

**SECTION 330
SPECIAL DISTRICT (SP. 300)**

August 3, 2001

330.1 For the purpose of this by-law, land use district "Special District 300" is hereby established and may be referred to as the symbol "SP.300"

PERMITTED USES

330.2 No person shall within an SP.300 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a purpose set forth in Section 23.1
- b) a park
- c) a day nursery
- d) a home for the aged or a nursing home
- e) any of the following purposes as an accessory use to a home for the aged or a nursing home:
 - i) an office
 - ii) a clinic
 - iii) a pharmacy
 - iv) a personal service establishment

REGULATIONS

330.3 No person shall within an SP.300 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	2 hectares
b) minimum building setback i) side lot line or rear lot line ii) notwithstanding the provisions of Section 6.7, the minimum building setback from Brealey Drive shall be 24.4 metres from the current westerly limit of the Brealey Drive road allowance, except that the minimum building setback shall be 21.3 metres from the southerly 150 metres of the Brealey Drive streetline	9 metres
c) maximum building floor area	21,000 square metres
d) maximum building height	3 storeys
e) minimum landscaped open space	20% of the lot
f) 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 a driveway	
g) maximum floor area per commercial purpose for a use listed in Section 330.2(e)	235 square metres
h) total maximum floor area for uses listed in Section 330.2(e)	745 square metres

330.4 SP.300 is hereby designated as a Public Service District.

**SECTION 331
SPECIAL DISTRICT (SP.301)**

331.1 For the purpose of this By-law, land use district “Special District 301” is hereby established and may be referred to as the “Symbol SP.301”.

PERMITTED USES

331.2 No person shall within SP.301 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

331.3 No person shall within SP.301 district use any land or erect, alter or use any building or part thereof for any purpose other than:

TYPE	REQUIREMENT
a) minimum lot area per dwelling unit	500 square metres
b) maximum building height	2 storeys
c) minimum building setback from:	3 metres
i) the Braidwood Avenue Street line	
ii) the Montgomery Street street line - west of the southerly projection of the centreline of Sherburne Street - east of the southerly projection of the centreline of Sherburne Street	6 metres
ii) a side lot line abutting the side lot line of an R.1 district	3 metres
iii) all other lot lines	1.2 metres
d) minimum distance between buildings	6 metres
e) maximum building coverage	40%
f) minimum landscaped open space	30%
g) the land within this zoning district shall be deemed to be one lot for all purposes of the Zoning By-law, regardless of ownership.	

331.4 SP.301 is hereby designated as a residential district.

**SECTION 332
SPECIAL DISTRICT (SP.302)**

332.1 For the purpose of this by-law, land use district "Special District 302" is hereby established and may be referred to as the symbol "SP.302"

PERMITTED USES

332.2 No person shall within an SP.302 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

332.3 No person shall within an SP.302 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 bachelor dwelling units	30 units
b) minimum lot area per dwelling unit	55 square metres
c) minimum floor area for a bachelor dwelling unit	32 square metres
d) maximum floor area for a dwelling unit other than the one dwelling unit located in the existing building situate in the northeastern portion of the lot	45 square metres
e) minimum building setback i) side lot line ii) notwithstanding the provisions of Section 6.8 (16) (b), the minimum building setback from the centre line of Sherbrooke Street iii) notwithstanding the provisions of Section 6.11, the minimum building setback from the Stewart Street street line	the lesser of the existing setback or 1.5 metres per storey 10 metres 0 metres
f) maximum building height	2 storeys
g) notwithstanding the provisions of Section 4, the following motor vehicle parking and loading requirements shall apply for a dwelling in which the monthly rental rate for dwelling units does not exceed the Canada Mortgage Housing Corporation community guideline for affordable rental accommodations:	

i)	minimum number of motor vehicle parking spaces	- 14
ii)	minimum size of a motor vehicle parking space	- 2.5 x 5.5 metres
iii)	minimum number of motor vehicle parking spaces to serve disabled persons	- 6
iv)	a motor vehicle parking space serving disabled persons shall also have a pedestrian aisle adjacent to the parking space of at least 1.5 metres and a vertical clearance of at least 2.75 metres.	
v)	minimum number of loading spaces	- 0
h)	the one dwelling unit located in the existing building situate in the northeastern portion of the lot shall be restricted to the second storey.	

332.4 SP.302 is hereby designated as a residential district.

SECTION 333
SPECIAL DISTRICT (SP.303)

333.1 For the purpose of this by-law, land use district "Special District 303" is hereby established and may be referred to as the symbol "SP.303".

PERMITTED USES

333.2 No person shall within an SP.303 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a retail store, excluding a food store and a department store
- b) a drug store, convenience store or bake shop
- c) a retail establishment for the sale of beer, wine or liquor
- d) a bank, financial institution or loan company
- e) an office
- f) a clinic
- g) a personal service use
- h) 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) an auditorium
- m) a bowling alley
- n) a place of entertainment, excluding a cinema
- o) a gymnasium or health club
- p) a taxi stand
- q) a sub-post office
- r) a place of assembly
- s) a club house or lodge hall
- t) a church
- u) a place of amusement
- v) a service station
- w) a gas bar
- x) a rental or repair establishment
- y) a video rental establishment
- z) a bottling establishment
- aa) a restaurant

REGULATIONS

333.3 No person shall within an SP.303 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	2 hectares
b) maximum gross leasable area	8,500 square metres
c) maximum gross leasable area of retail establishments permitted by clause 168.2 (a)	7,000 square metres
d) maximum gross leaseable area of an office use	300 square metres per purpose
e) a restaurant use which incorporates a drive-through or outdoor eating area, or any take-out restaurant, shall be restricted to the southerly 82 metres of the westerly 78 metres of the property, as shown on the sketch attached hereto as Schedule "X".	
f) maximum number of storeys	2
g) minimum building setback	
i) south rear lot line	0 metres
ii) all other side or rear lot lines	15 metres
h) landscaped open space shall be provided and maintained in accordance with the following:	
i) along Clonsilla Avenue	- 60 metres
ii) along the east side lot line	- 15 metres
iii) along the northeast rear lot line	- 9 metres
iv) along the south rear lot line	- 0 metres
v) along the west side lot line	- 6 metres
except as interrupted by driveways	
j) planting strips shall be provided and maintained along a lot line abutting a residential district.	
k) a 2 metre high privacy fence shall be required to be installed and maintained within the minimum required landscaped open space located along the east side lot line and the northeast rear lot line.	
l) any lighting external to buildings, except for internal lighting for signs, shall be directed away from adjacent properties or a public street	
m) a driveway to Clonsilla Avenue shall be located only within the westerly 15 metres of the property	
n) an acoustical study satisfactory to the City shall be provided prior to the issuance of a building permit for any development within the district	
o) for purposes of this district, the southerly zoning limit shall be considered as the south rear lot line	

333.4

SP.303 is hereby designated as a Commercial District

May 9, 2002

SECTION 335

SPECIAL DISTRICT (SP.305)

335.1 For the purpose of this by-law, land use district "Special District 305" is hereby established and may be referred to as the symbol "SP.305".

PERMITTED USES

335.2 No person shall within an SP.305 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a church
- b) a school
- c) a day nursery

REGULATIONS

335.3 No person shall within an SP.305 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 hectares
b) minimum building setbacks i) street line (Lansdowne Street) ii) side lot line -east side lot line -west side lot line iii) rear lot line	90 metres 90 metres 15 metres 30 metres
c) permitted uses shall be restricted to the existing buildings, provided that such buildings may be expanded by not more than 5% of the building floor area which exists at the effective date of this by-law	
d) minimum width of landscaped open space shall be provided and maintained along a lot line in accordance with the following: i) east side lot line ii) west side lot line iii) rear lot line iv) street line (Lansdowne Street) < easterly 80 metres < westerly 124 metres provided such space may be interrupted by a driveway	6 metres 1.5 metres 3 metres 9 metres 60 metres
e) an accessory building, waste receptacle or garbage storage area may be erected or located within the district, excepting within the minimum required landscaped open space area, and the minimum building setback from Lansdowne Street, provided the following regulations are complied with: i) minimum building setback ii) maximum building height iii) maximum building or site area	20 metres 6 metres 20 square metres
f) for all purposes of this By-law, the area designated as SP.305 shall be deemed to be a lot	

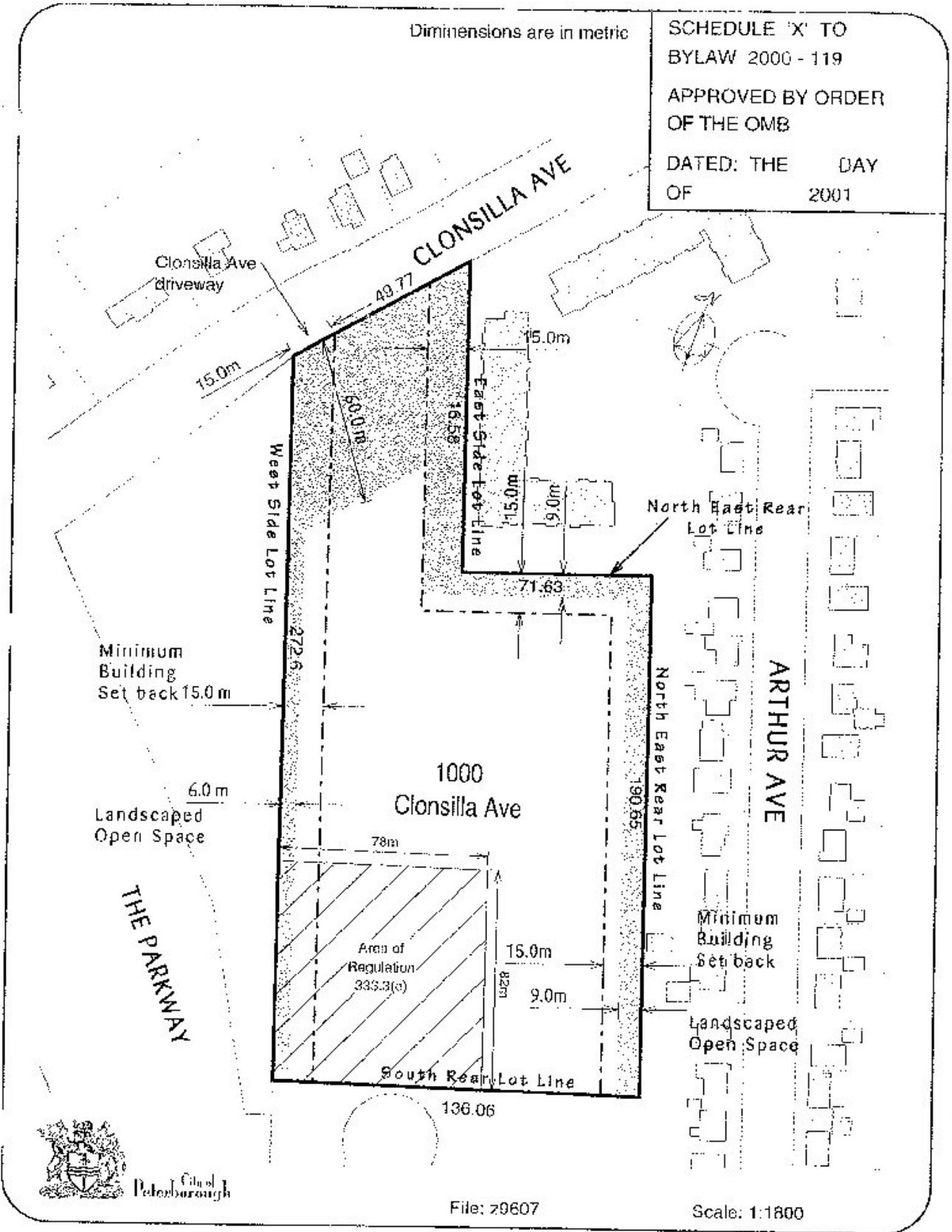
335.4 SP.305 is hereby designated as a public service district.

Dimensions are in metric

SCHEDULE 'X' TO
BYLAW 2000 - 119

APPROVED BY ORDER
OF THE OMB

DATED: THE DAY
OF 2001



File: 29607

Scale: 1:1800

SECTION 336

SPECIAL DISTRICT (SP.306)

336.1 For the purpose of this by-law, land use district “Special District 306” is hereby established and may be referred to as the symbol “SP.306”.

PERMITTED USES

336.2 No person shall within an SP.306 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling unit

REGULATIONS

336.3 No person shall within an SP.306 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	5
b) maximum number of dwelling units per dwelling	3
c) minimum building setback <ul style="list-style-type: none">i) side lot lineii) rear lot line	the lessor of the existing or 1.2 metres 12 metres
d) maximum building height <ul style="list-style-type: none">i) northerly dwellingii) southerly dwelling	2 storeys 1 storey
e) maximum building coverage	30 %
f) maximum lot coverage by open parking areas, driveways and vehicle movement areas	40 %
g) notwithstanding the provisions of Section 4.2 (A), a minimum of 7 motor vehicle parking spaces shall be provided and maintained on the lot.	
h) notwithstanding the provisions of Section 4.3.2.(b), no minimum landscaped open space shall be required along a side lot line.	

336.4 SP.306 is hereby designated as a residential district.

SPECIAL DISTRICT (SP308)

338.1 For the purpose of this by-law, land use district "Special District 308" is hereby established and may be referred to as the symbol "SP. 308".

PERMITTED USES

338.2 No person shall within an SP.308 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

338.3 No person shall within an SP.308 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	2000 square metres
b) maximum number of dwelling units	2
c) minimum building setback	
i) west side lot line	9 metres
ii) east side lot line:	
-southerly dwelling	4.5 metres
-northerly dwelling	1 metre
iii) rear lot line	9 metres
d) maximum building height	2 storeys
e) floor area, northerly dwelling	
i) minimum	40 square metres
ii) maximum	50 square metres
f) minimum landscaped open space	40% of the area of the lot
g) Section 6.4 shall not apply to prevent the erection or use of a dwelling unit on the lot, notwithstanding that water distribution and wastewater collection facilities are not available to such lot.	

338.4 SP.308 is hereby designated as a residential district

SECTION 340

SPECIAL DISTRICT 310 (SP.310)

340.1 For the purpose of this by-law, land use district "Special District 310" is hereby established and may be referred to as the symbol "SP.310".

PERMITTED USES

340.2 No person shall within an SP.310 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

340.3 No person shall within an SP.310 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	3,000 square metres
b. minimum lot area per dwelling unit	185 square metres
c. minimum building setback	
i) east side lot line	7.5 metres
ii) all other side or rear lot line	the lesser of the existing or 6 metres
d. maximum number of storeys	2
e. maximum building coverage	25%
f. maximum lot coverage by open parking areas, driveways and vehicle movement areas	40%
g. minimum, width of landscaped open space shall be provided and maintained in accordance with the following:	
i) side lot or rear lot line, except as interrupted by a driveway	the lesser of the existing or 1.5 metres
h. an accessory building, waste receptacle or garbage enclosure area may be erected or located within the district, providing the following regulations are complied with:	
i) minimum building setback	4.5 metres
ii) maximum building height	1 storey
iii) maximum building or site area	20 square metres

340.4 SP.310 is hereby designated as a residential district

SECTION 341

SPECIAL DISTRICT 311 (SP.311)

341.1 For the purpose of this by-law, land use district Special District 311 is hereby established and may be referred to as the symbol SP.311 .

PERMITTED USES

341.2 No person shall within an SP.311 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling unit
- b) an office of a non-profit housing organization
- c) a communication and broadcasting establishment
- d) a school
- e) a day nursery
- f) a church
- g) a library
- h) a museum or art gallery
- i) a recreation centre

REGULATIONS

341.3 No person shall within an SP.311 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) maximum building height	3 storeys
b) minimum building setbacks i) side or rear lot line	the lesser of the existing or 6 metres
c) maximum number of dwelling units	50
minimum building floor area devoted to a dwelling use	60 square metres per dwelling unit
e) maximum floor area for offices of a non-profit	500 square metres
notwithstanding the provisions of Section 4, the minimum number of motor vehicle parking spaces per dwelling unit for a dwelling in which the monthly rental rates for dwelling units does not exceed the Canada Mortgage and Housing Corporation community guideline for affordable rental accommodations	0.5 Spaces
341.4 SP.311 is hereby designated as residential district.	

SECTION 342

SPECIAL DISTRICT (SP.312)

342.1 For the purpose of this by-law, land use district "Special District 312" is hereby established and may be referred to as the symbol "SP.312".

A) PERMITTED USES

342.2 No person shall within an SP.312 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- i) a dwelling

B) REGULATIONS

342.3 No person shall within an SP.312 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 per dwelling unit	600 square metres
b)	maximum number of dwelling units per dwelling	6
c)	minimum building setback - side lot line or rear lot line	7.6 metres
d)	maximum building height	2 storeys
e)	minimum width of landscaped open space to be provided and maintained	
	i) along a street line	3 metres
	ii) along a lot line abutting an OS.1 - Open Space District	
	iii) along all other lot lines (except as interrupted by a driveway)	10 metres 6 metres
f)	minimum number of motor vehicle parking spaces to be provided and maintained per dwelling unit	2

342.4 SP.312 is hereby designated as a residential district.

SECTION 343
SPECIAL DISTRICT (SP. 313)

343.1 For the purpose of this by-law, land use district "Special District 313 " is hereby established and may be referred to as the symbol "SP. 313".

PERMITTED USES

343.2 No person shall within an SP.313 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

343.3 No person shall within an SP.313 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	3.5 hectares
b)	maximum number of dwelling units	150
c)	minimum landscaped open space	35% of the area of the lot
d)	maximum number of dwelling units per dwelling	
	i) along a street line	2
	ii) elsewhere within the district	8
e)	minimum building setback side or rear lot line	4.5 metres
f)	minimum distance between buildings located along a street line	2.4 metres
g)	maximum building height	1 storey
h)	minimum number of motor vehicle parking spaces per dwelling unit	2
j)	minimum width of landscaped open space to be provided and maintained, except as interrupted by driveways in accordance with the following:	
	i) along a street line	6 metres
	ii) along a side lot line or rear lot line	4.5 metres

343.4 SP.313 is hereby designated as a residential district.

SECTION 344
SPECIAL DISTRICT SP. 314

344.1 For the purpose of this by-law, land use district "Special District 314 " is hereby established and may be referred to as the symbol "SP. 314 ".

PERMITTED USES

344.2 No person shall within an SP. 314 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a dwelling

REGULATIONS

344.3 No person shall within an SP.314 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a)	minimum lot width	15 metres
b)	maximum building coverage	the lesser of the existing or 40%
c)	maximum number of dwelling units	3
d)	maximum building height	2 storeys
e)	minimum building setback:	
	i) side lot line	the lesser of the existing or 1.2 metres
	ii) rear lot line	the lesser of the existing or 7.5 metres

344.4 SP.314 is hereby designated as a Residential District.

SECTION 345

SPECIAL DISTRICT (SP. 315)

345.1 For the purpose of this by-law, land use district "Special District" is hereby established and may be referred to as the symbol "SP. 315 ".

PERMITTED USES

345.2 No person shall within an SP.315 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office; and,
- b) a dwelling.

REGULATIONS

345.3 No person shall within an SP.315 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

i)	the permitted uses shall be limited to the building existing on the date of the passage of the implementing by-law.	
ii)	maximum floor area for all office uses	235 square metres
iii)	minimum lot area per dwelling unit	370 square metres
iv)	minimum building setbacks	
	i) south side lot line	30 metres
	ii) all other lot lines	the existing building setback on the date of the passage of the implementing by-law
v)	the southerly 30 metres of the district shall be maintained as landscaped open space	

345.4 SP.315 is hereby designated as a Commercial district.

SECTION 346

SPECIAL DISTRICT (SP.316)

346.1 For the purpose of this by-law, land use district "Special District" is hereby established and may be referred to as the symbol "SP.316."

PERMITTED USES

346.2 No person shall, within an SP.316 district, use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

346.3 No person shall within an SP.316 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a)	maximum number of dwelling units: i) within the existing westerly building ii) within the existing easterly building	4 1
b)	minimum building setbacks	the greater of 3 metres or the existing building setback
c)	notwithstanding the provisions of Section 4.2, a minimum of six (6) motor vehicle parking spaces shall be provided and maintained within the district	

346.4 SP.316 is hereby designated as a Residential District.

SECTION 347

SPECIAL DISTRICT (SP.317)

347.1 For the purpose of this by-law, land use district "Special District 317" is hereby established and may be referred to as the symbol "SP.317".

PERMITTED USES

347.2 No person shall within an SP. 317 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

347.3 No person shall within an SP.317 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 per dwelling unit	465 square metres
b)	maximum building height	2 storeys
c)	minimum building setbacks: i) east side lot line ii) north side lot line iii) all other lot lines	9 metres 12 metres 1.5 metres
d)	minimum number of motor vehicle parking spaces to be provided and maintained per dwelling unit	2
e)	minimum landscaped open space	50%
f)	minimum width of landscaped open space to be provided and maintained along lot lines shall be in accordance with the following: i) east side lot line ii) all other lot lines	9 metres 1.5 metres

347.4 SP.317 is hereby designated as a residential district.

SECTION 348

SPECIAL DISTRICT (SP.318)

348.1 For the purpose of this by-law, land use district "Special District 318" is hereby established and may be referred to as the symbol "SP.318".

PERMITTED USES

348.2 No person shall within an SP.318 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 video rental establishment
- c) a personal service use
- d) a sub post-office
- e) a dry cleaning depot
- e) a place of assembly
- f) a restaurant
- g) a service station or gas bar
- h) a car wash
- j) a nursery or greenhouse
- k) a rental establishment

REGULATIONS

348.3 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 area	6 hectares
b)	maximum floor area for a department store use	17,651 m ² (09-174)
c)	maximum building height	2 storeys
d)	minimum building setback, side or rear lot line	15 metres
e)	minimum width of landscaped open space to be provided and maintained along lot lines, shall be in accordance with the following:	
	i) a street line	3 metres or as required by an approved Site Plan Agreement
	ii) a lot line abutting a residential district	3 metres or as required by an approved Site Plan Agreement
	iii) a lot line abutting an open space or development district	6 metres or as required by an approved Site Plan Agreement
	iv) along another lot line	3 metres or as required by an approved Site Plan Agreement
f)	for purposes of this By-law, the area designated as SP.318 shall be deemed to be a lot.	
g)	notwithstanding the parking requirements of Section 4.2, the minimum number of parking spaces required for a department store shall be 1 space per 20m ² of floor area. (09-174)	

348.4 SP.138 is hereby designated as a commercial district.

SECTION 349

SPECIAL DISTRICT (SP. 319)

349.1 For the purpose of this by-law, land use district "Special District 319" is hereby established and may be referred to as the symbol "SP. 319".

349.2 No person shall within an SP.319 district use any land or erect, alter or use any building or part thereof for any purpose other than:

PERMITTED USES

- a) a dwelling
- b) a multi-suite residence
- c) a dialysis clinic
- d) a long-term care facility
- e) a nursing home or home for the aged
- f) a hospital
- g) a group home
- h) a day nursery

REGULATIONS

349.3 No person shall within an SP.319 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 per dwelling	280 square metres
b) maximum number of residential suites	80
c) maximum floor area for a dialysis clinic	230 square metres
d) maximum building height	3 storeys
e) minimum building setbacks: i) side lot lines ii) rear lot lines	9 metres 9 metres
f) notwithstanding the provisions of Section 4, the minimum motor vehicle parking spaces for a dwelling unit or a residential suite, in which the monthly rental rate for a dwelling unit or a residential suite does not exceed the Canada Mortgage and Housing Corporation Community Guideline for affordable rental accommodation, shall be 0.5 space per dwelling unit or residential suite, plus one (1) per staff.	
g) minimum landscaped open space	40% of the area of the lot

<p>h) an accessory building, waste receptacle or garbage enclosure area may be erected or located within the district provided the following regulations are complied with:</p> <p>i) minimum building setback</p> <p>ii) maximum building site area</p>	<p>the lesser of the existing or 3 metres the greater of the existing or 30 square metres</p>
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349.4 SP.319 is hereby designated as a Residential District.

SECTION 351

SPECIAL DISTRICT (SP.321)

351.1 For the purpose of this by-law, land use district "Special District 321" is hereby established and may be referred to as the symbol "SP.321".

PERMITTED USES

351.2 No person shall within an SP.321 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

351.3 No person shall within an SP.321 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 per dwelling unit	- 185 square metres
b)	maximum building height	- 2 storeys
c)	minimum building setbacks i) south side lot line ii) all other lot lines	- 3 metres - 6 metres
d)	minimum width of landscaped open space to be provided and maintained along lot lines to be in accordance with the following: i) south side lot line ii) street line iii) all other lot lines except as interrupted by driveways	- 3 metres - 1.5 metres - 1.5 metres
e)	for all purposes of this By-law, the area designated as SP.321 shall be deemed to be a lot.	

351.4 SP.321 is hereby designated as a residential district.

SECTION 352

SPECIAL DISTRICT (SP.322)

352.1 For the purpose of this by-law, land use district "Special District 322 " is hereby established and may be referred to as the symbol "SP.322".

PERMITTED USES

352.2 No person shall within an SP.322 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

352.3 No person shall within an SP.322 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a)	maximum number of dwelling units	12
b)	notwithstanding the provisions of Section 4, the following parking regulations shall apply:	
	i) minimum number of motor vehicle parking spaces to be provided and maintained within the district	16
	ii) minimum dimensions for a motor vehicle parking spaces shall be 2.5 metres in width and 5.5 metres in length.	
	iii) minimum number of loading spaces	0

352.4 SP.322 is hereby designated as a residential district.

SECTION 353

SPECIAL DISTRICT 323 (SP. 323)

353.1 For the purpose of this by-law, land use district “Special District 323” is hereby established and may be referred to as the symbol ‘SP.323’.

PERMITTED USES

354 No person shall within an SP.323 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) dwelling unit
- b) place of assembly

REGULATIONS

355 No person shall within an SP.323 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) dwelling unit	Restricted to and wholly located within the easterly building
b) place of assembly	Restricted to and wholly located within the westerly building
c) minimum lot area per dwelling unit	278 square metres
d) minimum building setback	
i) side lot line	The lesser of the existing or 1.2m
ii) rear lot line	The lesser of the existing or 7.6m
e) Notwithstanding the provisions of Section 4.3.2 b), a motor vehicle parking space and the driveway thereto may be located within 1.0 m of a side lot line	
f) Notwithstanding the provisions of Section 4.2, a minimum of 10 motor vehicle parking spaces shall be provided and maintained for a martial arts studio.	

SECTION 354

SPECIAL DISTRICT 324 (SP. 324)

354.1 For the purpose of this by-law, land use district “Special District 324” is hereby established and may be referred to by the symbol “SP. 324”.

PERMITTED USES:

354.2 No person shall within an SP.324 District use any land or erect, alter or use any building or part thereof for any reason other than:

- i) dwelling unit

REGULATIONS:

354.3 No person shall within an SP.324 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) Maximum number of dwelling units	76
b) Maximum building floor area	7,250 square metres
c) Minimum building setbacks:	
i) side lot line	The lesser of the existing or 6 m
ii) rear lot line	The lesser of the existing or 2 m
d) minimum lot area per dwelling unit	68 square metres
e) maximum building coverage	40%
f) maximum number of storeys	4
g) maximum lot coverage by open parking areas, driveways and vehicle movement areas	40%
h) Notwithstanding the parking requirements of Section 4.2 a minimum of one parking space per dwelling unit shall be provided.	
j) Notwithstanding the parking requirements of Section 4.3.1:	
i) not more than nine (9) of the required parking spaces shall be 2.4 metres by 5.7 metres.;	
ii) not more than two (2) of the required parking spaces shall be 2.7 metres by 5 metres.	

354.4 SP.324 District is hereby designated as a residential district.

SECTION 355

SPECIAL DISTRICT 325 (SP. 325)

355.1 For the purpose of this by-law, land use district "Special District 325" is hereby established and may be referred to as the symbol "SP.325".

PERMITTED USES

355.2 No person shall within an SP.325 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a multi-suite residence
- b) dwelling

REGULATIONS

355.3 No person shall within an SP.325 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 per dwelling unit	190 square metres
b)	minimum lot area	1 hectare
c)	maximum building coverage	35%
d)	maximum lot coverage by surface parking lots and driveways	25%
e)	minimum landscaped open space	40%
f)	minimum building setback	9 metres or 3 metres per storey, whichever is greater
g)	maximum building height	4 storeys
h)	a minimum width of landscaped open space required to be established and maintained along all lot lines, except where interrupted by driveways	3 metres
j)	notwithstanding the provisions of Section 4.2, motor vehicle spaces shall be provided and maintained as follows: i) 1 space per dwelling unit ii) 0.75 spaces per residential suite	
k)	for the purpose of establishing the total number of dwelling units, two (2) residential suites are the equivalent of one (1) dwelling unit.	

355.4 SP.325 is hereby designated as a residential district.

SECTION 356

SPECIAL DISTRICT 326 (SP. 326)

356.1 For the purpose of this by-law, land use district "Special District 326" is hereby established and may be referred to as the symbol "SP.326".

PERMITTED USES

356.2 No person shall within an SP.326 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a multi-suite residence

REGULATIONS

356.3 No person shall within an SP.326 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 per suite	100 square metres
b)	minimum building setback	2.4 metres
i)	side lot line	
c)	maximum building coverage on lot	45%
d)	maximum number of storeys	2
e)	maximum lot coverage by surface parking lots and driveways	25%
f)	minimum landscaped open space	30%
g)	notwithstanding the provisions of Section 6.11, no building or part thereof shall be erected, altered or used: <ul style="list-style-type: none"> i) within 3.8 metres of the street line, or ii) within 2.4 metres of the Simcoe St. streetline for an unenclosed covered porch 	
h)	notwithstanding the provisions of Section 4.2, motor vehicle spaces shall be provided and maintained as follows: <ul style="list-style-type: none"> i) 0.5 spaces per residential suite 	

356.4 SP.326 is hereby designated as a residential district.

SECTION 357

SPECIAL DISTRICT 327 (SP. 327)

357.1 For the purpose of this by-law, land use district “Special District 327” is hereby established and may be referred to as the symbol “SP.327”.

PERMITTED USES

357.2 No person shall within an SP. 327 district use any land for any other purpose than a motor vehicle parking lot.

REGULATIONS

357.3 Landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along each lot line except where interrupted by driveway and access.

**SECTION 358
SPECIAL DISTRICT 328 (SP.328)**

358.1 For the purpose of this by-law, land use district “Special District 328” is hereby established and may be referred to by the symbol “SP328”.

PERMITTED USE:

358.2 No person shall within an SP.328 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS:

358.3 No person shall within an SP. 328 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 per lot	1
b) minimum lot area	340 square metres
c) minimum lot width	13.7m
d) minimum lot depth	25m
e) minimum building setback	
i) side lot line	1.2m on one side and 0.6 m on the opposite side
ii) rear lot line	6.0m
f) maximum building coverage	50%
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
k) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be:	
i) 3.0 metres for a dwelling, excepting an attached garage or carport	
ii) 6.0 metres for an attached garage or carport	
iii) 1.5 metres for a verandah	
l) Notwithstanding the provisions of Section 6.18, the minimum building setback of an accessory building shall be 0.3m from a side lot line.	

358.4 SP.328 District is hereby designated as a residential district.

**SECTION 359
SPECIAL DISTRICT 329 (SP.329)**

359.1 For the purpose of this by-law, land use district “Special District 329” is hereby established and may be referred to by the symbol “SP.329”.

PERMITTED USE:

359.2 No person shall within an SP.329 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS:

359.3 No person shall within an SP.329 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 per lot	1
b) minimum lot area	227 square metres
c) minimum lot width	9.1 m
d) minimum lot depth	25 m
e) minimum building setback	
i) side lot line	1.2m on one side and 0.6 m on the opposite side.
ii) rear lot line	6.0 m
f) maximum building coverage	55%
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
k) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be:	
i) 3.0 metres for a dwelling, excepting an attached garage or carport	
ii) 6.0 metres for an attached garage or carport	
iii) 1.5 metres for a verandah	
l) Notwithstanding the provisions of Section 6.18, the minimum building setback of an accessory building shall be 0.3m from a side lot line.	

359.4 SP.329 District is hereby designated as a residential district.

**SECTION 360
SPECIAL DISTRICT 330 (SP.330)**

360.1 For the purpose of this by-law, land use district “Special District 330” is hereby established and may be referred to by the symbol “SP.330”.

PERMITTED USE:

360.2 No person shall within an SP.330 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS:

360.3 No person shall within an SP.330 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 per lot	2
b) minimum lot area per dwelling unit	182 square metres
c) minimum lot width per dwelling unit	7.3 m
d) minimum lot depth	25 m
e) minimum building setback	
i) side lot line	1.2m
ii) rear lot line	6.0m
f) maximum building coverage	60%
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
k) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be:	
i) 3.0 metres for a dwelling, excepting an attached garage or carport	
ii) 6.0 metres for an attached garage or carport	
iii) 1.5 metres for a verandah	
l) Notwithstanding the provisions of Section 6.18, the minimum building setback of an accessory building shall be 0.3m from a side lot line.	

360.4 SP.330 District is hereby designated as a residential district.

**SECTION 361
SPECIAL DISTRICT 331 (SP.331)**

361.1 For the purpose of this by-law, land use district “Special District 331” is hereby established and may be referred to by the symbol “SP.331”.

PERMITTED USE:

361.2 No person shall within an SP.331 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS:

361.3 No person shall within an SP.331 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 per lot	8
b) minimum lot area per dwelling unit	150 square metres
c) minimum lot width per dwelling unit	6.0m
d) minimum lot depth	25m
e) minimum building setback	
i) side lot line	1.2m
ii) rear lot line	6.0m
f) maximum building coverage	65%
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
k) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be:	
i) 3.0 metres for a dwelling, excepting an attached garage or carport	
ii) 6.0 metres for an attached garage or carport	
iii) 1.5 metres for a verandah	
l) Notwithstanding the provisions of Section 6.18, the minimum distance of an accessory building shall be 0.3m from a side lot line.	
m) Notwithstanding the provisions of Section 4.2(a), a minimum of 2 parking spaces per dwelling unit shall be provided.	

361.4 SP.331 District is hereby designated as a residential district.

SECTION 362
SPECIAL DISTRICT 332 (SP.332)

362.1 For the purpose of this by-law, land use district “Special District 332” is hereby established and may be referred to by the symbol “SP.332”.

PERMITTED USE:

362.2 No person shall within an SP.332 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS:

362.3 No person shall within an SP.332 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 per lot	1
b) minimum lot area	227 square metres
c) minimum lot width	7.6m
d) minimum lot depth	30m
e) minimum building setback	
i) side lot line	1.2m on one side and 0.6 m on the opposite side
ii) rear lot line	6.0m
f) maximum building coverage	65%
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
k) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be:	
i) 3.0 metres for a dwelling, excepting an attached garage or carport	
ii) 6.0 metres for an attached garage or carport	
iii) 1.5 metres for a verandah	
l) Notwithstanding the provisions of Section 6.18:	
i) the minimum distance of an accessory building shall be 0.3m from a side lot line; and	
ii) the minimum distance of an accessory building shall be 0.0 metres from a side lot line for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage.	
m) A lot line which abuts a public lane shall be deemed to be a rear lot line.	

362.4 SP.332 District is hereby designated as a residential district.

SECTION 363
SPECIAL DISTRICT 333 (SP.333)

363.1 For the purpose of this by-law, land use district “Special District 333” is hereby established and may be referred to by the symbol “SP.333”.

PERMITTED USE:

363.2 No person shall within an SP.333 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS:

363.3 No person shall within an SP.333 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 per lot	2
b) minimum lot area per dwelling unit	219 square metres
c) minimum lot width per dwelling unit	7.3m
d) minimum lot depth	30m
e) minimum building setback	
i) side lot line	1.2m
ii) rear lot line	6.0m
f) maximum building coverage	65%
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
k) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be:	
i) 3.0 metres for a dwelling, excepting an attached garage or carport	
ii) 6.0 metres for an attached garage or carport	
iii) 1.5 metres for a verandah	
l) Notwithstanding the provisions of Section 6.18, the minimum distance of an accessory building shall be 0.3m from a side lot line.	
m) A lot line which abuts a public lane shall be deemed to be a rear lot line.	

363.4 SP.333 District is hereby designated as a residential district.

**SECTION 364
SPECIAL DISTRICT 334 (SP.334)**

364.1 For the purpose of this by-law, land use district “Special District 334” is hereby established and may be referred to by the symbol “SP.334”.

PERMITTED USE:

364.2 No person shall within an SP.334 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS:

364.3 No person shall within an SP.334 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 per lot	8
b) minimum lot area per dwelling unit	180 square metres
c) minimum lot width per dwelling unit	6.0m
d) minimum lot depth	30m
e) minimum building setback	
i) side lot line	1.2m
ii) rear lot line	6.0m
f) maximum building coverage	70%
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
k) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be:	
i) 3.0 metres for a dwelling, excepting an attached garage or carport	
ii) 6.0 metres for an attached garage or carport	
iii) 1.5 metres for a verandah	
l) Notwithstanding the provisions of Section 6.18, the minimum distance of an accessory building shall be 0.3m from a side lot line	
m) A lot line which abuts a public lane shall be deemed to be a rear lot line	
n) Notwithstanding the provisions of Section 4.2 (a), a minimum of 2 parking spaces per dwelling unit shall be provided.	

364.4 SP.334 District is hereby designated as a residential district.

SECTION 365

SPECIAL DISTRICT 335 (SP.335)

365.1 For the purpose of this by-law, land use district “Special District 335” is hereby established and may be referred to by the symbol “SP.335”.

PERMITTED USES:

365.2 No person shall within an SP.335 District use any land or erect, alter or use any building or part thereof for any reason other than:

- a) Multi-unit dwelling

REGULATIONS:

365.3 No person shall within an SP.335 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) Maximum number of dwelling units	48, of which a minimum of 30 shall be fully wheelchair accessible dwelling units for persons with physical disabilities
b) Maximum building floor area	4,100 square metres
c) Minimum setback from a side lot line	The lesser of the existing or 8m
d) Minimum lot area per dwelling unit	100 square metres
e) Maximum building coverage	30%
f) Maximum number of storeys	3
g) Maximum lot coverage by open parking areas, driveways and vehicle movement areas	45%
h) Notwithstanding Section 4.2, a minimum of 45 motor vehicle parking spaces shall be provided and maintained.	
j) Notwithstanding Section 4.3.2, the minimum distance between a habitable room and a motor vehicle parking space or driveway shall be 1.5m	
k) Notwithstanding Section 6.16, the minimum width of a planting strip along the northerly lot line shall be the lesser of the existing or 1.5m.	

365.4 SP.335 District is hereby designated as a residential district.

February 29, 2008
December 31, 2010
December 31, 2014

SECTION 366

SPECIAL DISTRICT 336 (SP. 336)

366.1 For the purpose of this by-law, land use district "Special District 336" is hereby established and may be referred to as the symbol "SP.336".

PERMITTED USES

366.2 No person shall within an SP.336 district use any land or erect, alter or use any building or part thereof for any reason other than:

- a) dwelling unit

REGULATIONS

366.3 No person shall within an SP.336 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a)	Maximum number of dwelling units	64 (By Law 13-125)
b)	Minimum lot area per dwelling unit	82 square metres (By-law 13-125)
c)	Minimum building setbacks: i) side lot line	1.5m (By-law 13-125)
d)	Maximum building coverage Building above grade Underground parking structure	40% (By-law 13-125) 80 % (By-law 13-125)
e)	Maximum number of storeys	4 (By Law 10-049)
f)	Maximum lot coverage by open parking areas, driveways and vehicle movement areas	45%
g)	Notwithstanding the parking requirements of Section 4.2 a minimum of 1.05 parking spaces per dwelling unit shall be provided.	
h)	Notwithstanding the building setback provision from streets in Sections 6.9 and 6.11, a minimum building setback of 2.5 m shall be provided from the street line. (By-law 13-125)	

366.4 SP.336 is hereby designated as a residential district.

SECTION 367

SPECIAL DISTRICT 337 (SP. 337)

367.1 For the purpose of this by-law, land use district “Special District 337” is hereby established and may be referred to by the symbol “SP.337”.

PERMITTED USES

367.2 No person shall within an SP.337 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a dwelling

REGULATIONS

367.3 No person shall within an SP.337 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	23
b) minimum lot area per dwelling unit	600 square metres
c) maximum number of dwelling units per dwelling	6
d) minimum building setback from side lot line or rear lot line	7.6 m
e) minimum width of landscaped open space to be provided and maintained	
i) along a street line	3 m
ii) along a lot line abutting an Open Space District	10 m
iii) along all other lot lines	6 m
367.4 SP.337 District is hereby designated as a residential district.	

SECTION 368

SPECIAL DISTRICT 338 (SP.338)

368.1 For the purpose of this by-law, land use district “Special District 338” is hereby established and may be referred to by the symbol “SP.338”.

PERMITTED USES:

368.2 No person shall within an SP.338 District use any land or erect, alter or use any building or part thereof for any reason other than:

- a) a video rental establishment
- b) a personal service use
- c) a sub post-office
- d) a dry cleaning depot
- e) a place of assembly
- f) an art school, music school, dance school or fine arts school
- g) a gymnasium or health club
- h) a hotel
- i) a restaurant
- j) a service station
- k) a car wash
- l) a retail establishment for the sale of:
 - i) motor vehicles
 - ii) motor vehicle parts
 - iii) building products and contractor supplies
 - iv) boats, trailers, travel trailers and mobile homes
 - v) furniture and appliances
 - vi) pet food
- m) a nursery or greenhouse
- n) a funeral parlour
- o) a police station
- p) an ambulance station
- q) a fire hall
- r) a church
- s) a library, museum or art gallery
- t) an animal hospital or veterinary office
- u) a rental establishment
- v) a printing shop
- w) an auction hall
- x) a parking lot or parking garage
- y) a bank or financial institution
- z) a clinic

REGULATIONS

368.3 No person shall within an SP.338 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	the lesser of the existing setback or 10 metres
d) maximum building coverage	20%
e) maximum building height	2 storeys
f) minimum landscaped open space	15% of the area of the lot
g) landscaped open space shall be provided and maintained in accordance with the following: <ul style="list-style-type: none"> i) the lesser of the existing landscaped open space or 10 metres along a lot line abutting a residential district ii) the lesser of the existing landscaped open space or 1.5 metres along all other lot lines provided such open space may be interrupted by driveways 	
h) 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	
j) an accessory building, waste receptacle or garbage storage area may be erected or located within the district, excepting within the minimum required landscaped open space area, provided the following regulations are complied with: <ul style="list-style-type: none"> i) minimum building setback ii) maximum building height iii) maximum building or site area 	3 metres 3 metres 15 square metres
k) for purposes of this district up to 10% of the area between the front face of a building and the front lot line may be used for the open display of merchandise associated with uses (j), (k), (u) and (w)	
l) for purposes of this By-law, the area designated as SP.338 shall be deemed to be a lot.	

368.4 SP.338 District is hereby designated as a commercial district

**SECTION 369
SPECIAL DISTRICT 339 (SP.339)**

369.1 For the purpose of this by-law, land use district “Special District 339” is hereby established and may be referred to by the symbol “SP.339”.

PERMITTED USES:

369.2 No person shall within an SP.339 District use any land or erect, alter or use any building or part thereof for any reason other than:

- a) a dwelling

REGULATIONS:

369.3 No person shall within an SP.339 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) Minimum number of dwelling units per building	4
b) Maximum number of dwelling units	19
c) Minimum building setbacks: side lot line	3m
d) maximum building coverage	30%
e) maximum number of storeys	3
f) maximum lot coverage by open parking areas, driveways and vehicle movement areas	36%

369.4 SP.339 District is hereby designated as a residential district.

**SECTION 370
SPECIAL DISTRICT 340 (SP.340)**

370.1 For the purpose of this by-law, land use district “Special District 340” is hereby established and may be referred to by the symbol “SP.340”.

PERMITTED USES:

370.2 No person shall within an SP.340 District use any land or erect, alter or use any building or part thereof for any reason other than:

- a) a multi-suite residence
- b) a dwelling

REGULATIONS:

370.3 No person shall within an SP.340 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) Minimum number of dwelling units per building	4
b) Minimum lot area per dwelling unit	139 square metres
c) Minimum lot area per suite	69 square metres
d) Minimum building setbacks:	
i) side lot line	7m
ii) rear lot line	9 m
e) maximum building coverage	30%
f) maximum number of storeys	6
g) maximum lot coverage by open parking areas, driveways and vehicle movement areas	40%
h) Notwithstanding the parking requirements of Section 4.2, motor vehicle spaces shall be provided and maintained as follows:	
i) 1 space per dwelling unit	
ii) 0.75 spaces per suite	

370.4 SP.340 District is hereby designated as a residential district.

SECTION 371
SPECIAL DISTRICT 341 (SP.341)

371.1 For the purpose of this by-law, land use district “Special District 341” is hereby established and may be referred to by the symbol “SP.341”.

PERMITTED USES:

371.2 No person shall within an SP.341 District use any land or erect, alter or use any building or part thereof for any reason other than:

- a) a clinic

REGULATIONS:

371.3 No person shall within an SP.341 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) Maximum floor area	300 square metres per clinic (10-033)
b) Minimum lot area	900 square metres
b) Minimum lot width	20 metres
c) Minimum building setbacks:	
i) side lot line	3m
ii) rear lot line	9m
d) Minimum landscaped open space	10% of lot area
e) Maximum number of storeys	2
f) Minimum driveway width	7.5m

371.4 SP.341 District is hereby designated as a commercial district.

**SECTION 372
SPECIAL DISTRICT 342 (SP.342)**

372.1 For the purpose of this by-law, land use district “Special District 342” is hereby established and may be referred to by the symbol “SP.342”.

PERMITTED USES:

372.2 No person shall within an SP.342 District use any land or erect, alter or use any building or part thereof for any reason other than:

- a) a single unit dwelling

REGULATIONS:

372.3 No person shall within an SP.342 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) Maximum number of dwelling units	4
b) Minimum lot area per dwelling unit	1,300 square metres
c) Minimum lot width	20 metres
d) Minimum building setbacks: i) northerly lot line ii) southerly lot line iii) easterly lot line iv) westerly lot line v)	9m 18m 6m 3m
d) Minimum separation between buildings	3m
e) Minimum number of parking spaces per dwelling unit	2
f) Maximum building height	2 storeys
g) Maximum building coverage	40%
h) The land within this zoning district shall be deemed to be one lot for all purposes of the Zoning By-law, regardless of ownership.	

372.4 SP.342 District is hereby designated as a residential district.

SECTION 373

SPECIAL DISTRICT 343 (SP.343)

373.1 For the purpose of this by-law, land use district “Special District 343” hereby established and may be referred to as the symbol “SP.343”.

PERMITTED USES

373.2 No person shall within any SP.343 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 bank, financial institution or loan company
- (c) a clinic
- (d) a personal service use
- (e) a retail establishment
- (f) a restaurant
- (g) a video rental establishment
- (h) a funeral home
- (i) a place of assembly
- (j) a church
- (k) an art studio
- (l) an art school, music school, dance school or fine arts school
- (m) a gymnasium or health club
- (n) a dwelling unit
- (o) a multi-suite residence
- (p) a hotel
- (q) an established use

REGULATIONS

373.3 No person shall within any SP.343 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 per dwelling unit	140 square metres
c) minimum building setback - side or rear lot line	1.5 metres or one half the height of the building whichever is the greater

d) maximum building coverage	50%
e) maximum commercial floor area per commercial purpose	700 m ²
f) maximum number of storeys	5
g) 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	
h) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along a street line provided that such open space may be interrupted by driveways	

373.4 SP.343 District is hereby designated as a commercial district.

December 31, 2015

SECTION 374

SPECIAL DISTRICT 344 (SP.344)

Repealed by by-law 15-036

SECTION 375

SPECIAL DISTRICT 345 (SP.345)

375.1 For the purpose of this by-law, land use district “Special District 345” hereby established and may be referred to as the symbol “SP.345”.

PERMITTED USES

375.2 No person shall within any SP.345 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling
- b) a multi-suite residence
- c) an office, excluding a veterinary office
- d) a clinic
- e) a personal service use
- f) a bed and breakfast establishment
- g) an art studio or craft workshop
- h) an art school, music school, dance school or fine arts school
- i) a nursing home
- j) a group home
- k) a museum or art gallery

REGULATIONS

375.3 No person shall within any SP.345 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 per dwelling unit	140 square metres
c) minimum building setback - side or rear lot line	1.5 metres or one half the height of the building whichever is the greater
d) maximum building coverage	50%
e) maximum number of storeys	2
f) landscaped open space including a planting strip, having a shall be provided and maintained along a lot line abutting a residential or development district	minimum width of 3 metres or existing.
g) landscaped open space of a shall be provided and maintained along a street line provided that such open	minimum width of 1.5 metres or existing

space may be interrupted by driveways	
h) notwithstanding the provisions of Section 4.2, motor vehicle spaces shall be provided and maintained as follows:	1 space per dwelling unit 0.75 spaces per residential suite

375.4 SP.345 District is hereby designated as a commercial district.

SECTION 376

SPECIAL DISTRICT 346 (SP.346)

376.1 For the purpose of this by-law, land use district “Special District 346” hereby established and may be referred to as the symbol “SP.346”.

PERMITTED USES

376.2 No person shall within any SP.346 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 multi- suite residence

The following uses within an existing building:

- c) a clinic
- d) an office
- e) a place of assembly
- f) a school
- g) an adult training centre
- h) a day nursery

REGULATIONS

376.3 No person shall within any SP.346 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 per dwelling unit	185 m ²
b) Maximum number of residential suites* *for the purpose of this district, 2 residential suites are deemed to be equivalent to 1 dwelling unit	40
c) Maximum number of dwelling units	187
d) Maximum building height: Located within 30m from centreline of Woodland St. Located 30m or more from centreline of Woodland St.	2 storeys 3 storeys
d) Minimum Building Setbacks: from Woodland St. Streetline from all other lot lines	6m or the existing As per the concept site plan
e) Minimum Landscaped Open Space	35% of Lot Area
f) Maximum Building Coverage	50%
g) Notwithstanding Section 6.37, Minimum Floor Area per Apartment Dwelling Unit: 20% of Bachelor apartments	28m ² 40m ²

20% of One bedroom apartments	
h) Minimum vehicle parking spaces for residential suites	0.75 spaces per suite

Proposed Non-Residential Provision	Proposed Requirement
a) Maximum building floor area: office use clinic use	300m ² 300m ²

”

376.4 SP.346 District is hereby designated as a residential district.

SECTION 377**SPECIAL DISTRICT 347 (SP.347)**

377.1 For the purpose of this by-law, land use district “Special District 347” is hereby established and may be referred to as the symbol “SP.347”.

PERMITTED USES

377.2 No person shall within any SP.347 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a dwelling unit

REGULATIONS

377.3 No person shall, within any SP.347 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	6000 m ²
b) maximum number of dwelling units	59
c) maximum building height	2 storeys
d) minimum lot area per dwelling unit	100 m ²
e) maximum number of dwelling units per building	18
f) minimum building setbacks side and rear lot lines	3m or existing
g) notwithstanding the provisions of Sections 4.2 and 4.4, the minimum parking standards shall be as follows:	1 space per dwelling unit
h) minimum landscaped open space	35% of lot area
i) maximum building coverage	30% of lot area
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	35% of lot area
k) Notwithstanding Section 4.3.2, the minimum distance of parking spaces to windows of habitable rooms	1m

377.4 SP.347 District is hereby designated as a residential district.

SECTION 378

SPECIAL DISTRICT 348 (SP.348)

378.1 For the purpose of this by-law, land use district “Special District 348” is hereby established and may be referred to as the symbol “SP.348”.

PERMITTED USE:

378.2 No person shall within an SP.348 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a Single Unit Dwelling
- b) a Two Unit Dwelling
- c) a Row Dwelling

REGULATIONS:

378.3 No person shall within an SP. 348 District, use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement		
	Single Unit Dwelling	Two Unit Dwelling	Row Dwelling
a) maximum number of dwelling units per lot	1	2	8
b) minimum lot area per dwelling unit	190 square metres	142 square metres	112.5 square metres
c) minimum lot width per dwelling unit	7.6 metres	5.7 metres	4.5 metres
d) minimum lot depth	25 metres	25 metres	25 metres
e) minimum building setback	1.2 metres on one side, 0.6 metres on the opposite side	1.2 metres	1.2 metres
i) side lot line			
ii) rear lot line			
f) maximum building coverage	65%	65%	65%
g) maximum number of storeys	3	3	3

Type	Requirement		
	Single Unit Dwelling	Two Unit Dwelling	Row Dwelling
h) minimum floor area per dwelling unit	56 square metres	56 square metres	56 square metres
i) maximum coverage by open parking areas, driveways and vehicle movement areas	25%	25%	25%
<p>j) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be:</p> <p>i) 3.0 metres for a dwelling, excepting an attached garage or carport</p> <p>ii) 6.0 metres for an attached garage or carport</p> <p>iii) 1.5 metres for a verandah</p>			
<p>k) Notwithstanding the provisions of Sections 6.18, the following regulations shall apply to an accessory building to be used as a garage for motor vehicle parking in accordance with Section 4.3:</p>			
i) Minimum Distance to Rear of Dwelling (Detached Structure)	1.2 metres	1.2 metres	2.4 metres
ii) Minimum Distance from Side Lot Line (Detached Structure)	0.3 metres; 0 metres for a jointly-owned garage which serves two properties whose common lot line is the dividing line of such garage		
<p>iii) Notwithstanding the definition of an Accessory Use in Section 1, an accessory building to be used as a garage for motor vehicle parking may be attached to the dwelling subject to the following regulations:</p>			
iii a) Maximum Width of Dwelling at point of attachment (measured from the exterior side of the exterior walls or supporting structure)	3.5 metres	2.85 metres for lots with a minimum lot width per dwelling unit of 6 metres; 3.5 metres for lots with a minimum lot width per dwelling unit of 7.6 metres	

Type	Requirement		
	Single Unit Dwelling	Two Unit Dwelling	Row Dwelling
iii b) Maximum Height of Dwelling at point of attachment	1 storey		
iv) Minimum Distance from Side Lot Line (Attached Structure)	1.2 metres on one side, 0.6 metres on the opposite side; 0 metres for a jointly-owned garage which serves two properties whose common lot line is the dividing line of such garage	1.2 metres; 0 metres for a jointly-owned garage which serves two properties whose common lot line is the dividing line of such garage	
v) Minimum Distance from Rear Lot Line	0.6 metres		
vi) Maximum Height	4.8 metres for a one motor vehicle parking space garage, 5.5 metres for a two motor vehicle parking space garage		
vii) Maximum Coverage	No regulation for a lot with a lot area of less than 360 square metres subject to compliance with Section 378.3 f); 10% for all other lots		
l)	A lot line which abuts a public lane shall be deemed to be a rear lot line.		
m)	Notwithstanding the provisions of Section 4.2 (a), a minimum of 2 parking spaces per dwelling unit shall be provided.		

378.4 SP.348 District is hereby designated as a residential district

SECTION 379

SPECIAL DISTRICT 349 (SP.349)

379.1 For the purpose of this by-law, land use district “Special District 349” is hereby established and may be referred to as the symbol “SP.349”.

PERMITTED USE:

379.2 No person shall within an SP.349 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS:

379.3 No person shall within an SP. 349 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 per dwelling unit	200 square metres
b) maximum lot area per dwelling unit	400 square metres
c) minimum building setback	6.0 metres
i) side lot line	6.0 metres
ii) rear lot line	
d) maximum number of storeys	2
e) minimum floor area per dwelling unit	70 square metres
f) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
g) minimum number of motor vehicle parking spaces to be provided per dwelling unit	2
h) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be:	
i) 3.0 metres for a dwelling, excepting an attached garage or carport	
ii) 6.0 metres for an attached garage or carport	
iii) 1.5 metres for a verandah	

379.4 SP.349 District is hereby designated as a residential district.