

Appendix 5 – Table of Proposed Exception Zones with Permitted Uses and Regulations

Exception Zone	Additional Permitted Use - Legally Existing	Additional Permitted Use	Modified Regulations (as compared to O1 or O2 zone)
O1-1	<ul style="list-style-type: none"> • gas bar • motor vehicle wash facility – restricted • freestanding restaurant • freestanding take-out restaurant 	N/A	<ul style="list-style-type: none"> • The lot line abutting Hurontario Street shall be the front line • 5.0 metre minimum front yard • 7.5 metre maximum setback of the first building or structure from Hurontario Street • 5.0 metre setback of the first building or structure erected on a lot abutting Hurontario Street and a street identified in Note (x)
O1-2	N/A	N/A	<ul style="list-style-type: none"> • The lot line abutting Derrycrest Drive shall be the front line • 12.0 metre minimum rear yard
O1-3	N/A	<ul style="list-style-type: none"> • Required parking, driveways and aisles for lands zoned O1-4 and abutting lands zoned O1 	<ul style="list-style-type: none"> • 14.0 metre maximum setback of the first storey of a streetwall of a building or structure erected wholly or partially within 50.0 metres of Hurontario Street • 5.0 metre maximum setback of a streetwall of the first building erected wholly or partially within 10.0 metres of a street identified in Note (x) • 39.0 metre minimum length of lot frontage along Hurontario Street to be occupied by a streetwall of a building or structure • 80% minimum percentage of lot frontage along Hurontario Street to be occupied by a streetwall of all buildings or structures, subsequent to the first building or structure, erected wholly or partially within 50.0 metres of Hurontario Street • 66% minimum percentage of lot frontage along a street identified in Note (x) to be occupied by a streetwall of a building or structure erected wholly or partially within

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			10.0 metres of a street identified in Note (x)
O1-4	N/A	N/A	<ul style="list-style-type: none"> Required parking may be located on lands zoned O1-3 west of Hurontario Street
O1-5	<ul style="list-style-type: none"> freestanding restaurants convenience restaurants 	N/A	<ul style="list-style-type: none"> Required parking for lands zoned O1-5 shall also be permitted on lands zoned E1-15 and O2-4
O1-6	<ul style="list-style-type: none"> retail store 	N/A	N/A
O1-7	N/A	N/A	<ul style="list-style-type: none"> 39.0 metre minimum length of lot frontage along Hurontario Street to be occupied by a streetwall of the first building or structure 80% minimum percentage of lot frontage along Hurontario Street to be occupied by a streetwall of all buildings or structures, subsequent to the first building or structure, erected wholly or partially within 50.0 metres of Hurontario Street 66% minimum percentage of lot frontage along a street identified in Note (x) to be occupied by a streetwall of a building or structure erected wholly or partially within 10.0 metres of a street identified in Note (x)
O1-8	<ul style="list-style-type: none"> accessory day care 	N/A	N/A
O1-9	<ul style="list-style-type: none"> convenience restaurant freestanding restaurant 	N/A	N/A
O2-1	N/A	<ul style="list-style-type: none"> manufacturing facility research and development facility warehouse/distribution facility outdoor storage ancillary to a manufacturing facility or warehouse/distribution 	<ul style="list-style-type: none"> The lot line abutting Hurontario Street shall be the front line 11.5m or 2 stories minimum height of all buildings and structures wholly or partially used as a manufacturing facility or warehouse/distribution facility 2 stories minimum height of a streetwall of all buildings and structures wholly or partially used

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		facility	<p>as a manufacturing facility or warehouse/distribution facility</p> <ul style="list-style-type: none"> • Where a building or structure is used as a manufacturing facility or warehouse/distribution facility, any office component of the building or structure shall be located adjacent to Hurontario Street • An aisle shall be permitted between a streetwall and a lot line abutting Hurontario Street where a building or structure is wholly used as a manufacturing facility or warehouse/distribution facility • 25.0 metre minimum distance from a surface parking space to Hurontario Street • The lesser of 5% of lot area or 10% of the gross floor area of a building may be used for outdoor storage • Outdoor storage shall not be located closer to any streetline than a building or structure • Outdoor storage shall not be located within the front yard or exterior side yard • 2.4 metre minimum height of fencing surrounding the area used for outdoor storage
O2-2	N/A	N/A	<ul style="list-style-type: none"> • 48.0 metre maximum setback to the streetwall of an addition to an existing building from Hurontario Street • 39.0 metre minimum length of lot frontage along Hurontario Street to be occupied by a streetwall of a building or structure • Where a building is located within 10.0m from Hurontario Street, the pedestrian street entrance shall face Hurontario Street • A maximum of two (2) aisles accommodating no more than four (4) rows of parking shall be permitted in the front yard

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O2-3	<ul style="list-style-type: none"> • banquet hall • day care • entertainment establishment • recreational establishment • sports facility • research and development facility • restaurant • financial institution 	N/A	N/A
O2-4	N/A	<ul style="list-style-type: none"> • Required parking for lands zoned O1-5 	N/A
O2-5	N/A	N/A	<ul style="list-style-type: none"> • Holding provisions as per the Official Plan
O2-6	<ul style="list-style-type: none"> • convenience restaurant • restaurant 	N/A	N/A

Note x: This regulation applies to the lot lines abutting Derry Road East, Derry Road West, Courtneypark Drive East, Courtneypark Drive West, Britannia Road East, Britannia Road West, Matheson Boulevard East and Matheson Boulevard West.