

The following Table 1 establishes the permitted use exceptions that apply to all zones within the Seaton Urban Area.

**Table 1: Permitted Use Exceptions**

<b>Exception #</b>	<b>Zone</b>	<b>Address</b>	<b>Additional Uses Permitted</b>	<b>Sole Permitted Uses</b>	<b>Excluded Uses</b>
354	SLD1-1 (By-law 7364-14)	Whitevale Road frontage, west of Sideline 26 SP-2009-01, Lots 137 and 138 SP-2009-05, Lots 249-251 and Lots 259-262 SP-2009-07, Lots 1-8, Lots 210-213 and Lot 215		<b>Detached dwelling</b>	
355	SMC1-1 (By-law 7364-14)	SP-2009-13, West of Sideline 24, south of the pipeline but excluding the lots fronting onto Sideline 24	<b>Detached dwelling</b> in accordance with the provisions of the SLD2 zone.		
356	SLN-1 (By-law 7364-14)	SP-2008-12, north of Whitevale Road Bypass, west of Sideline 24, Lot 568	<b>Car washing establishment</b>		
357	SPEG-1 (By-law 7364-14, as amended)	Part of Lots 23 and 24, Concession 5, now Part 1, 40R-29998 and	Controlled Open Storage <sup>(1)</sup> Accessory Display <sup>(2)</sup>		

Exception #	Zone	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
	by By-law 7659-18)	Part of Part 7, 40R-25010			
358	SMC1-5		<b>Detached dwelling</b> in accordance with the provisions of the SLD2 zone.		
427	SCN-2 (By-law 8091-24)	Block 203, 40M-2671	<b>Private Park</b>		<b>Live work unit, Block Townhouse building, and Back-to-back townhouse.</b>
428	SCN-3 (By-law 8091-24)	Blocks 188, 197 and 203, 40M-2671 and Block 76, 40M-2664	<b>Street townhouse dwelling</b> <b>Private Park</b> Despite Table 14.12 - Note 1, a <b>Live work unit, Block Townhouse building, and Back-to-back townhouse</b> are not required to be constructed in combination with an <b>Apartment dwelling.</b>		

Exception #	Zone	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
429	SCN-4 (By-law 8091-24)		<p><b>Street townhouse dwelling</b></p> <p><b>Private Park</b></p> <p>Despite Table 14.12 - Note 1, a <b>Live work unit, Block Townhouse building, and Back-to-back townhouse</b> are not required to be constructed in combination with an <b>Apartment dwelling</b>.</p>		
430	SCNPP-1 (By-law 8091-24)		<p><b>Street townhouse dwelling</b></p> <p><b>Private Park</b></p> <p>Despite Table 14.12 - Note 1, a <b>Live work unit, Block Townhouse building, and Back-to-back townhouse</b> are not required to be constructed in combination with an</p>		

Exception #	Zone	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
			<b>Apartment dwelling.</b>		
425	SLN-2 (By-law 8100-24)	SP-2008-12(R) Block 577	<b>Street Townhouse Dwelling</b> Despite Table 14.12 – Note 1, a <b>Live work unit, Block Townhouse building, and Back-to-back townhouse</b> are not required to be constructed in combination with an <b>Apartment dwelling.</b>		
426	SLN-3 (By-law 8100-24)	SP-2008-12 (R) Block 563			<b>Live work unit, Block Townhouse building, and Back-to-back townhouse</b>
433	SPEG-3 (By-law 8109-24)	SP-2023-03 A11/23  Part Lots 27 and 28, Concession 5  (575, 625 and 685 Highway 7)	<ul style="list-style-type: none"> <li>• Freezer Storage</li> <li>• Logistics and Distribution use</li> <li>• Stormwater Management Facility (private)</li> <li>• A minimum 5% of the net floor</li> </ul>		

Exception #	Zone	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
		(south of Highway 7, north of Highway 407, east of North Road, and west of NHS)	<p>area shall be dedicated for an Office use within a building that contains a Freezer Storage, or Logistics and Distribution, or Warehousing use.</p> <ul style="list-style-type: none"> <li>• A minimum 10% of the total net floor area shall be dedicated for an Office use within all buildings on a lot that includes a Light Manufacturing and/or Food Processing use.</li> </ul>		

**Notes:**

1. Controlled open storage areas may be permitted if accessory and incidental to a manufacturing/assembly plant as the principal use on the same lot, subject to the following:
  - a) An open storage area shall be permitted only in a **rear yard** and not closer than 9.0 m to any **street line**, provided that such storage area shall be so located that it is not visible from a **street** along any line that is perpendicular to such **street**;

- b) An open storage area shall not extend over more than 15% of the **lot area** and such area shall be exclusive of **parking spaces** required by Section **Error! Reference source not found.** of this By-law, and shall not exceed the **ground floor area of buildings** upon the **lot**; and
  - c) An open storage area can be used for only:
    - i. the temporary storage of products manufactured, assembled or used on the premises.
2. As an **accessory** use to the manufacturing/assembly plant, limited display of finished products in a visible location may be permitted.

The following Table 2: establishes the **lot** and **building** and **structure** exceptions that apply to all zones within the Seaton Urban Area.

**Table 2: Lot and Building and Structure Exceptions**

<b>Exception #</b>	<b>Zone</b>	<b>Address</b>	<b>Description of Special Provision</b>
354	SLD1-1 (By-law 7364-14)	Whitevale Road <b>frontage</b> , west of Sideline 26 SP-2009-01, Lots 137 and 138 SP-2009-05, Lots 249-251 and Lots 259-262 SP-2009-07, Lots 1-8, Lots 210-213 and Lot 215	Minimum <b>lot frontage</b> : 16.0 m Minimum <b>lot area</b> : 430 m <sup>2</sup> Minimum <b>front yard</b> where a <b>front yard</b> abuts Whitevale Road: 6.0 m Minimum <b>interior side yard</b> where an <b>interior side yard</b> abuts Whitevale Road: 1.8 m Minimum <b>flankage yard</b> : 6.0 m
359	SLD1 -2 (By-law 7364-14)	SP-2009-05, Street K, east of Sideline 28, Lots 233-235	Minimum <b>rear yard</b> : 7.5 m
360	SLD1-4 (By-law 7364-14)	SP-2009-01, Whitevale Road, east of Sideline 26, Lots 303 and 304	Minimum <b>lot frontage</b> : 22.0 m Minimum <b>front yard</b> for Lot 303: 10.0 m

Exception #	Zone	Address	Description of Special Provision
361	SLD1-5 (By-law 7364-14)	SP-2008-12, Whitevale Road, east of Street P, Lots 121-125)	Minimum <b>setback</b> for <b>private garages</b> and <b>coach houses</b> from Whitevale Road: 6.0 m
362	SLD1-6 (By-law 7364-14)	SP-2009-02, Street 3, Lot 38 SP-2009-03, Street 2, Lot 28	Minimum <b>rear yard</b> : 1.2 m Minimum <b>interior side yard</b> : 1.2 m and 6.0 m
363	SLD2-1 (By-law 7364-14)	SP-2009-13, Street 3, Blocks 36 and 37, Street 11, Blocks 33, 34 and 35 and Street 13, Block 38 where they abut the Trans-northern pipeline	Any <b>building, porch</b> or <b>deck</b> shall have a minimum 5.0 m. <b>setback</b> from the <b>lot line</b> abutting the SUT zone.
364	SLD2M-1 (By-law 7364-14)	SP-2009-01, Sideline 26/ Whites Road, Blocks 229 to 236	Minimum <b>lot frontage</b> : 4.0 m Minimum <b>amenity area</b> : 9 m <sup>2</sup> Minimum <b>lot area</b> : 100 m <sup>2</sup>
365	SLD2M-2 (By-law 7364-14)	SP-2009-01, Sideline 26/ Whites Road, Block 375	For attached <b>private garages</b> accessed by a <b>lane</b> , the wall of the <b>private garage</b> facing the <b>lane</b> is located no further than 12.0 m from the <b>rear lot line</b> .
366	SLD2M-3 (By-law 7364-14)	SP-2009-01, Street 10, Blocks 369 and 370	Minimum <b>lot frontage</b> : 4.0 m Minimum <b>amenity area</b> : 9 m <sup>2</sup> Minimum <b>lot area</b> : 100 m <sup>2</sup> The <b>lot line</b> facing the SOS zone shall be deemed to be the <b>front lot line</b> . The <b>primary entrance door</b> shall face the <b>front lot line</b> .

Exception #	Zone	Address	Description of Special Provision
			<p>The zone standards in Table 14.8 shall apply as if the <b>lots</b> were <b>through lots</b>.</p> <p>For detached <b>private garages</b>, the <b>private garage</b> and <b>driveway</b> requirements of Section 14.2.12 would apply as if the <b>lots</b> were <b>through lots</b>.</p>
367	SMDDS-1 (By-law 7364-14)	SP-2009-04, Street 1, Lot 22 SP-2009-02, Street 30, Lot 395	Minimum <b>rear yard</b> : 1.2 m Minimum <b>interior side yard</b> : 1.2 m and 6.0 m
368	SMMDS-2 (By-law 7364-14, as amended by By-law 7962-22)	SP-2015-05 (R) Block 37 A 05/15 (R)	Notwithstanding Table 14.9, a minimum rear yard shall be 4.3 metres for detached dwelling, accessed from a street abutting the front lot line or flankage lot line for lands zoned MD-DS-2.
369	SMDM-1 (By-law 7364-14)	SP-2009-01, Sideline 26/ Whites Road, Blocks 225 to 228, 237 to 240 and 380. SP-2009-02, Sideline 26/ Whites Road, Blocks 1, 2, 10, 11, 291 to 299, 446, 447	Minimum <b>lot frontage</b> : 4.0 m Minimum <b>amenity area</b> : 9 m <sup>2</sup> Minimum <b>lot area</b> : 100 m <sup>2</sup>
370	SMDM-2 (By-law 7364-14)	SP-2009-05, Street Q, Block 380 SP-2009-06, Street N and Whitevale By-pass, Blocks 365 to 374	Minimum <b>front yard</b> : 2.4 m



Exception #	Zone	Address	Description of Special Provision
371	SMDM-3 (By-law 7364-14)	SP-2009-07, Blocks 216 and 217	<p>The <b>lot line</b> facing the SOS zone shall be deemed to be the <b>front lot line</b>.</p> <p>The <b>primary entrance door</b> shall face the <b>front lot line</b>.</p> <p>The zone standards in <b>Error! Reference source not found.</b> shall apply as if the <b>lots</b> were <b>through lots</b>.</p> <p>For detached <b>private garages</b>, the <b>private garage</b> and <b>driveway</b> requirements of Section 14.2.12 would apply as if the <b>lots</b> were <b>through lots</b>.</p> <p>The minimum <b>lot frontage</b> abutting the SOS zone for most westerly end <b>lot</b> in Block 216: 2.8 m</p>
372	SMC1-2 (By-law 7364-14, as amended by By-law 7840-21)	SP-2009-13, South of Taunton Road west of Sideline 24, north of the pipeline	<p>The minimum number of dwelling units combined within the SMC1-2, SMC1-6, SMC2-1, and SMC2-3 zones: 267</p>
373	SMC2-1 (By-law 7364-14, as amended by By-law 7840-21)	Part of Lots 25 and 26, Concession 3, Now Parts 1 and 2, 40R-24268 and Part of Lot 3, 40R-29614	<p>The minimum number of dwelling units combined within the SMC1-2, SMC1-6, SMC2-1, and SMC2-3 zones: 267</p> <p><b>Building, Multiple Attached</b> means a <b>building</b> containing three or more <b>dwelling units</b>, and may contain some of the <b>dwelling units</b> accessed directly from the outside.</p> <p><b>Building, Block Townhouse or Block Townhouse Building</b> means a <b>building</b> or <b>structure</b> that is vertically and/or horizontally divided into a minimum of three <b>dwelling units</b>, each of which has an independent entrance from <b>grade</b> to the front and rear of the <b>building</b>, and each of which are divided vertically and/or horizontally above <b>grade</b> by a common wall adjoining <b>dwelling units</b> or a <b>private garage</b> above <b>grade</b> and</p>

Exception #	Zone	Address	Description of Special Provision
			<p>where all dwelling units are located on one lot and accessed from a <b>private street</b>, laneway or common condominium driveway.</p> <p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>Minimum number of dwelling units: 74 units</p> <p>Minimum <b>Front Yard</b>: No requirement</p> <p>Maximum <b>Front Yard</b>: 5.5 m</p> <p>Minimum <b>Rear Yard</b>: No requirement</p> <p>Minimum <b>Front Landscaped Open Space</b>: No requirement</p> <p>Minimum <b>Park, Private</b>: 95 m<sup>2</sup></p> <p>Maximum <b>Building Height</b> for <b>Block, Townhouse Building</b>: 16 m</p> <p>Section 14.3.5.2 and 14.3.5.3 shall not apply.</p>
374	SMC1-3 (By-law 7364-14)	SP-2009-13, Street 2, Blocks 8 and 9 and Street 13, Blocks 38, 39 and 40 where they abut the Trans-northern pipeline	Maximum encroachment of a <b>porch</b> or <b>deck</b> into the required <b>rear yard</b> shall be 1.0 m
375	SMC1-4 (By-law 7364-14)	SP-2008-05, Sideline 26 / Whites Road, Blocks 165 to 169	<p>Minimum <b>lot frontage</b>: 4.0 m</p> <p>Minimum <b>amenity area</b>: 9.0 m<sup>2</sup></p> <p>Minimum <b>lot area</b>: 100 m<sup>2</sup></p>

Exception #	Zone	Address	Description of Special Provision
		SP-2008-06, Sideline 26 / Whites Road, Blocks 32 to 35 and 6 to 10	
376	SMC2-2 (By-law 7364-14)	SP-2008-05, Street 10, Blocks 222-225	<p>The <b>lot line</b> facing the SOS zone shall be deemed to be the <b>front lot line</b>.</p> <p>The <b>primary entrance door</b> shall face the <b>front lot line</b>.</p> <p>The zone standards in Table 14.14 shall apply as if the <b>lots</b> were <b>through lots</b>.</p> <p>For detached <b>private garages</b>, the <b>private garage</b> and <b>driveway</b> requirements of Section 14.2.12 would apply as if the <b>lots</b> were <b>through lots</b>.</p>
377	SMC2-3 (By-law 7364-14)	SP-2009-13, South of Taunton Road, west of Sideline 24, east and west of Street 3, Blocks 5, 6, 12 and 14	<p>The minimum number of dwelling units combined within the SMC1-2, SMC1-6, SMC2-1, and SMC2-3 zones: 267</p> <p>Minimum <b>lot area</b>: 84.0 m<sup>2</sup></p> <p><b>Building, Multiple Attached</b> means a <b>building</b> containing three or more <b>dwelling units</b>, and may contain some of the <b>dwelling units</b> accessed directly from the outside.</p> <p><b>Building, Block Townhouse or Block Townhouse Building</b> means a <b>building</b> or <b>structure</b> that is vertically and/or horizontally divided into a minimum of three <b>dwelling units</b>, each of which has an independent entrance from <b>grade</b> to the front and rear of the <b>building</b>, and each of which are divided vertically and/or horizontally above <b>grade</b> by a common wall adjoining <b>dwelling units</b> or a <b>private garage</b> above <b>grade</b> and where all dwelling units are located on one lot and</p>

Exception #	Zone	Address	Description of Special Provision
			<p>accessed from a <b>private street</b>, laneway or common condominium driveway.</p> <p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>Minimum number of dwelling units: 74 units</p> <p>Minimum <b>Front Yard</b>: No requirement</p> <p>Maximum <b>Front Yard</b>: 5.5 m</p> <p>Minimum <b>Rear Yard</b>: No requirement</p> <p>Minimum <b>Front Landscaped Open Space</b>: No requirement</p> <p>Minimum <b>Park, Private</b>: 95 m<sup>2</sup></p> <p>Maximum <b>Building Height</b> for <b>Block, Townhouse Building</b>: 16 m</p> <p>Section 14.3.5.2 and 14.3.5.3 shall not apply.</p>
378	SCN-1 (By-law 7364-14)	Community Node straddling Taunton Road between Sideline 22 and Sideline 24, SP-2008-07 Blocks 190 -191 and SP-2009-14 Block 76	The <b>gross leasable area</b> on the <b>ground floor</b> of all <b>buildings</b> within the Seaton Community Node (SCN) including any adjacent SCNPP zone shall not exceed 60,000 m <sup>2</sup> for the retailing of goods and services.
379	SCU-1 (By-law 7364-14)	Block 615, Plan SP-2008-11, Sideline 24	The <b>secondary school</b> site shall be exempt from the provisions of Section 14.7.2.3.4 which requires a <b>primary entrance door</b> to be incorporated into the <b>front wall</b> of the <b>building</b> facing the <b>front lot line</b> .

Exception #	Zone	Address	Description of Special Provision
358	SMC1-5		Maximum encroachment of a <b>porch</b> or <b>deck</b> into the required <b>rear yard</b> shall be 1.0 m
380	SMC1-6		The minimum number of dwelling units combined within the SMC1-2, SMC1-6, SMC2-1, and SMC2-3 zones: 267 Maximum encroachment of a <b>porch</b> or <b>deck</b> into the required <b>rear yard</b> shall be 1.0 m
417	SMDM-4 (By-law 8090-24)	SP-2009-11 (R2) Block 30	For a <b>street townhouse dwelling</b> with integrated private garage accessed from a street abutting the rear lot line on a through lot: Maximum front yard: No requirement Section 14.2.21 shall not apply.
418	SLD1-7 (By-law 8090-24)	SP-2009-11 (R2) Block 58 and Block V	For a <b>detached dwelling</b> with attached private garage accessed from a street abutting the rear lot line on a through lot: Maximum front yard: No requirement Section 14.2.21 shall not apply.
419	SMDDS-3 (By-law 8090-24)	SP-2009-11 (R2) Block 119	For a <b>detached dwelling</b> with attached private garage accessed from a street abutting the rear lot line on a through lot: Maximum front yard: No requirement Section 14.2.21 shall not apply.
420	SMDM-5 (By-law 8100-24)	SP-2008-12 (R) Blocks 491, 492, 527–540	For the purpose of this By-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an

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			<p>abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p> <p>For the purpose of this By-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.</p> <p>For a <b>street townhouse dwelling</b> with integrated private garage accessed from a lane:                      Minimum lot frontage: 4.6 metres                      Section 14.2.14.2 shall not apply.</p>
421	SMDM-6 (By-law 8100-24)	SP-2008-12 (R) Blocks 493-499 505-524, 541-547	<p>For the purpose of this By-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p> <p>For the purpose of this By-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.</p> <p>Section 14.2.14.2 shall not apply.</p>
422	SMDDS-4 (By-law 8100-24)	SP-2008-12 (R)	<p>For the purpose of this By-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been</p>

Exception #	Zone	Address	Description of Special Provision
		Lots 195-215, 254, 256, 392-456	<p>established by the City to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p> <p>For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.</p> <p>Section 14.2.14.2 shall not apply.</p>
423	SLD1T-1 (By-law 8100-24)	SP-2008-12 (R) Blocks 525,526	<p>For the purpose of this By-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p> <p>For the purpose of this By-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.</p>
424	SLD1-8 (By-law 8100-24)	SP-2008-12 (R) Lots 216-253, 257-391, 457-460, 548-550, 562, 567, 572, 579-600	<p>For the purpose of this By-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating</p>

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			<p>required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p> <p>For the purpose of this By-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.</p> <p>Section 14.2.14.2 shall not apply.</p>
425	SLN-2 (By-law 8100-24)	SP-2008-12 (R) Block 577, 563, 569	<p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>To calculate density and <b>Floor Space Index (FSI)</b>, the total area of the <b>lot</b> shall be deemed to be the combined areas of the SLN-2 and SLN-3 zones.</p> <p>Despite Sections 14.5.6.2.1 and 14.5.6.2.2, the following combined minimum and maximum density and FSI shall apply to the lands zoned as SLN-2, and SLN-3:</p> <ul style="list-style-type: none"> <li>i) the minimum density shall be 80 units per net hectare and one FSI</li> <li>ii) the maximum density shall be 140 units per net hectare and up to and including 2.5 FSI</li> </ul> <p><b>Street townhouse dwelling, Block Townhouse Building and Back-to-back townhouse</b> uses shall meet the setback, amenity area, landscaped open space and height requirements of the SMC2 zone for those dwelling types.</p>



Exception #	Zone	Address	Description of Special Provision
			<p>A water meter building required by the Region of Durham, to measure the quantity of water delivered, shall be exempt from Zoning provisions and requirements.</p> <p>The <b>minimum flankage yard</b> for corner lots shall be measured to the projection of a <b>private street</b> line and not to the <b>corner rounding</b>.</p> <p><b>Street townhouse dwelling</b> in a <b>building</b> that is abutting a <b>water meter building</b> or private park may be deemed to be a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane. The <b>lot line</b> that the <b>private garage</b> entrance faces shall be deemed to be the <b>rear lot line</b>.</p> <p>Despite Table 14.17: Seaton Local Node (SLN) and Seaton Community Node (SCN) zone standards, the following zone standards shall apply to a <b>commercial building</b>:</p> <ul style="list-style-type: none"> <li>i) maximum <b>Front Yard</b>: 7.0 metres</li> <li>ii) minimum <b>Flankage Yard</b>: 3.0 metres</li> <li>iii) maximum <b>Flankage Yard</b>: 9.0 metres</li> <li>iv) minimum <b>Rear Yard</b>: 3.0 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> facing the <b>front lot line</b>:</p> <ul style="list-style-type: none"> <li>i) maximum <b>building height</b>: 13.5 metres</li> </ul>

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			<p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> accessed from a <b>lane</b>:</p> <p>i) maximum <b>building height</b>: 13.5 metres</p> <p>Section 14.2.14.2 shall not apply.</p> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Back-to-back townhouse dwelling</b>:</p> <p>i) maximum <b>building height</b>: 13.5 metres</p> <p>Section 14.2.15.3(a) shall not apply.</p>
426	SLN-3 (By-law 8100-24)	SP-2008-12 (R) Block 577, 563, 569	<p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>To calculate density and <b>Floor Space Index (FSI)</b>, the total area of the <b>lot</b> shall be deemed to be the combined areas of the SLN-2 and SLN-3 zones.</p> <p>Despite Sections 14.5.6.2.1 and 14.5.6.2.2, the following combined minimum and maximum density and FSI shall apply to the lands zoned as SLN-2, and SLN-3:</p> <p>iii) the minimum density shall be 80 units per net hectare and one FSI</p> <p>iv) the maximum density shall be 140 units per net hectare and up to and including 2.5 FSI</p> <p><b>Street townhouse dwelling, Block Townhouse Building and Back-to-back townhouse</b> uses shall meet the</p>

Exception #	Zone	Address	Description of Special Provision
			<p>setback, amenity area, landscaped open space and height requirements of the SMC2 zone for those dwelling types.</p> <p>A water meter building required by the Region of Durham, to measure the quantity of water delivered, shall be exempt from Zoning provisions and requirements.</p> <p>The <b>minimum flankage yard</b> for corner lots shall be measured to the projection of a <b>private street</b> line and not to the <b>corner rounding</b>.</p> <p><b>Street townhouse dwelling</b> in a <b>building</b> that is abutting a <b>water meter building</b> or private park may be deemed to be a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane. The <b>lot line</b> that the <b>private garage</b> entrance faces shall be deemed to be the <b>rear lot line</b>.</p> <p>Despite Table 14.17: Seaton Local Node (SLN) and Seaton Community Node (SCN) zone standards, the following zone standards shall apply to a <b>commercial building</b>:</p> <ul style="list-style-type: none"> <li>v) maximum <b>Front Yard</b>: 7.0 metres</li> <li>vi) minimum <b>Flankage Yard</b>: 3.0 metres</li> <li>vii) maximum <b>Flankage Yard</b>: 9.0 metres</li> <li>viii) minimum <b>Rear Yard</b>: 3.0 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> facing the <b>front lot line</b>:</p>

Exception #	Zone	Address	Description of Special Provision
			<p>ii) maximum <b>building height</b>: 13.5 metres</p> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> accessed from a <b>lane</b>:</p> <p>ii) maximum <b>building height</b>: 13.5 metres</p> <p>Section 14.2.14.2 shall not apply.</p> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Back-to-back townhouse dwelling</b>:</p> <p>ii) maximum <b>building height</b>: 13.5 metres</p> <p>Section 14.2.15.3(a) shall not apply.</p>
427	SCN-2 (By-law 8091-24)	Blocks 197 and 203, 40M-2671	<p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>To calculate density and <b>Floor Space Index (FSI)</b>, the total area of the <b>lot</b> shall be deemed to be the combined areas of the SCN-2 and SCN-3 zones.</p> <p>Despite Sections 14.5.6.2.1 and 14.5.6.2.1, the following combined minimum and maximum density and FSI shall apply to the lands zoned as SCN-2, and SCN-3:</p> <p>v) the minimum density shall be 80 units per net hectare and one FSI</p> <p>vi) the maximum density shall be 140 units per net hectare and up to and including 2.5 FSI</p>

Exception #	Zone	Address	Description of Special Provision
			<p>The total area for <b>Private Park</b> shall be a minimum of 5 percent of the area for the lands zoned SCN-2 and SCN-3.</p> <p>Within a Seaton Community Node (SCN) zone and any adjacent Seaton Community Node – Pedestrian Predominant Area (SCNPP) zone, the total <b>gross leasable floor area</b> on the ground floor of all buildings within the two zones that are available for the retailing of goods and services shall not exceed 60,000 square metres.</p> <p><b>Street townhouse dwelling, Block Townhouse Building and Back-to-back townhouse</b> uses shall meet the setback, amenity area, landscaped open space and height requirements of the SMC2 zone for those dwelling types.</p> <p>A water meter building required by the Region of Durham, to measure the quantity of water delivered, shall be exempt from Zoning provisions and requirements.</p> <p>The <b>minimum flankage yard</b> for corner lots shall be measured to the projection of a <b>private street</b> line and not to the <b>corner rounding</b>.</p> <p><b>Street townhouse dwelling</b> that is located in a <b>street townhouse building</b> abutting a <b>water meter building</b> or a <b>private park</b> may be deemed to be a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane. If considered a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane, the <b>lot line</b> that the <b>private garage</b> entrance faces shall be deemed to be the <b>rear lot line</b> and a minimum <b>lot frontage</b> shall not apply.</p>

Exception #	Zone	Address	Description of Special Provision
			<p>Despite Table 14.17: Seaton Local Node (SLN) and Seaton Community Node (SCN) zone standards, the following zone standards shall apply to an <b>Apartment building</b>:</p> <ul style="list-style-type: none"> <li>i) minimum <b>Interior Side Yard</b>: 3.0 metres</li> <li>ii) maximum <b>Flankage Yard</b>: 4.5 metres</li> <li>iii) minimum <b>Rear Yard</b>: 3.0 metres</li> </ul> <p>The <b>lot line</b> abutting Taunton Road shall be deemed to be the <b>front lot line</b> of the <b>Apartment building</b>.</p> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> facing the <b>front lot line</b>:</p> <ul style="list-style-type: none"> <li>i) maximum <b>building height</b>: 13.5 metres</li> <li>ii) minimum <b>rear yard</b>: 5.0 metres</li> <li>iii) minimum <b>flankage yard</b> for lots adjacent to visitor parking spaces: 1.6 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> accessed from a <b>lane</b>:</p> <ul style="list-style-type: none"> <li>i) maximum <b>building height</b>: 13.5 metres</li> <li>ii) maximum <b>front yard</b> for lots fronting a public <b>Street</b>: 6.5 metres</li> </ul> <p>Sections 14.2.14.1 and 14.2.14.1 shall not apply.</p> <p>Despite Table 14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Back-to-back townhouse dwelling</b>:</p>

Exception #	Zone	Address	Description of Special Provision
			i) maximum <b>building height</b> : 13.5 metres ii) minimum <b>flankage yard</b> for lots adjacent to visitor parking spaces: 1.2 metres.  Section 14.2.15.3(a) shall not apply.
428	SCN-3 (By-law 8091-24)	Blocks 197 and 203, 40M-2671	<p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>To calculate density and <b>Floor Space Index (FSI)</b>, the total area of the <b>lot</b> shall be deemed to be the combined areas of the SCN-2 and SCN-3 zones.</p> <p>Despite Sections 14.5.6.2.1 and 14.5.6.2.1, the following combined minimum and maximum density and FSI shall apply to the lands zoned as SCN-2, and SCN-3:</p> <ul style="list-style-type: none"> <li>vii) the minimum density shall be 80 units per net hectare and one FSI</li> <li>viii) the maximum density shall be 140 units per net hectare and up to and including 2.5 FSI</li> </ul> <p>The total area for <b>Private Park</b> shall be a minimum of 5 percent of the area for the lands zoned SCN-2 and SCN-3.</p> <p>Within a Seaton Community Node (SCN) zone and any adjacent Seaton Community Node – Pedestrian Predominant Area (SCNPP) zone, the total <b>gross leasable floor area</b> on the ground floor of all buildings within the two zones that are available for the retailing of goods and services shall not exceed 60,000 square metres.</p>

Exception #	Zone	Address	Description of Special Provision
			<p><b>Street townhouse dwelling, Block Townhouse Building and Back-to-back townhouse</b> uses shall meet the setback, amenity area, landscaped open space and height requirements of the SMC2 zone for those dwelling types.</p> <p>A water meter building required by the Region of Durham, to measure the quantity of water delivered, shall be exempt from Zoning provisions and requirements.</p> <p>The <b>minimum flankage yard</b> for corner lots shall be measured to the projection of a <b>private street</b> line and not to the <b>corner rounding</b>.</p> <p><b>Street townhouse dwelling</b> that is located in a <b>street townhouse building</b> abutting a <b>water meter building</b> or a <b>private park</b> may be deemed to be a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane. If considered a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane, the <b>lot line</b> that the <b>private garage</b> entrance faces shall be deemed to be the <b>rear lot line</b> and a minimum <b>lot frontage</b> shall not apply.</p> <p>Despite Table 14.17: Seaton Local Node (SLN) and Seaton Community Node (SCN) zone standards, the following zone standards shall apply to an <b>Apartment building</b>:</p> <ul style="list-style-type: none"> <li>iv) minimum <b>Interior Side Yard</b>: 3.0 metres</li> <li>v) maximum <b>Flankage Yard</b>: 4.5 metres</li> <li>vi) minimum <b>Rear Yard</b>: 3.0 metres</li> </ul> <p>The <b>lot line</b> abutting Taunton Road shall be deemed to be the <b>front lot line</b> of the <b>Apartment building</b>.</p>



Exception #	Zone	Address	Description of Special Provision
			<p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> facing the <b>front lot line</b>:</p> <ul style="list-style-type: none"> <li>iv) maximum <b>building height</b>: 13.5 metres</li> <li>v) minimum <b>rear yard</b>: 5.0 metres</li> <li>vi) minimum <b>flankage yard</b> for lots adjacent to visitor parking spaces: 1.6 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> accessed from a <b>lane</b>:</p> <ul style="list-style-type: none"> <li>iii) maximum <b>building height</b>: 13.5 metres</li> <li>iv) maximum <b>front yard</b> for lots fronting a public <b>Street</b>: 6.5 metres</li> </ul> <p>Sections 14.2.14.1 and 14.2.14.1 shall not apply.</p> <p>Despite Table 14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Back-to-back townhouse dwelling</b>:</p> <ul style="list-style-type: none"> <li>iii) maximum <b>building height</b>: 13.5 metres</li> <li>iv) minimum <b>flankage yard</b> for lots adjacent to visitor parking spaces: 1.2 metres.</li> </ul> <p>Section 14.2.15.3(a) shall not apply.</p>
429	SCN-4 (By-law 8091-24)	Block 76, 40M-2664 and Block 188, 40M-2671	<p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p>

Exception #	Zone	Address	Description of Special Provision
			<p>To calculate density and <b>Floor Space Index (FSI)</b>, the total area of the <b>lot</b> shall be deemed to be the combined areas of the SCN-4 and SCNPP-1 zones.</p> <p>Despite Sections 14.5.6.2.1 and 14.5.6.2.2, the following combined minimum and maximum density and FSI shall apply to the lands zoned as SCN-4 and SCNPP-1:</p> <ul style="list-style-type: none"> <li>i) the minimum density shall be 80 units per net hectare and 1.0 FSI</li> <li>ii) the maximum density shall be 140 units per net hectare and up to and including 2.5 FSI</li> </ul> <p>The total area for <b>Private Park</b> shall be a minimum of 5 percent of the area for the lands zoned SCN-4 and SCNPP-1.</p> <p>Within a Seaton Community Node (SCN) zone and any adjacent Seaton Community Node – Pedestrian Predominant Area (SCNPP) zone, the total <b>gross leasable floor area</b> on the ground floor of all buildings within the two zones that are available for the retailing of goods and services shall not exceed 60,000 square metres.</p> <p><b>Street townhouse dwelling, Block Townhouse Building and Back-to-back townhouse</b> uses shall meet the setback, amenity area, landscaped open space and height requirements of the SMC2 zone for those dwelling types.</p> <p>A water meter building required by the Region of Durham, to measure the quantity of water delivered, shall be exempt from Zoning provisions and requirements.</p>

Exception #	Zone	Address	Description of Special Provision
			<p>The <b>minimum flankage yard</b> for corner lots shall be measured to the projection of a <b>private street</b> line and not to the <b>corner rounding</b>.</p> <p><b>Street townhouse dwelling</b> that is located in a <b>street townhouse building</b> abutting a <b>water meter building</b> or a <b>private park</b> may be deemed to be a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane. If considered a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane, the <b>lot line</b> that the <b>private garage</b> entrance faces shall be deemed to be the <b>rear lot line</b> and a minimum <b>lot frontage</b> shall not apply.</p> <p>Despite Table 14.17: Seaton Local Node (SLN) and Seaton Community Node (SCN) zone standards, the following zone standards shall apply to an <b>Apartment building</b>:</p> <ul style="list-style-type: none"> <li>ix) maximum <b>Front Yard</b>: 6.0 metres</li> <li>x) minimum <b>Interior Side Yard</b>: 3.0 metres</li> <li>xi) maximum <b>Flankage Yard</b>: 12.0 metres</li> <li>xii) minimum <b>Rear Yard</b>: 3.0 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> accessed from a <b>lane</b>:</p> <ul style="list-style-type: none"> <li>i) maximum <b>building height</b>: 13.5 metres</li> <li>ii) maximum <b>front yard</b> for lots fronting a public <b>Street</b>: 7.0 metres</li> </ul> <p>Sections 14.2.14.1 and 14.2.14.1 shall not apply.</p>

Exception #	Zone	Address	Description of Special Provision
			<p><b>Back-to-back townhouse dwelling shall have a maximum building height</b> of 13.5 metres.</p> <p>Section 14.2.15.3(a) shall not apply</p> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> facing the <b>front lot line</b>:</p> <ul style="list-style-type: none"> <li>i) maximum <b>building height</b>: 13.5 metres</li> <li>ii) minimum <b>rear yard</b>: 5.0 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Live work unit</b>:</p> <ul style="list-style-type: none"> <li>i) minimum amenity area: 20 square metres</li> <li>ii) maximum building height: 13.5 metres</li> </ul>
430	SCNPP-1 (By-law 8091-24)	Block 76, 40M-2664 and Block 188, 40M-2671	<p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>To calculate density and <b>Floor Space Index (FSI)</b>, the total area of the <b>lot</b> shall be deemed to be the combined areas of the SCN-4 and SCNPP-1 zones.</p> <p>Despite Sections 14.5.6.2.1 and 14.5.6.2.2, the following combined minimum and maximum density and FSI shall apply to the lands zoned as SCN-4 and SCNPP-1:</p> <ul style="list-style-type: none"> <li>iii) the minimum density shall be 80 units per net hectare and 1.0 FSI</li> </ul>

Exception #	Zone	Address	Description of Special Provision
			<p>iv) the maximum density shall be 140 units per net hectare and up to and including 2.5 FSI</p> <p>The total area for <b>Private Park</b> shall be a minimum of 5 percent of the area for the lands zoned SCN-4 and SCNPP-1.</p> <p>Within a Seaton Community Node (SCN) zone and any adjacent Seaton Community Node – Pedestrian Predominant Area (SCNPP) zone, the total <b>gross leasable floor area</b> on the ground floor of all buildings within the two zones that are available for the retailing of goods and services shall not exceed 60,000 square metres.</p> <p><b>Street townhouse dwelling, Block Townhouse Building and Back-to-back townhouse</b> uses shall meet the setback, amenity area, landscaped open space and height requirements of the SMC2 zone for those dwelling types.</p> <p>A water meter building required by the Region of Durham, to measure the quantity of water delivered, shall be exempt from Zoning provisions and requirements.</p> <p>The <b>minimum flankage yard</b> for corner lots shall be measured to the projection of a <b>private street</b> line and not to the <b>corner rounding</b>.</p> <p><b>Street townhouse dwelling</b> that is located in a <b>street townhouse building</b> abutting a <b>water meter building</b> or a <b>private park</b> may be deemed to be a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane. If considered a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane, the <b>lot line</b> that the <b>private garage</b> entrance faces shall be</p>

Exception #	Zone	Address	Description of Special Provision
			<p>deemed to be the <b>rear lot line</b> and a minimum <b>lot frontage</b> shall not apply.</p> <p>Despite Table 14.17: Seaton Local Node (SLN) and Seaton Community Node (SCN) zone standards, the following zone standards shall apply to an <b>Apartment building</b>:</p> <ul style="list-style-type: none"> <li>xiii) maximum <b>Front Yard</b>: 6.0 metres</li> <li>xiv) minimum <b>Interior Side Yard</b>: 3.0 metres</li> <li>xv) maximum <b>Flankage Yard</b>: 12.0 metres</li> <li>xvi) minimum <b>Rear Yard</b>: 3.0 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> accessed from a <b>lane</b>:</p> <ul style="list-style-type: none"> <li>iii) maximum <b>building height</b>: 13.5 metres</li> <li>iv) maximum <b>front yard</b> for lots fronting a public <b>Street</b>: 7.0 metres</li> </ul> <p>Sections 14.2.14.1 and 14.2.14.1 shall not apply.</p> <p><b>Back-to-back townhouse dwelling shall have a maximum building height</b> of 13.5 metres.</p> <p>Section 14.2.15.3(a) shall not apply</p> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> facing the <b>front lot line</b>:</p> <ul style="list-style-type: none"> <li>iii) maximum <b>building height</b>: 13.5 metres</li> <li>iv) minimum <b>rear yard</b>: 5.0 metres</li> </ul>

Exception #	Zone	Address	Description of Special Provision
			<p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Live work unit</b>:</p> <ul style="list-style-type: none"> <li>iii) minimum amenity area: 20 square metres</li> </ul> <p>maximum building height: 13.5 metres</p>
431	SMC2-4 (By-law 8091-24)	Block 187, 40M-2671	<p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>To calculate density and <b>Floor Space Index (FSI)</b>, the total area of the <b>lot</b> shall be deemed to be the combined areas of the SMC2-4 and SMC3-1 zones.</p> <p>Despite Sections 14.5.4.2.1 and 14.5.4.2.2, the following combined minimum and maximum density and FSI shall apply to the lands zoned as SMC2-4 and SMC3-1:</p> <ul style="list-style-type: none"> <li>i) the minimum density shall be 60 units per net hectare and 1.0 FSI</li> <li>ii) the maximum density shall be 180 units per net hectare and up to and including 2.5 FSI</li> </ul> <p>The total area for <b>Private Park</b> shall be a minimum of 5 percent of the area for the lands zoned SMC2-4 and SMC3-1.</p> <p>A water meter building required by the Region of Durham, to measure the quantity of water delivered, shall be exempt from Zoning provisions and requirements.</p>

Exception #	Zone	Address	Description of Special Provision
			<p>The <b>minimum flankage yard</b> for corner lots shall be measured to the projection of a <b>private street</b> line and not to the <b>corner rounding</b>.</p> <p><b>Street townhouse dwelling</b> that is located in a <b>street townhouse building</b> abutting a <b>water meter building</b> or a <b>private park</b> may be deemed to be a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane. If considered a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane, the <b>lot line</b> that the <b>private garage</b> entrance faces shall be deemed to be the <b>rear lot line</b> and a minimum <b>lot frontage</b> shall not apply.</p> <p>Despite Table 14.15: Seaton Mixed Corridor Type 3-Gateway Sites (SMC3) zone standards, the following zone standards shall apply to an <b>Apartment building</b>:</p> <ul style="list-style-type: none"> <li>i) maximum <b>Front Yard</b>: 6 metres</li> <li>ii) minimum <b>Interior Side Yard</b>: 3.0 metres</li> <li>iii) maximum <b>Flankage Yard</b>: 17.0 metres</li> <li>iv) minimum <b>Rear Yard</b>: 3.0 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> facing the <b>front lot line</b>:</p> <ul style="list-style-type: none"> <li>i) maximum <b>building height</b>: 13.5 metres</li> <li>ii) minimum <b>rear yard</b>: 5.0 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) Zone Standards, the following zone standards</p>



Exception #	Zone	Address	Description of Special Provision
			<p>shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> accessed from a <b>lane</b>:</p> <ul style="list-style-type: none"> <li>i) maximum <b>building height</b>: 13.5 metres</li> <li>ii) maximum <b>front yard</b> for lots fronting a public <b>Street</b>: 10.0 metres</li> </ul> <p>Sections 14.2.14.1 and 14.2.14.1 shall not apply.</p> <p><b>Back-to-back townhouse dwelling shall have a maximum building height</b> of 13.5 metres.</p> <p>Section 14.2.15.3(a) shall not apply.</p>
432	SMC3-1 (By-law 8091-24)	Block 187, 40M-2671	<p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>To calculate density and <b>Floor Space Index (FSI)</b>, the total area of the <b>lot</b> shall be deemed to be the combined areas of the SMC2-4 and SMC3-1 zones.</p> <p>Despite Sections 14.5.4.2.1 and 14.5.4.2.2, the following combined minimum and maximum density and FSI shall apply to the lands zoned as SMC2-4 and SMC3-1:</p> <ul style="list-style-type: none"> <li>iii) the minimum density shall be 60 units per net hectare and 1.0 FSI</li> <li>iv) the maximum density shall be 180 units per net hectare and up to and including 2.5 FSI</li> </ul> <p>The total area for <b>Private Park</b> shall be a minimum of 5 percent of the area for the lands zoned SMC2-4 and SMC3-1.</p>

Exception #	Zone	Address	Description of Special Provision
			<p>A water meter building required by the Region of Durham, to measure the quantity of water delivered, shall be exempt from Zoning provisions and requirements.</p> <p>The <b>minimum flankage yard</b> for corner lots shall be measured to the projection of a <b>private street</b> line and not to the <b>corner rounding</b>.</p> <p><b>Street townhouse dwelling</b> that is located in a <b>street townhouse building</b> abutting a <b>water meter building</b> or a <b>private park</b> may be deemed to be a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane. If considered a <b>Street townhouse dwelling</b> with an integrated private garage accessed from a lane, the <b>lot line</b> that the <b>private garage</b> entrance faces shall be deemed to be the <b>rear lot line</b> and a minimum <b>lot frontage</b> shall not apply.</p> <p>Despite Table 14.15: Seaton Mixed Corridor Type 3-Gateway Sites (SMC3) zone standards, the following zone standards shall apply to an <b>Apartment building</b>:</p> <ul style="list-style-type: none"> <li>v) maximum <b>Front Yard</b>: 6 metres</li> <li>vi) minimum <b>Interior Side Yard</b>: 3.0 metres</li> <li>vii) maximum <b>Flankage Yard</b>: 17.0 metres</li> <li>viii) minimum <b>Rear Yard</b>: 3.0 metres</li> </ul> <p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) zone standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> facing the <b>front lot line</b>:</p> <ul style="list-style-type: none"> <li>iii) maximum <b>building height</b>: 13.5 metres</li> <li>iv) minimum <b>rear yard</b>: 5.0 metres</li> </ul>

Exception #	Zone	Address	Description of Special Provision
			<p>Despite Table 14.14: Seaton Mixed Corridor Type 2 (SMC2) Zone Standards, the following zone standards shall apply to a <b>Street townhouse dwelling</b> with integrated <b>private garage</b> accessed from a <b>lane</b>:</p> <ul style="list-style-type: none"> <li>iii) maximum <b>building height</b>: 13.5 metres</li> <li>iv) maximum <b>front yard</b> for lots fronting a public <b>Street</b>: 10.0 metres</li> </ul> <p>Sections 14.2.14.1 and 14.2.14.1 shall not apply.</p> <p><b>Back-to-back townhouse dwelling shall have a maximum building height</b> of 13.5 metres.</p> <p>Section 14.2.15.3(a) shall not apply.</p>
433	SPEG-3 (By-law 8109-24)	<p>SP-2023-03 A11/23</p> <p>Part Lots 27 and 28, Concession 5</p> <p>(575, 625 and 685 Highway 7)</p> <p>(south of Highway 7, north of Highway 407, east of North Road, and west of NHS)</p>	<p>Despite Section 14.6.4.1 – Table 14.21, a maximum front yard (5.0 metres), shall not apply to the lands zone SPEG-3.</p> <p>Despite Section 14.6.4.1 – Table 14.21, a maximum building height of 50 metres, exclusive of mechanical equipment and silos, shall apply to the lands zoned SPEG-3.</p> <p>Despite Section 14.6.4.2.3, parking shall be permitted between the building and the front lot line on the lands zoned SPEG-3.</p> <p>Despite Section 14.6.4.2, Additional Provisions, Section 14.6.4.2.4 shall not apply to the lands zoned SPEG-3.</p>

### **15.381 Exception Zone 381 (By-law 7364-14)**

1. The following Holding provisions apply to the properties specified:

The lands beyond the Phase 1 lands as identified on Figure C of the staged servicing and Implementation Strategy dated October 2012.

2. The “(H)” Holding Symbol shall be removed when:
  - a) a transportation study is completed identifying the need, and if warranted, the extent and timing of additional transportation improvements including collector and arterial roads internal to the Seaton Urban Area, road linkages external to the Seaton Urban Area including linkages internal and external to Durham Region and interchanges with Highway 407 ETR that may be required to support development beyond the first phase, which shall not exceed 9,800 detached equivalent units, as defined in the Staged Servicing and Implementation Strategy. The transportation study is to be undertaken by the landowners in consultation with the City of Pickering, Durham Region, City of Toronto and York Region and shall be in accordance with Policy 11.74 (b) of the Pickering Official Plan, as amended by Pickering Official Plan Amendment 22; and
  - b) the City is satisfied that the transportation improvements identified in the transportation study referred to in (a) above as required to support the development of the subsequent phase to be released from the H - holding provision will be provided in accordance with the timing recommended by the transportation study, and that satisfactory arrangements are in place for the funding of those transportation improvements.