

## SECTION 130

### SPECIAL DISTRICT 100 (SP.100)

130.1 For the purpose of this by-law, land use district "Special District 100" is hereby established and may be referred to by the symbol "SP.100".

#### PERMITTED USES

130.2 No person shall within an SP.100 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a clinic

#### REGULATIONS

130.3 No person shall within an SP.100 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement                           |
|--|---------------------------------------|
| a) the clinic shall only be located within the buildings presently standing in the district, provided that a first storey addition of 10.5 square metres and a complete second storey may be added to the building known as 234 Romaine Street |                                       |
| b) maximum commercial floor area<br>i) 234 Romaine Street<br>ii) 246 Romaine Street  | 700 square metres<br>92 square metres |
| c) minimum lot width   | 28 metres                             |
| d) minimum lot depth   | 40 metres                             |
| e) minimum lot area  | 1,250 square metres                   |
| f) minimum landscaped open space   | 10% of the area of the lot            |
| g) notwithstanding the provisions of Section 6.7, no accessory building shall be permitted within the district   |                                       |
| h) landscaped open space of a minimum width of 1.09 metres shall be provided and maintained along the east and west limits of the district provided that such open space along the east limit of the district may be interrupted by a driveway |                                       |
| 130.4 SP.100 District is hereby designated as a commercial district.   |                                       |

## SECTION 131

### SPECIAL DISTRICT 101 (SP.101)

131.1 For the purpose of this by-law, land use district "Special District 101" is hereby established and may be referred to by the symbol "SP.101".

#### PERMITTED USES

131.2 No person shall within an SP.101 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a row dwelling containing not more than three (3) dwelling units

#### REGULATIONS

131.3 No person shall within an SP.101 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement       |
|---|-------------------|
| a) minimum lot area   | 465 square metres |
| b) minimum lot area per dwelling unit   | 140 square metres |
| c) minimum lot width  | 15 metres         |
| d) minimum lot width per dwelling unit  | 4.9 metres        |
| e) minimum lot depth  | 29 metres         |
| f) minimum building setback   |                   |
| i) side lot line (Cricket Place)  | 0.15 metres       |
| ii) side lot line (other)   | 1.5 metres        |
| iii) rear lot line  | 10.6 metres       |
| g) maximum building coverage  | 40%               |
| h) maximum number of storeys  | 2                 |
| j) minimum floor area   | 70 square metres  |
| k) maximum lot coverage by open parking areas, driveways and vehicle movement areas | 45%               |
| 131.4 SP.101 District is hereby designated as a residential district.               |                   |

**SECTION 132**

**SPECIAL DISTRICT 102 (SP.102)**

132.1 For the purpose of this by-law, land use district "Special District 102" is hereby established and may be referred to as the symbol "SP.102".

**PERMITTED USES:**

132.2 No person shall within an SP.102 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a convenience retail store
- b) an automated banking machine outlet
- c) an office, excluding a veterinary office
- d) a clinic
- e) a personal service use
- f) a video rental establishment
- g) a drug store
- h) a bake shop
- j) a sub-post office
- k) a restaurant

**REGULATIONS**

132.3 No person shall within an SP.102 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| <b>Type</b>  | <b>Requirement</b>        |
|--|---------------------------|
| a) minimum lot area  | 1,000 square metres       |
| b) minimum building setback  |                           |
| i) side lot line (west)  | 0.5 metres                |
| ii) rear lot line (north)  | 1 metre                   |
| c) maximum building coverage   | 20%                       |
| d) maximum number of storeys   | 1                         |
| e) maximum floor area  | 200 square metres         |
| f) minimum landscaped open space   | 5% of the area of the lot |
| g) notwithstanding the provisions of Section 4.2 (B), a minimum of 10 motor vehicle parking spaces must be provided and maintained within this land use district |                           |
| h) maximum number of seats for all restaurant uses   | 20                        |
| j) notwithstanding the provisions of Section 6.8(13)(a), no building shall be erected, altered or used within 22 metres of the centreline of Parkhill Road West  |                           |
| 132.4 SP.102 District is hereby designated as a commercial district.   |                           |

## SECTION 133

### SPECIAL DISTRICT 103 (SP.103)

133.1 For the purpose of this by-law, land use district "Special District 103" is hereby established and may be referred to by the symbol "SP.103"

#### PERMITTED USES

133.2 No person shall within an SP.103 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a boarding house

#### REGULATIONS

133.3 No person shall within an SP.103 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement   |
|---|---|
| a) minimum lot area   | 740 square metres   |
| b) minimum lot width  | 24 metres   |
| c) minimum lot depth  | 30 metres   |
| d) minimum building setback <ul style="list-style-type: none"><li>i) side lot line (west)</li><li>ii) side lot line (east)</li><li>iii) rear lot line</li></ul> | 0.9 metres<br>3 metres<br>9 metres  |
| e) maximum building coverage  | 25%   |
| f) maximum number of storeys  | 2   |
| g) maximum floor area   | 185 square metres   |
| h) minimum floor area   | 70 square metres for proprietor=s residence plus 14 square metres per boarder |
| j) maximum lot coverage by open parking areas, driveways and vehicle movement areas   | 25%   |
| k) maximum number of boarders   | 7   |
| l) one water closet, wash basin and bath or shower shall be provided for every six occupants  |   |
| m) no cooking equipment shall be permitted in any room other than the proprietors kitchen   |   |
| 133.4 SP.103 District is hereby designated as a residential district.   |   |

## SECTION 134

### SPECIAL DISTRICT 104 (SP.104)

134.1 For the purpose of this by-law, land use district "Special District 104" is hereby established and may be referred to by the symbol "SP.104".

#### PERMITTED USES

134.2 No person shall within an SP.104 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a bank, financial institution or loan company

#### REGULATIONS

134.3 No person shall within an SP.104 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement                |
|---|----------------------------|
| a) minimum lot area   | 1,200 square metres        |
| b) minimum lot width  | 19 metres                  |
| c) minimum lot depth  | 45 metres                  |
| d) minimum building setback<br>i) side lot line<br>ii) rear lot line  | 0.3 metres<br>16 metres    |
| e) maximum building coverage  | 24%                        |
| f) maximum building height  | 7 metres                   |
| g) minimum landscaped open space  | 23% of the area of the lot |
| h) maximum floor area   | 300 square metres          |
| j) notwithstanding the provisions of Section 4.2(B), not more than 10 motor vehicle parking spaces need be provided and maintained within the district and such spaces shall be located within the rear 17 metres thereof |                            |
| k) the northerly and north-westerly 9.15 metres of the district shall be used only as a driveway  |                            |
| l) maximum lot coverage by open parking areas, driveways and vehicle movement areas   | 53%                        |
| 134.4 SP.104 District is hereby designated as a commercial district.  |                            |

**SECTION 135**

**SPECIAL DISTRICT 105 (SP.105)**

135.1 For the purpose of this by-law, land use district "Special District 105" is hereby established and may be referred to by the symbol "SP.105".

**DEFINITION**

135.2 For the purpose of this district the following definitions shall apply:

- a) "Gas Bar" means any land, buildings or part thereof used as a retail outlet for the sale of motor fuel, oil and accessories but does not include the sale of motor vehicle parts or servicing or repairs to motor vehicles.

**PERMITTED USES**

135.3 No person shall within an SP.105 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a gas bar
- b) a car wash
- c) convenience retail store in association with a gas bar
- d) restaurant

**REGULATIONS**

135.4 No person shall within an SP.105 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement                |
|---|----------------------------|
| a) minimum lot area   | 5,700 square metres        |
| b) minimum lot width  | 45 metres                  |
| c) minimum lot depth  | 60 metres                  |
| e) minimum building setback – side lot line or rear lot line  | 9 metres                   |
| e) maximum building coverage  | 20%                        |
| f) maximum number of storeys  | 2                          |
| g) minimum landscaped open space  | 20% of the area of the lot |
| h) landscaped open space of a minimum width of 9 metres shall be provided and maintained along a lot line abutting a residential or development district                      |                            |
| j) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all other lot lines provided such open space may be interrupted by driveways |                            |
| k) Notwithstanding the provisions of Section 4.6.2 (B), the maximum number of loading spaces required for commercial space up to 465 square metres shall be 1.                |                            |
| 135.5 SP.105 District is hereby designated as a commercial district.  |                            |

## SECTION 136

### SPECIAL DISTRICT (SP.106)

136.1 For the purpose of this by-law, land use district "Special District 106" is hereby established and may be referred to as the symbol "SP.106".

#### PERMITTED USES

136.2 No person shall within an Sp.106 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an apartment dwelling

#### REGULATIONS

136.3 No person shall within an SP.106 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement  |
|---|--|
| a) minimum lot area   | 3,600 square metres  |
| b) minimum lot width  | 25 metres  |
| c) minimum building setback<br>i) side lot line<br>ii) rear lot line  | the lesser of the existing or 4 metres<br>the lesser of the existing or 9 metres |
| d) minimum lot area per dwelling unit   | 185 square metres  |
| e) maximum building height  | 3 storeys  |
| f) maximum building coverage  | 30%  |
| g) maximum lot coverage by open parking areas, driveways and vehicle movement areas   | 35%  |
| h) notwithstanding the provisions of Section 4.2(A), motor vehicle parking shall be provided and maintained at a rate of 1.4 spaces per dwelling unit |  |
| j) notwithstanding the provisions of Section 4.3.2(b), a driveway may be located within 1.5 metres of a side lot line                                 |  |

136.4 SP.106 is hereby designated as a residential district.

## SECTION 137

### SPECIAL DISTRICT 107 (SP.107)

137.1 For the purpose of this by-law, land use district "Special District 107" is hereby established and may be referred to by the symbol "SP.107".

#### PERMITTED USES

137.2 No person shall within an SP.107 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a funeral parlour

#### REGULATIONS

137.3 No person shall within an SP.107 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement |
|--|-------------|
| a) minimum lot width   | 42 metres   |
| b) minimum lot depth   | 30 metres   |
| c) minimum building setback - side lot line  | 10.6 metres |
| d) maximum building coverage   | 40%         |
| e) maximum number of storeys   | 2           |
| f) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along George Street South provided that such open space may be interrupted by driveways   |             |
| g) a planting strip or a decorative closed board fence between 1.8 and 2.4 metres in height shall be provided and maintained along a lot line abutting a residential district except where the rear wall of the building is located on or within 0.3 metres of the rear lot line |             |
| h) a chain link fence 2.4 metres in height shall be erected and maintained along the south limit of the district   |             |
| j) notwithstanding the provisions of Sections 4.2(D) and 4.3.1, not more than 24 motor vehicle parking spaces need be provided and maintained within the district, and such spaces may be a minimum of 2.7 metres by 5.7 metres in size  |             |
| 137.4 SP.107 District is hereby designated as a commercial district.   |             |

## SECTION 138

### SPECIAL DISTRICT 108 (SP.108)

138.1 For the purpose of this by-law, land use district "Special District 108" is hereby established and may be referred to by the symbol "SP.108".

#### PERMITTED USES

138.2 No person shall within an SP.108 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an office exclusively for legal entities who undertake projects, provide information and actively assist in improvements with respect to the natural environment
- (b) a museum for fish, wildlife and wild plants
- (c) an education centre
- (d) an auditorium or place of assembly for legal entities who undertake projects, provide information and actively assist in improvements with respect to the natural environment
- (e) a park
- (f) a botanical garden
- (g) a retail establishment for the sale of hunting and fishing licenses, books and promotional items relating directly to the legal entity
- (h) a use accessory to any of the above

#### REGULATIONS

138.3 No person shall within an SP.108 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement         |
|--|---------------------|
| a) minimum lot area  | 3 hectares          |
| b) minimum lot width   | 75 metres           |
| c) minimum lot depth   | 150 metres          |
| d) minimum building setback - side lot line or rear lot line   | 5 metres            |
| e) maximum building coverage   | 12%                 |
| f) maximum building floor area   | 3,800 square metres |
| g) maximum floor area for a retail establishment   | 100 square metres   |
| h) for the purpose of this section a retail establishment for the sale of firearms or ammunition shall be prohibited as an accessory use |                     |
| j) maximum number of storeys   | 2                   |
| k) maximum lot coverage by open parking areas, driveways and vehicle movement areas  | 25%                 |
| l) landscaped open space of a minimum width of 5 metres shall be provided and maintained along all lot lines                             |                     |

138.4 SP.108 District is hereby designated as an open space district.

## SECTION 139

### SPECIAL DISTRICT 109 (SP.109)

139.1 For the purpose of this by-law, land use district "Special District 109" is hereby established and may be referred to by the symbol "SP.109".

#### PERMITTED USES

139.2 No person shall within an SP.109 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an office
- (b) a clinic

#### REGULATIONS

139.3 No person shall within an SP.109 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement                         |
|---|-------------------------------------|
| a) minimum lot width  | 22 metres                           |
| b) minimum lot depth  | 55 metres                           |
| c) minimum building setback <ul style="list-style-type: none"><li>i) east lot line</li><li>ii) west lot line</li><li>iii) south lot line</li></ul>  | 7.6 metres<br>3 metres<br>14 metres |
| d) maximum floor area   | 750 square metres                   |
| e) maximum building coverage  | 18%                                 |
| f) maximum building height  | 11 metres                           |
| g) landscaped open space including a planting strip having a minimum width of 9 metres shall be provided and maintained along a lot line abutting a residential or development district                               |                                     |
| h) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all other lot lines with the exception of a lot line abutting the right-of-way on the westerly limit of the district |                                     |
| 139.4 SP.109 District is hereby designated as a commercial district.  |                                     |

## SECTION 141

### SPECIAL DISTRICT 111 (SP.111)

141.1 For the purpose of this by-law, land use district "Special District 111" is hereby established and may be referred to as the symbol "SP.111".

#### PERMITTED USES

141.2 No person shall within an SP.111 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office
- b) a clinic
- c) a video rental establishment
- d) a convenience retail store
- e) a personal service use
- f) a restaurant
- g) a drug store
- h) a bakeshop
- j) a bank, financial institution or loan company
- k) a sub-post office
- l) a veterinary office, if wholly enclosed within a main building
- m) a bottling establishment
- n) a photocopying centre
- o) a dwelling unit

#### REGULATIONS

141.3 No person shall within an SP.111 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement                |
|--|----------------------------|
| a) the maximum residential floor area in a building shall not exceed the commercial floor area therein   |                            |
| b) maximum floor area per commercial purpose   | 380 square metres          |
| c) maximum commercial floor area   | 1,390 square metres        |
| d) maximum building coverage   | 30%                        |
| e) minimum building setback - side lot line or rear lot line   | 6 metres                   |
| f) minimum landscaped open space   | 10% of the area of the lot |
| g) maximum number of storeys   | 3                          |
| h) landscaped open space of a minimum width of 3 metres shall be provided and maintained on a lot line abutting a residential district                                 |                            |
| j) an accessory building, waste receptacle or garbage storage area may be erected or located within the district provided the following regulations are complied with: |                            |
| i) minimum building setback  | 9 metres                   |
| ii) maximum building height  | 4.6 metres                 |
| iii) maximum building or site area   | 37 square metres           |

141.4 SP.111 District is hereby designated as a commercial district.

## SECTION 142

### SPECIAL DISTRICT 112 (SP.112)

142.1 For the purpose of this by-law, land use district "Special District 112" is hereby established and may be referred to by the symbol "SP.112".

#### PERMITTED USES

142.2 No person shall within an SP.112 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a retail establishment for the sale of:
  - i) hardware
  - ii) new auto parts and accessories
  - iii) small household appliances
  - iv) garden supplies and furniture
  - v) sporting goods
- (b) motor vehicle repair establishment

#### REGULATIONS

142.3 No person shall within an SP.142 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement                              |
|--|--|
| a) minimum lot width   | 60 metres                                |
| b) minimum lot area  | 2,500 square metres                      |
| c) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line (northeasterly)</li> <li>ii) side lot line (south)</li> <li>iii) street line</li> </ul>  | 4.5 metres<br>16.5 metres<br>13.5 metres |
| d) maximum building coverage   | 25%                                      |
| e) maximum building height   | 1 storey                                 |
| f) maximum building area   | 650 square metres                        |
| g) maximum lot coverage by open parking areas, driveways and vehicle movement areas  | 58%                                      |
| h) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along the westerly and southerly limits of the district   |  |
| j) notwithstanding the provisions of Section 4.6.2, only one commercial vehicle loading space need be provided   |  |
| k) a chain link fence of a minimum height of 1.8 metres, a planting strip and landscaped open space of a minimum average width of 4.5 metres shall be provided and maintained along the north-easterly limit of the district |  |
| 142.4 SP.112 District is hereby designated as a commercial district.   |  |

## SECTION 143

### SPECIAL DISTRICT 113 (SP.113)

143.1 For the purpose of this by-law, land use district "Special District 113" is hereby established and may be referred to by the symbol "SP.113".

#### PERMITTED USES

143.2 No person shall within an SP.113 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an apartment dwelling containing not more than 15 dwelling units
- (b) a group dwelling containing not more than 15 dwelling units

#### REGULATIONS

143.3 No person shall within an SP.113 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement                |
|---|----------------------------|
| a) minimum lot area   | 8,000 square metres        |
| b) minimum lot area per dwelling unit   | 250 square metres          |
| c) minimum lot width  | 80 metres                  |
| d) minimum lot depth  | 100 metres                 |
| e) minimum building setback -<br>side lot line or rear lot line   |                            |
| i) apartment or group dwelling  | 6 metres                   |
| ii) accessory building  | 3 metres                   |
| f) maximum building coverage  | 35%                        |
| g) maximum number of dwelling units   | 30                         |
| h) maximum number of storeys  | 1                          |
| j) minimum floor area   |                            |
| i) 1 bedroom dwelling unit  | 37 square metres           |
| ii) 2 bedroom dwelling unit   | 53 square metres           |
| k) maximum lot coverage by open parking areas, driveways and vehicle movement areas   | 10% of the area of the lot |
| l) notwithstanding the provisions of Section 6.5, access to Monaghan Road may be over a permanent registered right-of-way having a minimum width of 10 metres |                            |
| m) dwelling units shall be occupied predominantly by persons fifty-five years of age and over and by persons with disabilities                                |                            |
| n) minimum landscaped open space  | 25% of the area of the lot |
| 143.4 SP.113 District is hereby designated as a residential district.   |                            |

## SECTION 144

### SPECIAL DISTRICT 114 (SP.114)

144.1 For the purpose of this by-law, land use district "Special District 114" is hereby established and may be referred to by the symbol "SP.114".

#### PERMITTED USES

144.2 No person shall within an SP.114 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an office

#### REGULATIONS

144.3 No person shall within an SP.114 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement       |
|---|-------------------|
| a) minimum lot width  | 15 metres         |
| b) minimum lot area   | 465 square metres |
| c) minimum building setback   |                   |
| i) side lot line  | 1.5 metres        |
| ii) rear lot line   | 17 metres         |
| d) maximum building coverage  | 20%               |
| e) maximum number of storeys  | 2                 |
| f) planting strips shall be provided and maintained along the south limit of the district and along the southerly 18 metres of the west limit of the district |                   |
| 144.4 SP.114 District is hereby designated as a commercial district.  |                   |

## SECTION 145

### SPECIAL DISTRICT 115 (SP.115)

145.1 For the purpose of this by-law, land use district "Special District 115" is hereby established and may be referred to by the symbol "SP.115".

#### PERMITTED USES

145.2 No person shall within an SP.115 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a funeral parlour
- (b) a dwelling unit

#### REGULATIONS

145.3 No person shall within an SP.115 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement                |
|---|----------------------------|
| a) minimum lot width  | 36 metres                  |
| b) minimum lot depth  | 66 metres                  |
| c) minimum building setback<br>i) side lot line<br>ii) rear lot line  | 3 metres<br>20 metres      |
| d) maximum building coverage  | 25%                        |
| e) minimum floor area for a dwelling unit   | 228 square metres          |
| f) maximum number of dwelling units   | 1                          |
| g) minimum landscaped open space  | 16% of the area of the lot |
| h) no accessory building is permitted   |                            |
| j) notwithstanding the provisions of Section 4.2, at least 35 motor vehicle parking spaces shall be provided and maintained within the district       |                            |
| k) notwithstanding the provisions of Section 6.8, an unenclosed platform may be erected along the southerly 5 metres of the west wall of the building |                            |
| l) maximum floor area for a funeral home  | 360 square metres          |
| m) the plan attached hereto as Schedule "X" to Section 145 is the site plan for the district  |                            |
| 145.4 SP.115 District is hereby designated as a commercial district.  |                            |



**SECTION 146**

**SPECIAL DISTRICT 116 (SP.116)**

146.1 For the purpose of this by-law, land use district "Special District 116" is hereby established and may be referred to by the symbol "SP.116".

**PERMITTED USES**

146.2 No person shall within an SP.116 District use any land or erect, alter or use any building or part thereof for any purpose other than:

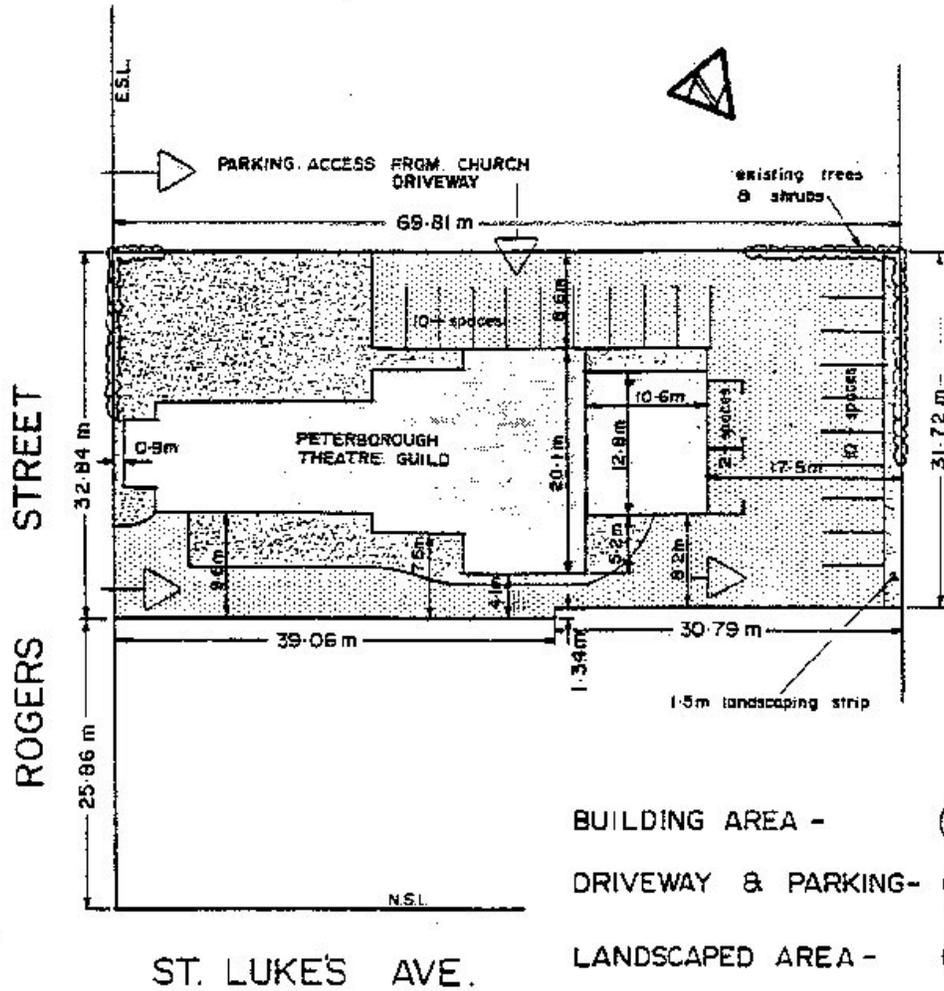
- (a) a theatre
- (b) a concert hall
- (c) an auditorium

**REGULATIONS**

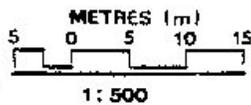
146.3 No person shall within an SP.116 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement         |
|--|---------------------|
| a) minimum lot width   | 31 metres           |
| b) minimum lot area  | 2,100 square metres |
| c) notwithstanding the provisions of Section 4.2, 22 motor vehicle parking spaces shall be provided and maintained within the district                                   |                     |
| d) any such building shall be erected wholly within the area designated "Building Area" on the plan attached hereto as Schedule "X" to this section                      |                     |
| e) the required motor vehicle parking spaces and driveway access thereto shall be located wholly within the area designated "Driveway and Parking Area" on the said plan |                     |
| f) landscaped open space shall be provided and maintained within the areas designated "Landscaped Area" on the said plan   |                     |
| 146.4 SP.116 District is hereby designated as a public service district.   |                     |

SCHEDULE - X TO SECTION 146



- BUILDING AREA - 
- DRIVEWAY & PARKING- 
- LANDSCAPED AREA - 
- BUILDING ADDITION - 



JUNE 18, 1979

Z-631

DITCHBURN

**SECTION 147****SPECIAL DISTRICT 117 (SP.117)**

147.1 For the purpose of this by-law, land use district “Special District 117” is hereby established and may be referred to as the symbol “SP.117”

**PERMITTED USES**

147.2 No person shall within an SP.117 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a church
- b) an apartment dwelling
- c) a single unit dwelling

**REGULATIONS**

147.3 No person shall within an SP.117 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| <b>Type</b>  | <b>Requirement</b>                         |
|--|--|
| a) minimum lot area  | 3,750 square metres                        |
| b) maximum building coverage   | 25%  |
| c) maximum building height   | 2 storeys                                  |
| d) maximum coverage by open parking areas, driveways and vehicle movement areas  | 55%  |
| e) minimum building setback  |  |
| i) notwithstanding the provisions of Section 6.9, from the centre line of Park Street, for a church use  | 14 metres                                  |
| ii) notwithstanding the provisions of Section 6.11, from the McKellar Street street line, for a church use   | 5.5 metres                                 |
| iii) west side lot lines   | 4.6 metres                                 |
| iv) all other lot lines  | lesser of the existing setback or 6 metres |
| f) maximum number of dwelling units in an apartment dwelling   | 12   |
| g) minimum width of landscaped open space to be provided and maintained shall be in accordance with the following, except as interrupted by driveways: |  |
| i) King George Street street line  | 1.5 metres                                 |
| ii) all other street lines   | 4.6 metres                                 |
| iii) west lot line   | 1.5 metres                                 |
| iv) all other lot lines  | the lesser of the existing or 1.5 metres   |
| h) notwithstanding the provisions of Section 4.2, a minimum of 68 motor vehicle parking spaces shall be provided and maintained within the district    |  |

147.4 SP.117 is hereby designated as a residential district.

**SECTION 148**

**July 16, 2004**

**SPECIAL DISTRICT 118 (SP.118)**

148.1 For the purpose of this by-law, land use district "Special District 118" is hereby established and may be referred to as the symbol "SP.118".

**PERMITTED USES**

148.2 No person shall within an SP.118 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a purpose permitted under PS.1
- (b) a public administration establishment
- (c) a police station
- (d) a school
- (e) a hospital
- (f) a nursing home
- (g) a home for the aged
- (h) a group home
- (j) a monastery, convent or religious establishment
- (k) a church

**REGULATIONS**

148.3 No person shall within an SP.118 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

|    |   |   |
|----|---|---|
| a) | minimum lot area  | 1 hectare   |
| b) | maximum building height   | 2 storeys   |
| c) | minimum building setback from a rear or side lot line   | the existing building setback or 15 metres, whichever is the greater. |
| d) | maximum lot coverage by open parking areas, driveways and vehicle movement areas  | 50%   |
| e) | minimum width of landscaped open space of 3 metres shall be provided and maintained along all lot lines except as interrupted by driveways. |   |

148.4 SP.118 is hereby designated as a public service district.

**SECTION 149**

**SPECIAL DISTRICT 119 (SP.119)**

149.1 For the purpose of this by-law, land use district "Special District 119" is hereby established and may be referred to by the symbol "SP.119".

**PERMITTED USES**

149.2 No person shall within an SP.119 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a two-unit dwelling if located wholly within the two storey brick building presently standing in the district.

**REGULATIONS**

149.3 No person shall within an SP.119 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type                 | Requirement       |
|----------------------|-------------------|
| a) minimum lot area  | 324 square metres |
| b) minimum lot width | 12 metres         |
| c) minimum lot depth | 24 metres         |

149.4 SP.119 District is hereby designated as a residential district.

## SECTION 150

### SPECIAL DISTRICT 120 (SP.120)

150.1 For the purpose of this by-law, land use district "Special District 120" is hereby established and may be referred to by the symbol "SP.120".

#### PERMITTED USES

150.2 No person shall within an SP.120 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a retail establishment for the sale of food

#### REGULATIONS

150.3 No person shall within an SP.120 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement   |
|--|---|
| a) minimum lot width   | 46 metres   |
| b) minimum lot depth   | 150 metres  |
| c) minimum building setback - side lot line or rear lot line   | 9 metres or the height of the building whichever is the greater |
| d) maximum building coverage   | 40%   |
| e) maximum number of storeys   | 2   |
| f) landscaped open space including a planting strip, having a minimum width of 9 metres shall be provided and maintained along a lot line abutting a residential or development district |   |
| g) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all other lot lines provided such open space may be interrupted by driveways            |   |
| h) maximum number of retail establishments for the sale of food  | 1   |
| 150.5 SP.120 District is hereby designated as a commercial district.   |   |

**SECTION 151**

**SPECIAL DISTRICT 121 (SP.121)**

151.1 For the purpose of this by-law, land use district "Special District 121" is hereby established and may be referred to as the symbol "SP.121".

**PERMITTED USES:**

151.2 No person shall within an SP.121 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a video rental establishment
- b) a personal service establishment
- c) a sub post office
- d) a dry cleaning depot (Class 2)
- e) a printing shop
- f) a convenience retail store
- g) a bake shop
- h) a self service laundry
- i) a studio or craft workshop
- j) a day nursery
- k) a repair shop for electronics and appliances
- l) a mailbox rental service outlet
- m) a retail establishment
- n) a retail catalogue sales establishment
- o) a rental establishment with no outdoor display and/or storage
- p) a clinic
- q) a food store
- r) a drug store
- s) an art school, music school, dance school or fine arts school
- t) a gymnasium or health club
- u) a place of assembly
- v) a restaurant
- w) a bowling alley
- x) a bank, financial institution or loan company
- y) a retail establishment for the sale of:
  - i) beer, wine and/or liquor
  - ii) optical
  - iii) paint, wallpaper, decorating supplies
  - iv) hardware

**REGULATIONS**

151.3 No person shall within an SP.121 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement         |
|---|---------------------|
| a) minimum lot width                          | 80 m                |
| b) minimum lot depth                          | 80 m                |
| c) maximum floor area per commercial purpose: |                     |
| i) uses (a) to (o) inclusive                  | 330 m <sup>2</sup>  |
| ii) use (p)                                   | no restriction      |
| iii) use (q)                                  | 4200 m <sup>2</sup> |
| iv) use (r)                                   | 1725 m <sup>2</sup> |
| v) uses (s) to (x) inclusive                  | no restriction      |
| vi) use (y)                                   |                     |

|   |  |
|---|--|
|   | maximum 1 large scale retail establishment up to 1858 m <sup>2</sup>   |
| d) notwithstanding Section 151.2, a maximum of one food store with a floor area greater than 330m <sup>2</sup> shall be permitted on lands known as 1866 and 1900 Lansdowne Street West inclusive, and zoned SP.121 |  |
| e) maximum floor area for all commercial purposes, including basements  | 6,600m <sup>2</sup> for lands known as 1866 Lansdowne St W<br>2,000m <sup>2</sup> for lands known as 1900 Lansdowne St W                           |
| f) maximum building coverage  | 30% for lands known as 1866 Lansdowne St W<br>20% for lands known as 1900 Lansdowne St W   |
| g) maximum building height  | 3 storeys  |
| h) minimum building setback   |  |
| i) For 1866 Lansdowne St W:   |  |
| 1) east side lot line   | 9 m  |
| 2) west side lot line   | 9 m, excepting along the northerly 10.5 m of the westerly side lot line, where a minimum 3.4 m shall apply.  |
| 3) rear lot line  | 9 m, excepting along the westerly 12.4 m of the rear lot line, where a minimum 1.5 m shall apply.  |
| ii) For 1900 Lansdowne St W:  |  |
| 1) side and rear lot line   | 10 m   |
| i) landscaped open space shall be provided and maintained along lot lines in accordance with the following:   |  |
| i) For 1866 Lansdowne St W:   |  |
| 1) north  | 9 m, excepting the westerly 12.4 m, where a minimum of 1.5 m shall apply   |
| 2) south  | 1.5 m  |
| 3) east   | 0 m  |
| 4) west   | 3.4 m  |
| ii) For 1900 Lansdowne St W:  | 10 m along a lot line abutting a residential district and 1.5 m along all other lot lines provided such open space may be interrupted by driveways |
| j) planting strips and/or privacy fencing shall be required to be constructed and maintained within the landscaped open space along a lot line abutting a residential district                                      |  |
| k) a waste receptacle or garbage storage area may be erected or located within the district, except within the minimum required landscaped open space area, provided the following regulations are complied with:   |  |
| 1) minimum building setback   | 3 m  |
| 2) maximum building height  | 3 m  |
| 3) maximum building or site area  | 15 m <sup>2</sup>  |

151.4 SP.121 District is hereby designated as a commercial district.

## SECTION 152

### SPECIAL DISTRICT 122 (SP.122)

152.1 For the purpose of this by-law, land use district "Special District 122" is hereby established and may be referred to by the symbol "SP.122".

#### PERMITTED USES

152.2 No person shall within an SP.122 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an apartment dwelling

#### REGULATIONS

152.3 No person shall within an SP.122 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement           |
|---|-----------------------|
| a) minimum lot area   | 6,600 square metres   |
| b) minimum building setback <ul style="list-style-type: none"><li>i) side lot line</li><li>ii) rear lot line</li></ul>    | 6 metres<br>20 metres |
| c) maximum number of dwelling units   | 44                    |
| d) maximum number of apartment dwellings  | 1                     |
| e) the dwelling units shall be occupied only by persons fifty-five years of age and older or by persons with disabilities |                       |
| f) maximum building coverage by apartment dwelling  | 42%                   |
| g) maximum coverage by open parking areas, driveways and vehicle movement areas   | 10%                   |
| h) maximum number of storeys  | 2                     |
| 152.4 SP.122 District is hereby designated as a residential district.   |                       |

## SECTION 153

### SPECIAL DISTRICT 123 (SP.123)

153.1 For the purpose of this by-law, land use district "Special District 123" is hereby established and may be referred to by the symbol "SP.123".

#### PERMITTED USES

153.2 No person shall within an SP.123 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a single unit dwelling

#### REGULATIONS

153.3 No person shall within an SP.123 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement       |
|---|-------------------|
| a) minimum lot area   | 650 square metres |
| b) minimum lot width  | 12 metres         |
| c) minimum lot depth  | 36 metres         |
| d) minimum building setback   |                   |
| i) street line  | 7.6 metres        |
| ii) side lot line   | 1.2 metres        |
| iii) rear lot line  | 7.6 metres        |
| e) maximum building coverage  | 40%               |
| f) maximum number of storeys  | 2                 |
| g) minimum floor area   | 93 square metres  |
| h) maximum lot coverage by open parking areas, driveways and vehicle movement areas | 25%               |
| 153.4 SP.123 District is hereby designated as a residential district.               |                   |

## SECTION 154

### SPECIAL DISTRICT 124 (SP.124)

154.1 For the purpose of this by-law, land use district "Special District 124" is hereby established and may be referred to by the symbol "SP.124".

#### PERMITTED USES

154.2 No person shall within an SP.124 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a barber shop
- (b) a beauty shop
- (c) a dry-cleaning establishment - Class 2
- (d) a shoe shine parlour
- (e) a shoe repair shop
- (f) a sub-post office
- (g) a restaurant
- (h) a dressmaker or tailor shop
- (i) a drug store
- (j) a food store
- (k) a convenience retail store
- (l) a clinic
- (m) a dwelling unit
- (n) a bank, financial institution or loan company
- (o) an office (excluding a veterinary office)
- (p) a bakeshop
- (q) a furniture store
- (r) an antique store
- (s) a paint, wallpaper or decorating supply store
- (t) a studio or craft shop
- (u) an art gallery
- (v) a sporting goods establishment (excluding boats, snowmobiles, motorcycles, motors)

## REGULATIONS

154.3 No person shall within an SP.124 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement  |
|---|--|
| a) maximum floor area for a bank, financial institution or loan company   | 390 square metres  |
| b) maximum floor area for any other commercial purpose  | 140 square metres  |
| c) maximum commercial floor area  | 780 square metres  |
| d) maximum building coverage  | 30%  |
| e) minimum building setback<br>i) side lot line<br>ii) rear lot line  | 1.5 metres<br>12 metres                                  |
| f) minimum landscaped open space  | 6% of the area of the lot                                |
| g) maximum number of storeys  | 1  |
| h) landscaped open space including a planting strip, having a minimum width of 3 metres shall be provided and maintained on a lot line abutting a residential or development district   |  |
| j) an accessory building, waste receptacle or garbage storage area may only be located in the minimum building setback - rear lot line, provided the following regulations are complied with:<br>i) minimum building setback - rear lot line<br>ii) minimum building setback - side lot line<br>iii) maximum building height<br>iv) maximum building or site area | 9 metres<br>1.5 metres<br>4.5 metres<br>10 square metres |
| 154.4 SP.124 District is hereby designated as a commercial district.  |  |

## SECTION 155

### SPECIAL DISTRICT 125 (SP.125)

155.1 For the purpose of this by-law, land use district "Special District 125" is hereby established and may be referred to by the symbol "SP.125".

#### PERMITTED USES

155.2 No person shall within an SP.125 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a bank, financial institution or loan company
- (b) an office, excluding a veterinary office
- (c) a clinic
- (d) a barber shop
- (e) a beauty shop
- (f) a dressmaker or tailor shop
- (g) a shoe shine parlour or a shoe repair shop
- (h) a dry-cleaning establishment - Class 2
- (i) a studio or craft workshop
- (j) an art school, music school, dance school, or fine arts school
- (k) a library, museum or art gallery
- (l) a restaurant
- (m) a gymnasium or health club
- (n) a place of assembly
- (o) a club house or lodge hall
- (p) a church
- (q) a sub post office
- (r) a retail establishment including a department store, convenience retail store, drug store or bakeshop for the sale of;
  - i) food
  - ii) beer, wine or liquor
  - iii) hardware
  - iv) radio, television, electrical and home appliances
  - v) furniture
  - vi) shoes and clothing
  - vii) dry goods
  - viii) jewellery
  - ix) optical supplies
  - x) books, magazines and stationery
  - xi) smoking supplies
  - xii) art supplies
  - xiii) musical instruments
  - xiv) floral and horticultural products
  - xv) photographic supplies
  - xvi) paint, wallpaper and decorating supplies
  - xvii) sporting goods
  - xviii) antiques
  - xix) pharmaceuticals
- (s) an establishment wherein any of the merchandise listed in the foregoing clause may be rented or repaired.

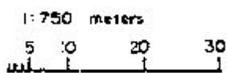
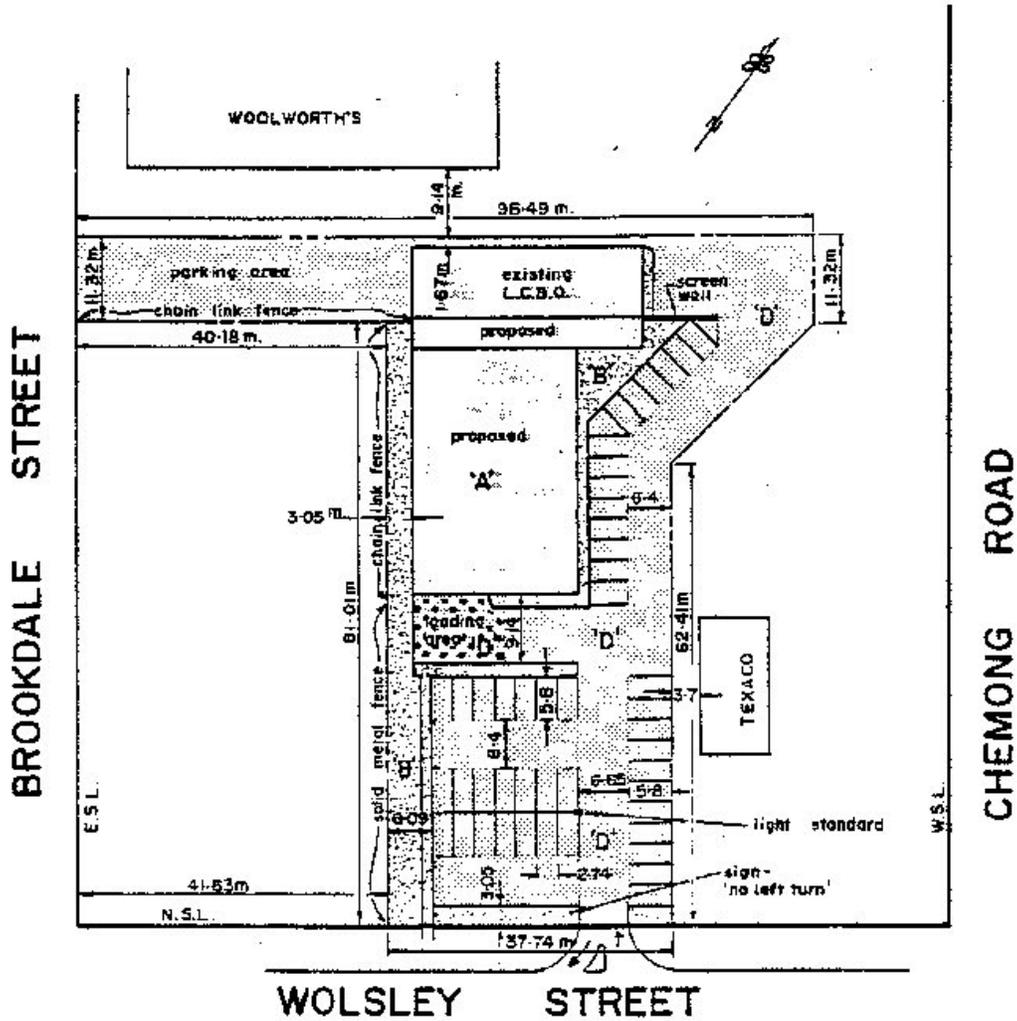
**REGULATIONS**

155.3 No person shall within an SP.125 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| <b>Type</b>   | <b>Requirement</b>     |
|---|------------------------|
| a) minimum lot area   | 4,300 square metres    |
| b) minimum lot width  | 37 metres              |
| c) maximum building coverage  | 30%                    |
| d) maximum number of storeys  | 1                      |
| e) minimum building setback<br>i) side lot line<br>ii) rear lot line  | 3 metres<br>1.6 metres |
| f) any such building shall be erected wholly within the area designated "Building Area" on the plan attached hereto as Schedule "X" to this section                       |                        |
| g) the required motor vehicle parking spaces and driveway access thereto shall be located wholly within the areas designated "Parking and Driveway Area" on the said plan |                        |
| h) the required commercial vehicle loading spaces shall be located wholly within the area designated "Loading Area" on the said plan                                      |                        |
| j) landscaped open space shall be provided and maintained within the areas designated "Landscaped Area" on the said plan  |                        |
| 155.4 SP.125 District is hereby designated as a commercial district.  |                        |

SCHEDULE 'X' TO SECTION - 155

- A BUILDING AREA
- B LANDSCAPED AREA & SIDEWALKS
- C LOADING AREA
- D PARKING & DRIVEWAY AREA



JUNE 28, 1979

Z-630

DITCHBURN

## SECTION 156

### SPECIAL DISTRICT 126 (SP.126)

156.1 For the purpose of this by-law, land use district "Special District 126" is hereby established and may be referred to by the symbol "SP.126".

#### PERMITTED USES

156.2 No person shall within an SP.126 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling unit
- b) a bank, financial institution or loan company
- c) an office, excluding a veterinary office
- d) a clinic
- e) a barber shop
- f) a beauty shop
- g) a dressmaker or tailor shop
- h) a shoe shine parlour or a shoe repair shop
- j) a dry-cleaning establishment - Class 2
- k) a studio or craft workshop
- l) a library, museum or art gallery
- m) a restaurant
- n) a service station
- o) a retail establishment for the sale of:
  - i) food
  - ii) optical supplies
  - iii) books, magazines and stationery
  - iv) smoking supplies
  - v) art supplies
  - vi) photographic equipment and supplies
  - vii) paint, wallpaper and decorating supplies
  - viii) sporting goods (excluding boats & motors, snowmobiles and motorcycles)
  - ix) jewellery
  - x) radios, televisions and phonographic equipment, and small electrical appliances
  - xi) clothing
- p) a sub-post office
- q) a convenience retail store
- r) a bakeshop
- s) a drugstore
- t) a flowershop

**REGULATIONS**

156.3 No person shall within an SP.126 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| <b>Type</b>  | <b>Requirement</b> |
|--|--------------------|
| a) the maximum residential floor area in a building shall not exceed the commercial floor area therein         |                    |
| b) dwelling units may be located only in a second storey   |                    |
| c) commercial purposes may be located only in the first storey   |                    |
| d) maximum floor area per commercial purpose   | 235 square metres  |
| e) maximum commercial floor area   | 750 square metres  |
| f) maximum building coverage   | 35%                |
| g) maximum number of storeys   | 2                  |
| h) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along a street line |                    |
| j) maximum number of service bays for a service station  | 2                  |
| 156.4 SP.126 District is hereby designated as a commercial district.   |                    |

## SECTION 157

### SPECIAL DISTRICT 127 (SP.127)

157.1 For the purpose of this by-law, land use district "Special District 127" is hereby established and may be referred to by the symbol "SP.127".

#### PERMITTED USES

157.2 No person shall within an SP.127 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a single unit dwelling

#### REGULATIONS

157.3 No person shall within an SP.127 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement       |
|--|-------------------|
| a) minimum lot area  | 550 square metres |
| b) minimum lot width   | 8.5 metres        |
| c) minimum lot depth   | 65 metres         |
| d) minimum building setback  |                   |
| i) side lot line   | 1.1 metres        |
| ii) rear lot line  | 7.5 metres        |
| e) maximum building coverage   | 40%               |
| f) maximum number of storeys   | 2                 |
| g) minimum floor area  | 70 square metres  |
| h) maximum lot coverage by open parking areas,<br>driveways and vehicle movement areas | 25%               |
| 157.4 SP.127 District is hereby designated as a residential district.                  |                   |

## SECTION 159

### SPECIAL DISTRICT 129 (SP.129)

159. For the purpose of this by-law, land use district "Special District 129" is hereby established and may be referred to by the symbol "SP.129".

#### PERMITTED USES

159.2 No person shall within an SP.129 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a clinic

#### REGULATIONS

159.3 No person shall within an SP.129 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement                |
|--|----------------------------|
| a) maximum floor area  | 95 square metres           |
| b) minimum lot width   | 34 metres                  |
| c) minimum lot depth   | 71 metres                  |
| d) minimum lot area  | 2,400 square metres        |
| e) maximum building coverage   | 5%                         |
| f) minimum building setback  |                            |
| i) side lot line (north)   | 4 metres                   |
| ii) side lot line (south)  | 6 metres                   |
| iii) rear lot line   | 20 metres                  |
| g) minimum landscaped open space   | 10% of the area of the lot |
| h) maximum number of storeys   | 1                          |
| j) landscaped open space of a minimum width of 3 metres shall be provided and maintained along all lot lines provided that such open space may be interrupted by driveways   |                            |
| k) planting strips shall be provided and maintained along a lot line abutting a residential or development district  |                            |
| l) maximum lot coverage by open parking areas, driveways and vehicle movement areas  | 10%                        |
| m) notwithstanding the provisions of Section 4, motor vehicle parking and access thereto shall be allowed only in the minimum building setback - side lot line (south), and the south half of the minimum building setback - rear lot line |                            |
| 159.4 SP.129 District is hereby designated as a commercial district.   |                            |

## SECTION 160

### SPECIAL DISTRICT 130 (SP.130)

160.1 For the purpose of this by-law, land use district "Special District 130" is hereby established and may be referred to by the symbol "SP.130".

#### PERMITTED USES

160.2 No person shall within an SP.130 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a four-unit dwelling

#### REGULATIONS

160.3 No person shall within an SP.130 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement            |
|---|------------------------|
| a) minimum lot area   | 860 square metres      |
| b) minimum lot width  | 21.9 metres            |
| c) minimum building setback<br>i) side lot line<br>ii) rear lot line  | 2.5 metres<br>9 metres |
| d) maximum building coverage  | 35%                    |
| e) maximum number of storeys  | 2                      |
| f) a planting strip and a chain link fence, 1.8 metres in height, shall be provided and maintained along the rear lot line  |                        |
| g) notwithstanding the provisions of Section 6.11, a second storey to the existing premises at 693 Orpington Road may be erected within 12.7 metres of the centreline of Orpington Road |                        |
| 160.4 SP.130 District is hereby designated as a residential district.   |                        |

## SECTION 161

### SPECIAL DISTRICT 131 (SP.131)

161.1 For the purpose of this by-law, land use district "Special District 131" is hereby established and may be referred to as the symbol "SP.131".

#### PERMITTED USES

161.2 No person shall within an SP.131 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office excluding a veterinary office
- b) a clinic
- c) a bank, financial institution or loan company
- d) a retail establishment, excluding those purposes set forth in Section 16.1(a) and (o)
- e) a personal service use
- f) a restaurant
- g) a convenience retail store
- h) a video rental establishment
- j) a dry cleaning depot
- k) a studio or craft workshop
- l) a trade school
- m) an art school, music school, dance school or fine arts school
- n) a school
- o) a library, museum or art gallery
- p) a church
- q) a police station, jail or firehall
- r) a hospital
- s) a day nursery
- t) a place of assembly
- u) a place of entertainment
- v) a place of amusement
- w) a taxi stand
- x) a parking lot or parking garage
- y) a hotel
- z) a funeral parlor
- aa) a club house or lodge hall
- bb) a printing shop or publishing house
- cc) a communication terminal
- dd) a dwelling unit
- ee) a home for the aged
- ff) a nursing home

**REGULATIONS:**

161.3 No person shall within an SP.131 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| <b>Type</b>   | <b>Requirement</b>                              |
|---|---|
| a) minimum lot area   | 5,000 square metres                             |
| b) maximum building coverage  | 40%   |
| c) minimum building setback - side lot line (west)  | the greater of the existing setback or 3 metres |
| d) maximum building height  | 4 storeys                                       |
| e) notwithstanding the provisions of Section 4.2, within this land use district, a minimum of 65 motor vehicle parking spaces shall be provided and maintained. In addition, notwithstanding the provisions of Section 4.10, a maximum of 25 of the aforementioned required motor vehicle parking spaces may be located other than on the same lot as the use or purpose in connection with such spaces are required, provided that such spaces are provided and maintained within 60 metres of the lot |   |
| f) a dwelling unit shall be located only in a second or higher storey   |   |
| 161.4 SP.131 District is hereby designated as a commercial district.  |   |

## SECTION 162

### SPECIAL DISTRICT 132 (SP.132)

162.1 For the purpose of this by-law, land use district "Special District 132" is hereby established and may be referred to by the symbol "SP.132".

#### PERMITTED USES

162.2 No person shall within an SP.132 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an apartment dwelling
- (b) any of the following commercial purposes if located in an apartment dwelling containing 10 or more dwelling units:
  - i) a bank, financial institution or loan company
  - ii) an office, excluding a veterinary office
  - iii) a clinic

#### REGULATIONS

162.3 No person shall within an SP.132 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement            |
|---|------------------------|
| a) minimum lot area   | 3,210 square metres    |
| b) minimum lot width  | 65 metres              |
| c) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line</li> <li>ii) rear lot line</li> </ul>   | 10 metres<br>18 metres |
| d) notwithstanding clause (c) the first storey of the building may encroach into the minimum building setback - side lot line (west) to the extent of 6.1 metres  |                        |
| e) notwithstanding clause (c) an underground parking structure may encroach into the minimum building setback - side lot lines to the extent of 8.5 metres, provided not more than 30% of the side walls protrude above the finished grade of the lot         |                        |
| f) notwithstanding the provisions of Section 6.7, an underground parking structure may encroach into the minimum building setback - street line to the extent of 12.8 metres provided no part of such structure protrudes above the finished grade of the lot |                        |
| g) maximum number of storeys  | 9                      |
| h) maximum number of dwelling units   | 30                     |
| j) in a building containing 10 or more dwelling units, a minimum of 112 square metres of finished floor area within the building shall be equipped and maintained for the exclusive use of the occupants thereof for social and recreational activities       |                        |
| k) maximum building coverage  | 30%                    |
| l) maximum lot coverage by open parking areas, driveways and vehicle movement areas   | 45%                    |
| m) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all lot lines provided that such open space may be interrupted by driveways  |                        |

|  |                   |
|--|-------------------|
| n) the following regulations shall apply to the commercial purposes set forth in Section 162.2(b):<br>i) maximum commercial floor area<br>ii) the commercial purposes shall be located only on the first floor | 745 square metres |
| 162.4 SP.132 District is hereby designated as a residential district.  |                   |

## SECTION 163

### SPECIAL DISTRICT 133 (SP.133)

163.1 For the purpose of this by-law, land use district "Special District 133" is hereby established and may be referred to by the symbol "SP.133".

#### PERMITTED USES

163.2 No person shall within an SP.133 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a service station
- (b) a retail establishment for the sale of carbonated beverages

#### REGULATIONS

163.3 No person shall within an SP.133 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement       |
|---|-------------------|
| a) minimum lot area   | 837 square metres |
| b) minimum lot width  | 27 metres         |
| c) minimum lot depth  | 30 metres         |
| d) minimum building setback -<br>side lot line or rear lot line   | 4.5 metres        |
| e) maximum building coverage  | 14%               |
| f) maximum number of storeys  | 1                 |
| g) maximum number of service bays   | 2                 |
| h) landscaped open space including a planting strip having a minimum width of 3 metres shall be provided and maintained along a lot line abutting a residential or development district |                   |
| 163.4 SP.133 District is hereby designated as a commercial district.  |                   |

## SECTION 164

### SPECIAL DISTRICT 134 (SP.134)

164.1 For the purpose of this by-law, land use district "Special District 134" is hereby established and may be referred to by the symbol "SP.134".

#### PERMITTED USES

164.2 No person shall within an SP.134 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an apartment dwelling

#### REGULATIONS

164.3 No person shall within an SP.134 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement                |
|---|----------------------------|
| a) minimum lot area   | 7,000 square metres        |
| b) minimum lot width  | 40 metres                  |
| c) minimum building setback -<br>side lot line or rear lot line   | 15 metres                  |
| d) minimum lot area per dwelling unit   | 135 square metres          |
| e) notwithstanding the provisions of 164.3(c) and Section 6.11, an underground structure may encroach into any minimum building setback, provided such structure is not elevated higher than 0.3 metres above the average grade of the centreline of the street on which the lot fronts |                            |
| f) maximum building coverage  | 20%                        |
| g) maximum number of storeys<br>the number of storeys may be increased to 11, provided the apartment dwelling excluding underground structure is erected wholly within the west half of the district  | 9                          |
| h) minimum floor area per dwelling unit   | 120 square metres          |
| j) maximum lot coverage by open parking areas, driveways and vehicle movement areas   | 20%                        |
| k) minimum landscaped open space  | 60% of the area of the lot |
| 164.4 SP.134 District is hereby designated as a residential district.   |                            |

SECTION 165

SPECIAL DISTRICT 135 (SP.135)

165.1 For the purpose of this by-law, land use district "Special District 135" is hereby established and may be referred to as the symbol "SP. 135".

**PERMITTED USES**

165.2 No person shall within an SP.135 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a department store
- (b) a retail establishment for the sale of:
  - i) hardware
  - ii) new auto parts and accessories
  - iii) radio, television, electrical and home appliances
  - iv) furniture
  - v) shoes and clothing
  - vi) dry goods
  - vii) jewellery
  - viii) optical supplies
  - ix) books, magazines and stationery
  - x) smoking supplies
  - xi) art supplies
  - xii) musical instruments
  - xiii) floral and horticultural products
  - xiv) photographic supplies
  - xv) pets
  - xvi) paint, wallpaper and decorating supplies
  - xvii) sporting goods
  - xviii) pharmaceuticals
- (c) a retail establishment for the sale of
  - i) food
  - ii) beer, wine or liquor
  - iii) antiques
- (d) a convenience retail store
- (e) a bakeshop
- (f) a retail catalogue sales establishment
- (g) an establishment wherein any of the merchandise listed in the foregoing clause (b) may be rented or repaired
- (h) a service station or a gas bar
- (j) a bank, financial institution or loan company
- (k) an office, excluding a veterinary office
- (l) a clinic
- (m) a personal service establishment
- (n) a dry-cleaning establishment - Class 2
- (o) a studio or craft workshop
- (p) an art school, music school, dance school or fine arts school
- (q) a library, museum or art gallery
- (r) a restaurant
- (s) an auditorium
- (t) a bowling alley
- (u) a place of entertainment
- (v) a gymnasium or health club
- (w) a taxi stand
- (x) a sub-post office
- (y) place of assembly
- (z) a club house or lodge hall
- (aa) a church
- (ab) a place of amusement

## REGULATIONS

165.3 No person shall within an SP.135 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement          |
|---|----------------------|
| a) maximum number of department stores  | 1                    |
| b) maximum number of retail establishments for the sale of food exceeding 400 square metres of gross leaseable area                               | 1                    |
| c) total maximum gross leaseable area   | 21,000 square metres |
| d) where the district contains a department store   |                      |
| i) the total maximum gross leaseable area, excluding a department store and a food store use  | 7,500 square metres  |
| ii) maximum gross leaseable area of retail establishments listed in clause 165.2(b)   | 4,500 square metres  |
| e) where the district does not contain a department store:  |                      |
| i) total maximum gross leaseable area of retail establishments in Subsection 165.2 (b) exceeding 750 square metres per purpose                    | 9,000 square metres  |
| ii) the total maximum gross leaseable area, excluding the uses permitted in subsection 165.3 e) i) and a food store use.                          | 7,500 square metres  |
| iii) total maximum gross leaseable area of retail establishments listed in Subsection 165.2 (b) not exceeding 750 square metres per purpose       | 4,500 square metres  |
| f) maximum number of storeys  | 2                    |
| g) minimum building setback -side lot line or rear lot line   | 15 metres            |
| h) minimum width of landscaped open space shall be provided and maintained in accordance with the following:                                      |                      |
| i) along the Towerhill Road street line   | 3 metres             |
| ii) along all other lot lines   | 6 metres             |
| j) planting strips shall be provided and maintained along a lot line abutting a residential or development district                               |                      |
| k) any lighting external to buildings, except for internal lighting for signs, shall be directed away from adjacent properties or a public street |                      |

165.4 SP.135 is hereby designated as a commercial district.

## SECTION 166

### SPECIAL DISTRICT 136 (SP.136)

166.1 For the purpose of this by-law, land use district "Special District 136" is hereby established and may be referred to by the symbol "SP.136".

#### PERMITTED USES

166.2 No person shall within an SP.136 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a retail establishment for the sale of:
  - i) food
  - ii) books, magazines and stationery
  - iii) smoking supplies
  - iv) art supplies
  - v) floral and horticultural products
  - vi) sporting goods (excluding boats and motors, snowmobiles and motorcycles)
  - vii) pharmaceuticals
  - viii) shoes and clothing
- (b) a convenience retail store
- (c) a bakeshop
- (d) a bank, financial institution or loan company
- (e) an office, excluding a veterinary office
- (f) a clinic
- (g) a barber shop
- (h) a beauty shop
- (j) a dressmaking or tailor shop
- (k) a shoe shine parlour or a shoe repair shop
- (l) a dry-cleaning establishment - Class 2
- (m) a studio or craft workshop
- (n) a restaurant
- (o) a sub-post office.
- (p) a video rental establishment

**REGULATIONS**

166.3 No person shall within a SP.136 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement                              |
|--|--|
| a) minimum lot area  | 3,000 square metres                      |
| b) maximum building floor area   | 700 square metres                        |
| c) maximum number of storeys   | 1  |
| d) minimum landscaped open space   | 15% of the area of the lot               |
| e) minimum building setback -<br>side lot line or rear lot line  | 9 metres                                 |
| f) maximum floor area per commercial purpose   | 170 square metres                        |
| g) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all lot lines except lot lines abutting a commercial district provided that such open space may be interrupted by driveways   |  |
| h) planting strips shall be provided and maintained along a lot line abutting a residential or development district  |  |
| j) an accessory building or waste receptacle or garbage storage area may be erected or located within the district provided the following regulations are complied with:<br>i) minimum building setback<br>ii) maximum building height<br>iii) maximum building or site area | 9 metres<br>3 metres<br>37 square metres |
| 166.4 SP.136 District is hereby designated as a commercial district.   |  |

## SECTION 167

### SPECIAL DISTRICT 137 (SP.137)

167.1 For the purpose of this by-law, land use district "Special District 137" is hereby established and may be referred to by the symbol "SP.137".

#### PERMITTED USES

167.2 No person shall within an SP.137 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a retail establishment including a department store, convenience retail store, drug store or bakeshop but not including a purpose set forth in Section 16.1(a) and 16.1(o)
- b) a rental establishment
- c) a repair shop but not including a purpose set forth in Section 16.1(q) and 16.1(r)
- d) a bank, financial institution or loan company
- e) an office excluding a veterinary office
- f) a clinic
- g) a barber shop or beauty shop
- h) a dry-cleaning establishment - Class 2
- i) a studio or craft workshop
- j) a trade school
- k) an art school, music school, dance school or fine arts school
- l) a school
- m) a library, museum or art gallery
- n) a restaurant
- o) a place of entertainment
- p) a place of assembly
- q) a gymnasium or health club
- r) a club house or lodge hall
- s) a church
- t) an hotel
- u) a taxi stand
- v) a post office or sub-post office
- w) a dressmaker or tailor shop
- x) a parking lot or parking garage
- y) a funeral parlour
- z) a police station, jail or fire hall
- aa) a hospital
- ab) a special care home
- ac) a day nursery
- ad) a boarding house
- ae) a printing shop or publishing house
- af) a transportation terminal
- ag) a communication terminal
- ah) a dwelling unit

**REGULATIONS**

167.3

No person shall within an SP.137 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| <b>Type</b>  | <b>Requirement</b> |
|--|--------------------|
| a) dwelling units shall be located only in a second or higher storey   |                    |
| b) a window in a habitable room in a dwelling unit shall be at least 6 metres from any side lot line or rear lot line it faces |                    |
| c) maximum building coverage   | 80%                |
| d) maximum commercial floor area   | 390 square metres  |
| e) maximum number of storeys   | 2                  |
| f) maximum floor area of a restaurant  | 55 square metres   |
| g) maximum number of seats in a restaurant   | 24 seats           |
| h) notwithstanding the provisions of Section 4.2(B), no motor vehicle parking spaces need be provided for a restaurant         |                    |
| 167.4 SP.137 District is hereby designated as a commercial district.   |                    |

**SECTION 168**

**SPECIAL DISTRICT 138 (SP.138)**

168.1 For the purpose of this by-law, land use district "Special District 138" is hereby established and may be referred to by the symbol "SP.138".

**PERMITTED USES**

168.2 No person shall within an SP.138 District use any land or erect, alter or use any building or part thereof for any purpose other than a shopping centre limited to the following:

- (a) a junior or promotional department store
- (b) a retail establishment for the sale of:
  - i) hardware
  - ii) new auto parts and accessories
  - iii) radio, television, electrical and home appliances
  - iv) furniture
  - v) shoes and clothing
  - vi) dry goods
  - vii) jewellery
  - viii) optical supplies
  - ix) books, magazines and stationery
  - x) smoking supplies
  - xi) art supplies
  - xii) musical instruments
  - xiii) floral and horticultural products
  - xiv) photographic supplies
  - xv) pets
  - xvi) paint, wallpaper and decorating supplies
  - xvii) sporting goods
  - xviii) pharmaceuticals
- (c) a retail establishment for the sale of:
  - i) food
  - ii) beer, wine or liquor
  - iii) antiques
- (d) a convenience retail store
- (e) a drug store
- (f) a bakeshop
- (g) a retail catalogue sales establishment
- (h) an establishment wherein any of the merchandise listed in the foregoing clause (b) may be rented or repaired
- (j) a service station
- (k) a bank, financial institution or loan company
- (l) an office
- (m) a clinic
- (n) a barber shop
- (o) a beauty shop
- (p) a dressmaking or tailor shop
- (q) a shoe shine parlour or a shoe repair shop
- (r) a dry-cleaning establishment - Class 2
- (s) a studio or craft workshop
- (t) an art school, music school, dance school or fine arts school
- (u) a library, museum or art gallery
- (v) a restaurant
- (w) a place of entertainment
- (x) a gymnasium or health club
- (y) a taxi stand
- (z) a sub-post office
- (aa) a place of assembly
- (ab) a club house or lodge hall
- (ac) a church
- (ad) a place of amusement
- (ae) an animal hospital and/or veterinary office

**REGULATIONS**

168.3 No person shall within an SP.138 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement                         |
|--|-------------------------------------|
| a) minimum lot width   | 90 metres                           |
| b) minimum lot area  | 7 hectares                          |
| c) maximum number of department stores   | 1                                   |
| d) maximum number of retail establishments for the sale of food exceeding 400 square metres of floor area  | 1                                   |
| e) maximum floor area, excluding the floor area of a junior or promotional department store and retail establishments for the sale of food exceeding 400 square metres   | 6,500 square metres                 |
| f) maximum floor area of retail establishments listed in clause 168.2(b)   | 4,500 square metres                 |
| g) maximum number of storeys   | 2                                   |
| h) minimum building setback<br>i) side lot line (west)<br>ii) side lot line (east)<br>iii) rear lot line   | 15 metres<br>40 metres<br>15 metres |
| j) landscaped open space including a planting strip of a minimum width of 6 metres shall be provided and maintained along a lot line abutting a residential or development district                              |                                     |
| k) landscaped open space including a planting strip, having a minimum width of 3 metres shall be provided and maintained along all other lot lines provided that such open space may be interrupted by driveways |                                     |
| 168.5 SP.138 District is hereby designated as a commercial district.   |                                     |

## SECTION 169

### SPECIAL DISTRICT 139 (SP.139)

169.1 For the purpose of this by-law, land use district "Special District 139" is hereby established and may be referred to by the symbol "SP.139".

#### PERMITTED USES

169.2 No person shall within an SP.139 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a bank, financial institution or loan company
- (b) an office, excluding a veterinary office
- (c) a clinic

#### REGULATIONS

169.3 No person shall within an SP.139 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement  |
|--|--|
| a) maximum building floor area   | 1,400 square metres  |
| b) minimum lot area  | 6,000 square metres  |
| c) minimum lot width   | 55 metres  |
| d) minimum lot depth   | 100 metres   |
| e) minimum building coverage   | 25%  |
| f) minimum building setback - side lot line or rear lot line   | 9 metres   |
| g) maximum number of storeys   | 2  |
| h) landscaped open space of a minimum width of 9 metres shall be provided and maintained along the westerly lot line   |  |
| j) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all other lot lines except that such open space may be interrupted by driveways   |  |
| k) minimum landscaped open space   | 20% of the area of the lot   |
| l) an accessory building or waste receptacle or garbage storage area may be erected or located in a minimum building setback - rear lot line, provided the following regulations are complied with: <ul style="list-style-type: none"> <li>i) minimum building setback</li> <li>ii) maximum building height</li> <li>iii) maximum building or site area</li> </ul> | <ul style="list-style-type: none"> <li>9 metres</li> <li>4.5 metres</li> <li>37 square metres</li> </ul> |
| 169.4 SP.139 District is hereby designated as a commercial district.   |  |

**SECTION 170**

**SPECIAL DISTRICT 140 (SP.140)**

170.1 For the purpose of this by-law, land use district "Special District 140" is hereby established and may be referred to by the symbol "SP.140".

**PERMITTED USES**

170.2 No person shall within an SP.140 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) not more than 3 apartment dwellings each containing not more than 18 dwelling units.

**REGULATIONS**

170.3 No person shall within an SP.140 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement   |
|---|---|
| a) minimum lot area   | 740 square metres   |
| b) minimum lot area per dwelling unit   | 175 square metres   |
| c) minimum lot width  | 24 metres   |
| d) minimum lot depth  | 30 metres   |
| e) minimum building setback<br>i) side lot line<br>ii) rear lot line  | 3 metres or one-half the height of the building whichever is the greater<br>9 metres or the height of the building whichever is the greater |
| f) maximum building coverage  | 30%   |
| g) maximum number of storeys  | 3   |
| h) maximum lot coverage by open parking areas, the lot driveways and vehicle movement areas   | 32%   |
| j) notwithstanding the provisions of Section 4, the parking spaces and the driveway incidental thereto may be located abutting a side lot line or rear lot line |   |
| k) notwithstanding the provisions of Section 4.3.2, parking spaces or a driveway may be located not less than 4.8 metres from the window of a habitable room    |   |
| 170.4 SP.140 District is hereby designated as a residential district.   |   |

## SECTION 171

### SPECIAL DISTRICT 141 (SP.141)

171.1 For the purpose of this by-law, land use district "Special District 141" is hereby established and may be referred to by the symbol "SP.141".

#### PERMITTED USES

171.2 No person shall within an SP.141 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office excluding a veterinary office
- b) a clinic
- c) a bank, financial institution or loan company
- d) a retail establishment, excluding a service station and a retail establishment for the sale of:
  - i) farm equipment
  - ii) farm supplies, grain and feed
  - iii) motor vehicles
  - iv) boats, trailers, travel trailers and mobile homes
- e) a personal service use
- f) a restaurant
- g) a convenience retail store
- h) a video rental establishment
- j) a dry cleaning depot
- k) a studio or craft workshop
- l) a trade school
- m) an art school, music school, dance school or fine arts school
- n) a school
- o) a library, museum or art gallery
- p) a church
- q) a police station, jail or firehall
- r) a hospital
- s) a day nursery
- t) an assembly hall
- u) a place of entertainment
- v) a place of amusement
- w) a taxi stand
- x) a parking lot or parking garage
- y) a hotel
- z) a funeral parlour
- aa) a club house or lodge hall
- bb) a printing shop or publishing house
- cc) a communication terminal
- dd) a dwelling unit
- ee) a home for the aged
- ff) a nursing home
- gg) a public garage

## REGULATIONS

171.3 No person shall within an SP.141 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement                |
|---|----------------------------|
| a) minimum building setback:<br>i) from the street line of George Street and Sherbrooke Street, and from the south lot line<br>ii) from any other lot line                                | 0 metres<br>9.0 metres     |
| b) maximum building height:<br>3 storeys, excepting 5 storeys within 35 metres of the street line of George Street and within 85 metres of the street line of Sherbrooke Street           |                            |
| c) maximum building coverage:<br>i) for a parking structure below grade<br>ii) for a building above grade   | 100%<br>60%                |
| d) minimum landscaped open space:<br>9 metres along the street line of Water Street, and along the east lot line, provided such space may be interrupted by driveways                     |                            |
| e) maximum lot coverage by open parking areas, driveways and vehicle movement areas   | 35% of the area of the lot |
| f) a dwelling unit may be located only in a second or higher storey   |                            |
| g) no building shall be permitted in that portion of the lot, which is the projection through the property, from west to east, 20 metres in width, of the Dalhousie Street road allowance |                            |
| h) there shall be no open storage of merchandise  |                            |
| 171.4 SP.141 District is hereby designated as a commercial district.  |                            |

**SECTION 172**

**SPECIAL DISTRICT 142 (SP.142)**

172.1 For the purpose of this by-law, land use district "Special District 142" is hereby established and may be referred to by the symbol "SP.142".

**PERMITTED USES**

172.2 No person shall within an SP.142 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a barber shop
- (b) a dry-cleaning establishment - Class 2
- (c) a shoe shine parlour
- (d) a shoe repair shop
- (e) a sub-post office
- (f) a dressmaker or tailor shop
- (g) an office, excluding a veterinary office
- (h) a bakeshop
- (j) a retail establishment for the sale of:
  - i) shoes and clothing
  - ii) medical supplies
  - iii) sporting goods
  - iv) handicrafts
- (k) an art school, music school, dance school or fine arts school, including retail facilities
- (l) a studio or craft workshop
- (m) a parking lot or parking garage
- (n) a dwelling unit
- (o) a flower shop

**REGULATIONS**

172.3 No person shall within an SP.142 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement |
|---|-------------|
| a) maximum building coverage  | 80%         |
| b) maximum number of storeys  | 2           |
| c) maximum building floor area ratio  | 1.5         |
| d) dwelling units shall be located only in a second storey  |             |
| e) notwithstanding the provisions of Section 4.2, two motor vehicle parking spaces shall be provided and maintained within the district |             |
| 172.4 SP.142 District is hereby designated as a commercial district.  |             |

## SECTION 173

### SPECIAL DISTRICT 143 (SP.143)

173.1 For the purpose of this by-law, land use district "Special District 143" is hereby established and may be referred to by the symbol "SP.143".

#### PERMITTED USES

173.2 No person shall within an SP.143 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a car wash
- (b) a retail establishment for the sale of motor vehicles and motor vehicle parts
- (c) a public garage
- (d) an auto body repair establishment
- (e) a muffler, auto glass or other motor vehicle repair establishment
- (f) an establishment for the leasing of motor vehicles

#### REGULATIONS

173.3 No person shall within an SP.143 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement |
|---|-------------|
| a) minimum lot width  | 30 metres   |
| b) minimum lot depth  | 45 metres   |
| c) minimum building setback - side lot line or rear lot line  | 9 metres    |
| d) maximum building coverage  | 40%         |
| e) maximum number of storeys  | 2           |
| f) landscaped open space of a minimum width of 9 metres shall be provided and maintained along a lot line abutting a residential or development district save and except the northerly 25 metres along the east limit of the district |             |
| g) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all other lot lines provided such open space may be interrupted by driveways   |             |
| h) planting strips shall be provided and maintained along a lot line abutting a residential or development district   |             |
| j) up to 50% of the area between a building and the street line may be used for the open display of merchandise   |             |
| 173.4 SP.143 District is hereby designated as a commercial district.  |             |

**SECTION 174**

**SPECIAL DISTRICT (SP.144)**

174.1 For the purpose of this by-law, land use district ASpecial District 144 is hereby established and may be referred to as the symbol ASP.144"

PERMITTED USES:

174.2 No person shall within an SP.144 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a motor vehicle repair establishment

REGULATIONS

174.3 No person shall within an SP.144 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement  |
|---|--|
| a) maximum floor area per commercial purpose  | 235 square metres                                  |
| b) maximum floor area   | 370 square metres                                  |
| c) minimum lot area   | 900 square metres                                  |
| d) maximum building coverage  | 30%  |
| e) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line (north)</li> <li>ii) all other side lot lines and rear lot lines</li> </ul>   | 9 metres<br>the lesser of the existing or 6 metres |
| f) maximum building height  | 2 storeys  |
| g) minimum landscaped open space  | 6.5% of the area of the lot                        |
| g) maximum number of storeys  | 2  |
| h) an accessory building, waste receptacle or garbage storage area may be located in the minimum building set back - side lot line or rear lot line provided the following regulations are complied with: <ul style="list-style-type: none"> <li>i) minimum building set back</li> <li>ii) maximum building height</li> </ul> | 1.5 metres<br>4.5 metres                           |

174.4 SP.144 is hereby designated as a commercial district.

## SECTION 175

### SPECIAL DISTRICT 145 (SP.145)

175.1 For the purpose of this by-law, land use district "Special District 145" is hereby established and may be referred to by the symbol "SP.145".

#### PERMITTED USES

175.2 No person shall within an SP.145 District use any land for any purpose other than:

- (a) vehicular and pedestrian access from Parkhill Road to the existing single unit dwelling situate in the Township of Smith on Part 3 according to Plan 45R3402.

#### REGULATIONS

175.3 No person shall within an SP.145 District use any land except in accordance with the following regulations:

| Type  | Requirement |
|---|-------------|
| a) minimum lot width  | 71 metres   |
| b) minimum lot depth  | 55 metres   |
| 175.4 SP.145 District is hereby designated as a development district. |             |

## SECTION 175M

### SPECIAL DISTRICT 145 (SP.145) MODIFIED

175M.1 For the purpose of this by-law, land use district "Special District 145" is hereby modified and may be referred to by the symbol "SP.145".

#### PERMITTED USES

175M.2 No person shall within an SP.145 (Modified) District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) vehicular and pedestrian access from 1305 Brealey Drive to the existing single family dwelling unit situate in the Township of North Monaghan forming Part of Lot 6, Concession 13.

#### REGULATIONS

175M.3 No person shall within an SP.145 (Modified) District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type                 | Requirement  |
|----------------------|--|
| a) minimum lot width | 42 metres  |
| b) minimum lot depth | 60 metres  |
| 175M.4               | SP.145 (Modified) District is hereby designated as a residential district. |

## SECTION 176

### SPECIAL DISTRICT 146 (SP.146)

176.1 For the purpose of this by-law, land use district "Special District 146" is hereby established and may be referred to by the symbol "SP.146".

#### PERMITTED USES

176.2A Subject to subsection 176.2B, no person shall within an SP.146 District use any land, alter or use any building or part thereof for any purpose other than:

- (a) a bank, (including other financial institutions)
- (b) a clinic
- (c) an office, excluding a veterinary office
- (d) a dry-cleaning establishment - Class 2
- (e) a studio or craft workshop
- (f) a restaurant
- (g) a retail establishment for the sale of:
  - i) optical supplies
  - ii) books, magazines or stationery
  - iii) smoking supplies
  - iv) art supplies
  - v) floral and horticultural products
  - vi) photographic supplies
  - vii) paint, wallpaper or decorating supplies
  - viii) hardware and home products
  - ix) sporting goods (excluding boats, snowmobiles, motorcycles, motors)
  - x) pharmaceuticals
  - xi) jewellery
  - xii) radio, television, electrical and home appliances
  - xiii) clothing
  - xiv) convenience retail store
  - xv) a bakeshop
- (h) an establishment wherein any of the merchandise listed in clause (g) is rented or repaired
- (j) a sub-post office
- (k) a warehouse

176.2B The foregoing purposes may be carried on in the building presently standing within the district and then only in the area of the building located within 15.93 metres of the north limit of Rink Street.

**REGULATIONS**

176.3 No person shall within an SP.146 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| <b>Type</b>   | <b>Requirement</b>  |
|---|---------------------|
| a) maximum commercial floor area  | 1,488 square metres |
| b) maximum floor area per commercial purpose other than a bank, clinic or office  | 235 square metres   |
| c) maximum floor area for all commercial purposes other than a bank, clinic or office   | 375 square metres   |
| d) notwithstanding the provisions of Section 4.2, a minimum of 45 motor vehicle parking spaces shall be provided and maintained within the district   |                     |
| e) a planting strip and chain link fence at least 1.8 metres in height shall be provided and maintained along the north half of the east limit of the district and a closed board fence at least 1.8 metres in height shall be provided and maintained along the south half of the east limit of the district |                     |
| 176.4 SP.146 District is hereby designated as a commercial district.  |                     |

## SECTION 177

### SPECIAL DISTRICT 147 (SP.147)

177.1 For the purpose of this by-law, land use district "Special District 147" is hereby established and may be referred to by the symbol "SP.147".

#### PERMITTED USES

177.2 No person shall within an SP.147 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a barber shop or a beauty shop if located on the ground floor of the building presently standing in the district,
- (b) a dwelling unit if located on the second floor of the said building

#### REGULATIONS

177.3 No person shall within an SP.147 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type   | Requirement |
|--|-------------|
| a) maximum number of dwelling units                                  | 1           |
| 177.4 SP.147 District is hereby designated as a commercial district. |             |

## SECTION 178

### SPECIAL DISTRICT 148 (SP.148)

178.1 For the purpose of this by-law, land use district "Special District 148" is hereby established and may be referred to by the symbol "SP.148".

#### PERMITTED USES

178.2 No person shall within an SP.148 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an apartment

#### REGULATIONS

178.3 No person shall within an SP.148 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement       |
|---|-------------------|
| a) minimum lot area   | 700 square metres |
| b) maximum number of units  | 4                 |
| c) minimum lot width  | 21 metres         |
| d) minimum lot depth  | 30 metres         |
| e) minimum building setback   |                   |
| i) side lot line  | 5 metres          |
| ii) rear lot line   | 15 metres         |
| f) maximum building coverage  | 25%               |
| g) maximum number of storeys  | 2                 |
| h) maximum lot coverage by open parking areas, driveways and vehicle movement areas | 25%               |
| 178.4 SP.148 District is hereby designated as a residential district.               |                   |

## SECTION 179

### SPECIAL DISTRICT 149 (SP.149)

179.1 For the purpose of this by-law, land use district "Special District 149" is hereby established and may be referred to by the symbol "SP.149".

#### PERMITTED USES

179.2 No person shall within an SP.149 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a contractors establishment
- (b) a tradesmans shop
- (c) a welding shop
- (d) a public garage

#### REGULATIONS

179.3 No person shall within an SP.149 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement |
|---|-------------|
| a) minimum lot width  | 4.5 metres  |
| b) minimum lot depth  | 30 metres   |
| c) maximum building coverage  | 60%         |
| d) minimum building setback   |             |
| i) side lot line  | 3 metres    |
| ii) rear lot line   | 3 metres    |
| iii) street line  | 115 metres  |
| 179.4 SP.149 District is hereby designated as an industrial district. |             |