of the attached garage more than 1.0 metre

q) In the 'R3" zone, detached garages shall be setback a minimum of 0.0 metres from any *interior side lot line* and 0.6 metres from any exterior *lot line*, where vehicular access to the detached garages is only from a rear laneway

r) The lands zoned 'OS' – Open Space and located at the southwest corner of Audley Road and Ashbury Boulevard (former elementary *school* site) may be developed in accordance with the provisions of the 'RM5' zone subject to the following conditions:

Exception 30 is continued on the next page.

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

i) Any development on the lands shall be limited to an apartment *building* for senior citizens and/or *block townhouse dwellings* for senior citizens.

ii) Minimum *Yard*:

- Front: 3.0 m to 10.0 m
- Exterior Side: 3.0 m to 10.0 m
- Rear from the 'EP zone: 7.5 m

iii) Maximum GFA as a % of *Lot* Area: 125%

iv) Maximum *Building Height*: 4 storeys

s) In the event that the lands referred to in paragraph (r) are used exclusively for residential *uses*, then all lands forming part of this area, within 120.0 metres of the Ministry of Natural Resources approved limit of wetland as surveyed January 10, 1996, will be dedicated to the Town of Ajax, and this dedicated area will then form part of the adjacent 'EP' – Environmental Protection zone.

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

Exception	Zoning	Map	By-law	File Reference
31	RM6, OS	31	44-2016 23-2025	OPA 15-A3, Z6/15, SP10/15, S-A-2015-02, C-A-2015-01, Z2/25

i) Location: West side of Harwood Avenue North and Old Harwood Avenue, south of Chapman Drive

ii) Legal Description: Lot 1, 2, 3, 4, 5, 6, 7, 8 and 9, Plan 401

iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 66 *block townhouse dwellings* within the RM6 zone.

iv) Development Standards:

Notwithstanding any other provisions of Zoning By-law 95-2003, as amended, the following are the Development Standards for the RM6 Zone:

a) Maximum Number of *Block Townhouse Dwellings* within the RM6 Zone: 66

b) Zone Standards for each lot within the RM6 Zone:

i) Minimum *Lot Depth*: 17.25 m

ii) Minimum *Lot Frontage*: 5.0 m for units that face Harwood Avenue North and Old Harwood Avenue and the internal private park and 6.0 metres for all other units.

iii) Maximum *Lot Coverage*: 75%

iv) Minimum *Front Yard*:

- To a *dwelling unit* fronting onto Harwood Avenue North: 3.0 m
- To a dwelling unit fronting on to an Open Space Zone or Old Harwood Avenue: 0.5 m
- To a dwelling unit fronting onto an internal private park space: 2.4 m
- To a dwelling unit fronting onto an internal private road: 4.5 m
- To any attached garage: 6.0 m

Exception 31 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
31 continued	RM6, OS	31	44-2016 23-2025	OPA 15-A3, Z6/15, SP10/15, S-A-2015-02, C-A-2015-01, Z2/25

v)	Minimum *Interior Side Yard:*	1.5 metres with an aggregate separation of 3.0 metres between blocks 3.0 metres from Unit 10 to north property line 2.0 metres from Unit 1 to north property line
vi)	Minimum *Exterior Side Yard:*	1.2 metres measured from either the middle of the rolled curb to the exterior wall of the dwelling abutting a private road or to the exterior lot line
vii)	Minimum *Rear Yard:*	7.5m
viii)	Road Radius Yard:	0.75m
ix)	Maximum *Building Height*:	13.5m

c) Other Development Standards

i) Air conditioning unit shall only be permitted in a *rear yard* (where one exists), on the roof of a unit with rooftop amenity space, or on a balcony.

ii) Air conditioning units shall not be permitted on any portion of a lot adjacent to an Open Space Zone.

iii) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, the minimum width of a private garage shall be 3.0 metres free from all obstructions.

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

Exception	Zoning	Map	By-law	File Reference
32	R1-D, R1-E, R3	46, 52	47-97	Z27/89

i) Location: Angier Crescent, Greenhalf Drive, Hulley Crescent, and Woolf Crescent

ii) Legal Description: Plan 40M-1985, 40M-1986, and 40M-2136

iii) Other:

a) The measurement of the minimum required *rear yard* setback for those *lots* within Plan of Subdivision 18T-89104 that are subject to a conservation easement along the rear portion of the *lots* shall be taken from the closest limit of said conservation easement to the main *building*.

b) For the lands zoned 'R1-E' and described in Plan 40R-21823, Parts 51 to 60, the minimum *lot frontage* shall be 7.5 metres.

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

Exception	Zoning	Map	By-law	File Reference
33	R1-B	24	50-97	Z4/97

i) Location: Old Harwood Avenue/Sheldon Drive

ii) Legal Description: Part Lot 9, Concession II

iii) Development Standards:

a) Minimum *Rear Yard:* 9.0 m

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

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

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

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

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

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

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

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

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

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

i) Location: 65 and 67 Kingston Road East

ii) Legal Description: Lot 163, Plan 377

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

iv) Other:

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

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

Exception	Zoning	Map	By-law	File Reference
37			21-98 86-2005	Z8/96

i) Location: West of Harwood Avenue and south of Bayly Street

ii) Legal Description: West of Harwood Avenue South and south of Bayly Street West

Exception 37 was deleted by By-law 86-2005 on July 7, 2005.

Exception	Zoning	Map	By-law	File Reference
38	DCA/MU	44	21-98 63-2004 86-2005 131-2012 15-2021	Z8/96, Z6/04, Z6/05, SP18/11, SP3/19, OPA No.15, OPA No.20

i) Location: Southwest corner of Harwood Avenue South and Bayly Street West

ii) Legal Description: Part of Blocks S and T, Plan M-26 NOW Parts 5, 6, 7, 8 and 9, Plan 40R-11815. NOW Parts 15, 17, 18, 19 and 20, Plan 40R-27717

iii) Prohibited *Uses*: *Drive-Thru Facility*, *Drive-Thru Restaurant*, and *Taxi Depot*

iv) Additional *Uses*: *School*

v) Development Standards:

a) Minimum *Building Height* Outside of a *Gateway Site* Block:

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

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

i) Location: Plan of Subdivision 18T-88025 Plan 40M-2046

ii) Legal Description: Part of Lot 5, Broken Front Concession, Range 3

iii) Development Standards:

Detached: Lots 15 to 25, zoned 'R1-D'

a) In accordance with Schedule 'C2' to this By-law.

Semi-Detached: Lots 1 to 14 and 43 to 54 zoned 'R2-B'

a) Shall be developed in the manner and standards as depicted in Schedule 'C1' to this By-law.

Block 138 zoned 'RM6'

a) Shall be developed in the manner and standards as depicted in Schedule 'D-1' to this By-law. These standards will form the basis of the Site Plan for Block 138. Minor variances to these standards may be permitted without further amendment to this By-law, provided the intent of the site concept on Schedule 'D1' is maintained.

iv) Other:

Minimum Distance from *Accessory Building*:

a) For Residential *dwellings* zoned 'R1-D', 'R1-F', and 'R2-B':

Minimum *interior side yard* for residential *dwellings* zoned 'R1-D", 'R1-F', and "R2-B' where there is a detached garage accessed by a rear *lane*. This *side yard* setback will not apply to detached rear laneway garages. 1.2 m

b) Block 139:

A minimum setback of 7.0 metres for all *structures* and accessory *buildings* shall apply to Units 111 to 120 on Registered Plan 40M-2046. For all other units, a minimum setback of 10.0 metres for all *structures* and accessory *buildings* shall apply. Fencing and landscaping shall be permitted within the 10.0 metre setback on the adjoining Block 138.

c) Block 139, 140 and 141:

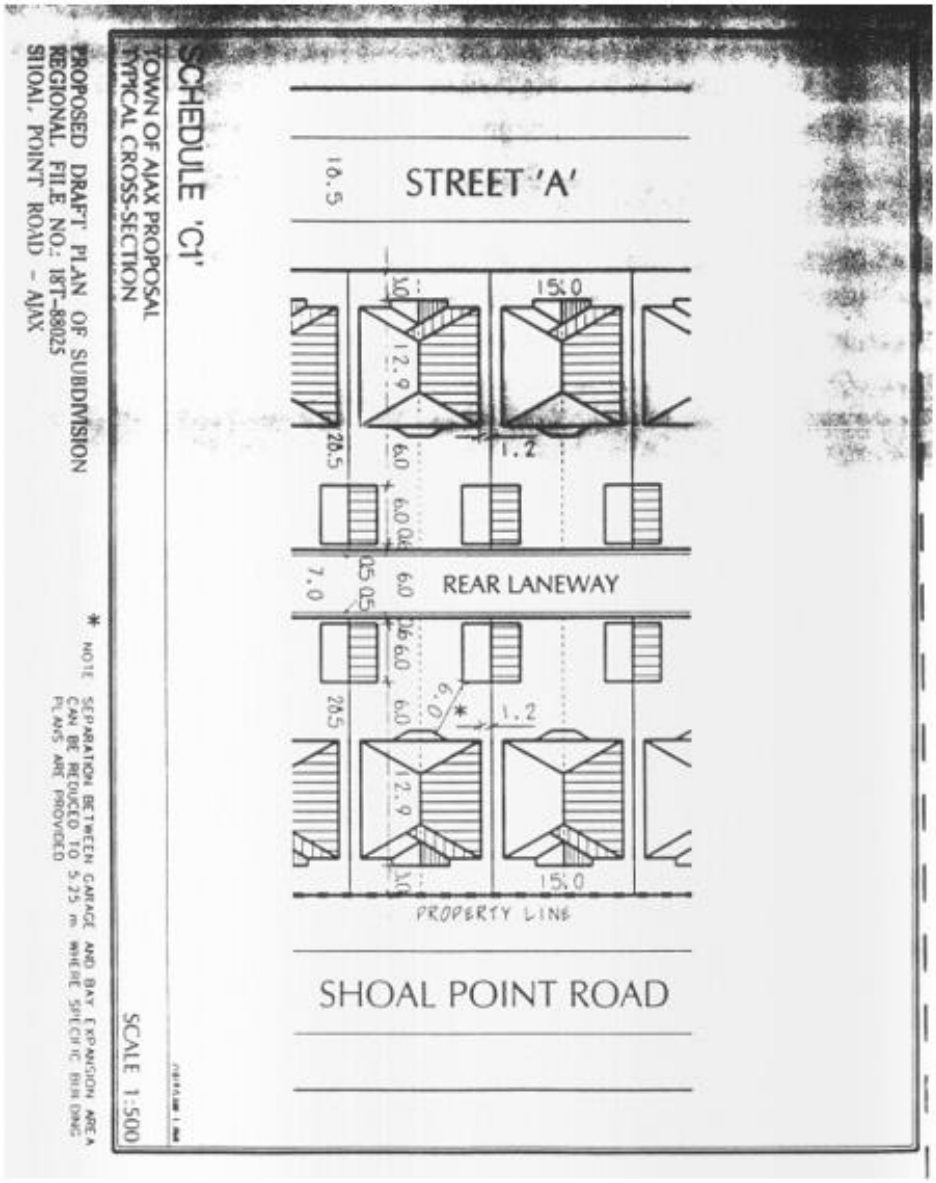
Buildings and *structures* of any kind, the placement of fill or the alteration of a watercourse, other than as required for flood or erosion control, are not permitted in Blocks 139, 140 and 141 unless approved by the Toronto and Region Conservation Authority.

Exception 39 is continued on the next page.

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

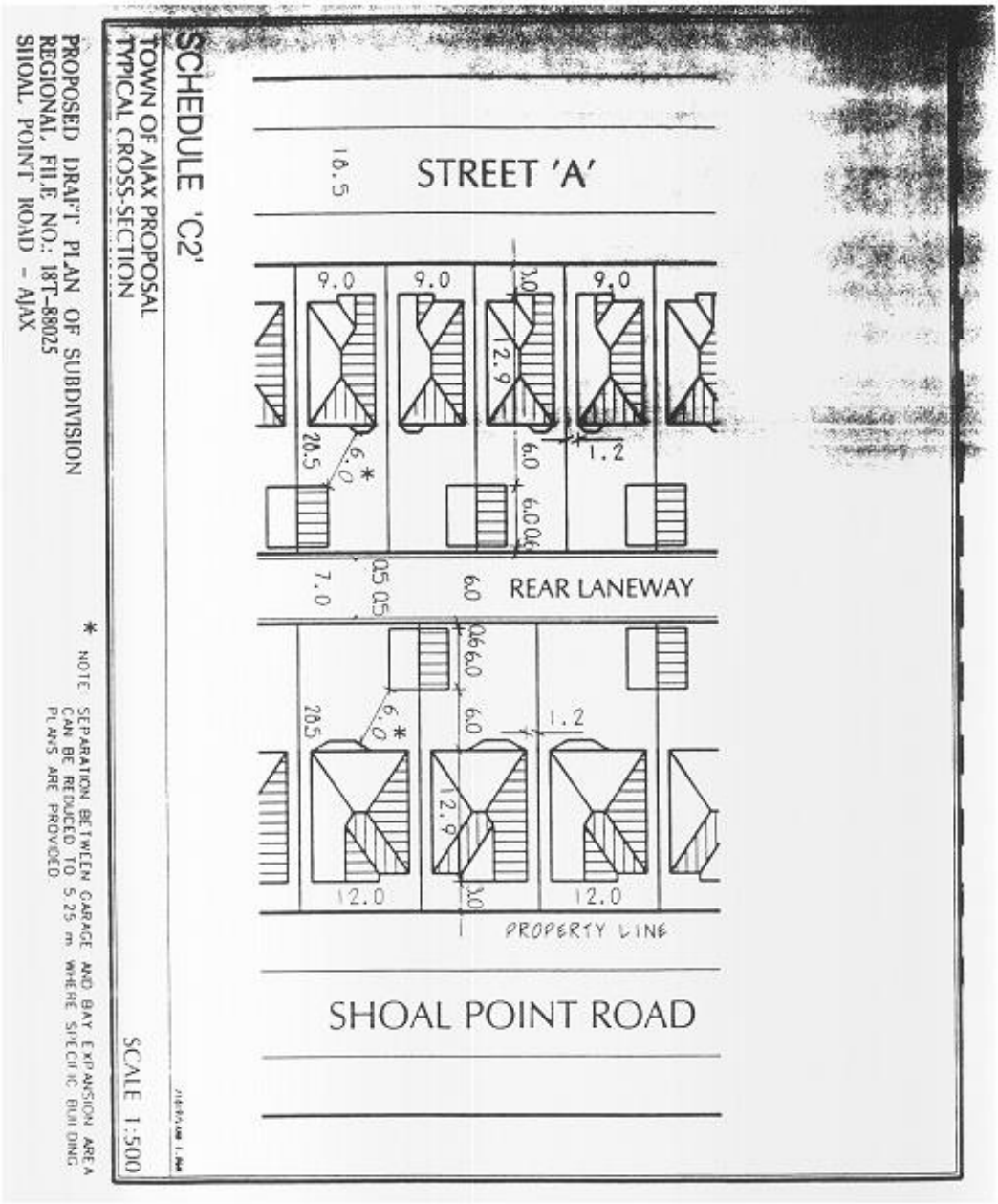
d) Minimum Clearance:

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



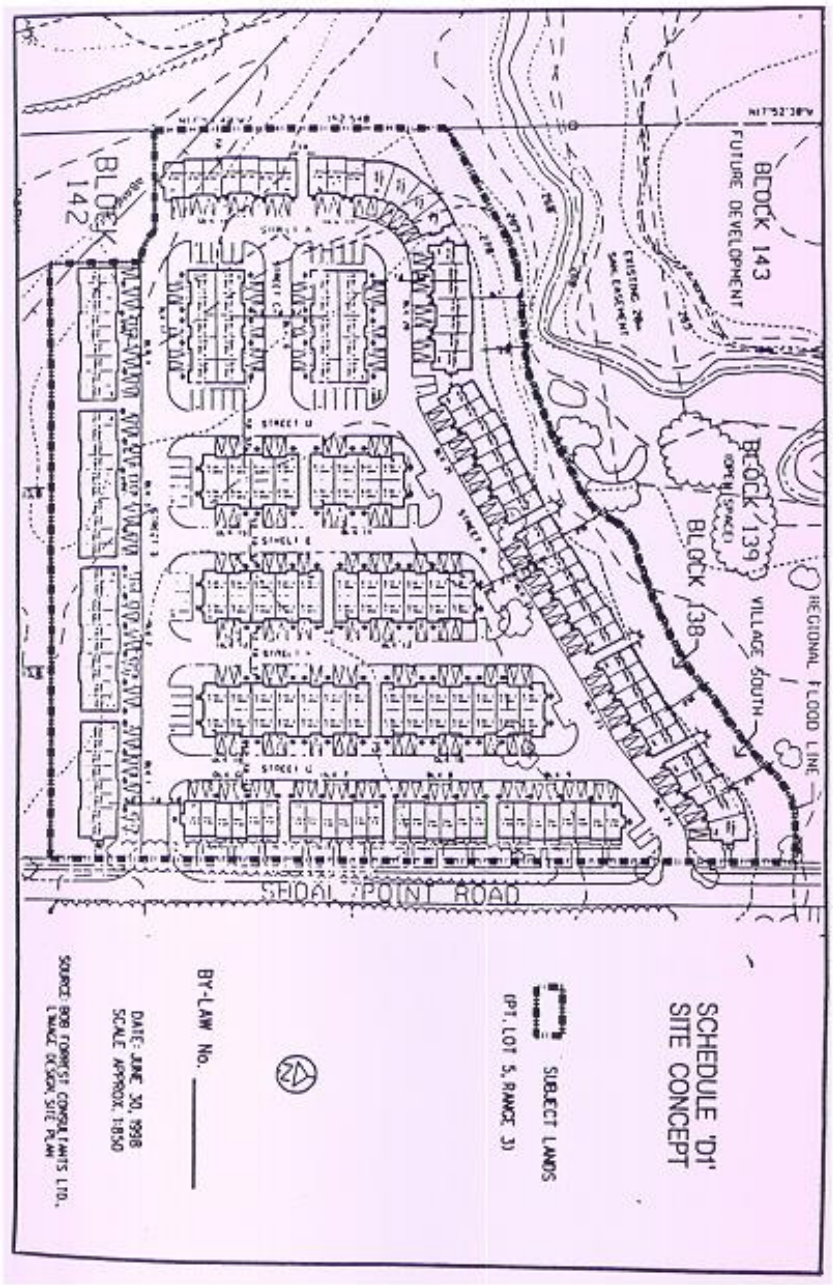
Exception 39 is continued on the next page.

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



Exception 39 is continued on the next page.

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



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

Exception	Zoning	Map	By-law	File Reference
40	I-B	18	113-2002	Z1/98

i) Location: Multi-Use Campus, 1355, 1365, and 1375 Harwood North

ii) Legal Description: Part Lot 7, Concession III

iii) Additional *Uses*: Retail and *restaurant uses* that form part of the *principal building* and are secondary, accessory or supportive of the predominant *use*

iv) Prohibited *Uses*: Free standing retail and/or *restaurant buildings*, *drive-thru restaurants*

v) Development Standards:

a) Maximum Floor Area of Retail *Uses*: 929.0 m^2

vi) Other:

a) Primary access to all retail and *restaurant uses* shall be obtained from within the *principal building*

b) Off-street parking facilities shall be provided in accordance with Section 5.10.2, except for the following exceptions:

Office and Retail:	1.0 per 25.0 m^2 of *gross floor area*
Community Centre and Public Portion of a Community *Library*, Theater, High *School*:	1.0 per 50.0 m^2 of *gross floor area* 0.18 per student and staff member

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

Exception	Zoning	Map	By-law	File Reference
41	R1-C, R1-D, R2-B, R3, NC, OS	18		Z18/94, Z19/94

i) Location: Northwest corner of Harwood Avenue and Rossland Road

ii) Additional *Uses*: In the 'NC' zone – *motor vehicle gas bar*

iii) Other:

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

b) The maximum outside width of double garages in the 'R1-C' and 'R1-D' zones shall not exceed 6.1 metres. The maximum outside width of garages in the 'R2-B' zone with *lot frontages* less than 12.0 metres shall not exceed 5.0 metres

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

Exception	Zoning	Map	By-law	File Reference
42	R1-B, R1-D, R2-A, R3-A	18		Z18/94, Z19/94

i) Location: North of Rossland Road, west of Harwood Avenue, Plan 40M-2116

ii) Legal Description: Part Lot 7, Concession III (Draft Plan 18T-94017)

iii) Development Standards:

a) Minimum *Yard*:

i) Front: Minimum setback for an attached garage 5.5 m

b) The minimum *interior side yard* requirements for *detached dwellings* in the 'R2-A' zone may range between 0.0 metres and 1.2 metres provided that:

i) A minimum of 0.0 metres may apply on one side of the *dwelling* only;

Exception 42 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
42 continued	R1-B, R1-D, R2-A, R3-A	18		Z18/94, Z19/94

ii) The minimum aggregate of both *interior side yards* shall be 1.2 metres; and

iii) The minimum distance between adjacent *dwellings* shall be 1.2 metres.

iv) Other:

a) *Daylighting triangle* within any residential zone shall not be less than 3.0 metres; and

b) Should Block 1 on Draft Plan 18T-94017 be developed for 'R3' *uses*, no reverse *lot frontage* or individual *driveway* access to Street A on Draft Plan 18T-94107 shall be permitted

c) The maximum outside width of garages in 'R2-A' and 'R3' zones with *lot frontages* of 10.6 metres or less shall not exceed 5.0 metres.

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

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

i) Location: Lands generally bounded by Rossland Road, Westney Road, Harwood Avenue, and Williamson Drive (Nottingham)

ii) Legal Description: Part Lots 9 and 10, Concession III (Draft Plan 18T-94018)

iii) Additional *Uses*: *Drive-thru facility* in the 'LC' – Local Commercial Zone

iv) Development Standards:

a) Minimum *Lot Depth*:

i) 'R1-C': 25.0 m

ii) 'R3': 25.0 m

Exception 43 is continued on the next page.

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

b) Minimum *Yard* – Rear:

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

c) Minimum *Yard* – Front:

i) In the 'R1-D' and 'R1-E' zones, the minimum *front yard* setback for an attached garage on a street side having a right-of-way width greater than 16.5 metres with a sidewalk shall be 5.0 metres.

ii) In the 'R1-D' zone, where the opening for vehicular access to an attached garage faces an interior *yard*, the maximum *front yard* setbacks shall be 10.0 metres for the *dwelling unit*, and the *front yard* setback requirement for the attached garage shall be those applicable for the *dwelling unit*.

d) Minimum Distance from Accessory Building:

i) For *lots* located on Block 71, Draft Plan 18T-94018, accessory *structures* with foundations shall be setback a minimum of 5.0 metres from the 'EP' – Environmental Protection Zone.

ii) For *lots* located on Blocks 97 and 109 on Draft Plan 18T-94018, accessory *structures* with foundations shall be setback a minimum of 5.0 metres from the survey dripline of the woodlot in Block 117 on Draft Plan 18T-94018.

v) Other:

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

b) The maximum *lot coverage* for bungalows within the 'R1-D' zone shall be 50%.

c) Within the 'R1-C' and 'R1-D' zones, the maximum outside width of double garages shall not exceed 6.1 metres.

d) Within the 'R1-E' zones, with frontage(s) less than 12.0 metres, the maximum outside width of garages shall not exceed 5.0 metres.

e) For the lands known on September 13, 2004 as "Enclave 16", zoned 'R1-E' and for the *lots* within Enclave 16 having frontages of 15.0 metres and greater, the maximum garage width shall not exceed 6.1 metres, and the maximum outside width of double garages shall not exceed 6.1 metres.

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

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

i) Location: Lands bound by Taunton Road, Westney Road, and Williamson Drive

ii) Legal Description: Part Lot 10, Concession III (Draft Plan 18T-94019)

iii) Development Standards:

a) Minimum *Lot Depth*:

- 'R1-C' 25.0 m
- 'R3' 25.0 m

b) Minimum *Yard* - Rear:

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

Exception 44 is continued on the next page.

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

c) Minimum *Yard* - Front:

i) In the 'R1-D' and 'R1-E' zones, the minimum *front yard* setback for an attached garage on a street side having a right-of-way width greater than 16.5 metres with a sidewalk shall be 5.0 metres.

ii) In the 'R1-D' zone, where the opening for vehicular access to an attached garage faces an interior *yard*, the maximum *front yard* setbacks shall be 10.0 metres for the *dwelling unit*, and the *front yard* setback requirement for the attached garage shall be those applicable for the *dwelling unit*.

iv) Other:

a) Accessory *structures* with foundations setback on *lots* in Block 56 adjacent to woodlot: 2.5 m

b) The location of *structures* without foundations shall comply with the requirements of this By-law.

c) All residential *daylighting triangles* shall not be less than 3.0 metres.

d) The maximum *lot coverage* for bungalows within the 'R1-D' zone shall be 50%.

e) Within the 'R1-C' and 'R1-D' zones, the maximum outside width of double garages shall not exceed 6.1 metres.

f) Within the 'R1-E' zone, with frontage(s) less than 12.0 metres, the maximum outside width of garages shall not exceed 5.0 metres.

g) For Lots 1 to 26 and Lots 71 to 75 on Plan 40M-2055, zoned 'R1-E', the maximum garage width shall not exceed 6.1 metres and the maximum width of double garages shall not exceed 6.1 metres.

h) For the lands known on September 13, 2004 as "Enclave 13", zoned 'R1-E' and for the *lots* within Enclave 13 having frontages of 12.8 metres and greater, the maximum garage and *driveway widths* shall not exceed 5.7 metres, and the maximum outside width of double garages shall not exceed 6.1 metres.

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

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

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

ii) Development Standards:

a) Minimum *Lot Depth*:

- 'R1-C': 25.0 m

iii) Other:

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

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

	Maximum *Driveway Width*	Maximum Garage Width
Lots with frontages 11.9 metres or greater	5.6 m	5.6 m
Lots with frontages less than 11. 9 metres	5.2 m	3.0 m

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

Exception	Zoning	Map	By-law	File Reference
46	I-A, R1-C, R1-D, R1-E, R2-A, R2-B	15, 16	94-2004 27-2008	Z21/03, Z11/07

i) Location: East of Ravenscroft Road, north of Rossland Road

ii) Legal Description: Part of Lots 11 and 12, Concession 3 (18T-95004)

iii) Development Standards:

a) Minimum *Lot Depth*:

i)	'R1-C'	25.0 m
ii)	'R2-B'	30.0 m
iii)	'R2-A'	30.0 m
iv)	Block 132, 40M-2215 and Part 1, 40R-24383 when merged:	24.0 m

b) Maximum *Lot Coverage*:

i)	Bungalows in the 'R1-C' and 'R1-D' zones:	50%

iv) Other:

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

b) The maximum width of garages in the 'R1-C' and 'R1-D' zones shall not exceed 6.1 metres.

c) The maximum width of garages in the 'R1-C' zone with *lot frontages* of 18.3 metres or greater shall not exceed 8.8 metres.

d) The maximum width of garages in the 'R1-D' zone with *lot frontages* greater than 15.5 metres shall not exceed 7.2 metres.

e) The maximum width of garages in the 'R1-E' and 'R2-A' zones with *lot frontages* less than 11.9 metres shall not exceed 5.0 metres.

f) Notwithstanding any other provision of this By-law, the maximum width of a garage on a *corner lot* in the 'R1-E' zone with *lot frontages* greater than 12.0 metres shall not exceed 6.1 metres.

Exception 46 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
46 continued	I-A, R1-C, R1-D, R1-E, R2-A, R2-B	15, 16	94-2004 27-2008	Z21/03, Z11/07

g) The maximum width of a garage for a *semi-detached dwelling* in the 'R2-B' zone for *lots* with frontages of 7.5 metres or greater shall not exceed 3.6 metres.

h) The maximum *building* setback requirements within Section 6.2.4 of this By-law may be measured from the front face of a *porch* provided the minimum area of the *porch* is 4.5 m^2.

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

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

i) Location: South of the Hydro Corridor, west of Westney Road

ii) Legal Description: Part of Lot 11, Concession III

iii) Other:

a) The maximum width of garages in the 'R1-D' zone shall not exceed 6.1 metres.

b) In the 'R1-F' zone, the maximum width of garages for a single *detached dwelling* with a minimum frontage of 9.0 metres shall be 5.0 metres.

c) In the 'R1-F' zone, the maximum width of garages for a single *detached dwelling* with a minimum *lot frontage* of 11.9 metres shall be 5.6 metres.

d) In the 'R2-B' zone, the maximum width of garages for a *semi-detached dwelling* with a minimum *lot frontage* of 9.0 metres shall be 5.0 metres.

Exception 47 is continued on the next page.

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

e) For Block 12 of Draft Plan of Subdivision 18T-95013 Revised, the following shall apply

   i) Williamson Road shall be deemed to the *front lot line*.

   ii) The setback to the real *lot line* for a garage accessed via the *rear yard* shall be a minimum of 6.5 metres;

   iii) The maximum *front yard* setback shall be 11.5 metres.

   iv) The *daylighting triangle* requirements within Section 4.7 of the By-law do not apply.

f) The maximum *front yard* setback may be measured to the *porch*, subject to the following:

   i) The minimum depth of the *porch* shall not be less than 1.5 metres.

   ii) The minimum width of the *porch* shall not be the lesser of 3.0 metres or the entire width of the habitable portion of the *dwelling*, measured from the nearest exterior wall of the attached *private garage* to the opposite exterior side wall of the *principal building*.

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

Exception	Zoning	Map	By-law	File Reference
48	R1-D, R1-F, I-A/NC, I-A/R2-B, R3/RM6	15		Z18/97

i) Location: Northeast corner of Rossland Road and Ravenscroft Road

ii) Legal Description: Part of Lot 12, Concession 3 (18T-97022)

iii) Additional *Uses*: In the 'NC' Zone – Residential street townhousing in accordance with the provisions of the 'R3' zone; *office*, retail establishment, *restaurant*, and *financial institution*.

iv) Prohibited *Uses*: In the 'NC' Zone – Freestanding apartment *building*

v) Development Standards:

a) Minimum *Lot Depth*:

i) 'R1-C': 25.0 m

ii) 'R3': 25.0 m

b) Minimum *Lot Coverage*:

i) Bungalows in the 'R1-C' and 'R1-D' zones: 50%

c) Minimum *Yard*:

i) Front 'NC' 6.0 m

ii) Exterior 'NC' 6.0 m

d) In the event of a conflict with other performance standards to the lands zoned 'I-A', the following standards will apply:

i) The minimum depth of the *porch* shall not be less than 1.5 metres.

ii) Minimum *Yard*:

- Front: 6.0 m
- Interior Side: 7.5 m
- Exterior Side: 6.0 m
- Rear: 3.0 m

vi) Other:

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

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

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

i) Location: 90 Old Kingston Road

ii) Legal Description: Lot 19 and Part Lot 20, Plan 11, and Part Lot 48 Plan 73

iii) Other:

a) No on-site parking shall be required.

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

Exception	Zoning	Map	By-law	File Reference
50	RM6	46	58-2002	Z5/02

i) Location: Southeast corner of Shoal Point Road and Bayly Street

ii) Legal Description: Part Lot 5, Broken Front Concession, Range III

iii) Development Standards:

a) Minimum *Yard*:

i) Front:

- Units fronting Bayly Street 3.0 m
- Units flanking Bayly Street 2.0 m

ii) Interior Side:

- West property line: 7.5 m
- East property line: 10.0 m

iii) Exterior Side:

- Rear - South property line: 10.0 m

b) Minimum Private Road Width: 6.0 m

c) Maximum GFA as a % of *Lot Area* 50%

d) Minimum Floor Area per *Dwelling Unit*: 120.0 m^2

e) Minimum Parking: 2 spaces per residential *dwelling*

iv) Other:

a) The delineation between the 'RM6' – Residential Zone and 'EP' – Environmental Protection Zone shall be represented by the Regional Floodline or the stable top-of-bank or 10.0 metres from the watercourse, whichever line is further from the watercourse.

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

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

i) Location: South of Bayly Street between *existing* and re-aligned Pickering Beach Road

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

iii) Development Standards:

a) Minimum *Lot Depth*: 27.0 m

b) Maximum *Lot Coverage*: 59 %

c) Minimum *interior side lot line* setback to an exterior side wall of all street townhouse end units in Block 12, as identified on the schedule below: 0.75 m

d) Minimum setback from *rear lot line* for *lots* 74 and 75 in Block 11, as identified on the schedule below: 6.5 m

iv) Other:

a) The residential *daylighting triangles* shall not be less than 3.0 metres.

b) The provisions of Section 6.2.3 – Garage Requirements, shall not apply.

c) *Dwelling units* on *lots* where the front and rear *lot lines* abut a public road (*through lots*) shall be designed as double front units, where the street facing facades present a frontal expression including a front door(s), windows, and a *porch*.

d) For all *through lots*, the *front yard* shall be the *yard* facing the thoroughfare having the greater road right-of-way width.

e) For all *through lots*, no fencing is to be erected in the *front yard*, and no fencing higher than 1.0 metre shall be erected in a *rear yard* or in a *yard* abutting an Open Space zone.

f) No air conditioning units shall be permitted in a front or *exterior side yard*.

g) A maximum of one satellite dish shall be permitted for each residential unit.

h) No *accessory buildings* shall be permitted on a *through lot*.

Exception 51 is continued on the next page

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

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

Exception	Zoning	Map	By-law	File Reference
52	UC	31	97-2002	Z25/01

i) Location: Northwest corner of Harwood Avenue and Kingston Road

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

iii) Development Standards:

a) Minimum *Yard*:

i) Western property line: 22.0 m

ii) Northern property line (Abutting Ducatel Crescent and the residential property line along the east leg of Ducatel Crescent): 16.0 m

b) Maximum *Building Height*: 12.0 m

i) Along Ducatel Crescent, Harwood Avenue, and Kingston Road. 9.0 m

iv) Other:

a) *Buildings* and/or patios may extend 6.0 metres into the landscape strip along Kingston Road.

b) No *parking space*, *driveway* or drive-thru shall be permitted between any proposed *building* located within 50.0 metres of Kingston Road and the Kingston Road landscape strip.

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

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

i) Location: 348 Bayly Street East

ii) Legal Description: Part of Lot 5, Concession I

Exception 53 is continued on the next page.

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

iii) Additional *Uses*: Farmer's Market

iv) Development Standards:

a) Minimum *Yard*:

i) Front: 6.0 m

v) Other:

a) A farmer's market shall not exceed 1,324.0 m^2 of *gross leasable floor area*.

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

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

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

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

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

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

i) Location: 601 Harwood Avenue South

ii) Legal Description: Part Lot 8, Range 3

iii) Additional *Uses*: *Office uses*

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

Exception	Zoning	Map	By-law	File Reference
55	PE, GE	40, 46, 55, 61	90-2000	Z9/00

i) Location: 500 Bayly Street East

ii) Legal Description: Part Lots 3 and 4, Concession I

iii) Additional *Uses*: In the 'PE' Zone: *Art gallery*, live theatre, museum, parking deck as an ***accessory use***, public *library*, garden center, boat sales establishment, and snow vehicle sales establishment

iv) Development Standards:

a) Minimum Landscape Area: A minimum of 60% of the *yard* of each block facing Highway 401 be landscaped

v) Other:

a) The following *building* setbacks from the railway right-of-way shall apply:

i) 30.0 m in the case of institutional, commercial, recreational and/or similar *uses*;

ii) 15.0 m in the case of industrial, automobile service, warehousing, distribution centers, parking deck and/or similar *uses*

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

Exception	Zoning	Map	By-law	File Reference
56			12-2001 86-2005	Z23/00

i) Location: 65 Harwood Avenue South

ii) Legal Description: Part Block A, Plan 510

Exception 56 was deleted by By-law 86-2005 on July 7, 2005.

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

i) Location: 100 Bayly Street West

ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Plan 480

iii) Development Standards:

a) Minimum *Lot Frontage*:

- For all *lots*/blocks fronting onto Bayly Street: 5.2 m
- For all *lots*/blocks fronting onto an Open Space Zone: 4.4 m

b) Minimum *Lot Depth*: 20.0 m

c) Minimum *Yard*:

- Front: 1.2 m
- Exterior Side: 1.2 m

d) *Porch* Projection permitted in any *yard*: 1.8 m

iv) Other:

a) The maximum garage door width is 2.44 metres.

b) A front door and a *porch* shall be provided in front of all *dwelling units* abutting an Open Space Zone.

c) The *daylighting triangle* requirements for Residential zones within Section 4.7.1 of this By-law shall apply.

d) A maximum of 10 *dwelling units* may be attached side-by-side in a *street townhouse dwelling* or *live-work unit dwelling*.

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

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

i) Location: Harwood Plaza

ii) Legal Description: Parts 1 to 5, Plan WR-266

iii) Additional *Uses*: *Drive-Thru Restaurant* and *Drive-Thru Facility* where the drive-thru consists of only one *queuing lane* leading to only one service window per tenant

iv) Development Standards:

a) *Yard* Requirements:

i) For all lands between 76.0 metres and 100.0 metres south of Hunt Street, abutting Harwood Avenue South, a *Build-Within Zone* of 0.0 to 11.0 metres shall apply for all *buildings* less than 1,200.0 m^2 in *ground floor area*, provided that such *buildings* are associated with an outdoor patio located between the east *building* wall and Harwood Avenue South.

ii) For all lands more than 100.0 metres south of Hunt Street, abutting Harwood Avenue South, a *Build-Within Zone* of 0.0 to 7.0 metres shall apply to any portion of a *building* where an outdoor patio is located between the east *building* wall and Harwood Avenue, for all *buildings* less than 1,200.0 m^2 in *ground floor area*.

iii) A minimum of 0.0 metres and a maximum of 5.0 metres from Bayly Street West.

iv) A minimum of 0.0 metres and a maximum of 6.0 metres from the east limit of the future southerly extension of Commercial Avenue.

b) Minimum Landscape Area:

i) A minimum 3.0 metre landscape strip shall be provided along Hunt Street, Harwood Avenue South, Bayly Street West, and the future extension of Commercial Avenue, except where such a strip contains *buildings* or an outdoor patio.

Exception 58 is continued on the next page.

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

v) Other:

a) *Lot lines* which abut Hunt Street, Harwood Avenue South, Bayly Street West, and the east limit of the future southerly extension of Commercial Avenue shall be deemed to be *front lot lines*.

b) Free-standing commercial *buildings* with less than 280.0 m^2 of *gross leasable floor area* shall not be permitted, unless the *building* that is less than 280.0 m^2 of *gross leasable floor area* is physically connected to another *building* by a shared loading/service court that is screened from view from the street such that the total *ground floor area* of the resulting *structures* is not less than 600 square metres.

c) Drive-thru access, parking, *driveways* or other service related components shall not be permitted in any part of a *building's front yard* that is located between the front face of the *building* and the *front lot line*.

d) The minimum number of vehicular spaces within a stacking *lane* behind the order board for a *drive-thru restaurant* shall be 5.

e) No drive-thru shall be associated with any *building*, or part thereof, located within 70.0 metres of the Bayly Street West road right-of-way.

f) No drive-thru shall be permitted within 30.0 metres of a residential mixed-*use* development site or a single-*use* residential development site.

g) No part of any drive-thru *queuing lane* before the service window shall be located within 12.0 metres of a *lot line* abutting a public street, unless the *building* where the service window is provided is a single-*use*, free-standing *building* located between 76.0 metres and 100.0 metres south of Hunt Street, adjacent to Harwood Avenue South.

h) A total of 3 drive-thrus, regardless of type, shall be permitted.

i) Until the dedication of the future Commercial Avenue extension to the Town of Ajax, Section 4.12.2 ii) of this By-law shall not apply.

Exception 58 is continued on the next page.

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

j) A maximum of 5.4 *parking spaces* per 100.0 m² of *gross floor area* shall be permitted for the exclusive purpose of a *shopping centre*;

k) Notwithstanding Section 6.9.2.1 i)b) of this By-law, a Master Concept Development Plan shall not be required to be submitted for extensions or expansions of *buildings* that are *existing* and/or site plan approved as of September 30, 2005, provided that the amount of new *ground floor area* of the particular extension/expansion does not exceed the lesser of the following:

   i) An amount which would double the *ground floor area* of the parent *building*; or,

   ii) A maximum 6,040.0 m² for the purpose of a supermarket, provided that the supermarket existed prior to July 14, 2003 as part of a *shopping centre*, and a maximum of 3,700.0 m² in all other instances.

l) Minimum width of a drive aisle adjacent to no parking spaces: 6.5 m

m) A minimum of 2.5 parking spaces per 100.0 m2 of gross floor area shall be required for the exclusive purpose of a *shopping centre*.

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

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

i) Location: Lands south of Sheldon Drive, north of Tasker Crescent, east of Dominy Drive, on the west side of Old Harwood Avenue, including the lands municipally known as 290 Old Harwood Avenue.

ii) Legal Description: Part of Lot 9, Concession 2 Pickering, Part 2, Plan 40R-24058 Durham Standard Condominium Plan No. 198.

Exception 59 is continued on the next page.

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

iii) Maximum Number of Units:

a) 48 *Block Townhouse Dwellings*; and

b) 121 *dwelling units* within a *Senior Citizens' Apartment*.

iv) Development Standards:

<u>*Block Townhouse Dwellings*</u>

a) Maximum *Yard*:

i) 7.5 metres from south, west and north *lot lines*

ii) 3.0 metres from Old Harwood

b) Minimum Parking:

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

<u>*Senior Citizens' Apartment*</u>

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

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

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

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

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

Exception 59 is continued on the next page

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

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

Exception 59 is continued on the next page.

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

k) *Accessory buildings or structures* shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *accessory buildings or structures.*

(1) The maximum *height* (measurement included in metres) shall be measured to the tallest point of any rooftop penthouse. The proposed rooftop penthouses are not considered a storey and shall not exceed 20% of the floor area of the rooftop.

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

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

i) Location: Southeast quadrant of Notion Road and Kingston Road

ii) Permitted *Uses*: Banquet facilities, commercial fitness center, indoor recreational establishment; *personal service shop*, research and development facility, distribution center, convention center; and private recreational facility

iii) Prohibited *Uses*: *Commercial school*, *school*, day care center, child care facility, any development which includes the storage, handling, production or *use* of a chemical, flammable, explosive, toxic, corrosive, other dangerous material and the treatment, collection or disposal of sewage, railway trackage for industrial purposes, automobile salvage or recycling facility or any similar operation, garbage sorting station, transfer station, recycling depot, or any waste management operation or facility

iv) Development Standards:

a) Minimum *Yard*:

i) Front: 4.5 m

Exception 60 is continued on the next page.

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

ii) Any *yard* adjacent to an 'EP' – Environmental Protection Zone: 6.0 m

b) Minimum Landscape Area:

Minimum landscape Strip adjacent to Highway 401:	20.0 m	*Buildings* may encroach 3.0 metres into the landscape strip provided parking, servicing, or loading facilities shall not be permitted between any *building* and Highway 401
Minimum landscape strip adjacent to Notion and Orchard:	6.0 m	May be reduced to 3.0 metres if the total landscaped area is greater than 10% of the area of the *lot*.
Minimum landscape strip adjacent to the 'EP' zone:	6.0 m	May be reduced to 3.0 metres if the total landscaped area is greater than 10% of the area of the *lot*.
Minimum *interior side yard* and rear *yard* landscape strips:	4.5 m	May be reduced to 3.0 metres if the total landscaped area is greater than 10% of the area of the *lot*.
Minimum landscape requirement	10% of the area of the *lot*	
Minimum landscape strip where parking areas of neighbouring properties abut in the side or *rear yards*	6.0 m	

c) Servicing and Loading:

i) Servicing and loading areas shall be located in the rear or *side yard* only. Such areas shall be screened from public view *thru* architectural screening, landscape buffering, berming or a combination of these treatments

Exception 60 is continued on the next page.

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

v) Other:

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

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

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

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

i) Location: Southeast corner of Chambers Drive and the easterly leg of Beck Crescent

ii) Legal Description: Part of Lot 1, Concession 5; Parts 1 to 5 of Plan 40R-21149

iii) Additional *Uses*: Research and Development Facility

iv) Prohibited *Uses*: *Drive-Thru Facility*, *Drive-Thru Restaurant*, *Motor Vehicle Rental Establishment*, *Public Storage Facility*, *Recreation Facility*, and *Warehouse/Distribution Centre*

Free-standing forms of the following: *Financial Institution*, *Restaurant*, *Personal Service Shop*, and *Service or Repair shop*

v) Development Standards:

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

a) Minimum *Gross Floor Area*:

i) Minimum *Gross Floor Area*: 600.0 m^2

ii) Minimum Upper Floor Area:

- Where the minimum required *building height* is two storeys, the second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600 square metres, whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300 square metres shall be required.
- Where the minimum required *building height* is three storeys, the second and third storeys shall have a combined minimum floor area equal to 50% of the *ground floor area* of the *building*, or 1,200 square metres, whichever is greater.

Exception 61 is continued on the next page

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

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

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

c) Minimum *Lot Coverage*:

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

d) Minimum *Building Height*:

i) Non-corner *buildings* fronting onto Chambers Drive or Beck Crescent: 2 storeys and 6.0 m

ii) Corner *buildings* at the intersection of Chambers Drive and Beck Crescent 2 storeys and 9.0 m

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

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

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

Exception 61 is continued on the next page

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

ii) 40% of the *lot frontage* along a local road; or

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

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

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

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

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

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

g) Parking:

Exception 61 is continued on the next page

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

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

vi) Other:

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

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

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

i) Minimum *Gross Floor Area*: 3,800.0 m^2

ii) Minimum *Building Height*: 3 storeys

iii) Maximum *Lot Area*: 1.91 ha

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

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

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

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

Exception 61 is continued on the next page

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

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

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

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

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

Exception 61 is continued on the next page.

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

ii) Phasing of New Development on Vacant Sites:

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

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

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

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

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

Exception	Zoning	Map	By-law	File Reference
62	VC1	29	86-2001	Z5/01

i) Location: 362 and 368 Kingston Road West

ii) Legal Description: Part of Lot 12, Concession II

iii) Development Standards:

a) Maximum *Yard*:

i) Interior Side: 6.0 m

ii) Rear: 9.0 m

b) Minimum Landscape Area: A 3.0 metre *landscaped buffer* shall be provided adjacent to low density residential *uses*

iv) Other:

a) A 1.8 metre privacy fence shall be provided adjacent to low density residential *uses*.

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

Exception	Zoning	Map	By-law	File Reference
63	PE(H)	35	88-2001	

i) Location: 75 Orchard Road

ii) Legal Description: Parts 1 and 4, Plan 40R-9920

iii) Additional *Uses*: Contractor's *yard* and open storage

iv) Other:

a) A contractor's *yard* and open storage shall be permitted in accordance with Section 6.4.1(3) of this By-law, provided that any open storage area is not located within any required landscaping strip.

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

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

i) Location: Northwest corner of Salem Road and Kingston Road

ii) Legal Description: Part of Lot 7, Concession II

iii) Development Standards:

a) Minimum *Lot Line*:

i) Southern: 9.0 m

ii) Eastern: 2.0 m

iii) Northern: 12.0 m

iv) Western: 2.0 m

b) Minimum Landscape Area:

i) Landscape strip adjacent to Salem Road and Ringer Road 3.0 m

c) Minimum Parking:

i) 1 space per 21.1 m^2 of *gross leasable floor area*

ii) Minimum *parking space* depth of 5.5 metres

iv) Other:

a) The minimum required floor area for any *building* shall be 2,000.0 m^2.

b) No *parking space*, *driveway* or drive-thru shall be permitted between the proposed southerly *building* and the Kingston Road/Salem Road landscape strip.

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

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

i) Location: 100 Bayly Street

ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Plan 480

iii) Development Standards:

a) Minimum *Lot Frontage*: 4.6 m

b) Minimum *Lot Depth*: 20.0 m

c) Maximum *Yard*:

- Front *yard* setback to a *porch*: 4.5 m

d) Maximum *Porch* Projection:

- Within a *Front Yard* 1.8 m
- Within an *Exterior Side Yard* 1.8 m

iv) Other:

a) The maximum garage door opening shall not exceed 50% of the frontage of any *lot*.

i) A front door and a *porch* shall be provided in front of all *dwelling units* abutting an Open Space Zone.

ii) The *daylighting triangle* requirements for Residential zones within Section 4.7.1 of this By-law shall apply.

iii) A maximum of 11 *dwelling units* may be attached side-by-side in a *street townhouse* or *live-work unit dwelling,* having a maximum *dwelling* width of 53.0 metres.

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

Exception	Zoning	Map	By-law	File Reference
66	PE, EP	19, 25, 26, 32, 33	94-2001	Z7/99

i) Location: Part of Lot 6, Concession II

ii) Additional *Uses*: In the PE' Zone – Convention centers, research and development, and stormwater management facilities

iii) Development Standards:

a) Minimum *Lot Area:* 0.2 ha

b) Maximum *Yard*:

- Interior Side: 3.5 m

iv) Other:

a) For those *lots* or blocks that do not abut Salem Road and/or Rossland Road, any 'GE' Zone *use*, as described in Section 6.4.1 may be permitted.

b) Outside storage shall not be permitted in any *yard* facing Salem Road and/or Rossland Road. Outside storage shall otherwise be permitted in accordance with Section 6.4.1.

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

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

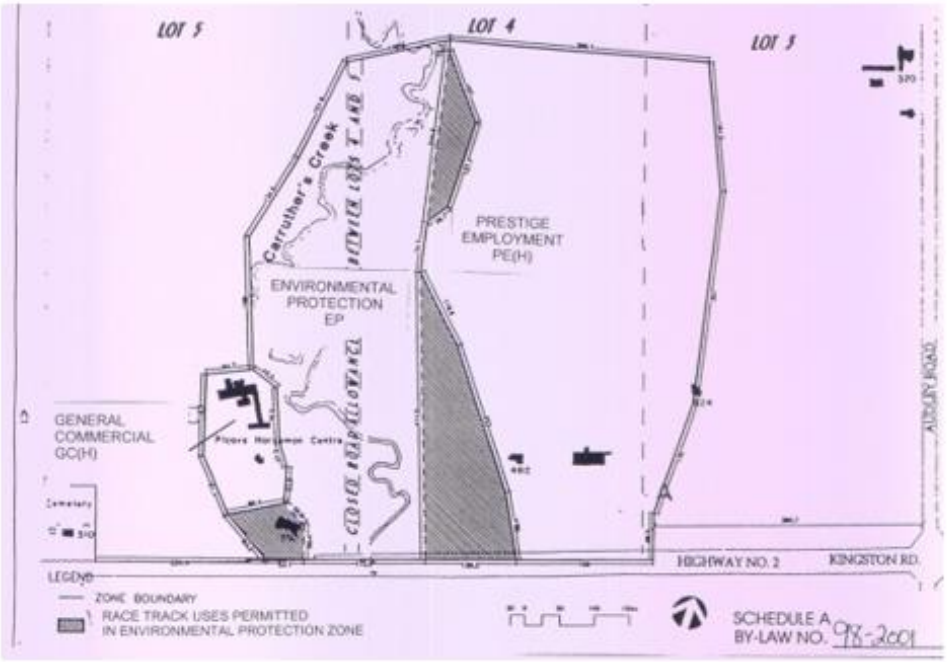
i) Location: North of Kingston Road, west of Audley Road

ii) Legal Description: Part of Lot 3, 4, and 5, Concession II

iii) Additional *Uses*: A portion of a racetrack oval and chute, a trail and exercise area for race horses, parking area and a stormwater management pond within the hatched area identified below.

Exception 67 is continued on the next page.

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



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

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

i) Location: North of Kingston Road, west of Audley Road

ii) Legal Description: Part of Lot 3, 4, and 5, Concession II

iii) Additional Uses: Racetrack and *gaming establishment*

iv) Prohibited Uses: *Dwelling Unit*

v) Development Standards:

a) Minimum *Lot Frontage*: 30.0 m

Exception 68 is continued on the next page.

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

b) Minimum *Yard*:

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

vi) Other:

a) A "*Gaming Establishment*" shall mean *premises* accommodating up to 800 *slot machines*, together with related *restaurants*, lounges, administrative *offices* and other *accessory uses*. For the purposes of this definition, a "*Gaming Establishment*" shall not include a bingo parlour or any other casino-type game or *use*.

b) A "Racetrack" shall mean an oval race course with starting chutes including a betting theatre; pari-mutuel lobby, together with appurtenances for the conduct of horse races; a grandstand; *restaurants*; lounges and administrative *office*; a museum; retail space for the sale of racetrack and tourist-related merchandise; and areas and facilities for stabling, grooming, training and showing of horses; accommodation for staff, the parking of *motor vehicles* and horse vans; and storage facilities for feed, straw, equipment and accessories.

c) A "*Slot machine*" shall mean any coin, token or slug-activated automatic machine, the results of the operation of which are a matter of chance or uncertainty to the operator.

d) The *gross floor area* of all accessory *buildings* shall not exceed 10 percent of the area of the *lot*. Such *buildings* shall not exceed three storeys in *height*.

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

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

i) Location: East side of Harwood Avenue between Mandrake Street and Doric Street

ii) Legal Description: Part of Lots 88, 89 and 90, Plan M-377

iii) Permitted *Uses*: *Art gallery*, *financial institution*, *office*, *day care facility*, *apartment dwelling, block townhouse dwelling, street townhouse dwelling*, *restaurant* but not a *drive-thru facility*, commercial fitness center, *hotel*, *library*, *personal service shop*, *place of worship*, *commercial school*, retail *convenience store*, retail establishment, seniors citizen residence, and *parking lot*

iv) Development Standards:

a) Minimum Lot Frontage:

- On Harwood Avenue: 45.0 m

b) Minimum *Lot Area*: 0.4 ha

c) Minimum *Rear Yard*:

- For *lots* fronting onto Harwood Avenue: 24.0 m

d) Maximum *Yard*:

- From Harwood Avenue: 5.0 m

e) *Building* setbacks from Doric Street and Mandrake Street:

- Minimum: 3.0 m
- Maximum: 5.0 m

f) Maximum *Building Height*:

i) Maximum permitted *building height* within 45.0 metres of the center line of Harwood Avenue is 3 storeys or 12.9 metres, whichever is less

Exception 69 is continued on the next page.

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

ii) Maximum Permitted *building height* between 45.0 metres and 65.0 metres of the center line of Harwood Avenue is 2 storeys or 8.6 metres, whichever is less.

g) Maximum Landscape Area:

i) A minimum 6.0 metre landscape strip shall be provided adjacent to any Residential Zone

h) Additional Performance Standards:

i) In addition to the above standards, the following residential performance standards shall apply

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

v) Other:

a) A billiard or pool room shall be permitted on lands described as Parts 88, 89 and 90, Plan M-377, provided that the *building* accommodating such a *use* is located within 5.0 metres of Mandrake Street.

b) No garage associated with any residential *building* or development shall protrude more than 2.4 metres beyond the main façade of a *dwelling unit*, unless a *porch* of a minimum of 1.2 metres in width is associated with the façade, and the width of the garage door shall not occupy more than 50 percent of the front façade of the *dwelling unit*.

Exception 69 is continued on the next page.

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

c) With respect to *Block Townhouse Dwellings*, Street Townhouses, and Stacked Townhouses, any *porch* and stairs may encroach up to 1.0 metre into a required setback.

d) A retirement home shall be permitted on lands described as Part 8, 40R-22342 with a minimum *lot area* of 0.23 ha; a minimum of 21 *parking spaces*; 0.0 metre *front yard* setback; and a minimum 1.5 metre landscape strip adjacent to any residential *uses*. Furthermore, a Holding provision (H) shall be placed on the above-noted lands, to be removed upon Site Plan approval of the retirement home.

e) Where the principal *use* of a property is to provide parking, the facility (either at grade, or in a *structure*) may use up to 75 percent of the site for parking (inclusive of *driveway* aisles and accesses), provided that all applicable landscaping requirements in this By-law, as amended, are maintained.

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

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

i) Location: Bean Crescent, Plan 40M-2098

ii) Legal Description: Part of Lot 11, Concession III

iii) Development Standards:

a) All *buildings* shall be setback a minimum of 10.0 metres from Westney Road

b) Minimum *Lot Depth:* 30.0 m

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

Exception	Zoning	Map	By-law	File Reference
71	I-A	27	140-2001	Z6/07

i) Location: Forest Brook Bible Chapel (Elizabeth Street and Kearney Drive)

ii) Legal Description: Part of Lot 16, Concession II

iii) Development Standards:

a) Minimum Parking:

i) 1 space for every 19.5 m^2 of *gross floor area* or 0.3 *parking spaces* per seat, whichever is greater.

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

Exception	Zoning	Map	By-law	File Reference
72	R1-B	27	16-2002	Z9/01

i) Location: 36 Elizabeth Street

ii) Legal Description: Part of Lot 16, Concession II

iii) Development Standards:

a) Minimum Lot Frontage: 14.12 m

b) Maximum *Yard*:

- Interior Side Adjacent to southern property line: 2.1 m
- Rear: 10.0 m

c) Maximum *Lot Coverage*: 42%

d) Section 6.2.3 shall not apply.

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

Exception	Zoning	Map	By-law	File Reference
73	R1-B	28	57-2002	Z27/01

i) Location: 86 – 88 Church Street South

ii) Legal Description: Part of Lot 15, Concession I

iii) Additional Uses: The design, manufacture and application of signs (excluding sign work on large commercial vehicles from an accessory *building*

iv) Minimum Parking: In addition to the requirements for a residential *use*, a minimum of 2 *parking spaces* shall be provided for the commercial operation.

v) Other:

a) The commercial operation shall be conducted primarily indoors and confined to an area of not more than twenty-five percent (25%) of the total floor area of the *dwelling*, or a maximum of forty-five square metres (45.0 m^2) whichever is less.

b) Any sandblasting for the manufacture of signs be done indoors, in a certified, self-contained, filtered, and self-ventilating *unit*.

c) No outside storage of materials shall be permitted.

d) Truck deliveries for the commercial operation shall be restricted to normal daytime business hours (i.e. 9 am to 5 pm).

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

Exception	Zoning	Map	By-law	File Reference
74	I-A	50	44-2002	Z3/02

i) Location: 990 Westney Road South

ii) Legal Description: Part of Block 112, Plan 40M-1268

iii) Maximum Number of Units: 25 beds

Exception 74 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
74 continued	I-A	50	44-2002	Z3/02

iv) Permitted Uses: *Crisis Care Facility* for Women and Children

v) Development Standards:

a) Minimum Yard:

- Front (Harwood Avenue): 3.0 m
- Interior Side (southern *lot line*): 7.5 m

b) Minimum *Building* Height: 2 storeys

c) Maximum *Gross Floor Area*: 1,420.0 m^2

d) Minimum Parking: 19 space

vi) Other:

a) The *front yard* shall be defined as the Harwood Avenue frontage.

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

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

i) Location: Southwest corner of Taunton Road West and Westney Road North

ii) Legal Description: Part of Lot 11, Concession 3

iii) Additional Permitted *Uses*: *Drive-thru Restaurant*

iv) Development Standards:

Exception 75 is continued on the next page.

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

a) Minimum *Yard*:

i)	Front (Westney)	- to Drive-thru Canopy and Decorative Wall	5.5 m
		- to *building*	11.0 m
ii)	Interior Side:		3.0 m
iii)	Exterior Side (Taunton) – to *building*:		15.0 m
iv)	Rear:		3.0 m

b) Minimum *Building Height*: 1 storey

c) Minimum Landscape Area:

i) A minimum landscape strip of 6.0 metres shall be provided adjacent to Taunton Road and Westney Road.

ii) The Drive-thru Canopy shall be permitted to encroach a minimum of 0.5 metres in the required landscape strip.

v) Other:

a) The *queuing lane* for an automatic *motor vehicle* washing facility shall accommodate a minimum of 15 vehicles leading into the automatic car wash and a minimum of 3 vehicles exiting the automatic car wash.

b) The *queuing lane* for a *Drive-thru Restaurant* shall be a minimum of 8 vehicles before the service window and a minimum of 1 vehicle after the service window.

c) The minimum *building* setback to the *daylighting triangle* shall be 4.0 metres.

d) A *Drive-thru Restaurant* shall only be permitted in association with a gas station and located in the same *building*.

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

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

i) Location: Northwest corner of Audley Road and Rossland Road

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

iii) Additional Uses: Apartment *Building* in the 'RM6' Zone

iv) Development Standards:

a) Minimum *Building Height*: 6 storeys for an apartment *building*

b) Minimum *Lot Frontage*:

i) 'R1-D' zone: 11.3 m

ii) 'R1-E' zone: 9.0 m

c) Maximum *Lot Coverage*:

i) 'R1-D' zone: 47%

ii) 'R1-E' zone: 46%

d) Minimum *Yard*:

i) Interior Side – 'R2-B' zone: 1.0 m on one side 0.0 m on the other

e) Maximum Garage and *Driveway widths* for single *detached dwellings* in the 'R1-E' and 'R1-F' zones shall be governed by the following:

	Maximum *Driveway Width*	Maximum Garage Width
Lots with frontages 11.3 metres or greater	5.6 m	5.6 m
Lots with frontages less than 11.3 metres	5.2 m	3.0 m

Exception 76 is continued on the next page.

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

v) Other:

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

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

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

i) <u>Blocks A to E:</u>

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

ii) <u>Block A:</u>

a) Permitted Uses:

i) Dwelling, Apartment

ii) Dwelling, Block Townhouse

b) Development Standards for Dwelling, Apartment:

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

Exception 76 is continued on the next page.

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

iii) Minimum Setback from the North Property Line (Carberry Crescent): 25.0 m

iv) Minimum Setback from the East Property Line (Rushworth Drive): 3.0 m

v) Minimum Setback from the West Property Line (adjacent to the stormwater management pond): 3.0 m

c) Development Standards for *Dwelling, Block Townhouse*:

i) Minimum Height: 3 storeys

ii) Minimum Setback from the South Property Line (Rossland Road East) 60 m

iii) Minimum Setback from the North Property Line (Carberry Crescent): 2.5 m

iv) Minimum Setback from the East Property Line (Rushworth Drive): 2.0 m

v) Minimum Setback from the West Property Line (adjacent to the stormwater management pond): 2.0 m

d) Other:

i) Maximum Residential Density (Units Per Net Hectare): 650

ii) Maximum Lot Coverage: 56%

iii) Minimum Required Parking (Residential):

a) 1.0 space per dwelling unit for the exclusive use of residents
b) 0.2 spaces per dwelling unit for the exclusive use of visitors

Exception 76 is continued on the next page.

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

iv) Minimum Setback from a Below Grade Parking Structure to all Lot Lines: 0.0 m

v) Minimum Setback from an Access Ramp to a Below Grade Parking Structure to all Lot Lines: 1.0 m

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

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

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

ix) Notwithstanding Section 4.8, the height requirement for Dwelling, Apartment shall not apply to spires, belfries, chimneys, elevator enclosures, or mechanical penthouses occupying in the aggregate less than 45 percent of the area of the roof of the building on which they are located.

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

iii) Block B:

a) Permitted Uses:

i) Dwelling, Apartment

ii) Dwelling, Block Townhouse

Exception 76 is continued on the next page.

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

b) Development Standards for Dwelling, Apartment:

i)	Maximum Height:	8 storeys
ii)	Minimum Setback from the South Property Line (Rossland Road East):	3.0 m
iii)	Minimum Setback from the North Property Line (Mansbridge Crescent):	26.0 m
iv)	Minimum Setback from the East Property Line (adjacent to the park block):	3.0 m
v)	Minimum Setback from the West Property Line (Rushworth Drive):	3.0 m

c) Development Standards for Dwelling, Block Townhouse:

i)	Minimum Setback from the South Property Line (Rossland Road East):	60 m
ii)	Minimum Setback from the North Property Line (Mansbridge Crescent):	2.5 m
iii)	Minimum Setback from the East Property Line (adjacent to the park block):	3.0 m
iv)	Minimum Setback from the West Property Line (Rushworth Drive):	2.0 m

d) Other:

i)	Maximum Residential Density (Units Per Net Hectare):	318
ii)	Maximum Lot Coverage:	53%

Exception 76 is continued on the next page.

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

iii) Minimum Required Parking (Residential):
- 1.0 space per dwelling unit for the exclusive use of residents
- 0.2 spaces per dwelling unit for the exclusive use of visitors

iv) Minimum Setback from a Below Grade Parking Structure to all Lot Lines: 0.0 m

v) Minimum distance between blocks of Dwelling, Block Townhouse: 11.0 m

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

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

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

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

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

iv) <u>Blocks C and D:</u>

<u>a)</u> Permitted Uses:

Exception 76 is continued on the next page.

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

i) Dwelling, Apartment

ii) Dwelling, Block Townhouse

b) Development Standards for Dwelling, Apartment:

i) Maximum Height:	8 storeys
ii) Minimum Setback from the South Property Line (Rossland Road East):	3.0 m
iii) Minimum Setback from the North Property Line (Styles Crescent and Whitlock Crescent):	24.0 m
iv) Minimum Setback from the East Property Line (Audley Road North):	108 m
v) Minimum Setback from the West Property Line (Hilton Gate):	3.0 m

c) Development Standards for Dwelling, Block Townhouse:

i) Minimum Setback from the South Property Line (Rossland Road East):	57 m
ii) Minimum Setback from the North Property Line (Styles Crescent and Whitlock Crescent):	2.0 m
iii) Minimum Setback from the East Property Line (Interior Side Lot Line of 41 Whitlock Crescent):	2.0 m
iv) Minimum Setback from the West Property Line (Hilton Gate):	2.0 m

Exception 76 is continued on the next page.

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

d) Other:

i) Maximum Residential Density (Units Per Net Hectare):

a) Block C: 327

b) Block D: 314

ii) Maximum Lot Coverage: 53%

iii) Minimum Required Parking (Residential):
a) 1.0 space per dwelling unit for the exclusive use of residents
b) 0.2 spaces per dwelling unit for the exclusive use of visitors

iv) Minimum Setback from a Below Grade Parking Structure to all Lot Lines: 0.0m

v) Minimum distance between Dwelling, Apartments: 15.0m

vi) Minimum distance between blocks of Dwelling, Block Townhouse: 7.0 m

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

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

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

Exception 76 is continued on the next page.

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

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

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

v) Block E:

a) Permitted Uses:

i) Dwelling, Apartment, provided retail/commercial uses are located at grade

ii) Ground level retail/commercial uses within a Dwelling, Apartment:
   a) uses permitted in the Neighbourhood Commercial Zone
   b) Restaurant, Retail Store and Medical Clinic

b) Development Standards for Dwelling, Apartment:

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

Exception 76 is continued on the next page.

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

iv) Minimum Setback from the East Property Line (Audley Road North): 0.5 m

v) Minimum Setback from the West Property Line (Hilton Gate): 187 m

c) Other:

i) Maximum Residential Density (Units Per Net Hectare): 350

ii) Maximum Lot Coverage: 48%

- Minimum Required Parking (Residential):1.0 space per dwelling unit for the exclusive use of residents
- 0.2 spaces per dwelling unit for the exclusive use of visitors

iii) Minimum Required Parking (Retail/Commercial/ Non-Residential Uses):

a) 1 parking space per 32 m2 of gross floor area

iv) Minimum Gross Floor Area of Retail/Commercial/ Non-Residential Uses: 950m^2

v) Minimum Setback from a Below Grade Parking Structure to all Lot Lines: 0.0 m

vi) Dwelling, Apartments shall provide a residential entrance fronting Rossland Road East.

vii) Retail/Commercial/Non-Residential units shall have entrances fronting Rossland Road East.

Exception 76 is continued on the next page.

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

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

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

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

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

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

Exception 76 is continued on the next page.

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

Schedule 'C'

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

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

i) Location: Northwest and southwest corners of Delaney Drive and Church Street

ii) Legal Description: Part of Lot 15, Concession II

ii) Development Standards:

a) Minimum *Lot Frontage*: 7.5 m

b) Minimum *Lot Frontage* (*corner lot*): 9.5 m

c) Minimum *Lot Depth*: 30.0 m

d) Section 6.2.4 shall apply, save and except for the following provisions:

i) Maximum Garage Width (*corner lot*): 5.5 m

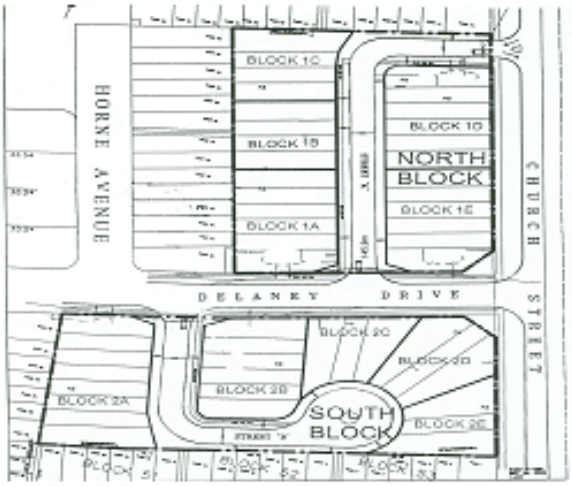
ii) Maximum *Front yard* – Garage: 0.5 m

iii) Maximum *Front yard* Setback: 12.0 m

e) Minimum *Side yard* – Accessory *Building*: 0.0 m

v) Other:

a) Church Street and Delaney Drive shall be deemed to be the *front yard* for Blocks 2C, 2D, 2E, 1D, and 1E as identified on the schedule below.



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

Exception	Zoning	Map	By-law	File Reference
78	HE	37	137-2002	Z13/01

i) Location: 150 and 160 Dowty Road

ii) Legal Description: Lot H-2 and Part of Lot H-1 and Part of Rowe Street, Plan 480, designated as Parts 2, 3, and 4 on Plan 40R-12652 and Part of Block L, Plan M-26, designated as Parts 1 and 2 on Plan 40R-7231

iii) Additional Uses: Automobile recycling facility and salvage *yard*

iv) Other:

a) A vehicle crusher shall only be permitted on the subject lands provided it is located not closer than 50.0 metres from the *front lot line* of Dowty Road, and in no case shall a vehicle crusher be permitted unless it is visually screened from all *lot lines*

b) *Outdoor storage* may be permitted up to 57% of the area of the site and all *outdoor storage* areas shall be fully screened by a 2.4 metre board fence.

c) *Outdoor storage* for crushed/wrecked vehicles shall not exceed a *height* limit of 2.28 metres.

d) *Outdoor storage* shall be permitted adjacent to the northerly property boundary and shall also be permitted subject to a minimum distance separation of 6.0 metres from the property line of Dowty Road.

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

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

i) Location: Northwest quadrant of Westney Road and Rossland Road

ii) Legal Description: Part of Lot 11, Concession III

Exception 79 is continued on the next page.

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

iii) Other:

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

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

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

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

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

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

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

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

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

Exception 80 is continued on the next page.

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

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

v) Development Standards:

a) Minimum *Lot Frontage*:

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

b) Minimum *Lot Depth*:

- 'R1-C' zone: 20.0 m

c) Minimum *Yard*:

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

d) Maximum GLFA:

- *Retail store* selling food: 930.0 m^2
- *Convenience store*: 250.0 m^2

e) Maximum *Lot Coverage*:

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

f) Maximum Garage Width:

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

Exception 80 is continued on the next page.

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

g) Maximum *Driveway* Width:

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

h) Maximum Curb Cut:

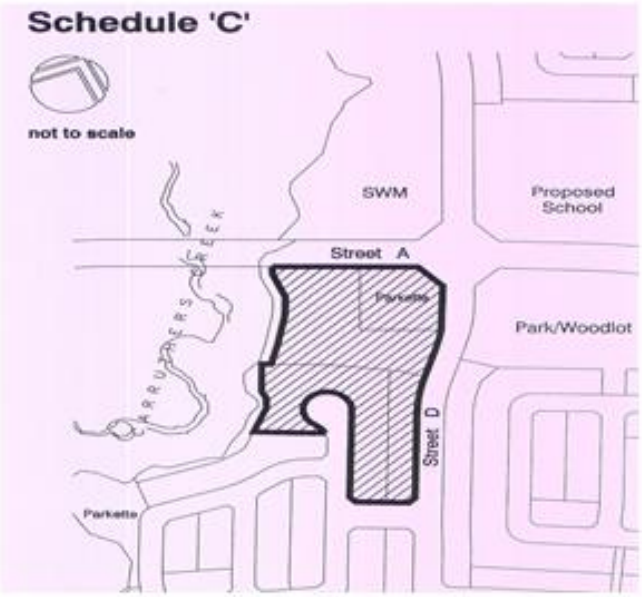
- 'R1-E' zone for lots with frontages equal to or more than 11.3 metres: 5.6 m

vi) Other:

a) *Detached dwellings* and *semi-detached dwellings* may be permitted and built as *model homes* within Blocks 72 and 73 of Draft Plan of Subdivision 18T-98016.

b) A sales *office* shall be permitted in the area identified on the Schedule outlined below provided that such *uses*, when no longer required for sales *uses*, is removed or converted to another permitted *use*.

c) Parking for non-residential *uses* shall be provided at a rate of 1 *parking space* for every 15.0 m^2 of *gross floor area*.



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

Exception	Zoning	Map	By-law	File Reference
81	AC	18	43-2003	Z11/02

i) Location: Southeast corner of Harwood Avenue and Rossland Road

ii) Legal Description: Part of Lot 7, Concession II

iii) Additional Uses: *Restaurant*

iv) Prohibited Uses: Free-standing *restaurant* and *drive-thru restaurants*

v) Development Standards:

a) Minimum *Lot Frontage*: 67.0 m

b) Minimum *Lot Depth*: 60.0 m

c) Maximum *Yard*:

- Front: 6.0 m

d) Minimum *Yard*:

- Front: 3.0 m
- Exterior Side: 9.0 m
- Rear: 6.0 m

e) Maximum *Lot Coverage*: 25%

f) Maximum *Gross Floor Area*:

- *Restaurant*: 110.0 m^2
- *Convenience Store* 250.0 m^2

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

Exception	Zoning	Map	By-law	File Reference
82	PE	18	43-2003	Z11/02

i) Location: Southeast corner of Harwood Avenue and Rossland Road

ii) Legal Description: Part of Lot 7, Concession II

iii) Development Standards:

a) Minimum *Lot Area*: 3900.0 m^2

iv) Other:

a) Drive-thru *lanes* for a *drive-thru restaurant* shall not be permitted between Harwood Avenue and any *building* on the *lot*.

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

Exception	Zoning	Map	By-law	File Reference
83	R3	30	141-2000	Z17/00

i) Location: Southeast corner of Chapman Drive and Ducatel Crescent

ii) Additional *Uses*: *Semi-detached dwellings*

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

Exception	Zoning	Map	By-law	File Reference
84	OS, R1-D	60	95-2003	S-A-2002-03

i) Location: Draft Plan of Subdivision S-A-2002-03

ii) Legal Description: Part of Lots 3 and 4, Concession 2

iii) Development Standards:

a) Minimum Lot *Frontage*: 11.3 m

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

Exception	Zoning	Map	By-law	File Reference
85	GC	27		Town Initiated

i) Location: 778 Kingston Road West

ii) Legal Description: Con 2 Part Lot 16 and Registered Plan 40R12295 Part 1

iii) Prohibited *Uses*: *Motor vehicles sales establishment*, and *motor vehicle used sales establishment*

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

Exception	Zoning	Map	By-law	File Reference
86	PE(H), EP	19, 33	95-2003	Town Initiated

i) Location: South of Rossland Road and east of Salem Road

ii) Legal Description: Concession 2 Part Lot 3, Part Lot 4 and Part Road Allowance between Lot 4, 5, and RP 40R835 Part 1

iii) Other:

a) For those *lots* or blocks that do not abut Salem Road, and/or Rossland Road, any 'GE' Zone *use*, as described in Section 6.4.1 may be permitted.

b) Outside storage shall not be permitted in any *yard* facing Salem Road, and/or Rossland Road. Outside storage shall otherwise be permitted in accordance with Section 6.4.1.

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

Exception	Zoning	Map	By-law	File Reference
87	PE, EP	18, 25	95-2003 72-2008	Town Initiated

i) Location: South of Rossland Road and east of Harwood Avenue

ii) Legal Description: Concession 2 Part Lot 7 and Part Road Allowance between Lot 6, 7 now RP 40R13950 Part 4, 5 and Part 3

iii) Other:

a) For those *lots* or blocks that do not abut Harwood Avenue and/or Rossland Road, any 'GE' Zone *use*, as described in Section 6.4.1 may be permitted.

b) Outside storage shall not be permitted in any *yard* facing Harwood Avenue and/or Rossland Road. Outside storage shall otherwise be permitted in accordance with Section 6.4.1

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

Exception	Zoning	Map	By-law	File Reference
88	GF, EP	62		Town Initiated

i) Location: South of Bayly Street and east of Audley Road

ii) Legal Description: Part of Lot 2, Broken Front Concession, Range III

iii) Additional *Uses*: One *detached dwelling*

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

Exception	Zoning	Map	By-law	File Reference
89	EP	58	54-2003	Z16/02, Z17/02

i) Location: 2999 Lakeview Boulevard and 3081 Lakeview Boulevard

ii) Legal Description: Part of Lots 5 and 6, Range 2, Broken Front Concession

Exception 89 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
89 continued	EP	58	54-2003	Z16/02, Z17/02

iii) Other:

a) Notwithstanding the provisions of Section 6.8 of this By-law, for the lands municipally known on March 24, 2003, as 2999 Lakeview Boulevard and 3081 Lakeview Boulevard, any *non-conforming building* or *structure* that is damaged by fire, lightening, explosion, tempest, flood, or other act of God may be repaired provided that the damage represents less than seventy-five percent (75%) of the value of the *non-conforming building* or *structure*.

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

Exception	Zoning	Map	By-law	File Reference
90	DCA/RM1	44	55-2003 86-2005	Z20/02, Z6/05, OPA No. 20

i) Location: 3 Moss Lane

ii) Legal Description: Plan M26, Part Block O, P, S, Now RP 40R7520 Part 1, 2

iii) Other:

a) Notwithstanding the provisions of Section 4.10 of this By-law, one *Group Home A* accommodating a maximum of three *persons* shall be permitted.

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

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

i) Location: 75, 95, and 105 Bayly Street (Baywood Plaza)

ii) Legal Description: Part of Block O and T, Registered Plan M-25, and Parts 1 to 8, 10 and 11 on Reference 40R-14532

iii) Prohibited *Uses*: *Drive-Thru Facility*, *Drive-Thru Restaurant*, and *Taxi Depot*

Exception 91 is continued on the next page.

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

iv) Other:

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

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

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

i) Location: 740 Church Street South

ii) Legal Description: Concession Broken Front Range 3, Part Lot 14 now Registered Plan 40R17258 Parts 1, 2, and 3

iii) Additional *Uses*: *Group Home B*

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

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

i) Location: 1257 Westney Road North (Westney Villa)

ii) Legal Description: Part Lot 10, Concession 3

iii) Permitted *Uses*: *Residential Care Facility*

Exception 93 is continued on the next page.

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

iv) Development Standards:

a) Maximum *Building Height*: 11.0 m

b) Minimum Number of *Parking Spaces*: 8 spaces (2 of which are for persons with disabilities)

v) Other:

a) "*Outdoor Amenity Space*" shall mean a common area on a property which provides benefits to the occupants, which increase the attractiveness, functionality and value of a property and which areas are dedicated to passive and active recreational *uses*, exclusive of *parking lots* and drive aisles based on a ratio of 10 square metres per bed. Such areas can include but are not limited to patios, decks, swimming pools, paths, leisure spaces or lawns.

b) A "*Residential Care Facility*" shall mean a publicly or privately funded residential facility having 6 or more beds, not greater than 37 beds, in which *persons* with physical disabilities, *persons* who are developmentally delayed, *persons* with psychiatric disabilities, and/or pensioners are provided with care and lodging.

c) One of the six (6) *parking spaces* shall be identified as a "*parking space* for *persons* with disabilities" on site, with two additional *parking spaces* being provided as part of the condominium plan.

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

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

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

ii) Development Standards:

a) Maximum *Lot Coverage*:: 55%

Exception 94 is continued on the next page

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

b) Minimum *Yard*:

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

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

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

c) Minimum Distance from Accessory *Building*:

- Exterior Side: 2.0 m

d) Minimum Floor area Per *Dwelling Unit*:

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

e) Maximum Outside Garage Width: 3.3 m

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

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

i) Location: 448 Kingston Road West

ii) Legal Description: Part Lot 13, Concession 2

iii) Development Standards

a) Required *Parking Spaces*: 11

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

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

i) Location: 475 Kingston Road West

ii) Legal Description: Pt. Lot 13, Part 2, Concession. 1, Plan 40R-7641

iii) Additional *Uses*: Triplex

iv) Development Standards:

a) Minimum Parking:

i) A maximum of six *parking spaces* shall be permitted in the *front yard*.

b) *Landscape Buffer*:

Notwithstanding Sections 4.12 i) and iii) the following minimum *landscape buffers* shall apply:

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

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

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

i) Location: South-west corner of Taunton Road and Salem Road

ii) Legal Description: Part of Lots 7 and 8, Concession III

Exception 97 is continued on the next page.

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

i) Development Standards:

a) Minimum *Lot Frontage*:

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

b) Minimum *Yard*

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

c) Maximum *Lot Coverage*: 47%

ii) Other:

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

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

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

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

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

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

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

Exception 97 is continued on the next page

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

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

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

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

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

Exception	Zoning	Map	By-law	File Reference
98	R2-B	45, 46	124-2003	Z12/03, S-A-2003-04, S-A-2003-05

i) Location: Both sides of realigned Pickering Beach Road, approximately 55.0 metres south of Bayly Street

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

iii) Maximum *Lot Coverage*: 55 %

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

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

i) Location: 201 Williamson Drive West
West of Westney Road between Rossland Road and the Hydro Corridor

ii) Legal Description: Concession 3, Part of Lot 11, RP 40R-22121, Part of Part 1

iii) Additional *Uses*: Commercial Fitness Establishment, Opticians Store, Veterinarian Clinic, *Commercial School* and Dental *Office*. One *restaurant* shall be permitted to a maximum *gross leasable floor area* of 139.0 m^2.

iv) Development Standards:

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

a) Minimum *Yard*:

- Front: (Westney Road): 0.8 m

Exception 99 is continued on the next page.

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

b) Gross Leasable Floor Area shall mean the aggregate area of all floors in a building measured from the centre line of the joint interior partitions and from the exteriors of outside walls, and used or capable of being used for commercial purposes, such as sales, display, and offices but excluding storage areas, washroom areas garbage areas and electrical and mechanical rooms.

c) Minimum Off-Street Parking Required: 44 *Parking Spaces*

d) Minimum *Landscape Buffer*:

- Williamson Drive 4.2 m
- Westney Road 3.0 m
- N.E. corner of the *building* next to Westney Road 0.8 m

e) Minimum Length of a Parking Stall: (Including Disabled Parking) 5.7 m

v) Other:

a) Within the 'NC' zone, the maximum *building* setback from Westney Road shall be 5.0 metres;

b) Within all residential zones, the maximum *front yard* setback may be measured to the *porch* subject to the following:

i) The minimum depth of the *porch* shall not be less than 1.5 metres; and

ii) the minimum depth of the *porch* shall not be the lesser of 3.0 metres or the entire width of the habitable portion of the *dwelling* from the nearest exterior wall of the attached *private garage* to the opposite exterior side wall of the *principal building*.

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

Exception	Zoning	Map	By-law	File Reference
100	UC	31	58-2004	Z6/04

i) Location: Northwest corner of Harwood Avenue South and Gardiner Drive (20 Harwood Avenue South), and the northeast quadrant of Harwood Avenue South and Mandrake Street (3 to 19 Harwood Avenue South, inclusive, and 2 Mandrake Street

ii) Legal Description: Part of Block 120, Plan 40M-1277, and Lots 74 to 86, inclusive, Part of Lot 87 and Part of Lot 163, Plan M-377

iii) Additional *Uses*: *Parking Lot*, and *Motor Vehicle Sales Establishment* (excluding accessory service/repair and *outdoor storage* or display of vehicles)

iv) Prohibited *Uses*: *Drive-thru facility*, *Drive-thru restaurant*, and *Taxi depot*

v) Other:

a) Where the principal *use* of a property is to provide parking, the facility (either at grade, or in a *structure*) may use up to 75 percent of the site for parking (inclusive of *driveway* isles and accesses), provided that all applicable landscaping requirements in this By-law, as amended, are maintained.

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

Exception	Zoning	Map	By-law	File Reference
101	DCA/ME1, DCA/ME2	38	61-2004 86-2005	Z6/04, Z6/05, OPA No. 15, OPA No. 20

i) Location: The lands bounded by Station Street to the north, Commercial Avenue to the east, Hunt Street to the south, and Mills Road to the west, except for the southwest corner of Station Street and Commercial Avenue

ii) Legal Description: Blocks A, D, E, F, G, H, J, K, M, and N, Part of Block B, and Bank Street (now closed), Plan M-27

iii) Prohibited *Uses*: *Drive-Thru Facility*, *Drive-Thru Restaurant*, *Motor Vehicle Rental Establishment*, and *Motor Vehicle* Service/Repair or *Outdoor Storage* or Display of *Motor Vehicles* as an *accessory use* to a *Motor Vehicles Sales Establishment*

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

Exception	Zoning	Map	By-law	File Reference
102	NC	16	81-2004	OPA03-A2, Z10/03

i) Location: South-west corner of Rossland Road West and Westney Road North

ii) Legal Description: Plan 40M-1425, Block 192

iii) Prohibited *Uses*: *Convenience store*, *dry cleaning depot*, *self-serve laundromat*, *personal service shop*, *service or repair shops*, *financial institution* and *library*

iv) Development Standards:

a) Minimum *Yard*:

- Front: 0.0 m
- Interior Side: 1.2 m
- Exterior Side: 1.5 m

b) Maximum *Building Height*: 13.0 m

c) *Landscape Buffer*: Notwithstanding Sections 4.12 (i) and (iii), the following minimum *landscape buffers* shall apply:

i) Adjacent to Rossland Road West: 1.192 m

ii) Adjacent to Westney Road North: 0.0 m

iii) *Rear Lot Line*: 1.5 m

iv) *Interior Side Lot Line*: 0.0 m

v) Other:

a) The *daylighting triangle* is to be in accordance with an approved site plan.

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

Exception	Zoning	Map	By-law	File Reference
103	AC	45	96-2004	Z1/04

i) Location: 211 Bayly Street East

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

ii) Development Standards:

a) Minimum Landscape Strip:

i)	adjacent to Bayly Street	4.2 m
ii)	for any *buildings* adjacent to Bayly Street	3.0 m
iii)	Adjacent to residential *uses*	8.5 m

v) Other:

a) A Holding (H) provision shall be placed on the above-noted lands, to be removed upon Site Plan approval of the service station.

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

Exception	Zoning	Map	By-law	File Reference
104	DCA/MU	38, 39, 44	60-2004 68-2004 86-2005	Z6/04, Z6/05, OPA No. 15, OPA No. 20

i)	Location:	Bayly Street between Mackenzie Avenue and Monarch Avenue; the north side of Bayly Street; approximately 187.0 metres west of Harwood Avenue South; the side of Hunt Street, between Commercial Avenue and Monarch Avenue, save and except for the Hunt Street frontage of the Verona site (Central Park Village) and the Skymark property; the lands bounded by Hunt Street to the south, Harwood Avenue South to the east, Station Street to the North and Commercial Avenue to the west, save and except for the *premises* known as 75 Commercial Avenue (the Ajax Car Wash) (commonly known as the Ajax, Station Street and Scot Plazas), the southwest corner of Station Street and Commercial Avenue, the northeast corner of Harwood Avenue South and Achilles Road; and the northwest corner of Harwood Avenue South and Station Street
ii)	Legal Description:	Lands include Part of Blocks S, T, V and X, Plan 480, Part of Block N, Plan 481, Part of Block X, Plan M-25, Part of Block F, Plan M-26, Part of Block B, Plan M-27 and Lots 17 and 18, Plan 563
iii)	Prohibited *Uses*:	*Drive-Thru Facility*, *Drive-Thru Restaurant*, and *Taxi Depot*

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

Exception	Zoning	Map	By-law	File Reference
105	DCA/MU	38, 44	68-2004 86-2005	Z6/04, Z6/05, OPA No. 15, OPA No. 20

i) Location: Southeast corner of Hunt Street and Monarch Avenue (167 Hunt Street/225 Monarch Avenue - Skymark *Building*)

ii) Legal Description: Block U and Part of Block V, Plan 480

iii) Prohibited *Uses*: *Drive-Thru Facility*, *Drive-Thru Restaurant*, and *Taxi Depot*

iv) Development Standards:

a) Notwithstanding any other provision of this By-law, the *build-within zone* along Monarch Avenue shall be between 6.0 metres and 9.0 metres.

b) A minimum 6.0 metre *landscaped buffer* shall be provided abutting Monarch Avenue, except for an approved *driveway* access location.

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

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

i) Location: Northeast corner of Twilley Lane and Trott Lane

ii) Legal Description: Part of Lot 3, Plan 377 (40R-23916, Parts 29 to 31 and 34) and Part of Lot 6, Plan 377

iii) Additional *Use*: *Dwelling, Stacked*

iv) Development Standards:

a) Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to these lands zoned 'RM4' – 'Residential Multiple Four':

i)	Minimum *Lot Frontage* along Twilley Lane:	53.0 m
ii)	Minimum Setback from Twilley Lane (South):	4.0 m
iii)	Minimum Setback from Lane 'A' (North):	3.0 m
iv)	Minimum Setback from Trott Lane (West):	3.0 m
v)	Minimum Setback from east property line (East):	0.9 m
vi)	Maximum *Lot Coverage*:	40 %
vii)	Minimum Separation Distance between Blocks:	3.0 m
viii)	Minimum *Parking Space* Dimension within a *Private Garage*:	3.1 m x 6.0 m
ix)	Minimum *Parking Space* Dimension:	3.3 m x 6.0 m
x)	Minimum Required *Parking Spaces*:	71
	Residents:	61
	Visitors:	10

b) Section 5.6 of Zoning By-law 95-2003, as amended, shall not apply.

c) The roofs of detached garage blocks are permitted to encroach into the east *side yard* to a maximum distance of 0.3 metres.

v) Other:

a) All air conditioning units shall only be located on a balcony associated with the *dwelling unit*.

b) Air conditioning units shall not be permitted in any *yard*.

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

Exception	Zoning	Map	By-law	File Reference
107	NC	29, 30	86-2004	Z22/03

i) Location: 110 Ritchie Avenue

ii) Legal Description: Plan 40M-1386, Block 32

iii) Development Standards:

a)	Minimum *Landscape Buffer*: (adjacent to Type B Arterial Road)	0.0 m
b)	Minimum *Parking Space* Length:	5.5 m
c)	Minimum Aisle Width for 60 to 90 degree *parking spaces*:	5.5 m
d)	Required *Parking Spaces*	43

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

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

i) Location: South side of Fifth Concession Road, east of Buggey Lane, west of Audley Road and north of Taunton Road

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

(40R-10348, Parts 1 to 6) (Blk 69 and 71, 40M-1577, Lot 1, 40M-1578 and 40R-17476, Part 2)

iii) Maximum Number of Units in the "CR" zone: 27 Estate Residential *Dwellings*

iv) Development Standards within the "CR" zone:

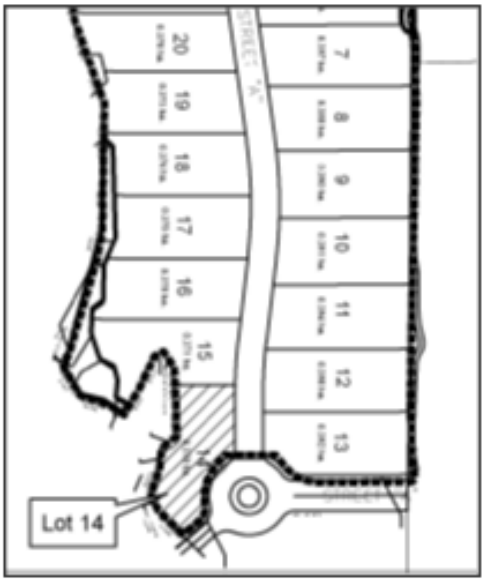
a) Minimum *Lot Frontage*: 38.0 m

b) Minimum *Lot Area*: 0.37 ha

v) Other:

a) Notwithstanding Section 6.2.2 of Zoning By-law 95-2003 as amended, for the purposes of this development the minimum *lot depth* shall not apply within the "CR" – "Country Residential" Zone.

b) The *lot* hatched below shall have a minimum front and *rear yard* setback of 10.0 metres.



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

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

i) Location: North-east corner of Church Street and Delaney Drive

ii) Legal Description: Plan 40M-1658, Block 263

iii) Prohibited *Uses*: *Banquet facility*, *drive-thru facility*, *drive-thru restaurant*, *place of entertainment*, and a *dry cleaning establishment*

iv) Development Standards:

a) Minimum Landscape Strip:

i)	adjacent to Delaney Drive for the area between the property line and a *building*:	3.0 m
ii)	adjacent to Church Street for the area between the property line and a *building*:	3.0 m
iii)	adjacent to Church Street for the area between the property line and the parking area:	6.0 m

v) Other:

a) No *outdoor patios* shall be permitted within 30.0 metres of any residential zone.

b) All *buildings* shall have pedestrian access facing either Church Street or Delaney Drive.

c) A holding provision shall be placed on the subject lands, to be removed upon Site Plan approval.

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

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

i) Location: South of Bayly Street, west of the unopened Audley Road allowance

ii) Legal Description: Part of Lot 3, Range 3, Broken Front Concession, and Part 1, Plan 40R-12352

iii) Development Standards:

a) Notwithstanding Section 6.7.1, Permitted Uses, specifically Open Space – 'OS', all buildings and structures of any kind, the removal or placement of fill, or the alteration of a watercourse, other than as required for flood or erosion control and stormwater management are prohibited within Block 423 on revised draft plan REV. 18T-94026 (RL2/11), Date: Nov. 26-12, Drawing Number 8962-76dp.";

b) Maximum *lot coverage* for bungalows or back-split *dwellings* within the 'R1-D' Residential Zone 50%

c) Notwithstanding Section 6.2.2, Zone Standards, specifically "Residential One –'D' (R1-D), the minimum lot depth shall be 19.2 metres for Lots 48 to 53 (inclusive) on draft plan REV. 18T-94026 (RL2/11), Date: Nov. 26-12, Drawing Number 8962-76dp.

d) Notwithstanding any other provision of this By-law, the maximum width of a garage on a *corner lot* in the 'R1-E' zone with *lot frontages* greater than 12.0 metres shall not exceed 6.1 metres.

e) The maximum width of garages within the 'R1-E' and 'R1-F' zones with *lot frontages* less than 11.9 metres shall not exceed 5.0 metres.

f) The maximum width of a garage for a *semi-detached dwelling* in the 'R2-B' zone for *lots* with frontages of 7.5 metres or greater shall not exceed 3.6 metres.

g) The maximum width of double car garages in the 'R1-D' zone shall not exceed 6.1 metres.

Exception 110 is continued on the next page

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

h) Notwithstanding Section 6.2.2, Zone Standards, specifically "Residential One – 'D' (R1-D), for lot frontages greater than 15.5 metres, the maximum garage width shall not exceed 7.2 metres for a three car garage.

i) Notwithstanding Section 6.2.4, Front Yard and Exterior Yard Requirements, the maximum front yard setback of 7.5 metres as measured from the front of the principal building to the front lot line shall not apply for Lots 1 to 53 (inclusive), 82 to 89 (inclusive), 203 to 211 (inclusive), 328 to 335 (inclusive) and 354 to 363 (inclusive) on draft plan REV. 18T-94026 (RL2/11), Date: Nov. 26-12, Drawing Number 8962-76dp.

j) The maximum *building* setback requirements within Section 6.2.4 of this By-law may be measured from the front face of a *porch*, provided the minimum area of the porch is 4.5 m^2.

k) Notwithstanding Section 6.2.2, Zone Standards, the maximum driveway width and maximum garage width shall be 6.1 metres for Lot 382 on draft plan REV. 18T-94026 (RL2/11), Date: Nov. 26-12, Drawing Number 8962-76dp.

l) Notwithstanding Section 6.2.4, Front Yard and Exterior Yard Requirements, for lots flanking the west side of Audley Road zoned "Residential One –'D' (R1-D), the following shall apply:

	Standard	Minimum Setback from Exterior Lot Line
i)	Dwelling unit on street side with a sidewalk	1.7 m
ii)	Attached garage on street with a sidewalk	1.7 m
iii)	Platform on street side with a sidewalk	0.7 m

m) Notwithstanding Section 5.3.1, Required Parking Spaces Within Private Garage, all required parking spaces within a private garage shall have a minimum width of 2.7 metres and a minimum depth of 5.7 metres free of any obstructions. Where more than one required parking space is provided within a private garage, all subsequent parking spaces provided shall have a minimum width of 2.5 metres.

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

Exception	Zoning	Map	By-law	File Reference
111	AC	32	142-2005	Z11/03,

i) Location: Northeast corner of Salem Road and Chambers Drive

ii) Legal Description: Plan 40M-1453, Block 103

iii) Permitted *Uses*: *Motor Vehicle Gas Bar* and *Convenience Store*

iv) Development Standards:

a) *Landscape Buffer*:

i)	immediately adjacent to the day-lighting triangle	6.0 m
ii)	along the frontages of Chambers Drive and Salem Road	6.0 m
iii)	abutting Field Crescent	2.8 m

b) Minimum *Lot Frontage*: 42.0 m

c) Minimum Setback for the weather canopy:

i)	From *Exterior Side Lot Line*:	6.0 m
ii)	From *Interior Side Lot Line*:	5.5 m

d) Minimum Setback from *Rear Lot Line*: 6.0 m

e) Maximum *Height* of the *Convenience Store* exclusive of roof top mechanicals 5.3 m

f) For the purposes of this by-law, *height* will be measured from the finished grade immediately adjacent to the *building* or *structure* being measured.

v) Other:

a) Section 6.3.1 (1) shall not apply.

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

Exception	Zoning	Map	By-law	File Reference
112	R1-F, R2-B, OS	60	10-2005	S-A-2004-04, Z13/04

i) Location: North-west corner of Audley Road and Kerrison Drive

ii) Legal Description: Part Lot 3, Concession 2

iii) Development Standards:

a) Minimum *Lot Coverage*:

- 'R1-F' zone: 50 %
- 'R2-B' zone: 55 %

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

Exception	Zoning	Map	By-law	File Reference
113	VC3	28	21-2005 38-2008	Z18/04, Z01/08

i) Location: 579 Kingston Road West

ii) Legal Description: Plan 11, Part Lot 5

iii) Development Standards:

a) Minimum *Landscape Buffer*:

i) Next to Residential or Open Space – East, *interior side lot line* 0.0 m

ii) Adjacent to Type A and Type B Arterial Road: 5.0 m

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

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

i) Location: South-east corner of Harwood Avenue and Ringer Road

ii) Prohibited *Uses*: *Drive-thru restaurant*

iii) Other:

a) All commercial tenants shall have pedestrian entries facing Harwood Avenue and Ringer Road.

b) Notwithstanding Section 4.12 of this By-law, all *buildings* within 30.0 metres of the intersection of Ringer Road and Harwood Avenue shall have a minimum *gross floor area* of 750.0 m^2 and shall be within 6.0 metres of the *street line* of Harwood Avenue.

c) Notwithstanding Section 4.12 of this By-law, all *buildings* within 50.0 metres of the southernmost property line next to Harwood Avenue shall have a minimum *gross floor area* of 750.0 m^2 and shall be within 6.0 metres of the *street line* of Harwood Avenue

d) A Holding Provision (H) shall apply, which shall be removed upon issuance of Site Plan approval.

e) Any *building* within 30.0 metres of the intersection of Harwood Avenue and Ringer Road shall have a minimum *building height* of 9.0 metres

f) Subject to paragraph iii) (a), a maximum of one *drive-thru facility* shall be permitted but in no case shall such *use* be permitted within 30.0 metres of Harwood Avenue.

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

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

i) Location: 100 Bayly Street West

ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Registered Plan 480

iii) Development Standards:

a) The minimum built frontage along Hunt Street shall be 50 percent.

b) The *daylighting triangle* requirements for Residential Zones within Section 4.7.1 of this By-law shall apply.

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

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

i) Location: 66 Church Street South

ii) Legal Description: Lot 3 and Part of Lot 4, Registered Plan 11 (Lot 15, Con 1)

iii) Development Standards:

a) Minimum *Landscape Buffer* Next to Residential or Open Space Zones:

-	Rear:	at the hammerhead:	0.36 m
		Otherwise:	1.8 m
-	South interior side:		0.40 m
-	North interior side		0.44 m
-	Adjacent to Type A and Type B Arterial Road:		4.41 m

b) *Parking Spaces* Required: 9

c) *Parking Space* Length (including disabled parking stall length): 5.45 m

Exception 116 is continued on the next page.

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

d) Aisle Width for 60 to 90 degree *parking spaces* 6.0 m

iv) Other:

a) An *apartment dwelling* is permitted on the upper floor and/or ground level of the *building*.

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

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

i) Location: 100 Bayly Street West

ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Registered Plan 480

iii) Development Standards:

a) Minimum *Lot Frontage*: 5.0 m

b) Minimum *Lot Depth*: 13.0 m

c) *Yard* – Maximum setback to a *porch*: 4.5 m

iv) Other:

a) Maximum garage door opening shall not exceed 50% of the frontage of any *lot*.

b) The *daylighting triangle* requirements for Residential Zones within Section 4.7.1 of this By-law shall apply

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

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

i) Location: 100 Bayly Street West

ii) Legal Description: Part of Block V, Registered Plan M-25 and Part of Block V, Plan 480

iii) Development Standards:

a) Minimum Lot Frontage:

- For all *lots*/blocks in locations identified as Block 06, Block 07 and Block 10 within draft plan of subdivision S-A-2004-03, revised March 22, 2005 — 4.6 m

b) Minimum *Lot Depth*: 20.0 m

c) Minimum Yard:

- Minimum Front: 1.2 m
- Minimum Exterior Side: 1.2 m

iv) Other:

a) A *porch* may encroach to within 0.0 metres of a *front lot line* or *exterior side yard lot line*.

b) The maximum garage door opening shall not exceed 50% of the frontage of any *lot*.

c) A front door and a *porch* shall be provided in the *front yard*.

d) A maximum of 11 *dwelling units* may be attached side-by-side in a *street townhouse dwelling,* having a maximum *dwelling* width of 53.0 metres.

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

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

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

Exception 119 is continued on the next page.

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

v) Development Standards:

a) Maximum *Yard*:

- Front: 6.0 m
- Exterior Side: 6.0 m

b) Minimum *Yard*:

- Front: 3.0 m

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

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

e) Minimum *Landscape Buffer*:

i) Adjacent to any public street 3.0 m

ii) Between any parking area and any public street 6.0 m

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

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

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

Exception 120 is continued on the next page

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

ii) Development Standards:

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

a) Setbacks:

i)	Minimum setback from Front *Lot Line*:	0.0 m
ii)	Minimum setback from *Exterior Side Lot Line*:	0.0 m
iii)	Minimum Setback from *Interior* Side *Lot Line*:	7.5 m
iv)	Minimum Setback from *Rear Lot Line*:	9.0 m

b) Parking Area:

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

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

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

i) Location: Southeast corner of Salem Road and Achilles Road

ii) Legal Description: Part of Lots 6 and 7, Concession 1

iii) Prohibited *Uses*: Notwithstanding the provisions of Section 6.3.1, within the 'AC' zone, a *Motor Vehicle Service Centre* and a *Drive-thru facility* shall not be permitted

iv) Development Standards:

a) Notwithstanding the provisions of Sections 4.12, 5.3.2, and 6.3.2, an accessory *Convenience Store* shall be permitted under the following performance standards.

i) Maximum *building* setback of 3.0 metres from the *street line* (including daylight triangle

ii) Minimum *building height* of 6.0 metres.

iii) All required off-street *parking spaces* shall have a minimum width of 2.7 metres and a minimum depth of 5.5 metres.

iv) Direct pedestrian access shall be provided to the nearest *public road*.

b) Notwithstanding the provisions of Section 5.11.1, 5.11.3, and 6.3.2, an accessory *Motor Vehicle Wash, Automatic* shall be permitted under the following performance standards:

i) Minimum distance of 75.0 metres from Salem Road

ii) Minimum Queuing Space Requirements shall be 10 (Ingress) and 1 (Egress).

iii) Minimum length of a Queuing Space shall be 5.8 metres.

iv) Minimum setback to an Employment Zone shall be 3.0 metres.

c) Notwithstanding Section 4.12, the minimum *Landscape Buffer* adjacent to Achilles Road shall be 3.0 metres.

v) Other:

a) A Holding provision (H) shall be placed on the above-noted lands, to be removed upon Site Plan approval.

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

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

i) Location: Southeast corner of Salem Road and Achilles Road

ii) Legal Description: Part of Lots 6, Concession 1

iii) Additional *Uses*: Research and Development Facility

iv) Prohibited *Uses*: *Drive-thru facility*, *Motor Vehicle Rental Establishment*, *Motor Vehicle Sales Establishment*, *Public Storage Facility*, *Recreation Facility*, *Service or repair shop*, and Warehouse/ Distribution Centre

Free-standing forms of the following: *Financial Institution*, *Restaurant*, and *Personal Service Shops*

v) Development Standards:

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

a) Minimum *Gross Floor Area*

i) Minimum *Ground Floor Area:* 800.0 m^2, save and except for a *Restaurant Drive-Thru*, which shall be permitted having a minimum *ground floor area* of 280 square metres;

ii) Minimum Second Floor Area: the second storey shall have a minimum floor area equal to 50% of the *ground floor area* of the *building*, or 790.0 m^2, whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300.0 m^2 shall be required.

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

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

c) Maximum *Lot Coverage – Building* Area: 20%

Exception 122 is continued on the next page.

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

d) Minimum *Building Height*:

i)	*Buildings* fronting onto Salem Road or Achilles Road, save and except for a free-standing *Restaurant, Drive-Thru*, which shall be permitted to have a minimum *height* of 1 storey and 3.7 metres.	2 storeys and 9.0 m
ii)	Interior *buildings* not located within 48.0 metres of a front and/or *exterior side lot line*	1 storey and9.0 m

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

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

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

ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800.0 m^2; shall apply to at least three points (as measured perpendicular from the adjacent *lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the front and/or *exterior side lot line*

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

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

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

Exception 122 is continued on the next page.

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

g) Parking:

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

ii) All required off-street *parking spaces* shall have a minimum *parking space* length of 5.7 metres. Where a *parking space* overhangs a curb, the minimum *parking space length* shall be 5.5 metres.

iii) The parking requirement for any permitted *use* other than a *Restaurant*, *Drive-Thru*; located on the ground floor of any multi-unit *building* shall be 1 space per 28.0 m^2 of *gross floor area*.

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

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

vi) Other:

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

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

c) The maximum number of *Restaurant*, *Drive-Thrus* shall be limited to one (1).

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

Exception 122 is continued on the next page.

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

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

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

i) The intent of the Official Plan is met; and

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

(2) Phasing of New Development on Vacant Sites:

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

Exception 122 is continued on the next page.

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

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

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

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

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

i) Location: 1183 Shoal Point Road

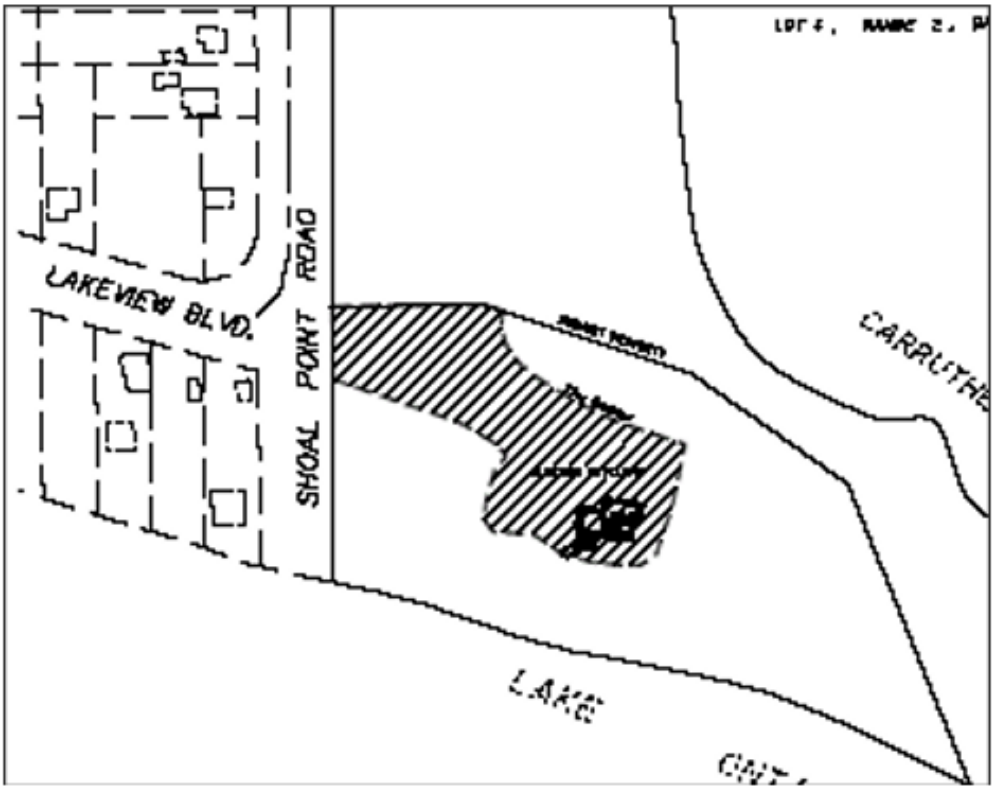
ii) Legal Description: Part of Lot 4, Range 2, Broken Front Concession

Exception 123 is continued on the next page.

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

iii) Other:

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



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

Exception	Zoning	Map	By-law	File Reference
124	RM5	18	99-2005	Z2/05

i) Location: Northwest quadrant of Rossland Road and Harwood Avenue

ii) Legal Description: Part of Lot 7, Concession 3, Town of Ajax, Block 48/49 Plan 40M-2116; Part 1 Plan 40R-18670 and Part 1 Plan 40R-22588

iii) Development Standards:

a) Interpretation: Harwood Avenue shall be considered the *front yard*.

b) *Yard*:

i) Minimum exterior side yard setback (Rossland) - RM5 zone: 4.55 m

ii) Minimum exterior side yard setback (Biggs) – 'RM5' zone: 5.70 m

iv) Other:

a) An accessory *structure* shall be permitted in the *front yard* (Harwood Avenue) with a minimum setback of 1.50.0 metres.

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

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

i) Location: South of Taunton Road, east of Salem Road

ii) Legal Description: Part of Lots 6 and 7, Concession 3

iii) Interpretation: For the purposes of this By-law, *Gross Leasable Floor Area* shall mean the aggregate area of all floors in a *building* measured from the centre line of the joint interior partitions and from the exteriors

Exception 125 is continued on the next page

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

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

iv) Additional *Uses*: A seasonal *garden centre* associated with a supermarket; and a *commercial school*.

v) Development Standards:

a) Maximum *Gross Leasable Floor Area*: 11,000.0 m^2

b) At least one *building* along each frontage of Taunton Road and Salem Road shall have a minimum *Ground Floor Area* of 750.0 m^2.

c) Notwithstanding Section 4.12 of this By-law, the maximum *front yard* along Salem Road shall be 6.0 metres.

d) All *buildings* along Taunton Road and Salem Road shall have a minimum *building height* of 6.0 metres.

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

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

i) Location: Lands on the north side of Ravenscroft Road, northeast of Paulynn Park and South of the East Duffins Creek.

ii) Legal Description: Part Lots 12 and 13 Concession 3 Pickering and Part of the Road Allowance between Lots 12 and 13 Concession 3 Pickering, Parts 3 and 4 on 40R27498; Subject to an Easement over Part 3 on 40R27498 in favor of Part Lots 12 and 13 Concession 3 Pickering and Part Road Allowance between Lots 12 & 13 Concession 3, Part 3, Plan 40R24704 as in DR877796; Town of Ajax.

Exception 126 is continued on the next page

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

iii) Additional Permitted Uses: *Dwelling, Back-to-Back Stacked Townhouse*

iv) Development Standards:

a)	Maximum Number of *Dwelling Units*:	48
b)	Minimum Setback from *Front Lot Line*:	7.0 m
c)	Minimum Setback from Interior *Side Lot Line*:	
i)	*Dwelling Unit*	8.5 m
ii)	Other *structures* including raised parking area, steps, and retaining walls to the southern Interior *Side Lot Line*:	1.8 m
iii)	Other *structures* including raised parking area and retaining walls to the northern Interior *Side Lot Line:*	3.0 m
d)	Minimum Setback from *Rear Lot Line*:	
i)	*Dwelling Unit:*	29.0 m
ii)	Other *structures* including raised parking area and retaining walls:	4.0 m
e)	Maximum *Height*:	14.0 m (1)
f)	Minimum Setback between Townhouse Blocks:	4.3 m

v) Other

a)	Minimum Required Parking:	1.0 space per *dwelling unit* for the exclusive use of the occupants in addition to 0.25 spaces per *dwelling unit* for the exclusive use of visitors.

b) Notwithstanding Section 4.3 the maximum area of a *platform/porch* with a height greater than 1.2 metres above finished ground level associated with each *dwelling unit* shall be 6.5m^2.

c) Air conditioning units shall be screened from public view through architectural screening, landscaping, or a combination of these treatments.

d) Section 5.6 i) which regulates *parking spaces* in a *rear yard* does not apply

Exception 126 is continued on the next page

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

e) Notwithstanding Section 4.1.1 v), the *height* of an *accessory structure* shall be measured from the raised hardscaped area upon which it is located.

(1) The maximum *height* is measured from the average *established grade* along the front of the *buildings* fronting Ravenscroft Road to the highest point of any *building*.

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

Exception	Zoning	Map	By-law	File Reference
127	R1-D	10, 18, 19	157-2005	S-A-2003-10, Z18/03

i) Location: South of Taunton Road, east of Salem Road

ii) Legal Description: Part of Lots 6 and 7, Concession 3

iii) Development Standards:

a) Notwithstanding the provisions of the R1-D zone, the minimum lot frontage shall be 11.3 metres;

b) Notwithstanding the provisions of the R2-B zone, the maximum *lot coverage* shall be 55% of the area of the *lot*;

c) Notwithstanding the provisions of the R1-D and R1-F zones, the maximum *lot coverage* shall be 50% of the area of the *lot*;

d) Notwithstanding the provisions of the R1-F zone, the provisions of the R1-D zone shall apply for all *lots* with frontages 11.3 metres or greater;

e) Notwithstanding the provisions of the R1-D zone, all *lots* that have a *Front yard* on Williamson Drive shall have a minimum frontage of 12.0 metres.

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

Exception	Zoning	Map	By-law	File Reference
128	PE	36, 37	137-2005	Z10/05

i) Location: 147 Westney Road South

ii) Legal Description: Part of Lot 12, Concession 1, Town of Ajax, Part Block N, Plan M-25

iii) Permitted *Uses*: A *Motor Vehicle Repair Facility* shall be permitted (up to 42% of the total *Gross Floor Area* of all *buildings*, or 605.0 m^2, whichever is less).

Exception 128 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
128 continued	PE	36, 37	137-2005	Z10/05

iv) Development Standards:

a) No loading doors shall be located within 25.0 metres of the *front lot line*.

b) No parking shall be permitted between a permitted *building* and the *Front Lot Line*.

c) The minimum *building height* shall be 6.0 metres.

d) One pedestrian entry shall be provided facing Westney Road.

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

Exception	Zoning	Map	By-law	File Reference
129	RM4	11	139-2005 70-2007	OPA05-A7, Z14/05

i) Location: Southwest quadrant of Williamson Drive and Seward Drive

ii) Legal Description: Part of Lot 4, Concession 3, Block 261, Plan 40M-2186

iii) Interpretation: For the purposes of this Exception, the *yard*s adjacent to the south *lot line* and the west *lot line* shall be considered as *Rear yards*.

iv) Development Standards:

a) *Yard*:

i) Minimum setback from Williamson Drive: 4.5 m

ii) Minimum setback from Seward Drive 4.55 m

v) Other:

a) Privacy fencing shall not be permitted adjacent to the 'VG' zone. Only ornamental decorative fencing to a maximum *height* of 1.2 metres shall be permitted adjacent to the 'VG' zone.

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

Exception	Zoning	Map	By-law	File Reference
130	AC, PE	43	150-2005	Z7/05

i) Location: 460 Bayly Street West

ii) Legal Description: Part of Block N, RP 480, Town of Ajax

iii) Development Standards

a) Minimum *landscape buffer* adjacent to Westney Road and Bayly Street: 6.0 m

b) Maximum *building height* of a *convenience store*. 5.5 m

c) Minimum *Interior side yard*: 3.0 m

d) Minimum *Rear yard*: 1.0 m

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

Exception	Zoning	Map	By-law	File Reference
131	RM4	30, 31	12-2006	Z18/05

i) Location: 132 Kingston Road West

ii) Legal Description: Part of Lot 10, Concession 2

iii) Additional *Uses*: *Art Gallery*

iv) Other:

a) For the purposes of this Exception, an *Art Gallery* shall be exempt from an on-site parking requirement.

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

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

i) Location: South-west corner of Westney Road South and Clements Road West

ii) Legal Description: Part of Lots 12 and 13, Concession Broken Front

iii) Permitted *Uses*: Notwithstanding the *uses* permitted within the Prestige Employment (PE) Zone, only the following *uses* shall be permitted:

Accessory Retail Sales Outlet, *Commercial School*, *Light Manufacturing*, *Offices*, *Personal Service Shop*, and *Warehouse/distribution centre*

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

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

i) Location: Northeast corner of King's Crescent and Rideout Street

ii) Legal Description: Part of Lot 8, Concession 1 now Part 1, RP-575, Block E and part of Block F, RP-510, Town of Ajax

iii) Interpretation: For the purposes of this Exception, Development Standards a) '*Yard* Requirements' shall only apply to the *dwelling* located at 62 Rideout Street and Lot 5.

iv) Development Standards:

a) *Yard*:

62 Rideout Street

i) Minimum *Lot Frontage*: 13.5 m

ii) Minimum Interior *Yard* (east side only): 0.8 m

Exception 133 is continued on the next page.

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

Lot 5

b) Maximum *Building Height*:

i) Minimum Exterior Side: 3.0 m

i) Lots 1, 2, 3, 4, 6, 7 and 8 and Block 10 on Draft Plan of Subdivision S-A-2005-05: 2 storeys

ii) Lots 5 and 9 on Draft Plan of Subdivision S-A-2005-05: 1.5 storeys

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

Exception	Zoning	Map	By-law	File Reference
134	R1-D, R1-F, OS	10, 18	66-2009 33-2016 42-2018	Z17/05, S-A-2005-08, Z1/16

i) Location: 1537 Salem Road North

ii) Legal Description: North Part Lot 6, Concession 3

iii) Development Standards:

a) Minimum *Lot Frontage* in the 'R1-D' zone: 11.3 m

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

Exception	Zoning	Map	By-law	File Reference
135	HE	37	84-2006 79-2009	OPA 05-A9, Z20/05

i) Location: CN Railway spur line

ii) Legal Description: Part of Part 1 on Plan 40R-20035 being of an irregular shape, 807.2 square metres in area, 95.0 metres in depth, with 24.3 metres of frontage on Dowty Road, and a northern limit located parallel to and 2.04 metres south of the centreline of the spur line.

iii) Additional *Uses*: Upon removal of the Holding (H) symbol, the following additional *use* is permitted, being the *outdoor storage* associated with an automobile recycling operation, not closer than 1.5 metres from the northerly property boundary.

iv) Other:

a) Approval from the Regional Land Division committee for consent to sever the subject land and adding the parcel to the abutting property to the south.

b) The site plan agreement between the Town and the owners be executed which shall include the provision of a 2.4 metre board fence or other barrier devices as approved by the Town.

c) That a Record of Site Condition be submitted to the Town of Ajax and acknowledged by the Ministry of the Environment.

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

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

i) Location: Lands enclosed by Chambers Drive and Beck Crescent, known municipally as Nos. 75, 85 and 155 Chambers Drive and No. 555 Beck Crescent

Exception 136 is continued on the next page.

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

ii) Legal Description: Block 2, Registered Plan 1454, now Parts 1 to 3, Plan 40R-10338

iii) Additional Uses: Research and Development Facility

iv) Prohibited Uses: *Drive-Thru Facility, Drive-Thru Restaurant, Motor Vehicle Rental Establishment, Public Storage Facility, Recreation Facility*, *Warehouse/Distribution Centre*,

Free-standing forms of the following: *Financial Institution, Restaurant, Personal Service Shop, and Service or Repair Shop*

v) Development Standards:

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

a) Minimum *Lot Coverage*:

i) *Building* Area:

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

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

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

ii) 40% of the *lot frontage* along a local road; or

Exception 136 is continued on the next page.

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

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

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

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

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

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

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

Exception 136 is continued on the next page.

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

d) Minimum *Building Height*:

i) For non-corner *buildings* fronting onto Chambers Drive or Beck Crescent: 2 storeys and 6.0 m

ii) For corner *buildings* at any intersection of Chambers Drive and Beck Crescent 2 storeys and 9.0 m

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

e) Minimum *Gross Floor Area*:

i) Ground floor: 600.0 m^2

ii) Second floor: 25% of the *ground floor area* of the *building* or 600.0 m^2, whichever is greater. In the case of a *banquet facility*, a minimum second floor area of 300.0 m^2 shall be required.

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

f) Parking:

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

Exception 136 is continued on the next page.

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

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

vi) Other:

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

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

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

i) Minimum *Gross Floor Area*: 3,800.0 m^2

ii) Minimum *Building Height*: 3 storeys

iii) Maximum *Lot* Area: 1.91 ha

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

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

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

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

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

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

i) Location: Northeast quadrant of the Highway 401/Salem Road interchange, situated between Highway 401 and Beck Crescent (500, 550 and 600 Beck Crescent), and also comprising a portion of the Highway 401 right-of-way situated directly south of the easterly leg of Beck Crescent

ii) Legal Description: Part of Block 1, Registered Plan 40M-1454, and lands forming part of the Highway 401 right-of-way

iii) Additional Uses: Research and Development Facility

iv) Prohibited Uses: Drive-Through Facility, Drive-Through Restaurant, *Motor Vehicle Rental Establishment*, *Public Storage Facility*, *Recreation Facility*, *Warehouse/Distribution Centre*,

Free-standing forms of the following: *Financial Institution*, *Restaurant*, *Personal Service Shop*, and *Service or Repair Shop*

v) Development Standards:

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

a) Minimum *Gross Floor Area*:

i) Minimum Ground Floor Area: 600.0 m^2

ii) Minimum Second Floor Area: The second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600.0 m^2, whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300.0 m^2 shall be required.

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

Exception 137 is continued on the next page.

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

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

c) Minimum *Lot Coverage*:

i) *Building* Area:

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

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

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

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

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

ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800.0 m^2, shall apply to at least three points (as measured perpendicular from the front lot line) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the front lot line.

f) *Front Yard Build-Within Zone*:

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

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

Exception 137 is continued on the next page.

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

g) Parking:

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

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

vi) Other:

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

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

Exception 137 is continued on the next page.

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

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

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

ii) Minimum *Building Height*: 3 storeys

iii) Maximum *Lot* Area: 1.91 ha

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

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

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

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

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

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

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

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

Exception 137 is continued on the next page.

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

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

ii) Phasing of New Development on Vacant Sites:

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

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

Exception 137 is continued on the next page.

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

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

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

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

i) Location: Northeast corner of Salem Road and Achilles Road

ii) Legal Description: Part of Lot 6, Concession 1

iii) Additional Uses: Research and Development Facility

iv) Prohibited Uses: Drive-Through Facility, Drive-Through *Restaurant*, *Motor Vehicle Rental Establishment*, *Public Storage Facility*, *Recreation Facility*, *Warehouse/Distribution Centre*; Free-standing forms of the following: *Financial Institution*, *Restaurant*, *Personal Service Shop*, and *Service or Repair Shop*

v) Development Standards:

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

Exception 138 is continued on the next page.

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

a) Minimum *Gross Floor Area*:

i) Minimum *Ground Floor Area*: 600.0 m^2

ii) Minimum Upper Floor Area:

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

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

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

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

c) Maximum *Lot Coverage*:

i) *Building* Area:

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

Exception 138 is continued on the next page.

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

d) Minimum *Building Height*:

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

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

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

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

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

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

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

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

Exception 138 is continued on the next page.

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

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

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

g) Parking:

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

vi) Other:

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

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

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

i) Minimum *Gross Floor Area*: 3,800.0 m^2

ii) Minimum *Building Height*: 3 storeys

Exception 138 is continued on the next page.

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

iii) Maximum *Lot* Area: 1.91 ha

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

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

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

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

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

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

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

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

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

Exception 138 is continued on the next page.

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

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

ii) Phasing of New Development on Vacant Sites:

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

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

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

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

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

i) Location: East of Salem Road, between Achilles Road and the Highway 401/CNR corridor

ii) Legal Description: Part of Lot 6, Concession 1

iii) Additional *Uses*: Research and Development Facility

iv) Prohibited *Uses*: Drive-Through Facility, Drive-Through *Restaurant*, *Motor Vehicle Rental Establishment*, *Public Storage Facility*, *Recreation Facility*, *Warehouse/Distribution Centre*

Free-standing forms of the following: *Financial Institution*, *Restaurant*, *Personal Service Shop*, and *Service or Repair Shop*

v) Development Standards:

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

a) Minimum *Lot Coverage*:

i) *Building* Area:

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

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

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

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

Exception 139 is continued on the next page.

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

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

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

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

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

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

e) Minimum *Gross Floor Area*:

i) Minimum *Ground Floor Area*: 600.0 m^2

ii) Minimum Second Floor Area:

The second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600.0 m^2, whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300 square metres shall be required.

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

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

Exception 139 is continued on the next page.

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

g) Parking:

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

vi) Other:

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

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

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

i)	Minimum *Gross Floor Area*:	3,800.0 m^2
ii)	Minimum *Building Height*:	3 storeys
iii)	Maximum *Lot* Area:	1.91 ha

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

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

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

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

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

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

i) Location: North and south sides of Achilles Road, east of Salem Road, west of Carruthers Creek

ii) Legal Description: Part of Lots 5 and 6, Concession 1

iii) Additional *Uses*: Research and Development Facility

iv) Prohibited *Uses*: Drive-Through Facility, Drive-Through *Restaurant*, *Motor Vehicle Rental Establishment*, *Public Storage Facility*, *Recreation Facility*, *Warehouse/Distribution Centre*

Free-standing forms of the following: *Financial Institution*, *Restaurant*, *Personal Service Shop*, and *Service or Repair Shop*

v) Development Standards:

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

Exception 140 is continued on the next page.

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

a) Minimum *Lot Coverage*:

i) *Building* Area:

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

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

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

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

c) *Front Yard Build-Within Zone*:

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

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

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

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

e) Minimum *Gross Floor Area*:

i) Minimum *Ground Floor Area*: 600.0 m^2

Exception 140 is continued on the next page.

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

ii) Minimum Second Floor Area:

The second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600.0 m^2, whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300 m^2 shall be required.

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

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

g) Parking:

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

vi) Other:

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

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

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

Exception 140 is continued on the next page.

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

i) Minimum *Gross Floor Area*: 3,800.0 m^2

ii) Minimum *Building Height*: 3 storeys

iii) Maximum *Lot* Area: 1.91 ha

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

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

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

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

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

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

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

Exception 140 is continued on the next page.

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

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

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

ii) Phasing of New Development on Vacant Sites:

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

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

Exception 140 is continued on the next page.

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

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

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

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

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

i) Location: South side of Kearney Drive, east of Elizabeth Street

ii) Legal Description: Part of Lots 19, 20 and 21, Registered Plan 68

iii) Development Standards:

a) Minimum *Lot Depth*: 32.0 m

b) Maximum *Lot Coverage*: 45 %

iv) Other:

a) A (H) Holding symbol be placed on the subject lands to be removed upon the following conditions:

Exception 141 is continued on the next page.

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

i) That an agreement of purchase and sale be executed between the owner of the subject land and the Town outlining the terms of the sale;

ii) Approval from the Regional Land Division Committee for severance of the subject land in conformity with this By-law;

iii) That the owner provide detailed engineering drawings to the satisfaction of the Town, indicating servicing and grading of the proposed *lots*, proposed house siting, and *driveway* locations; and

iv) That a development agreement between the Town and the owner be executed covering all requirements financial and otherwise including securities for mud deposit.

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

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

i) Location: South side of Kearney Drive, east of Elizabeth Street

ii) Legal Description: Part of Lots 19, 20 and 21, Registered Plan 68

iii) Other:

a) A (H) Holding symbol be placed on the subject lands to be removed upon:

i) That an agreement of purchase and sale be executed between the Town and the owner(s) of 55 Kearney Drive outlining the terms of the sale;

ii) That the subject land be conveyed by the Town to the owner(s) of 55 Kearney Drive.

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

Exception	Zoning	Map	By-law	File Reference
143	R2-B	18, 19	12-2007 33-2016	S-A-2005-04, Z11/05

i) Location: 1409 Salem Road North

ii) Legal Description: Part of Lots 5 and 6, Concession 3

iii) Development Standards:

a) Minimum *Lot Frontage*:

i) R2-B zone: 7.0 m

ii) Street Townhouse *lots* that are located on single-loaded roads, predominately in locations next to the Canadian Pacific Railway right-of-way and adjacent to Salem Road: 6.7 m

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

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

i) Location: 1010 and 1020 Westney Road North

ii) Legal Description: Part Lot 11, Concession 3, RP 40R-20448, Part 4

iii) Interpretation: For the purpose of this exception, Westney Road North shall be considered to be the *front lot line*.

iv) Development Standards for the lands municipally known as 1010 Westney road North and zoned RM5:

a) Minimum Built Frontage Within a Build Within Zone:

i) A minimum of 70% of the length of the Build Within Zone along Westney Road North must be occupied by a main front *building* face.

ii) A minimum of 50% of the length of the Build Within Zone along Rossland Road West must be occupied by a main front *building* face.

Exception 144 is continued on the next page

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

b) *Front Yard* and *Exterior Side Yard Build Within Zone*:

i) The main front *building* face shall be located in the *Build-Within Zone* as indicated on Schedule 'D' attached hereto.

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

c) Minimum *Building Height*: 4 storeys

d) *Gross Floor Area*:

i) Minimum *Ground Floor Area*: 1600.0 m^2

ii) Each of the second, third and fourth storeys shall have a minimum floor area measured between the exterior faces and the exterior walls equal to at least 80% of the *ground floor area*.

e) Parking:

i) No parking areas or drive aisles shall be permitted between an adjacent street and any part of a *building* façade.

ii) Minimum *Parking Space* Depth: 5.5 m

iii) Minimum Required Parking: 68 spaces

f) *Accessory building or structures*:

i) No accessory *buildings* or *structures* shall be permitted between an adjacent street and any part of a *building* façade.

g) *Porch:*

i) A *porch* on the ground floor level can encroach to within a minimum of 2.0 metres from any front and/or *exterior side lot line*, but in no instance shall any part of a *porch* encroach within a sight triangle measuring 11.0 metres along Rossland Road West and 13.14 metres along Westney Road North.

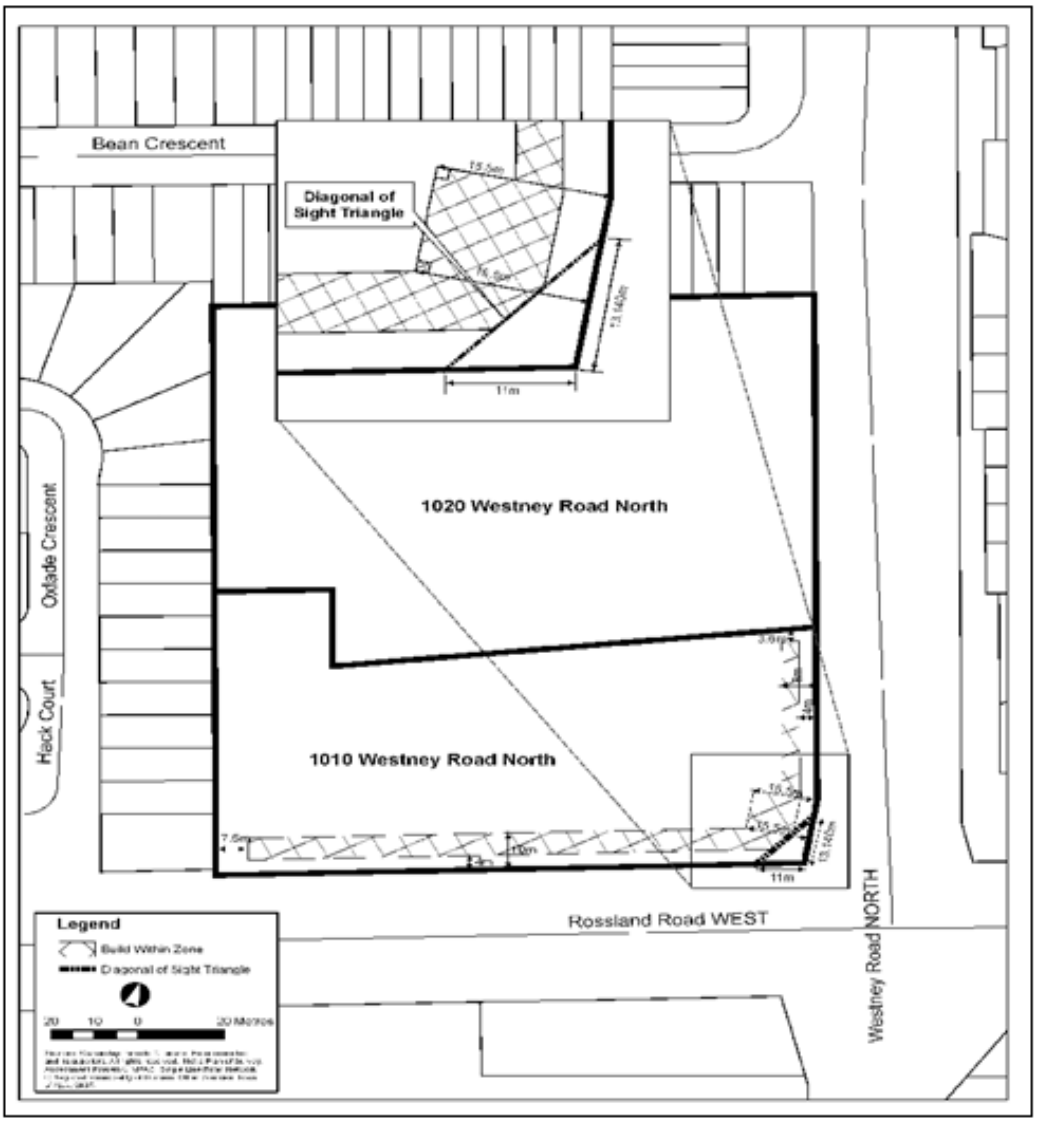
Exception 144 is continued on the next page.

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

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

a) Minimum *Interior Side Yard*: 5.0 m

b) Minimum Required Parking: 55 spaces



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

Exception	Zoning	Map	By-law	File Reference
145	VC3	28	38-2008 139-2009	Z9/06, Z01/08

i) Location: 68 Church Street South

ii) Legal Description: Parts 2 and 3, Plan 40R-5649

iii) Development Standards:

a) Minimum Width – Aisles (where there is no adjacent parking): 4.0 m

b) Minimum Landscape Buffer:

i) Next to an Open Space Zone or *lot* developed for single-*use* residential purposes – North Interior Side: 0.55 m

ii) Adjacent to a Type 'B' Arterial Road: 0.8 m

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

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

i) Location: South side of Kingston Road East, east of Wicks Drive

ii) Legal Description: North Part of Lot 5, Concession 1

iii) Maximum Number of Units in the 'RM5' zone: 43 *Block Townhouse Dwellings*

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

Art Gallery, Commercial School, Day Care Facility, Financial Institution, Library, Medical Clinic, Museum, Office, Personal Service Shop, Restaurant, Unlicensed Accessory Outdoor Patio, and Bed and Breakfast

Exception 146 is continued on the next page.

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

v) Development Standards for the lands within the 'GC' zone:

a) Minimum *Lot Frontage* along Galea Drive: 39.0 m

b) Minimum *Lot Depth*: 54.0 m

c) Minimum *Yard*:

i) From Kingston Road: 4.5 m

ii) From the west property line: 7.5 m

iii) From the south property line: 7.5 m

d) Minimum *Lot Area*: 2,350.0 m^2

e) Maximum *Height*: 11.0 m

f) Minimum Parking: 26 *parking spaces* to be used in conjunction with any permitted *use* on the property; 2 of which shall be maintained for parking for people with disabilities

g) Minimum *Landscaped Buffer*:

i) From Kingston Road 6.0 m

vi) Development Standards for the lands within the 'GC' zone:

a) Maximum *Yard*:

i) From Kingston Road 6.0 m

ii) Exterior side: For *dwelling units* abutting Galea Drive and Clarepark Court: 3.0 m

Exception 146 is continued on the next page.

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

b) Minimum *Yard*:

i) From the west property line: 7.5 m

ii) From the south property line: 7.5 m

vii) Other:

a) The minimum required setback shall be 7.5 metres, where a *dwelling unit's* rear wall abuts the "GC" zone and 3.0 metres, where a *dwelling unit's* exterior side wall abuts the "GC" zone.

b) Private *rear yards* shall be a minimum of 7.5 metres.

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

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

i) Location: Southeast Quadrant of Taunton Road and Ravenscroft Road

ii) Legal Description: Part of Lot 11, Concession 3

iii) Interpretation: The lands that are subject to this Exception shall be interpreted as one "*lot*".

iv) Additional Uses: *Building* Supply Store, with an accessory Retail *Garden Centre* and open staging/*outdoor storage* area; Retail Food Store (Supermarket)

v) Development Standards:

Exception 147 is continued on the next page.

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

a) Notwithstanding Sections 4.12, 4.21.1, and 6.3.2 of this By-law, for *buildings* within 60.0 metres of Taunton Road, a *building* setback of a minimum of 0.5 metres and a maximum of 4.5 metres shall be permitted from Taunton Road or Ravenscroft Road subject to the following:

i) Pedestrian doorways shall face the abutting street.

ii) 20% of the area of each *building* face along the streetline shall be constructed of transparent materials allowing for unencumbered visual access into the *building* at ground level.

iii) Each *building* facing the street shall have a hard surfaced pedestrian walkway connected to the abutting sidewalk.

b) For *buildings* within 60.0 metres of the intersection of Taunton Road and Ravenscroft Road, the following provisions shall apply (measured from the property line):

i) Minimum *Building Height*: 2 storeys

ii) Minimum *Gross Floor Area*: 1,300.0 m^2

c) For all *buildings* within 60.0 metres of Taunton Road, the following provisions shall apply:

i) Minimum setback from the easterly *lot* line: 1.0 m

ii) Minimum *Gross Floor Area*: 450.0 m^2

vi) Other:

a) An accessory Retail *Garden Centre* shall only be permitted within 95.0 metres of the southerly property line.

b) Notwithstanding Sections 4.12 and 6.3.2 of this By-law, an accessory Retail *Garden Centre* may be permitted within 1.0 metre of Ravenscroft Road.

Exception 147 is continued on the next page.

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

c) Notwithstanding Section 5.3.3, for 60 to 90 degree *parking spaces*, the minimum perpendicular width of aisle shall be 6.0 metres.

d) Notwithstanding Section 5.3.2, the minimum length of a *parking space* shall be 5.7 metres.

e) Notwithstanding Section 5.10, no additional parking shall be required for permitted *uses* on the second floor of a retail or commercial *building*.

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

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

i) Location: 257 to 319 Kingston Road East

ii) Legal Description: North Part of Lots 5 and 6, Concession 1 and Blocks 14 and 15, Plan 40M-1608

iii) Maximum Number of Units in the "R2-B" zone: 36 *semi-detached dwellings*

iv) Permitted *Uses*:

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

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

v) Development Standards within the 'GC' zone:

Exception 148 is continued on the next page.

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

a) Notwithstanding Sections 4.12, 4.21.1, and 6.3.2 of this By-law, for *buildings* within 50.0 metres of Kingston Road, a *building* setback of a minimum of 2.0 metres and a maximum of 6.0 metres shall be required from Kingston Road, or *daylighting triangle*, subject to the following:

i) Pedestrian doorways shall face the abutting street.

ii) 20% of the area of each *building* face along the street shall be constructed of transparent materials allowing for unencumbered visual access into the *building* at ground level.

iii) Each *building* facing the street shall have a hard surfaced pedestrian walkway connected to the abutting sidewalk.

b) The minimum setback to all other property lines other than the property line along Kingston Road shall be 6.0 metres.

c) Notwithstanding Sections 4.12, 4.21.1, and 6.3.2 of this By-law, for *buildings* within 50.0 metres of Kingston Road, a *building* setback of a minimum of 2.0 metres and a maximum of 6.0 metres shall be required from Kingston Road, or *daylighting triangle*, subject to the following:

i) 1 *parking space* per 19.0 m^2 of *gross floor area* shall be required.

ii) Notwithstanding paragraph iv) c) above and Section 5.10, no additional parking shall be required for permitted *uses* on the second floor a retail or commercial *building*.

iii) No *parking space* or drive aisle shall be located closer to a property line than 6.0 metres.

vi) Other:

a) A *medical clinic* and an *office use* located within 50.0 metres of Kingston Road must be within a *building* that is a minimum of 2 storeys in *height*.

Exception 148 is continued on the next page.

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

b) A drive-thru *queuing lane* shall not be located between the *building* and any *street line*.

c) A maximum of one *Drive-Thru Restaurant* is permitted provided it is within 50.0 metres of Kingston Road and provided it is not within 40.0 metres of a residential zone.

d) A maximum *height* of 2 storeys.

e) Notwithstanding Section 5.3.2, the minimum length of a parking stall shall be 5.7 metres.

f) Notwithstanding Section 5.13, a *building* having a *gross floor area* in excess of 1,000 square metres with more than one (1) unit on the ground floor, shall not be required to provide a *loading space* subject to the following:

i) Each unit at ground level within the *building* shall not exceed a maximum *gross floor area* of 1,000 square metres; and

ii) Second floor day care facilities, *medical clinics*, and *office uses* shall be exempt from providing a *loading space*.

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

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

i) Location: Southwest corner of Rossland Road East and Audley Road North

ii) Legal Description: Part of Lots 3 and 4, Concession 2 and Part of the Road allowance Between Lots 4 and 5, Concession 2 (40R-835, Part 1)

Exception 149 is continued on the next page.

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

iii) Interpretation:

a) For all *lots*/blocks abutting a *lane* on one side and Audley Road North or an open space zone on the opposite side, the *front yard* shall be the *yard* abutting Audley Road North or the open space zone, and the *front lot line* shall be the *lot line* that divides the *front yard* from Audley Road North or the open space zone. Should an open space zone on any such *lot* also extend along one side of the *lot*, the *yard* abutting the side in question shall be considered to be an *interior side yard*.

b) For all *through lots*/blocks abutting a public street on one side and a *lane* or public street on the opposite side, the *front yard* shall be the *yard* facing the thoroughfare having the greater right-of-way width.

iv) Development Standards within all Residential Zones:

a) *Lot Coverage*:

i) No minimum or maximum *lot coverage* requirements shall apply to *principal buildings*.

b) Maximum *Height*: 12.5 m

c) Satellite Dish:

i) A maximum of one satellite dish shall be permitted for each residential unit.

d) *Porch* Projection:

i) The depth of any *porch* projecting from the front or rear exterior wall shall not be less than 1.5 metres, measured from the *building* wall of the *dwelling unit* from which the *porch* projects to the front face of the *porch*.

e) *Daylighting Triangle*:

i) Minimum setback to a *daylighting triangle*: 0.0 m

Exception 149 is continued on the next page.

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

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

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

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

a) Additional *Uses*:

i) Live-Work *Dwelling Unit*

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

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

b) Minimum *Lot Frontage*: 8.3 m

c) Minimum *Lot Depth*: 20.0 m

d) Minimum *Front Yard*:

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

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

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

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

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

e) Minimum *Rear Yard*:

Exception 149 is continued on the next page

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

i) 2.1 m to a *dwelling unit*, *platform* or stairs

ii) 5.0 m to a garage door

f) Other:

i) No maximum area or maximum *yard* coverage restrictions shall apply to *platforms* accessed from the ground floor. *Platforms* accessed from upper storeys shall have a maximum area of 30.0 m^2.

ii) No additional *parking spaces* except those required for the residential component of a Live-Work *Dwelling* Unit shall be required.

iii) Live-Work *Dwelling Units* shall only be permitted within the cross-hatched area shown on the schedule below.

iv) Air conditioning units shall not be located in a *front yard*.

v) No fencing is to be erected in a *front yard* that abuts Audley Road North or an "OS" - :"Open Space" Zone.

vi) No accessory *buildings* shall be permitted on any *lot*.

vii) *Driveways* shall be permitted to have a maximum width of 5.2 metres.

Exception 149 is continued on the next page.

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

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

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

a) Minimum *Lot Depth*: 20.0 m

b) Minimum *Front Yard*:

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

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

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

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

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

c) Minimum *Rear Yard*:

i) 2.1 m to a *dwelling unit*, *platform* or stairs

ii) 5.0 m to a garage door

d) Other:

i) No maximum area or maximum *yard* coverage restrictions shall apply to *platforms* accessed from the ground floor. *Platforms* accessed from upper storeys shall have a maximum area of 30.0 m^2.

ii) Air conditioning units shall not be located in a *front yard*.

iii) No accessory *buildings* shall be permitted on any *lot*.

Exception 149 is continued on the next page.

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

vii) Development Standards within the "R3" Zone:

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

a) Additional *Uses*:

i) *Back-to-Back Townhouse Dwelling*

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

c) Minimum *Lot Frontage*:

i)	*Dwelling , Street Townhouse*	5.0 m
ii)	*Dwelling, Back-to-Back Townhouse*	5.5 m

d) Minimum *Lot Depth*:

i)	*Dwelling , Street Townhouse*	20.0 m
ii)	*Dwelling, Back-to-Back Townhouse*	13.0 m

e) Minimum *Front Yard* Setback:

i)	To a *dwelling unit* fronting onto a local or collector road:	2.4 m
ii)	To a *dwelling unit* fronting onto Audley Road North or an "OS" – "Open Space" Zone	1.2 m
iii)	To a *platform* in a *front yard* abutting a local or collector road	0.9 m
iv)	To a *platform* in a *front yard* abutting Audley Road North or an "OS" – "Open Space" Zone	0.0 m

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

Exception 149 is continued on the next page.

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

f) Minimum *Rear Yard* Setback:

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

g) Other:

i) No maximum area or maximum *yard* coverage restrictions shall apply to *platforms* accessed from the ground floor. *Platforms* accessed from upper storeys shall have a maximum area of 30.0 m^2.

ii) Air conditioning units shall not be located in a *front yard* for *Street Townhouse Dwelling Units*.

iii) Air conditioning units associated with Back-to-Back *Dwelling Units* shall be located on a *platform* accessed from an upper storey.

iv) No fencing is to be erected in a *front yard* that abuts Audley Road North or an "OS" - :"Open Space" Zone.

v) The maximum width of a garage door shall not exceed 50% of the frontage of any *lot* within a *Back-to-Back Townhouse Dwelling Unit*.

vi) No accessory *buildings* shall be permitted on any *lot*.

viii) Development Standards within the "OS" Zone:

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

a) Additional *Uses*:

i) *Sales Pavilion*

Exception 149 is continued on the next page.

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

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

(1) Concession Stand

(2) Day Care

(3) *Community Centre*

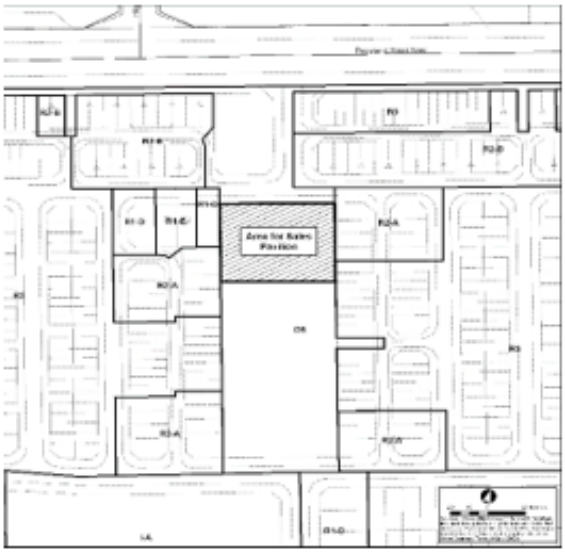
(4) *Library*

b) Minimum *Front Yard* Setback: 6.0 m

c) Other:

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

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



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

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

i) Location: North side of Rossland Road West, west of Riverside Drive, opposite Bunting Court

ii) Legal Description: Part of Lot 17, Concession 3

iii) Additional Uses: *Dwelling*, *Apartment*

iv) Prohibited Uses: *Dwelling*, *Block Townhouse*

v) Development Standards:

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

a) Maximum Number of *Dwelling Units* 83

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

i) A minimum of two-thirds of the length of each street-facing façade of a *principal building* shall be located between 6.0 metres (minimum) and 12.0 metres (maximum) of the front and *exterior side lot lines*.

ii) No portion of the junction of the front and exterior side walls (i.e., the *building* "corner") of a *principal building* shall be built within 6.0 metres of the diagonal of a *daylighting triangle*.

iii) The *Build-Within Zone* does not apply to *accessory buildings or structures*.

c) Maximum *Building Height*:

8-storeys/29.0 m (1)

d) Parking:

i) No parking/service areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone*.

ii) All required off-street standard *parking spaces* shall have a minimum width of 2.7 metres and a minimum length of 5.7 metres.

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

Exception 150 is continued on the next page.

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

e) *Landscaped Buffer*:

i) A *landscaped buffer* having a minimum width of 6.0 metres shall be provided between any parking/service area and/or *driveway* aisle and any adjacent road.

f) Minimum width of a drive aisle adjacent to no parking spaces: 6.2 m

vi) Other:

a) The *lot line* abutting Rossland Road West shall be deemed to be the *front lot line* for the purposes of this By-law.

b) The ground floor of the *principal building* shall have a minimum clear floor-to-ceiling *height* of 3.3 metres.

c) Main pedestrian entrances shall be located to face an adjacent street; further, main pedestrian entrances shall be located within 10.0 metres of the *building* corner closest to the road intersection.

d) A hard-surfaced, non-asphalt pedestrian walkway shall connect street-facing *building* entrances to the adjacent sidewalk.

e) A minimum of 30% of the vertical area (excluding parapets) of street-facing *building* facades shall be constructed of transparent materials.

f) Any *apartment dwelling* shall meet the following Ajax Green Standard Tier 2 requirements in addition to the mandatory Tier 1 requirements:

i) 10% of the available roof area shall be designed as a green roof;

ii) 75% of hardscaped areas of the development site (not including surface parking) shall include heat island reduction measures;

iii) 100% of the landscaped planted areas of the development site (including grassed areas) shall consist of native species; and

iv) 75% of the landscaped planted areas of the development site shall consist of drought-tolerant, low-maintenance species and low-impact irrigation strategies shall be implemented.

g) A 1.0 metre *interior side yard* setback shall be permitted within the R2-B zone only for the *lots* identified as Blocks 3 and 4 of Draft Plan of Subdivision 18T-90015.

Exception 150 is continued on the next page.

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

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

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

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

i) Location: 60 Salem Road South
(Northwest corner of Salem Road South and Twilley Lane)

ii) Legal Description: Part of Lot 4, 5, 6 and 7, Plan 377

iii) Development Standards:

a) Minimum *Front Yard*:

i)	Front: Abutting Salem Road	3.0 m
ii)	Interior Side: Abutting Twilley Lane	3.0 m
iii)	Interior Side: Abutting 36 Salem Road	7.5 m
iv)	Rear:	3.0 m

b) *Landscaped Buffer*:

i)	To any *building* adjacent to Salem Road	3.0 m
ii)	Adjacent to Twilley Lane and the rear (west) property line	3.0 m
iii)	To any parking area adjacent to Salem Road	6.0 m

c) Minimum Total *Gross Floor Area* on the *Lot*: 600.0 m^2

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

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

i) Location: Southeast corner of Salem Road South and Chambers Drive

ii) Legal Description: Part of Block 1, Registered Plan 40M-1454, now Parts 1 to 3, Plan 40R-19755

iii) Additional *Uses*: Research and Development Facility

The following *uses*, provided that their combined *Gross Floor Area* does not exceed 1,900.0 m^2, and that they are located on the ground floor of an *office building* having a minimum *height* of three storeys and a minimum *Gross Floor Area* of 5,574.0 m^2, situated directly adjacent to the southeast corner of the intersection of Salem Road South and Chambers Drive: *Dry Cleaning Depot* (excluding self-serve laundry facilities), *Motor Vehicle Rental Depot*, and ancillary *Retail Stores*.

iv) Prohibited *Uses*: *Drive-Thru Facility*, *Drive-Thru Restaurant*, *Motor Vehicle Rental Establishment*, *Public Storage Facility*, *Recreation Facility*, Warehouse/Distribution Centre.

v) Development Standards:

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

a) Minimum *Lot Coverage*:

18%; however, in instances where an urban square is provided between the *principal building* and a street corner, or where a shared pedestrian arcade located between two *buildings* is provided with a direct, dedicated pedestrian link to an adjacent public sidewalk, the area of the urban square and/or the pedestrian arcade, up to an amount not exceeding 5% of the total *lot area*, may be considered as a substitute for *Building* Area, in lieu of actual *building* coverage.

Exception 152 is continued on the next page.

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

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

i) 55% of the *lot frontage* along Salem Road;

ii) 38% of the *lot frontage* along Chambers Drive;

iii) 34% of the *lot frontage* along Beck Crescent;

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

c) *Front Yard Build-Within Zone*:

i) The required Minimum Built Frontage shall be located between 3.0 metres (minimum) and 12.0 metres (maximum) of the *front lot line*, save and except for a *motor vehicle sales establishment* fronting along Salem Road South, in which case the maximum limit shall be 15.0 metres.

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

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

d) Minimum *Rear Yard*: 15.0 m

e) Minimum *Building Height*:

Exception 152 is continued on the next page.

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

i)	For non-corner *buildings* fronting onto Salem Road South	2 storeys and 9.0 m
ii)	For non-corner *buildings* fronting onto Chambers Drive and Beck Crescent	2 storeys and 6.0 m
iii)	For a corner *building* at the intersection of Salem Road South and Chambers Drive	3 storeys and 12.0 m
iv)	For corner *buildings* at any intersection of Chambers Drive and Beck Crescent	2 storeys and 9.0 m

v) Notwithstanding clauses i) and ii) above, the following exceptions shall apply:

(1) A *motor vehicle sales establishment* shall have a minimum *height* of one storey and an upper level *office* mezzanine area, and 8.0 metres, with a minimum ground floor-to-roof deck *height* of 7.5 metres. Both the 8.0 metre *height* requirement as well as the minimum 7.5 metre ground floor-to-roof deck *height* requirement shall apply to a minimum of 70 percent of the ground floor area of all parts of the *motor vehicle sales establishment* save and except for an ancillary *motor vehicle service centre* component, which may have a minimum 6.0 metre *height* and a minimum 5.5 metre ground floor-to-roof deck *height* for the entire service centre area, provided that no part of the *motor vehicle service centre* area is located within 25.0 metres of a public road;

(2) Any *building* having a *ground floor area* of less than 600 square metres shall have a minimum *height* of one storey or, in the case of a flat roof, 6.0 metres, in addition to one or more vertical architectural elements which shall cover an area not less than 10 percent of the *gross floor area* of the *building* and shall have a minimum *height* of 9.0 metres.

Exception 152 is continued on the next page.

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

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

f) Minimum *Gross Floor Area*:

i) Minimum *Ground Floor Area*:

(1) For a maximum of two free-standing *buildings* provided that said *buildings* are linked with a neighbouring permitted *building* by a shared pedestrian arcade. 465.0 m^2

(2) All other *buildings*: 600.0 m^2

ii) Minimum Upper Floor Area:

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

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

Exception 152 is continued on the next page.

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

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

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

h) Minimum *Landscaped Buffer* along Chambers Drive: 4.5 m

i) Parking:

i) No parking areas or *driveway* aisles shall be permitted between an adjacent street and any part of the *building* façade within the *build-within zone* or any outdoor patio.

ii) The parking requirement for any permitted *use* located on the second floor (or subsequent floor) of any multi-unit *building* shall be 1 space per 56.0 m^2 of *gross floor area*.

vi) Other:

a) *Lot lines* that abut Salem Road South, Chambers Drive and Beck Crescent shall be deemed to be the *front lot lines* for the purposes of this by-law, and *lot lines* abutting the Highway 401 westbound off-ramp shall be deemed to be the *rear lot lines*.

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

c) A minimum seating capacity of 25 *persons* shall be provided per *restaurant*. A maximum of two free-standing *restaurants* shall be permitted on-site, provided that each is linked with a neighbouring permitted *building* by a shared pedestrian arcade.

Exception 152 is continued on the next page.

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

d) An outdoor patio, where provided in conjunction with a *restaurant*, shall be sited between a street-facing façade and an adjacent street, or at the side of a *restaurant* provided that it is sited no further back from the *front lot line* that the street-facing façade of the *restaurant* itself.

e) A maximum of three *buildings* containing *motor vehicle* sales *establishments* shall be permitted. Notwithstanding the development standards identified in sub-section (v) above, a *Motor Vehicle Sales Establishment* shall only be permitted subject to the following development standards:

i) Minimum *Gross Floor Area*: 2,100.0 m^2 per *building* used for *motor vehicle sales establishment* purposes, but where two *buildings* containing *motor vehicle sales establishments* are linked by a common roof *structure*, a combined minimum *gross floor area* of 3,000.0 m^2 is required between the *motor vehicle sales establishments* in the two *buildings*;

ii) A maximum combined total of 410 on-site *parking spaces* for all *motor vehicle sales establishments* shall be permitted, provided that the spaces used for vehicular storage are sited no closer than 100.0 metres south of Chambers Drive;

iii) Security barriers for an outdoor vehicular storage area or display area shall not include chain link or wire fencing, guardrails, pre-cast concrete barriers, or bollards that are not stone or without ornamental metal exteriors.

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

f) The ground floor of *buildings* shall have a minimum clear floor-to-ceiling *height* of 3.3 metres.

g) A parapet/roof-top wall shall not exceed 1.5 metres in *height*, save and except for a parapet/roof-top wall of any *building* having *frontage* along Salem Road South, in which case the parapet/roof-top wall shall not exceed 2.5 metres in *height*

Exception 152 is continued on the next page.

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

h) A minimum of 25% of the vertical area (excluding parapets) of street-facing *building* facades within the *build-within zone* shall be constructed of transparent materials; further, this proportion of transparency shall be maintained, notwithstanding translucent/ opaque treatments that may be directly applied to transparent materials.

i) Any portion of a front or exterior side *building* wall, excluding a parapet that is located higher than 12.0 metres above the *established grade* shall be subject to a minimum 2.0 metre step-back requirement.

j) Notwithstanding the definition of "*Lot*", all lands within the subject Exception shall be considered to be one *lot* for the purposes of this By-law.

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

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

i) For each phase of development, a Master Concept Development Plan is provided which demonstrates to the satisfaction of the Town compliance with all provisions of this By-law under *lot* build-out conditions;

ii) The parking requirements associated with each particular phase do not require any parking on lands associated with future phases in order to comply with the provisions of this By-law;

iii) No additional parking in excess of the minimum parking requirements associated with each particular phase is provided on lands associated with future phases;

iv) The ability to achieve *lot* build-out conditions in accordance with the Master Concept Development Plan does not involve a final phase consisting of a site area of less than 6,500.0 m^2 and that requires more than:

Exception 152 is continued on the next page.

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

(1) 30% *building* coverage measured relative to the site area of the final phase; and,

(2) A *Floor Space Index* of 0.6 measured relative to the site area of the final phase.

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

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

i) Location: North side of Rossland Road West, west of Riverside Drive, opposite of Bunting Court

ii) Legal Description: Part of Lot 17, Concession 3

iii) Development Standards for the 'R2-B' Zone:

a) Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to these lands zoned Residential Two – B (R2-B) Zone, as shown on Schedule 'B' to this By-law:

i) Minimum *Lot Depth*: A minimum lot depth of 24.0 metres is required except for:

- Lot 28: 23 m
- Lot 29, 30, 34 and 36: 22 m

Exception 153 is continued on the next page.

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

- Lot 35: 21 m
- Lot 38: 20 m

ii) Minimum Setback from an Interior Side *Lot Line*: A minimum setback from an interior side *lot line* shall be 1.2 metres for end units, except for Lot 14 and Lot 15, which is permitted to 1.0 metre.

iii) Minimum Setback from an *Exterior Side Lot Line*: A minimum setback from an exterior side lot line shall be 1.5 metres for Lot 1.

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

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

i) Location: West side of Riverside Drive, north of the East Duffins Creek, south of Rossland Road West and west of the Riverside *Golf Course*

ii) Legal Description: Pat of Lots 14 and 17, Concession 2

iii) Development Standards within the 'RM4' Zone:

a) Maximum Number of Units: 48 *Block Townhouse Dwellings*

b) Minimum *Yard*:

i) Front – to a *dwelling unit*: 2.4 m

– to an attached garage: 5.7 m

ii) Interior Side: 1.2 m

iii) Exterior Side: 2.4 m

Exception 154 is continued on the next page.

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

iv) Rear: 7.5 m

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

c) Road Radius *Yard*: 1.8 m

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

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

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

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

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

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

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

Exception 154 is continued on the next page.

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

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

a) Maximum Number of Units: 3 Single *Detached Dwellings*

i) Front – to a *dwelling unit*: 3.0 m

– to an attached garage: 5.7 m

ii) Rear: Notwithstanding Section 6.2.2 of Zoning By-law 95-2003 as amended, a maximum room projection of 1.0 metre is permitted into a required *rear yard* provided that the room projection does not exceed 50% of the width of the *dwelling unit*.

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

a) Maximum Number of Units: 2 Single *Detached Dwellings*

b) *Front Yard*:

i) Minimum - to a *dwelling unit*: 3.0 m

ii) Maximum - to a *dwelling unit*: 6.0 m

c) Interior North Side *Yard* Setback (Lot 52):

i) Minimum: 0.6 metres to *dwelling unit* and accessory *structure*

ii) Rear: Notwithstanding Section 6.2.2 of Zoning by-law 95-2003 as amended, a maximum room projection of 1.0 metre is permitted into a required *rear yard* provided that the room projection does not exceed 50% of the width of the *dwelling unit*.

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

Exception 154 is continued on the next page

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

a) Notwithstanding Section v) b) and c) above, the *lot* hatched below shall be deemed to be legal *non-complying*, although any additions or projections must be in accordance with Zoning By-law 95-2003, as amended.

b) Notwithstanding Section 4.4.1iii) of Zoning By-law 95-2003, as amended, for the *lot* hatched below a detached garage shall be permitted to be setback a minimum of 5.7 metres from the *front lot line*. Further, a detached garage must maintain a minimum *interior side yard* of 0.6 metres.

vii) Other Development Standards within all zones:

Exception 154 is continued on the next page.

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

i) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, where a garage exceeds a width of 3.6 metres, the minimum garage length shall be 6.0 metres.

ii) Notwithstanding Section 5.3.2 of Zoning By-law 95-2003, as amended, the width of a *parking space* within a *driveway* shall be a minimum of 2.5 metres, if a structural column is located within a *driveway*.

iii) Notwithstanding Section 5.3.2 of Zoning By-law 95-2003, as amended, all *parking spaces*, both within a private *driveway* and on a private road, shall be permitted to have a minimum length of 5.7 metres.

iv) Notwithstanding Section 6.2.2 of Zoning By-law 95-2003, a maximum *driveway* width of 6.0 metres shall be permitted for all units with a double car garage.

v) A minimum internal garage depth of 6.0 metres shall be required for all double garages.

vi) Notwithstanding Section 6.2.2 of Zoning By-law 95-2003, as amended, minimum *lot area*, frontage, depth and coverage requirements of the RM4, R1-B and R1-F zones shall not apply.

vii) A water meter room and a change room must comply with the provisions for accessory *structures* within Section 4.1.1 of Zoning By-law 95-2003, as amended. Notwithstanding this section, the change room can be setback 2.0 metres from the private road.

viii) *Platforms* are to be permitted within 1.2 metres of a front and exterior *lot line* or street radius.

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

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

i) Location: Southwest corner of Taunton Road West and Ravenscroft Road

ii) Legal Description: North Part of Lot 12, Concession 3

iii) Development Standards within the "RM4" and "RM5" zones:

a) Additional Permitted *Uses*: *Convenience Store*, *Day Care Facility*, *Financial Institution*, *Self Serve Laundromat*, *Library*, *Office*, and *Personal Service Shop*

b) Maximum Number of Units: 1,500

i) Maximum Number of Units on Parcel "B" as shown on Schedule "B attached to By-law 40-2018. 389

c) Minimum Number of Seniors Units: 300

d) Minimum *Rear Yard*: 7.5 m

e) Maximum *Lot Coverage*:

i) A maximum *lot coverage* of 35% shall be permitted over the entire site

ii) Notwithstanding Section iii) e) i) above, gazebos and other outdoor shade *structures* shall be exempt from the calculation of *lot coverage*.

f) Maximum *Height*: 24 storeys

g) Minimum Parking:

i) A minimum of 1.5 parking spaces per *unit* and 0.25 of a parking space per unit for visitors

iv) Other:

Exception 155 is continued on the next page.

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

a) For the purposes of this zoning by-law, the *front lot line* shall be deemed to be Ravenscroft Road.

b) A maximum of 1,500 units is permitted over the entire site, of which 1,200 may be standard condominiums.

c) A minimum of 2 *buildings* must be used for special needs housing (senior's apartments).

d) All *buildings* shall front onto and provide direct pedestrian access to either Ravenscroft Road or Taunton Road West, with the exception of one building identified as Block "E", as shown on Schedule 'C' of by-law 40-2018, on Parcel 'B', which shall be permitted to front onto a private road.

e) All *buildings* shall provide a minimum landscape buffer of 6.0 metres from Ravenscroft Road and Taunton Road West, with the exception of those buildings included on Parcel 'B' of By-law 40-2018.

f) All visitor drop-off areas shall be provided at *building* entries, with the exception of those buildings included in Parcel 'B', for which visitor drop off areas may be provided at *building* entries in the first level of underground parking.

g) Permanent parking, loading, underground parking ramps and service areas are to be located in interior side or *rear yards*.

h) All garage doors to underground parking areas shall not face Ravenscroft Road or Taunton Road West.

i) All roof top mechanical units and elevator penthouses shall be fully screened.

j) All *buildings* shall have their primary entrances, windows, and signage face either Taunton Road West or Ravenscroft Road, with the exception of the building identified as Block "E", as shown on Schedule 'C' of By-law 40-2018, located on Parcel 'B' which shall be permitted to front onto a private road.

Exception 155 is continued on the next page.

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

k) The location of any public art must be located at the southwest corner of Taunton Road West and Ravenscroft Road.

l) Commercial uses shall be limited to the ground floor.

v) Notwithstanding any other Section of this By-law and Zoning By-law 95-2003, as amended, the following development standards shall apply to Parcel 'B' as shown on Schedule 'B of By-law 40-2018.

a) Minimum Setback from the *Rear Lot Line*: 2.6 m

b) Minimum Setback from the *Front Lot Line*: 1.4 m

c) Maximum *Height*: 7 storeys

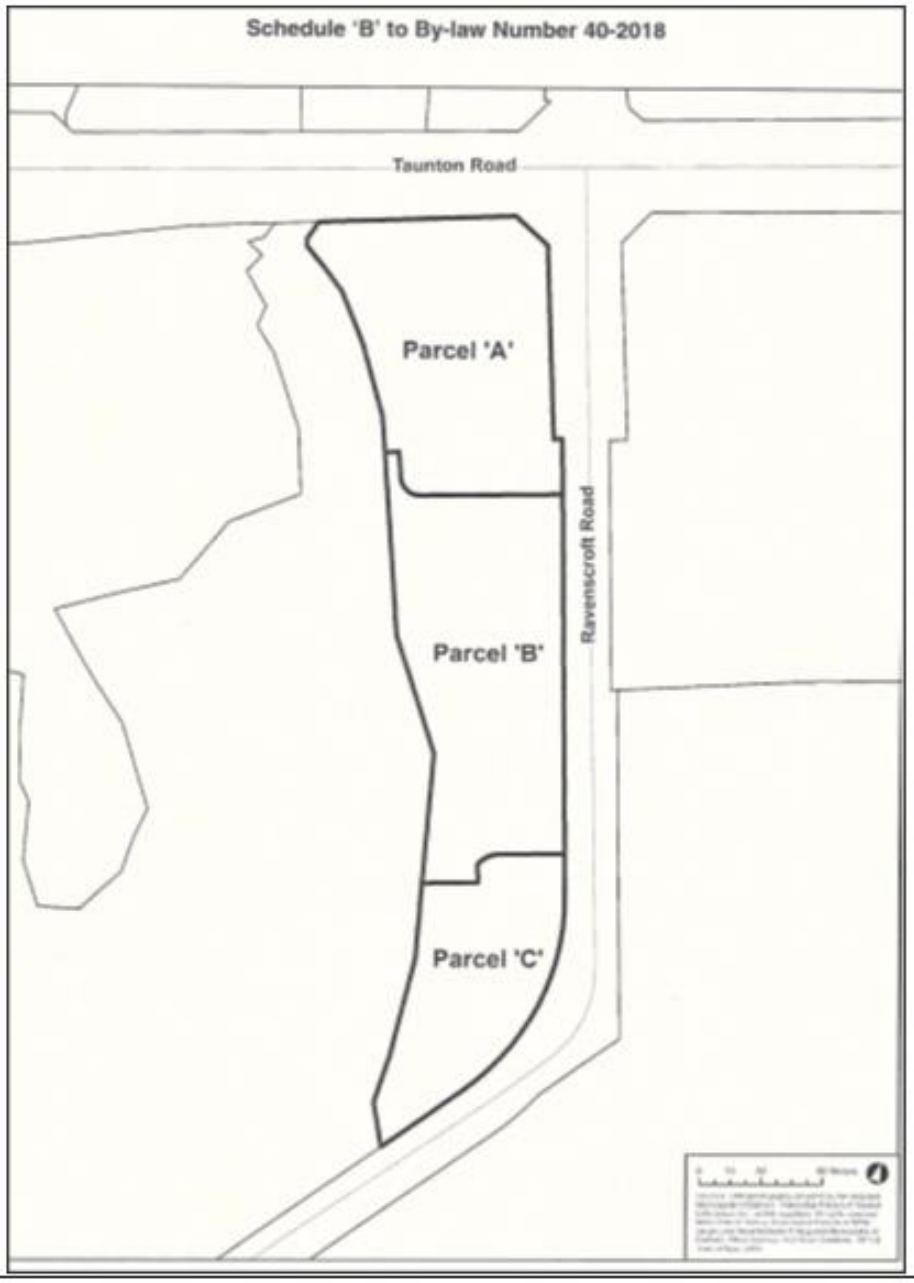
d) Parking Requirements

i) A minimum of 1.0 *parking space* per unit for apartment dwellings and 0.11 *parking space* per unit for the exclusive use of visitors shall be required.

ii) All parking spaces shall have a minimum length of 5.7 metres.

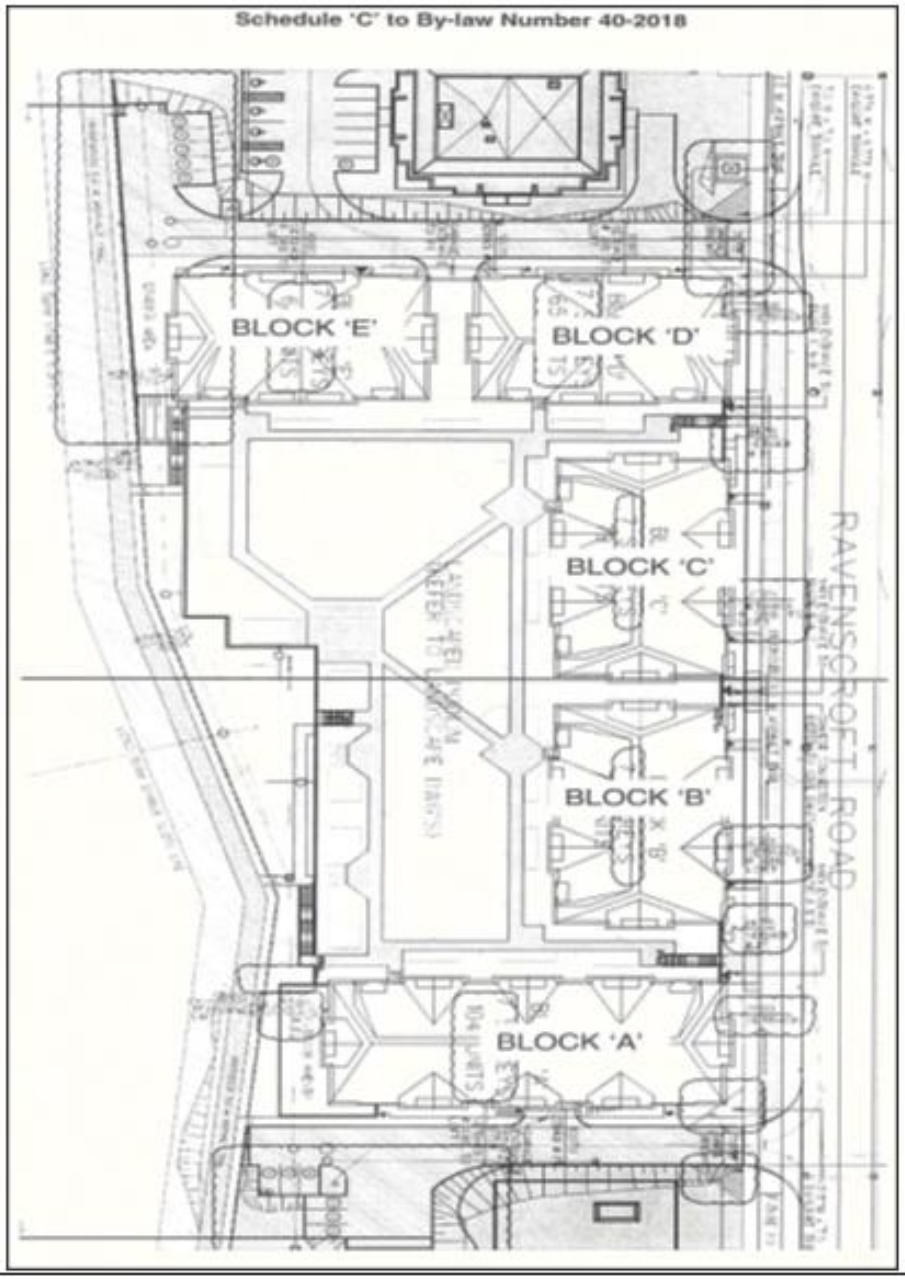
Exception 155 is continued on the next page.

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



Exception 155 is continued on the next page.

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



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

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

i) Location: North and south sides of Achilles Road, west of Carruthers Creek

ii) Legal Description: Part of Lot 5, Concession 1

iii) Additional *Uses*: Research and Development Facility, Outdoor Parking Facility for off-site Automobile Storage affiliated with a *Motor Vehicle Sales Establishment* (90 vehicles maximum)

iv) Prohibited *Uses*: *Drive-Thru Facility*, *Drive-Thru Restaurant*, *Motor Vehicle Rental Establishment*, *Public Storage Facility*, *Recreation Facility*, *Warehouse/Distribution Centre*, Free-standing forms of the following: *Financial Institution*, *Restaurant*, *Personal Service Shop*, and *Service or Repair Shop*.

v) Development Standards:

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

a) Minimum *Lot Coverage*:

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

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

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

ii) Provided that the *building* has a *Gross Floor Area* of at least 3,800.0 m^2, shall apply to least three points (as measured perpendicular from the *front lot line*) along the street-facing façade of the *building*, where each point is separated by a minimum distance of 35.0 metres as measured along the *front lot line*.

c) *Front Yard Build-Within Zone*:

Exception 156 is continued on the next page.

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

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

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

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

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

e) Minimum *Gross Floor Area*:

i) Minimum *Ground Floor Area*: 600.0 m^2

ii) Minimum Second Floor Area:

The second storey shall have a minimum floor area equal to 25% of the *ground floor area* of the *building*, or 600.0 m^2, whichever is greater. However, in the case of a *banquet facility*, a minimum second floor area of 300.0 m^2 shall be required.

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

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

g) Minimum *Landscaped Buffer*:

Along Achilles Road: 4.5 m

h) Parking:

Exception 156 is continued on the next page.

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

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

vi) Other:

a) The development standards identified in sub-section (v) above do not apply to a public utility *building* or in instances where the land is used as an Outdoor Parking Facility for off-site automobile storage affiliated with a *Motor Vehicle Sales Establishment*.

b) Where the land is used as an Outdoor Parking Facility for off-site automobile storage affiliated with a *Motor Vehicle Sales Establishment*, a *landscaped buffer* having a minimum width of 3.0 metres shall be provided adjacent to an *interior side lot line*.

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

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

i) Minimum *Gross Floor Area*: 3,800.0 m^2

ii) Minimum *Building Height*: 3 storeys

iii) Maximum *Lot Area*: 1.91 ha

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

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

Exception 156 is continued on the next page.

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

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

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

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

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

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

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

iii) *Accessory Use*:

a) A seasonal *Garden Centre* having a maximum area of 1,689 square metres is permitted as an *accessory use* in association with a *retail store*.

b) Such *Garden Centre* shall only be operational between March 1st and August 31st within every calendar year.

c) A minimum of 504 *parking spaces* must be provided on site during the operation of the seasonal *Garden Centre*.

d) A minimum of 573 *parking spaces* must be provided on site when the seasonal *Garden Centre* is not operational.

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

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

i) Location: 216, 228 and 240 Old Harwood Avenue and the rear portion of 200 Old Harwood Avenue

ii) Legal Description: Lots 13, 14 and 15 on Registered Plan 401

iii) Development Standards:

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands zoned Residential Multiple Five Zone (RM5):

a) Minimum *Lot Frontage*: 80.0 m

b) Maximum *Gross Floor Area*: 16,500.0 m²

c) Maximum number of units: 175

iv) Other:

a) No less than 50% of the wall of the main *building* facing the *front lot line* shall be within the minimum and maximum *front yard* setback requirements.

b) Minimum number of *parking spaces* 0.55 spaces/unit

c) Minimum number of *loading spaces* required: 0

d) Loading doors shall not face a street or shall be screened.

e) Minimum setback of a canopy from the *front lot line*: 2.0 m

f) Section 5.6 shall not apply.

g) All garbage shall be fully enclosed in a designated storage area within a main *building(s)* on the site. *Outdoor storage* of garbage is prohibited.

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

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

i) Location: 1964 Salem Road North

ii) Legal Description: Part of Lot 7, Concession 3

iii) Development Standards:

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands zoned Institutional – A ("I-A"):

a)	Minimum *Lot Frontage*:	130.0 m
b)	Minimum *Front Yard*:	6.0 m
c)	Maximum *Front Yard*:	9.0 m
d)	Minimum *Interior Side Yard*:	40.0 m
e)	Minimum *Exterior Side Yard*: (Taunton Road East)	4.0 m
f)	Maximum *Exterior Side Yard* (Taunton Road East)	11.0 m
g)	Minimum *Rear Yard*:	70.0 m
h)	Maximum *Height*:	14.0 m
i)	Minimum Landscape Buffer:	
	i) Along south *lot line*:	4.0 m
	ii) Along west *lot line*:	3.0 m
	iii) Along north *lot line*:	6.0 m
	iv) Along east *lot line*:	3.0 m
j)	Maximum *Gross Floor Area*:	8,750.0 m^2

iv) Development Standards for an Accessory *Building*:

Exception 159 is continued on the next page.

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

a)	Minimum *Exterior Side Yard*: (Taunton Road East)	5.0 m
b)	Maximum *Exterior Side Yard* (Taunton Road East)	6.0 m
c)	Minimum *Rear Yard*:	3.0 m
d)	Maximum *Rear Yard*:	4.0 m
e)	Maximum *Height*:	8.0 m
f)	Minimum Landscape Buffer:	
i)	Along south *lot line*:	4.0 m
ii)	Along west *lot line*:	3.0 m
iii)	Along north *lot line*:	6.0 m
iv)	Along east *lot line*:	3.0 m
g)	Maximum *Gross Floor Area*:	8,750.0 m^2

v) Development Standards for an Accessory *Building*:

a)	Minimum *Exterior Side Yard*: (Taunton Road East)	5.0 m
b)	Maximum *Exterior Side Yard* (Taunton Road East)	6.0 m
c)	Minimum *Rear Yard*:	3.0 m
d)	Maximum *Rear Yard*:	4.0 m
e)	Maximum *Height*:	8.0 m
f)	Maximum *Gross Floor Area*:	260.0 m^2

vi) Other:

a) The *lot line* abutting Salem Road North shall be deemed to be the *Front Lot Line*;

Exception 159 is continued on the next page.

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

b) A dormitory shall be permitted as an *accessory use* to a *school*.

c) Maximum number of dormitory rooms 20

d) Minimum number of required *parking spaces* 350

e) Loading doors shall not face a street.

f) *Height* requirements shall not apply to ornamental towers.

g) All garbage shall be fully enclosed in a designated storage area within a main *building(s)* on the site. *Outdoor storage* of garbage is prohibited.

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

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

i) Location: West side of Ravenscroft Road, east of the Duffins Creek, north of the Driscoll Drive/Harty Crescent, and south of the Hydro One corridor

ii) Legal Description: Part of Lot 13, Concession 3

iii) Development Standards:

a) Development Standards within the 'R1-E' zone:

i) Maximum *Lot Coverage* 50%

ii) Maximum *Driveway* Width: 6.0 m

iii) Maximum Garage Width 5.6 m

Exception 160 is continued on the next page.

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

iv) Maximum Curb Cut Width: 6.0 m

v) Other:

(1) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, a minimum internal garage dimension of 5.5 metres in width and 6.0 metres in length shall also be permitted.

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

(3) Notwithstanding the first paragraph of Section 6.2.4 of Zoning By-law 95-2003, as amended, this section shall not apply.

(4) Notwithstanding the second paragraph of Section 6.2.4 of Zoning By-law 95-2003, as amended, the maximum *front yard* setback shall be 25.0 metres measured from the front of the *principal building* to the *front lot line*. All of the remaining provisions within this paragraph shall apply.

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

i) Maximum *Lot Coverage* 50%

Exception 160 is continued on the next page.

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

ii)	Minimum *Exterior Side Yard*:	0.6 metre to an attached *porch* and 1.2 metres to a *dwelling unit* when flanking Ravenscroft Road (the setback is to be taken from the west side of the buffer block)

c) Development Standards within the 'R2-B' zone:

i)	Minimum *Exterior Side Yard*:	0.6 metre to an attached *porch* and 1.2 metres to a *dwelling unit* when flanking Ravenscroft Road (the setback is to be taken from the west side of the buffer block)
ii)	Minimum *Interior Side Yard*:	0.3 metres between units where not attached by a common wall or garage.

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

Exception	Zoning	Map	By-law	File Reference
161	PE	43	106-2010	Z1/10, SP8/10

i)	Location:	365 Bayly Street West
ii)	Legal Description:	Part of Block A, Plan M-26 (40R-9315, Parts 2 to 5)
iii)	Additional Permitted *Use*:	*Motor Vehicle Used Sales Establishment, Motor Vehicle Repair Facility* shall be permitted as an *accessory use* to a *Motor Vehicle Used Sales Establishment*

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

Exception	Zoning	Map	By-law	File Reference
162	PE	9	105-2010	SP36/06, Z2/09

i) Location: 1801 and 1901 Harwood Avenue North

ii) Legal Description: Part of Lot 8, Concession 3

iii) Additional *Uses*: *Convenience Store*, *Retail Store*

iv) Development Standards:

a) Parking:

Notwithstanding Section 5.10.2, parking shall be provided at a ratio of 1 space per 21.5 m^2 of *gross floor area* for all permitted *uses*.

v) Other:

a) An individual *retail store* and/or *convenience store* shall not exceed a total floor area of 500.0 m^2.

b) The cumulative floor area for all *retail store* and *convenience store uses* shall not exceed a total floor area of 2,790.0 m^2.

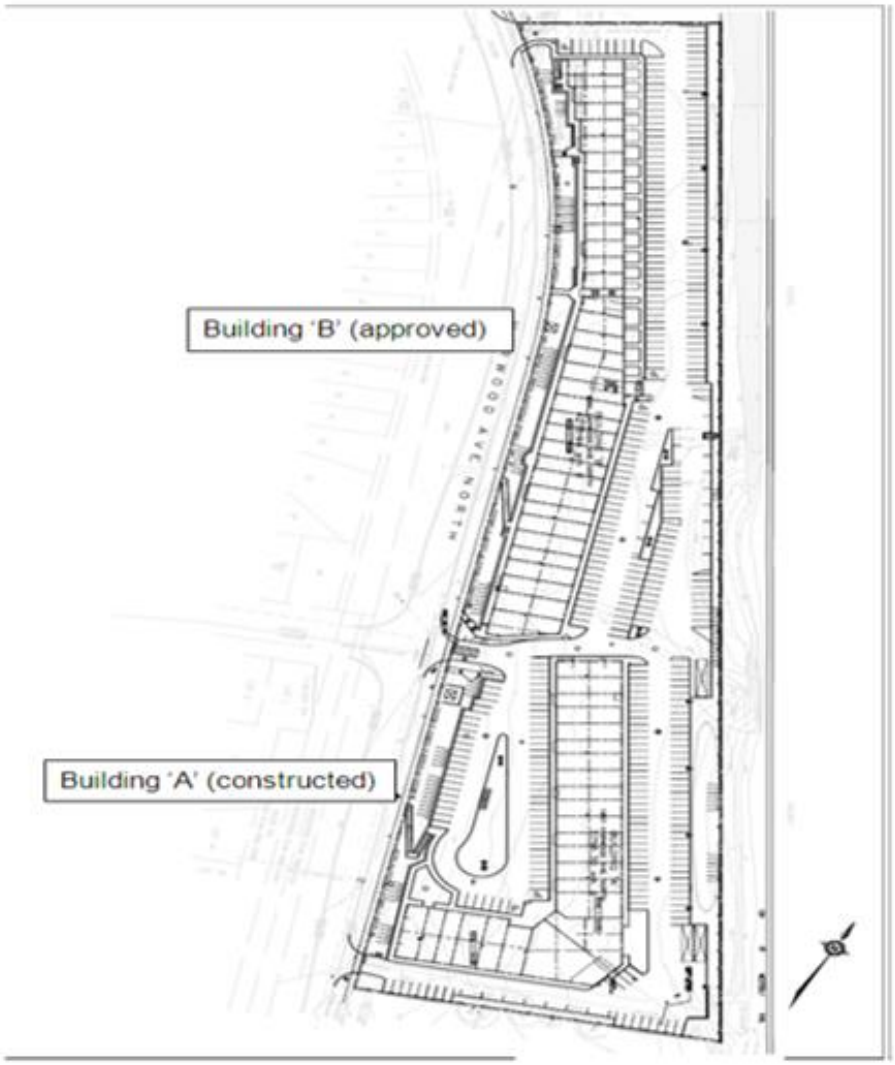
c) No more than 1,878.0 m^2 of the total *gross floor area* of *Building* A shall be occupied by *retail stores* or *convenience stores* until *Building* B and the associated parking area has been constructed as identified on Schedule 'C' attached hereto.

d) No change in land use is permitted on the subject lands unless a Certificate of Occupancy is issued by the Town.

Exception 162 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
162 continued	PE	9	105-2010	SP36/06, Z2/09

Schedule 'C'



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

Exception	Zoning	Map	By-law	File Reference
163	R1-D, RM5, PE, EP, OS, POS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

i) Location: North of Rossland Road, east of Spitty Road, west of Carruthers Creek, and south of the CPR Rail line

ii) Legal Description: Part of Lots 5 and 6, Concession 3

iii) Interpretation:

a) For the purposes of this exception, the *front lot line* for any through or *corner lot* within a 'PE' – 'Prestige Employment' Zone shall be deemed to be Rossland Road East or Salem Road. Where a *lot* has frontage on both Rossland Road East and Salem Road, the *front lot line* shall be deemed to be Rossland Road East.

b) Parcels of tied land zoned Residential Multiple Five Zone (RM5) for *Block Townhouse, Dwelling* in a common element condominium bordered by Salem Road North and Dolphin Lane or Harper-Hill Drive and Dolphin Lane or Dolphin Lane and Graywardine Lane are deemed to be lots with two *Front Yards*.

c) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to lands zoned Residential Multiple Five zone (RM5) for *Block Townhouse, Dwelling* in a common element condominium.

iv) Additional *Uses*: Convention Centres and Research and Development on a *lot* which is zoned 'PE' – 'Prestige Employment'

An education and training facility for children with special needs on a *lot* fronting the east side of Salem Road which is zoned 'PE' – 'Prestige Employment'

Motor Vehicle Gas Bar, *Motor Vehicle Washing Establishment – Automatic*, and *Convenience Store* with a total *gross floor area* not to exceed 500 square metres on a *lot* which is zoned 'PE' – 'Prestige Employment' provided that the *lot* is located in the northwest corner of Rossland Road East and Salem Road.

Outdoor storage shall only be permitted on a *lot* located west of Salem Road provided such *lot* does not have frontage on Rossland Road East. *Outdoor storage* shall be prohibited in any *yard* facing Salem Road or within 70.0 metres of the eastern *lot line* of the J. Clarke Richardson

Exception 163 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS, POS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

Additional *Uses* continued: and Notre Dame secondary *school* lands. *Outdoor storage* shall otherwise be permitted in a *side yard* or *rear yard* in accordance with Section 6.4.1 and 6.4.3.1 ii).

One *motor vehicle repair facility* that is limited to conducting minor automotive running repairs comprising a maximum floor area of 350 square metres and no more than two vehicle entry doors providing access to four vehicle bays shall only be permitted on a *lot* which is zoned 'PE' – Prestige Employment located on the east side of Salem Road as illustrated on Schedule 'D' to this By-law.

v) Development Standards for the 'RM5' Zone:

a) Minimum *Lot Frontage*: 4.8 m

b) Minimum *Lot Depth*: 22.0 m

c) Minimum Setback from *Front Lot Line* for *Dwelling Unit* located within Blocks referenced below and illustrated in Schedule 'C':

i) Blocks 1 to 6 (inclusive) fronting onto Salem Road North: 3.0 m

ii) Blocks 1 to 7 (inclusive) fronting onto Dolphin Lane: 3.7 m

iii) Blocks 6 and 7 fronting onto Harper-Hill Drive: 3.0 m

iv) Blocks 8 to 10 (inclusive) fronting onto Dolphin Lane: 2.4 m

v) Blocks 8 to 10 (inclusive) fronting onto Graywardine Lane: 2.2 m

vi) Blocks 11 to 16 (inclusive) fronting onto Graywardine Lane: 2.5 m

d) Maximum Setback from *Front Lot Line* for *Dwelling Unit* located within Blocks referenced below and illustrated in Schedule 'C':

Exception 163 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

i) Blocks 1 to 6 (inclusive) fronting onto Salem Road North: 6.2 m

ii) Blocks 6 and 7 (inclusive) fronting onto Harper-Hill Drive: 4.3 m

e) Minimum Setback from Interior *Lot Line*:

i) Between all horizontally attached *dwelling units*: 0.0 m

ii) For all end units: 1.2 m

f) Minimum Setback from *Exterior Lot Line*: 1.0 m

g) Minimum Setback from *Rear Lot Line*: 4.7 m

h) Maximum *Lot Coverage* for Parcels of Tied Land (POTL) associated with Blocks reference below and illustrated in Schedule 'C':

i) Blocks 1 to 6 (inclusive): 55%

ii) Blocks 7 to 10 (inclusive): 78%

iii) Block 11: 70%

iv) Blocks 12 to 16 (inclusive): 60%

i) Maximum Height: 12.5 m

j) Maximum Garage Width: 6.2 m

k) Other Development Standards:

i) Minimum separation between each *Block Townhouse Dwelling* block: 2.4 m

ii) *Dwelling Units* with a single vehicle *Private Garage*, must maintain a minimum *Driveway Width* of 2.7 metres and minimum *Driveway* depth of 5.7 metres.

Exception 163 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

iii) The maximum *Driveway Width* shall not exceed the exterior dimensions of the *private garage*.

iv) *Accessory buildings or structures* shall not be permitted in a *Side Yard*.

v) Notwithstanding the Minimum Setback from the *Front Lot Line* and *Exterior Side Lot Line* under Section 4.3 (Platforms) the following shall apply:

- Platforms may extend 3.0 metres out from main building wall, but not closer to a *front lot line* or exterior *lot line* than 1.0 metre.
- All other provisions under Section 4.3 (Platforms) shall apply.

vi) A 1.2 metre height decorative metal fence shall be located in *Front Yards* adjacent to Salem Road North and Harper-Hill Drive. The decorative metal fence shall be setback 2.0 metres from the *Front Lot Line* abutting Salem Road North and Harper-Hill Drive.

vii) Only fencing approved pursuant to SP4/14 is permitted.

viii) Lands zoned Private Open Space (POS) shall be permitted to erect *buildings* or *structures* and alter soil or topography in order to construct a private parkette pursuant to SP4/14.

vi) Other:

a) Only 92 *Block Townhouse Dwelling* Units are permitted on Part 1, Plan 40R-27607.

Exception 163 is continued on the next page.

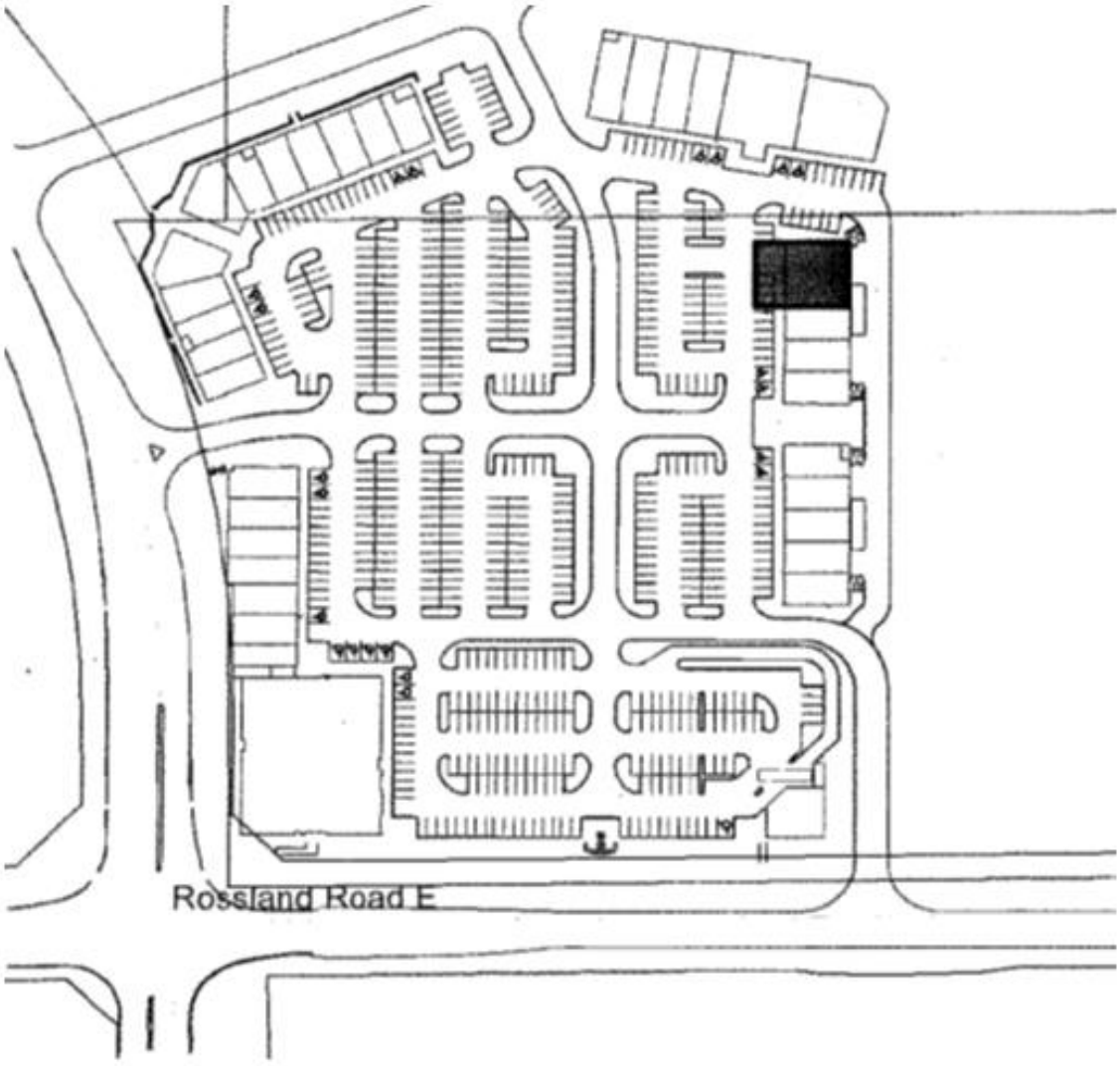
Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

Schedule 'C'

Exception 163 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
163 continued	R1-D, RM5, PE, EP, OS	18, 19	73-2011 30-2015 70-2015 23-2025	Z1/05, OPA 05-A1, S-A-2005-01 S-A-2013-01, SP4/14, Z3/14 Z2/25

Schedule 'D'



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

Exception	Zoning	Map	By-law	File Reference
164	RM4	18	74-2011	SP11/08, Z3/08

i) Location: On the south side of Rossland Road West, approximately 70.0 metres west of Harwood Avenue North

ii) Legal Description: Block 159, Plan 40M-1829

iii) Development Standards:

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands zoned 'Residential Multiple Four' Zone - 'RM4'.

a) Minimum *Lot Frontage*: 45.0 m

b) Minimum setback to the parking garage:

i) from the *Front Lot Line*: 0.0 m

ii) from the Easterly *Interior Side Lot Line*: 0.0 m

iii) from the Westerly *Interior Side Lot Line* abutting Durham Condominium Plan 160: 2.0 m

iv) from the Westerly *Interior Side Lot Line* abutting the *rear lot lines* of the lots fronting onto Smales Crescent: 103.0 m

v) from the *Rear Lot Line*: 4.5 m

c) Minimum setback to the *Apartment Dwelling*:

i) from the *Front Lot Line*: 5.0 m

ii) from the Easterly *Interior Side Lot Line*: 7.0 m

iii) from the Westerly *Interior Side Lot Line* abutting Durham Condominium Plan 160 11.0 m

iv) from the Westerly *Interior Side Lot Line* abutting the *rear lot lines* of the lots fronting onto Smales Crescent: 150.0 m

Exception 164 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
164 continued	RM4	18	74-2011	SP11/08, Z3/08

v) from the *Rear Lot Line*: 30.0 m

d) No *Apartment Dwelling* shall be closer to the *rear lot line* than 30.0 metres.

e) Maximum *Lot Coverage*: 20 %

f) Maximum *Height*: 47.0 m

g) Minimum *Landscape Buffer*:

i) along north *lot line*: 7.0 m

ii) along south *lot line*: 8.0 m

iii) along east *lot line*: 0.0 m

iv) along west *lot line*: 2.5 m

h) Maximum *Gross Floor Area*: 32,000.0 m^2

i) Maximum Number of Units: 220

iv) Other:

a) Minimum number of *parking spaces*:

i) 1.11 spaces per unit for the exclusive use of the occupants in addition to 0.25 space per unit for the exclusive use of visitors

b) Minimum number of *loading spaces*: 1

c) Minimum width of a drive aisle adjacent to no *parking spaces*: 6.7 m

d) Servicing and loading doors shall not face a street unless they are fully screened from public view through architectural screening, berming, or a combination of both of these treatments.

e) Section 5.6 shall not apply.

f) All garbage shall be fully enclosed in a designated storage area within a principle *building(s)* on the site. *Outdoor storage* of garbage is prohibited.

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

Exception	Zoning	Map	By-law	File Reference
165	R1-D, R1-B	24	30-2011	S-A-2010-01, Z4/10

i) Location: Southwest corner of Magill Drive and Old Harwood Avenue

ii) Legal Description: Part of Lot 9, Concession 2 and Part of Lot 1, Plan 435

iii) Development Standards:

Notwithstanding Section 6.2.2 of this by-law, the following development standards shall apply:

a) Development Standards within the 'R1-D' Zone

i) Minimum *Lot Depth*: 24.2 m

b) Development Standards within the 'R1-B' Zone

i) Minimum *Exterior Side Yard*: 2.0 m

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

Exception	Zoning	Map	By-law	File Reference
166	CR, EP	4	43-2011	18T-89058, Z17/89

i) Location: 239 and 299 Fifth Concession Road

ii) Legal Description: North Part of Lot 6, Concession 4 and North Part of Lot 6, Concession 4 (40R-13510, Parts 1 to 5)

iii) Development Standards:

Notwithstanding Section 6.2.2 of Zoning By-law 95-2003, as amended, the following zone standards shall apply:

a) Lot 3:

i) Minimum *Lot Frontage*: 40.0 m

ii) Minimum East *Interior Side Yard* Setback: 3.0 m

Exception 166 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
166 continued	CR, EP	4	43-2011	18T-89058, Z17/89

b) Lot 6:

i) Minimum *Lot Frontage*: 45.0 m

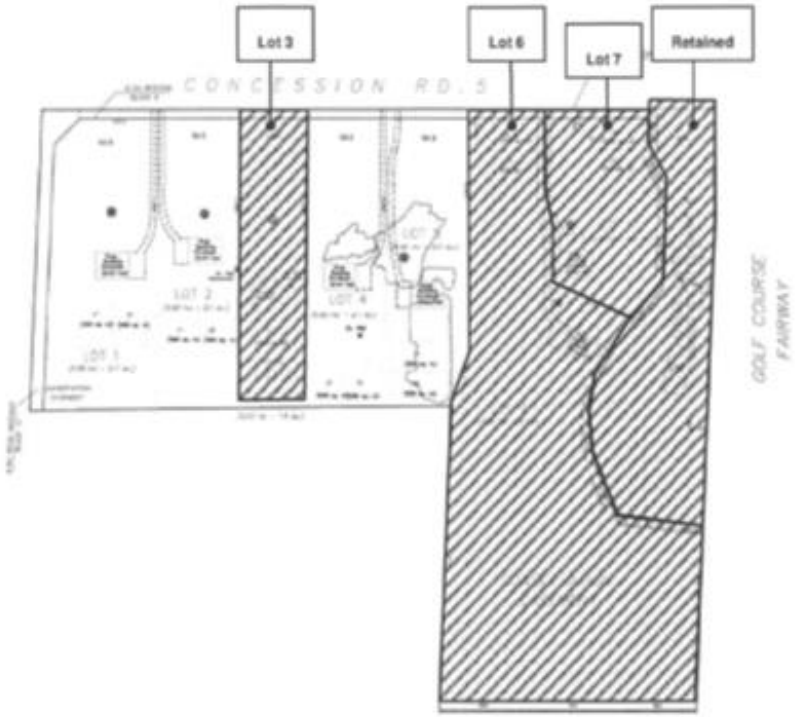
c) Lot 7:

i) Minimum *Lot Depth*: 99.0 m

ii) Minimum *Rear Yard* Setback: 7.5 m

d) Retained:

i) Minimum *Lot Frontage*: 40.0 m



iv) Other:

a) Section 2.4 vi) of the Town of Ajax Zoning By-law 95-2003, as amended, shall not be applicable.

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

Exception	Zoning	Map	By-law	File Reference
167	UC	32	58-2011	SPA11/10, Z2/10

i) Location: 150 Kingston Road East

ii) Legal Description: South Part of Lot 6 and 7, Concession 2, NOW Part 3 on 40R-14918 and Part 6 on 40R-15728

iii) Additional *Uses*: *Motor Vehicle Gas Bar* as an *accessory use* to a *Retail Warehouse*

iv) Development Standards associated with a *Motor Vehicle Gas Bar*:

a) Minimum Setback from the *Front Lot Line*:

i) Kingston Road East 19.0 m

ii) Ringer Road 330.0 m

b) Minimum Setback from the *Interior Side Lot Line*:

i) West *Interior Side Lot Line*: 78.0 m

ii) East *Interior Side Lot Line*: 20.0 m

c) Minimum Setback from the *Exterior Side Lot Line*: 7.5 m

d) Minimum Setback from the *Rear Lot Line*: 9.0 m

e) Maximum *Gross Floor Area*: 15.0 m^2

f) Maximum *Height*: 3.0 m

v) Other:

a) A maximum of one *Motor Vehicle Gas Bar* is permitted.

b) Notwithstanding the maximum *height* requirement herein, canopies over gas pumps may be permitted to a maximum *height* of 5.5 metres.

c) Minimum required parking of 4.58 spaces per 100.0 m^2 of *gross floor area*

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

Exception	Zoning	Map	By-law	File Reference
168	EP, OS, I-A, NC, R1-D, R1-F, R2-B, POS	13, 14	90-2011 79-2013 108-2014	S-A-2008-01, Z4/08,

i) Location: North side of Rossland Road West, west of Church Street North

ii) Legal Description: Part of Lot 15 and 16, Concession 3

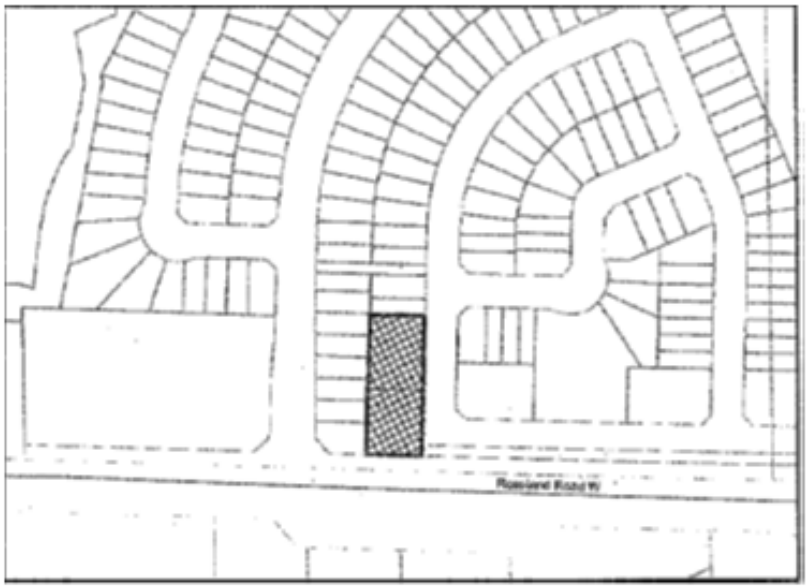
iii) Development Standards:

Notwithstanding Section 6.2.2 of this By-law, the following development standards shall apply:

a) Lands within the 'R1-D' and 'R1-F' zone:

i) Maximum *Lot Coverage*: 50%

b) *Lots* created within Blocks 121 and 122 on Draft Plan of Subdivision S-A-2008-01, as shown within the cross-hatched area on the schedule below, shall have minimum *Lot Frontages* of 7.0 metres.



c) Lands within the 'NC' zone shall permit *Apartment Dwellings* on the upper floor of a building with ground level neighbourhood commercial uses.

d) A minimum *Gross Leasable Floor Area* for a building in the 'NC' Zone: 500 m^2

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

Exception	Zoning	Map	By-law	File Reference
169	RM4	30	43-2013	Z5/11 SPA11/11

i) Location: Northeast corner of Kingston Road West and Chapman Drive

ii) Legal Description: Part of Block 114, Plan 40M-1489 NOW Part 87, RP 40R-24069

iii) Additional *Uses*: *Dwelling, Stacked*

iv) Development Standards:

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

i) Platforms: Height Above Finished Ground Level - More than 1.2 metres:

- Minimum setback from the *Exterior side lot line* – Kingston Road West: 1.2 m
- Minimum setback from the *Front lot line* – Chapman Drive: 1.0 m

b) Notwithstanding Section 5.3.2, the following development standards shall apply:

i) Minimum length of all required off-street parking except those within a *private garage*: 5.7 m

ii) Minimum perpendicular width of aisle with no adjacent parking: 6.7 m Two directions

c) Section 5.6 shall not apply.

d) Notwithstanding Section 5.10.1 the following off-street parking requirement shall apply:

i) Minimum: 1.11 spaces per unit for exclusive *use* of the occupants in addition to 0.25 spaces per unit for exclusive *use* of visitors

e) Notwithstanding Section 5.3.2, the following development standards shall apply:

i) Minimum length of each off-street *parking space* for *Persons with Disabilities*: 5.7 m

Exception 169 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
169 continued	RM4	30	43-2013	Z5/11 SPA11/11

f) Notwithstanding Section 6.2.2, the following development standards shall apply:

i)	Minimum *Lot Frontage*:	35.0 m
ii)	Minimum setback from the *Front lot line* – Chapman Drive	1.70 m
iii)	Minimum setback from the *Rear lot line* – East Lot Line:	4.10 m
iv)	Minimum setback from the *Exterior side lot line* – Kingston Road West:	2.60 m
v)	Minimum setback from the *Interior side lot line* – North Lot Line:	3.40 m

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

Exception	Zoning	Map	By-law	File Reference
170	UC	32	93-2012	OPA11-A3, Z3/11, SP3/12

i)	Location:	36 Salem Road South
ii)	Legal Description:	Part of Lot 4, Plan 377, (40R-20189, Part 5)
iii)	Additional *Uses*:	*Restaurant, Take-Out*
iv)	Prohibited *Uses*:	*Banquet Facility, Drive-Thru Facility, Funeral Home, Hotel, Library, Licensed Accessory Outdoor Patio, Motel, Motor Vehicle Rental Depot, Place of Assembly, Place of Entertainment, Place of Worship, and Drive-Thru Restaurant*

Exception 170 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
170 continued	UC	32	93-2012	OPA11-A3, Z3/11, SP3/12

v) Development Standards:

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

a)	Minimum *Lot Frontage*:	22.0 m
b)	Minimum Setback from the *Front Lot Line*:	3.0 m
c)	Minimum Setback from the *Interior Side Lot Lines*:	
i)	Setback from South *Lot Line*:	1.2 m
ii)	Setback from North *Lot Line*:	1.2 m
d)	Minimum Setback from a *Rear Lot Line*:	23.0 m
e)	Minimum Built *Lot Frontage* (Front Wall):	89%
f)	Minimum *Gross Floor Area*:	420.0 m^2
g)	Minimum *Building Height*:	6.0 m
h)	*Landscaped Buffer*:	
i)	Along South *Lot Line*:	1.2 m
ii)	Along West *Lot Line*:	3.0 m
iii)	Along East *Lot Line*:	3.0 m
iv)	Along North *Lot Line*:	1.2 m

vi) Other:

a)	Minimum *Parking Space* Depth:	5.7 m
b)	Minimum Number of *Parking Spaces*:	15
c)	Maximum *Gross Floor Area* for a *Restaurant, Take-Out*:	140.0 m^2

Exception 170 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
170 continued	UC	32	93-2012	OPA11-A3, Z3/11, SP3/12

d) 30% of the area of the east, north and west *building* elevations shall be constructed of transparent materials allowing unencumbered visual access into the *building*.

e) The principal entrance to the *building* from all tenancies shall be from Salem Road South. All principal entrances must be fully accessible at all times.

f) A *Restaurant, Take-Out use* shall be located in the south portion of the *building* and any kitchen/food preparation area shall be located along the southern wall of the *building*.

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

Exception	Zoning	Map	By-law	File Reference
171	RM6	32, 39	145-2012 23-2025	18T-95041, 18T-95041(RL2/10) SP12/10, C-A-2012-03, Z2/12 Z2/25

i) Location: 1 – 77 Cooperage Lane

ii) Legal Description: Block 27, 40M-2466

iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 58 *block townhouse dwellings*.

iv) Development Standards:

In the event that Block 27 is developed for 58 *block townhouse dwellings* pursuant to SP12/10, the following development standards shall apply:

a) Maximum Number of *Block Townhouse Dwellings*: 58

Exception 171 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
171 continued	RM6	32, 39	145-2012 23-2025	18T-95041, 18T-95041(RL2/10) SP12/10, C-A-2012-03, Z2/12 Z2/25

b) Minimum *Yard* Setbacks for each parcel of land associated with a *block townhouse dwelling*:

i)	*Front Yard* (abutting Cooperage Lane):	1.0 m
ii)	*Interior Side Yard*:	0.0 m
iii)	*Exterior Side Yard*:	0.0 m
iv)	*Rear Yard* (opposite the *front yard*):	0.0 m

c) Other Development Standards for each parcel of land associated with a *block townhouse dwelling*:

i)	Minimum *Lot Frontage*:	4.5 m
ii)	Maximum *Lot Coverage*:	100 %
iii)	A minimum separation of 3.0 metres is required between each *block townhouse dwelling* block.	

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

Exception	Zoning	Map	By-law	File Reference
172	GE	43	67-2013	OPA12-A1 Z3/12, SP19/12

i) Location: 384 Finley Avenue

ii) Legal Description: Part of Block A, Plan M26 40R-9315, Part 7 & 8 and 40R-6894, Part 1

iii) Additional *Uses*: *Funeral Home, Funeral Visitation Centre, Crematorium*

iv) Development Standards:

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

a) Minimum Number of *Parking Spaces* 143

b) Maximum Total *Gross Floor Area*: 1,200 m^2

c) Maximum Number of Cremators: 3

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

Exception	Zoning	Map	By-law	File Reference
173	EP, RM6	9	52-2013 23-2025	C-A-2012-06 S-A-2012-02 SP21/12, Z4/12 Z2/25

i) Location: Southeast corner of Taunton Road East and Harwood Avenue North

ii) Legal Description: Part Lot 9 Concession 3 Pickering, Part 1 on 40R24556 and Part Lot 9 Concession 3 Pickering, Parts 2, 3 and 4 on 40R24556 (Permanent Closing by By-law as in DR507321)

iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 84 block townhouse dwellings.

iv) Development Standards:

In the event that Block 1 is developed for 84 block townhouse dwellings pursuant to SP21/12, the following development standards shall apply:

Exception 173 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
173 continued	EP, RM6	9	52-2013 23-2025	C-A-2012-06 S-A-2012-02 SP21/12, Z4/12 Z2/25

a) Maximum Number of Block Townhouse Dwellings: 84

b) Zone Standards for each parcel of land associated with a block townhouse dwelling:

i) *Front Yard*:

- To a *dwelling unit* fronting onto a private park: 2.5 m
- To a *dwelling unit* fronting onto Harwood Avenue North or onto an Environmental Protection (EP) Zone: 3.0 m
- To a dwelling unit adjacent to the southerly private *driveway*: 2.0 m
- To a *dwelling unit* fronting onto an internal road – to be measured from the side of the sidewalk closest to a block townhouse dwelling: 3.0 m
- To any attached garage: 5.7 m

ii) *Interior Side Yard*: 1.5 m between blocks and 0.0 m between attached dwellings

iii) *Exterior Side Yard*: 1.4 m

iv) *Rear Yard*: 6.0 m

v) Road Radius Yard: 1.2 m

vi) Minimum *Lot Frontage*: 5.8 m

vii) Maximum *Building Height*: 12.0 m

Exception 173 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
173 continued	EP, RM6	9	52-2013 23-2025	C-A-2012-06 S-A-2012-02 SP21/12, Z4/12 Z2/25

c) Other Development Standards Within the RM6 Zone:

i) A minimum separation of 3.0 metres is required between each block townhouse dwelling block within the RM6 zone.

ii) A minimum setback of 0.0 metres between block townhouse dwellings within the same block of units.

iii) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, the minimum exterior side yard setback shall be 2.5 metres and no accessory *structure* shall be located closer to a private road than the *dwelling unit*.

iv) No accessory structures or fences (other than decorative metal fences along the Environmental Protection (EP) zone boundary, Harwood Avenue North, and the southerly private *driveway*) are permitted within the *front yard* adjacent to Harwood Avenue North or the Environmental Protection (EP) zone boundary or any *front yard* adjacent to the private internal roadway, with the exception of the water meter/mail kiosk *building*, which shall maintain a minimum setback of 5.0 metres from the southerly private *driveway* or internal private road.

v) A minimum setback between a block townhouse dwelling and a railway right-of-way shall be 30.0 metres.

vi) Notwithstanding Section 5.3.2 of Zoning By-law 95-2003, as amended, the minimum width of a parking space within a private driveway shall be 2.5 metres if a structural column is located within the driveway. The minimum length shall be 5.7 metres.

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

Exception	Zoning	Map	By-law	File Reference
174	R1-B, EP	13	65-2013	Z1/13, LD11/2013 to LD19/2013

i) Location: 960 Riverside Drive

ii) Legal Description: Lot 12, Plan M-1157

iii) Development Standards:

a) Maximum *Lot Coverage*: 45 %

b) Minimum *Lot Depth*: Lots 1, 2 and 3 created through Land Division Applications LD11/2013 to LD19/2013, as shown within the shaded area on the map below, shall have minimum Lot Depths of 28.5 metres for lots 1 and 2; and 32.5 metres for lot 3

Exception 174 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
174 continued	R1-B, EP	13	65-2013	Z1/13, LD11/2013 to LD19/2013

iv) Other:

a) The minimum width of the attached front *porch* shall be not less than the following, whichever is less:

i) 2.0 metres;

ii) The entire width of the habitable portion of the *dwelling*, measured from the nearest exterior wall of an attached *private garage* to the opposite exterior side wall of the *principal building*.

b) Notwithstanding Section 6.2.2; Section 6.2.4 Front Yard and Exterior Yard Requirements 6.2.4 shall apply.

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

Exception	Zoning	Map	By-law	File Reference
175	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

i) Location: Southwest corner of Taunton Road East and Audley Road North 593 Taunton Road East

ii) Legal Description: Part of Lot 3, Concession 3, Part 1, Registered Plan 40R-2467; Block 251, Registered Plan 40M-2186; and Part of Block 255, Registered Plan 40M-2186

iii) Interpretation:

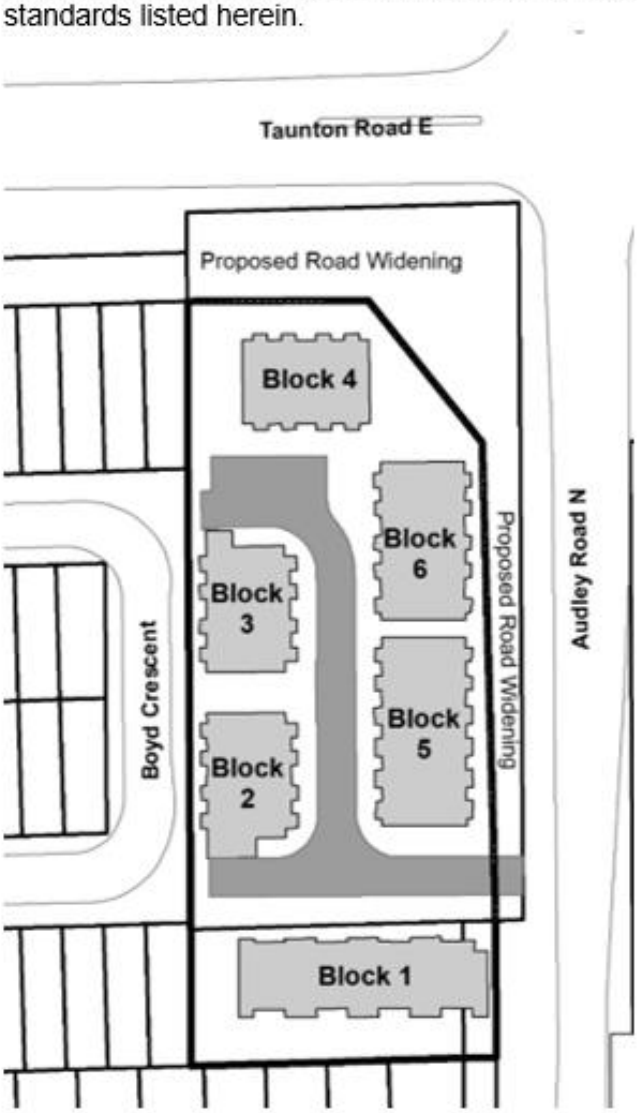
a) For the purposes of determining setbacks, Taunton Road shall be deemed the *Front Lot Line*, Audley Road shall be deemed the *Exterior Side Lot Line*, the west property line shall be deemed the *Interior Side Lot Line*, and the south property line shall be deemed the *Rear Lot Line*.

b) The *Yard* abutting Block 1 and the south property line (*Rear Lot Line*) shall be deemed the *Rear Yard*. For the purposes of this Exception, the *Rear Yard* shall be divided amongst the individual *Dwelling Units* within Block 1.

Exception 175 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

c) Schedule 'D' has been included in this Exception as a reference to provide context for the development standards listed herein.



Exception 175 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

iv) Additional *Uses*: *Dwelling, Back-to-Back Stacked Townhouse*

v) Development Standards within the Residential Multiple Six (RM6) Zone:

a) Maximum Number of *Dwelling Units*:

i)	*Dwellings, Block Townhouse*	8
ii)	*Dwellings, Back-to-Back Stacked Townhouse*	88

b) Minimum Setback from *Front Lot Line*:

i)	*Dwelling Units/Platforms (porch)*	6.2 m
ii)	Underground parking garage	0.0 m

c) Minimum Setback from *Exterior Side Lot Line*:

i)	*Dwelling Units/Platforms (porch)*	1.3m
ii)	Underground parking garage	0.9 m

d) Minimum Setback from *Interior Side Lot Line*:

i)	*Dwelling Units/Platforms (porch)* within Block 4	10.0 m
ii)	*Dwelling Units/Platforms (porch)* within Blocks 2 and 3	2.0 m
iii)	*Dwelling Units/Platforms (porch)* within Block 1	8.6 m
iv)	Underground parking garage	2.0 m
v)	Steps leading to or from a *Platform (porch)*	0.0 m

e) Minimum Setback from *Rear Lot Line*:

i)	*Dwelling Units* within Block 1	7.5 m

Exception 175 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

f)	Minimum Setback from *Daylighting Triangle*:		
	i)	Dwelling Units within Block 4	4.1 m
	ii)	Platforms (porch) within Block 4	3.3 m
	iii)	Dwelling Units within Block 6	4.6 m
	iv)	Platforms (porch) within Block 6	3.5 m
	v)	Underground parking garage	0.0 m
g)	Minimum Setbacks between *Dwelling Units*:		
	i)	Setback between Block 2 and 3	7.3 m
	ii)	Setback between Block 5 and 6	3.0 m
h)	Maximum *Height*:		3-storeys/12.8 m(1)
i)	Maximum *Lot Coverage*:		40 %
vi)	Other:		

Exception 175 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

a) Minimum Parking: 1.5 spaces per unit for the exclusive use of occupants in addition to 0.25 spaces per unit for the exclusive use of visitors (*Dwellings, Block Townhouse*); 1.02 spaces per unit for the exclusive use of occupants in addition to 0.25 spaces per unit for the exclusive use of visitors (*Dwelling, Back-to-Back Stacked Townhouse*); or a minimum of 131 total parking spaces, whichever is greater

b) Minimum Private *Driveway* Length: 6.0 m

c) Minimum Private *Driveway Width*: 2.7 m

d) Minimum Private Road Width 7.0 m

e) Minimum Two-Way Drive Aisle Width: 6.7 m

f) Air conditioning units shall be screened from public view through architectural screening, landscaping, or a combination of these treatments.

g) Notwithstanding Section 4.3 of Zoning By-law 95-2003, as amended, as it relates to *porches*, the maximum area of a *porch* associated with a *Dwelling Unit* shall be 6.1 m^2.

h) *Accessory buildings* or *structures* shall be permitted within common outdoor amenity spaces areas. The provisions of Section 4.1.1 of Zoning By-law 95-2003, shall not apply to such *accessory buildings* or *structures*.

i) *Accessory buildings* or *structures* shall be permitted in the *Rear Yard* of Block 1. Notwithstanding the *lot coverage* and *gross floor area* provisions of Section 4.1.1 v) of Zoning By-law 95-2003 or the Maximum *Lot Coverage* provision set out in Section v) i) herein, the maximum *gross floor area* of all *accessory buildings* or *structures* in the *Rear Yard* for each individual *Dwelling Unit* within Block 1 shall be no greater than 10.0 m^2.

Exception 175 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
175 continued	RM6 (H)	11	17-2020 23-2025	OPA19-A1 Z1/19 Z2/25

j) Notwithstanding Section 4.3 of Zoning By-law 95-2003, the following shall apply to any *platform* in the *Rear Yard* for each individual *Dwelling Unit* within Block 1:

i) Maximum Area: 50% of the *Rear Yard* associated with each individual *Dwelling Unit*

ii) Minimum Setback from *Rear Lot Line* for *Platforms*:

- *Platforms* with a *height* between finished ground level and 1.2 m — 1.8 m
- *Platforms* with a *height* more than 1.2 m — 4.0 m

iii) Minimum Setback from *Interior Side Lot Line* (*platform* associated with most westerly *Dwelling Unit*): 8.6 m

iv) Minimum Setback from *Exterior Side Lot Line* (*platform* associated with most easterly *Dwelling Unit*): 1.3 m

(1) The *height* requirements shall include mechanical penthouses.

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

Exception	Zoning	Map	By-law	File Reference
176	R3, RM6	46	25-2014 81-2021 23-2025	Z15/05, S-A-2005-06 Z2/19, S-A-2019-01, RL1/19 (S-A-2005-06) Z2/25

i) Location: Lands generally bounded by Shoal Point Road, Bayly Street East, Clayton Road and Leney Street.

ii) Legal Description: Part of Lot 4, Range 3, Broken Front Concession, NOW Part 1 on Registered Plan 40R-13460 and Part of Lot 4, Range 3, Broken Front Concession, NOW Part 2 on Registered Plan 40R-30300.

iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to lands zoned Residential Multiple Six Zone (RM6) for *Block Townhouse, Dwelling* in a common element condominium form.

iv) Development Standards for Residential Three Zone (R3):

a) Notwithstanding Section 6.2.2, Zone Standards, the following development standards shall apply in a Residential Three Zone (R3):

i) Minimum *Lot Frontage:* 7.2 m

ii) Minimum *Lot Depth*: 28.0 m

v) Development Standards for Residential Multiple Six Zone (RM6):

a) Notwithstanding Section 6.2.2, Zone Standards, the following development standards shall apply in a Residential Multiple Six Zone (RM6):

i) In the event that a common element condominium is developed on lands zoned Residential Multiple Six Zone (RM6) for *Block Townhouse*, *Dwelling* the zone standards under the Residential Two – B Zone (R2-B) shall apply to all parcels of tied land (POTL) and associated dwelling units with the exception of the following development standards:

Exception 176 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
176 continued	R3, RM6	46	25-2014 81-2021 23-2025	Z15/05 S-A-2005-06 Z2/19, S-A-2019-01, and RL1/19 (S-A-2005-06) Z2/25

	- Minimum Setback from a Front Lot Line:	3.0 m to Dwelling Unit 6.0 m to Attached Garage
	- Minimum Setback from a Rear Lot Line:	7.0 m
	- Maximum Lot Coverage:	50%
	- Maximum Height:	12 m
ii)	That the development of lands zoned RM6 Zone shall be designed to support dwelling units with principal entrances, porches, steps and windows that front directly onto a public road and onto the portion of a private road that is parallel (window road) to a public road.	

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

Exception	Zoning	Map	By-law	File Reference
177	R3, RM6	46, 61, 62	24-2014 23-2025	Z16/05, S-A-2005-07 Z2/25

i)	Location:	South side of Bayly Street East, approximately 200 metres east of Shoal Point Road
ii)	Legal Description:	North Part of Lot 4, Range 3, Broken Front Concession, NOW Part 1 to 6, Registered Plan 40R-6831
iii)	Interpretation:	Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to lands zoned Residential Multiple Six Zone (RM6) for *Block Townhouse, Dwelling* in a common element condominium form.

iv) Development Standards for Residential Three Zone (R3):

a) Notwithstanding Section 6.2.2, Zone Standards, the following development standards shall apply in a Residential Three Zone (R3):

Exception 177 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
177 continued	R3, RM6	46, 61, 62	24-2014 23-2025	Z16/05, S-A-2005-07 Z2/25

i) Minimum *Lot Frontage*: 7.2 m

ii) Minimum *Lot Depth:* 28.0 m

v) Development Standards for Residential Multiple Six Zone (RM6):

a) Notwithstanding Section 6.2.2, Zone Standards, the following development standards shall apply in a Residential Multiple Six Zone:

i) In the event that a common element condominium is developed on lands zoned Residentail Six Zone (RM6) for *Block Townhouse, Dwelling* the zone standards under the Residential Two – B Zone (R2-B) shall apply to all parcels of tied land (POTL) and associated *dwelling units*.

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

Exception	Zoning	Map	By-law	File Reference
178	PE, EP	33, 40, 60, 61	28-2021	Z5/20 SP8/20

i) Location: Southwest corner of Kingston Road and Audley Road extending west to Carruthers Creek, municipally known as 537 Kingston Road East

ii) Legal Description: Part of Lots 3, 4 and 5, and Part of the Road Allowance Between Lots 4 and 5, Concession 1, Geographic Township of Pickering, Town of Ajax, Regional Municipality of Durham

All of PIN: 26453-0683

All of PIN: 26453-0718

Exception 178 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
178 continued	PE, EP	33, 40, 60, 61	28-2021	Z5/20 SP8/20

iii) Interpretation: The following yard and *lot line* interpretation shall apply: the *yard* and *lot line* abutting Kingston Road shall be deemed to be a *front yard* and *front lot line*; the *yard* and *lot line* abutting the future Chambers Drive right-of-way shall be deemed to be a *front yard* and *front lot line*; the *yard* and *lot line* abutting the future Audley Road right-of-way and eastern development limits (Environmental Protection (EP) Zone) shall be deemed to be the *exterior side yard* and *exterior side lot line*; and the *yard* and *lot line* abutting the western development limits (EP Zone) shall be deemed to be the *interior side yard* and *interior side lot line*.

iv) Development Standards:

The following development standards shall only apply in the event that a *warehouse/distribution centre* is developed on the lands:

a) Notwithstanding Section 5.4 iv) and v) of Zoning By-law 95-2003, as amended, the following shall apply:

i) A maximum of one (1) row of parking, regardless of tenure (visitor or employee i) parking), shall be permitted in the *front yard* abutting the future Chambers Drive extension.

ii) A maximum of five (5) rows of parking, regardless of tenure, shall be permitted in the *front yard* abutting Kingston Road, provided such spaces are screened from public view through architectural screening, landscaping, or a combination of these treatments.

iii) A maximum of three (3) rows of parking, regardless of tenure, shall be permitted in the *exterior side yard* abutting the future Audley Road extension, provided such spaces are screened from public view through architectural screening, landscaping, or a combination of these treatments.

b) Notwithstanding Section 5.13.3 of the Zoning By-law 95-2003, as amended, loading spaces shall be permitted in the *interior* and *exterior side yards* only. Any loading spaces located in the *exterior side yard* shall be screened from public view through architectural screening, landscaping, or a combination of these treatments.

Exception 178 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
178 continued	PE, EP	33, 40, 60, 61	28-2021	Z5/20 SP8/20

c) Notwithstanding Section 6.4.3.1 i) of Zoning By-law 95-2003, as amended, truck and trailer storage shall be permitted in the *interior* and *exterior side* yards only. Truck and trailer storage shall be screened from public view through architectural screening, landscaping, or a combination of these treatments. No other *outdoor storage* shall be permitted.

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

Exception	Zoning	Map	By-law	File Reference
179	EP, RM6	9	53-2015 23-2025	C-A-2012-04 S-A-2012-01 SP16/12, Z6/07 Z2/25

i) Location: Southwest corner of Taunton Road West and Harwood Avenue North

ii) Legal Description: Con 3 N Pt Lot 9 NOW RP 40R11178 Part 1, 2

iii) Interpretation: Section 4. 9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 27 *block townhouse dwellings*.

iv) Development Standards:

In the event that Block 1 is developed for 27 *block townhouse dwellings* pursuant to SP16/12, the following development standards shall apply:

a) Maximum Number of *Block Townhouse Dwellings*: 27

b) Zone Standards for each parcel of land associated with a *block townhouse dwelling*:

Exception 179 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
179 continued	EP, RM6	9	53-2015 23-2025	C-A-2012-04 S-A-2012-01 SP16/12, Z6/07 Z2/25

i) *Front Yard*:

- To a *dwelling unit* fronting onto an internal road – to be measured from the middle of the rolled curb to the front face of the *porch*: 4.0 m
- To any attached garage: 5.7 m

ii) *Interior Side Yard*: 1.5 m between blocks and 0.0 m between attached *dwellings*

iii) *Exterior Side Yard*: 2.0 m

iv) *Rear Yard*: 7.5 m

v) Road Radius Yard: 1.2 m

vi) Minimum *Lot Frontage*: 5.9 m

vii) Maximum *Building Height*: 12.0 m

c) Other Development Standards Within the RM6 Zone:

i) A minimum separation of 3.0 metres is required between each *block townhouse dwelling* block within the RM6 zone.

ii) A minimum *interior side yard* setback of 0.0 metres between *block townhouse dwellings* with the same block of units.

iii) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, the minimum *exterior side yard* setback shall be 2.5 metres and no accessory structure shall be located closer to a private road or public road than the *dwelling unit*.

iv) Air conditioning units shall only be located in a *rear yard*.

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

Exception	Zoning	Map	By-law	File Reference
180	PE, EP	18, 25	51-2016	Z1/09

i) Location: 1 Rossland Road East

ii) Legal Description: Parts 11, 12, 13 and 15 of Plan 40R-28659

iii) Interpretation: The lands that are subject to this Exception shall be interpreted as one lot.

The lot lines that abut either Rossland Road or Harwood Avenue shall be deemed as front lot lines. The lot lines along the eastern and southern portion of the subject lands shall be deemed the rear lot lines, and the balance of the lot lines shall be deemed to be interior side lot lines.

Iv) Additional *Uses*: *Retail Store*, including a Supermarket; *Outdoor Display and Sales Area; Convenience Store; Garden Centre*

V) Prohibited *Uses*: *Motor Vehicle Rental Establishment, Motor Vehicle Sales Establishment, Motor Vehicle Service Centre, Public Storage Facility, Sports Arena, Funeral Home*

Vi) Development Standards:

a) Notwithstanding Sections 4.12, 4.21.1 and 6.4.2 of By-law 95-2003, the following will apply:

i) For *Buildings* within 50 metres of Rossland Road and 50 metres of Harwood Avenue:

- A *Front Yard Building* setback of a minimum of 0.5 metres and a maximum of 6 metres on Rossland Road; and
- A Front Yard Building setback of a minimum of 6 metres and a maximum of 9 metres on Harwood Avenue

Exception 180 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
180 continued	PE, EP	18, 25	51-2016	Z1/09

ii) At least one *building* abutting Rossland Road and at least one *building* abutting Harwood Avenue will comprise a minimum *building height* of two functional storeys. Any other *building(s)* abutting Rossland Road will have massing comprised of a corner feature with a minimum *height* of 11.0 metres with the balance of the *building* facades at a minimum *height* of 8.0 metres. Any other *building(s)* abutting Harwood Avenue will have massing comprised of a corner feature with a minimum *height* of 9.0 metres with the balance of the *building* facades at a minimum *height* of 7.0 metres. For the purposes of this development standard, *building height* will be measured from the finished grade at the customer entrance near the street to the top of the *building* parapet.

iii) The following provisions shall apply to any *building* abutting Rossland Road or Harwood Avenue:

- Entrances: At least one customer entrance or patio will be on or within 3 metres of the street facing wall of each *building*.
- Windows: Sixty (60) percent of the length of the building façade facing and directly abutting the public street will be transparent glass between the heights of 0.9 metres to 2.4 metres above the finished floor elevation.
- Pedestrian Circulation: a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances. Weather protection features will be provided for customer entrances for any Buildings with two functional storeys; and

iv) The following provisions shall apply to all other buildings:

- Pedestrian Circulation: A continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances.
- Maximum *Gross Leasable Floor Area* for a Supermarket: 5,000 m^2

Exception 180 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
180 continued	PE, EP	18, 25	51-2016	Z1/09

-	Maximum *Gross Leasable Floor Area* for a *Retail Store* excluding a Supermarket:	2,000 m^2
-	Maximum Total *Gross Leasable Floor Area* for *Retail Stores*:	7,700 m^2
-	Minimum setback from *Rear Lot Line*:	1.5 m
-	Minimum setback from Interior *Side Lot Line*:	1.5 m
-	Minimum *Landscape Buffer* (Rossland Road and Harwood Avenue):	6.0 m between any parking area or drive aisle and any public street

b) Minimum Loading Space Requirements: *Gross Floor Area* of building from 1,000 square metres up to and including 2,300 square metres: None required

c) Minimum Built Frontage:

- Rossland Road: 36%
- Harwood Avenue: 30%

d) Notwithstanding Section 5.10, no additional parking shall be required for permitted non-retail uses on the second floor of any building.

e) Notwithstanding Section 4.12.1 ii), *Buildings*, sidewalks, *Outdoor Patios* and landscape structures including trellises shall be permitted within the required *Landscape Buffer*.

f) Sections 4.2 and 5.4 iv) do not apply.

Exception 180 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
180 continued	PE, EP	18, 25	51-2016	Z1/09

g) Drive-thru: Any drive-thru queuing lane for a building abutting a public street shall abut a building façade that is the furthest from the public street.

h) Notwithstanding the Minimum Built Frontage requirement within sub-section (c) above, it is understood that the development may involve a number of phases before it achieves ultimate build-out. As a result, the Minimum Built Frontage contained in this By-law may only be achieved upon the completion of all phases, rather than on a phase-by-phase basis. Accordingly, in instances where the development is proposed to be phased, *building* phases that individually do not comply with the Minimum Built Frontage requirement within sub-section (c) above, shall be permitted without amendment to the Zoning By-law with respect to the provision regulating Minimum Built Frontage.

i) The queuing lane for a *Drive-Thru Restaurant* shall comprise a minimum of 10 vehicle spaces before the service window and a minimum of 1 vehicle space after the service window.

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

Exception	Zoning	Map	By-law	File Reference
181	RM6, EP	15	88-2015 23-2025	S-A-2015-01 SP1/15 Z1/15 Z2/25

i) Location: 484 Rossland Road West

ii) Legal Description: PCL 244-3, SEC 40M-1677; PT BLK 244 PL 40M-1677 PT 1 40R-13932; AND PT LT 13 CON 3 PICKERING PT 1, 40R-7002; AND PT RDAL BTN 2 & 3 PICKERING PTS 5 – 8, 40R-16707; PT LT 13 CON 2 PICKERING; PT LT 14 CON 2 PICKERING BEING A TRAVELLED RD LYING BTN CHURCH ST AND PTS 3 & 4, 40R-16707 AND LOTS 1 – 4, 40R-16707; AJAX (PIN 26408-0161 (LT))

iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 41 *block townhouse dwellings*.

iv) Development Standards:

In the event that Block A is developed for 41 *block townhouse dwellings* pursuant to SP1/15, the following development standards shall apply:

a) Maximum Number of *Block Townhouse Dwellings*: 41

b) Units fronting/facing Rossland Road West shall be considered double fronting units, and shall be deemed to have two front *yards*.

c) Zone Standards for each parcel of land associated with a *block townhouse dwelling*:

i) *Front Yard* (Rossland Road Units):

- To Rossland Road — Minimum : 2.5 m; Maximum: 3.5 m
- Minimum *Front Yard* to private internal road:
  - To *dwelling unit*: 4.7 m
  - To *porch*: 2.7 m
  - To attached garage: 6.0 m

Exception 181 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
181 continued	RM6, EP	15	88-2015 23-2025	S-A-2015-01 SP1/15 Z1/15 Z2/25

ii) Minimum *Front Yard* (Internal Units):

- To *dwelling unit*: 4.3 m
- To *porch*: 2.7 m
- To attached garage: 6.0 m

iii) Minimum *Interior Side Yard*:

- Between blocks: 2.4 m
- Between attached *dwellings*: 0.0 m

iv) Minimum *Exterior Side Yard*: 1.2 m

v) Minimum *Rear Yard*: 7.5 m

vi) Minimum *Lot Frontage*: 5.1 m

vii) Maximum *Building Height*: 12.0 m

viii) Maximum Lot Coverage (for individual Parcels of Tied Land (POTL)): 55%

ix) Setback to daylighting triangles along the private road: 0.0 m

d) Other Development Standards Within the RM6 Zone:

i) No accessory *structures* or fences (other than decorative metal fences) are permitted within the *front yard* adjacent to Rossland Road West or any *front yard* adjacent to the private internal roadway.

ii) Platforms of any height above finished grade shall maintain a minimum setback of 4.5 metres from the *rear lot line*.

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

Exception	Zoning	Map	By-law	File Reference
182	RM6, OS, EP	14, 15	109-2014 23-2025	C-A-2014-01, S-A-2014-01, OPA14-A1 SP4/12, Z9/95 Z2/25

i) Location: West side of Church Street North, north of Rossland Road West

ii) Legal Description: Con 3 Pt Lot 14 NOW RP 40R8952 Part 1 to 4

iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed for *block townhouse dwellings* accessed by a common private street system.

iv) Development Standards:

a) *Front Yard*:

i) To a *dwelling unit* fronting onto Church Street North or a private street as measured from the curb line: 3.0 m

ii) To attached garages:

- Garages on double fronted *block townhouse dwellings* facing a private street: 0.0 m
- All other attached garages facing a private street: 5.7 m

b) *Interior Side Yard*:

i) 1.5 m and 0.0 m between attached dwellings

ii) 1.2 metres adjacent to the common amenity area

c) *Exterior Side Yard*: 2.0 m

d) *Rear Yards* for units not double-fronted: 7.0 m

e) Road Radius *Yard*: 3.0 m

Exception 182 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
182 continued	RM6, OS, EP	14, 15	109-2014 23-2025	C-A-2014-01, S-A-2014-01, OPA14-A1 SP4/12, Z9/95 Z2/25

f) Minimum *Lot Frontage*: 7.5 m

g) Maximum *Building Height*: 12.0 m

v) Other Development Standards Within the RM6 Zone:

a) A minimum separation of 3.0 metres is required between each *block townhouse dwellings* block within the RM6 zone.

b) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, no accessory *structure* shall be located closer to a private street than the *dwelling unit*.

c) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, a minimum internal garage dimension of 5.18 metres in width and 6.0 metres in length for double car garages abutting the valley.

d) No accessory *structures* are permitted within the *front yard* adjacent to Church Street North or any *front yard* adjacent to the private street.

e) A water meter / amenity *building*, shall be permitted with a minimum setback of 5.0 metres from the internal private street.

f) A maximum of 12 *accessory dwelling units* are permitted provided such *accessory dwelling units* are only above attached garages of end units within a block of double-fronted townhouse *dwellings* subject that each *dwelling* provides for a minimum of 3 off-street parking spaces.

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

Exception	Zoning	Map	By-law	File Reference
183	EP, R1-B, R1-D	13, 20	99-2015	C-A-2014-02, S-A-2014-01 SP9/14, Z4/14

i) Location: Southeast corner of Riverside Drive and Rossland Road West

ii) Legal Description: Lot 1, 2, 3 and 4, 40M-1263

iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 48 single detached *dwellings* within the R1-D zone.

iv) Development Standards for the R1-B Zone:

a) Maximum Number of Single Detached *Dwellings* within the R1-B Zone: 8

b) Zone Standards for each lot within the R1-B Zone:

i) Minimum *Lot Depth*: 31.5 m

ii) Minimum *Lot Frontage*: 15.0 m

iii) Maximum *Lot Coverage*: 45 %

v) Development Standards for the R1-D Zone:

In the event that the condominium block is developed for 48 single detached *dwellings* pursuant to SP9/14, the following development standards shall apply:

a) Maximum Number of Single Detached *Dwellings* within the R1-D Zone: 48

b) Zone Standards for each parcel of land within the R1-D Zone:

i) *Front Yard*:

- To a dwelling unit fronting onto an internal road – to be measured from the middle of the rolled curb to the front face of the *porch*: 4.5 m

Exception 183 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
183 continued	EP, R1-B, R1-D	13, 20	99-2015	C-A-2014-02, S-A-2014-01 SP9/14, Z4/14

- To any attached garage: 6.0 m

ii) *Interior Side Yard*: 1.2 metres one side and 0.3 metres on the other side with an aggregate separation of 1.2 metres between *dwellings*.

iii) *Exterior Side Yard:* 1.8 metres measured from either the middle of the rolled curb to the exterior wall of the *dwelling* abutting a private road or to the exterior *lot line* abutting Riverside Drive.

iv) *Rear Yard:* 7.0 m

v) Road Radius *Yard:* 1.2 m

vi) Minimum *Lot Frontage*: 11.3 m

vii) Maximum *Building Height*: 12.0 m

c) Other Development Standards Within the R1-B and R1-D zones:

i) A minimum separation of 1.2 metres is required between each single detached *dwelling* within the R1-B and R1-D zones.

ii) Air conditioning units shall only be permitted in a *rear yard*.

iii) A minimum width of the attached front *porch* shall be not less than the following, whichever is less: 2.0 metres or the entire width of the habitable portion of the *dwelling*, measured from the nearest exterior wall of an attached *private garage* to the opposite exterior side wall of the *principal building*.

iv) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, the minimum required *parking space* dimension for a double car garage within the R1-B and R1-D zones shall be a minimum width of 5.5 metres and a minimum depth of 6.0 metres.

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

Exception	Zoning	Map	By-law	File Reference
184	R2-B, EP	13	21-2016 23-2025	S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15, Z8/15, Z2/25

i) Location: North side of Rossland and east of Urfe Creek, directly north of the intersection of Rossland Road West and Riverside Drive

ii) Legal Description: Part of Lot 17, and Road Allowance between Lots 16 and 17 (Closed by By-law P122182), Concession 3 (Pickering), in the Town of Ajax, Regional Municipality of Durham.

iii) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 14 *semi-detached dwellings*.

iv) *Permitted Uses*: *Semi-detached Dwellings*

v) Development Standards:

In the event that Block 1 is developed for 14 *semi-detached dwellings* pursuant to SP17/15, the following development standards shall apply:

a) Maximum Number of *Semi-detached dwellings*: 14

b) Zone Standards for each parcel of land associated with a *block townhouse dwelling*:

i) Minimum *Lot Depth*: 22.0 m

ii) Minimum Drive Aisle Width: 6.0 m

iii) *Front Yard* (Private Lane – Street 'A')

- To *dwelling unit*: Minimum: 2.9 m, Maximum: 4.6 m
- To *dwelling units* 1 and 14: Minimum: 1.2 m
- To attached garage: Minimum: 6.0 m

Exception 184 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
184 continued	R2-B, EP	13	21-2016 23-2025	S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15, Z8/15, Z2/25

iv)	Minimum *Interior Side Yard*:	
	- Between units:	0.0 m
	- End units:	1.2 m
v)	Minimum *Exterior Side Yard* (Rossland Road):	
	- To *dwelling unit*:	1.9 m
	- Unit 14:	1.4 m
	- To *porch*:	1.0 m
vi)	Minimum *Rear Yard*:	
	- All units	6.0 m
	- Unit 6:	5.5 m
vii)	Minimum *Lot Frontage*:	6.0 m
viii)	Maximum *Building Height*:	11.0 m
ix)	Maximum *Lot Coverage* (for individual Parcels of Tied Land (POTL):	50%
x)	Minimum *Porch* Size:	Depth: 1.2 m Width: 2.7 m

Exception 184 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
184 continued	R2-B, EP	13	21-2016 23-2025	S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15, Z8/15, Z2/25

c) Other Development Standards Within the R2-B Zone:

i) No *accessory buildings or structures*, or fences (other than decorative metal fences and the required Water Meter Building) are permitted within the *exterior side yard* adjacent to Rossland Road West or any *front yard* adjacent to the private internal roadway.

ii) *Platforms* of any *height* above finished grade shall maintain a minimum setback of 4.5 metres from the *rear lot line*.

iii) Maximum *Driveway Width*: 3.3 m

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

Exception	Zoning	Map	By-law	File Reference
185	CE(H), EP	62	74-2018	OPA11-A1, Z1/11 SPA4/14, LD005/2011

i) Location: South of Bayly Street East, on the west side of Lake Ridge Road South

ii) Legal Description: Part of Lot 1, Range 3, Broken Front Concession

iii) Permitted *Uses*: Cemetery, Administrative and Maintenance Buildings and associated parking, and Burial Buildings including columbarium, mausoleum, and niche buildings.

iv) Zone Standards for lands zoned CE:

a) Minimum Setback from East Property Line: 15.0 m

b) Minimum Setback from North Property Line: 15.0 m

Exception 185 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
185 continued	CE(H), EP	62	74-2018	OPA11-A1, Z1/11 SPA4/14, LD005/2011

c) Minimum Setback from West Property Line: 15.0 m

d) Minimum Setback from South Property Line: 18.5 m

e) Notwithstanding Section iv) c) above, the existing greenhouse structure, which is to be repurposed for cemetery purposes, shall be permitted to be setback a minimum of 3.0 metres from the west property line.

v) Other Development Standards within the CE Zone:

a) In-ground burials or burial buildings with the exception of in-ground cremation burials forming a component of a Memorial / Nature Trail (as defined), or cremation burials contained within landscape features such as benches, decorative rocks, etc., shall not be permitted to be located within the any of the minimum required setbacks as noted in Section iv) of this by-law.

b) A nature trail shall be permitted within the 15 metre setback from the east, north and west property lines and may include such features as benches, nature viewing areas, and other native and non-invasive landscaped elements or features.

vi) Other Development Standards within the EP Zone:

a) In-ground burials or burial buildings shall not be permitted to be located within any of the minimum required setbacks as noted in Section iv) of this by-law.

b) A *Memorial/Nature Trail* (as defined), shall be permitted within the 18.5 metre setback form the south property line and may include such features as benches, nature viewing areas, and other native and non-invasive landscaped elements or features.

c) No in-ground burials of any sort (including cremated remains) shall be permitted within the Environmental Protection (EP) Zone.

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

Exception	Zoning	Map	By-law	File Reference
186				
RESERVED				

Exception	Zoning	Map	By-law	File Reference
187	PE	36	50-2017	Z5/16
Superseded by Exception 214 established through by-law 45-2023				

Exception	Zoning	Map	By-law	File Reference
188	R1-D, R1-E	15, 16	67-2016 27-2021	18T-95004 S-A-2002-01 Z2/15, S-A-2014-02

i) Location: South of Williamson Drive West, west of Bellinger Drive and east of Searell Avenue

ii) Legal Description: Part of Lot 12, Concession 3, Block 132 and 134, Plan 40M-2345, and Block 92, Plan 40M-2266

iii) Development Standards:

a) Minimum *Lot Depth*: 23.5 m

Exception 188 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
188 continued	R1-D, R1-E	15, 16	67-2016 27-2021	18T-95004 S-A-2002-01 Z2/15, S-A-2014-02

b) Maximum *Lot Coverage*: 50%

iv) Other:

a) Daylighting triangle within any residential zone shall not be less than 3.0 metres.

b) Notwithstanding Section 6.2.4 Front Yard and Exterior Yard Requirements, for lots flanking the south side of Williamson Drive West zoned "Residential One – 'D' (R1-D)", and "Residential One – 'E' (R1-E)", the following shall apply:

Development Standard	Minimum Setback from *Exterior Side Lot Line*
Dwelling unit on street side with a sidewalk	1.7 m
Attached garage on street with a sidewalk	1.7 m
Platform on street side with a sidewalk	0.7 m

c) The maximum width of a double garage in "Residential One-'D' (R1-D)" zone shall not exceed 6.1 metres.

d) The maximum width of a garage in the "Residential One-'E' (R1-E)" zone shall not exceed 5.0 metres.

e) Notwithstanding any other provision of this By-law, minimum width of a garage on a corner lot in the R1-D and R1-E zone with a lot frontage greater than 12.0 metres shall not exceed 6.1 metres.

f) Notwithstanding Section 5.3.1, "Required Parking Spaces within Private Garages", all required parking spaces within a private garage shall have a minimum width of 2.7 metres and a minimum depth of 5.7 metres free of any obstructions. Where more than one required parking space is provided within a private garage, all subsequent parking spaces provided shall have a minimum width of 2.5 metres.

g) The maximum building setback requirements within Section 6.2.4 of this By-law may be measured from the front face of a porch, provided the minimum area of the porch is 4.5 square meters.

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

Exception	Zoning	Map	By-law	File Reference
189	R1-D, OS	9	6-2017 59-2017	Z3/16 S-A-2016-01

i) Location: Lands bound by Westney Road North to the west and Fenn Street and Schoolbridge Street to the east, north and south of 1733 Westney Road North

ii) Legal Description: Part of Lot 10, Concession 3

iii) Development Standards for Double-Fronted *Dwellings* that are zoned R1-D:

a) Minimum *Lot Depth*: 31.0 m

b) Minimum Setback from Westney Road North:

i) To an attached *porch*: 2.5 m

ii) To the front face of the *principal building*: 4.5 m

c) Minimum Setback from Fenn Street and Schoolbridge Street:

i) To an attached *porch*: 2.0 m

ii) To the front face of the *principal building*: 4.5 m

iii) To the attached garage: 6.1 m

d) Minimum Setback from Interior *Side Lot Line*:

i) A minimum of 0.6 metres on one side and a minimum of 1.2 metres on the other side with a minimum aggregate separation of 1.8 metres between each *dwelling*.

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

Exception	Zoning	Map	By-law	File Reference
190	R1-A	9	6-2017 59-2017	Z3/16 S-A-2016-01

i) Location: 1733 Westney Road North

ii) Legal Description: Part of Lot 10, Concession 3, Part 1, 40R-11580

iii) Development Standards for 1733 Westney Road North (Westglen House):

a) Minimum *Lot Area*: 1,900 m^2

b) Minimum *Lot Frontage*: 51.24 metres onto Westney Road North and 6.5 metres onto Schoolbridge Street

c) Minimum Setbacks:

i) To the West (Westney Road North): 4.0 m

ii) To the North: 14.5 m

iii) To the South: 19.0 m

iv) To the East: 8.5 m

d) 1733 Westney Road North will be accessed by the established driveway from Westney Road North with a secondary driveway access from Schoolbridge Street.

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

Exception	Zoning	Map	By-law	File Reference
191	PE, GE	41, 42	27-2017	SP10/16, Z4/16

i) Location: 707 Bayly Street West

ii) Legal Description: Part Lot 14, Range 3, Broken Front Concession, Township of Pickering, Parts 11, 12 and 13, Plan 40R26054 Together With An Easement Over Part Lot 14, Range 3, Broken Front Concession, Township of Pickering, Parts 1, 2, 3, 4, 5, 6, 7 and 8, Plan 40R26054 As In DR865120 Subject to An Easement In Gross Over Part 2, Plan 40R26277 As In DR890439 Town of Ajax

iii) Section 2.4 vi) shall not apply to the subject lands.

iv) Development Standards for the 'PE' Zone:

a) Notwithstanding Section 6.4, no buildings shall be permitted within the hatched area identified below. The lands shall only be used for a drive aisle, sidewalks and landscaping.

Exception 191 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
191 continued	PE, GE	41, 42	27-2017	SP10/16, Z4/16

v) Development Standards for the 'GE' Zone:

a) One fuel storage tank and associated fuel dispensing unit shall be permitted provided that it is located no closer than 70 metres to an Environmental Protection (EP) Zone.

b) Notwithstanding Section 6.4.3.1 (ii), *Outdoor Storage* shall be permitted within a compound that is not closer than 46.0 metres from the Bayly Street right-of-way, subject to the following requirements by:

i) A 6.0 metre wide landscape buffer is provided along the northerly limits of the property in the GE zone used for outdoor storage;

ii) a 2.4 metre high solid fence is provided in the 6.0 metre landscape buffer between any outdoor storage area and the northerly lot line;

iii) a 2.4 metre high solid wood fence between the eastern parking lot and the western compound, 27 metres from the northern lot line;

iv) a 2.4 metre high solid wood fence along the western interior side lot line, 48 metres southward from the northwestern corner of the property;

v) a 1.8 metre fence containing screening with a ratio of voids to solids not greater than 50% along the western interior side lot line, from the end of the 2.4 metre high solid fence to the southern lot line.

c) All other *Outdoor Storage* provisions outlined in Section 6.4.1 and 6.4.3 shall apply.

d) All garbage and waste is to be stored within the *principal building* or *accessory buildings*.

vi) Accessory Building and Structures in the 'GE' Zone:

Exception 191 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
191 continued	PE, GE	41, 42	27-2017	SP10/16, Z4/16

a) Notwithstanding Section 4.1.1:

i) *Accessory Building or Structures* shall be permitted to occupy a maximum of 15% of the lot area to a maximum gross floor area of 400 m^2.

ii) *Accessory buildings* shall not exceed a height of 6.2 metres above finished ground level.

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

Exception	Zoning	Map	By-law	File Reference
192	R1-D	39	86-2017	C-A-2016-01 S-A-2015-03 SP2/16, Z7/15

i) Location: West side of Kings Crescent at Parry Road formerly known as 85 Kings Crescent

ii) Legal Description: Part 1 of 40R-29489

iii) Interpretation:

a) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 35 single detached dwellings.

b) For the purposes of this by-law, the term POTL shall mean a Parcel of Tied Land within the meaning of the Condominium Act, S.O. 1998, c. 19, as amended from time to time.

iv) Development Standards:

In the event that Part 1 of 40R-29489 is developed by means of a Common Elements Plan of Condominium for the purpose of 35 Single Detached Dwellings, the following standards shall apply:

Exception 192 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
192 continued	R1-D	39	86-2017	C-A-2016-01 S-A-2015-03 SP2/16, Z7/15

a) Maximum number of Single Detached Dwellings: 35 dwellings

b) Zone Standards for each POTL associated with a single detached dwelling in the R1-D Zone:

i) Minimum *Lot Frontage* for each POTL: 11.0 m

ii) Minimum *Lot Depth* for each POTL: 25.0 m

iii) Maximum *Lot Coverage* for each POTL: 50%

iv) Minimum *Front Yard* for each POTL:

- To a *dwelling unit* fronting onto a private condominium roadway: 4.5 m
- To a *porch*: 2.5 m
- To stairs leading to or from a *porch*: 1.5 m
- To an attached garage: 6.0 m

v) Minimum *Interior Side Yard* for each POTL:

- 0.6 metres on one side and 0.6 metres on the other side with a minimum aggregate separation of 1.2 metres for all units within the interior area bounded on the north, south and west by the private condominium road.
- 0.6 metres on one side and 1.2 metres on the other side with a minimum aggregate separation of 1.8 metres for all other units.

vi) Minimum *Exterior Side Yard* for each POTL:

- 4.5 metres to the *exterior side lot line* adjacent to Kings Crescent for POTL's 1, 17, 18 , and 35 and 2.0 metres to the private condominium roadway for POTL's 9 and 26 to a *single detached dwelling*.
- 2.5 metres to a *porch* and 1.5 metres to stairs on POTL's 1, 17, 18 and 35.

Exception 192 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
192 continued	R1-D	39	86-2017	C-A-2016-01 S-A-2015-03 SP2/16, Z7/15

- 1.0 metre to *porch* and 0.3 metres to stairs on POTL's 9 and 26

vii) Minimum *RearYard* for each POTL: 6.0 m

viii) Maximum *Dwelling Height*: 11.0 m

c) Other Development Standards within the R1-D Zone, which would apply to each POTL:

i) Air conditioning units shall only be located in a *rear yard* of a POTL.

ii) Notwithstanding the definition of *Building Storey* and Section 3 iv) b) v) above, single detached dwellings on POTL 1, 17, 18 and 35, respectively shall be a maximum of 1 ½ storeys in height. The ½ storey component shall be defined to be 75% of the maximum area of the storey beneath, inclusive of garage.

iii) That the required water meter buiding/postal kiosk be setback a minimum of 1.0 metre for all property lines and that it not exceed a gross floor area of 15 m^2.

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

Exception	Zoning	Map	By-law	File Reference
193	RM6	15	84-2017 60-2024	OPA 15-A1, Z3/15, SP6/15 OPA24-A3, Z7/24

i) Location: Southeast Corner of Rossland Road West and Harkins Drive

ii) Legal Description: Block 243, Plan 40M-1677, Town of Ajax, Regional Municipality of Durham

All of PIN: 26429-0003 (LT)

iii) Additional Permitted Uses: *Stacked dwelling, stacked townhouse dwelling*

Exception 193 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
193	RM6	15	84-2017 60-2024	OPA 15-A1, Z3/15, SP6/15 OPA24-A3, Z7/24

iv) Interpretation: The following *lot line* and *yard* interpretation shall apply for the subject lands: the *lot line* and *yard* abutting Rossland Road West shall be deemed to be the *front lot line* and *front yard*; the *lot line* and *yard* abutting Harkins Drive shall be deemed to be the *exterior side lot line* and *exterior side yard*; the east *lot line* and *yard* abutting shall be deemed to be the *interior side lot line* and *interior side yard*; and the south *lot line* and *yard* abutting such shall be deemed to be the *rear lot line* and *rear yard*.

v) Development Standards:

a) Minimum Setback from *Front Lot Line*:

i) *Dwelling unit/platform/*patio — 1.5 m

b) Minimum Setback from *Exterior Side Lot Line*:

i) *Dwelling unit/platform/*patio — 1.5 m

c) Minimum Setback from *Interior Side Lot Line*:

i) *Dwelling unit/platform/*patio — 5.0 m

d) Minimum Setback from *Rear Lot Line*:

i) *Dwelling unit/platform/*patio — 15.5 m

e) Maximum *Lot Coverage*: — No maximum *lot coverage* requirements shall apply.

f) Minimum *Height*: — 9.5 m (1)

g) Maximum *Height*: — 14.0 m (2)

h) Minimum Setback from *Daylighting Triangle (public street or road* and *private lane)* and/or Corner Roundings (private *lane*): — 1.5 m

i) Minimum Private *Lane* Width: — 6.0 m

j) Minimum Parking: — 1.0 space per *dwelling unit* for the exclusive use of occupants

0.15 spaces per *dwelling unit* for the exclusive use of visitors

Exception 193 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
193	RM6	15	84-2017 60-2024	OPA 15-A1, Z3/15, SP6/15 OPA24-A3, Z7/24

k) Minimum *Landscaped Buffer*: A minimum *landscaped buffer* of 2.0 metres shall be required adjacent to the *interior side lot line* and the *rear lot line*. Notwithstanding this, a drive aisle may be permitted to encroach into the required *landscaped buffer* adjacent to the *rear lot line* to ensure adequate space for vehicle maneuvering.

vi) Other:

a) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.

(1) All *dwelling units* shall be a minimum of 3-storeys in *height*.

(2) Notwithstanding the maximum *height* in Section v) g), the maximum *height* shall be set below a 45 degree angular plane measured from the *interior side lot line*.

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

Exception	Zoning	Map	By-law	File Reference
194	RM6, EP	14, 15	10-2018 23-2025	OPA 16-A1, Z6/16, SP5/16 S-A-2016-01, C-A-2016-01, Z2/25

i) Location: East side of Church Street North, north of Rossland Road West

ii) Legal Description: Con 3 (Pickering) Pt Lot 14 NOW RP 40R29414 Part 1 and 2, in the Town of Ajax, Regional Municipality of Durham

iii) Interpretation:

a) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed for *block townhouse dwellings* accessed by a common private street system.

i) *Front Yard*:

- To a *dwelling unit* fronting onto Church Street North or a private street as measured from the curb line: 3.0 m
- To attached garages:
  - Garages on double fronted *block townhouse dwellings* facing a private street 0.0 m
  - All other attached garages facing a private street 5.7 m

Exception 194 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
194 continued	RM6, EP	14, 15	10-2018 23-2025	OPA 16-A1, Z6/16, SP5/16 S-A-2016-01, C-A-2016-01, Z2/25

ii) *Interior Side Yard*:

- 1.5 m and 0.0 m between attached *dwellings*
- 1.2 m adjacent to the common amenity area or park

iii) *Exterior Side Yard*: 2.0 m

iv) *Rear Yards* for units not double-fronted: 7.0 m

v) Maximum *Lot Coverage*: N/A

vi) Road Radius *Yard*: 1.7 m

vii) Minimum *Lot Frontage*: 7.49 m

viii) Maximum *Building Height*: 12.0 m

iv) Other Development Standards Within the RM6 Zone:

a) A minimum separation of 3.0 metres is required between each *block townhouse dwellings* block within the RM6 zone.

b) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, no accessory *structure* shall be located closer to a private street than the *dwelling unit*.

c) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, as amended, a minimum internal garage dimension of:

- 5.48 metres in width and 5.99 metres in length for double car garages.
- 3 metres in width and 6.5 metres in length for single car garages

d) A maximum of 8 *accessory dwelling units* are permitted provided such *accessory dwelling units* are only above attached garages of end units within a block of double-fronted townhouse *dwellings* subject that each dwelling provides for a minimum of 3 off-street *parking spaces*.

e) No *accessory structures* are permitted within the *front yard* adjacent to Church Street North or any *front yard* adjacent to a private street.

A water meter / amenity building, shall be permitted with a minimum setback of 3.0 metres from the internal private street.

f) A water meter / amenity building, shall be permitted with a minimum setback of 3.0 metres from the internal private street.

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

Exception	Zoning	Map	By-law	File Reference
195	R2-B, RM6	24	27-2018 23-2025	OPA 16-A3, Z8/16, SP8/16 S-A-2016-03, C-A-2016-03, Z2/25

i) Location: Southeast corner of Old Harwood Avenue and Grayson Road

ii) Legal Description: Lots 19, 20, 21, 22, 23 and 24, Plan 507, in the Town of Ajax, Regional Municipality of Durham

iii) Permitted *Uses*: Double-fronted street townhouses, multiple-attached (block) townhouses, and are permitted within the RM6 Zone.

iv) Interpretation: Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed for double-fronted (block) street townhouses and/or multiple-attached (block) townhouse and *semi-detached dwellings* accessed by a common private roadway.

v) Development Standards within the RM6 Zone:

a) *Front Yard* (Minimum):

i) To a *dwelling unit* fronting onto Old Harwood Avenue or a private roadway as measured from the curb line: 3.0 m

ii) To all attached garages: 6.0 m

Exception 195 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
195 continued	R2-B, RM6	24	27-2018 23-2025	OPA 16-A3, Z8/16, SP8/16 S-A-2016-03, C-A-2016-03, Z2/25

b) *Interior Side Yard* (Minimum):

i) 1.25 m and 0.0 m between *semi-detached dwellings*

ii) 1.5 m and 0.0 m between multiple-attached townhouse dwellings

iii) Multiple-attached townhouse dwelling (Unit 20) must maintain a minimum setback from the south property line of 4.3 m.

c) *Exterior Side Yard* (Minimum):

i) 1.8 m for *semi-detached dwellings* and *block townhouse* dwellings

d) *Rear Yard* (Minimum):

i) 7.5 m for *block townhouse dwellings*

e) *Lot Coverage* (Maximum): 50% of the entire condominium block

f) Minimum Road Radius *Yard*: 1.3 m

g) Minimum *Lot Frontage*:

i) 7.0 m for *semi-detached dwellings*

ii) 4.75 m for multiple-attached townhouse *dwellings*

h) Maximum *Building Height*: 11.0 m

vi) Other Development Standards Within the RM6 Zone:

a) A minimum separation of 3.0 metres is required between each double-fronted (block) *street townhouse* and/or *block townhouse* block within the RM6 Zone and a minimum of 2.5 metres is required between each *semi-detached dwelling* within the RM6 Zone.

b) Notwithstanding Section 4.1.1 iv) of Zoning By-law 95-2003, no accessory structures shall be located closer to a public road or private roadway than the *dwelling unit*.

Exception 195 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
195 continued	R2-B, RM6	24	27-2018 23-2025	OPA 16-A3, Z8/16, SP8/16 S-A-2016-03, C-A-2016-03, Z2/25

c) Notwithstanding Section 6.2.4 of Zoning By-law 95-2003, *platforms* adjacent to Old Harwood Avenue must maintain a minimum setback of 1.8 metres, while all other *platforms* must maintain a minimum setback of 3.0 metres from a private roadway, with the exception of *semi-detached dwelling*, as they may have a minimum setback of 0.7 metres to a *platform* adjacent to a private roadway.

d) No accessory structures are permitted within the front yard adjacent to Old Harwood Avenue or any front yard adjacent to the private roadway.

e) A water meter/amenity building, shall be permitted with a minimum setback of 7.5 metres from the south property line and a minimum setback of 3.3 metres from west property line (Old Harwood Avenue).

f) Air conditioning units for double-fronted (block) street townhouses shall be located along the private side of the development and located either on the roof of the townhouse or underneath the second floor balcony located on the private side of the development. All other units shall have air conditioning units located within a *rear yard*.

vii) Development Standards within the R2-B Zone:

a) *Front Yard* (Minimum):

i) 4.5 m to the dwelling:

ii) 6.0 m to the garage:

a) *Interior Side Yard* (Minimum):

i) 1.75 m and 0.0 m street townhouses

b) *Exterior Side Yard* (Minimum): 1.2 m

c) *Rear Yard* (Minimum): 7.0 m

d) *Lot Coverage* (Maximum) 50%

Exception 195 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
195 continued	R2-B, RM6	24	27-2018 23-2025	OPA 16-A3, Z8/16, SP8/16 S-A-2016-03, C-A-2016-03, Z2/25

e) *Lot Frontage* (Minimum) 7.0 m

f) *Building Height* (Maximum): 11.0 m

viii) Other Development Standards Within the R2-B Zone:

a) Air conditioning units shall be located in the *rear yard*.

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

Exception	Zoning	Map	By-law	File Reference
196	PE(H),	25	44-2018 36-2025	Z9/16 Z3/25

i) Location: 500 Salem Road North

ii) Legal Description: Part of Lot 6 and Part of the Road Allowance between Lots 6 and 7, Concession 2 (closed by By-law Number 800 as in PI22182), Geographic Township of Pickering. Part 1, Plan 40R-30747; Town of Ajax; Regional Municipality of Durham All of PIN: 26411-2586 (LT)

iii) Notwithstanding Section 6.4.1 of Zoning By-law 95-2003, as amended, the following uses are also permitted in the PE Zone: convention centres, research and development, and stormwater management facilities.

iv) Additional Development Standards in the PE Zone:

a Minimum *Lot Area:* 0.2 ha

b Minimum *Interior Side Yard*: 3.5 m

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

Exception	Zoning	Map	By-law	File Reference
197	RM6(H)	17	30-2019 23-2025	OPA18-A1 Z2/18 SP6/20 Z2/25

i) Location: South side of Rossland Road West, immediately east of Miller's Creek

ii) Legal Description: Blocks 152 and 153, Plan 40M-1829; Road Allowance between Lots 8 & 9, Concession 2, Pickering being Harwood Avenue North, Between Rossland Road East and Block 153 on Plan 40M-1829; and Part Lot 8, Concession 2, Pickering as in PI31499 except PI43269, CO62311, CO130852, CO51308, CO165975 & Plan 459 and Part 1 on 40R-21617, Town of Ajax

iii) Permitted Uses: Block Townhouse Dwellings (back-to-back stacked townhouses) are permitted within the RM6 Zone

iv) Interpretation: For the purposes of determining setbacks, Rossland Road shall be deemed the front lot line.

v) Development Standards within the RM6 Zone:

a)	Front Yard (Minimum):	3.0m
b)	Exterior Side Yard (Minimum):	3.0m
c)	Interior Side Yard (Minimum):	4.0m
d)	Rear Yard (Minimum):	6.0m
e)	Lot Coverage (Maximum):	40%
f)	Height (Maximum): As measured from established grade to the top of the rooftop enclosure.	4 storeys or 15.5m, whichever is less
g)	Encroachments:	Platforms and stairs may encroach into the required Front and Rear yards up to 3.0 metres.

Exception 197 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
197 continued	RM6(H)	17	30-2019 23-2025	OPA18-A1 Z2/18 SP6/20 Z2/25

h) Parking (Minimum):

i) Residents — 1 space per unit

ii) Visitors — 0.25 spaces per unit

vi) Other Development Standards Within the RM6 Zone:

a) Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development applications, the applicant can apply for a minor variance application provided, that the height and density shall not increase.

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

Exception	Zoning	Map	By-law	File Reference
198	RM6	55	53-2019 25-2020 23-2025	OPA17-A3 Z7/17 SP13/17 Z2/25

i) Location: 925-937 Finley Avenue

ii) Legal Description: Block E, Plan M-1137

iii) Permitted Uses: Block Townhouse Dwellings (back-to-back townhouses) are permitted within the RM6 Zone

Exception 198 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
198 continued	RM6	55	53-2019 25-2020 23-2025	OPA17-A3 Z7/17 SP13/17 Z2/25

iv) Interpretation:

a) Notwithstanding the registration of a condominium plan and creation of POTLs (Parcels of Tied Land), the zone provisions will apply to the block as a whole.

b) Section 4.9 - Frontage on a Public Road, of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed as multiple-attached (back-to-back) townhouses accessed by a common private roadway.

v) Development Standards within the RM6 Zone:

a)	Lot Frontage (Minimum) for each townhouse unit:	7.1m
b)	Minimum Setback from West Property Line (Finley Avenue):	5.0m to building 3.5m to porch
c)	Minimum Setback from North Property Line (Burden Crescent):	4.5m to building 2.5m to porch
d)	Minimum Setback from Sidewalk abutting Internal Private Road:	5.5m to building 3.5m to porch
e)	Minimum Setback from South Property Line:	3.0m
f)	Lot Coverage (Maximum):	38%
g)	Height (Maximum):	3 storeys or 12.5m, whichever is less

vi) Other Development Standards Within the RM6 Zone:

a) A minimum separation of 5.75m is required between Blocks 1 and 2 within the RM6 Zone

Exception 198 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
198 continued	RM6	55	53-2019 25-2020 23-2025	OPA17-A3 Z7/17 SP13/17 Z2/25

b) A water meter/amenity *building*, shall be permitted with a minimum setback of 2.4 metres from the east property line and a minimum setback of 6.2 metres from north property line (Burden Crescent).

c) Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development applications, the applicant can apply for a minor variance application provided, that the height and density shall not increase.

d) No accessory structures or platforms shall be permitted excluding front porches.

e) Air conditioning units shall only be permitted on the roof of the porch and screened from public view.

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

Exception	Zoning	Map	By-law	File Reference
199	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01

i) Location: 167 Hunt Street and 225 Monarch Avenue

ii) Legal Description: Block U and Part of Block V on Registered Plan 480

iii) Development Standards:

a) Minimum Setback from Rear Lot Line (Public Lane):

i)	Single-Use Residential – Dwelling, Live-Work Units (fronting Monarch Ave)	6.0m (1)

Exception 199 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
199 continued	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01

ii) Single-Use Residential – Dwelling, Street Townhouse — 6.0 m (1)

b) Lot Coverage:

i) Buildings (including underground parking covered by landscaped open space, and above ground parking structures) — 31% min.

c) Maximum Height:

i) Single-Use Residential – Dwelling, Live-Work Units — 4 storeys/14.0m

ii) Single-Use Residential – Dwelling, Street Townhouse — 4 storeys/13.6m

d) Notwithstanding Section 6.9.4, Private Garage and Driveway Requirements, bullet point c), the following shall apply:

i) For Single-Use Residential - Dwelling, Live-Work Units:In all instances, where access to a rear-facing, attached private garage is provided via a rear lane or private road, the garage portion of the dwelling unit may project a maximum of 5.3 metres from the rear wall of the dwelling unit, provided that if the projection is 2.0 metres or greater, a platform directly above and adjoining the projecting portion of the garage shall be provided.

ii) Single-Use Residential - Dwelling, Street Townhouse:In all instances, where access to a rear-facing, attached private garage is provided via a rear lane or private road, the garage portion of the dwelling unit may project a maximum of 7.2 metres from the rear wall of the dwelling unit, provided that if the projection is 2.0 metres or greater, a platform directly above and adjoining the projecting portion of the garage shall be provided.

Exception 199 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
199 continued	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01

(1) In instances where more than one-third of the units, in a dwelling are located on a through lot or on a lot abutting a public street on one side and an Open Space Zone on the opposite side, the dwelling shall be designed such that all units are double front units, and there is no rear yard as defined in Section 3. For double front units on a through lot, the front yard shall be the yard facing the public street having the greater right-of-way width or, if the rights-of-way are equal, the yard without a parking space in the yard or private garage vehicle door facing onto the yard. For double front units on a lot abutting a public street on one side and an Open Space Zone on the opposite side, the front yard shall be the yard facing abutting the Open Space Zone. In both instances, the yard located opposite the yard deemed to be the front yard shall have a minimum depth of 3.0 metres, although a porch may further encroach a maximum of 1.5 metres into the yard.

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

Exception	Zoning	Map	By-law	File Reference
200	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01

i) Location: 167 Hunt Street and 225 Monarch Avenue

ii) Legal Description: Block U and Part of Block V on Registered Plan 480

iii) Development Standards:

a) Front Yard Build -Within Zone and Exterior Side Yard Build-Within Zone:

i) Single-Use Residential – Dwelling, Street Townhouse — 1.3 – 6.0 / 6.0m (1)

b) Minimum Setback from Rear Lot Line:

Exception 200 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
200 continued	DCA/MU	38, 44	59-2019	Z1/18 S-A-2018-01

i) Single-Use Residential – Dwelling, Street Townhouse — 5.9m

c) Lot Coverage:

i) Buildings (including underground parking covered by landscaped open space, and above ground parking structures) — 35% min.

d) Notwithstanding Section 6.9.5, Porches/Platforms, bullet point iv), the following shall apply:

i) Finished Ground Level to 0.6 m:
Exterior Side Yard Build-Within Zone Setbacks — 1.2 – 6.0m

ii) More than 0.6 m and less than 1.2 m:
Exterior Side Yard Build-Within Zone Setbacks — 1.2 – 6.0m

(1) Where the range is shown as **"x-y", x** is the minimum yard setback, **y** is the maximum yard setback, and no parking space in the yard or private garage door facing onto the yard shall be permitted. Where the range is shown as **"x-y/z", x** is the minimum yard setback, **y** is the maximum yard setback in instances where no parking space in the yard or private garage vehicle door facing onto the yard is proposed, and **z** is the maximum front yard setback in instances where a parking space in the front yard or private garage vehicle door facing onto the front yard is

Proposed. In all instances, where a private garage vehicle door is proposed facing onto the front yard, the vehicle door face shall not be setback from the front lot line 1.5 metres more than the value of **z,** nor shall a private garage project beyond the front face of the dwelling unit.

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

Exception	Zoning	Map	By-law	File Reference
201	R3	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01

i) Location: 459, 467, and 473 Porte Road
202, 214, 230, 240 and 2950 Bayly Street East

ii) Legal Description: Registered Plan 386 Part Lots 1, 2 and 3

iii) Interpretation:

a) In the Residential Three (R3) Zone, for all lots/blocks abutting a Public Lane on one side and an Open Space (OS) zone on the opposite side, the Front Yard shall be the Yard abutting the Open Space (OS) zone, and the Front Lot Line shall be the Lot Line that divides the Front Yard from the Open Space (OS) zone.

b) In the Residential Three (R3) Zone, for all lots/blocks abutting a Public Street on one side and a Public Lane on the opposite side, are deemed to be lots/blocks with two Front Yards.

iv) Development Standards within the Residential Three (R3) Zone:

a)	Minimum Lot Depth	20 m
b)	Minimum Setback From Front Lot Line to Dwelling Unit fronting:	
	i) Open Space (OS) zone:	2.4 m
	ii) Local Road:	2.4 m
c)	Minimum Setback from Rear Lot Line to Dwelling Unit fronting:	
	i) Public Lane	0.9 m
d)	Minimum Setback from Rear Lot Line to attached Garage:	6.0 m
e)	Maximum Lot Coverage:	70 %
f)	Maximum Height:	12.0 m

Exception 201 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
201 continued	R3	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01

v) Other:

a) Notwithstanding the Minimum Setback from the Front Lot Line under Section 4.3, Platforms, the following shall apply:

i) Minimum Setback from Front Lot Line (fronting an Open Space Zone): 0.9 m

ii) Minimum Setback from Front Lot Line (fronting a Local Road): 0.9 m

iii) All other provisions under Section 4.3, Platforms, shall apply.

b) Minimum Setback from a Daylighting Triangle: 0.0 m

c) Accessory Buildings or structures shall not be permitted in any Yard.

d) Air conditioning units shall not be located in a Yard abutting an Open Space (OS), a Front Yard, and an Exterior Side Yard.

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

Exception	Zoning	Map	By-law	File Reference
202	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25

i) Location: 459, 467, and 473 Porte Road
202, 214, 230, 240 and 2950 Bayly Street East

ii) Legal Description: Registered Plan 386 Part Lots 1, 2 and 3

iii) Interpretation: In the Residential Multiple Six (RM6) Zone, for all lots/blocks abutting a Public Street on one side and a Private Lane on the opposite side, are deemed to be lots/blocks with two Front Yards.

iv) Additional Uses: Dwelling, Back-to-Back Townhouse,
Dwelling, Stacked Townhouse

v) Development Standards:

a) Dwelling, *Block Townhouse*

i)	Minimum Lot Frontage:	6.0 m
ii)	Minimum Lot Depth:	20.0 m
iii)	Minimum Setback from Front Lot Line to Dwelling Unit fronting:	
	- Lord Drive:	3.0 m
	- Danks Ridge Drive:	3.0 m
	- Private Lane:	3.0 m
iv)	Minimum Setback from Front Lot Line to attached Garage:	6.0 m
v)	Minimum Setback from Interior Side Lot Line:	
	- Between Units:	0.0 m

Exception 202 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
202 continued	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25

		- End Units:	1.2 m
	vi)	Minimum Setback from Exterior Side Lot Line:	1.2 m
	vii)	Minimum Setback from Rear Lot Line:	6.0 m
	viii)	Maximum Lot Coverage:	70 %
	ix)	Maximum Height:	12.0 m
	x)	Maximum Garage Width:	3.9 m
	xi)	Maximum Driveway Width:	3.9 m
	xii)	Maximum Curb Cut Width:	3.9 m
	xiii)	Notwithstanding any other provision in this by-law, any portion of the building above the first storey may project in to the front yard up to 1.0 m from a private lane or public road.	
b)		Dwelling, Back-to-Back Townhouse:	
	i)	Minimum Lot Frontage:	6.4 m
	ii)	Minimum Lot Depth:	12.0 m
	iii)	Minimum Setback from Front Lot Line to Dwelling Unit fronting a Private Lane:	2.4 m
	iv)	Minimum Setback from Front Lot Line to attached Garage:	6.0 m
	v)	Minimum Setback from Interior Side Lot Line:	
		- Between Units:	0.0 m
		- End Units:	1.2 m
	vi)	Minimum Setback from Exterior Side Lot Line:	1.0 m

Exception 202 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
202 continued	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25

	vii)	Minimum Setback from Rear Lot Line to Dwelling Unit:	0.0 m
	viii)	Maximum Lot Coverage:	80 %
	ix)	Maximum Height:	12.0 m
	x)	Maximum Garage Width:	3.9 m
	xi)	Maximum Driveway Width:	3.9 m
	xii)	Maximum Curb Cut Width:	3.9 m
	xiii)	Notwithstanding any other provision in this by-law, any portion of the building above the first storey may project in to the front yard up to 1.0 m from a private lane or public road.	
c)	Dwelling, Stacked Townhouse:		
	i)	Minimum Setback from a Building containing Stacked Townhouse Dwelling Units to the Salem Road South right-of-way:	2.7 m
	ii)	Minimum Setback from a Building containing Stacked Townhouse Dwelling Units to the back of curb of Nimmo Lane:	1.8 m
	iii)	Minimum Setback from a Building containing Stacked Townhouse Dwelling Units to the back of curb of a Vassello Lane:	6.0 m
	iv)	Setback from a Building containing Stacked Townhouse Dwelling Units to the south property line:	2.5 m
	v)	Minimum Setback between Buildings containing Stacked Townhouse Dwelling Units:	3.6 m

Exception 202 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
202 continued	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25

vi) Maximum Lot Coverage: 70 %

vii) Maximum Height: 13.0 m

viii) Maximum Garage Width: 3.9 m

ix) Maximum Driveway Width: 3.9 m

x) Maximum Curb Cut Width: 3.9 m

xi) Minimum Setback from attached Garage to the back of curb of Vassello Lane: 6.0 m

xii) Notwithstanding any other provision in this by-law, a portion of the building above the first storey may project in to the front yard up to 1.8 m from a private lane or public road.

d) Other:

i) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply.

ii) Notwithstanding Section 4.3, Platforms, the following shall apply to porches and decks with a finished ground level up to 1.2 m:

- Maximum Area:	57 % of the yard in which it is located
- Minimum Setback from the Front Lot Line and Exterior Lot Line:	May extend 2.5 metres out beyond the main wall, but not closer to the front or exterior lot line than 0.9 metre
- Minimum Setback from the Interior Side Lot Line:	Must meet setback requirements for the zone

- All other provisions under Section 4.3, Platforms shall apply.

iii) Minimum Setback from a Daylighting Triangle: 0.0 m

Exception 202 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
202 continued	RM6	39, 45	05-2022 23-2025	OPA18-A3 Z5/18 S-A-2018-01 Z2/25

iv) Minimum Setback from corner rounding to Dwelling Unit: 0.0 m

v) Accessory Buildings or structures shall not be permitted in any Yard.

vi) Air conditioning units shall not be located in a Front Yard and an Exterior Side Yard.

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

Exception	Zoning	Map	By-law	File Reference
203	RM4 (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01

i) Location: 202, 214 and 2950 Bayly Street East

ii) Legal Description: Registered Plan 386 Part Lots 1, 2 and 3

iii) Additional Uses: Senior Citizens' Apartment, Office [1], Personal Service Shop [1], Retail Store [1], Restaurant [1] [2]

iv) Development Standards within the Residential Multiple Four (RM4) Zone:

a) Front Yard Build-Within Zone (Bayly Street East): 2.0 - 4.5 m

b) Exterior Side Yard Build Within-Zone (Street 'A' — formerly Porte Road): 2.0 - 4.5 m

c) Minimum Built Frontage:

- Along Bayly Street East 70 %
- Along local road aligned North-South 50 %

d) Maximum Lot Coverage: 33 %

Exception 203 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
203 continued	RM4 (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01

e) Minimum Height [3]: 2 storeys

f) Maximum Height [4]: 6 storeys

g) Minimum Floor Space Index 1.0

v) Other:

a) The principal entrance to a building(s) shall face Bayly Street East or Street 'A' (formerly Porte Road).

[1] Only permitted on the ground floor of a residential mixed-use building.

[2] A Restaurant is permitted provided it does not exceed a maximum gross floor area of 140 m^2

[3] The minimum height shall be 2 functional storeys.

[4] A maximum height of 6 storeys is permitted provided that any portion of the building is set below a 45 degree angular plane measured from the property line of the nearest low density residential property.

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

Exception	Zoning	Map	By-law	File Reference
204	RM4 (H)/ AC (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01

i) Location: 230, 240 and 2950 Bayly Street East

ii) Legal Description: Registered Plan 386 Part Lots 1, 2 and 3

Exception 204 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
204 continued	RM4 (H)/ AC (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01

iii) Additional Uses under the RM4 Zone: Senior Citizens' Apartment, Office (1), Personal Service Shop (1), Retail Store (1), Restaurant (1) (2)

iv) Additional Uses under the AC Zone: Convenience Store (3)

v) Prohibited Uses under the AC Zone: Drive-Thru Facility, Motor Vehicle Service Centre, Motor Vehicle Wash, Automatic

vi) Development Standards within the Residential Multiple Four (RM4) Zone:

a)	Minimum Lot Frontage:	33.0m
b)	Front Yard Build-Within Zone (Salem Road South):	2.0 - 4.5m
c)	Exterior Side Yard Build Within-Zone (Bayly Street East):	2.0 - 4.5m
d)	Minimum Built Frontage:	
	i) Along Bayly Street East:	70 %
	ii) Along Salem Road South:	50 %
e)	Maximum Lot Coverage:	33 %
f)	Minimum Height [4]:	2 storeys
g)	Maximum Height [5]:	6 storeys
h)	Minimum Floor Space Index	1.0

vii) Development Standards within the Automobile Commercial (AC) Zone:

Exception 204 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
204 continued	RM4 (H)/ AC (H)	39, 45	05-2022	OPA18-A3 Z5/18 S-A-2018-01

a) Minimum Lot Frontage: 33.0 m

b) Front Yard Build-Within Zone (Salem Road South): 2.0 -4.5 m

c) Exterior Side Yard Build Within-Zone (Bayly Street East): 2.0 -4.5 m

viii) Other:

a) The principal entrance to a building(s) shall face a public street.

(1) Only permitted on the ground floor of a residential mixed-use building.

(2) A Restaurant is permitted provided it does not exceed a maximum gross floor area of 140 m^2.

(3) As an accessory use to a Motor Vehicle Gas Bar.

(4) The minimum height shall be 2 functional storeys.

(5) A maximum height of 6 storeys is permitted provided that any portion of the building is set below a 45 degree angular plane measured from the property line of the nearest low density residential property.

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

Exception	Zoning	Map	By-law	File Reference
205	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

i) Location: 1192 and 1260 Church Street North

ii) Legal Description: Part of Lot 15, Concession 3 Pickering, Part I, Plan 40R-5609, Town of Ajax, Regional Municipality of Durham
All of PIN: 26408-0032 (LT)
Part of Lot 15, Concession 3 Pickering, Part 2, Plan 40R-20830,

Town of Ajax, Regional Municipality of Durham

All of PIN: 26408-0358 (LT)

iii) Interpretation:

a) In the Residential Two — 'B' (R2-B) Zone, for all *lots*/blocks abutting a *public street or road* on one side and a public *lane* on the opposite side, the *lot line* and *yard* abutting the *public street or road* shall be the *front lot line* and *front yard* and the *lot line* and *yard* abutting the public *lane* shall be the *rear lot line* and *rear yard*.

b) In the Residential Multiple Six (RM6) Zone, double front *dwelling units* shall be considered those dwelling units which abut a private *lane* on two sides or abut a private *lane* on one side and a *public street or road* on the opposite side. The *lot line* and *yard* abutting the portion of a *dwelling unit* containing an attached garage shall be the *rear lot line* and *rear yard*.

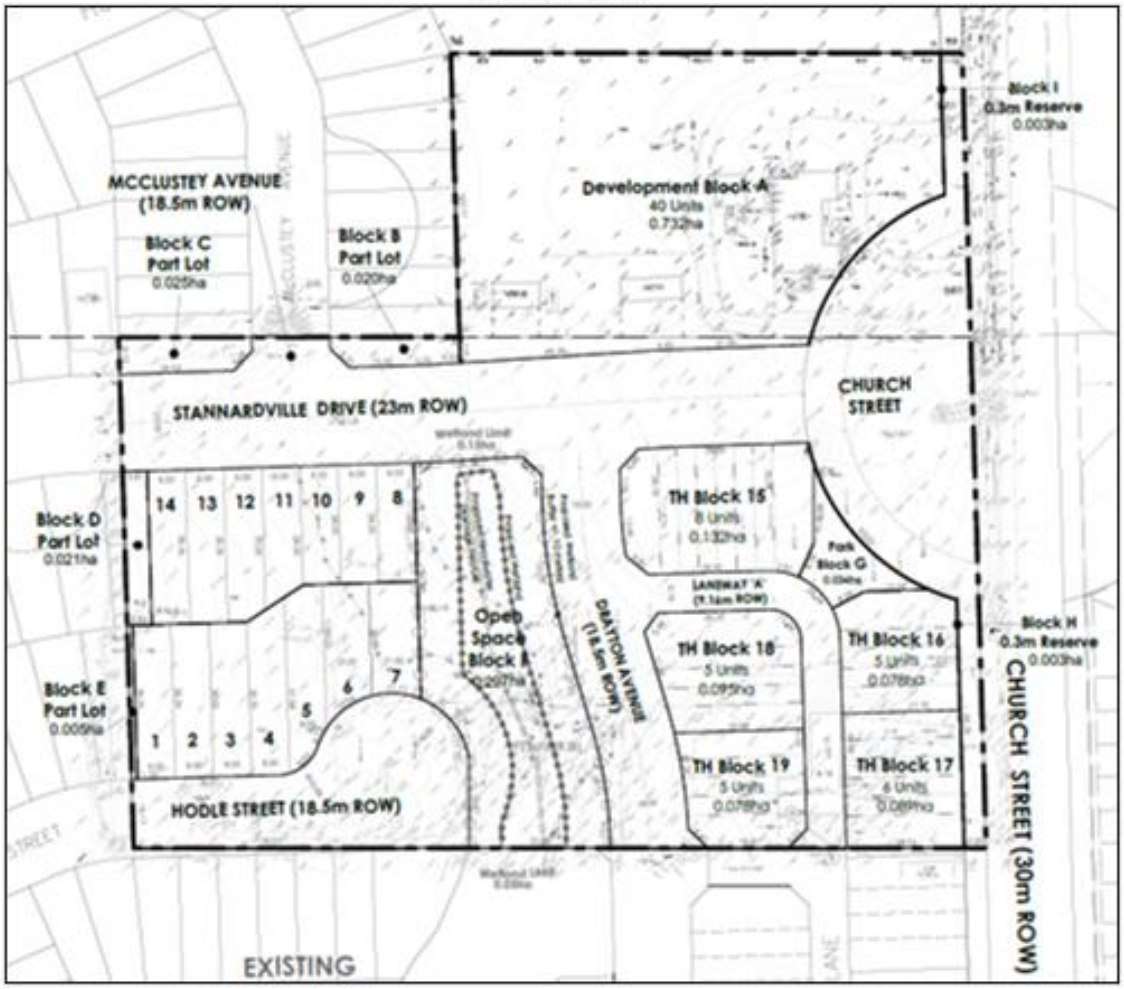
c) Schedule "D" has been included in this Exception as a reference to provide context for the development standards included herein.

d) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of Block A, as illustrated in Schedule "D".

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

Schedule 'D"



iv) Development Standards within the Residential One — 'D' (R1-D) Zone:

a)	Minimum *Lot Frontage:*	9.0 m
b)	Minimum Setback from *Rear Lot Line:*	7.0 m
c)	Maximum *Lot Coverage:*	50%

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

d) Maximum *Height:* 3-storeys/13.0 m

e) Notwithstanding the provisions of the R1-D Zone, the zone standards of the R1-F Zone, except as amended herein, shall apply to a *lot* with a frontage of 9.0 metres.

v) Development Standards within the Residential One — 'F' (R1-F) Zone:

a) Notwithstanding Section 6.2.4 of Zoning By-law 95-2003, the maximum *front yard* provisions shall not apply to a *dwelling unit* on Lots 4 and 5, as illustrated in Schedule "D".

b) Notwithstanding Section 6.2.4 of Zoning By-law 95-2003, the maximum setback provision between the front face of adjacent *dwelling units* shall not apply as it relates to dwelling units on Lots 3 and 4, *dwelling units* on Lots 4 and 5, and *dwelling units* on Lots 5 and 6, as illustrated in Schedule "D".

c) Minimum Setback from *Rear Lot Line*: 7.0 m

d) Maximum *Lot Coverage:* 50%

e) Maximum *Height:* 3-storeys/13.0 m

f) The following development standards shall apply to all *lots* with frontages of 11.0 metres or greater:

i) Maximum Garage Width: 5.6 m

ii) Maximum *Driveway Width:* 5.6 m

iii) Maximum *Apron* and *Curb Cut Width:* 5.6 m

vi) Development Standards within the Residential Two — 'B' (R2-B) Zone:

a) Minimum *Lot Frontage:* 4.5 m

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

b) Minimum Setback from *Front Lot Line:*

i) *Dwelling unit* 3.0 m

ii) *Platform* 1.5 m

c) Maximum Setback from *Front Lot Line:*

i) 7.5 metres, as measured from the front face of the *dwelling unit.*

ii) There shall be no maximum setback for *dwelling units* within Blocks 18 and 19, as illustrated in Schedule "D".

iii) A *dwelling unit* shall not be setback more than 3.0 metres from the front face of an adjacent *dwelling unit* which fronts on the same *public street or road.*

d) Minimum Setback from *Rear Lot Line:*

i) *Dwelling unit/platform* 3.0 m

ii) Attached garage 6.0 m

e) Minimum Setback from *Exterior Site Lot Line:*

i) *Dwelling unit/attached garage* 2.0 m

ii) *Platform* 1.0 m

f) Minimum Setback from *Interior Side Lot Line:*

i) 0.0 metres between *dwelling units* and 1.2 metres for end *dwelling units.*

g) Maximum *Lot Coverage:*

i) No maximum lot coverage requirements shall apply.

h) Maximum *Height:* 3-storeys/14.0 m

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

i) Maximum Garage Width: 4.3 m

j) Maximum *Driveway Width:* 4.0 m

k) Maximum *Apron* and *Curb Cut* Width: 4.0 m

l) Attached garages and *driveways* shall be located in *rear yards*.

vii) Development Standards within the Residential Multiple Six (RM6) Zone.

In the event that Block A, as illustrated in Schedule "D", is developed with *block townhouse dwellings* within a common elements condominium, the following development standards shall apply to each Parcel of Tied Land (POTL) associated with a *block townhouse dwelling*.

a) Minimum *Lot Frontage:*

i) Double front *dwelling units* 4.5 m

ii) All other *dwelling units* 5.2 m

b) Minimum *Lot Depth:* 10.5 m

c) Minimum Setback from *Front Lot Line:*

i) *Dwelling unit* 3.0 m

ii) *Platform* 1.5 m

iii) Attached garage 6.0 m

d) Minimum Setback from *Rear Lot Line:*

i) Double front *dwelling units*

- *Dwelling unit/platform* 2.7 m
- Attached garage 6.0 m

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

ii) All other *dwelling units* 6.0 m

e) Minimum Setback from *Exterior Side Lot Line:* 2.0 m

f) Minimum Setback from *Interior Side Lot Line:*

i) 0.0 metres between *dwelling units* and 1.0 metre for end *dwelling units*, with a minimum aggregate setback between *dwelling units* of 2.4 metres.

ii) 0.0 metres for end *dwelling units* abutting common elements.

g) Maximum *Lot Coverage:*

i) No maximum *lot coverage* requirements shall apply.

h) Maximum *Height:* 3-storeys/14.0 m

i) Maximum *Driveway Width:*

i) Double front *dwelling units* 4.0 m

ii) All other *dwelling units* 3.2 m

j) The existing *detached dwelling* located on 1260 Church Street North is an additional permitted *use* in the RM6 Zone.

i) Minimum setback from roundabout right-of-way: 0.4 m

ii) All other zone standards of the RM6 Zone shall apply.

iii) All existing *accessory buildings or structures* are deemed to be legal non-complying. Any future *accessory buildings or structures* shall be subject to the provisions of Section 4.1.1 of Zoning By-law 95-2003.

Exception 205 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
205 continued	R1-D, R1-F, R2-B, RM6	14	44-2021 23-2025	OPA20-A1 Z1/20 S-A-2020-01 Z2/25

viii) Other:

a) Minimum Setback from *Daylighting Triangle* (*public street*, *road* or *lane* and private *lane*): 0.0 m

b) Minimum Private *Lane* Width: 6.7 m

c) No *accessory buildings* or *structures* are permitted on any *lots*/blocks in the R2-B Zone.

d) No accessory *buildings or structures* are permitted on any POTL for double front *dwelling units* in the RM6 Zone.

e) *Accessory buildings* or *structures* shall be permitted within common elements. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *accessory buildings* or *structures*.

f) Notwithstanding Section 4.3 of Zoning By-law 95-2003, the Maximum Area provision for *platforms* more than 1.2 metres in *height* above finished ground level shall not apply. Except as amended herein, all other provisions shall apply to all lots/blocks and POTLs, as applicable.

g) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.

h) No individual direct vehicular access to a *dwelling unit* shall be permitted from Church Street North.

i) No fences (other than decorative metal fences) shall be permitted within a *front yard* facing Church Street North.

j) No steps shall be permitted to encroach within a public right-of-way.

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

Exception	Zoning	Map	By-law	File Reference
206	LC	48	74-2021	OPA20-A3 Z4/20 SP6/21

i) Location: 253 and 255 Lake Driveway West

ii) Legal Description: Part of Block 1, Plan 40M-1 486, Parts I to 3, Plan 40R-1 6777,
Town of Ajax, Regional Municipality of Durham
All of PIN: 26462-0096 (LT)
All of PIN: 26462-0221 (LT)
Part of Block 1, Plan 40M-1 486, Part 4, Plan 40R-1 6777, Town of
Ajax, Regional Municipality of Durham
All of PIN: 26462-0220 (LT)

iii) Additional Permitted Uses: *Apartment dwelling* (without ground floor commercial uses), *stacked townhouse dwelling*

iv) Interpretation: The following *lot line* and *yard interpretation* shall apply for the subject lands: the north *lot line* and *yard* abutting such shall be deemed to be the *rear lot line* and *rear yard;* the east *lot line* and *yard* abutting such shall be deemed to be an *interior side lot line* and *interior side yard;* the west *lot line* (the development limits adjacent to the Environmental Protection (EP) Zone) and *yard* abutting such shall be deemed to be an *interior side lot line* and *interior side yard*; the south *lot lines* (abutting Town-owned lands) and *yards* abutting such shall be deemed to be *interior side lot lines* and *interior side yards*; and the *lot line* and *yard* abutting Lake Driveway West shall be deemed to be the *front lot line* and *front yard*.

v) Development Standards:

The following development standards shall only apply to an *apartment dwelling* (without ground floor commercial uses) and *stacked townhouse dwellings*:

a) Minimum Setback from *Front Lot Line*:

i)	*Apartment dwelling*	2.9 m
ii)	Underground parking garage	2.9 m

Exception 206 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
206 continued	LC	48	74-2021	OPA20-A3 Z4/20 SP6/21

b)	Minimum Setback from East *Interior Side Lot Line*:		
	i)	*Apartment dwelling*	10.0 m
	ii)	Underground parking garage	6.0 m
c)	Minimum Setback from West *Interior Side Lot Line*:		
	i)	*Apartment dwelling*/parking garage	3.0 m
	ii)	Underground parking garage	3.0 m
	iii)	*Stacked townhouse dwelling*	3.0 m
d)	Minimum Setback from South *Interior Side Lot Line*:		
	i)	*Stacked townhouse dwelling*	7.0 m
	ii)	*Platform* associated with *stacked townhouse dwelling*	4.8 m
	iii)	Underground parking garage	7.0 m
e)	Minimum Setback from *Rear Lot Line*:		
	i)	*Apartment dwelling*	5.0 m
	ii)	Underground parking garage	3.0 m
f)	Minimum *Floor Space Index* (FSI):		1.0
g)	Maximum *Height*:		
	i)	*Apartment dwelling*	8-storeys/34.5 m (1)
	ii)	*Stacked townhouse dwelling*	3-storeys/14.0 m (1)

Exception 206 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
206 continued	LC	48	74-2021	OPA20-A3 Z4/20 SP6/21

h) Minimum Ground Floor *Height* (ground floor of *apartment dwelling*): 4.5 m

i) Maximum *Gross Floor Area*:

i) No maximum *gross floor area* requirements shall apply.

j) Maximum *Lot Coverage*: 65%

k) Minimum Parking: 1.0 space per *dwelling unit* for the exclusive use of occupants in addition to 0.25 spaces per *dwelling unit* for the exclusive use of visitors

l) Minimum Two-Way Drive Aisle Width: 6.5 m

m) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 1.0 *loading space* is required. All other applicable provisions of Section 5.13 shall apply to such *loading space*.

n) *Accessory buildings* or *structures* shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *accessory buildings* or *structures*.

o) Minimum Amount of Amenity Space:

i) Indoor Amenity Space 2.0 m^2 per *dwelling unit*

ii) Outdoor Amenity Space 2.0 m^2 per *dwelling unit*

p) Notwithstanding Section 4.12 of Zoning By-law 95-2003, a minimum *landscaped buffer* of 3.0 metres shall be required adjacent to all *interior side lot lines* and the *rear lot line*. A drive aisle may be permitted to encroach into the required *landscaped buffer* adjacent to the east *interior side lot line* to ensure adequate space for vehicle maneuvering.

Exception 206 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
206 continued	LC	48	74-2021	OPA20-A3 Z4/20 SP6/21

q) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.

(1) The maximum *height* (measurement included in metres) shall be measured to the tallest point of the *building*.

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

Exception	Zoning	Map	By-law	File Reference
207	UC	31	47-2022	OPA18-A2 Z6/18 SP2/20

i) Location: 27, 29, and 31 Harwood Avenue South

ii) Legal Description: Lots 92, 93 and 94, Plan 377, Town of Ajax, Regional Municipality of Durham
All of PIN: 26452-0017 (LT)
All of PIN: 26452-0019 (LT)

iii) Permitted Uses: *Art gallery, commercial fitness centre, commercial school, convenience store, day care facility, dry cleaning depot, financial*

institution, hotel, self serve laundromat, library, licensed accessory outdoor patio (1), medical clinic, office, personal service shop, place of assembly, place of entertainment, place of worship, restaurant, retail store, unlicensed accessory outdoor patio, apartment dwelling (2) seniors citizens' apartment, nursing home, and parking lot.

(1) A *licensed accessory outdoor patio* is permitted provided that the *licensed accessory outdoor patio* meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.

Exception 207 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
207 continued	UC	31	47-2022	OPA18-A2 Z6/18 SP2/20

iii) continued Permitted Uses: [(2)] Permitted on the upper floors or ground floor of a building with Harwood Avenue facing ground level commercial uses.

iv) Interpretation: Schedule "D" has been included in this Exception as a reference. The western limits of the right-of-way (ROW) for the private lane, as illustrated in Schedule "D", shall be deemed to be the rear lot line.

v) Development Standards:

The following development standards shall only apply to a residential mixed use building:

a) Maximum Number of *Dwelling Units*: 131

b) Minimum Setback from *Front Lot Line*:

Exception 207 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
207 continued	UC	31	47-2022	OPA18-A2 Z6/18 SP2/20

	i)	Residential mixed use building	0.0 m
	ii)	Underground parking garage	0.0 m
c)	Minimum Setback from South *Interior Side Lot Line*:		
	i)	Residential mixed use building	0.0 m
	ii)	Underground parking garage	0.0 m
d)	Minimum Setback from North *Interior Side Lot Line*:		
	i)	Residential mixed use building	0.0 m
	ii)	Underground parking garage	0.0 m
e)	Minimum Setback from *Rear Lot Line*:		
	i)	Residential mixed use building	2.0 m
	ii)	Underground parking garage	0.0 m (3)
f)	Minimum Private Lane ROW Width:		8.55 m
g)	Minimum *Ground Floor Area*:		600.0 m^2
h)	Minimum *Floor Space Index* (FSI):		1.25
i)	Maximum *Floor Space Index* (FSI):		4.4
j)	Minimum Ground Floor *Height*:		3.3 m
k)	Maximum *Height*:		10-storeys/37.0 m (4)
l)	Minimum Parking:		1.07 spaces per *dwelling unit* for the exclusive use of occupants in addition to 0.15 spaces per *dwelling unit* for the exclusive use of visitors and non-residential *gross floor area*

Exception 207 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
207 continued	UC	31	47-2022	OPA18-A2 Z6/18 SP2/20

m) Minimum Two-Way Drive Aisle Width: 6.0 m

n) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 1.0 *loading space* is required. The provisions of Section 5.13.1 shall not apply to such *loading space*.

o) *Accessory buildings or structures* shall only be permitted within common outdoor amenity spaces or private terraces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *accessory buildings or structures*.

p) Notwithstanding Section 4.21.1 of Zoning By-law 95-2003, a minimum setback of 0.0 metres shall be permitted between any wall of a building containing a door and any *lot line*.

q) Minimum *Landscaped Buffer*:

i) No minimum *landscaped buffer* requirements shall apply.

r) Minimum Amount of Amenity Space: 2.0 m^2 per *dwelling unit* (5)

s) Individual *retail store* or service commercial uses with a ground floor plate in excess of 4,645.0 m^2 in size are prohibited.

(3) The limits of the underground parking garage may encroach into the private lane ROW; however, such limits shall not encroach into the existing easement, legally described as Parts 1 to 8, Plan 40R-201 90.

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

(5) The minimum amount of amenity space may consist of any combination of indoor and outdoor amenity space; however, outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

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

Exception	Zoning	Map	By-law	File Reference
208	UC (H)	33	50-2022 70-2023	OPA20-A4 Z5/17 SP8/17 OPA23-A2 Z2/23

i) Location: 310 Kingston Road East

ii) Legal Description: Part of Lot 5, Concession 2 Pickering, Town of Ajax, Regional Municipality of Durham
All of PIN: 26411-0017 (LT)

iii) Development Standards:

The following development standards shall only apply to a residential mixed use building:

a)	Maximum Number of *Dwelling Units*:		380
b)	Maximum Commercial/Non-Residential *Gross Floor Area*:		1,160.0 m^2
c)	Minimum Setback from *Front Lot Line*:		
	i)	Residential mixed use building	0.0 m
	ii)	Underground parking garage	0.0 m
d)	Minimum Setback from West *Interior Side Lot Line*:		
	i)	Residential mixed use building (excluding any structural columns)	10.0 m
	ii)	Underground parking garage	9.0 m
e)	Minimum Setback from East *Interior Side Lot Line*:		
	i)	Residential mixed use building	4.5 m
	ii)	Underground parking garage	4.5 m
f)	Minimum Setback from *Rear Lot Line*:		
	i)	Residential mixed use building	1.5 m
	ii)	Underground parking garage	1.5 m

Exception 208 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
208 continued	UC (H)	33	50-2022	OPA20-A4 Z5/17 SP8/17

g) Minimum *Ground Floor Area*: 600.0 m^2

h) Minimum *Floor Space Index* (FSI): 1.25

i) Minimum Ground Floor *Height*: 4.0 m

j) Maximum *Height*: 25-storeys/88.0 m (1)

k) Maximum Tower Floor Plate Size (2):

i) 5th storey: 1,632 m^2, excluding balconies

ii) storeys 6 to 17: 1,534 m^2, excluding balconies

iii) storeys 18 to 19: 1,403 m^2, excluding balconies

iv) 20th storey: 1,402 m^2, excluding balconies

v) 21st storey: 1,248 m^2, excluding balconies

vi) storeys 22 and 23: 1,121 m^2, excluding balconies

vii) 24th storey: 1,071 m^2, excluding balconies

viii) 25th storey: 1,022 m^2, excluding balconies

l) Minimum Parking: 274 spaces for the exclusive use of residential occupants, in addition to 43 spaces for the exclusive use of residential visitors and commercial/non-residential *gross floor area*

m) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 2.0 *loading spaces* are required, 1.0 indoor and 1.0 outdoor *loading space*. The provisions of Section 5.13.1 shall not apply to the indoor *loading space*.

Exception 208 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
208 continued	UC (H)	33	50-2022	OPA20-A4 Z5/17 SP8/17

n) Minimum *Landscaped Buffer:*

Notwithstanding Section 4.12.1 of Zoning By-law 95-2003, no minimum *landscaped buffer* is required adjacent to Kingston Road East.

o) Minimum Amount of Amenity Space: 1.88 m^2 per *dwelling unit* (3)

p) Minimum *Dwelling Unit* Requirements:

i) A minimum of 49% of all *dwelling units* within a residential mixed use building shall have a barrier-free design, as defined by Provincial standards.

ii) A minimum of 32% of all *dwelling units* within a residential mixed use building shall be comprised of family-sized units, more specifically, two plus one bedroom units and three bedroom units.

iii) A minimum of 20% of all *dwelling units* within a residential mixed use building shall be affordable rental units, as defined by Provincial policy.

q) *Accessory structures* shall only be permitted within common outdoor amenity spaces or private terraces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *accessory structures*.

r) No steps shall be permitted to encroach within a public right-of-way.

(1) The maximum *height* (measurement included in metres) shall be measured to the tallest point of the mechanical penthouse.

(2) The above noted maximum tower floor plate sizes shall apply to a 25-storey residential mixed use building with a 4-storey base building/podium, provided that the minimum *dwelling unit* requirements set out in Section iii) p) herein are met.

(3) The minimum amount of amenity space may consist of any combination of indoor and outdoor amenity space; however, outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

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

Exception	Zoning	Map	By-law	File Reference
209	RM6	37	59-2022	OPA21-A1 Z2/21 SP8/21

i) Location: Southeast corner of Cedar Street and Knapton Avenue

ii) Legal Description: Part of Park, Registered Plan 465, Town of Ajax, Regional Municipality of Durham

iii) Interpretation: Section 4.9 – Frontage on a *Public Road,* of Zoning By-law 95-2003, as amended, shall not apply if the lands are developed as *back-to-back townhouse dwellings* accessed by a private *lane*.

iv) Additional Uses: *Dwelling, Back-to-Back Townhouse*

v) Development Standards:

In the event that the subject lands are developed with *back-to-back townhouse dwellings* within a common elements condominium, the following development standards shall apply to each Parcel of Tied Land (POTL) associated with a *back-to-back townhouse dwelling:*

a)	Minimum *Lot Depth*:	13.9 m
b)	Minimum *Lot Frontage*:	6.0 m
c)	Minimum Setback from *Front Lot Line:*	
	i) *Dwelling Unit/Platform* (second storey)	3.1 m
	ii) *Platform* (front porch)	1.8 m
	iii) Garage	6.0 m
d)	Minimum Setback from *Exterior Side Lot Line:*	2.1 m
e)	Minimum Setback from *Interior Side Lot Line:*	0.0 m
f)	Minimum Setback from *Rear Lot Line:*	0.0 m

Exception 209 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
209 continued	RM6	37	59-2022	OPA21-A1 Z2/21 SP8/21

g)	Minimum Setback for *dwelling units* abutting common elements:	0.0 m
h)	Maximum *Lot Coverage*:	
i)	No maximum *lot coverage* requirements shall apply.	
i)	Maximum *Driveway Width*:	3.0 m
j)	Maximum *Building Height*:	3-storeys/12.0 m
vi)	Other:	
a)	Minimum Private *Lane* Width:	6.7 m
b)	Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, all required *parking spaces* within a *private garage* shall have a minimum width of 3.0 metres and a minimum length of 6.0 metres free of any obstruction. A step of not higher than 20.0 centimetres and not deeper than 25.0 centimetres shall be permitted to encroach into the edge of the required *parking space*. In addition, a maximum 0.1 metre encroachment into the edge of the required parking space for a maximum of 20% of the wall length shall be permitted for the purposes of accommodating mechanical works.	
c)	Minimum setback from the *daylighting triangle:*	0.8 m
d)	No *accessory buildings or structures*, notwithstanding air conditioning units, associated with a POTL shall be permitted in any *front or side yard*.	
e)	All air conditioning units are required to be screened from public view through architectural screening, landscaping or a combination of such treatments.	
f)	No fences (other than decorative metal fences) shall be permitted in a *front or side yard*.	

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

Exception	Zoning	Map	By-law	File Reference
210	RM6	37	59-2022	Z2/21 SPA22/21

i) Location: 3-73 Cedar Street

ii) Legal Description: Part of Park, Registered Plan 465, Town of Ajax, Regional Municipality of Durham

iii) Interpretation: The *front lot line* has been deemed to be the westerly *lot line*, fronting onto the private *lane*.

iv) Development Standards:

a) Minimum Setback from *Front Lot Line* (westerly property line): 5.5 m

b) Minimum Setback from *Exterior Side Lot Line* (Cedar Street): 5.9 m

v) Other:

a) Notwithstanding Section 4.1.1 of Zoning By-law 95-2003, as amended, no *accessory buildings or structures* shall be permitted between an adjacent *public street*/private *lane* and any part of a building façade. Each *dwelling unit* is permitted a maximum *gross floor* area of 15.m^2 for *accessory buildings or structures*. No part of any *accessory building or structure* shall be located more than 4.5 metres above the *established grade*.

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

Exception	Zoning	Map	By-law	File Reference
211	R1-D	20	14-2023	Z4/22

i) Location: 836 Riverside Drive

ii) Legal Description: Parts 1 and 3, Plan 40R-16883, formerly Part of Lot 13, Plan M-1157

iii) Development Standards:

a) Notwithstanding Section 6.2.2, Zone Standards, for the Maximum *Driveway Width*, Maximum Garage Width, and Maximum *Apron* and Curb *Cut* Width, the following shall apply:

i) Maximum *Driveway* Width: 5.7 m

ii) Maximum Garage Width: 5.7 m

iii) Maximum *Apron* and *Curb Cut Width*: 5.7 m

b) For the lands hatched on the map below:

i) Notwithstanding Section 6.2.2, Zone Standards, for the Minimum *Setback from Rear Lot Line*, the following shall apply:

- Minimum Setback from the *Rear Lot Line*: 5.7 m

ii) Notwithstanding Section 4.3, Platforms, Height Above Finished Ground Level More than 1.2 metres, for the Minimum Setback from *Rear Lot Line*, the following shall apply:

- Minimum Setback from *Rear Lot Line*: 2.3 metres

Exception 211 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
211 continued	R1-D	20	14-2023	Z4/22

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

Exception	Zoning	Map	By-law	File Reference
212	RM4(H), EP	45, 46	19-2023 49-2024 23-2025	OPA21-A3 Z5/21 SP12/22 OPA24-A2 Z6/24 Z2/25

i) Location: Southeast corner of Bayly Street East and Pickering Beach Road

ii) Legal Description: PT LT 6 Range 3 Con Broken Front Pickering, PTS 1 & 2 PL 40R18790 save and except PT 1 PL 40R21844 save & except PTS 8 & 9 PL 40R21174

iii) Interpretation: The lot line fronting Pickering Beach Road shall be deemed to be the *front lot line*.

iv) Development Standards:

a) Maximum number of dwelling units:

i)	*Apartment Dwelling*	255
ii)	*Block Townhouse Dwelling*	4

b) Minimum setback from *Front Lot Line* (Pickering Beach Road):

i)	*Apartment Dwelling*	3.1 m
ii)	Underground parking structure	0.0 m

c) Minimum Setback from *Exterior Side Lot Line* (Bayly Street East):

i)	*Apartment Dwelling*	3.3 m
ii)	Underground parking structure	0.0 m

d) Minimum Setback from *Exterior Side Lot Line* (Powers Valley Court):

i)	*Apartment Dwelling*	3.0 m
ii)	*Block Townhouse Dwelling*	3.0 m
iii)	Underground parking structure	0.0 m

e) Minimum Setback from *Rear Lot Line*:

Exception 212 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
212 continued	RM4(H), EP	45, 46	19-2023 49-2024 23-2025	OPA21-A3 Z5/21 SP12/22 OPA24-A2 Z6/24 Z2/25

i) *Apartment Dwelling* 2.8 m

ii) *Block Townhouse Dwelling* 4.2 m

iii) Underground parking structure and associated access ramp 1.0 m

iv) Stormwater management tank 1.0 m

f) Maximum *Lot Coverage*: 49%

g) Maximum Height:

i) *Apartment Dwelling* 12-storeys

ii) *Block Townhouse Dwelling* 3-storeys/14.0 m (1)

v) Other:

a) Minimum Setback from the *Daylighting Triangle*: 0.0 m

b) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.

c) Minimum Width of a Two-way Drive Aisle in an Underground Parking Structure: 6.2 m

d) Subject to the provision of a car sharing and/or micro transit service, a minimum parking rate of:

i) *Apartment Dwelling*: 0.88 *parking spaces* per *dwelling unit* for the exclusive use of all units (including affordable)

ii) *Block Townhouse Dwelling*: 2.0 *parking spaces* per *dwelling unit* for the exclusive use of residents

iii) 0.88 *parking spaces* per *dwelling unit* for the exclusive use of visitors

e) Required Parking Spaces Other Than Within Private Garages:

Exception 212 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
212 continued	RM4(H), EP	45, 46	19-2023 49-2024 23-2025	OPA21-A3 Z5/21 SP12/22 OPA24-A2 Z6/24 Z2/25

i) Notwithstanding Section 5.3.2 of Zoning By-law 95-2003, as amended, where the side of a parking space is obstructed, the parking space may have a minimum width of 2.6 metres provided that the obstruction is not located within 1.2 metres of either end of the parking space.

f) Minimum Number of Required Loading Spaces:

i) Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 1.0 loading space is required. All other applicable provisions of Section 5.13 shall apply to such loading space.

g) *Accessory Buildings or Structures* shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *Accessory Buildings or Structures*.

h) Minimum Amount of Amenity Space:

i)	Indoor amenity space	1.0 m^2 per dwelling unit
ii)	Outdoor amenity space	1.0 m^2 per dwelling unit

i) Minimum Setback to a stairwell associated with underground parking structure:

i)	*Front Lot Line:*	65 m
ii)	*Exterior Side Lot Line* (Powers Valley Court):	4.0 m
iii)	*Rear Lot Line:*	2.8 m

j) A minimum of 10% of all dwelling units within the apartment dwelling shall be affordable as defined by Provincial policy and these units be distributed by a mix of different unit types.

(1) The maximum height (measurement included in metres) shall be measured from *established grade* to the tallest point of a *building*.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
213	UC	31	38-2023	OPA20-A2 Z3/20

i)	Location:	21 and 23 Harwood Avenue South and Western portion of 100, 101, and 102 Heron Street
ii)	Legal Description:	Lots 88, 89 and 90, Plan 377, Town of Ajax, Regional Municipality of Durham All of PIN: 26452-0014 (LT) All of PIN: 26452-0015 (LT) Part of Lots 100, 101 and 102, Plan 377, Town of Ajax, Regional Municipality of Durham Part of PIN: 26452-0025 (LT) Part of PIN: 26452-0026 (LT) Part of PIN: 26452-0027 (LT)
iii)	Permitted Uses:	*Art gallery, commercial fitness centre, commercial school, convenience store, day care facility, dry cleaning depot, financial institution, hotel, self serve laundromat, library, licensed accessory outdoor patio* (1)*, medical clinic, office, personal service shop, place of assembly, place of entertainment, place of worship, restaurant, retail store, unlicensed accessory outdoor patio, apartment dwelling*(2)*, senior citizens' apartment*, retirement home, and *parking lot*. (1) A *licensed accessory outdoor patio* is permitted provided that the *licensed accessory outdoor patio* meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended. (2) Permitted on the upper floors or ground floor of a *building* provided that ground floor units facing Harwood Avenue contain commercial uses.
iv)	Interpretation:	a) For the purposes of this Exception, a *senior citizens' apartment*, shall mean an apartment *building* for seniors which may include common facilities for the preparation, serving and consumption of meals, and may also include common areas, indoor and outdoor recreation facilities, and respite care facilities where such uses and activities are provided only for residents.

Exception 213 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
213 continued	UC	31	38-2023	OPA20-A2 Z3/20

iv) Interpretation continued:

b) Schedule "D" has been included in this Exception as a reference to illustrate the limits of the right-of-way (ROW) for the private *lane*; however, such private *lane* may be subject to change through the Site Plan Application review and approval process.

No above grade *buildings* or *structures* shall encroach into the private *lane* ROW; however, the limits of an underground parking garage may encroach into the private *lane* ROW.

v) Development Standards:

The following development standards shall apply:

a) Minimum Setback from *Front Lot Line*:

i)	Residential mixed use *building*	0.0 m
ii)	Underground parking garage	0.0 m

b) Minimum Setback from *Exterior Side Lot Line*:

i)	*Buildings* (residential mixed use *building* and *senior citizens' apartment*/retirement home)	3.0 m
ii)	Underground parking garage	0.0 m

c) Minimum Setback from *Interior Side Lot Line*:

i)	Residential mixed use *building*	0.0 m
ii)	*Senior citizens' apartment*/retirement home	7.5 m
iii)	Underground parking garage	0.0 m
iv)	Underground parking garage (for the easterly 37.0 metres of the subject lands)	7.5 m

d) Minimum Setback from *Rear Lot Line*:

i)	*Senior citizens' apartment*/retirement home	13.6 m
ii)	Underground parking garage	1.0 m

Exception 213 is continued on the next page

Exception	Zoning	Map	By-law	File Reference
213 continued	UC	31	38-2023	OPA20-A2 Z3/20

e) Minimum Private *Lane* ROW Width: 8.55 m

f) Minimum *Ground Floor Area*: 600.0 m^2

g) Minimum *Floor Space Index* (FSI): 1.25

h) Maximum Floor Space Index (FSI): 4.3

i) Minimum Ground Floor *Height*: 4.0 m

j) Maximum *Height:*

i) Residential mixed use *building* 12 storeys/45.0 m (3)

ii) *Senior citizens' apartment*/retirement home 5-storeys/21.5 m (3)

k) Minimum Parking: 1.0 space per *dwelling unit* for the exclusive use of occupants in addition to 0.15 spaces per *dwelling unit* for the exclusive use of visitors
1.0 space per 28.0 m^2 of non-residential *gross floor area*

l) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 1.0 *loading space* is required. The provisions of Section 5.1 3.1 shall not apply to such *loading space*.

m) *Accessory buildings or structures* shall only be permitted within common outdoor amenity spaces and private terraces. The provisions of Section 4.1 .1 of Zoning By-law 95-2003 shall not apply to such *accessory buildings or structures*.

n) Notwithstanding Section 4.21.1 of Zoning By-law 95-2003, a minimum setback of 0.0 metres shall be permitted between any wall of a *building* containing a door and any *lot line*.

o) Minimum Landscaped Buffer:

i) A minimum *landscaped* buffer of 3.0 metres shall be provided adjacent to the *exterior side lot line*.

Exception 213 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
213 continued	UC	31	38-2023	OPA20-A2 Z3/20

p) Minimum Amount of Amenity Space: 4.3

i) Residential mixed use *building* 3.0 m^2 per *dwelling unit* (4)

q) Individual *retail store* or service commercial uses with a ground floor plate in excess of 4,645.0 m^2 in size are prohibited

r) Minimum Setback from *Daylighting Triangle*: 0.0 m

(3) The maximum *height* (measurement included in metres) shall be measured to the tallest point of a *building*, which includes, but is not limited to, mechanical penthouses and elevator enclosures.

(4) The minimum amount of amenity space may consist of any combination of indoor and outdoor amenity space; however, outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

Schedule "D" to By-Law Number 38-2023

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
214	GS (H)	36	45-2023	OPA21-A2 Z4/21

i) Location: 190 Westney Road South

ii) Legal Description: Part of Block M, Plan M-25, Parts 8 and 9, Plan 40R-18895, Town of Ajax, Regional Municipality of Durham

All of PIN: 26461-0042 (LT)

iii) Permitted Uses: *Art gallery, commercial fitness centre, commercial school, convenience store* [(1)]*, day care facility, dry cleaning depot, financial institution, hotel, library, licensed accessory outdoor patio* [(2)]*, medical clinic, office, personal service shop, place of assembly, place of entertainment, place of worship, restaurant, retail store* [(1)]*, self serve laundromat, unlicensed accessory outdoor patio, apartment dwelling* [(3)]*, retirement home, and senior citizens' apartment.*

[(1)] No individual *retail store* or *convenience store* shall exceed a *gross floor area* of 2,000.0 m^2 in size. Further, *outdoor storage* is not permitted.

[(2)] A *licensed accessory outdoor patio* is permitted provided that the *licensed accessory outdoor patio* meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.

[(3)] Only permitted on the upper floors of a *building* with ground level commercial uses.

iv) Development Standards:
The following development standards shall apply:

Exception 214 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
214 continued	GS (H)	36	45-2023	OPA21-A2 Z4/21

a) Minimum Setback from *Front Lot Line* (Westney Road South):

   i) Residential mixed use *building* — 0.0 m

   ii) Underground parking garage — 0.0 m

b) Minimum Setback from *Exterior Side Lot Line* (O'Brien Court):

   i) Residential mixed use *building* (ground floor only, excluding any structural columns) — 9.0 m (4)

   ii) Underground parking garage — 0.0 m

c) Minimum Setback from *Interior Side Lot Line*:

   i) Residential mixed use *building* — 4.5 m

   ii) Underground parking garage — 4.5 m

d) Minimum Setback from *Rear Lot Line*:

   i) Residential mixed use *building* (excluding balconies) — 9.0 m (5)

   ii) Underground parking garage — 0.0 m

e) Minimum Setback from *Daylighting Triangle*: — 0.0 m

f) Minimum Tower Stepback:

The tower (6) shall stepback from the face of the base *building*/podium (7) a minimum of 2.0 metres. This stepback requirement shall only apply to the portion of the *building* adjacent to Westney Road South.

In the event that the existing easement is removed and/or reduced in size, the minimum 2.0 metre stepback requirement shall apply to all portions of the *building*.

g) Maximum Tower Floor Plate Size:

The maximum residential tower floor plate shall be no greater than 800.0 m^2, excluding balconies.

h) Minimum Tower Separation Distance:

The minimum tower separation distance shall be 25.0 metres from a tower on the same development site, and any tower shall be setback a minimum of 12.5 metres from an *interior side lot line*.

Exception 214 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
214 continued	GS (H)	36	45-2023	OPA21-A2 Z4/21

i)	Maximum *Building Height*:	62-storeys
	i) Maximum Base *Building*/Podium *Height*:	10-storeys
j)	Minimum *Building Height*:	55-storeys
	i) Minimum Base *Building*/Podium *Height*:	8-storeys
k)	Minimum Floor/Storey *Height* (ground floor and 2nd storey):	4.5 m
l)	Maximum *Floor Space Index* (FSI):	15
m)	Minimum *Floor Space Index* (FSI) for Employment/Commercial Uses:	0.8
n)	Minimum *Gross Floor Area* for a *Retail Store* (Grocery Store):	1,500.0 m^2
o)	Maximum *Lot Coverage*:	80%
p)	Minimum Amount of Amenity Space:	
	i) Indoor Amenity Space	2.0 m^2 per *dwelling unit*
	ii) Outdoor Amenity Space [8]	1.5 m^2 per *dwelling unit*

q) *Building* Occupancy:

No more than 50% of the total residential *dwelling units* shall be occupied until a *retail store*, specifically a grocery store, and a *day care facility* have occupied the *building* and are fully operational.

r) Affordability Requirement:

A minimum of 5% of the total residential *dwelling units* shall be affordable units, as defined by Provincial policy.

s) Unit Size Requirement:

A minimum of 50 residential *dwelling units* shall be three bedroom units or larger.

t) Minimum Parking:

Exception 214 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
214 continued	GS (H)	36	45-2023	OPA21-A2 Z4/21

835 spaces, provided that:

- a ridesharing service is implemented and fully operational prior to occupancy of 60% of the total residential *dwelling units*
- a minimum of 730 spaces are provided for the exclusive use of residential occupants and visitors
- a minimum of 80 spaces are provided for the exclusive use of employment/commercial uses
- a minimum of 25 spaces are provided for the exclusive use of a ridesharing service

u) Minimum Two-Way Drive Aisle Width: 6.7 m

v) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 3.0 *loading spaces* are required. The provisions of Section 5.13.1 shall not apply to such *loading spaces*; however, such *loading spaces* shall be screened from public view.

w) *Accessory buildings or structures* shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 of Zoning By-law 95-2003 shall not apply to such *accessory buildings or structures*.

x) Notwithstanding Section 4.21.1 of Zoning By-law 95-2003, a minimum setback of 0.0 metres shall be permitted between any wall of a *building* containing a door and any *lot line*.

(4) In the event that the existing easement is removed, the minimum setback from the *exterior side lot line* shall be 0.0 metres. In the event that the existing easement is reduced in size, then the minimum setback from the *exterior side lot line* shall be reflective of the size (width) of the easement.

(5) In the event that the existing easement is removed, the minimum setback from the *rear lot line* shall be 0.0 metres. In the event that the existing easement is reduced in size, then the minimum setback from the *rear lot line* shall be reflective of the size (width) of the easement.

(6) Tower shall mean the portion of a tall *building* above the base *building*/podium.

Exception 214 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
214 continued	GS (H)	36	45-2023	OPA21-A2 Z4/21

(7) Base *building*/podium shall mean the lower portion of a tall *building* from *established grade* to the base of the tower.

(8) Outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
215	VC3	29	35-2024	Z2/24

i) Location: 456 Kingston Road West

ii) Legal Description: Part Lot 13 Concession 2, Township of Ajax

iii) Additional Permitted Use: Retirement Home (1)

iv) Development Standards:

a) Minimum Setback from the *Rear Lot Line* 1.2 m

b) Maximum Height for any portion of a *building* or *structure* located within 7.5 metres of the Rear Lot Line: 5.0 m

c) Minimum Required Parking for a Retirement Home: 1 space per 142m^2 of gross floor area

v) Other

a) A maximum of 4 parking spaces are permitted in the front yard, all of which must be located west of the principal building.

(1) A Retirement Home shall mean a premises, licensed in accordance with applicable Provincial legislation, where dwelling units, suites or rooms are provided in association with limited care services. A Retirement Home is designed to accommodate individuals that can direct their own care but require or desire some support with daily living activities. A Retirement Home is different and distinctive from a Long-Term Care Facility.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
216	R1-D, R1-F, R2-B	7, 14	58-2023	OPA23-A1 Z3/22 S-A-2022-01

i) Location: West Side of Church Street North, North of the Hydro Corridor

ii) Legal Description: 1620 Church Street North: Part of Lot 15, Concession 3 Pickering, Part 1, Plan 40R-29554, Town of Ajax, Regional Municipality of Durham

All of PIN: 26408-1536 (LT)

Unaddressed Parcel: Part of Lot 15, Concession 3 Pickering, Part 1, Plan 40R-29328, Town of Ajax, Regional Municipality of Durham

All of PIN: 26408-1518 (LT)

1520 Church Street North: Part of Lot 15, Concession 3 Pickering, Part 1, Plan 40R-27181, Town of Ajax, Regional Municipality of Durham
All of PIN: 26408-0658 (LT)

iii) Interpretation:

a) In the Residential Two — 'B' (R2-B) Zone, for any *lots*/blocks abutting a *public street or road* on one side and a *public lane* on the opposite side, the *lot line* and *yard* abutting the *public street or road* shall be the *front lot line* and *front yard* and the *lot line* and *yard* abutting the public *lane* shall be the *rear lot line* and *rear yard*. The *dwelling units* contained on such *lots*/blocks, shall be considered double front *dwelling units*.

b) Schedule "D" has been included in this Exception as a reference to provide context for the development standards included herein.

iv) Development Standards within the Residential One — 'D' (R1-D) Zone:

a) Maximum Lot Coverage: 50%

Exception 216 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
216 continued	R1-D, R1-F, R2-B	7, 14	58-2023	OPA23-A1 Z3/22 S-A-2022-01

v) Development Standards within the Residential One — 'F' (R1-D) Zone:

a) Maximum Lot Coverage: 50%

b) Notwithstanding Section 6.2.4 of the Zoning By-law 95-2003, as amended, as it relates to *exterior side lot line* setback requirements, the following shall apply to the highlighted lots, as illustrated in Schedule "D".

Minimum Setback from *Exterior Side Lot line*:

i) *Dwelling unit* 1.0 m

ii) Attached *private garage* 1.0 m

iii) *Platform* 1.0 m

vi) Development Standards within the Residential Two — 'B' (R2-B) Zone:

The following development standards shall only apply to double front *street townhouse dwelling units*. The development standards of the R2-B Zone and all other provisions of Zoning By-law 95- 2003 shall apply to all other *street townhouse dwelling units* in the R2-B Zone.

a) Minimum Setback from *Front Lot Line*:

i) *Dwelling unit* 3.0 m

ii) *Platform* 1.5 m

b) Minimum Setback from *Front Lot Line*:

i) 7.5 metres, as measured from the front face of the *dwelling unit*.

ii) A *dwelling unit* shall not be setback more than 3.0 metres from the front face of an adjacent *dwelling unit* which fronts on the same *public street or road*.

c) Minimum Setback from *Rear Lot Line*:

i) Attached *private garage* 0.0 m

Exception 216 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
216 continued	R1-D, R1-F, R2-B	7, 14	58-2023	OPA23-A1 Z3/22 S-A-2022-01

d) Minimum Setback from *Exterior Side Lot line*:

i) *Dwelling unit* 2.0 m

ii) Attached *private garage* 2.0 m

iii) *Platform* 1.0 m

e) Minimum Setback from *Interior Side Lot Line*:

i) 0.0 metres between *dwelling units* and 1.2 metres for end *dwelling units*.

f) Maximum *Lot Coverage*:

i) No maximum *lot coverage* requirements shall apply.

g) Maximum *Private Garage* Width: 5.8 m

h) Maximum *Driveway Width* and *Apron and Curb Cut Width*:

i) No maximum width requirements shall apply.

i) *Private garages* (attached or detached) and parking areas shall be accessed from a rear public *lane*.

j) Notwithstanding the *accessory building* and *structure* provisions of Sections 4.1.1 iv) and v) of Zoning By-law 95-2003, the following provisions shall apply to detached *private garages:*

i) Minimum Setback from *Rear Lot Line*: 0.0 m

ii) Minimum Setback from *Exterior Side Lot Line*: 2.0 m

iii) Minimum Setback from Interior *Side Lot Line:*

a) 0.0 metres on any *lot* containing an internal *dwelling unit* and 1.2 metres on any *lot* containing an end *dwelling unit*.

iv) Maximum *Lot Coverage/Ground Floor Area*:

a) No maximum *lot coverage* requirements shall apply: however, no detached *private garage* shall exceed a *ground floor area* of 60.0 m^2.

v) Maximum *Height:*

a) No part of a detached *private garage* may be located more than 6.1 metres above the *established grade*.

Exception 216 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
216 continued	R1-D, R1-F, R2-B	7, 14	58-2023	OPA23-A1 Z3/22 S-A-2022-01

All other *accessory buildings or structures* are subject to the provisions of Section 4.1.1 of Zoning By-law 95-2003.

k) Notwithstanding Section 5.3.1 of Zoning By-law 95-2003, all required *parking spaces* within a *private garage* shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres.

vii) Other:

a) No individual direct vehicular access to a *dwelling unit* shall be permitted from Church Street North.

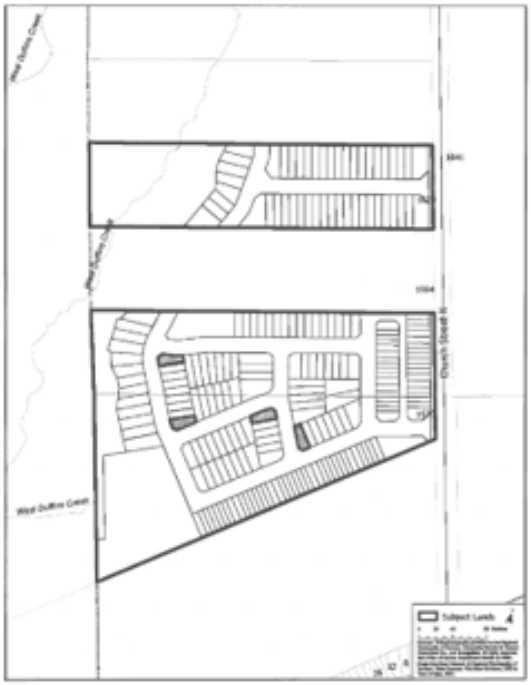
b) Minimum Setback from *Daylighting Triangle (public street or road,* or *lane):* 0.0 m

c) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.

d) No fences (other than decorative metal fences) shall be permitted within a *front yard* facing Church Street North.

e) No steps shall be permitted to encroach within a public right-of-way.

Schedule "D" to By-Law Number 58-2023



Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
217	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01

i) Location: 1641 Church Street North

ii) Legal Description: Part of Lot 14, Concession 3 Pickering, Part 1, Plan 40R-31270, Town of Ajax, Regional Municipality of Durham
All of PIN: 26408-2046 (LT)

iii) Additional Permitted Uses: In the Residential Two – 'B' (R2-B) Zone, *back-to-back townhouse dwellings* are permitted.

iv) Interpretation:

a) In the Residential Two — 'B' (R2-B) Zone, for any *lots*/blocks abutting Church Street North on one side and a *public street or road* on the opposite side, the *lot line* and *yard* abutting Church Street North shall be the *front lot line* and *front yard* and the *lot line* and *yard* abutting the opposing *public street or road* shall be the *rear lot line* and *rear yard*. The *dwelling units* contained on such *lots*/blocks, shall be considered double front *dwelling units*.

b) Schedule "D" has been included in this Exception as a reference to provide context for the development standards included herein.

v) Development Standards within the Residential One — 'E' (R1 -E) Zone:

a) Minimum Setback from *Rear Lot Line*: 7.0 m

b) Maximum *Lot Coverage*: 55%

c) Maximum *Private Garage* Width: 5.7 m

d) Maximum *Driveway Width* and *Apron and Curb Cut* Width: 5.7 m

e) Notwithstanding Section 6.2.4 of Zoning By-law 95-2003, as amended, as it relates to *exterior side lot line* setback requirements, the following shall apply to the highlighted *lots*, as illustrated in Schedule "D".

Minimum Setback from *Exterior Side Lot line*:

i) *Dwelling unit* 1.0 m

ii) Attached *private garage* 1.0 m

iii) *Platform* 1.0 m

Exception 217 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
217 continued	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01

vi) Development Standards within the Residential One — 'F' (R1-F) Zone:

a) Minimum Setback from *Rear Lot Line*: 7.0 m

b) Maximum *Lot Coverage:* 55%

vii) Development Standards within the Residential Two — 'B' (R2-B) Zone:

a) The following development standards shall only apply to *lots*/blocks in the R2-B Zone containing double front *street townhouse dwelling units*:

i) Minimum *Lot Depth:* 22.0 m

ii) Minimum Setback from *Front Lot Line* (Church Street North):

a) *Dwelling unit* 3.0 m

b) *Platform* 1.0 m

iii) Maximum Setback from *Front Lot Line* (Church Street North):

a) 7.5 metres, as measured from the front face of the *dwelling unit.*

b) A *dwelling unit* shall not be setback more than 3.0 metres from the front face of an adjacent *dwelling unit* which fronts on the same *public street or road.*

iv) Minimum Setback from *Rear Lot Line*:

a) *Dwelling unit* 3.0 m

b) Attached *private garage* 5.7 m

c) *Platform* 1.0 m

v) Minimum Setback from *Exterior Side Lot line*:

a) *Dwelling unit* 2.0 m

b) *Attached private garage* 2.0 m

c) *Platform* 1.0 m

vi) Minimum Setback from *Interior Side Lot Line*:

a) 0.0 metres between *dwelling units* and 1.2 metres for end *dwelling units.*

vii) Maximum *Lot Coverage:*

a) No maximum *lot coverage* requirements shall apply.

Exception 217 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
217 continued	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01

viii) Minimum *Height:* 9.5 m[1]

ix) Maximum *Height:* 14.0 m

x) Maximum *Private Garage* Width: 3.3 m

xi) Maximum *Driveway Width* and *Apron and Curb Cut* Width: 3.3 m

b) The following development standards shall only apply to *lots*/blocks in the R2-B Zone containing *back-to-back townhouse dwelling units:*

i) Minimum *Lot Depth:* 13.0 m

ii) Minimum Setback from *Front Lot Line*:

a) *Dwelling unit* 3.0 m

b) Attached *private garage* 5.7 m

c) *Platform* 1.0 m

iii) Minimum Setback from *Rear Lot Line*: 0.0 m

iv) Minimum Setback from *Exterior Side Lot line:*

a) *Dwelling unit* 2.0 m

b) *Attached private garage* 2.0 m

c) *Platform* 1.0 m

v) Minimum Setback from *Interior Side Lot Line:*

a) 0.0 metres between *dwelling units* and 1.2 metres for end *dwelling units*.

vi) Maximum *Lot Coverage*:

a) No maximum *lot coverage* requirements shall apply.

vii) Minimum *Height:* 9.5 m[1]

viii) Maximum *Height:* 14.0 m

ix) Maximum *Private Garage* Width: 3.3 m

x) Maximum *Driveway Width* and *Apron and Curb Cut* Width: 3.3 m

Exception 217 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
217 continued	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01

c) The following development standards shall apply to all other *street townhouse dwelling units* in the R2-B Zone:

i) Minimum Setback from *Rear Lot Line:* 7.0 m

ii) Maximum *Lot Coverage*: 70%

iii) Maximum *Height:* 14.0 m

iv) Maximum *Private Garage* Width: 3.3 m

v) Maximum *Driveway Width* and *Apron and Curb Cut* Width: 3.3 m

viii) Other:

a) No *accessory buildings or structures* are permitted on any *lots*/blocks in the R2-B Zone containing double front *street townhouse dwelling units* or *back-to-back townhouse dwelling units*.

b) No individual direct vehicular access to a *dwelling unit* shall be permitted from Church Street North.

c) Minimum Setback from *Daylighting Triangle* and/or *corner* roundings: 0.0 m

d) Air conditioning units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.

e) No fences (other than decorative metal fences) shall be permitted within a *front yard* facing Church Street North.

f) No steps shall be permitted to encroach within a public right-of-way.

(1) All double front *street townhouse dwelling units* and *back-to-back townhouse dwelling units* in the R2-B Zone shall be a minimum of 3-storeys in *height*.

Exception 217 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
217 continued	R1-E, R1-F, R2-B	7, 14	60-2023	OPA23-A1 Z3/21 S-A-2021-01

Schedule "D" to By-Law Number 60-2023

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
218	VC3	29	59-2023	Z2/22 SPA8/22

i) Location: 479 Kingston Road West

ii) Legal Description: Part of Lot 13, Concession 1

iii) Additional Permitted Uses: *Day Care Facility*

iv) Development Standards:

a) Minimum Number of Required *Parking Spaces*: 18

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
219	DCA/MU	43	38-2024	OPA24-A1 Z3/24 SP5/19

i) Location: 282 Monarch Avenue

ii) Legal Description: Part of Block T, Plan 480, Parts 2 and 3, Plan 40R-1451, Part 1, Plan 40R-4401, Town of Ajax, Regional Municipality of Durham
All of PIN: 26458-0009 (LT)

iii) Development Standards:

a) Maximum *Height*: 33-storeys(1)

b) Minimum Parking: 0.75 spaces per *dwelling unit* for the exclusive use of occupants

0.08 spaces per dwelling unit for the exclusive use of visitors

iv) Other:

a) No more than 50% of the total *dwelling units* included in the first phase of development shall be occupied until a car share and/or microtransit service is implemented and fully operational.

b) The owner covenants and agrees that the Council of the Town of Ajax may repeal this By-law should a building permit for the first phase of development not be issued by December 31, 2024.

(1) The maximum *height* of 33-storeys is subject to the completion of an Air Quality Study, demonstrating no adverse impacts from emissions, that has been peer reviewed to the satisfaction of the Town.

Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
220				

RESERVED

Exception	Zoning	Map	By-law	File Reference
221				
RESERVED				

Exception	Zoning	Map	By-law	File Reference
222	VC1	28	85-2024	Z10/24

i) Location: 22 Church Street North

ii) Legal Description: Part of Lot 28, Plan 73 Village of Pickering, Part 3, Plan 40R-9362, Town of Ajax, Regional Municipality of Durham
All of PIN: 26433-0131 (LT)

iii) Additional Permitted Uses: *Detached dwelling, home based business*

iv) Development Standards:

a) Minimum *Landscaped Buffer*:

Notwithstanding Section 4.12 of Zoning By-law 95-2003, as amended, a minimum *landscaped buffer* of 1.5 metres shall be required adjacent to Church Street North.

b) Minimum Two-Way Drive Aisle Width: 4.5 m

Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
223	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

i) Location: 425 Bayly Street West and the adjacent parcel of land located at the southeast corner of Bayly Street West and Westney Road South

ii) Legal Description: Part of Block A, Plan M-26, Part of Lot 12, Range 3, Broken Front Concession, Part 1 Plan 40R-9314 save and except Parts 1 and 2, Plan 40R-27137, Town of Ajax, Regional Municipality of Durham
All of PIN: 26463-0059 (LT)

Part of Block A, Plan M-26, Part of Lot 12, Range 3, Broken Front Concession, Part 1 40R-1425, Town of Ajax, Regional Municipality of Durham
All of PIN: 26463-0001 (LT)

iii) Permitted Uses: Non-Residential Uses: *Art Gallery, Artisan Studio or Workshop, Commercial Fitness Centre* (1), *Commercial School* (1), *Community Centre, Community Garden, Convenience Store* (2), *Craft Beverage Establishment* (3), *Day Care Facility, Dry Cleaning Depot, Farmers' Market, Financial Institution, Hotel, Library* (1), *Licensed Accessory Outdoor Patio* (4), *Medical Clinic* (1), *Museum* (1), *Office, Personal Service Shop* (5), *Place of Assembly* (1), *Place of Entertainment, Place of Worship* (1), *Post-Secondary School* (1), *Restaurant, Retail Store* (2), *School, Self Serve Laundromat, Take-Out Restaurant, Unlicensed Accessory Outdoor Patio, Veterinary Clinic*

Residential Uses: *Apartment Dwelling* (6), *Retirement Home*

(1) Use is only permitted as part of a *mixed-use building*.

(2) No individual *retail store* or *convenience store* shall exceed a *gross floor area* of 2,000.0 m^2 in size. Further, *outdoor storage* is not permitted.

(3) Use is only permitted as an *accessory use* to a *restaurant*.(4) A *licensed accessory outdoor patio* is permitted provided that the *licensed accessory outdoor patio* meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

[5] Use is only permitted provided that the ground floor *gross floor area* of each individual unit is no greater than 500.0 m^2.

[6] Only permitted on the upper floors of a *building* with ground level non-residential uses, with the exception of any *building* that does not abut a *front* or *exterior side lot line*.

iv) Prohibited Uses: *Automatic Motor Vehicle Washing Establishment*, *Drive Through Facility*, *Manufacturing*, *Motor Vehicle Gas Bar*, *Motor Vehicle Rental Establishment*, *Motor Vehicle Repair Facility*, *Motor Vehicle Sales Establishment*, *Motor Vehicle Service Centre*, *Motor Vehicle Washing Establishment*, *Outdoor Storage*, *Public Storage Facility*, and *Warehouse / Distribution Centre*

v) Interpretation:

a) The following *lot line* and *yard* interpretation shall apply for the subject lands: the *lot line* and *yard* abutting Bayly Street West shall be deemed to be the *front lot line* and *front yard*; the *lot line* and *yard* abutting Westney Road South shall be deemed to be the *exterior side lot line* and *exterior side yard*; the southernmost *lot line* and *yard* abutting such shall be deemed to be the *rear lot line* and *rear yard*; and all other *lot lines* and *yards* abutting such shall be deemed to be the *interior side lot lines* and *interior side yards*.

b) Despite any future severance, plan of subdivision, or plan of condominium, the lands that are subject to this Exception shall be interpreted as one *lot* for the purposes of applying the development standards included herein.

vi) Development Standards:

The following Development standards shall apply:

a) Minimum Setback from *Front Lot Line*:

i)	*Building* (above ground)	3.0 m
ii)	Underground parking garage	0.0 m

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

b) Minimum Setback from *Exterior Side Lot Line*:

i)	*Building* (above ground)	3.0 m
ii)	Underground parking garage	0.0 m

c) Minimum Setback from Interior Side Lot Lines:

i)	*Building* (above ground)	7.5 m(7)
ii)	Underground parking garage	0.0 m

d) Minimum Setback from *Rear Lot Line*:

i)	*Building* (above ground)	7.5 m
ii)	Underground parking garage	0.0 m

e) Minimum Setback from *Daylighting Triangle*:

i)	*Building* (above ground)	1.0 m
ii)	Underground parking garage	0.0 m

f) Minimum *Tower Stepback*:

The tower shall *stepback* from the face of the *base building* a minimum of 2.0 metres.

g) Maximum *Tower* Floor Plate Size:

The maximum residential *tower* floor plate shall be no greater than 850.0 square metres, excluding balconies.

h) Minimum *Tower* Separation Distance:

The minimum *tower* separation distance shall be 23.0 metres from a *tower* on the same development site and any *tower* shall be setback a minimum of 12.5 metres from an *interior side* or *rear lot line*.

i)	Maximum *Building Height*:	60-storeys
i)	Maximum *Base Building Height*:	8-storeys
j)	Minimum *Building Height*:	25-storeys
i)	Minimum *Base Building Height* for a *building* that is 25-storeys to 29-storeys:	3-storeys
ii)	Minimum *Base Building Height* for a *building* that is 30-storeys to 60-storeys:	5-storeys
k)	Minimum Finished Floor-to-Ceiling Height (ground floor only):	4.0 m

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

l) Maximum *Floor Space Index* (FSI): 11.5

m) Minimum *Floor Space Index* (FSI) for Non-Residential *Uses*: 0.14

n) Minimum *Landscaped Open Space*: 10%

o) Minimum *Landscaped Buffers* adjacent to *Front* and *Exterior Side Lot Lines*: 3.0 m

p) Encroachments into Required *Yards*:

i) Awnings, Canopies, Porticos and/or other similar *structures* — 0.0 m from lot line

ii) Uncovered steps — 0.0 m from lot line

q) Minimum Amount of Amenity Space:

i) Indoor Amenity Space — 2.0 m^2 per dwelling unit

ii) *Outdoor Amenity Space* — 1.5 m^2 per dwelling unit

r) Minimum Two-Way Drive Aisle Width: 6.7m

s) Minimum Parking:

Subject to the provision of a car sharing and/or micro transit service, the minimum parking requirement is as follows:

i) 0.6 spaces per *dwelling unit* for the exclusive use of the occupants

ii) 0.2 spaces per *dwelling unit* for the shared use of residential visitors and for non-residential uses

t) Minimum Bicycle Parking:

i) 0.52 spaces per dwelling unit

u) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 4.0 *loading spaces* are required and each *loading space* shall be located within a *building*. *Loading spaces* shall be a minimum of 12.0 metres long and 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8%.

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

v) Building Occupancy:

No more than 30% of the total residential *dwelling units* shall be occupied until a *retail store*, specifically a grocery store, and a *day care facility* have occupied the *building* and are fully operational.

No more than 50% of the total *dwelling units* included in the first phase of development shall be occupied until a car share and/or micro transit service is implemented and fully operational.

w) Affordability Requirement:

A minimum of 10% of the total residential *dwelling units* shall be affordable units, as defined by Provincial policy, if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC, a minimum of 5% of the total residential *dwelling units* shall be affordable units, as defined by Provincial policy.

x) *Dwelling Unit* Size Requirement:

A minimum of 2.5% of the total residential *dwelling units* shall be three-bedroom units or larger.

y) Urban Square Requirement:

An Urban Square located within the private property at the corner of Bayly Street West and Westney Road South shall be a minimum of 180 square metres.

(7) Notwithstanding Section vi) c) of this Exception and notwithstanding Section 4.21.2 of Zoning By-law 95-2003, as amended, in the case of a *building* (above ground and underground parking garage) adjacent to a railway spur, the setback shall be 0.0 metres, subject to clearance from the Canadian National Railway Company.

vii) Other:

a) The owner covenants and agrees that the Council of the Town of Ajax may repeal this By-law should a complete Site Plan Application not be submitted within 12 months of Official Plan Amendment Number 81 and Zoning By-law Amendment 82-2024 coming into effect.

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

viii) Definitions:

a) *Artisan Studio or Workshop*

Shall mean a *building* or part thereof used as the workplace of a craftsperson or artist and may include ancillary retail uses. An *Artisan Studio or Workshop* is different and distinctive from a *Commercial School*.

b) *Base Building*

Shall mean the lower portion of a tall *building* from *established grade* to the base of the *tower*.

c) *Commercial School*

Shall mean a premises as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school, a career college or business school and any other similar specialized school.

d) *Community Garden*

Shall mean lands used as a communal garden to produce flowers, herbs, fruits and/or vegetables. It shall be operated and maintained by one or more community groups or organizations and may include allotment gardens that are assigned to community members for personal use or common areas for group gardening activities and educational programs. *Community gardens* shall not include the raising of any animals including livestock or poultry. *Community gardens* may include apiaries subject to meeting the requirements of any applicable Town of Ajax Municipal By-law. *Community gardens* may be located at ground level or on rooftops that are designed and constructed to accommodate gardening.

e) Craft Beverage Establishment

Shall mean a *building* or part thereof where beverages are prepared, packaged, stored and offered for retail sale to the public for consumption on and/or off the premises. Breweries, distilleries and cideries are examples of operations that are considered to be *Craft Beverage Establishments*.

f) *Day Care Facility*

Shall mean a premises where:

i) more than 5 children are provided with temporary care and/or guidance for a continuous period not exceeding twenty-four hours and which is licensed in accordance with the applicable Provincial legislation; and/or

Exception 223 is continued on the next page.

ii) temporary care is provided, which may include scheduled activities or meals, to adults for a continuous period not exceeding twenty-four hours, and does not include overnight care.

g) *Farmers' Market*

Shall mean a premises used on a seasonal or temporary basis by multiple vendors principally engaged in the retail sale of locally grown or produced produce, dairy, meat, fish, beverages and/or prepared food products derived from local products. The use may also include other vendors who sell locally-produced arts and crafts, kiosks and/or displays providing educational and/or community information. For the purposes of this definition, locally grown or produced refers to goods sourced primarily from the Province of Ontario.

h) *Financial Institution*

Shall mean a premises where financial transactions including the borrowing, depositing, exchanging of currency and credit occurs and may include an automated banking machine. A *Financial Institution* does not include a *Payday Loan Establishment*.

i) *Landscaped Buffer*

Shall mean an area of land adjacent to a *lot line* that provides a transitional space between the street and/or adjacent properties. *Landscaped buffers* are intended used only for the growth and maintenance of grass, flowers, bushes, trees, and other soft landscaping; and may include incidental walkways, retaining walls, decorative fencing and/or other features as permitted in this By-law.

j) *Landscaped Open Space*

Shall mean an area of land, located at grade, that is primarily intended for the growth and maintenance of vegetation. *Landscaped open space* shall consist predominantly of soft landscaping, but may include the incidental use of hard landscaping to constitute necessary amenities such as walkways, retaining walls, fences, and bicycle parking areas.

k) *Library*

Shall mean a *building* containing printed, electronic and pictorial material for public use for purposes of study, reference and recreation.

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

l) *Licensed Accessory Outdoor Patio*

Shall mean an outdoor area where seating accommodation is provided, and where meals or refreshments are served to the public for consumption which is used on a seasonal basis in conjunction with, and in immediate proximity to, a *restaurant* or a *drive through restaurant*. The establishment shall be licensed by the Alcohol and Gaming Commission of Ontario for the consumption of alcohol within the establishment or accessory outdoor patio.

m) *Mixed-Use Building*

Shall mean a *building* containing residential *uses*, and at least one non-residential *use* permitted by this By-law.

n) *Museum*

Shall mean a premises used for the study, exhibition, collection and/or preservation of objects of cultural, historical or scientific interest for public viewing. A *Museum* may also include ancillary *uses* such as a *library*, educational facilities, and *offices*.

o) *Outdoor Amenity Space*

Shall mean a common area on a property which provides benefits to the occupants, which increase the attractiveness, functionality and value of a property and where areas are dedicated to passive and active recreational uses. Such areas can include but are not limited to patios, decks, swimming pools, paths, leisure spaces, or lawns or green roofs, provided they are for the exclusive use of the residents. *Outdoor amenity space* shall not include parking lots, private balconies accessed through a unit, or public open space.

p) *Place of Assembly*

Shall mean a privately-owned premises in which facilities, such as meeting rooms, are provided for the temporary gathering of people. A *Place of Assembly* is different and distinct from a *Banquet Facility*, *Community Centre*, *Convention Centre*, *Place of Entertainment* and *Place of Worship*.

q) *Post-Secondary School*

Shall mean a university or college established under provincial legislation. A *Post-Secondary School* may include accessory commercial *uses* provided they are located in a *building* that is an integral part of the university or college. It may also include accessory residential facilities for staff and students.

Exception 223 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
223 continued	GS (H)	42, 43	82-2024	OPA24-A5 Z8/24

r) *Restaurant*

Shall mean a commercial establishment in which the principal business is the preparation and serving of food and refreshments to the public for immediate consumption within the establishment or on an abutting *licensed* or *unlicensed accessory outdoor patio* where it is permitted, and which may include home delivery or food pick-up/take-out services.

s) *Retirement Home*

Shall mean a premises, licensed in accordance with applicable Provincial legislation, where dwelling units, suites or rooms are provided in association with limited care services. A *Retirement Home* is designed to accommodate individuals that can direct their own care but require or desire some support with daily living activities.

t) *School*

Shall mean a public, private or separate institution for elementary, intermediate or secondary academic instruction that is recognized by the Ministry of Education, but does not include a *Post-Secondary School*.

u) *Stepback*

Shall mean the horizontal recession of a *building* wall such that the upper storey(s) of the *building* are set back further from a *lot line* than the lower storey(s) of the same *building*.

v) *Take-Out Restaurant*

Shall mean a commercial establishment where food or beverages and refreshments are prepared and offered for sale to patrons exclusively for consumption off the premises. A *Take-Out Restaurant* may include services such as home delivery or food pick-up.

w) *Tower*

Shall mean the portion of a tall *building* above the *base building*.

x) *Unlicensed Accessory Outdoor Patio*

Shall mean an outdoor area where seating accommodation is provided, and where meals or refreshments are served to the public for consumption which is used on a seasonal basis in conjunction with, and in immediate proximity to, a *restaurant* or a *drive through restaurant*. The selling, serving and consumption of alcohol shall not be permitted on the outdoor patio.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
224	PE	49	07-2025	Z5/24

i) Location: 725 Westney Road South

ii) Legal Description: Part of Block 1, Plan 40M-1308, Part 2, Plan 40R-9180, Town of Ajax, Regional Municipality of Durham
All of PIN: 26465-0010 (LT)

iii) Additional Permitted Uses: Indoor Shooting Range (1), *Accessory Retail Sales* Outlet (2)

(1) For the purposes of this Exception, an Indoor Shooting Range shall mean a premises that is designed or intended for the safe discharge, on a regular and structured basis, of firearms for the purpose of target practice or target shooting competitions.

(2) For the purposes of this Exception, an *Accessory Retail Sales* Outlet shall mean the sale of products manufactured, processed, assembled, or warehoused on the premises.

iv) Interpretation:

a) The following *lot line* and *yard* interpretation shall apply for the subject lands: the *lot line* and *yard* abutting Westney Road South shall be deemed to be the *front lot line* and *front yard*; the *lot line* and *yard* abutting Finley Avenue shall be deemed to be the *exterior side lot line* and *exterior side yard*; the west *lot line* and *yard* abutting such shall be deemed to be the *interior side lot line* and *interior side yard*; and the north *lot line* and *yard* abutting such shall be deemed to be the *rear lot line* and *rear yard*.

v) Development Standards:

The following development standards shall apply:

a) Minimum Setback from *Interior Side Lot Line*: 4.5 m

b) Minimum Required Parking:

i) Indoor Shooting Range: 0.92 parking spaces per shooting lane

ii) *Restaurant*: 1.0 parking space per 11.0m^2 of gross floor area

Exception 224 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
224 continued	PE	49	07-2025	Z5/24

c) Minimum Number of Required *Loading Spaces:*

Notwithstanding Section 5.13 of Zoning By-law 95- 2003, as amended, a minimum of 1.0 *loading space* is required. All other applicable provisions of Section 5.13 shall apply to such *loading space*.

Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
225	PE	18, 19	12-2025	OPA24-A14 Z18/24

i) Location: 1120, 1130, 1140, 1150, 1160, 1190 and 1200 Salem Road North

ii) Legal Description: Block 2, Plan 40M-2737, Town of Ajax, Regional Municipality of Durham
All of PIN: 26410-4456 (LT)

iii) Additional Permitted Uses: Notwithstanding the additional permitted uses outlined in Exception 163, only the following additional uses are permitted in the Prestige Employment (PE) Zone:

Convenience Store, Retail Store, Research and Development Facility

iv) Prohibited Uses: *Banquet Facility, Place of Assembly, Place if Entertainment*

v) Development Standards:

a) Minimum Parking: 1 space per 27.0 m^2 of *gross floor area* for all permitted uses

b) Minimum Bicycle Parking: 1 space per 450.0 m^2 of *gross floor area* for all permitted uses

c) Minimum *Landscaped Buffer* Adjacent to Local Roads:

Notwithstanding Section 4.12.1 of Zoning By-law 95-2003, as amended, for the 4 parking spaces adjacent to the north vehicular access connecting to Penn-Gaskell Drive, the minimum *landscaped buffer* shall be 1.75 metres.

b) Minimum Two-Way Drive Aisle Width: 4.5 m

vi) Other:

a) The owner covenants and agrees that the Council of the Town of Ajax may repeal By-law 12-2025 should a complete Site Plan Amendment Application not be submitted within 12 months of Official Plan Amendment Number 82 and Zoning By-law Amendment 12-2025 coming into effect.

Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
226	RM4 (H)	18	66-2024	OPA24-A11 Z15/24

i) Location: 154 Rossland Road East

ii) Legal Description: Con 3, Part of Lot 7 Pickering as in D220717 save and except Part 5, Plan 40R-21615, Town of Ajax, Regional Municipality of Durham, PIN: 26409-2189 (LT)

iii) Development Standards:

a) Minimum Setback from *Front Lot Line:*

i) Residential *building* 63.0 m

ii) Underground parking garage 55.0 m

b) Minimum Setback from *Interior Side Lot Line*:

i) Residential *building* 5.0 m

ii) Underground parking garge 2.2 m

c) Minimum Setback from *Rear Lot Line:* 9.0 m

d) Maximum *Lot Coverage*: 80 %

e) Building *Height*:

i) Minimum: 17-storeys

ii) Maximum: 26-storeys

f) Maximum Base *Building*/Podium *Height*(1) 8-storeys

g) Minimum Floor-to-Finished Ceiling *Height* (Ground Floor only): 4.0 m

h) Minimum Tower (2) Stepback:

i) From the east edge of the upper level of a base *building*/podium 4.0 m

ii) From the west edge of the upper level of a base *building*/podium (4) 3.5 m

i) Maximum Residential Density (Units Per Net Hectare): 690

j) Maximum Tower (2) Floor Plate Size:

i) The maximum residential tower floor plate shall be no greater than 835.0 m^2, excluding balconies.

Exception 226 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
226 continued	RM4 (H)	18	66-2024	OPA24-A11 Z15/24

k) Minimum Tower (2) Separation Distance:

i) The minimum tower separation distance shall be 25.0 metres from a tower on the same development site, and any tower shall be setback a minimum of 11.0 metres from an *interior side lot line*.

l) Minimum Amount of Amenity Space:

i) Indoor Amenity Space: 2.0 m^2 per *dwelling unit*

ii) Outdoor Amenity Space (3): 2.0 m^2 per *dwelling unit*

m) Subject to the provision of a car sharing and/or micro transit service, a Minimum Parking Rate of:

i) 0.75 spaces per *dwelling unit* for the exclusive use of the occupants

ii) 0.08 spaces per *dwelling unit* for the exclusive use of visitors

n) Bicycle Parking Space Requirement:

i) Minimum 0.6 bicycle parking spaces per *dwelling unit*

o) Minimum Number of Required *Loading Spaces*: 1.0

p) Minimum Size *Loading Space*:

i) Each *loading space* shall be a minimum of 12 metres long, 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8 percent.

q) Affordability Requirement:

i) A minimum of 5% of the total residential *dwelling units* shall be affordable units, as defined by Provincial policy.

(1) Base *building*/podium shall mean the lower portion of a tall *building* from *established grade* to the base of the tower.

(2) Tower shall mean the portion of a tall *building* above the base *building*/podium.

(3) Outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

(4) Shall be measured from the outermost edge of the upper level of the base *building*/podium and not from the edge of an adjacent alcove portion of the base *building*/podium.

Except as amended herein, all other provisions of this By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
227	LC (H)	9	68-2024	OPA24-A12 Z16/24

i) Location: Lands located immediately north of 1901 Harwood Avenue North

ii) Legal Description: Con 3, Part of Lots 8 and 9, Part Road Allowance, Parts 2 to 8, Plan 40R-30837, Town of Ajax, Regional Municipality of Durham, PIN: 26409-6208 (LT)

iii) Permitted Uses: *Non-Residential Uses: Banquet Facility, Commercial Fitness Centre, Commercial School, Convenience Store (1), Day Care Facility, Dry Cleaning Depot, Financial Institution, Hotel, Licensed Accessory Outdoor Patio (2), Medical Clinic, Office, Personal Service Shop, Place of Entertainment, Restaurant, Retail Store (1), Service and Repair Shop, Unlicensed Accessory Outdoor Patio, Veterinary Clinic*

Residential Uses: *Apartment Dwelling* (3)

(1) No individual *retail store* or *convenience store* shall exceed a gross floor area of 2,000.0 m^2 in size.

(2) A *licensed accessory outdoor patio* is permitted provided that the *licensed accessory outdoor patio* meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.

(3) Only permitted on the upper floor of a *building* with ground level commercial uses.

Prohibited Uses: *Drive-Thru Facility, Dry Cleaning Establishment, Drive-Thru Restaurant, Outdoor Storage*

iv) Development Standards:

a) Minimum Setback from *Front Lot Line:* 6.0 m

b) Minimum Setback from the *interior Side Lot Line:*

i) North *Interior* Side *Lot Line*: 10.0 m

ii) South *interior Side Lot Line:* 4.0 m

c) Minimum Setback from *Rear Lot Line* (4): 2.0 m (4)

d) Maximum *Lot Coverage:* 80 %

e) *Building Height:*

i) Minimum: 12-storeys

ii) Maximum: 19-storeys

Exception 227 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
227 continued	LC (H)	9	68-2024	OPA24-A12 Z16/24

f) Minimum Floor-to-Finished Ceiling *Height* (Ground Floor Only): 3.2 m

g) Minimum *Building* Tower Stepback: 0.0 m

h) Maximum Residential Density (Units Per Net Hectare): 680

i) Maximum *Building* Tower Floor Plate Size:

i) The maximum *building* tower plate shall be no greater than 1,710.0 m^2, excluding balconies.

j) Minimum *Building* Tower Separation Distance:

i) The minimum *building* tower separation distance shall be 19.0 metres from a building tower on the same development site.

k) Minimum Amount of Amenity Space:

i) Indoor Amenity Space: 2.0 m^2 per *dwelling unit*

ii) Outdoor Amenity Space [(5)]: 2.0 m^2 per *dwelling unit*

l) Subject to the provision of a car sharing and/or micro transit service, a Minimum Parking Rate of:

i) 0.75 spaces per *dwelling unit* for the exclusive use of the occupants

ii) 0.14 spaces per *dwelling unit* for the exclusive use of visitors/non-residential uses

m) Bicycle Parking Space Requirement:

i) Minimum 0.6 bicycle parking spaces per dwelling unit

n) Minimum Number of Required *Loading Spaces*: 1.0

o) Minimum Size *Loading Space*:

i) Each *loading space* shall be a minimum of 12 metres long, 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8 percent.

p) Affordability Requirement:

i) A minimum of 5% of the total residential dwelling units shall be affordable units, as defined by Provincial policy.

Exception 227 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
227 continued	LC (H)	9	68-2024	OPA24-A12 Z16/24

(4) Minimum setback from the *Rear Lot Line* is subject to clearance from the Canadian Pacific Railway Company. With such clearance section 4.21.2 shall not apply.

(5) Outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
228	GS (H)	42	70-2024	OPA24-A13, Z17/24

i) Location: 439 Bayly Street West

ii) Legal Description: PCL AJAX BF 3-12-19, SEC AJAX; PT LTS 12 &13 AND PT RDAL BTN LTS 12 & 13, RANGE 3, BROKEN FRONT CON, PTS 1, 2, 3, 40R-9512; S/T LT274954, LT278394, TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM; PIN: 26462-0076 (LT)

iii) Permitted Uses: Non-Residential Uses: *Art gallery, Commercial Fitness Centre, Commercial School, Convenice Store* (1)*, Day Care Facility, Dry Cleaning Depot, Financial Institution, Hotel, Library, Licensed Accessory Outdoor Patio* (2)*, Medical Clinic, Office, Personal Service Shop, Place of Assembly, Place of Entertainment, Place of Worship, Restaurant, Retail Store* (1)*, Self Serve Laundromat, Unlicensed Accessory Outdoor Patio*

Residential Uses: *Apartment Dwelling* (3)*, Retirement Home, and Senior Citizens' Apartment*

(1) No individual *retail store* or *convenience store* shall exceed a *gross floor area* of 2,000.0 m^2 in size.

Exception 228 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
228 continued	GS (H)	42	70-2024	OPA24-A13, Z17/24

(2) A *licensed accessory outdoor patio* is permitted provided that the *licensed accessory outdoor patio* meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.

(3) Only permitted on the upper floors of a *building* with ground level commercial uses.

Prohibited Uses: *Drive-Thru Facility; Dry Cleaning Establishment; Drive-Thru Restaurant; Motor Vehicle Gas Bar; Motor Vehicle Repair Facility; Motor Vehicle Service Centre; Motor Vehicle Washing Establishment; Motor Vehicle Wash, Automatic; Motor Vehicle Sales Establishment; Motor Vehicle Used Sales Establishment; Public Storage Facility; Outdoor Storage*

iv) Development Standards:

The following development standards shall apply:

a) Minimum Setback from *Front Lot Line*:

i) Residential mixed-use *building* 0.0 m

ii) Underground parking garage 0.0 m

b) Minimum Setback from east *Interior Side Lot Line*:

i) Residential mixed-use *building* 5.5 m

ii) Underground parking garage 5.5 m

c) Minimum Setback from west *Interior Side Lot Line*:

i) Residential mixed-use *building* 0.0 m

ii) Underground parking garage 0.0 m

d) Minimum Setback from *Rear Lot Line*:

i) Residential mixed-use *building* (excluding balconies) 12.0 m

ii) Underground parking garage 12.0 m

Exception 228 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
228 continued	GS (H)	42	70-2024	OPA24-A13, Z17/24

e) Minimum Tower [4] Stepback:

The tower [4] shall stepback from the face of the base *building*/podium [6] a minimum of 2.0 metres. This stepback requirement shall only apply to the portion of the *building* adjacent to Bayly Street West. This stepback may be 0.0 metres to a tower corner [7] facing Bayly Street West.

f) Maximum Tower [4] Floor Plate Size:

The maximum residential tower [4] floor plate shall be no greater than 800.0 m^2, excluding balconies.

g) Minimum Tower [4] Separation Distance:

The minimum tower [4] separation distance shall be 25.0 metres from a tower [4] on the same development site, and any tower [4] shall be setback a minimum of 12.5 metres from the east *interior side lot line* and *rear lot line*.

h) Maximum *Building Height* [5]: 220.0 m

i) Maximum Base *Building*/Podium [6] *Height*: 40.0 m

i) Minimum *Building Height*: 195.0 m

i) Minimum Base *Building*/Podium [6] *Height*: 32.0 m

j) Minimum Floor-to-Finished Ceiling Height (Ground Floor Only): 4.0 m

k) Maximum *Floor Space Index* (FSI): 16

l) Minimum *Floor Space Index* (FSI) for Employment Uses: 0.2

m) Maximum *Lot Coverage*: 80%

n) Minimum Amount of Amenity Space:

i) Indoor Amenity Space 2.0 m^2 per *dwelling unit*

ii) Outdoor Amenity Space [8] 1.5 m^2 per *dwelling unit*

Exception 228 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
228 continued	GS (H)	42	70-2024	OPA24-A13, Z17/24

o) Affordability Requirement:

Ten percent (10%) of the total residential dwelling units shall be affordable units, as defined by Provincial policy if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC, five percent (5%) of the total residential dwelling units shall be affordable units, as defined by Provincial policy.

p) Unit size Requirement:

A minimum of 50 residential *dwelling units* shall be three-bedroom units or larger.

q) Subject to the provision of a car sharing and/or micro transit service, a Minimum Parking rate of:

i) 0.55 spaces per *dwelling unit* for the exclusive use of the occupants

ii) 0.10 spaces per *dwelling unit* for the exclusive use of visitors/non-residential uses

r) Bicycle Parking Space Requirement:

i) Minimum 0.6 bicycle parking spaces per *dwelling unit*

s) Minimum Two-Way Drive Aisle Width: 6.7 m

t) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 2.0 *loading spaces* are required. *Loading spaces* shall be screened from public view.

u) Notwithstanding Section 5.13.1 of Zoning By-law 95-2003, as amended, *loading spaces* shall be a minimum of 12 metres long, 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8 percent.

v) *Accessory buildings or structures* shall only be permitted within common outdoor amenity spaces. The provisions of Section 4.1.1 iv), v) and vi) of Zoning By-law 95-2003, as amended, shall not apply to such *accessory buildings or structures*.

Exception 228 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
228 continued	GS (H)	42	70-2024	OPA24-A13, Z17/24

w) Notwithstanding Section 4.21.1 of Zoning By-law 95-2003, as amended, a minimum setback of 0.0 metres shall be permitted between any wall of a *building* containing a door and any *lot line*.

(4) Tower shall mean the portion of a tall *building* above the base *building*/podium.

(5) The maximum *building height* (measured in metres) shall be measured to the tallest point of a *building*, which includes, but is not limited to, mechanical penthouses and elevator enclosures.

(6) Base *building*/podium shall mean the lower portion of a tall *building* from *established grade* to the base of the tower.

(7) Tower corner shall mean the junction of two main façade walls of the tower (4).

(8) Outdoor amenity space shall not include private balconies/terraces accessed through a unit. Private balconies/terraces are in addition to and shall not be allocated to such minimum amenity space requirement.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
229	R1-D, RM6	7	51-2025 23-2025	OPA24-A6, Z9/24, S-A-2024-01, Z2/25

i) Location: 1564 Church Street North

ii) Legal Description: Part of Lot 15, Concession 3 Pickering, Part 1, Plan 40R-14113, Town of Ajax, Regional Municipality of Durham
All of PIN: 26408-2034 (LT)

iii) Permitted Uses:

a) In the Residential Multiple Six (RM6) Zone, double front *block townhouse dwellings* shall be considered those *dwelling units* which abut a private *lane* on two sides or abut a private *lane* on one side and a *public street* or *road* or *lane* on the opposite side. The *lot line* and *yard* abutting the portion of a *dwelling unit* containing an attached *private garage* shall be the *rear lot line* and *rear yard*.

b) Section 4.9 (Frontage on a *Public Road*) of Zoning Bylaw 95-2003, as amended, shall not apply to *dwelling units* accessed by a private *lane* in the Residential Multiple Six (RM6) Zone.

iv) Additional Uses within the Residential Multiple Six (RM6) Zone:

Dwelling, Back-to Back Townhouse

v) Development Standards within the Residential Multiple Six (RM6) Zone:

In the event that the lands within the RM6 Zone are developed with *back-to-back townhouse dwellings, block townhouse dwellings*, and/or double front *block townhouse dwellings* within a common elements condominium, the following development standards shall apply to each Parcel of Tied Land (POTL) associated with a *dwelling*:

a) Minimum Building *Height:* 9.5 m (1)

b) Maximum Building *Height:* 14.0 m

c) Maximum *Lot Coverage:*

Exception 229 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
229 continued	R1-D, RM6	7	51-2025 23-2025	OPA24-A6, Z9/24, S-A-2024-01, Z2/25

	i)	*Back-to-Back townhouse dwelling*	No maximum lot coverage requirements shall apply.
	ii)	*Block townhouse dwelling*	70%
	iii)	Double front *block townhouse dwelling*	No maximum lot coverage requirements shall apply.
d)	Minimum *Lot Frontage*:		6.0 m
e)	Maximum *Driveway, Apron* and *Curb Cut* width:		3.3 m
f)	Maximum *Private Garage* width:		3.3 m
g)	Minimum Setback from *Exterior Side Lot Line:*		2.0 m
h)	Minimum Setback from *Interior Side Lot Line:*		
	i)	0.0 metres between *dwelling units* and 1.2 metres for end *dwelling units*.	
	ii)	0.0 metres for *dwelling units* abutting common elements.	
i)	Minimum Setback from *Front Lot Line:*		
	i)	*Dwelling unit*	3.0 m
	ii)	Attached *private garage*	5.7 m
	iii)	*Platform*	1.0 m
j)	Maximum Setback from *Front Lot Line:*		
	i)	7.5 metres, as measured from the front face of the *dwelling unit*.	
	ii)	A *dwelling unit* shall not be setback more than 3.0 metres from the front face of an adjacent *dwelling unit* which fronts on the same *public street* or *road*.	
k)	Minimum Setback from *Rear Lot Line:*		
	i)	*Back-to-back townhouse dwelling*	0.0 m
	ii)	*Block townhouse dwelling*	7.0 m

Exception 229 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
229 continued	R1-D, RM6	7	51-2025 23-2025	OPA24-A6, Z9/24, S-A-2024-01, Z2/25

iii) Double front *block townhouse dwelling*

a) *Dwelling unit* 3.0 m

b) Attached *private garage* 5.7 m

c) *Platform* 1.0 m

vi) Development Standards within the Residential One – 'D' (R1-D) Zone:

a) Maximum *Lot Coverage*: 50%

vii) Other:

a) Minimum Private *Lane* Width within the RM6 Zone: 6.7 m

b) No *accessory buildings* or *structures* are permitted on any POTLs containing *back-to-back townhouse dwellings* or double front *block townhouse dwellings*.

c) Air conditions units shall be screened from public view through architectural screening, landscaping or a combination of these treatments.

d) Minimum Setback from corner roundings (Private *Lane*): 0.0 m

e) No fences (other than decorative metal fences) shall be permitted within a *front yard* facing Church Street North.

f) No steps shall be permitted to encroach within a public right-of-way.

g) No individual direct vehicular access to a *dwelling unit* shall be permitted from Church Street North and/or any public *lane*.

(1) All *back-to-back townhouse dwellings* or double front *block townhouse dwellings* shall be a minimum of 3-storeys in *height*.

Except as amended herein, all other provisions of Zoning By-law 95-2003, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
230	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25

i) Location: 400 and 430 Salem Road North

ii) Legal Description: Part of Lot 6 and Part of the Road Allowance between Lots 6 and 7, Concession 2 (closed by By-law Number 800 as in PI22182), Geographic Township of Pickering, Part 2, Plan 40R-30747; Town of Ajax; Regional Municipality of Durham
All of PIN: 26411-2585 (LT)

iii) Permitted Uses: Non-residential Uses: *art gallery, banquet facility, commercial fitness centre, commercial school, convenience store, day care facility, dry cleaning depot, financial institution, hotel, library, licensed accessory outdoor patio* (1), *medical clinic, motor vehicle sales establishment* (2), *museum, office, personal service shop, place of assembly, place of entertainment, restaurant, retail store, school, self serve laundromat, service or repair shop, unlicensed accessory outdoor patio, veterinary clinic*

Residential Uses: *apartment dwelling* (3), retirement home

(1) A *licensed accessory outdoor patio* is permitted provided that the *licensed accessory outdoor patio* meets the provisions in Section 6.3.1.1 of Zoning By-law 95-2003, as amended.

(2) Excluding accessory service/repair facilities and *outdoor storage* or display of vehicles.

(3) Only permitted on the upper floors of a *building* with ground level non-residential uses.

iv) Prohibited Uses: *Crisis care facility, drive-thru facility, drive-thru restaurant, dry cleaning establishment, funeral home, garden centre, motel, motor vehicle rental depot, motor vehicle rental establishment, motor vehicle used sales establishment, motor vehicle gas bar, motor vehicle service centre, motor vehicle washing establishment, nightclub, outdoor storage, place of worship, retail warehouse, taxi depot*

Exception 230 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
230 continued	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25

v) Interpretation: The following *lot line* and *yard* interpretation shall apply for the subject lands: the *lot line* and *yard* abutting Salem Road North shall be deemed to be the *front lot line* and *front yard*; the *lot line* and *yard* abutting Kerrison Drive East shall be deemed to be the *exterior side lot line* and *exterior side yard*; the north *lot line* and *yard* abutting such shall be deemed to be the *interior side lot line* and *interior side yard*; and the west *lot line* and *yard* abutting such shall be deemed to be the *rear lot line* and *rear yard*.

vi) Development Standards:

a) Minimum Setback from *Front Lot Line*:

i)	Residential mixed use *building*	3.0 m
ii)	Underground parking garage	0.0 m

b) Minimum Setback from *Exterior Side Lot Line*:

i)	Residential mixed use *building*	3.0 m
ii)	Underground parking garage	0.0 m

c) Minimum Setback from *Interior Side Lot Line*:

i)	Residential mixed use *building*	3.0 m
ii)	Above ground parking *structure*	1.2 m
iii)	Underground parking garage	1.2 m

d) Minimum Setback from *Rear Lot Line*:

i)	Residential mixed use *building*	11.0 m
ii)	Above ground parking *structure*	1.2 m (4)
iii)	Underground parking garage	1.2 m

Exception 230 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
230 continued	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25

e) Minimum Setback from *Daylighting Triangle*:

i)	Residential mixed use building	3.0 m
ii)	Underground parking garage	0.0 m

f) Minimum Tower Stepback:

The tower [5] shall stepback from the face of the base *building* [6] a minimum of 2.0 metres. This stepback requirement shall not apply to the portion of the *building* adjacent to the street corner at the intersection of Salem Road North and Kerrison Drive East.

g) Maximum Tower Floor Plate Size:

The maximum residential tower floor plate shall be no greater than 800.0 square metres, excluding balconies.

h) Minimum Tower Separation Distance:

The minimum tower separation distance shall be 25.0 metres from a tower on the same development site and any tower shall be setback a minimum of 12.5 metres from an *interior side or rear lot line*.

i) Minimum *Height*:

i)	Total *Building* (base *building* and tower):	25-storeys
ii)	Base *Building*:	2-storeys

j) Maximum *Height*:

i)	Total *Building* (base *building* and tower):	36-storeys
ii)	Base *Building*:	8-storeys

k)	Minimum Finished Floor-to-Finished-Ceiling *Height* (ground floor only):	4.5 m
l)	Maximum Residential Density (units per net hectare):	680
m)	Minimum Required *Gross Floor Area* for Permitted Non-Residential Uses:	2,700.0 m^2

Exception 230 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
230 continued	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25

n) Minimum *Landscaped Buffers*:

Notwithstanding Section 4.12.1 of Zoning By-law 95-2003, as amended, the following minimum *landscaped buffers* shall apply:

i) Minimum *Landscaped Buffer* adjacent to *Front Lot Line*: 3.0 m

ii) Minimum *Landscaped Buffer* adjacent to *Exterior Side Lot Line:* 3.0 m

o) Minimum Amount of Amenity Space:

i) Indoor Amenity Space 1.8 m^2 per *dwelling unit*

ii) Outdoor Amenity Space (7) 1.8 m^2 per *dwelling unit*

p) Minimum Residential Parking:

Subject to the provision of a car sharing and/or micro transit service, the minimum parking requirement is as follows:

i) 0.75 spaces per *dwelling unit* for the exclusive use of the occupants

ii) 0.15 spaces per *dwelling unit* for the exclusive use of visitors/all permitted non-residential uses

q) Minimum Bicycle Parking:

i) 0.75 long-term spaces (8) per *dwelling unit*

r) Minimum Number of Required *Loading Spaces*:

Notwithstanding Section 5.13 of Zoning By-law 95-2003, as amended, a minimum of 2.0 *loading spaces* are required and each *loading space* shall be located within a *building*, in the *interior side yard*, or in the *rear yard* only. *Loading spaces* shall be a minimum of 12.0 metres long and 3.6 metres wide with a vertical clearance of 4.5 metres on land/surface with a slope not exceeding 8%.

s) Affordability Requirement:

A minimum of 10% of the total *dwelling units* shall be affordable units, as defined by Provincial policy, if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC, a minimum of 5% of the total *dwelling units* shall be affordable units, as defined by Provincial policy.

Exception 230 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
230 continued	LC (H)	25	36-2025	ROPA25-AJAX1 OPA25-A1 Z3/25

t) *Dwelling Unit* Size Requirement:

A minimum of 7% of the total *dwelling units* shall be three-bedroom units or larger.

u) Urban Square Requirements

An urban square shall be located within the limits of the subject lands abutting the public street corner of Salem Road North and Kerrison Drive East. Such urban square shall have a minimum area of 120.0 square metres.

vii) Other:

a) The owner covenants and agrees that the Council of the Town of Ajax may repeal By-law Number 34-2025, By-law Number 35-2025, and By-law Number 36-2025, should a complete Site Plan Application not be submitted within 12 months of Ajax Amendment Number 1 to the Regional Official Plan, Town of Ajax Official Plan Amendment Number 89, and Zoning By-law Amendment 36-2025 coming into effect.

(4) No above ground *building* and/or *structure* shall encroach into any easement

(5) Shall mean the portion of a tall *building* above the base *building*.

(6) Shall mean the lower portion of a tall *building* from established grade to the base of the tower.

(7) Shall mean a common area on a property which provides benefits to the occupants, which increase the attractiveness, functionality and value of a property, and where areas are dedicated to passive and active recreational uses. Such areas can include, but are not limited to, patios, decks, swimming pools, paths, leisure spaces, or lawns or green roofs, provided they are for the exclusive use of the residents. Outdoor amenity space shall not include parking lots, private balconies accessed through a *dwelling unit*, or public open space.

(8) A long-term bicycle parking space shall mean a secured and weather-protected bicycle parking space reserved for long-term use by a dedicated user group, such as residents or employees. General-purpose, private storage lockers in multi-unit dwellings are not considered to be long-term bicycle parking.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception	Zoning	Map	By-law	File Reference
231	DCA/MU	38	86-2025	OPA24-A16 Z20/24

i) Location: 33 Hunt Street

ii) Legal Description: Block Y and Part of Block X, Plan M25, Parts 1, 2, 4 and 5, Plan WR-266, save and except Part 1, Plan 40R-21681 and Parts 10 to 20 (inclusive), 23 to 26 (inclusive), and 32 to 35 (inclusive), Plan 40R-24155; Town of Ajax, Regional Municipality of Durham
Part of PIN: 26458-0126 (LT)

iii) Additional Permitted Uses: *School*

iv) Prohibited Uses: *Drive-Thru Facility, Drive-Thru Restaurant*

v) Interpretation:

a) The following *lot line* and *yard* interpretation shall apply for the subject lands: the *lot lines* and *yards* abutting Commercial Avenue and Harwood Avenue South shall be deemed to be the *front lot lines* and *front yards*; the *lot line* and *yard* abutting Hunt Street shall be deemed to be the *exterior side lot line* and *exterior side yard*; and all other *lot lines* and *yards* abutting such shall be deemed to be the *interior side lot lines* and *interior side yards*.

b) Despite any future severance, plan of subdivision, or plan of condominium, the lands that are subject to this Exception shall be interpreted as one lot for the purposes of applying the development standards included herein.

vi) Development Standards:

a) Minimum Built Frontage [(1)]:

i) Along Hunt Street: 65%

ii) Along Commercial Avenue: 40%

iii) Along Harwood Avenue South: 50%

Exception 231 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
231 continued	DCA/MU	38	86-2025	OPA24-A16 Z20/24

b) *Front Yard* and *Exterior Side Yard Build-Within Zones*:

i) 0.0 m to 6.0 m along Commercial Avenue (2)

ii) 0.0 m to 3.0 m along Harwood Avenue South (3)

iii) 0.0 m to 3.0 m along Hunt Street (3)

c) Minimum Setback from *Daylighting Triangle* — 0.0 m

d) Maximum Building *Height*: — 30 storeys (4)

e) Minimum Parking:

i) 0.85 spaces per *dwelling unit* for the exclusive use of the occupants

ii) 0.25 spaces per *dwelling unit* for the shared use of residential visitors and all permitted non-residential uses

f) Minimum Bicycle Parking:

i) 0.1 short-term spaces per *dwelling unit*

ii) 0.9 long-term spaces (5) per *dwelling unit*

g) Minimum Amount of Amenity Space:

i) Indoor Amenity Space — 2.0 m2 per *dwelling unit* (6)

ii) *Outdoor Amenity Space* (7) — 1.7 m2 per *dwelling unit* (6)

(1) The specified minimum amount of built frontage relates to *building* walls located inside a *build-within zone*.

(2) A minimum 54% of the length of both the front and exterior side walls of a building shall be located within the prescribed range of the build-within zone; the remaining 46% may be further setback from the street edge. In the case of a corner lot, a portion of the junction of the front and exterior side walls (i.e., the building "corner") shall be built within 0.0 – 3.5 metres of the daylighting triangle/corner rounding.

Exception 231 is continued on the next page.

Exception	Zoning	Map	By-law	File Reference
231 continued	DCA/MU	38	86-2025	OPA24-A16 Z20/24

(3) A minimum two-thirds (67%) of the length of both the front and exterior side walls of a building shall be located within the prescribed range of the build-within zone; the remaining third (33%) may be further setback from the street edge. In the case of a corner lot, a portion of the junction of the front and exterior side walls (i.e., the building "corner") shall be built within 0.0 – 3.0 metres of the daylighting triangle/corner rounding.

(4) The maximum height of 30 storeys is subject to the completion of an Air Quality Study, demonstrating no adverse impacts from emissions, that has been peer reviewed to the satisfaction of the Town.

(5) A long-term bicycle parking space shall mean a secured and weather-protected bicycle parking space reserved for long-term use by a dedicated user group, such as residents or employees. General-purpose, private storage lockers in multi-unit dwellings are not considered to be long-term bicycle parking

(6) Notwithstanding the amenity space provisions of this Exception, it is understood that the development of the subject lands may involve a number of phases before it achieves ultimate build-out. Accordingly, development phases that individually do not comply with the amenity space requirements shall be permitted, provided that the ultimate development meets these requirements

(7) Shall mean a common area on a property which provides benefits to the occupants, which increase the attractiveness, functionality and value of a property, and where areas are dedicated to passive and active recreational uses. Such areas can include, but are not limited to, patios, decks, swimming pools, paths, leisure spaces, or lawns or green roofs, provided they are for the exclusive use of the residents. Outdoor amenity space shall not include parking lots, private balconies accessed through a dwelling unit, or public open space.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Greenbelt Natural Heritage System Boundary
(New Schedule Incorporated by By-law 23-2025)

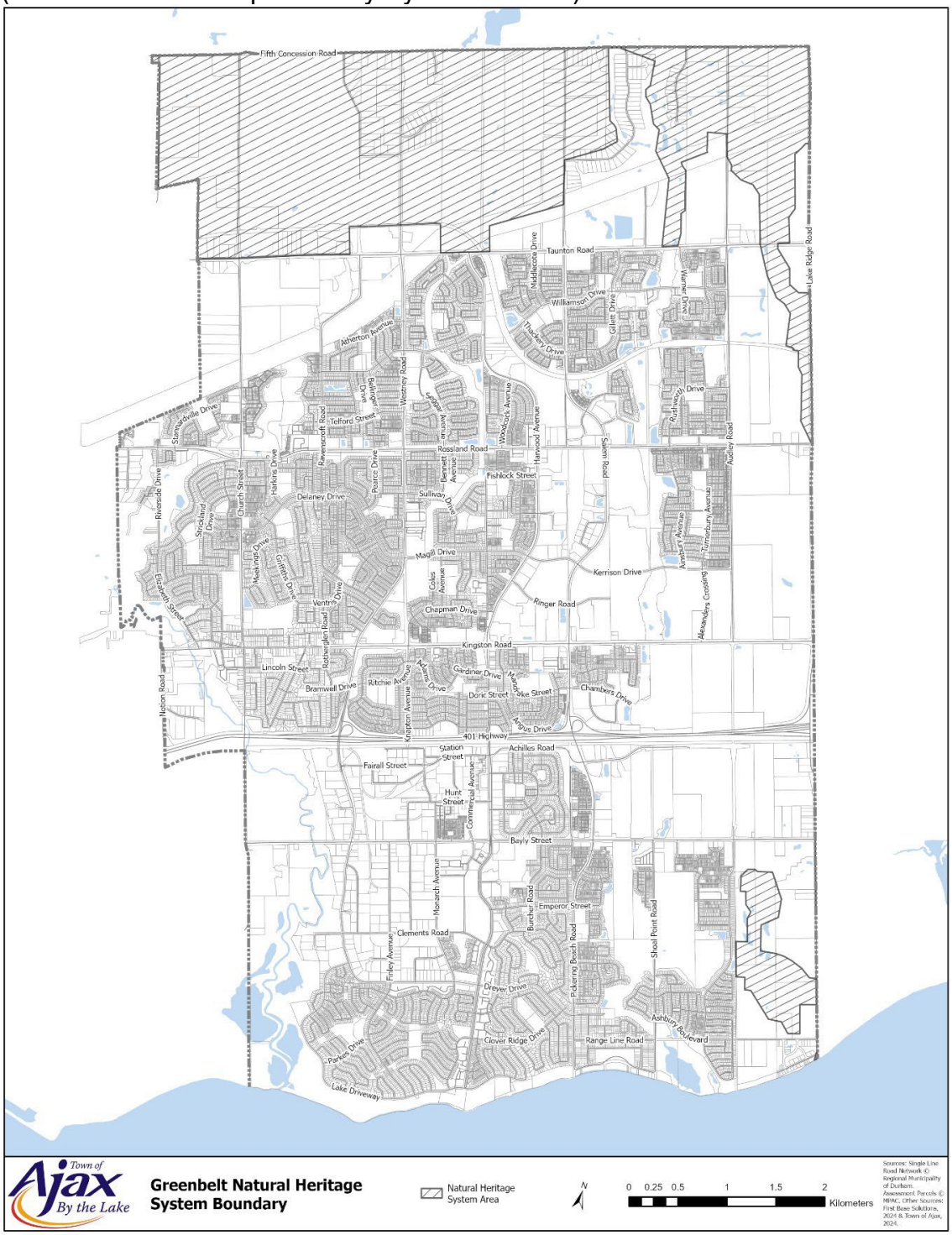


Figure 1:Map showing the Greenbelt Natural Heritage System boundary within the Town for the purpose of determining accessory dwelling unit permissions for properties in the Town's Rural Area/Greenbelt Plan Area.

Section 9: Holding Provisions, Temporary *Use* Zones, and Interim Control Zones

9.1 Holding Provisions

Where, on the Schedules to this By-law, a zone symbol is shown followed by the letter (H), for example PE(H), the lands shall only be used for the identified *uses* and the expansion of those *uses* as of the date of adoption of this By-law, until such time as certain conditions have been met.

Council may pass a By-law pursuant to Section 36 of the Planning Act to remove the Holding (H) Provision Symbol, thereby placing the lands in the zone indicated by the zone symbol, when all of the applicable requirements have been met. Zones with Holding Provisions are identified in Section 9.1.1 of this By-law.

9.1.1 List of Holding Provisions

The following Holding Provisions apply to the properties specified:

Table 1: Holding Provisions Applicable to specific Properties by By-law Number and Enactment Date

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
69-1997	Part Lot 6, Broken Front Concession, Range III Land Owner: Losar Development File Reference: Z12/95	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	▪ The applicant enter into a development agreement with the Town of Ajax; and ▪ The Region of Durham must confirm the availability of full municipal services to subject lands.	July 21, 1997
21-1998 131-2012 15-2021	Part of Blocks S and T, Registered Plan M-26 Now Parts 5, 6, 7,	Prior to removing the Holding Provision, the subject lands may be used	▪ The applicant submit a Site Plan Application to the	February 2, 1998

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
21-1998 131-2012 15-2021 continued	8 and 9, Plan 40R-11815 Now Parts 15, 17, 18, 19 and 20, Plan 40R-27717 Land Owner: Medallion Developments (Bayly Square) South Limited File Reference: Z8/96, SP18/11, SP3/19	in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	Town for approval; and ▪ That the applicant enter into a Site Plan/Development Agreement with the Town.	October 9, 2012 February 22, 2021
96-1998	Part Lot 6, Broken Front Concession, Range III Land Owner: Losar Investments File Reference: Z4/98	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	▪ The applicant enter into a development agreement with the Town of Ajax.	July 20, 1998
88-2001	Lands bounded by Notion Road and Highway 401 Land Owner: Multiple File Reference: Town Initiated	The subject lands shall be developed in accordance with the provisions of Exception 60 of this By-law, as amended.	▪ A Site Plan Agreement shall be prepared to the satisfaction of Town *Council*	July 19, 2001

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
56-2003	Part Lot 10, Concession 4, described as Parts 7, 8 and 9, Plan 40R-6127 Land Owner: Catholic Cemeteries File Reference: Z14/01	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	▪ The applicant shall submit a Site Plan Application and enter into a Site Plan Agreement with the Town of Ajax; ▪ The applicant agrees to convey all necessary road widenings to the satisfaction of the Town of Ajax and the Region of Durham; ▪ The applicant agrees to provide an Edge Management Plan and a detailed planting and landscaping plan to the satisfaction of the Town and the TRCA. ▪ Conservation Authority Permits for fill and bridge crossings for the proposed development; and	May 26, 2003

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
56-2003 continued			▪ Prior to the commencement of any construction, the applicant shall submit an Environmental Construction Management Plan to the satisfaction of the Town of Ajax.	
95-2003	Concession I, South Part Lot 5 348 Bayly Street East Land Owner: Runnymede Development Corporation File Reference: Town Initiated	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	▪ The landowner has submitted an Environmental Impact Study in accordance with the requirements of the Town's Official Plan; and The landowner has satisfied all of the requirements of the Town of Ajax and the Region of Durham.	July 14, 2003
95-2003 72-2008	Concession II Part Lot 7 and Part Road Allowance between Lot 6 and 7 Now Registered Plan	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural	▪ The landowner has submitted an Environmental Impact Study in accordance with the requirements	July 14, 2003 July 3, 2008

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
95-2003 72-2008 continued	40R13950 Part 4, 5, and Part 3 Land Owner: HDP Canada Industrial Fund I GP, Inc. File Reference: SP6/08	(A) Zone as outlined in Section 6.6.	of the Town's Official Plan; and ▪ The landowner has satisfied all of the requirements of the Town of Ajax and the Region of Durham.	
95-2003	Concession I North Part Lot 5 and Part Road Allowance between Lot 4, 5 Now Registered Plan 40R9703 Part 1 Part, Part 2, and 3 Land Owner: Runnymede Development Corporation File Reference: Town Initiated	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	▪ The landowner has submitted an Environmental Impact Study in accordance with the requirements of the Town's Official Plan; and ▪ The landowner has satisfied all of the requirements of the Town of Ajax and the Region of Durham.	July 14, 2003
82-2004	Part of Lots 88, 89 and 90, Plan M-377 Land Owner: Tony Egi, S&B Majestic Properties	N/A	▪ The applicant has entered into a Site Plan Agreement with the Town of Ajax.	June 14, 2004

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
82-2004 continued	File Reference: Z19/03			
96-2004	Part of Lot 6, Range 3, Broken Front Concession. Land Owner: Imperial Oil Limited File Reference: Z1/04, SP4/04	N/A	▪ The applicant has entered into a Site Plan Agreement with the Town of Ajax.	July 5, 2004
123-2004	Plan 40M-1658, Block 263 Land Owner: Elm Developments Ltd. File Reference: Z1/04, SP4/04	N/A	▪ The applicant has entered into a Site Plan Agreement with the Town of Ajax.	Sept. 27, 2004

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
86-2005	580 Harwood Avenue South (Ajax Pickering Health Centre) Part of Block R, Registered Plan M-26 Land Owner: Ajax Pickering General Hospital File Reference: Z6/05, OPA Number 20	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Private Open Space (POS) Zone as outlined in Section 6.7	▪ The landowner has submitted an Environmental Review Study in accordance with the requirements of the Town's Official Plan, together with a Site Plan satisfactory to the Town which reflects: a) The recommendations of the above-noted report; and b) Arrangements to preserve the essential core integrity of the woodlot, recognizing that the report may determine that redevelopment of a peripheral portion of the woodlot can be appropriately	July 17, 2005

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
86-2005 continued			accommodated while preserving the integrity of the remaining portion.	
129-2006	Part of Lots 14 and 15, Plan 401 Land Owner: Ronald Daynard File Reference: Z2/06	Prior to removing the Holding Provision, the subject lands may be used in accordance with the permitted uses that are in existence as of the date of the passing of this By-law.	▪ When the four part lots are merged with the lands to the south to create four lots for residential units, that applicant applies and receives approval for exemption for part lot control; and ▪ The applicant has satisfied all the requirements of the Regional Municipality of Durham and the Town of Ajax.	Sept 25, 2006
24-2014	North Part of Lot 4, Range 3, Broken Front Concession, Now Part 1 to 6, Registered Plan 40R-6831	Prior to removing the Holding Provision, the subject lands may be used for a stormwater management facility or in accordance with the provisions with the	▪ The applicant submit a Site Plan Application to the Town of Ajax for approval. ▪ The applicant enter into a Site Plan/Development	April 7, 2014 (OMB Decision - Case Numbers PL130454

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
24-2014 continued	Block 6 on Draft Plan of Subdivision S-A-2005-07 Land Owner: Daste Investments (Bayly) Ltd. File Reference: Z16/05, S-A-2005-07	Agricultural (A) Zone as out lined in Section 6.6.	Agreement with the Town of Ajax.	and PL130455)
24-2014	North Part of Lot 4, Range 3, Broken Front Concession, NOW Part 1 to 6, Registered Plan 40R-6831 Block 7 on Draft Plan of Subdivision S-A-2005-07 Land Owner: Daste Investments (Bayly) Ltd. File Reference: Z16/05, S-A-2005-07	Prior to removing the Holding Provision, the subject lands may be used for a stormwater management facility or in accordance with the provisions with the Agricultural (A) Zone as outlined in Section 6.6.	▪ The applicant submit a Site Plan Application to the Town of Ajax for approval. ▪ The applicant enter into a Site Plan/Development Agreement with the Town of Ajax.	April 7, 2014 (OMB Decision - Case Numbers. PL130454 and PL130455)
25-2014 81-2021	North Part of Lot 4, Range 3, Broken	Prior to removing the Holding Provision, the	▪ The applicant submit a Site Plan	March 6, 2014

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
25-2014 81-2021 continued	Front Concession Now Part 1 on Registered Plan 40R-13460, and Part of Lot 4, Range 3, Broken Front Concession, Now Part 2 on Registered Plan 40R-30300 Block 5 on Revised Draft Plan of Subdivision RL1/19 (S-A-2005-06) and Block 6 on Draft Plan of Subdivision S-A-2019-01 Land Owner: Finchrose Development Corporation, and Chieftan (Ajax) Development Corporation Inc. File Reference: Z15/05, S-A-2005-06, Z2/19, S-A-2019-01,	subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	Application to the Town of Ajax for approval. ▪ The applicant enter into a Site Plan/Development Agreement with the Town of Ajax.	April 7, 2014 (OMB Decision - Case Numbers. PL130454 and PL130455) December 13, 2021

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
25-2014 81-2021 continued	and RL1/19, S-A-2005-06			
40-2018	Southwest corner of Taunton Road West and Ravenscroft Road Land Owner: 1613935 Ontario Inc. File Reference: Z2/17, OPA17-A2	Permitted *uses* shall be those which are in existence as of the date of the passing of this By-law.	▪ That the Applicant enter into a Site Plan Agreement(s) with the Town of Ajax for each of parcels A, B and C as identified in Schedule "B" of By-law 40-2018. ▪ That the Applicant complete all required studies and reports to the satisfaction of the Town of Ajax, Region of Durham, and Toronto and Region Conservation Authority including: o Functional Servicing Report; o Environmental Site Assessment(s);	June 18, 2018

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
40-2018 continued			○ Soil Investigation and Slope Stability Assessment; ○ Environmental Impact Study; ○ Traffic Impact Study; ○ Archaeological Assessment(s) ○ Noise Impact Study ▪ That the Applicant shall provide a cash contribution equivalent to the cost of the entire right-of-way of Ravenscroft Road from the southern limit of the Rio Can property to the southern limit of the lands being developed, and that such contribution be provided in part prior to the execution of the Site Plan Agreement associated with	

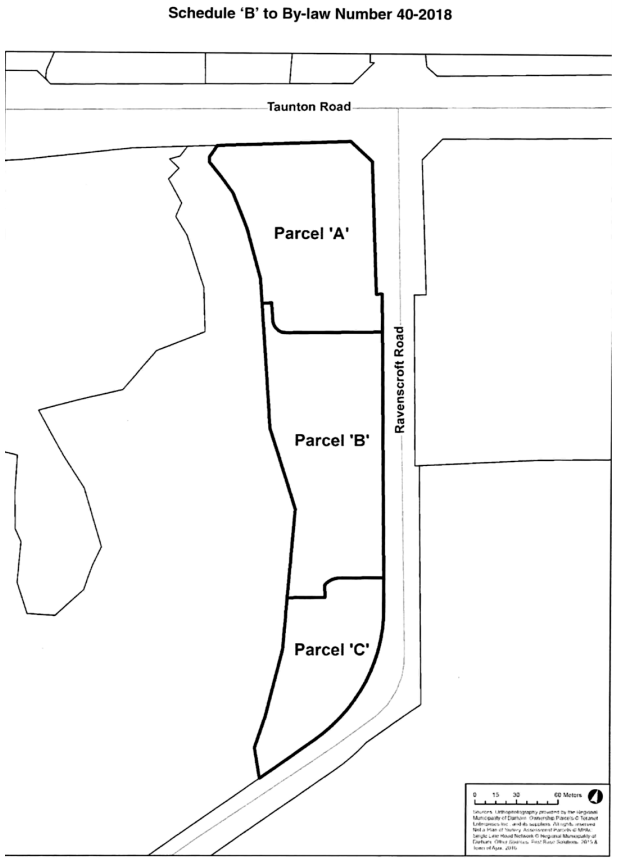
By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
40-2018 continued			Parcel B, as identified on Schedule “B” to By-law 40-2018, on the proportional basis calculated by site area, and that the balance is to be paid prior to the execution of the Site Plan Agreement associated with the development of the second parcel. ▪ That the Applicant provide payment to Rio Can for its proportionate share for the reconstruction of Ravenscroft Road, and that such contribution be provided in part prior to the execution of the Site Plan Agreement associated with Parcel B, as identified on Schedule “B” to By-law 40-2018, on a proportional basis	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
40-2018 continued			calculated by site area, and that the balance is to be paid prior to the execution of the Site Plan Agreement associated with the development of the second parcel. ▪ That the Applicant obtain approval from the Town of Ajax and the Toronto and Region conservation Authority for the construction of the Duffins North Trail from Paulynn Park to Taunton Road. ▪ That the Applicant design, construct and submit a Letter of Credit to the satisfaction of the Town of Ajax for the cost and construction of the Duffins North Trail from Paulynn Park to Taunton Road	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
40-2018 continued			West. The design, construction and submission of the letter of credit shall be fulfilled prior to execution of the Site Plan Agreement associated with the first development on any part of the lands subject to this By-law. ▪ Conveyance of lands needed for the realignment of Ravenscroft Road as indicated in the Environmental Assessment to be undertaken for the road reconstruction ▪ That the Applicant convey to the Town of Ajax a 3.0 metre road widening along the west side of Ravenscroft Road from Taunton Road West to the Hydro Corridor.	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
40-2018 continued			▪ That the Applicant convey to the Toronto and Region Conservation Authority 11.6 ha (28.6 ac) of valleylands associated with the East Duffins watershed. ▪ That the Applicant provide a cash contribution in the amount of $200,000.00, indexed from the date of adoption of By-law 115-2008 for the provision of public art at the southwest corner of Taunton Road West and Ravenscroft Road, prior to the development of any part of the lands subject to this By-law, save and except the development of the	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
40-2018 continued			first 389 apartment units on Parcel B. ▪ That the Applicant provide not less than 300 units for senior's purposes within the first phase of development, save and except the development of the first 389 apartment units on Parcel B. ▪ That the Applicant construct or provide a contribution equal to 100% of the cost of the implementation of traffic improvements, as may be identified within a traffic impact study, to the satisfaction of the Town of Ajax.	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
40-2018 continued	 Figure 1: Schedule "B" to By-law Number 40-2018 illustrating the location and boundaries of Parcels A, B, and C near Taunton Road and Ravenscroft Road			

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
44-2018 36-2025	500 Salem Road North Part of Lot 6 and Part of the Road Allowance between Lots 6 and 7, Concession 2 (closed by By-law Number 800 as in PI22182), Geographic Township of Pickering, Part 1, Plan 40R-30747; Town of Ajax; Regional Municipality of Durham All of PIN: 26411-2586 (LT) File Reference: Z9/16, Z3/25	*Use*(s) legally existing on the date of the passing of this By-law.	• The applicant/owner submit a Site Plan Application to the Town for approval and enter into a Site Plan Agreement with the Town.	July 9, 2018 April 22, 2025

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
74-2018	South of Bayly Street East, on the west side of Lake Ridge Road South Land Owner: Steeple Hill on the Lake Inc. File Reference: Z11/11, OPA 11/A1, SPA4/14, LD005/2011	Permitted *uses* shall be those which are in existence as of the date of the passing of this By-law.	Cemetery Zone (Holding) – "CE(H)": 1. Submit final versions of all required reports and studies to the Town of Ajax, Region of Durham and the Central Lake Ontario Conservation Authority. 2. A groundwater and surface water monitoring program shall be designed to include the following elements: a) Prior to site development, document baseline groundwater and surface water levels and quality on-site and in private water supply wells within 500 m	April 19, 2018 (OMB Decision – Case Number PL170128)

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
74-2018 continued			downgradient of the site and 250 m up gradient of the northern edge of the area proposed for in-ground non-cremation graves. Monitoring of private water supply wells would be limited to those wells whose owners agree to participate in the monitoring program. b) During site construction, monitor groundwater and surface water levels and quality on-site and in private water supply wells whose owners agree to participate in the	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
74-2018 continued			monitoring program. c) During the first year following construction and for the subsequent four years of cemetery operations, monitor groundwater and surface water levels and quality on-site. After this initial monitoring period, the results of the monitoring program are to be evaluated by a qualified professional to determine the need for, the length of and the scope of future monitoring following consultation with the Town of Ajax,	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
74-2018 continued			the Region of Durham, and CLOCA. d) The monitoring programs noted above shall measure groundwater levels using continuous automated water level recorders in selected on-site groundwater monitors and in accessible participating private water wells (as identified in 2a)). e) The water quality monitoring programs noted above shall include analysis of chemical and microbiological parameters considered	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
74-2018 continued			indicative of potential cemetery effects. f) The construction, post-construction and operational monitoring programs are to include water quality criteria to which the results of the monitoring program will be compared to evaluate potential effects. 3. Prepare a protocol/program to respond to water well interference complaints. 4. Demonstrate that nitrate loading from septic bed adjacent to the west side of the site has been removed or reduced. 5. Prepare a program to	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
74-2018 continued			monitor and report on the quality and characteristics of the soil fill material being imported to the site. 6. Enter into a Site Plan Agreement with the Town of Ajax, which includes the finalization of all drawings, reports and studies, submission of securities and insurance certificates, and any other clauses the Town, the Region and CLOCA see appropriate as it relates to the various environmental programs required to operate a *cemetery* on the subject lands.	
30-2019	Blocks 152 and 153, Plan 40M-1829; Road Allowance between Lots 8 & 9, Concession 2,	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural	▪ That the applicant enter into a development agreement that	May 21, 2019

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
30-2019 continued	Pickering being Harwood Avenue North, Between Rossland Road East and Block 153 on Plan 40M-1829; and Part Lot 8, Concession 2, Pickering as in PI31499 except PI43269, CO62311, CO130852, CO51308, CO165975 & Plan 459 and Part 1 on 40R-21617, Town of Ajax Land Owners: 2613628 Ontario Ltd. And Town of Ajax File Reference: Z2/18	(A) Zone as outlined in Section 6.6.	includes requirements to: ○ Complete re-construction of the 3.0m multi-use trail along Rossland Road West. ○ Complete the construction of Smales Drive.	
17-2020	Part of Lot 3, Concession 3, Part 1, Registered Plan 40R-2467; Block 251, Registered Plan 40M-2816; and Part of	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Permanent Countryside (PC) Zone as outlined in Section 6.6.	▪ The applicant/future developer prepare and submit a Phase Two Environmental Site Assessment (ESA) and file a Record of Site	May 19, 2020

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
17-2020 continued	Block 255, Registered Plan 40M-2186 Lands located at the southwest corner of Taunton Road East and Audley Road North. Land Owner: Jean Al Gardens Plaza File Reference: Z1/19		Condition (RSC) for the subject lands with the Ministry of Environment, Conservation and Parks (MECP). The applicant provide the Town and Regional Municipality of Durham with an acknowledgment from the MECP that the RSC has been filed in the Environmental Site Registry. ▪ The applicant/future developer submit a Site Plan Application to the Town for approval. ▪ The applicant/future developer enter into a Site Plan Agreement with the Town. ▪ The applicant/future developer complete the construction of a sidewalk extension along the west side of	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
17-2020 continued			Audley Road North and the re-construction of a multi-use trail along Taunton Road East.	
05-2022	Registered Plan 386 Part Lots 1,2 and 3. Lands located at the northeast corner of Bayly Street East and Street 'A' (formerly Porte Road) Land Owner: Bayley Salem Developments Limited File Reference: Z5/18	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	▪ The applicant prepare and submit a Phase Two Environmental Site Assessment (ESA) and a Record of Site Condition (RSC) to the Ministry of Environmental, Conservation and Parks (MECP). The RSC must be to the satisfaction of The Regional Municipality of Durham. ▪ The applicant provide the Town and the Regional Municipality of Durham an acknowledgement from the MECP that the RSC has been filed in the	January 24. 2022

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
05-2022 continued			Environmental Site Registry. ▪ The applicant submit a letter of clearance from the Ministry of Heritage, Sport, Tourism and Cultural Industries to the Region of Durham for the "Stage 1 and 2 Archaeological Assessment," prepared by This Land Archaeology Inc., dated October 11, 2017, and any revisions thereon. ▪ The applicant submit a Site Plan Application to the Town for approval. ▪ That the applicant enter into a Site Plan Agreement with the Town.	
05-2022	Registered Plan 386 Part lots 1,2 and 3	Prior to removing the Holding Provision, the subject lands may be used	If the subject lands are to be developed in accordance to the	January 24, 2022

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
05-2022 continued	Lands located at the northwest corner of Bayly Street East and Salem Road South Land Owner: Bayley Salem Developments Limited File Reference: Z5/18	in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	Residential Multiple Four (RM4) Zone ▪ The applicant prepare and submit a Phase Two Environmental Site Assessment (ESA) and A Record of Site Condition (RSC) to the Ministry of Environment, Conservation and Parks (MECP). The RSC must be to the satisfaction of The Regional Municipality of Durham. ▪ The applicant provide the Town and Regional Municipality of Durham an acknowledgement from the MECP that the RSC has been filed in the Environmental Site Registry.	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
05-2022 continued			▪ The applicant submit a letter of clearance from the Ministry of Heritage, Sport, Tourism and Culture Industries to the Regional of Durham for the "Stage 1 and 2 Archaeological Assessment," prepared by This Land Archaeology Inc., dated October 11, 2017, and any revisions thereon. ▪ The applicant submit a Site Plan Application to the Town for approval. ▪ That the applicant enter into a Site Plan Agreement with the Town. If the subject lands are to be developed in accordance to the Automobile Commercial (AC) Zone:	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
05-2022 continued			▪ The applicant submit a letter of clearance from the Ministry of Heritage, Sport, Tourism and Culture Industries to the Region of Durham for the "Stage 1 and 2 Archaeological Assessment," prepared by This Land Archaeology Inc. dated October 11, 2017, and any revisions thereon; ▪ The applicant submit a Site Plan Application to the Town for approval; ▪ That the applicant enter into a Site Plan Agreement with the Town.	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
50-2022	310 Kingston Road East Part of Lot 5, Concession 2 Pickering, Town of Ajax, Regional Municipality of Durham All of PIN: 26411-0017 (LT) Owner: Promita Holdings Ltd. File Reference: Z5/17	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	▪ The applicant/owner enter into an agreement with the Town for the provision of affordable rental dwelling units. Such agreement will address, but not limited to, the applicant's/owner's responsibility for operating the affordable rental units, eligibility criteria to occupy an affordable rental unit, affordable rental rates, affordability period, and annual auditing and reporting to the Town. The applicant/owner covenants and agrees that the Town may register this agreement against the title to the lands.	June 20, 2022

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
50-2022 continued			▪ The applicant/owner provide a clearance letter from the Ministry of Heritage, Sport, Tourism and Culture Industries for the completed archaeological assessments and supporting documentation. ▪ The applicant/owner complete the necessary steps to legally establish the proposed access easements with the adjacent landowner (RioCan) and the Town and enter into an agreement with the adjacent landowner (RioCan) as it relates to the proposed shared access. The applicant/owner covenants and agrees that the Town may	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
50-2022 continued			register this agreement against the title to the lands.	
79-2022	Parts 1, 2 and 3 on Registered Plan 40R-21195, Concession 3, Part of Lots 3 and 4 on Registered Plan 40M-2174, and Concession 3 South Part Lot 3 Now Parts 1, 2 and 3 on Registered Plan 40R-19840 Lands between Rossland Road East and Carberry Crescent, Mansbridge Crescent, Styles Crescent, and Whitlock Crescent, from the Carruthers Creek tributary to Audley Road North Owner: Medallion Developments (Castlefields) Limited	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Residential Multiple Six (RM6) Zone as outlined in Section 6.2 and Neighbourhood Commercial (NC) Zone as outlined in Section 6.3.	▪ The applicant enter into a *Planning Act* Section 37 Community Benefits Agreement with the Town no later than September 18, 2022, to the satisfaction of Town. ▪ The applicant convey a 0.96 hectare parcel of land located adjacent to Rossland Road East, Hilton Gate, and Styles Crescent for the purposes of a park upon site plan approval of the first parcel/ building of the subject lands, to the satisfaction of the Town. ▪ The applicant submit a Site Plan	September 16, 2022

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
79-2022 continued	File Reference: Z1/17		Application to the Town for approval. ▪ That the applicant enter into a Site Plan Agreement with the Town.	
45-2023	190 Westney Road South Part of Block M, Plan M-25, Parts 8 and 9, Plan 40R-18895, Town of Ajax, Regional Municipality of Durham All of PIN: 26461-0042 (LT) Owner: 190 Westney Holdings Ltd. File Reference: Z4/21	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Prestige Employment (PE) Zone as outlined in Section 6.4.	▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. Such agreement will address, but not be limited to, the applicant's/owner's responsibility for operating/implementing the affordable units, eligibility criteria to occupy/purchase an affordable unit, affordable rates/prices, affordability period, and annual auditing and reporting to the Town. The	September 5, 2023

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
45-2023 continued			applicant/owner covenants and agrees that the Town may register this agreement against the title to the lands.	
20-2024	Lands on the north side of Ravenscroft Road, northeast of Paulynn Park and South of the East Duffins Creek Owner: 1613935 Ontario Inc. (Ravenscroft JV Inc.) File Reference: Z1/22, OPA 22-A1	Permitted *uses* shall be those which are in existence as of the date of the passing of this By-law.	▪ That the Applicant enter into a Site Plan Agreement with the Town of Ajax. ▪ That the Applicant convey to the Toronto and Region Conservation Authority approximately 0.26 hectares (.64 acres) of lands as vegetation protection zone of the East Duffins Creek valleylands. ▪ That adequate municipal water and sanitary services are available or the Applicant has entered into a Regional Servicing Agreement	March 25, 2024

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
20-2024 continued			with the Region of Durham to extend necessary services to the subject site. ▪ That the Applicant has implemented the recommendations of the Environmental Impact Study to the satisfaction of the Toronto and Region Conservation Authority. ▪ That the Transportation Demand Management strategies, as outlined in the Transportation Impact Brief, have been secured in the Site Plan Agreement to the satisfaction of the Town of Ajax. ▪ That the applicant submit a revised Noise Study to the satisfaction of the	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
20-2024 continued			Region of Durham and Town of Ajax.	
49-2024	Southeast corner of Bayly Street East and Pickering Beach Road Part of lot 6 Range 3 Concession Broken Front Pickering, Parts 1 & 2 Plan 40R18790 Save And Except Part 1 Plan 40R21844 Save & Except Parts 8 & 9 Plan 40R21174 Land Owner: Bayly 101 Inc. File Reference: OPA24-A2, Z6/24	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the RM4 Zone and By-law Number 19-2023	▪ The applicant/owner enter into an agreement with the Town for the provision of affordable rental dwelling units. Such agreement will address, but not be limited to, the applicant's/owner's responsibility for operating the affordable rental units, eligibility criteria to occupy an affordable rental unit, affordable rental rates, affordability period, affordable units be distributed by a mix of different unit types, and annual auditing and reporting to the Town. The applicant/owner covenants and agrees	August 13, 2024

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
49-2024 continued			that the Town may register this agreement against the title to the lands. ▪ The applicant/owner obtain approval of Site Plan Application SP12/22. ▪ That applicant/owner enter into a site plan agreement with the Town.	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
66-2024	154 Rossland Road East Con 3, Part of Lot 7 Pickering as in D220717 save and except Part 5, Plan 40R-21615, Town of Ajax, Regional Municipality of Durham, PIN: 26409-2189 (LT) Owner: 154 Rossland Holdings Ltd. File Reference: Z15/24	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Prestige Employment (PE) Zone as outlined in Section 6.4.	▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. The agreement shall stipulate that a minimum of 5% of the total residential *dwelling units* shall be affordable units for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental, the applicant's/owner's responsibility for	October 21, 2024

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
66-2024 continued			managing and operating the affordable units; and if the affordable units are ownership, restrictions on the resale of an affordable unit within the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of residential *dwelling unit* types that include but not limited to, one-, two-, and three-bedroom units. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands.	
68-2024	Lands located on the east side of Harwood Avenue North, approximately 269	Prior to removing the Holding Provision, the subject lands may be used in accordance with the	• The applicant/owner enter into an agreement with the Town for the provision	October 21, 2024

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
68-2024 continued	metres south of Taunton Road East Con 3, Part of Lots 8 and 9, Part Road Allowance, Parts 2 to 8, Plan 40R-30837, Town of Ajax, Regional Municipality of Durham, PIN:26409-6208 (LT) Owner: North Harwood Centre File Reference: Z16/24	provisions of the Prestige Employment (PE) Zone and Exception 162 as outlined in Sections 6.4 and 7.	of affordable dwelling units. The agreement shall stipulate that a minimum of 5% of the total residential *dwelling units* shall be affordable units for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental, the applicant's/owner's responsibility for managing and operating the affordable units; and if the affordable units are ownership,	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
68-2024 continued			restrictions on the resale of an affordable unit within the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of residential dwelling unit types that include but not limited to, one-, two-, and three-bedroom units. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands. • The applicant/owner obtain clearance from the Canadian Pacific Railway Company for setback(s) from any building(s) and structure(s) on the subject lands to the adjacent Canadian	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
68-2024 continued			Pacific Railway right-of-way.	
70-2024	493 Bayly Street West Parcel Ajax Broken Front Concession 3-12-19, Section Ajax; Part Lots 12 & 13 and Part Road Allowance Between Lots 12 & 13, Range 3, Broken Front Concession, Parts 1, 2, 3, 40R-9512; S/T LT274954, LT278394, Town of Ajax, Regional Municipality of Durham; PIN: 26462-0076 (LT) Owner: 493 Bayly Holdings Ltd. File Reference: Z17/24	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Prestige Employment (PE) Zone as outlined in Sections 6.4.	▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. The agreement shall stipulate that ten percent (10%) of the total residential *dwelling units* shall be affordable units, as defined by Provincial policy if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC, five percent (5%) of the total residential *dwelling units* shall be affordable units, as defined by Provincial	October 21, 2024

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
70-2024 continued			policy. The residential *dwelling units* shall be affordable for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental, the applicant's/owner's responsibility for managing and operating the affordable units; and if the affordable units are ownership, restrictions on the resale of an affordable unit within	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
70-2024 continued			the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of residential dwelling unit types that include but not limited to, one-, two-, and three-bedroom units. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands. ▪ The applicant/owner enter into an agreement with the Town for the provision that a minimum of 50 residential dwelling units shall be three-bedroom units or larger. The applicant/owner covenants and agrees that the Town will register the	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
70-2024 continued			agreement against the title to the lands. ▪ The applicant/owner convey lands to the Toronto and Region Conservation Authority (TRCA) as determined by the TRCA.	
82-2024	Part of Block A, Plan M-26, Part of Lot 12, Range 3, Broken Front Concession, Part 1 Plan 40R-9314 save and except Parts 1 and 2, Plan 40R-27137, Town of Ajax, Regional Municipality of Durham All of PIN: 26463-0059 (LT) Part of Block A, Plan M-26, Part of Lot 12, Range 3, Broken Front Concession, Part 1 40R-1425, Town of Ajax, Regional Municipality of Durham	*Use*(s) legally existing on the date of the passing of this By-law.	▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. The agreement shall stipulate that a minimum of 10% of the total residential dwelling units shall be affordable units, as defined by Provincial policy, if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If	December 9, 2024

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
82-2024 continued	All of PIN: 26463-0001 (LT) Applicant/Owner: VanDusen Realty Holdings Corp. File Reference: Z8/24		financing is not obtained from CMHC, the agreement shall stipulate that a minimum of 5% of the total residential dwelling units shall be affordable units, as defined by Provincial policy. The residential dwelling units shall be affordable for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental, the applicant's/owner's responsibility for	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
82-2024 continued			managing and operating the affordable units; and if the affordable units are ownership, restrictions on the resale of an affordable unit within the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of residential dwelling unit types that include but are not limited to, one-, two-, and three bedroom units or larger. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands. ▪ Prior to Site Plan Approval, the applicant/owner shall provide a right of way	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
82-2024 continued			easement for shared driveway access to the benefit of the abutting property municipally addressed 325 Westney Road South.	
36-2025	Part of Lot 6 and Part of the Road Allowance between Lots 6 and 7, Concession 2 (closed by By-law Number 800 as in PI22182), Geographic Township of Pickering, Part 2, Plan 40R-30747; Town of Ajax; Regional Municipality of Durham All of PIN: 26411-2585 (LT) Applicant/Owner: TSG Investments Inc. File Reference: Z3/25	*Use*(s) legally existing on the date of the passing of this By-law.	▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. The agreement shall stipulate that a minimum of 10% of the total dwelling units shall be affordable units, as defined by Provincial policy, if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC,	April 22, 2025

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
36-2025 continued			a minimum of 5% of the total dwelling units shall be affordable units, as defined by Provincial policy. The dwelling units shall be affordable for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental tenure, the applicant's/owner's responsibility for managing and operating the affordable units; and if the affordable units are ownership tenure,	

By-law Number	Property Description	Permitted *Uses* Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
36-2025 continued			restrictions on the resale of an affordable unit within the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of dwelling unit types that include but are not limited to, one-, two-, and three-bedroom units or larger. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands.	

9.2 Temporary *Use* Zones

Where on Schedules to this By-law, a zone symbol is shown and followed by the letter (T), for example PE(T), one or more additional *uses* are permitted on the lands noted until the permission granted by the site specific By-law expires. Section 9.2.1 identifies the Temporary *Use* Zones within the Municipality.

9.2.1 List of Temporary *Use* Zones

Table 2: Temporary *Use* By-Laws for Accessory Outdoor Patios

By-law	Date Enacted	Date Permissions Terminate	Zoning	File Reference
26-2020	July 27, 2020	December 31, 2026	All	N/A
41-2020	October 19, 2020			
72-2021	November 22, 2021			
75-2023	December 31, 2023			

1) *A Licensed Accessory Outdoor Patio* or *Unlicensed Accessory Outdoor Patio* shall be permitted as an accessory *use* to a *Restaurant* and *Restaurant, Drive-Thru.*
2) Notwithstanding section 5.10.2, a *Licensed Accessory Outdoor Patio* or *Unlicensed Accessory Outdoor Patio* constructed as a result of this Temporary *Use* By-Law shall be exempt from providing additional parking.
3) A *Licensed Accessory Outdoor Patio* or *Unlicensed Accessory Outdoor Patio* may be located in a *Parking Lot, Parking Space, Drive Aisle,* or *Landscape Buffer*, provided it does not:
   a) Occupy more than 4 required parking spaces or 33 percent of the parking spaces required for the *Restaurant* (whichever is greater);
   b) Occupy a Fire Route;
   c) Occupy a required parking space for persons with disabilities;
   d) Obstruct a required loading space; and
   e) Obstruct a Drive Aisle that serves as a required route for ingress/egress to/from the property.

Temporary Use for By-laws 26-2020, 41-2020, 72-2021 and 75-2023 is continued on the next page.

By-law	Date Enacted	Date Permissions Terminate	Zoning	File Reference
26-2020 41-2020 72-2021 75-2023	July 27, 2020 October 19, 2020 November 22, 2021 December 31, 2023	December 31, 2026	All	N/A
4) Notwithstanding Section 6.3.1.1, a *Licensed Accessory Outdoor Patio* constructed in conformity with this Temporary Use By-Law shall be permitted abutting a residential, institutional, or open space zone provided: a) It is located a minimum of 20 metres from the abutting residential, institutional, or open space zone (measured to the property line); or b) There is a building situated between the licensed patio and the residential, institutional or open space zone. Except as amended herein, all other provisions of this By-law, as amended, shall apply				

Table 3: Site-Specific Temporary *Use* Permissions

By-law	Date Enacted	Date Permissions Terminate	Zoning	File Reference
36-2023	June 19, 2023	June 19, 2026	VC3 (T)	Z1/23
i) Location: 527 Kingston Road West ii) Legal Description: Part Lot 9, Registered Plan 11, Now Part 1, Registered Plan 40R Plan 40R-11812 iii) Additional Permitted *Uses*: Detached Dwelling iv) Date Enacted: June 19, 2023 v) Date Permission(s) Terminate: June 19, 2026 Except as amended herein, all other provisions of this By-law, as amended, shall apply				

9.3 Interim Control Zones

Where on Schedules to this By-law, a zone symbol is followed by a dash and the letter "I" (for example PE-I), no change in *use* and no construction of any buildings or structures is permitted until the expiry of the site specific By-law affecting the lands. Lands affected by site specific Interim Control By-laws are catalogued in Section 9.3.1.

9.3.1 List of Interim Control Zones

There are no interim control zones currently in effect.

Section 10: Minister's Zoning Orders

Filed with the Registrar of Regulations
Déposé auprès du registrateur des règlements

JUL 31 2020

Number (O.Reg.)
Numéro (Règl. de l'Ont.) 438/20

Amended by O. Reg. 455/22 (April 29, 2022)

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING ORDER-TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM

TOWN OF AJAX BY-LAW NUMBERS 29-2020 and 86-2022

Figure 1: Ontario Regulation 438/20 (filed July 31, 2020), as amended by O. Reg. 455/22 (April 29, 2022)

Definitions

1. In this Order,

"accessory", means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot, including but not limited to,

(a) places of assembly,

(b) offices,

(c) coffee shops and restaurants used in conjunction with the other uses on the lot,

(d) dining facilities,

(e) medical clinics,

(f) nursing stations,

(g) personal service shops,

(h) recreation facilities,

(i) retail shops,

(j) research, development and training facilities,

(k) daycare facilities,

(l) adult daycare facilities, and

(m) community centres;

“long-term care home” has the same meaning as in the *Long-term Care Homes Act, 2007;*

“retirement home” has the same meaning as in the *Retirement Homes Act, 2010;*

“Zoning by-law” means the Town of Ajax Comprehensive Zoning By-law, 95-2003, as amended.

Application

2. (1) This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on a map numbered 305 and filed at the Toronto Office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

(2) For the purposes of this Order, the lands described in subsection (1) shall be considered a single lot.

(3) Despite any future severance, partition or division of the lands described in subsection (1), this Order shall apply as if no severance, partition or division occurred.

Permitted uses

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2, except,

(a) a 198-bed capacity long-term care home and accessory uses; and

(b) a 320-unit retirement home and accessory uses.

Zoning requirements

4. The zoning requirements for the lands set out in section 2 are as follows:

1. The long-term care home and retirement home referred to in section 3 shall meet the zone standards set out in subsection 6.5.2, I-A Institutional – A, of the zoning by-law.
2. Despite paragraph 1, a minimum 30-metre building setback is required from a railway right-of-way.
3. The minimum required parking spaces at the long-term care home is one parking space per three beds in the long-term care home.
4. The minimum required parking spaces at the retirement home is 0.5 parking spaces per unit for residents plus 0.25 parking spaces per unit reserved for visitors
5. In addition to the minimum required parking spaces set out in paragraphs 3 and 4, parking shall be provided for persons with disabilities in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.
6. A minimum of two loading spaces shall be provided.
7. The minimum building height is 6 metres.
8. The maximum building height is 12 storeys.
9. The minimum landscaped open space is 25 per cent.
10. Despite the zone standards set out in subsection 6.5.2, I-A Institutional – A, of the zoning by-law, the minimum front yard setback and the interior side yard setback are each 6 metres.

Terms of use

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure was lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

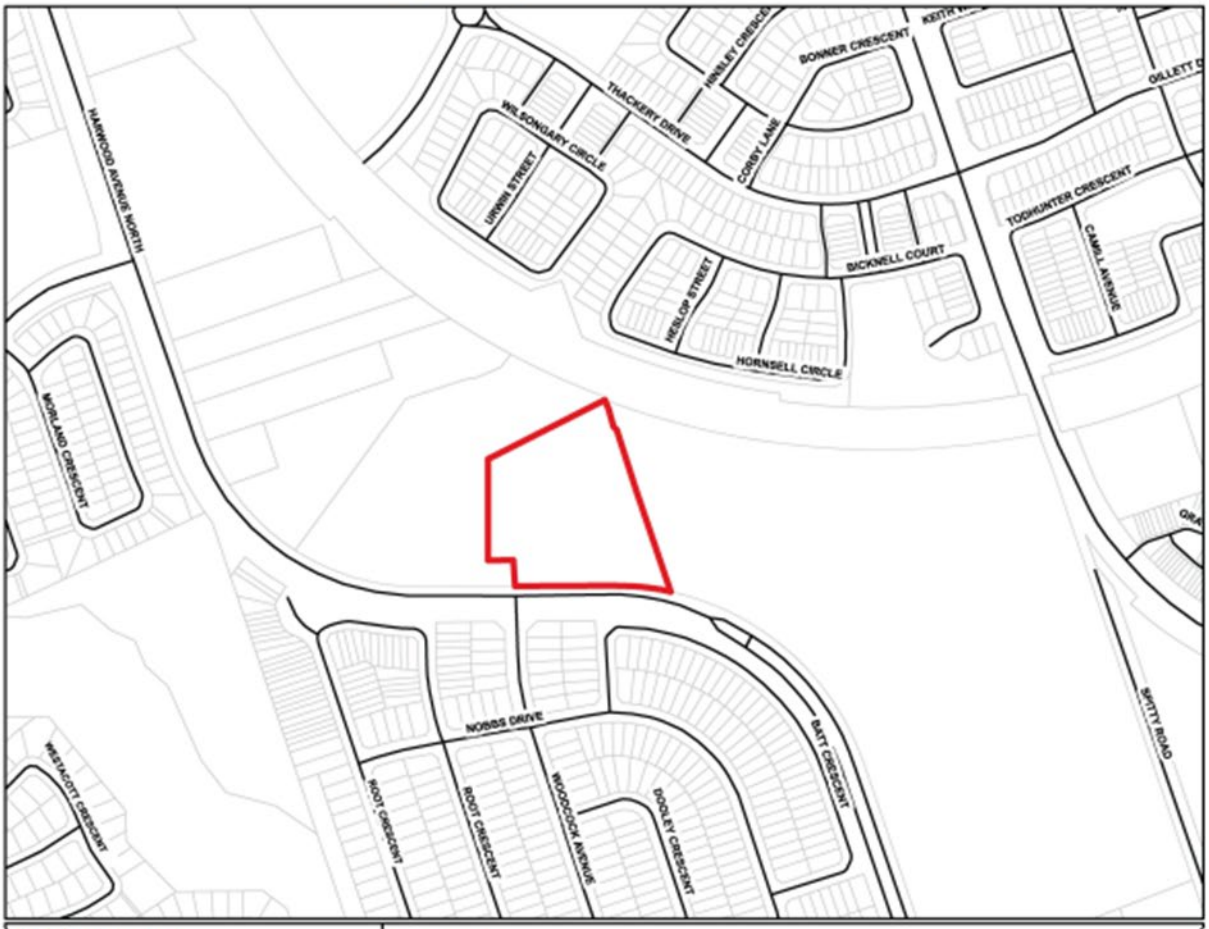
6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Town of Ajax.

Commencement

7. This Regulation comes into force on the day it is filed.

(Continued on next page)

Part of Lot 8, Concession 3
Town of Ajax, Regional Municipality of Durham



MAP No. 305

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 455/22

Date: April 29, 2022

Original Signed By: Assistant Deputy Minister, Municipal Services Division, Ministry of Municipal Affairs and Housing

LEGEND

- Lands Subject to Zoning Order
- Roads
- Assessment Parcel

Ontario

Map North (Degrees): 0°

0 70 140 280
Metres
1 cm equals 59 metres

THIS IS NOT A PLAN OF SURVEY

Information provided by the Ministry of Municipal Affairs and Housing, under licence with the Ministry of Natural Resources.

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This is map no. 305 referred to in a Minister's Zoning Order Amendment. It shows lands which are located in Part of Lot 8, Concession 3, Town of Ajax, Regional Municipality of Durham.
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On request, we can arrange for accessible formats and communications supports.
Please contact MMAH by email (mininfo@ontario.ca) for regulation details.

Figure 2: Map Number 305 showing the lands subject to Ontario Regulations 438/20 and 455/22.

Filed with the Registrar of Regulations
Déposé auprès du registrateur des règlements

AUG 28 2020

Number (O.Reg.)
Numéro (Règl. de l'Ont.) **475/20**

Amended by O.Reg. 261/21 (April 6, 2021)

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING ORDER-TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM

TOWN OF AJAX BY-LAW NUMBERS 30-2020 and 85-2021

Figure 3: Ontario Regulation 475/20 (filed August 28, 2020), as amended by O. Reg. 261/21 (April 6, 2021)

Definitions

1. In this Order,

"accessory", when used to describe a use, building or structure, means a use,

building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot, including but not limited to,

(a) an above-ground parking structure used in conjunction with the other uses on the lot,

(b) activity rooms,

(c) administrative offices,

(d) coffee shops and restaurants used in conjunction with the other uses on the lot,

(e) a community facility,

(f) community gardens,

(g) dining facilities,

(h) doctors' offices,

(i) nursing stations,

(j) personal service shops used in conjunction with the other uses on the lot, and

(k) retail shops used in conjunction with the other uses on the lot;

"community facility" means a multi-purpose facility that offers a variety of programs of a medical, therapeutic, recreational, cultural, day care, social, community service, informational or instructional nature, and may include, as a portion of it, a medical clinic if the clinic does not provide for overnight stays;

"long-term care home" has the same meaning as in the *Long-term Care Homes Act, 2007;*

"retirement home" has the same meaning as in the *Retirement Homes Act, 2010;*

"zoning by-law" means Zoning By-law 95-2003 of the Town of Ajax.

Application

2. (1) This Order applies to lands in the Town of Ajax in the Regional Municipality of Durham, in the Province of Ontario, being the lands identified on a map numbered 263 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

(2) For the purposes of this Order, the lands described in subsection (1) are considered to be a single lot.

Non-application of s. 41 of the Act, site plan control area

3. Section 41 of the Act does not apply to the lands described in subsection 2(1) of this Order.

Matters that may be dealt with in agreement.

4. Each person who owns all or any part of the lands described in subsection 2(1) shall enter into one or more agreements with the Town of Ajax dealing with the matters listed in subsection 47 (4.4) of the Act.

Permitted uses

5. In addition to the uses permitted by the zoning by-law on the lands described in subsection 2(1), the following uses are permitted:

1. A 320-bed long-term care home.
2. A retirement home.
3. Accessory uses, buildings and structures.

Zoning requirements

6. The zoning requirements for the lands described in subsection 2(1) are as follows:

1. The minimum setback from the front lot line is 2.0 metres.
2. The minimum setback from the exterior lot line is 2.0 metres.
3. No minimum front or exterior build-within areas are required.
4. No minimum length of building wall is required to be located within the front or exterior side yard build-within areas.
5. The lot coverage for all buildings, including underground parking covered by landscaped open space and any above-ground parking structure, is a minimum of 25 per cent.
6. The minimum amount of landscaped open space is 10 per cent.
7. The maximum amount of surface parking, driveways, loading and service areas, excluding private roads, is 40 per cent.
8. The minimum amount of development on the lot is a floor space index of 0.9.
9. Parking shall be provided for persons with disabilities in accordance with the requirements under the Accessibility for Ontarians with Disabilities Act, 2005.
10. A principal entrance of each long-term care home and retirement home shall face Harwood Avenue or a public street.
11. A minimum of one parking space per four long-term care beds shall be provided.
12. Section 5.4 iii) of the zoning by-law shall apply to the lands described in subsection 2(1).
13. The minimum setback from an interior side lot line and a rear lot line to a parking structure is 3.0 metres.

Terms of use

7. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

8. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Town of Ajax.

Commencement

9. This Regulation comes into force on the day it is filed.

(Continued on next page)

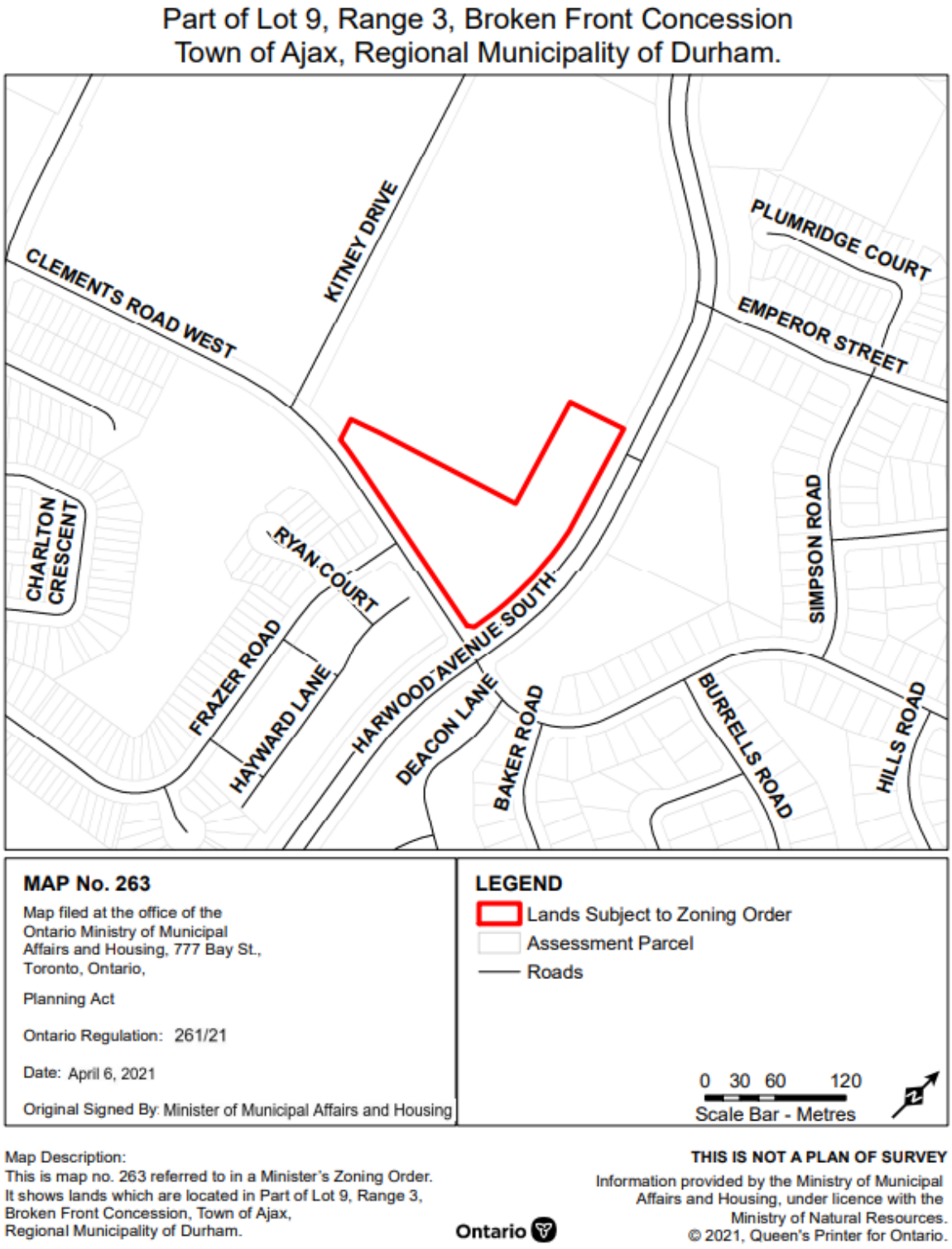


Figure 4: Map Number 263 showing the lands subject to Ontario Regulations 475/20 and 261/21.

Filed with the Registrar of Regulations
Déposé auprès du registrateur des règlements

NOV 15 2021

Number (O.Reg.)
Numéro (Règl. de l'Ont.) **773/21**

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING ORDER-TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM

TOWN OF AJAX BY-LAW NUMBER 84-2021

Figure 5: Ontario Regulation 773/21 (filed November 15, 2021)

Definitions

1. In this Order,

"Zoning By-law" means the Town of Ajax Zoning By-Law No. 95-2003.

Application

2. This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on the map numbered 276 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Prestige Employment Zone

3. (1) This section applies to the lands located in the area shown as the Prestige Employment Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the uses permitted in the Prestige Employment Zone under the Zoning By-law.

(3) The zoning requirements for the Prestige Employment Zone set out in the Zoning By-law apply to the lands described in subsection (1), with the following exceptions:

1. An accessory retail sales outlet shall not exceed 20 per cent of the total gross floor area of the premises in which it is located.
2. The maximum gross floor area of an accessory retail sales outlet is 500 square metres.
3. A single-unit building containing any of the following shall be permitted only as ancillary to a principal building on a lot:
    i. A day care facility.
    ii. A dry cleaning establishment.
    iii. A financial institution.
    iv. A personal service shop.
    v. A restaurant.
    vi. A restaurant drive-thru.
    vii. A service or repair shop.
    viii. A veterinary clinic.
4. The maximum gross floor area of a single-unit building is 350 square metres.
5. The aggregate ground floor area of all single-unit buildings shall be limited to 15 per cent of the total ground floor area for all buildings on the property.
6. A maximum of two rows of parking shall be permitted in the front yard and exterior side yard.

7. The combined number of parking spaces in the front yard and exterior side yard shall not exceed 60 per cent of the total number of parking spaces provided.
8. Trailer parking for short-term staging shall be permitted only in the interior side yard.

Environmental Protection Zone

4. (1) This section applies to the lands located in the area shown as the Environmental Protection Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the uses permitted in the Environmental Protection Zone under the Zoning By-law.

Terms of use

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure was lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

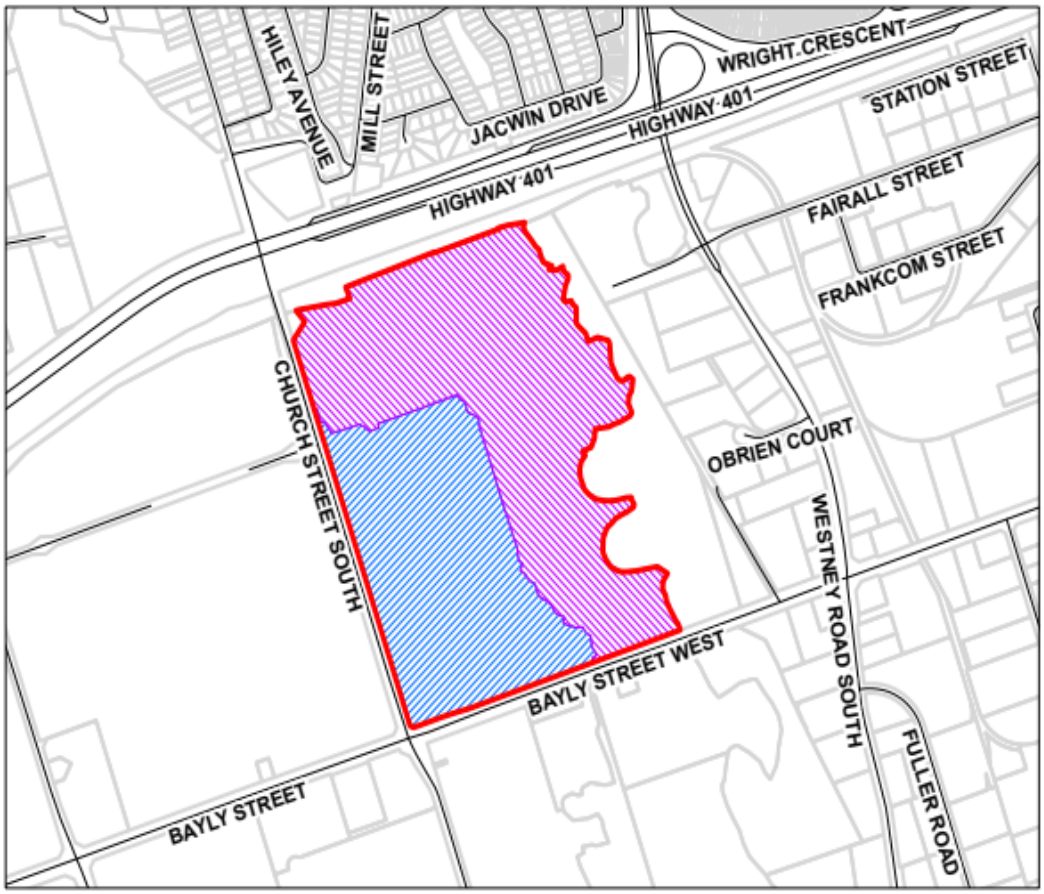
6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Town of Ajax.

Commencement

7. This Regulation comes into force on the day it is filed.

(Continued on next page)

Part of Lots 13 and 14, Concession 1, Town of Ajax,
Regional Municipality of Durham



MAP No. 276

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 773/21

Date: November 15, 2021

Original Signed By: Minister of Municipal Affairs and Housing

LEGEND

- Subject Lands
- Environmental Protection Zone (EP)
- Prestige Employment Zone (PE)
- Roads
- Assessment Parcel

0 120 240 480
Metres

1 centimeter equals 117 metres

Map North: 0°

Map Description:
This is map no. 276 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lots 13 and14, Concession 1, Town of Ajax, Regional Municipality of Durham. We are committed to providing accessible customer service (https://www.ontario.ca/page/accessible-customer-service-policy).
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Ontario

Figure 6: Map Number 276 showing the lands subject to Ontario Regulation 733/21.

ONTARIO REGULATION 365/24

made under the

PLANNING ACT

Made: September 20, 2024
Filed: September 20, 2024
Published on e-Laws: September 20, 2024
Published in *The Ontario Gazette*: October 5, 2024

ZONING ORDER — TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM

TOWN OF AJAX BY-LAW NUMBER 58-2025

Definitions

1. In this Order,

"base building" means the lower, above-grade portion of a segmented, multi-floor building with a larger footprint and lesser setback to the street than the upper portions of the building that measures between two and eight storeys in height and that is used to define an appropriate scale for a building in relation to adjacent streets and buildings;

"building tower" means the portion of a segmented tall building that is located above the base;

"long-term bicycle parking space" means a secured and weather-protected bicycle parking space equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and is available exclusively for the long-term use of a group of users, such as residents or employees, but excludes private storage lockers in multi-unit dwellings;

"short-term bicycle parking space" means a bicycle parking space within or outside a building equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and that is available for short-term use by the general public;

"zoning by-law" means Zoning By-law 95-2003 of the Town of Ajax.

Application

2. This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outline in red on a map numbered 357 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Permitted uses

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2, except for,

(a) apartment dwellings within a mixed-used building;

(b) the non-residential uses permitted in the Local Commercial Zone described in section 6.3.1 of the zoning by-law, except for,

i. a drive-thru facility,

ii. a dry cleaning establishment, and

iii. a drive-thru restaurant;

(c) commercial schools; and

(d) hotels.

Zoning requirements

4. The zoning requirements for the uses permitted under section 3 are the zoning requirements for the Local Commercial Zone set out in the zoning by-law with the following exceptions:

1. The minimum landscape buffer is 3 metres to all lot lines.
2. The minimum lot frontage is 70 metres.
3. The minimum lot depth is 20 metres.
4. The maximum setback from the front lot line of 6 metres.
5. The maximum setback from the exterior side lot line is 6 metres.
6. The minimum setback from the interior side lot line is 3 metres.
7. The minimum floor-to-finished ceiling height for the ground floor is 4 metres.
8. The minimum building tower stepback from the edge of a base building facing a public street is 2 metres.
9. There is no minimum setback to a below grade parking structure from all lot lines.
10. There is no minimum setback to a day lighting triangle.
11. No parking areas, driveway aisles, except approved driveway aisles that provide access to the property from the public street, or loading spaces are permitted between an adjacent street and any part of the building façade that runs parallel to the public street.
12. A minimum of 50 per cent of the street frontage along Chambers Drive must be occupied by building walls constructed within the minimum and maximum setbacks from the front lot line.
13. A minimum of 40 per cent of the street frontage along Beck Crescent must be occupied by building walls constructed within the minimum and maximum setbacks from the exterior side lot line.
14. The minimum non-residential gross floor area is 5,400 square metres.
15. The maximum building height is 25 storeys.
16. The minimum building height is 11 metres.
17. The minimum landscaped open space is 10 per cent.
18. The minimum lot coverage is 40 per cent.
19. The maximum area of all surface parking spaces, driveways and loading and service areas is 30 per cent.
20. In addition to the permitted encroachments into required yards set out in section 4.2 of the zoning by-law, balconies are permitted to encroach a maximum permitted distance of 1.8 metres into a required yard setback or tower stepback above the building podium.

21. A minimum of one parking space per dwelling unit for the exclusive use of occupants shall be provided.

22. A minimum of 0.25 parking spaces per dwelling unit for the exclusive use of visitors shall be provided.

23. The parking space requirements for the non-residential uses described in clause 3 (b) must comply with the parking space requirements of the zoning by-law.

24. A minimum of 0.8 long-term bicycle parking spaces per dwelling unit shall be provided.

25. A minimum of 0.2 short-term bicycle parking spaces per dwelling unit shall be provided.

26. Interior short-term bicycle parking spaces shall be provided in a publicly accessible section of a building with a clearly marked and unobstructed access from the exterior of the building.

27. Exception 61 of the zoning by-law does not apply.

Terms of use

5. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Town of Ajax.

Commencement

7. This Regulation comes into force on the day it is filed.

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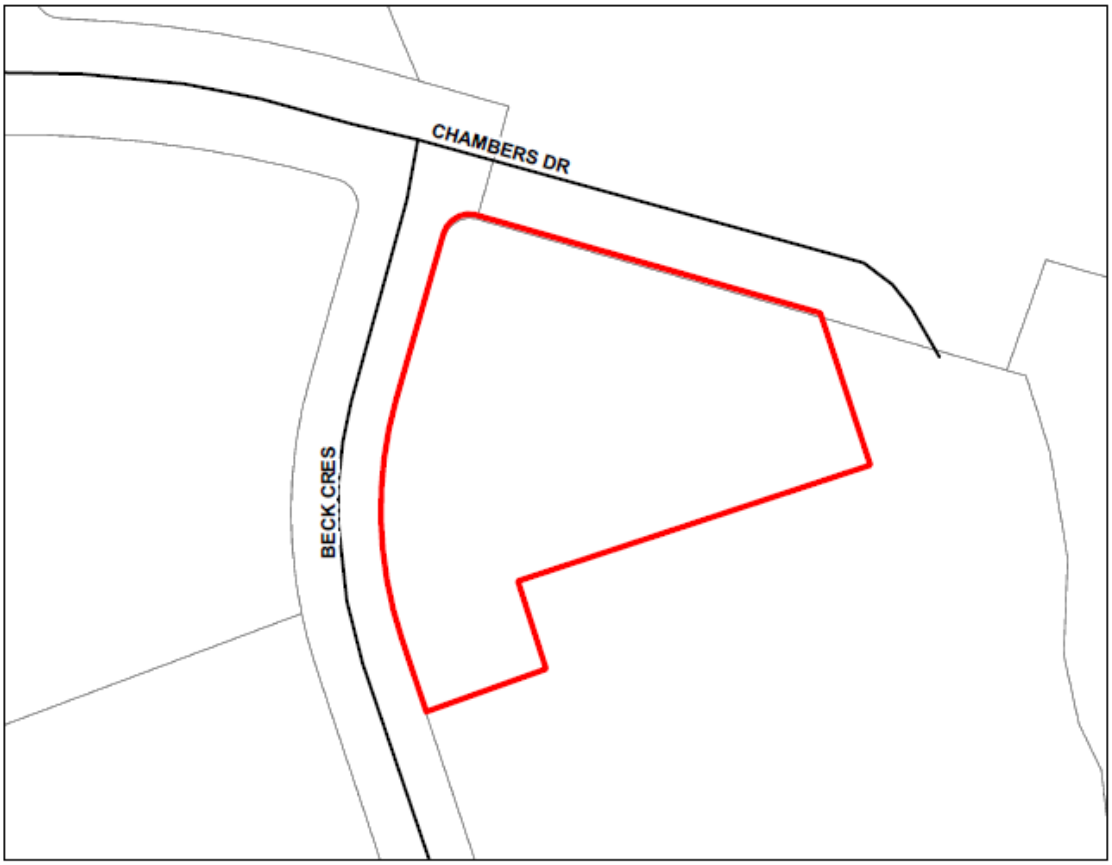

MAP NO. 357

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 365/24

Date: September 20, 2024

Original Regulation Signed By: Minister of Municipal Affairs and Housing

LEGEND

Roads
Parcels
Subject Lands

Map North (Degrees): 0°

0 15 30 60
Metres
1 cm equals 12 metres

Map Description:
This is map no. 357 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Lot 5, Concession 1, (Township of Pickering), Town of Ajax, Regional Municipality of Durham.
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Figure 7: Map Number 357 showing the lands subject to Ontario Regulation 365/24.

ONTARIO REGULATION 366/24

made under the

PLANNING ACT

Made: September 20, 2024
Filed: September 20, 2024
Published on e-Laws: September 20, 2024
Published in *The Ontario Gazette*: October 5, 2024

ZONING ORDER — TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM

TOWN OF AJAX BY-LAW NUMBER 59-2025

Definitions

1. In this Order,

“apartment dwelling” means a building consisting of four or more dwelling units which units have a common entrance from the street level and common halls and/or stairs, elevators and yards. This shall not prevent individual units at ground level within a building from having an independent entrance from the street level;

“base building” means the lower, above-grade portion of a segmented, multi-floor building with a larger footprint and lesser setback to the street than the upper portions of the building that measures between two and eight storeys in height and that is used to define an appropriate scale for a building in relation to adjacent streets and buildings;

“building tower” means the portion of a segmented tall building that is located above the base building;

“long-term bicycle parking space” means a secured and weather-protected bicycle parking space equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and is available exclusively for the long-term use of a group of users, such as residents or employees, but excludes private storage lockers in multi-unit dwellings;

“public parking garage” means a structure for the principal use of parking motor vehicles for the general public, provided with or without consideration on an hourly, daily or monthly basis, but excludes a structure used for the storage or display of motor vehicles that are for sale or hire;

“short-term bicycle parking space” means a bicycle parking space within or outside of a building equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and that is available for short-term use by the general public;

“zoning by-law” means Zoning By-law 95-2003 of the Town of Ajax.

Application

2. This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on a map numbered 355 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Uptown Mixed-Use Zone

3. (1) This section applies to the lands located in the area shown as Uptown Mixed-Use Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the following:

1. An apartment dwelling.
2. A long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*.

3. A retirement home, as defined in the *Retirement Homes Act, 2010*.
4. A convention centre.
5. A crisis care facility.
6. The non-residential uses permitted in the Uptown Mixed-Use Zone described in section 6.3.1 of the zoning by-law, with the following exceptions:
    i. A drive-thru facility.
    ii. A funeral home.
    iii. A garden centre.
    iv. A motel.
    v. A motor vehicle rental depot.
    vi. A nightclub.
    vii. A drive-thru restaurant.
    viii. A retail warehouse.
    ix. A taxi depot.
7. The following institutional and public uses:
    i. A community centre.
    ii. Passive recreational uses.
    iii. A public park.
    iv. A public parking garage.
    v. A recreational facility.
    vi. A school.
    vii. A stormwater management facility.

General zoning requirements — Uptown Mixed-Use Zone

4. (1) The zoning requirements set out in this section apply to the lands in the area shown as Uptown Mixed-Use Zone on the map referred to in section 2.

(2) The provisions of the Uptown Mixed-Use Zone in sections 6.3.2 and 6.3.4 of the zoning by-law apply to the uses permitted under subsection 3 (2) of this Order, with the following exceptions:

1. The maximum setback from a front lot line is 6 metres.
2. The maximum setback from an exterior side lot line is 6 metres.
3. There is no minimum setback from any lot line to an underground parking structure.
4. There is no minimum setback to a day lighting triangle.

5. The minimum setback from a privately owned publicly accessible space is 3 metres.
6. The minimum height of a building or structure is 11 metres.
7. The maximum height of a building or structure is 25 storeys.
8. The minimum floor-to-finished ceiling height for the ground floor is 4 metres.
9. The minimum separation setback between base buildings when separated by a private road, excluding balconies and porches, is 18 metres.
10. The maximum building tower floorplate for residential uses, excluding balconies, is 800 square metres.
11. The minimum building tower separation is 25 metres.
12. The minimum building tower setback to an interior side lot line or rear lot line that does not abut a park or privately owned publicly accessible space is 12.5 metres.
13. The minimum building tower stepback from the edge of a base building is 2.5 metres.
14. The maximum cumulative lot coverage for all surface parking, driveways and external loading and service areas, excluding private roads, is 30 per cent.
15. The minimum lot coverage for all buildings, including underground parking structures covered by landscaped open space, and above ground parking structures is 40 per cent.

(3) A maximum of 2,873 apartment dwelling units is permitted.

(4) Despite subsection (3),

(a) a maximum of 1,200 apartment dwelling units are permitted until 16,000 square metres of non-residential gross floor area have been constructed;

(b) a maximum of 1,700 apartment dwelling units are permitted until between 16,001 and 22,000 square metres of non-residential gross floor area have been constructed;

(c) a maximum of 2,200 apartment dwelling units are permitted until between 22,001 and 30,000 square metres of non-residential gross floor area have been constructed; and

(d) a maximum of 2,500 apartment dwelling units are permitted until between 30,001 and 40,000 square metres of non-residential gross floor area have been constructed.

(5) A minimum gross floor area of 40,000 square metres in all buildings and structures, or part thereof, shall accommodate the non-residential uses permitted under paragraph 6 of subsection 3 (2) and the institutional uses permitted under subparagraphs 7 i and vi of subsection 3 (2).

(6) A maximum gross floor area of 11,000 square metres for a hotel shall apply to the minimum gross floor area set out in subsection (5).

(7) The minimum gross floor area set out in subsection (5) shall not include the gross floor area associated with a place of worship or public parking garage.

(8) The non-residential uses and the institutional and public uses permitted under paragraphs 6 and 7 of subsection 3 (2) shall be located within a building containing one of the uses described in paragraphs 1 to 5 of subsection 3 (2), with the following exceptions:

1. A community centre.
2. A hotel.
3. A school.
4. An office within a building with a minimum height of three storeys, and that may include other permitted non-residential uses on the ground floor.

(9) A minimum of 5 per cent of the gross floor area of a building containing residential uses shall be for the non-residential uses permitted under paragraph 6 of subsection 3 (2) until 40,000 square metres of non-residential gross floor area has been constructed on the lands located in the area shown as Uptown Mixed-Use Zone on the map described in section 2.

(10) A minimum of 0.85 parking spaces per dwelling unit for the exclusive use of occupants shall be provided.

(11) A minimum of 0.25 parking spaces per dwelling unit for the exclusive use of visitors shall be provided.

(12) The parking space requirements for non-residential uses permitted under paragraph 6 of subsection 3 (2) shall comply with the requirements of the zoning by-law.

(13) A minimum of 0.8 long-term bicycle parking spaces per dwelling unit shall be provided.

(14) Long-term bicycle spaces shall be fully sheltered with secure access.

(15) A minimum of 0.2 short-term bicycle parking spaces per dwelling unit shall be provided.

(16) No parking space or drive aisle, with the exception of a drive aisle providing perpendicular access from a public street to the lot, shall be located within a front yard, exterior side yard or any yard that abuts a public street.

(17) A two-way drive aisle or private road shall have a minimum width of 6.7 metres.

(18) A minimum of 60 per cent of the street frontage along Salem Road North, Kerrison Drive East and Ringer Road shall be occupied by building walls constructed within the minimum and maximum setbacks from the front lot line or exterior side lot line.

(19) The landscape buffer to all lot lines is 3 metres.

(20) Despite paragraph 15 of subsection (2) and subsection (18), buildings are permitted to be constructed in phases if a Master Concept Development Plan is submitted that demonstrates, to the satisfaction of the Town of Ajax,

(a) compliance with paragraph 15 of subsection (2) and subsection (18) upon final build-out, including compliance with the built frontage, lot coverage and density provisions set out in those provisions; and

(b) that each development undertaken shall be in accordance with the Master Concept Development Plan.

Privately-Owned Publicly Accessible Space (POPS) Zone

5. (1) This section applies to the lands located in the area shown as Privately-Owned Publicly Accessible Space Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the land described in subsection (1), except for the following:

1. The uses permitted in the Open Space Zones under section 6.7.1 of the zoning by-law.
2. A below grade parking structure.

(3) A minimum lot area of 7,500 square metres shall be required for the Privately-Owned Publicly Accessible Space Zone.

(4) The zoning requirements set out in section 6.7.2 of the zoning by-law for the Open Space Zones apply to the uses permitted under subsection (2) of this section.

Terms of use

6. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

7. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Town of Ajax.

Commencement

8. This Regulation comes into force on the day it is filed.

(Continued on next page)

Part of Lot 6 Concession 2 (Township of Pickering), Town of Ajax, Regional Municipality of Durham

MAP NO. 355

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 366/24

Date: September 20, 2024

Original Regulation Signed By: Minister of Municipal Affairs and Housing

LEGEND

- Roads
- Parcels
- Privately-Owned Publicly Accessible Space (POPS) Zone
- Uptown Mixed Use Zone
- Subject Lands

Map North (Degrees): 0°

0 30 60 120

Metres

1 cm equals 43 metres

Map Description:
This is map no. 355 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Lot 6 Concession 2 (Township of Pickering), Town of Ajax, Regional Municipality of Durham.
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Figure 8: Map Number 355 showing the lands subject to Ontario Regulation 366/24.

ONTARIO REGULATION 367/24

made under the

PLANNING ACT

Made: September 20, 2024
Filed: September 20, 2024
Published on e-Laws: September 20, 2024
Published in *The Ontario Gazette*: October 5, 2024

ZONING ORDER — TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM

TOWN OF AJAX BY-LAW NUMBER 60-2025

Definitions

1. In this Order,

"base building" means the lower, above-grade portion of a segmented, multi-floor building with a larger footprint and lesser setback to the street than the upper portions of the building that measures between two and eight storeys in height and that is used to define an appropriate scale for a building in relation to adjacent streets and buildings;

"building tower" means the portion of a segmented tall building that is located above the base building;

"indoor amenity space" means common areas that are provided for recreational or social purposes for the exclusive use of the occupants of a building;

"long-term bicycle parking space" means a secured and weather-protected bicycle parking space equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and is available exclusively for the long-term use of a group of users, such as residents or employees, but excludes private storage lockers in multi-unit dwellings;

"short-term bicycle parking space" means a bicycle parking space within or outside a building equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and that is available for short-term use by the general public;

"zoning by-law" means Zoning By-law 95-2003 of the Town of Ajax.

Application

2. This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on a map numbered 358 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Permitted uses

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2 except for apartment dwellings.

Zoning requirements

4. The zoning requirements for the use permitted under section 3 are the zoning requirements for the Residential Multiple Four Zone set out in section 6.2.2 of the zoning by-law with the following exceptions:

1. A maximum of 198 apartment dwelling units shall be built.
2. The minimum setback from the front lot line is 3 metres.
3. The maximum setback from the front lot line is 6 metres.
4. The minimum setback from the north interior side lot line is 3 metres.
5. The maximum setback from the north interior side lot line is 6 metres.
6. The minimum setback from the south interior side lot line is 15 metres.

7. The minimum setback from the rear lot line is 9 metres.
8. The minimum setback from a railway right-of-way is 30 metres.
9. The minimum height of a building or structure is 11 metres.
10. The maximum height of a building or structure is 10 storeys.
11. Elevator enclosures and mechanical penthouses may exceed the maximum height set out in paragraph 10 if the aggregate floor area does not exceed 15 per cent of the area of the roof of the building on which they are located.
12. The minimum floor-to-finished ceiling height for the ground floor is 4 metres.
13. The minimum building tower stepback from the edge of a base building is 2.5 metres.
14. A minimum of one parking space per dwelling unit for the exclusive use of occupants shall be provided.
15. A minimum of 0.25 parking spaces per dwelling unit for the exclusive use of visitors shall be provided.
16. Parking spaces or drive aisles, with the exception of a drive aisle providing access to the lands described in section 2 from a public street, are prohibited within the front yard.
17. No loading door shall face a public street.
18. A minimum of 0.8 long-term bicycle parking spaces per dwelling unit shall be provided.
19. A minimum of 0.2 short-term bicycle parking spaces per dwelling unit shall be provided.
20. Landscape buffers shall be provided in accordance with the following rules:
    i. The minimum distance between a base building and a public street is 3 metres.
    ii. The minimum distance between a parking area or drive aisle and a public street is 8 metres.
    iii. The minimum distance between a parking area or drive aisle and an interior side lot line or rear lot line is 3 metres.
21. A minimum of 2 square metres of indoor amenity space and a minimum of 2 square metres of outdoor amenity space per dwelling unit shall be provided.

Terms of Use

5. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

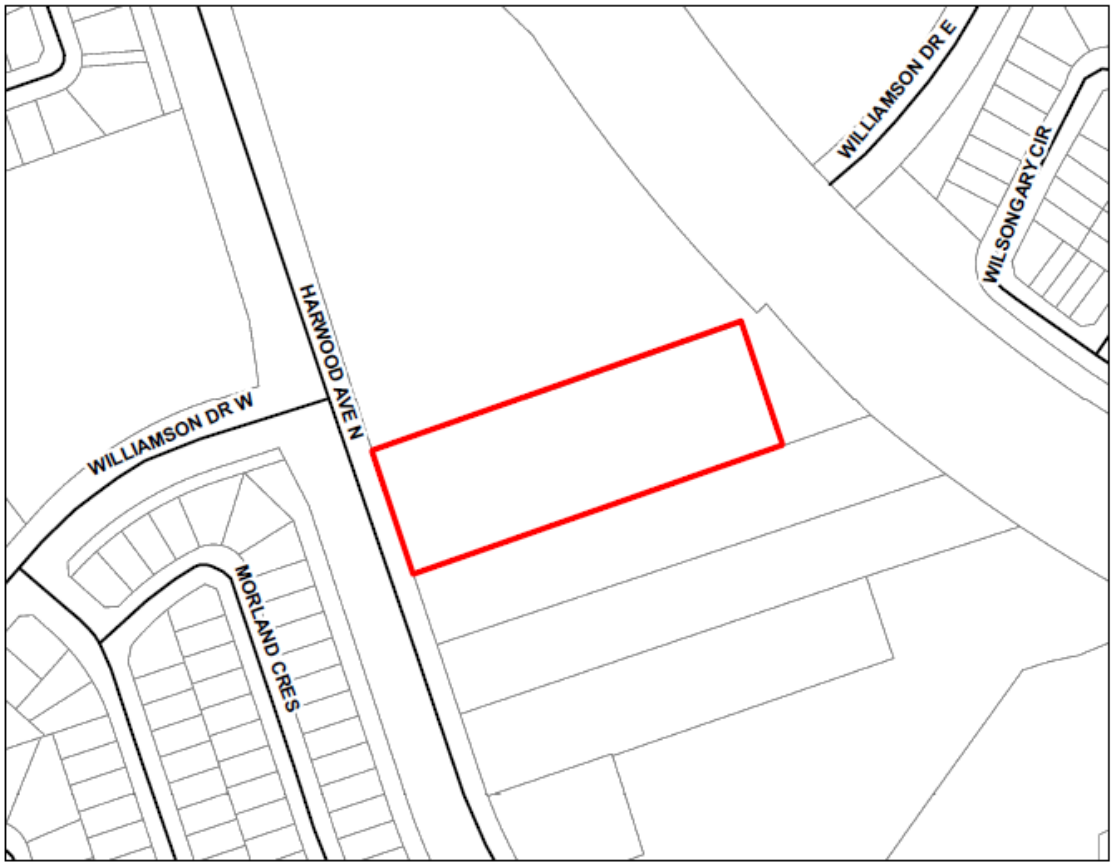
6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Town of Ajax.

Commencement

7. This Regulation comes into force on the day it is filed.

(Continued on next page)

Part of Lot 8, Concession 3, (Pickering), Town of Ajax, Regional Municipality of Durham



MAP NO. 358

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 367/24

Date: September 20, 2024

Original Regulation Signed By: Minister of Municipal Affairs and Housing

LEGEND

- Roads
- Parcels
- Subject Lands

Map North (Degrees): 0°

0 30 60 120

Metres

1 cm equals 25 metres

Map Description:
This is map no. 358 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Lot 8, Concession 3, (Pickering), Town of Ajax, Regional Municipality of Durham. We are committed to providing accessible customer service (https://www.ontario.ca/page/accessible-customer-service-policy).
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Figure 9: Map Number 358 showing the lands subject to Ontario Regulation 367/24.

ONTARIO REGULATION 368/24

made under the

PLANNING ACT

Made: September 20, 2024

Filed: September 20, 2024
Published on e-Laws: September 20, 2024
Published in *The Ontario Gazette*: October 5, 2024

ZONING ORDER — TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM

TOWN OF AJAX BY-LAW NUMBER 61-2025

Definitions

1. In this Order,

"apartment dwelling" means a building consisting of four or more dwelling units which units have a common entrance from the street level and common halls and/or stairs, elevators and yards. This shall not prevent individual units at ground level within a building from having an independent entrance from the street level;

"base building" means the lower, above-grade portion of a segmented, multi-floor building with a larger footprint and lesser setback to the street than the upper portions of the building that measures between two and eight storeys in height and that is used to define an appropriate scale for a building in relation to adjacent streets and buildings;

"building tower" means the portion of a segmented tall building that is located above the base building;

"indoor amenity space" means common areas that are provide for recreational or social purposes for the exclusive use of the occupants of a building;

"long-term bicycle parking space" means a secured and weather-protected bicycle parking space equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and is available exclusively for the long-term use of a group of users, such as residents or employees, but excludes private storage lockers in multi-unit dwellings;

"rear lot line" means the south property line;

"short-term bicycle parking space" means a bicycle parking space within or outside a building equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and that is available for short-term use by the general public;

"zoning by-law" means Zoning By-law 95-2003 of the Town of Ajax.

Application

2. This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on the map numbered 356 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Permitted uses

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2, except for the following:

1. An apartment dwelling.
2. A long-term care home, as defined in the *Fixing Long-Term Care Act, 2021.*
3. A retirement home, as defined in the *Retirement Homes Act, 2010.*
4. A live-work unit dwelling.
5. The non-residential uses permitted in the Local Commercial Zone described in section 6.3.1 of the zoning by-law, with the following exceptions:

i. A drive-thru facility.
ii. A restaurant drive-thru.
iii. A dry cleaning establishment.

6. A hotel.
7. A commercial school.

Zoning requirements

4. The zoning requirements for the uses permitted under section 3 are the zoning requirements for the Local Commercial Zone set out in the zoning by-law, with the following exceptions:

1. Subject to paragraph 3, a maximum of 800 apartment dwelling units is permitted.
2. The uses permitted under paragraphs 5, 6 and 7 of section 3 shall cover no less than 9,300 square metres in gross floor area for all buildings and structures.
3. Despite paragraphs 1 and 2,
   i. a maximum of 200 apartment dwelling units are permitted until 1,000 square metres of non-residential gross floor area have been constructed,
   ii. a maximum of 400 apartment dwelling units are permitted until between 1,001 and 4,650 square metres of non-residential gross floor area have been constructed, and
   iii. a maximum of 700 apartment dwelling units are permitted until between 4,651 and 9,300 square metres of non-residential gross floor area have been constructed.
4. The maximum setback from the front lot line, which abuts Penn-Gaskell Drive, is 9 metres.
5. The maximum setback from the exterior side lot line abutting Spitty Road is 6 metres and the maximum setback from the exterior side lot line abutting Salem Road North is 9 metres.
6. There is no minimum setback for a below grade parking garage to all lot lines.
7. The minimum setback from the rear lot line is 12.5 metres.
8. The minimum height of a building or structure is 11 metres.
9. The maximum height of a building or structure is 25 storeys.
10. Elevator enclosures and mechanical penthouses may exceed the maximum height set out in paragraph 9 if the aggregate floor area does not exceed 40 per cent of the area of the roof of the building in which they are located.
11. The minimum floor-to-finished ceiling height for the ground floor is 4 metres.
12. The maximum building tower floorplate for residential uses is 800 square metres, excluding balconies.

13. The minimum building tower separation distance from building tower face to building tower face is 25 metres, excluding balconies.
14. The minimum building tower setback from a rear lot line is 12.5 metres.
15. The minimum building tower stepback from the edge of a base building facing a public street is 2 metres.
16. A minimum of one parking space per dwelling unit for the exclusive use of occupants shall be provided.
17. A minimum of 0.25 parking spaces per dwelling unit for the exclusive use of visitors shall be provided.
18. The parking space requirements for the non-residential uses that are permitted under paragraph 5 of section 3 shall comply with the requirements of the zoning by-law.
19. No parking spaces or drive aisles shall be located within a front yard, exterior side yard or any yard that abuts a public street.
20. No loading area or loading door shall face a public street.
21. A minimum of 0.8 long-term bicycle parking spaces per dwelling unit shall be provided.
22. A minimum of 0.2 short-term bicycle parking spaces per dwelling unit shall be provided.
23. A minimum of 60 per cent of the street frontage along Salem Road North shall be occupied by building walls constructed within the minimum and maximum setbacks from the exterior lot line.
24. The minimum landscape buffer between a base building and a public street is 3 metres and 9 metres between a surface parking area or drive aisle and a public street.
25. A minimum of 10 per cent landscaped open space shall be provided.
26. A minimum of 2 square metres of indoor amenity space and a minimum of 2 square metres of outdoor amenity space per dwelling unit shall be provided.
27. In addition to the permitted encroachments into required yards under section 4.2 of the zoning by-law, balconies are permitted to encroach a maximum permitted distance of 1.8 metres into a required yard setback or tower stepback above the base building, but no balcony shall be permitted to encroach into a required daylight triangle.
28. Exception 163 of the zoning by-law does not apply.

Terms of use

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure was lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

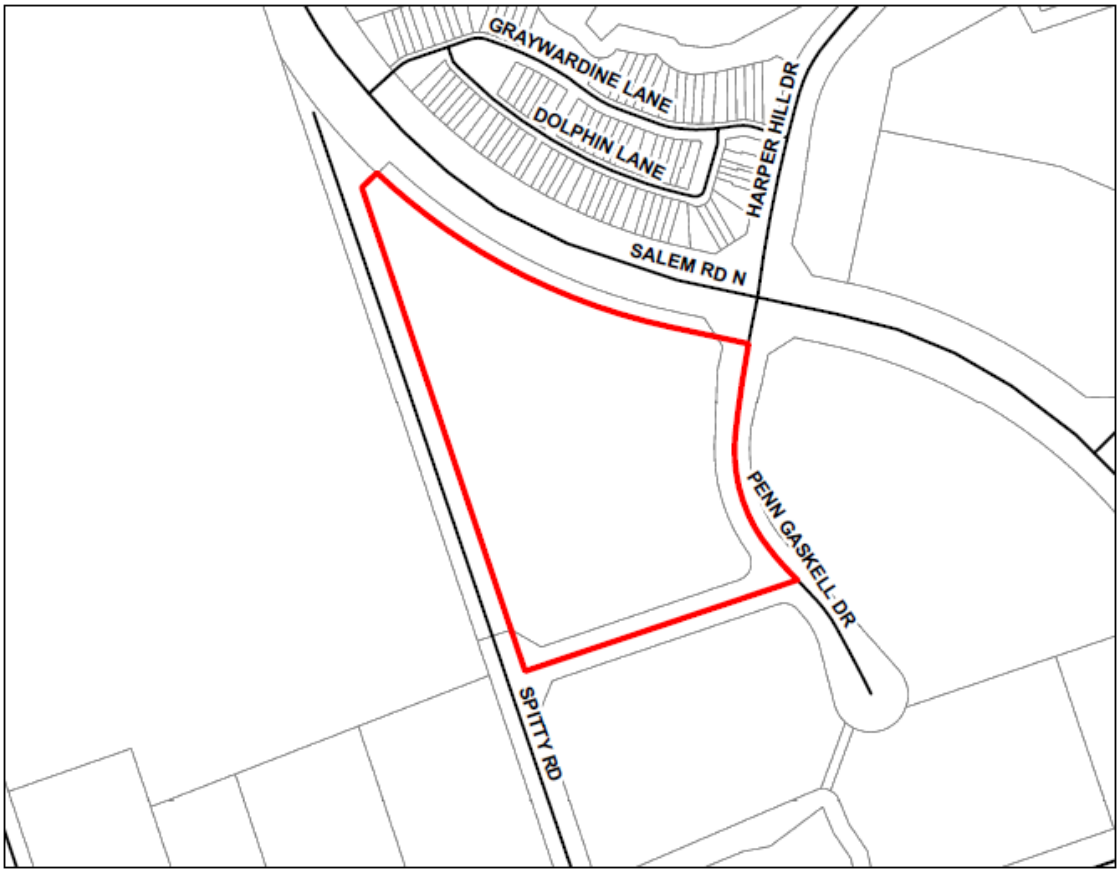
6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Town of Ajax.

Commencement

7. This **Regulation comes into force on the day it is filed.**

(Continued on next page)

Part of Block 1 on Registered Plan 40M2737, Town of Ajax, Regional Municipality of Durham



MAP NO. 356

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 368/24

Date: September 20, 2024

Original Regulation Signed By: Minister of Municipal Affairs and Housing

LEGEND

Roads
Parcels
Subject Lands

Map North (Degrees): 0°

0 20 40 80
Metres
1 cm equals 31 metres

Map Description:
This is map no. 356 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Block 1 on Registered Plan 40M2737, Town of Ajax, Regional Municipality of Durham. We are committed to providing accessible customer service (https://www.ontario.ca/page/accessible-customer-service-policy).
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Figure 10: Map Number 356 showing the lands subject to Ontario Regulation 368/24.

Section 11: Enactment

11.1 Force and Effect

This By-law shall come into force and effect on the date it is passed by the *Council* of the Corporation of the Town of Ajax subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.

11.2 Readings by *Council*

This By-law read a first time and second time on the 14th day of July, 2003.

This By-law read a third time and finally passed on the 14th day of July, 2003.

Mayor: _____

(Municipal Seal)

Clerk: _____

11.3 Certification:

I hereby certify that the foregoing is a true copy of Zoning By-law No. 95-2003 as enacted by the *Council* of the Corporation of the Town of Ajax, on the _____ day of _____,

Clerk: _____

Explanatory Notes

(These Explanatory Notes do not form part of the By-law but are intended for illustrative purposes only.)

Definition of Yard

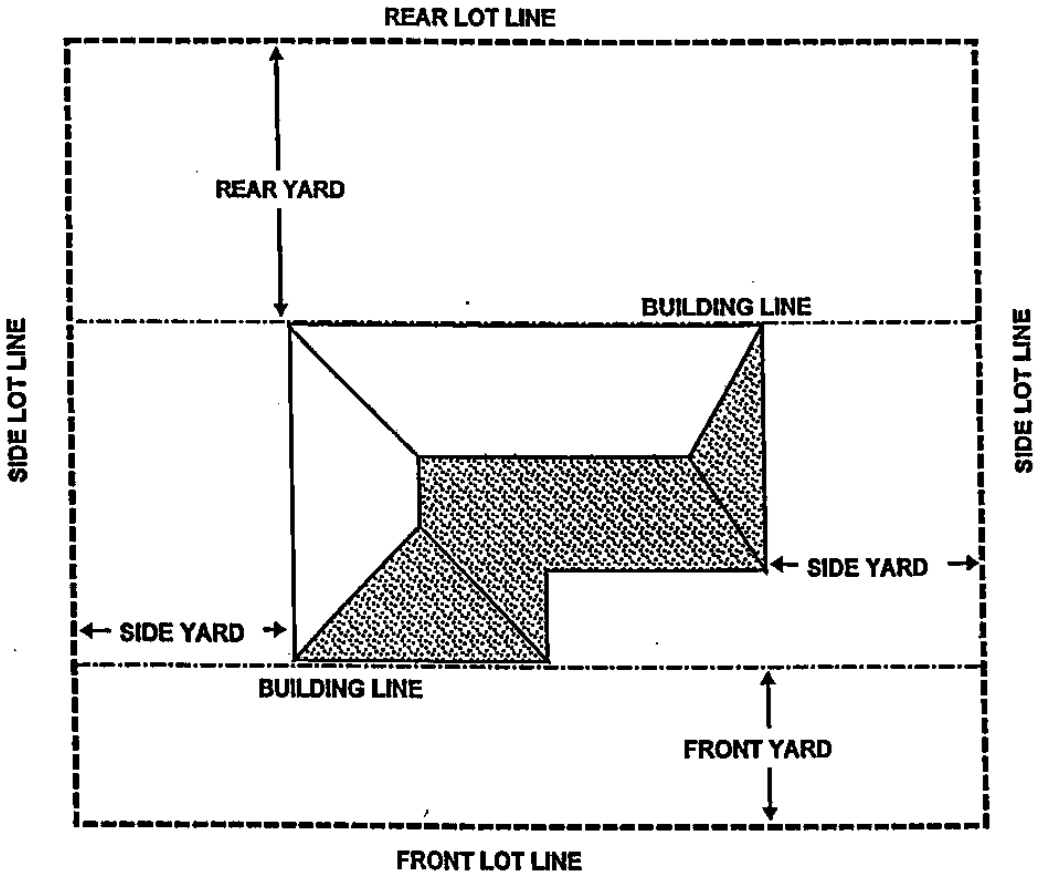


Figure 1: Illustration of Lot Lines and Yards

Building Envelope

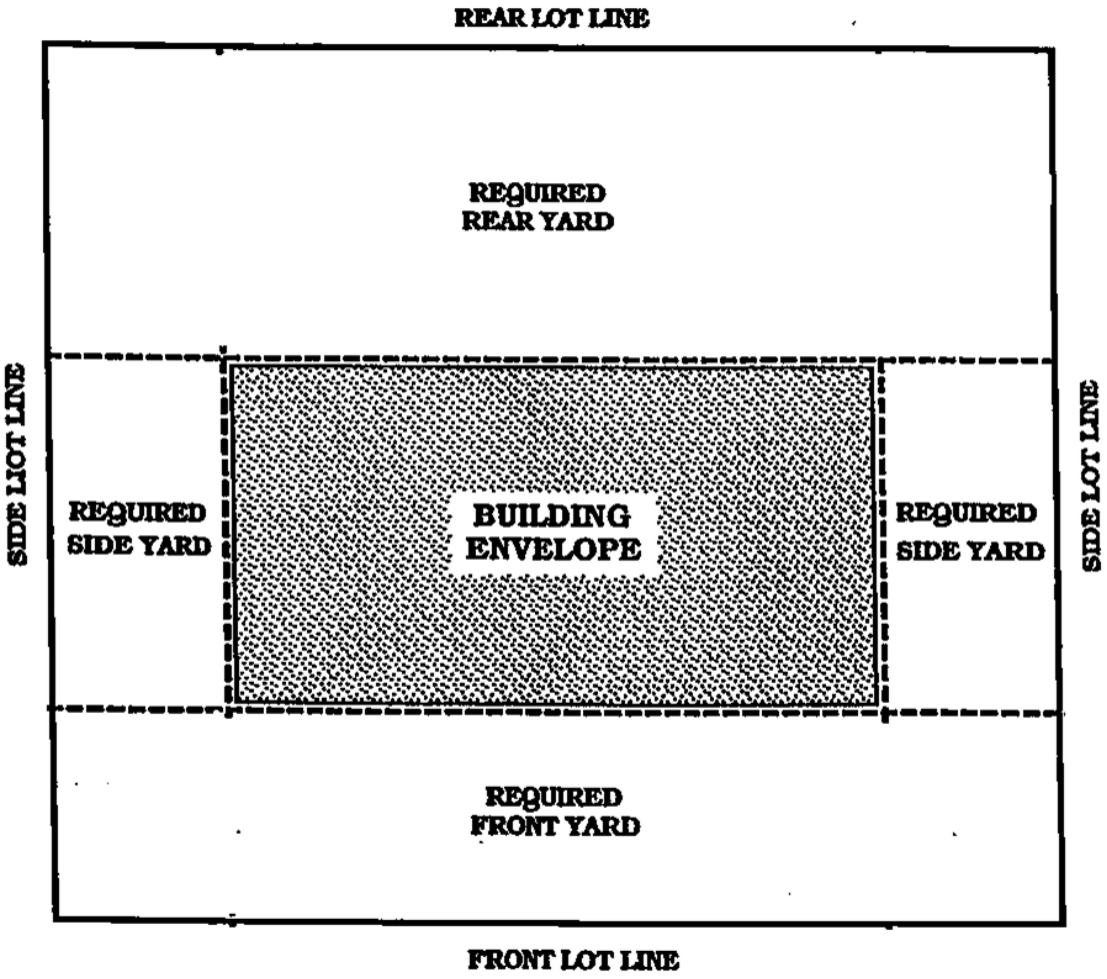


Figure 2: Illustration of Building Envelope

Illustrations Of Dwelling Types

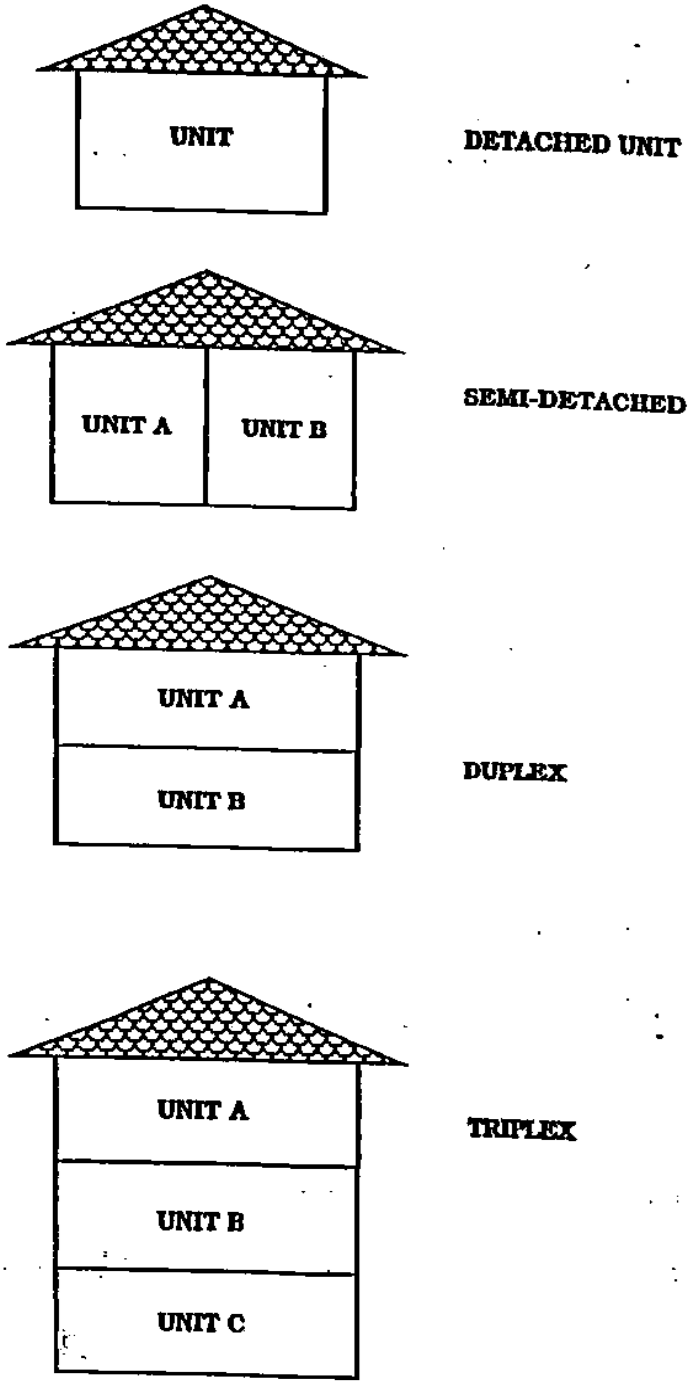
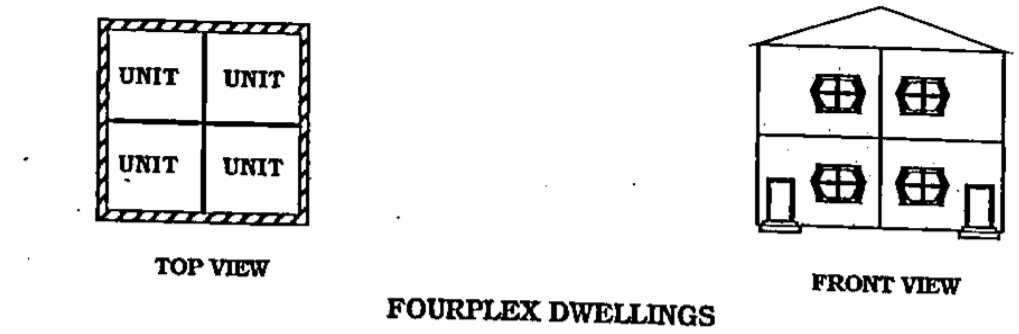
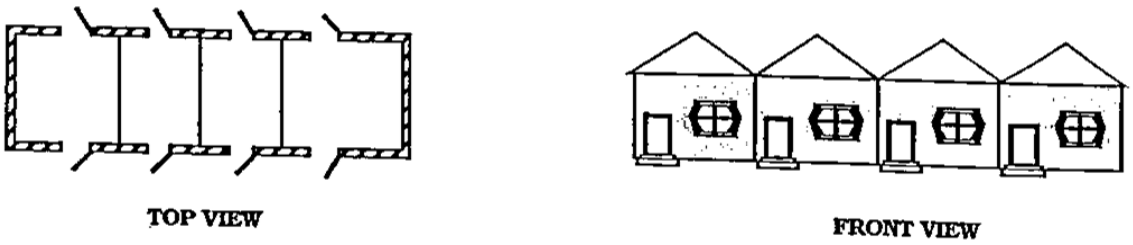


Figure 3: Illustration of various residential dwelling types

Illustrations of Types of Dwellings



FOURPLEX DWELLINGS



ROW DWELLINGS

APARTMENT DWELLINGS

Figure 4: Top and front views of a fourplex, row dwellings, and apartment dwellings

Illustrations of Building Height

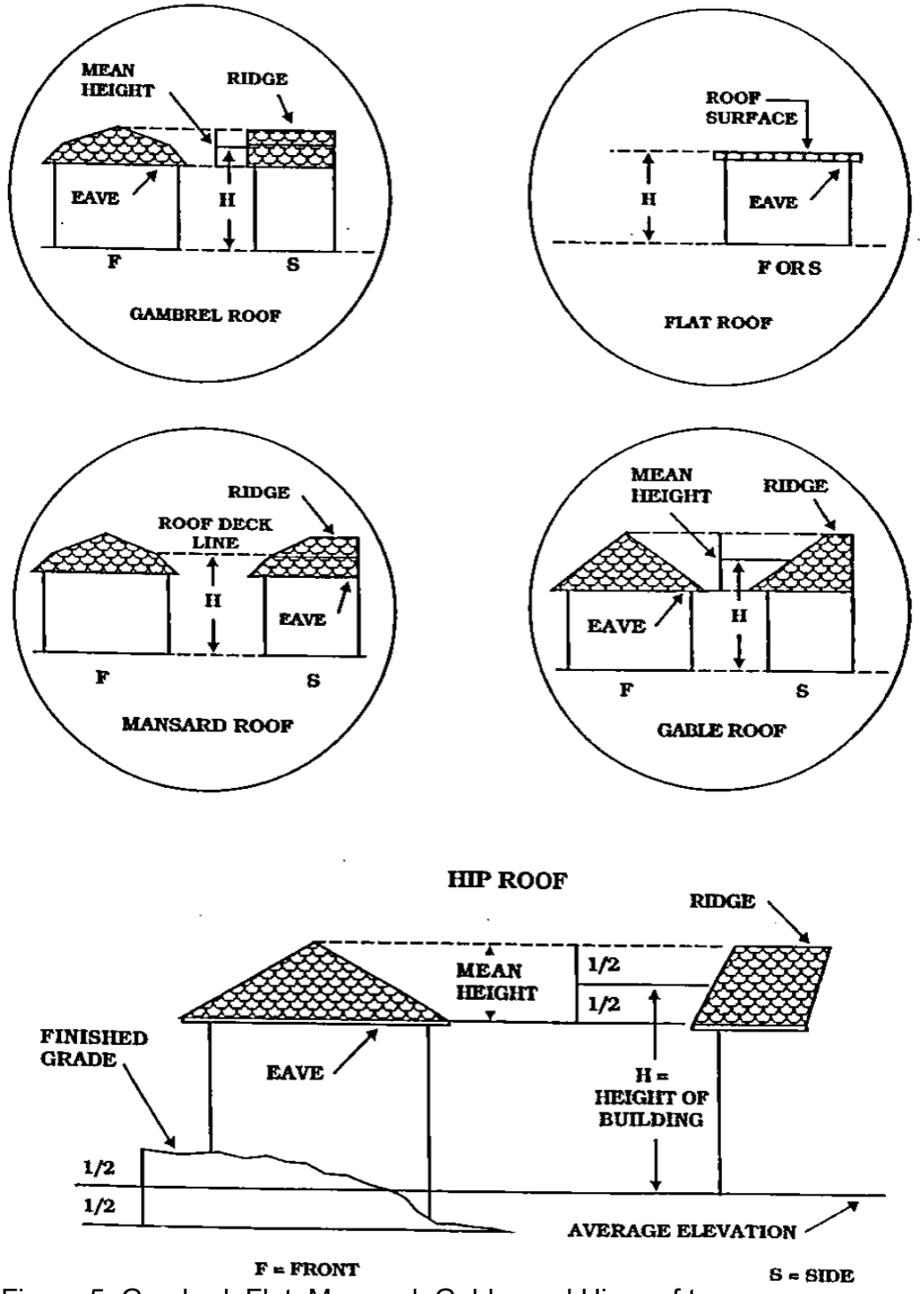


Figure 5: Gambrel, Flat, Mansard, Gable, and Hip roof types

Definition of Types of Lots

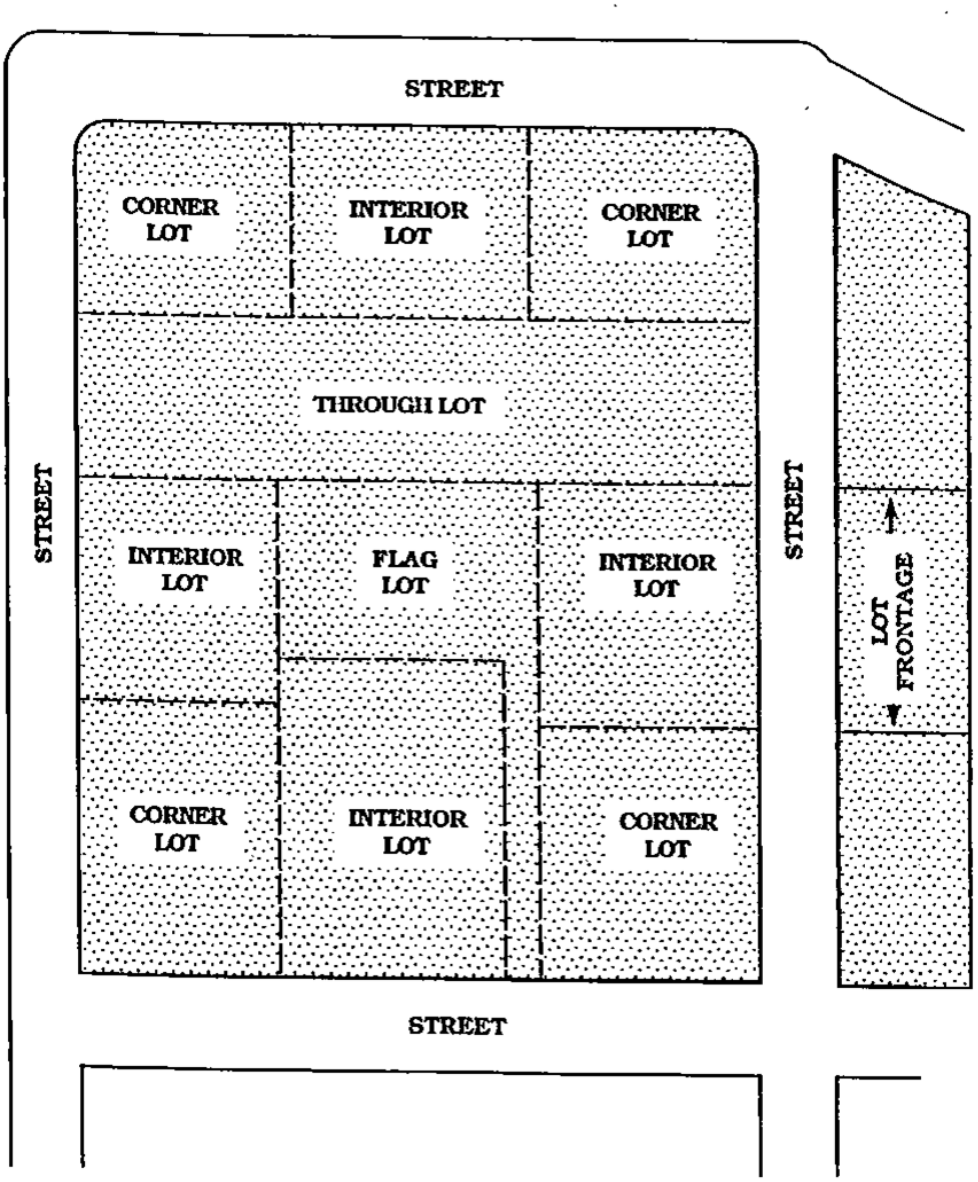


Figure 6: Various Lot types along a street

Examples of Lot Definitions

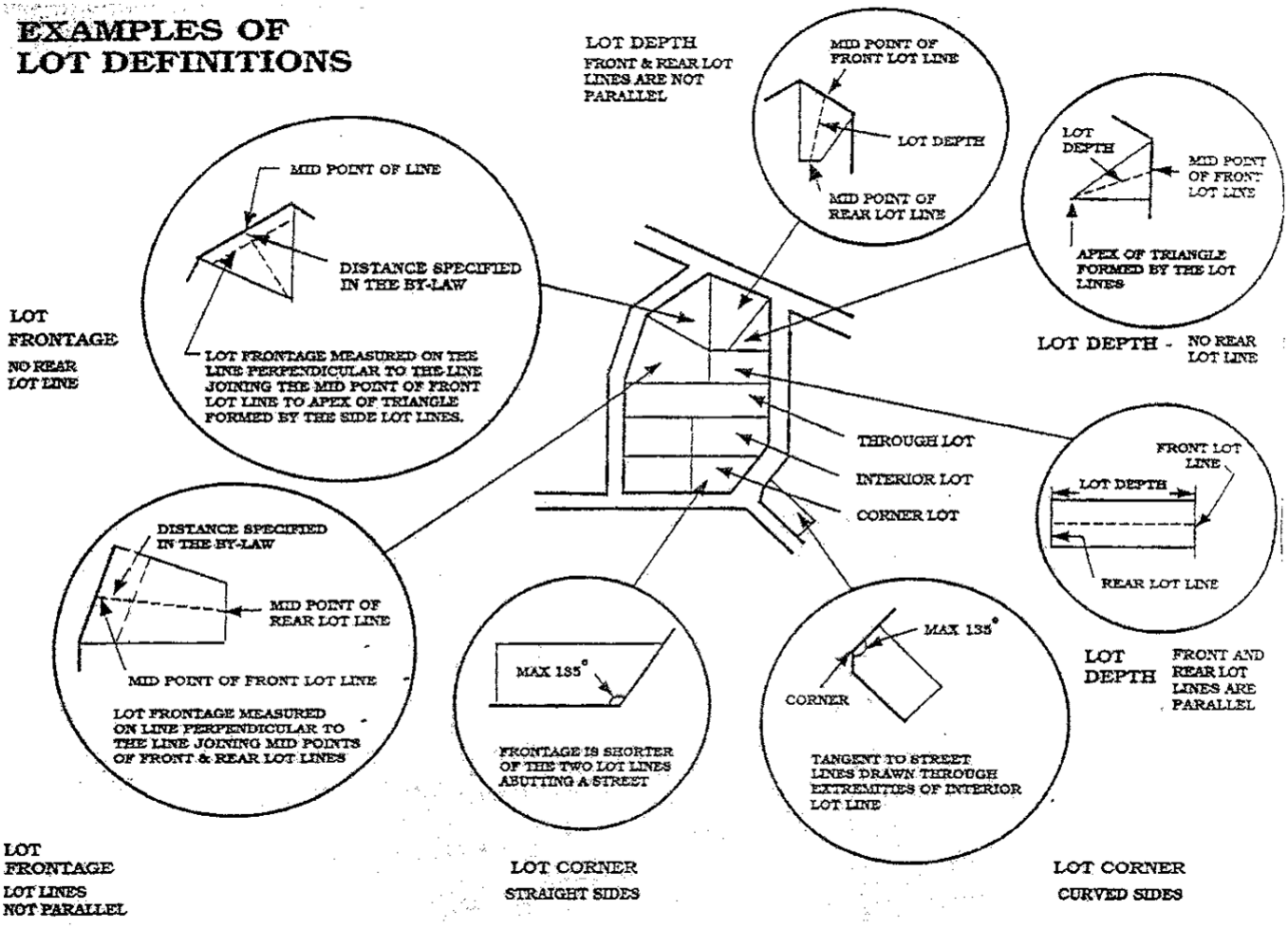


Figure 7: illustrations of how lot frontage and lot depth are measured for different irregular lot shapes

Lot Line Descriptions

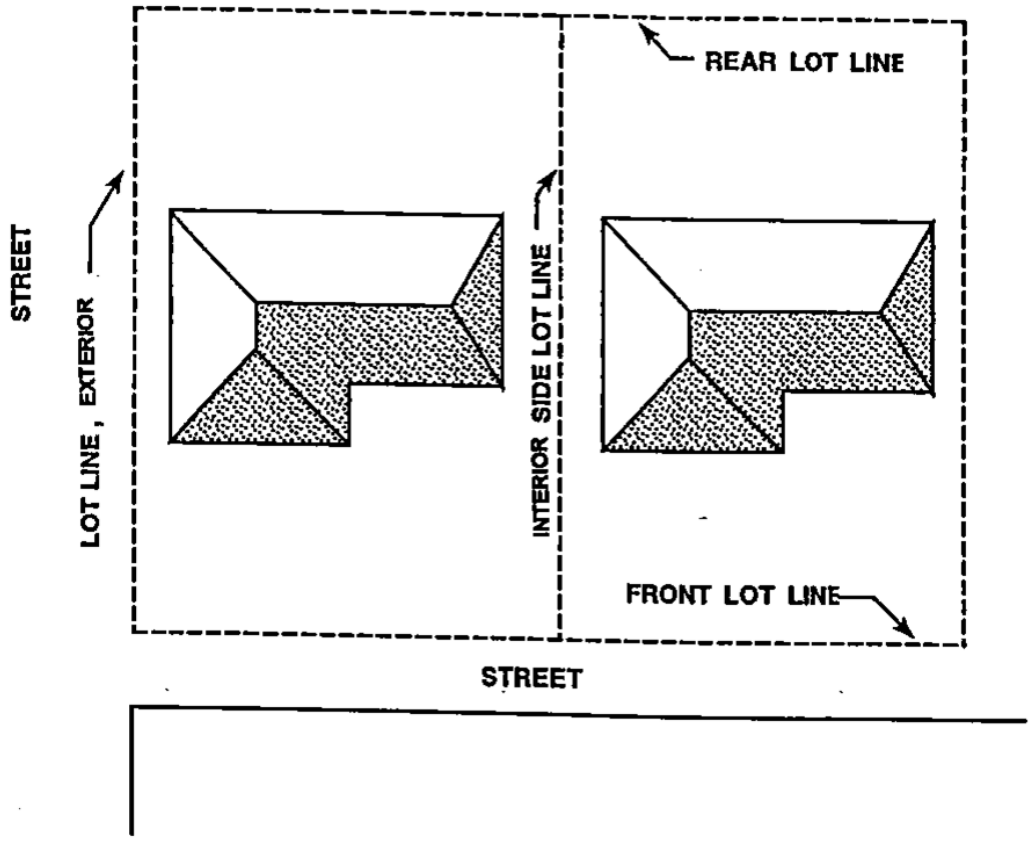


Figure 8: Front, rear, interior, and exterior lot lines

Parking Area Illustration

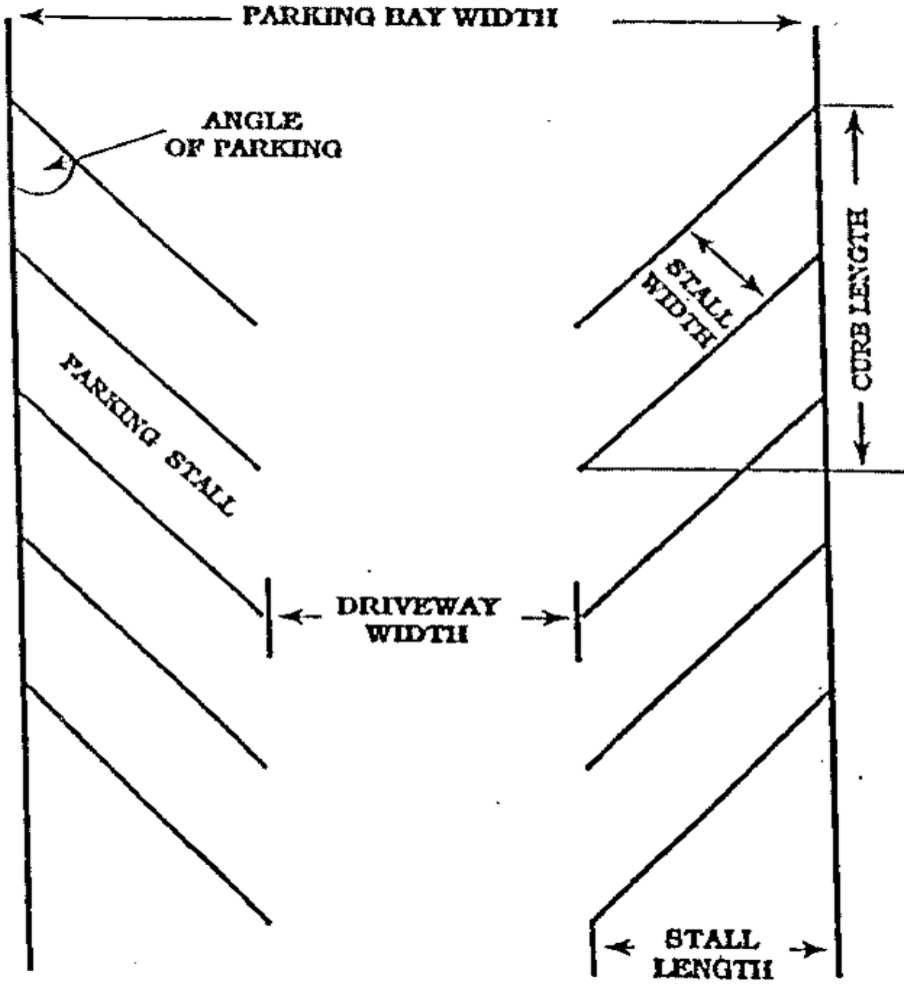


Figure 9: Angle parking layout and dimensions