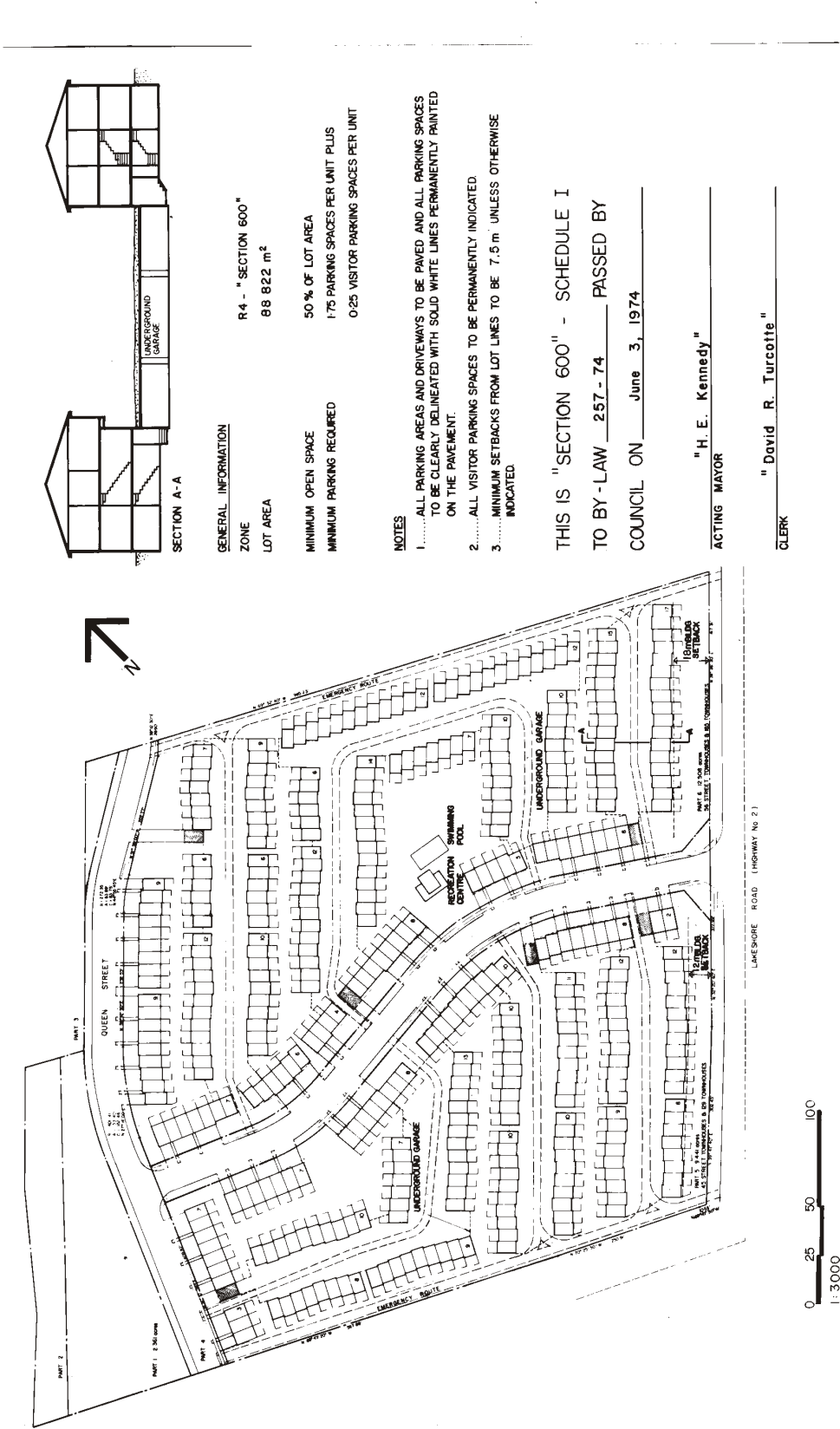


SPECIAL SECTIONS

600. Notwithstanding the "R4" zone designation, the land delineated on Schedule "B" of this By-law as "R4-600" may only be used for multiple-family dwelling purposes and a recreation building and facilities relative thereto, in compliance with the site plan and the site development standards for each site as shown on Schedule "I" of this section and the following regulations: (257-74)
- (a) for the purpose of this section, multiple-family dwellings shall be those types of units as shown on Schedule "I" of this section;
 - (b) the number of dwelling units shall not exceed 395, of which not more than 295 shall be 3-bedroom units and 100 shall be 4-bedroom units;
 - (c) minimum landscaped open space shall be 50% of the lot;
 - (d) minimum parking requirement shall be 1.75 parking spaces per unit plus one parking space for each 4 dwelling units or fraction thereof, for visitors.

Schedule "I" to section 600



- 602.** Notwithstanding their "C2" zoning designation, the lands delineated as "C2-602" in Schedule "B" of this By-law shall only be used for the erection of a retail food store, in compliance with the "C2" zone provisions contained in this By-law, and subject to the following additional regulations: (552-75)
- (a) no building permit shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by City Council;
 - (b) *deleted by By-law 986-86;*
 - (c) no signs shall be erected without the approval of City Council.

- (SPA) 603. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-603" in Schedule "B" of this By-law, shall only be used for the erection of single-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, excepting however that: (565-82)
- (1)

the minimum landscaped open space requirement contained in Schedule "A", Development Standards, shall not apply;
- (2)

every lot shall have a minimum area of 310 m²;
- (3)

every lot shall have a minimum frontage of 10 m;
- (4)

no minimum side yard requirements shall apply to the side on which the garage is located;
- (5)

every lot shall have a minimum side yard on one side of 1.8 m;
- (6)

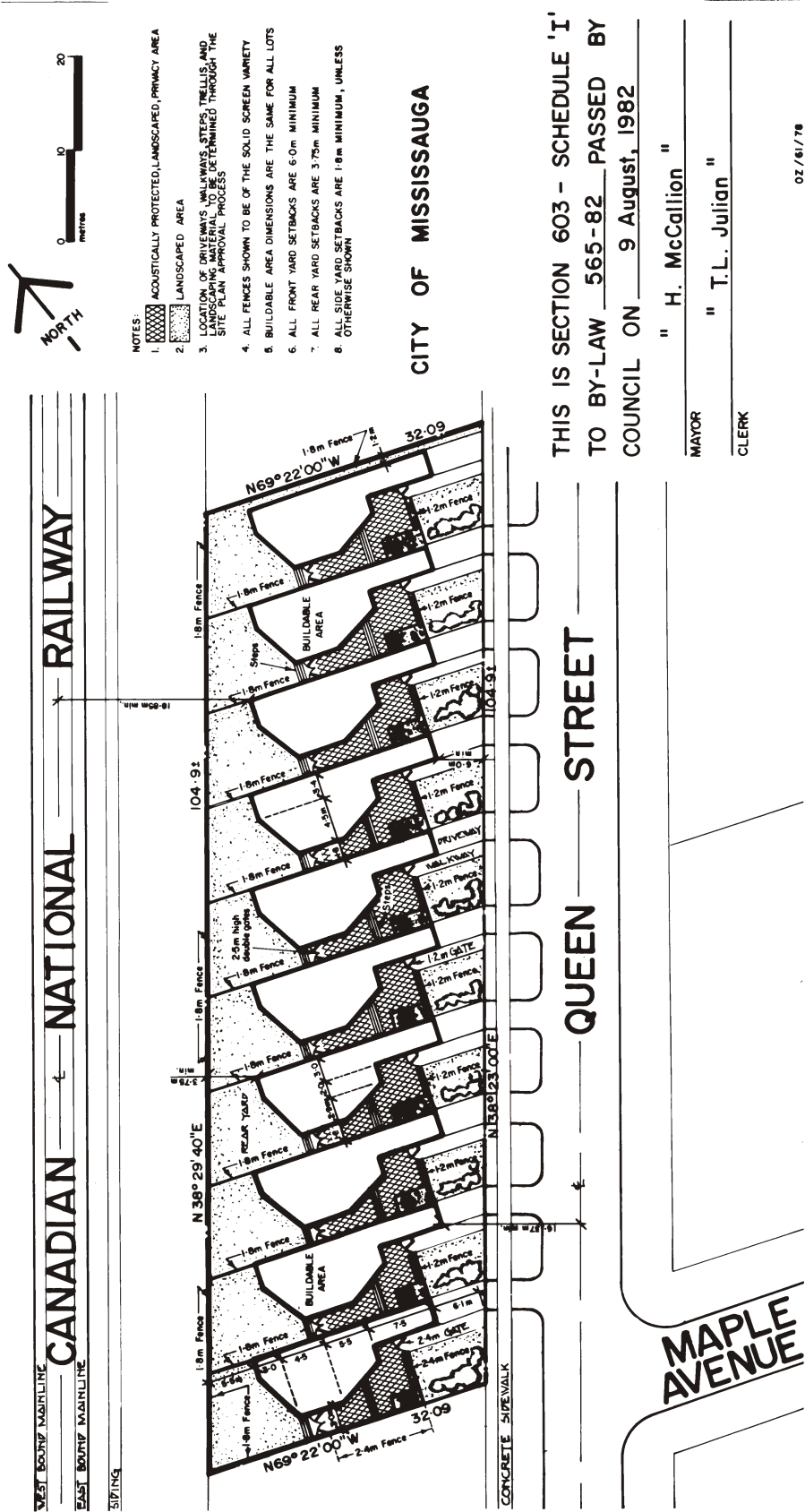
notwithstanding subsection (5) above, the minimum distance between a side lot line and the nearest part of any end dwelling unit shall be 3 m, where such side lot line abuts an "R2" zone;
- (7)

every lot shall have a minimum rear yard of 3.75 m;
- (8)

every lot shall have a minimum front yard of 5.75 m;
- (9)

all site development shall conform to the provisions of Schedule "I" of this section.

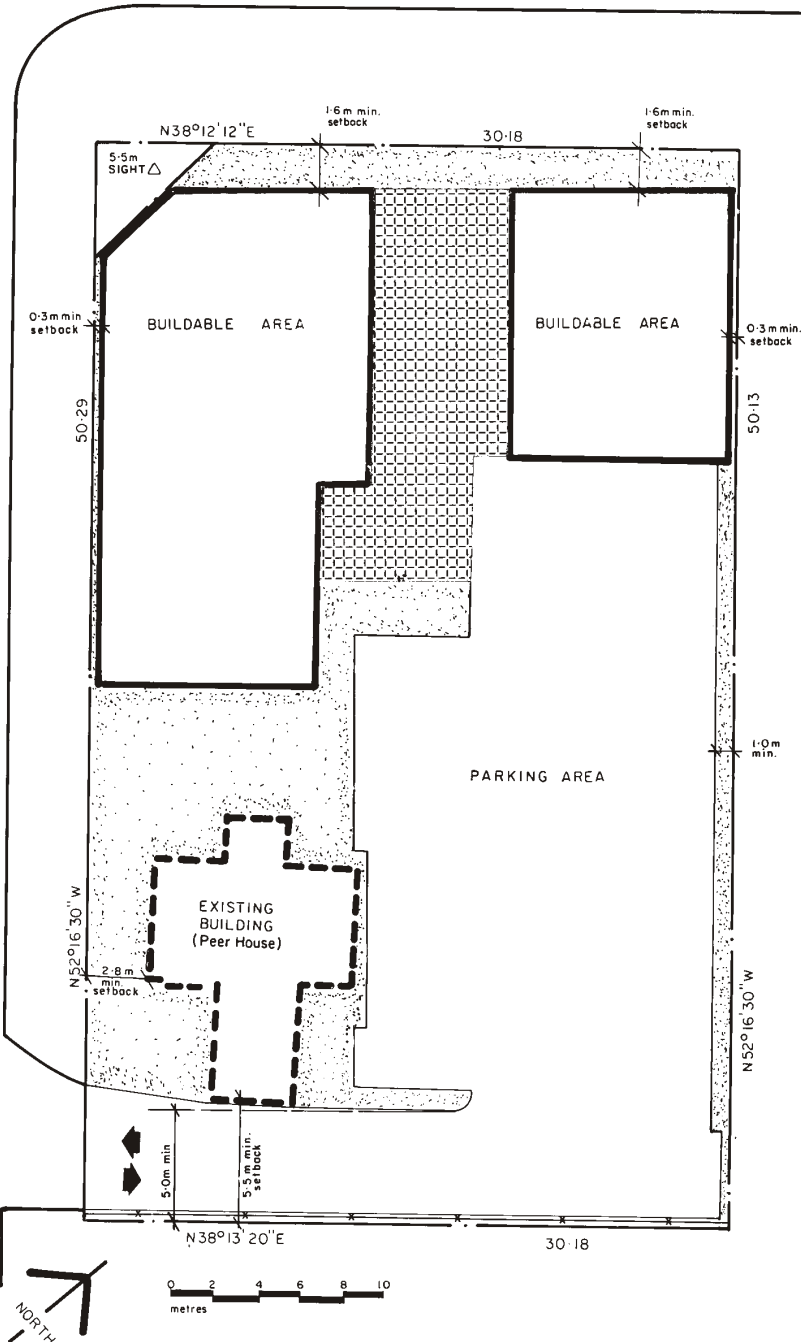
Schedule "I" to section 603



- (SPA) **604.** Notwithstanding their "C1" zoning designation, the lands delineated as "C1-604" in Schedule "B" of this By-law, shall only be used for a restaurant in compliance with the "C1" zone provisions contained in this By-law, excepting however that: *(863-81)*
- (1) the provisions of section 11(2) shall not apply;
 - (2) the total gross floor area of the restaurant shall not exceed 360 m²;
 - (3) a minimum of one loading space shall be provided;
 - (4) motor vehicle parking facilities shall be provided at the rate of 16.5 parking spaces for each 100 m² of gross floor area used as a restaurant;
 - (5) for the purposes of this section, "GROSS FLOOR AREA - RESTAURANT" means the aggregate of the areas of each storey above or below established grade measured from the exterior of the outside walls but excluding storage areas below established grade;
 - (6) for the purposes of this section, "LOADING SPACE" means a rectangular area on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial motor vehicle while loading or unloading goods. A loading space shall have a minimum width of 3.5 m, a minimum length of 9 m and a minimum overhead clearance of 4.25 m at all points;
 - (7) for the purposes of this section, "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.75 m and a minimum length of at least 6 m, exclusive of aisles and driveways.
- (SPA) **605.** Notwithstanding their "C3" zoning, the lands delineated as "C3-605" on Schedule "B" of this By-law shall only be used in compliance with the "C3" zone provisions contained in this By-law, except that: *(858-86)*
- (PIL)
- (1) the provisions of subsection 4(45) and 4(47) and clauses 13(1)(4), 13(1)(4a), 13(1)(5) and 13(1)(9) of this By-law shall not apply;
 - (2) the existing building known as the Peer House having a gross leasable area of 82 m² and shown on the attached Schedule "I" may also be used as a single-family detached dwelling in addition to the uses permitted in clauses 13(1)(2), 13(1)(3), 13(1)(6), 13(1)(7) and 13(1)(8) of this By-law;
 - (3) the total gross leasable area of all buildings and structures but excluding the existing building known as the Peer House, shall not exceed 740 m²;
 - (4) the total gross floor area of the restaurant or the dining lounge, shall not exceed 74 m²;
 - (5) for the purposes of this section, "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales areas, display areas, storage areas, but excluding storage areas below established grade and common areas;
 - (6) for the purposes of this section, "GROSS FLOOR AREA (GFA) - RESTAURANT or DINING LOUNGE" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
 - (7) for purposes of calculating Parking Standards, the lands shall be construed to be a Convenience Centre;
 - (8) the provisions of Schedule "A" Parking and Loading Standards for Non-Residential Land Uses, subsection (2), of this By-law shall not apply; *(266-94)*
 - (9)
 - (a) for the purposes of this section, "PARKING SPACE" associated with car overhangs means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.75 m and a minimum length of at least 5.4 m exclusive of aisles, driveways and car overhangs;
 - (b) notwithstanding clause (9)(a) of this section, 3 of the parking spaces may be provided with a minimum width of at least 2.75 m and a minimum length of at least 5.0 m exclusive of aisles, driveways and car overhangs;
 - (c) for the purposes of this section, "AISLE" means an internal roadway immediately adjacent to each parking and loading space to provide vehicular ingress and egress at all times and having a width of at least 5.6 m;
 - (10)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (10)(a) of this section, the location and type of parking spaces, including car overhangs, driveways, vehicle access, pedestrian link, walkways, ramps, bay windows, garbage enclosures, retaining walls, fencing and landscape features and the extent of landscaped areas will be determined through the site plan approval process;
 - (11) maximum height of all buildings or structures shall be two (2) storeys. *(0271-2004)*

LAKE SHORE ROAD WEST

JOHN STREET SOUTH



- LEGEND
- LANDSCAPE AREA
 - VEHICULAR ACCESS
 - 1.8m HIGH SOLID WOOD FENCE
 - PEDESTRIAN LINK

CITY OF MISSISSAUGA

THIS IS SECTION 605 - SCHEDULE 'I'
TO BY-LAW 858-86 PASSED BY
COUNCIL ON 1986, AUGUST 13

'F. McKECHNIE'
MAYOR(ACTING)
'L. M. MCGILLIVARY'
CLERK(DEPUTY)

- (SPA)
(PIL)

607.
- Notwithstanding their "C1" zoning, the lands delineated as "C1-607" on Schedule "B" of this By-law shall only be used in compliance with the "C1" zone provisions contained in this By-law, except that: *(548-89), (400-98)*
- (1)

the provisions of subsection 4(45), 6(14), clause 6(21)(3), and clauses 11(1)(3), (5), (6), (7), (8), (8a) (9) and (9a) of this By-law shall not apply;
- (2)

in addition to those uses permitted by clauses 11(1)(1), (2) and (4) of this By-law, the following uses may be permitted:

(a)

the retail sale of antiques, giftware, and nautical supplies;

(b)

an art gallery or studio for art, dance or music purposes;

(c)

a maximum of 4 apartment house units;

(d)

a printing establishment;

(e)

a single family detached dwelling; *(0271-2004)*
- (3)

the total gross floor area of all buildings and structures shall not exceed 300 m²; *(400-98)*
- (4)

deleted by By-law 400-98;
- (5)

motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A", Parking and Loading Standards for Non-Residential Land Uses, of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply: *(266-94)*

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Medical Offices	5.0 spaces per practitioner, or 6.5 spaces per 100 m ² GFA, whichever is greater
Studio for Art, Dance or Music Purposes	3.6 spaces per 100 m ² GFA
Apartment Houses	2.0 spaces per dwelling unit

- (6)

notwithstanding subsection (5) of this section, one parking space shall be reserved for the use of the physically handicapped and shall be appropriately signed as being for physically handicapped persons;
- (7)

notwithstanding subsection (5) of this section, parking shall be calculated as for a mixed use development in accordance with the provisions of subclause 6(21)(9)(a) of this By-law;
- (8)

for the purposes of subsection (7) of this section, an art gallery or studio for art, dance or music purposes shall be construed to be a general retail land use;
- (9)

the provisions of the Loading Standards, in Schedule "A", Parking and Loading Standards for Non-Residential Land Uses, of this By-law shall not apply; *(266-94)*
- (10)

the provisions in Schedule "A", Development Standards for Port Credit Zoning By-law, of this By-law shall not apply;
- (11)

for the purposes of this section, "APARTMENT HOUSE" means a building or structure or part thereof, containing more than 3 dwelling units, with shared entrances and with shared exit facilities above the first storey;
- (12)

for the purposes of this section, "AISLE" means an internal roadway immediately adjacent to each parking space to provide vehicular ingress and egress at all times and having a width of at least 4.5 m;
- (13)

for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured from the exteriors of outside walls, but shall exclude any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, or any parts of the building below established grade other than that used for retail commercial, office or residential uses;
- (14)

(a)

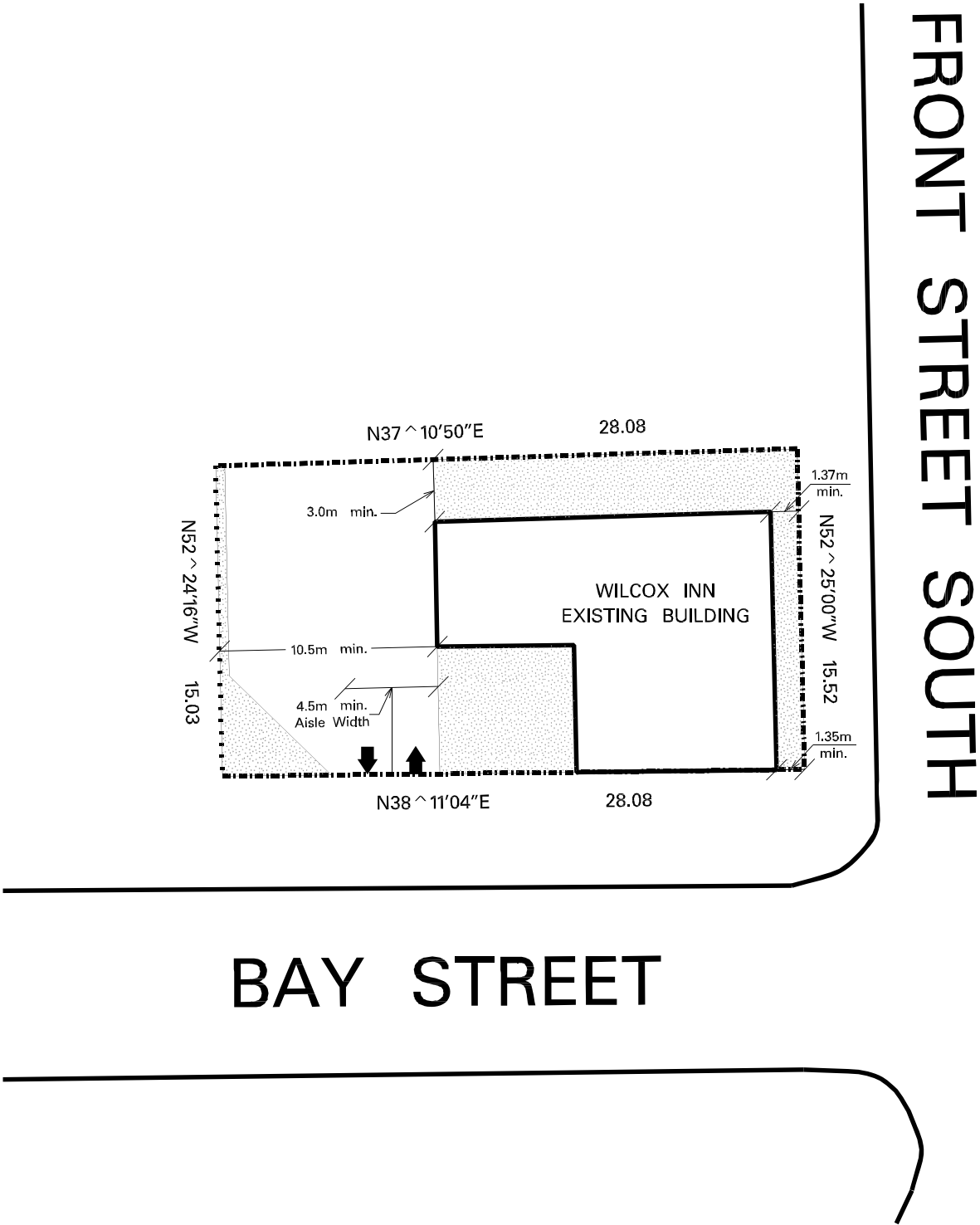
all site development plans shall conform to the provisions of Schedule "I" of this section; *400-98)*

(b)

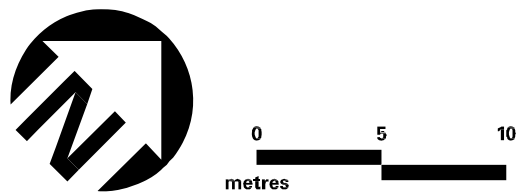
notwithstanding clause (14)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces including parking aisles, handicapped parking spaces, internal driveways, vehicle access points, walkways, ramps, garbage enclosures, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process;




(15)

maximum height of all buildings or structures shall be two (2) storeys. *(0271-2004)*



BAY STREET



-  LANDSCAPED AREA
-  1.0m HIGH WOOD SCREEN FENCE
-  VEHICULAR ACCESS

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 607 "

AS ANNEXED TO BY-LAW 400-98

PASSED BY COUNCIL ON 1998 Aug. 12

"H. McCALLION"

MAYOR

"W. MUNDEN"

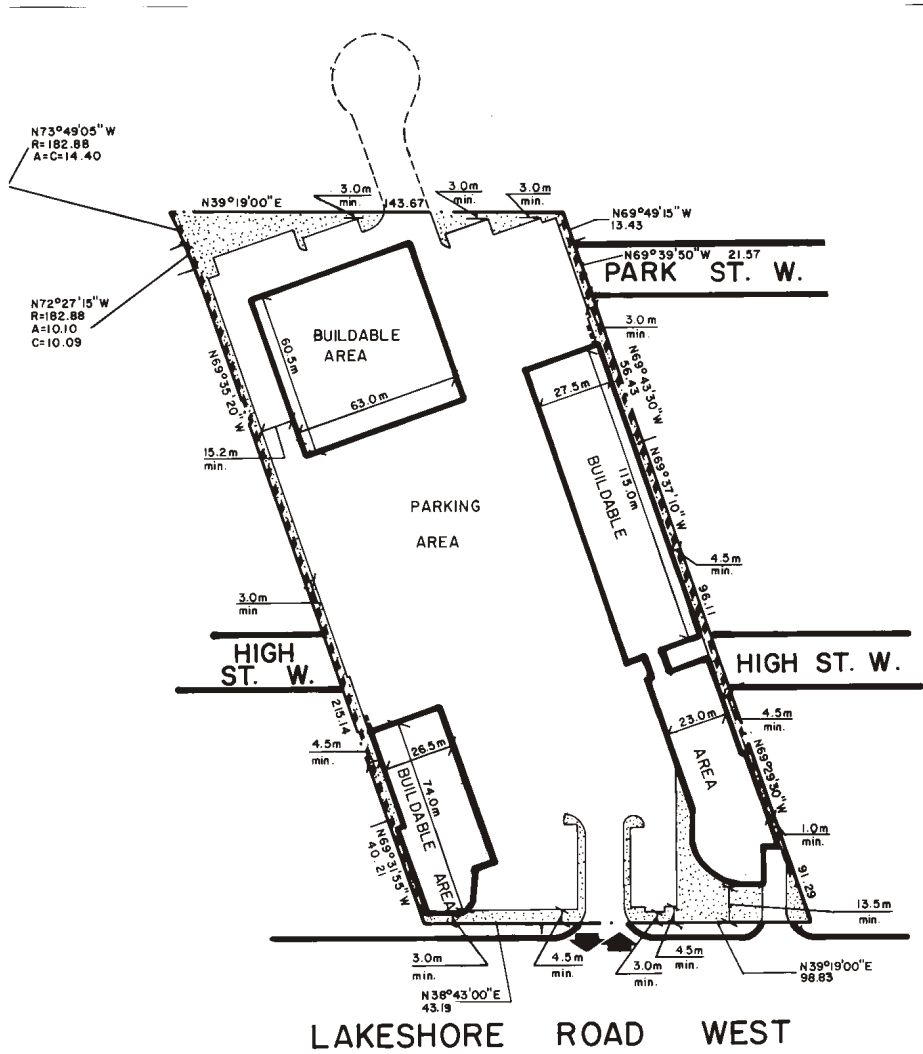
CLERK

- (SPA) **608.** Notwithstanding their "C3" zoning, the lands delineated as "C3-608" on Schedule "B" of this By-law shall
(H) only be used in compliance with the "C3" zone provisions contained in this By-law, except that: *(194-91), (457-93)*
- (1) the provisions of subsection 6(23), clauses 13(1)(3), 13(1)(4), 13(1)(4a) and 13(1)(8), and the Development Standards of Schedule "A" of this By-law, shall not apply;
 - (2) in addition to those remaining uses permitted under subsection 13(1) of this By-law, the following uses shall be permitted:
 - (a) art or antique shop;
 - (b) bakery goods shop;
 - (c) bank, financial institution or money lending agency;
 - (d) barber shop or beauty parlour;
 - (e) beer store;
 - (f) convenience restaurant;
 - (g) diaper supply service;
 - (h) dressmaking or tailoring establishment;
 - (i) dry cleaning establishment or laundry reception and delivery depot;
 - (j) drug store;
 - (k) florist;
 - (l) food store;
 - (m) laundromat;
 - (n) liquor store;
 - (o) medical or dental clinic;
 - (p) photocopying shop;
 - (q) restaurant;
 - (r) seasonal fruit, vegetable, flower or garden supply sales and display, with a maximum area of 100 m² outside a building, provided such use is conducted in conjunction with and adjacent to a food store;
 - (s) service or repair shop for personal or consumer goods;
 - (t) shop in which household pets or pet food or supplies are sold at retail;
 - (u) shop in which new goods are sold at retail;
 - (v) take-out restaurant;
 - (w) tanning salon;
 - (x) video store;
 - (3) the total gross leasable area of all buildings and structures shall not exceed 9 290 m²;
 - (4) for the purpose of this section, the total gross leasable area devoted to food stores shall not exceed 3 125 m²;
 - (5) for the purposes of this section, the total gross leasable area devoted to drug stores shall not exceed 745 m²;
 - (6) for the purpose of calculating Parking and Loading Standards under Schedule "A" to this By-law, the lands shall be deemed to be a Neighbourhood Centre;
 - (7)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicular access points, garbage enclosures, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

NOTE:

In accordance with the provisions of section 35 of the *Planning Act, 1983*, S.O. 1983, c.1, as amended, the holding symbol "H" is to be removed from the zoning designation "H-C3-608" with respect to the whole or any part or parts of the lands in respect to which such zoning designation apply, from time to time (hereinafter called the "Site"), by further amendment to Schedule "B" attached to By-law Number 1227, upon satisfaction of the following requirements:

- (i) confirmation from the City Transportation and Works Department that all matters pertaining to the construction of a storm outlet sewer, and a storm trunk sewer required to service the Site have been resolved;
- (ii) confirmation from the Ministry of the Environment that the decontamination of the Site has been completed, and verification that it has been carried out to the level required for the proposed use;
- (iii) payment to the City of the required cash contributions for the widening of Lakeshore Road West, across the frontage of the Site, and for the installation of traffic control signals at the entrance onto the Site;
- (iv) payment to the City of all planning processing fees in relation to the development of the Site;
- (v) payment of all applicable development levies or imposts, required by the City, the Regional Municipality of Peel, Mississauga Hydro-Electric Commission or any other statutory levies, in accordance with the development levy policies applicable to the Site at the time of payment, or the approval of those parties, to the effect that satisfactory arrangements to secure the payment of any such development levies or imposts have been made; and
- (vi) execution, if requested, of a Servicing Agreement satisfactory to the City and the Regional Municipality of Peel.



- MASONRY WALL
- LANDSCAPED AREA
- VEHICULAR ACCESS
- 2m HIGH SCREEN FENCE

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '608'
AS ANNEXED TO BY-LAW 194-91
PASSED BY COUNCIL ON 1991 APRIL 22
'H. McCALLION'
MAYOR
'T.L. JULIAN'
CLERK

- (SPA)

610.

Notwithstanding their "C4" zoning, the lands delineated as "C4-610" on Schedule "B" of this By-law shall only be used in compliance with the "C4" zone provisions contained in this By-law, except that: (48-96)
- (1)

in addition to those uses permitted under subsection 14(1) of this By-law, the following uses shall be permitted:
- (a)

a gas bar;

(b)

a convenience store accessory to a gas bar;
- (2)

a stacking lane to accommodate the equivalent of a minimum of 10 tandem parking spaces in addition to the required on-site parking shall be provided and maintained on the same lot for the car wash;
- (3)

the total gross leasable area devoted to the convenience store including the gas bar kiosk shall not exceed 134 m².

611.

Notwithstanding their "R2" zoning, the lands delineated as "R2-611" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law except that: (282-95)
- (1)

in addition to those uses permitted, a retirement house also is permitted;
- (2)

for the purposes of this section, a maximum of 7 retirement dwelling units shall be permitted;
- (3)

motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to By-law 1227, Parking and Loading Standards for Non-Residential Land Uses, except where the Land Use is shown in Column 1 hereunder, the Maximum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Retirement House	5.0 parking spaces

- (4)

notwithstanding subsection (3) of this section, 5 of the parking spaces required for the retirement house may be tandem parking spaces.

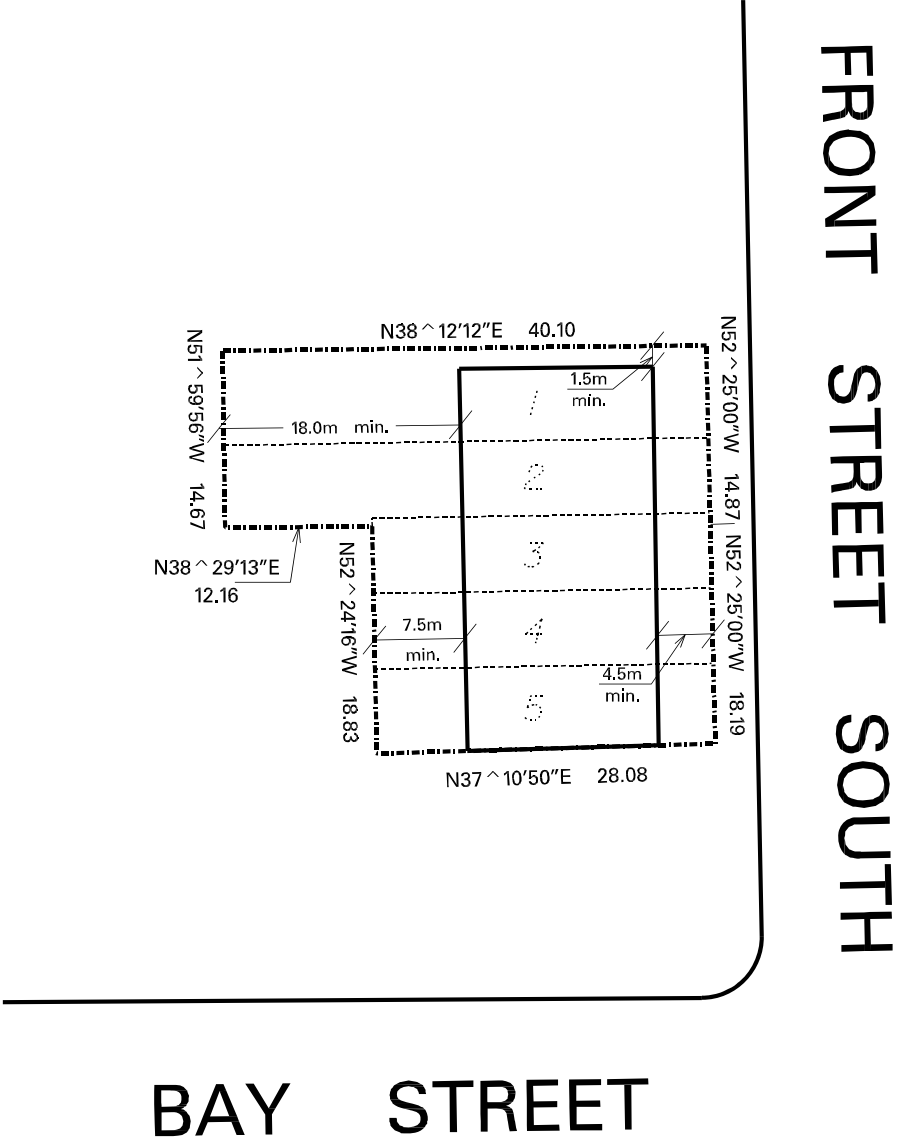
(SPA) 612. Notwithstanding their "R5" zoning, the lands delineated as "R5-612" on Schedule "B" of this By-law shall only be used for street row dwelling units, in compliance with the following: (400-98), (0271-2004)

(1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	170 m ²	6.2 m

- (2) every dwelling unit shall have a private garage, and the garage shall have a minimum area of 27 m²;
- (3) a garage shall not be located closer than 5.5 m to any property line abutting a municipal road;
- (4) the maximum height of any street row dwelling shall be 15 m;
- (5) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; (0271-2004)
- (b) notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 612



BUILDABLE AREA

NOTE: COVERED OR UNCOVERED PORCHES AND DECKS MAY PROJECT UP TO 1.8m INTO REQUIRED YARDS.

STAIRS MAY PROJECT INTO REQUIRED YARDS

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO
"SECTION 612"
APPENDIX "B" OF
ATTACHMENT 1 TO O.M.B.
ORDER No. 1847
DATED 2005 July 15
ATTACHED TO BY-LAW
0271-2004

- (SPA) **614.** Notwithstanding their "C1" zoning, the lands delineated as "C1-614" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0513-2000)*
- (1) the provisions of subsections 6(7), (9), (12), (13), (14), (17), (18), (23) and (26) of this By-law shall not apply;
 - (2) the following uses shall be permitted:
 - (a) apartment building;
 - (b) retirement house;
 - (c) business, professional and administrative office;
 - (d) retail and personal service commercial establishment; and
 - (e) public parking;
 - (3) for the purposes of this section, "retail and personal service commercial establishment" shall be deemed to include only the following uses:
 - (a) art gallery;
 - (b) automatic bank machine;
 - (c) bakery;

- (d) bank, financial institution or money lending agency;
 - (e) barber shop and hairdressing and beauty salon;
 - (f) convenience store;
 - (g) dressmaking or tailoring establishment;
 - (h) drug store or dispensary, pharmacy;
 - (i) food store;
 - (j) printing, copying and photo processing establishment;
 - (k) restaurant or take-out restaurant, with or without an accessory outdoor patio;
 - (l) shop in which goods are sold at retail;
 - (m) tanning salon;
 - (n) travel agency; and
 - (o) video store;
- (4) the maximum number of apartment units or retirement dwelling units, or any combination thereof, on all lands zoned "C1-614" shall be 150;
- (5) the combined maximum gross floor area - residential and gross floor area - non residential, on all lands zoned "C1-614" shall be 25 400 m²;
- (6) the maximum gross floor area - residential of all buildings and structures devoted to apartment buildings or retirement houses, or any combination thereof, on all lands zoned "C1-614" shall be 19 050 m²;
- (7) the maximum gross leasable area devoted to all food store uses shall be 600 m²;
- (8) the maximum gross floor area - non residential devoted to all business, professional and administrative offices and retail and personal service commercial establishments on all lands zoned "C1-614" shall be 8 600 m²;
- (9) that portion of the ground floor area of any building or structure located within 9.0 m of the property line abutting the Lakeshore Road East right-of-way shall only be used for business, professional or administrative offices or retail and personal service commercial establishments, or any combination thereof;
- (10) minimum "Landscaped Open Space" on all lands zoned "C1-614" shall be 15%;
- (11) the maximum height measured at the centre line of Lakeshore Road East right-of-way and the maximum number of storeys, excluding any mechanical penthouse or roof top equipment, for any building or structure or part thereof, as shown on Schedule "I" referred to in subsection (19) of this section, shall conform to the following requirements:

DISTANCE FROM LAKESHORE ROAD EAST RIGHT-OF-WAY	HEIGHT (to the highest ridge of a sloped roof)	HEIGHT (to the top of a parapet of a flat roof)	STOREYS
less than 15.0 m	16.0 m	12.0 m	2
15.0 m or greater	29.0 m	24 m	6

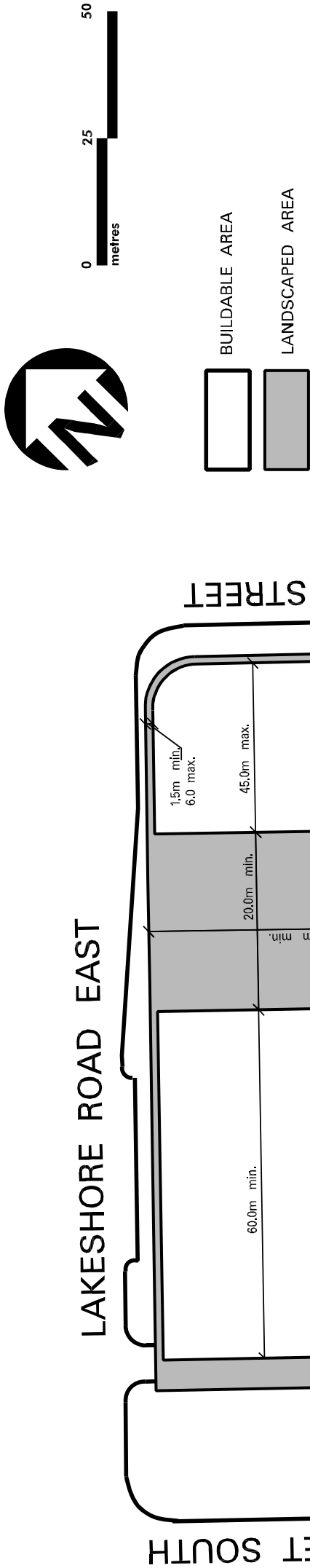
- (12) any parking structure or part thereof shall be located wholly below the ground level measured at the centre line of the Lakeshore Road East right-of-way;
- (13) the minimum setback of a parking structure from any property line shall be 0.3 m;
- (14) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to By-law 1227, Parking Requirements for Multiple Residential Uses and Parking and Loading Standards for Non-Residential Land Uses, except where a Land Use shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Retail and Personal Service Commercial Establishment (excluding restaurant and take-out restaurant)	4.0 spaces per 100 m ² GLA

- (15) notwithstanding subsection (14) of this section, parking required for lands zoned "C3-615", "R4-617" and "C5-618" may be provided on the subject lands zoned "C1-614";
- (16) in addition to subsections (14) and (15) of this section, 20 public parking spaces shall be required;
- (17) the minimum setback of motor vehicle surface parking and loading facilities from any street line shall be 6.0 m;
- (18) notwithstanding Schedule "I" of this section, the minimum setback of all buildings or structures used for commercial purposes shall be 1.5 m from the Port Street East right-of-way;
- (19) notwithstanding Schedule "I" of this section, the minimum setback of all buildings or structures used for residential purposes shall be 4.5 m from the Hurontario Street and Port Street East rights-of-way;
- (20) notwithstanding Schedule "I", a maximum of one (1) building or structure on a lot may be set back beyond the maximum requirements for two (2) sides of a building or structure only;
- (21) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (21)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structures, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;

(22) notwithstanding Schedule "I" of this section, awnings and canopies may project beyond the buildable area a maximum of 0.60 m into any Landscaped Area shown on Schedule "I" of this Section.

Schedule "I" to section 614



CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 614"
AS ATTACHED TO TAB G, EXHIBIT 1 OF O.M.B.

ORDER No. 0919
ISSUED 2000 June 22
ATTACHED TO BY-LAW 0513-2000

- (SPA) **615.** Notwithstanding their "C3" zoning, the lands delineated as "C3-615" on Schedule "B" of this By-law shall only be used in compliance with the following: (0513-2000)
- (1) the provisions of subsections 6(7), (9), (12), (13), (17), (18) and clause 6(21)(7) of this By-law shall not apply;
 - (2) the following uses shall be permitted:
 - (a) row dwelling;
 - (b) business, professional and administrative office; and
 - (c) retail and personal service commercial establishment;
 - (3) for the purposes of this section, "retail and personal service commercial establishment" shall be deemed to include only the following uses:
 - (a) art gallery;
 - (b) dressmaking or tailoring establishment;
 - (c) service or repair shop for personal or consumer goods; and
 - (d) shop in which goods are sold are retail;
 - (4) notwithstanding clauses (3)(c) and (d) of this section, the following uses are not permitted:
 - (a) motor vehicle repair shop, motor vehicle body repair shop, automobile service station or public garage;
 - (b) dry-cleaning establishment or depot;
 - (c) carpet or floor covering cleaning service; and
 - (d) pet shop;
 - (5) the maximum number of row dwelling units on all lands zoned "C3-615" shall be 18;
 - (6) all business, professional or administrative offices and retail and personal service commercial establishments shall be located wholly within a building or structure principally used for a row dwelling and, in addition to any other requirements of this section, shall comply with the following requirements:
 - (a) any office or commercial establishment shall be located only within the first storey;
 - (b) for any row dwelling unit, a maximum of one (1) office or one (1) commercial establishment, shall be permitted;
 - (c) for any row dwelling unit, the maximum gross floor area - non residential of any office or commercial establishment shall be 65 m²;
 - (d) for any row dwelling unit, the minimum gross floor area - non residential of any office or commercial establishment shall be 30 m²;
 - (7) that portion of the ground floor area of any building or structure located within 6.0 m of the property line abutting the Lakeshore Road East right-of-way shall only be used for business, professional or administrative offices or retail and personal service commercial establishments, or any combination thereof;
 - (8) notwithstanding clause (2)(a) of this section, row dwellings shall only be permitted where the minimum gross floor area - non residential required by clause (6)(d) of this section is also located within all row dwelling units;
 - (9) further to subsection (8) of this section, the minimum gross floor area - non residential required by clause (6)(d) of this section must be developed concurrent with any row dwelling;
 - (10) the maximum gross floor area - non residential of all buildings and structures devoted to business, professional and administrative offices and retail and personal service commercial establishments on all lands zoned "C3-615" shall be 720 m²;
 - (11) the maximum gross floor area - residential of all buildings and structures devoted to row dwellings on all lands zoned "C3-615" shall be 4 300 m²;
 - (12) the minimum "Landscaped Open Space" on all lands zoned "C3-615" shall be 20%;
 - (13) the total number of parking spaces required for row dwellings on all lands zoned "C3-615" shall be 41, of which a maximum of five (5) visitor parking spaces may be located on abutting lands zoned "R5-616";
 - (14) a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising an area of at least 13.5 m², shall be considered to be included as part of the number of parking spaces required by subsection (13) of this section; provided such parking space shall not be used for computing the required visitor parking or the minimum parking requirements of any other dwelling unit;
 - (15) the total number of parking spaces required for business, professional and administrative offices and retail and personal service commercial establishments may be located on abutting lands zoned "C1-614";
 - (16) the maximum width of a garage measured from the inside face of each of the garage side walls shall be 3.2 m;
 - (17) the maximum width of a driveway or hard surface parking area for each dwelling at any given point shall be 3.2 m;
 - (18) any building or structure or part thereof shall not exceed the following height above established grade:
 - (a) 16.0 m to the highest ridge of a sloped roof;
 - (b) 12.5 m to the top of a parapet of a flat roof;
 - (19) any building or structure or part thereof shall not exceed three (3) storeys above established grade;
 - (20) for the purposes of this section, "FRONT LOT LINE" means the lot or property line abutting the Lakeshore Road East right-of-way;
 - (21) for the purposes of this section, "REAR LOT LINE" means the lot or property line opposite to the front lot line;

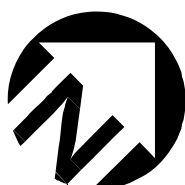
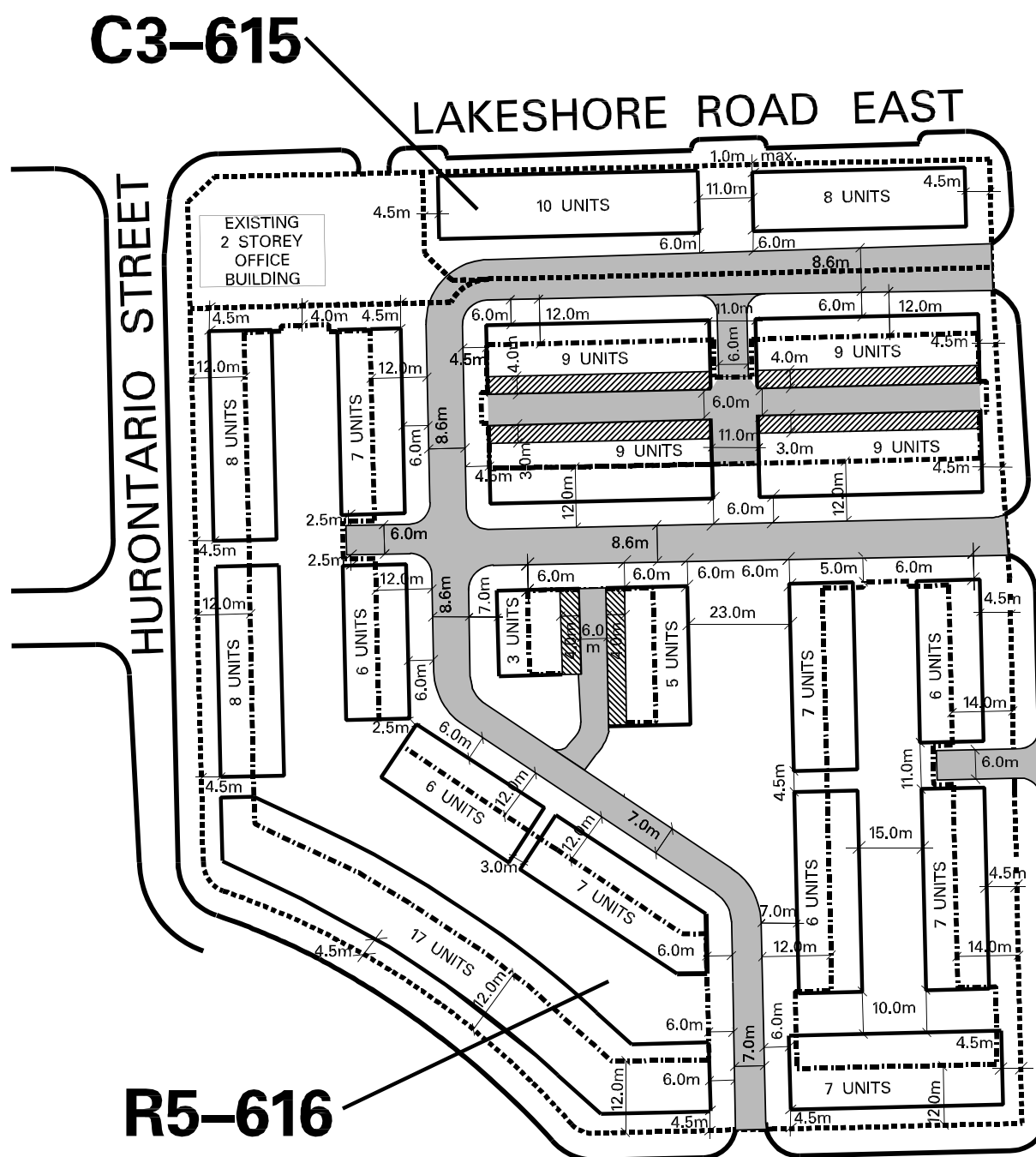
- (22) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (22)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structures, internal driveways, vehicle access points, decks, transformers, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (23) notwithstanding Schedule "I" of this section, a covered or uncovered porch may project beyond the buildable area a maximum of 1.5 m into a required yard;
- (24) notwithstanding Schedule "I" of this section, awnings and canopies may project beyond the buildable area a maximum of 0.3 m into a required yard;
- (25) notwithstanding Schedule "I" of this section, window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels, may project beyond the buildable area a maximum of 0.6 m into a required yard;
- (26) notwithstanding Schedule "I" of this section, a balcony may project beyond the buildable area a maximum of 1.2 m into the required rear yard or exterior side yard.

(SPA) **616.** Notwithstanding their "R5" zoning, the lands delineated as "R5-616" on Schedule "B" of this By-law shall be used for row dwellings in compliance with the following: *(0513-2000)*

- (1) the provisions of subsections 4(45) and 6(7), (9), (12), (13) and (18), and clauses 6(17)(g), (h), (i) and (j) of this By-law shall not apply;
- (2) the maximum number of row dwelling units permitted on all lands zoned "R5 - Section 616" shall be 137;
- (3) the maximum gross floor area - residential of all buildings and structures on all lands zoned "R5-616" shall be 34 500 m²;
- (4) the minimum Landscaped Open Space" on all lands zoned "R5-616" shall be 40%;
- (5) visitor parking facilities and parking aisles may be provided on abutting lands zoned "R5-616";
- (6) parking shall be provided in accordance with the following:

MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT	
Resident	Visitor
2.0	0.25

- (7) notwithstanding subsection (6) of this section, parking required for lands zoned "C3-615" and "R5-619" may be provided on the subject lands zoned "R5-616";
- (8) all parking spaces devoted to visitor parking shall be provided at grade;
- (9) any building or structure or part thereof shall not exceed the following height measured from the centre line of a private road or public right-of-way for the length of the row dwelling unit;
 - (a) 14.0 m to the highest ridge of a sloped roof;
 - (b) 12.5 m to the top of a parapet of a flat roof;
- (10) any building or structure or part thereof shall not exceed three (3) storeys measured from the centre line of a private road or public right-of-way for the length of the row dwelling unit;
- (11) the maximum height of the finished floor level at the main front entrance shall be 1.7 m above the average grade measured at the centre line of a private road or public right-of-way for the length of the row dwelling unit;
- (12) notwithstanding subsection (11) of this section, where the main front entrance does not front onto a private road or public right-of-way, the maximum height of the finished floor level at the main front entrance shall be 0.61 m above the average grade measured at the closest point of a hard surface walkway, directly opposite each row dwelling, for the length of the row dwelling unit;
- (13) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (13)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structures, internal driveways, vehicle access points, decks, transformers, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (14) notwithstanding Schedule "I" of this section, a covered or uncovered porch may project beyond the buildable area a maximum of 1.5 m into a required yard;
- (15) notwithstanding Schedule "I" of this section, awnings and canopies may project beyond the buildable area a maximum of 0.6 m into a required yard;
- (16) notwithstanding Schedule "I" of this section, window projection and other architectural elements, with or without a foundation, such as but not limited to fireplaces, pilasters and corbels, may project beyond the buildable area a maximum of 0.61 m into a required yard;
- (17) notwithstanding Schedule "I" of this section, a maximum of two (2) row dwelling units in any individual block or grouping of attached row dwellings may project beyond the buildable area a maximum of 1.5 m into a required yard;
- (18) notwithstanding Schedule "I" of this section, a balcony may project beyond the buildable area a maximum of 1.2 m into a required yard.



A horizontal scale bar with markings at 0, 25, and 50 metres. The bar is divided into two segments: a black segment from 0 to 25 metres, and a grey segment from 25 to 50 metres.

NOTE: ALL DIMENSIONS ARE MINIMUMS
UNLESS OTHERWISE NOTED.

- BUILDABLE AREA

DECK AREA WITH PAVED AREA BELOW (the minimum distance between decks is 6.0m)

LIMIT OF UNDERGROUND PARKING AREA

PAVED AREA

THIS IS SCHEDULE "I" TO "SECTIONS 615 & 616"

AS ATTACHED TO TAB G, EXHIBIT 1 OF O.M.B.

ORDER No. 0919

ISSUED 2000 June 22

CITY OF MISSISSAUGA

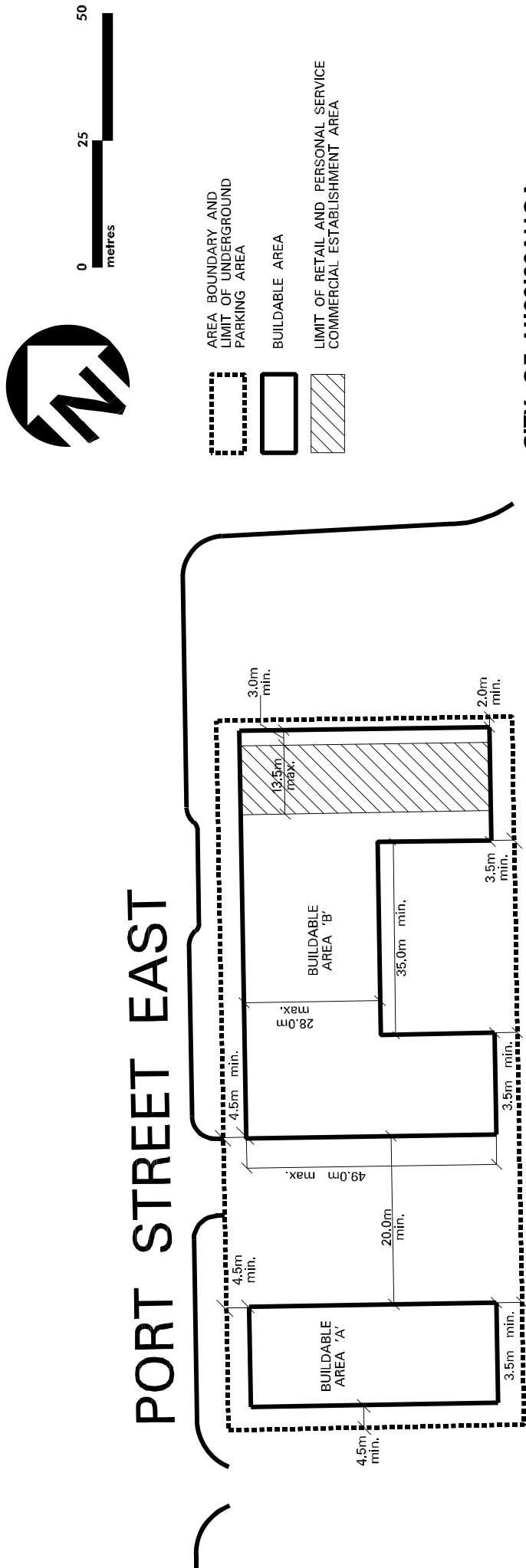
ATTACHED TO BY-LAW 0513-2000

(SPA) **617.** Notwithstanding their "R4" zoning, the lands delineated as "R4-617" on Schedule "B" of this By-law shall be used in compliance with the following: *(0513-2000)*

- (1) the provisions of subsections 6(7), (9), (12), (13), (17) and (18) of this By-law shall not apply;
- (2) the following uses shall be permitted:
 - (a) apartment building; and
 - (b) retail and personal service commercial establishment;
- (3) the maximum number of apartment units within Buildable Area "A" as shown on Schedule "I" referred to in subsection (21) of this section, shall be 20;
- (4) the maximum gross floor area - residential within Buildable Area "A" as shown on Schedule "I" referred to in subsection (21) of this section, shall be 4 800 m²;
- (5) the maximum number of apartment units within Buildable Area "B" as shown on Schedule "I" referred to in subsection (21) of this section, shall be 75;
- (6) the maximum gross floor area - residential within Buildable Area "B" as shown on Schedule "I" referred to in subsection (21) of this section, shall be 15 290 m²;
- (7) the maximum height above established grade and the maximum number of storeys, excluding any mechanical penthouse or roof top equipment, for any building or structure or part thereof within Buildable Areas "A" or "B", as shown on Schedule "I" referred to in subsection (21) of this section, shall conform to the following requirements:

DISTANCE FROM REAR LOT LINE	HEIGHT	STOREYS
3.5 m to 7.5 m	13 m	3
7.5 m to 11.5 m	16 m	4
11.5 m to 15.5 m	19 m	5
15.5 m or greater	22 m	6

- (8) for the purposes of subsection (7) of this section, established grade means the average level of proposed or finished ground adjoining a building at the exterior wall containing the main front entrance;
- (9) the maximum height of the finished floor level at the main front entrance shall be 0.5 m above the proposed or finished ground floor level measured at the property line abutting the streetline for the length of the building or structure;
- (10) for the purposes of this section, "retail and personal service commercial establishment" shall be deemed to include only the following uses:
 - (a) art gallery;
 - (b) ice cream parlour;
 - (c) shop in which goods are sold at retail;
 - (d) take-out restaurant; and
 - (e) sporting goods rental;
- (11) all retail and personal service commercial establishments shall be located only within the first storey of any building or structure within Buildable Area "B", as shown on Schedule "I" referred to in subsection (21) of this section and further shall have pedestrian access or egress to and from lands zoned "P" and to and from the Port Street East right-of-way;
- (12) the maximum gross floor area - non residential on all lands zoned "R4-617" shall be 460 m²;
- (13) the minimum gross floor area - non residential on all lands zoned "R4-617" shall be 200 m²;
- (14) notwithstanding clause (2)(a) of this section, an apartment building within Buildable Area "B" shall only be permitted where the minimum gross floor area - non residential required by subsection (13) of this section is also located within Buildable Area "B", as shown on Schedule "I" referred to in subsection (21) of this section;
- (15) further to subsection (14) of this section, the minimum gross floor area - non residential required by subsection (13) of this section must be developed concurrent with any apartment building within Buildable Area "B", as shown on Schedule "I", referred to in subsection (21) of this section;
- (16) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to By-law 1227, Parking Requirements for Multiple Residential Uses and Parking and Loading Standards for Non-Residential Land Uses;
- (17) notwithstanding subsection (16) of this section, the total number of parking spaces required for retail and personal service commercial establishments may be located on abutting lands zoned "C1-614";
- (18) any parking structure or part thereof shall be located wholly below the ground level measured at the centre line of the Port Street East right-of-way;
- (19) notwithstanding subsection (18) of this section, where any parking structure or part thereof is adjacent to lands zoned "P", such structure or part thereof shall not exceed 1.5 m in height above grade;
- (20) the minimum "Landscaped Open Space" on all lands zoned "R4-617" shall be 35%;
- (21) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (21)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structures, internal driveways, vehicle access points, decks, transformers, fencing, wing walls and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 617"

AS ATTACHED TO TAB G, EXHIBIT 1 OF O.M.B.

ORDER No. 0919

ISSUED 2000 June 22

ATTACHED TO BY-LAW 0513-2000

(SPA) **618.** Notwithstanding their "C5" zoning, the lands delineated as "C5-618" on Schedule "B" of this By-law shall be used in compliance with the following: *(0513-2000)*

- (1) the provisions of subsections 6(7), (9), (17) and (18) of this By-law shall not apply;
- (2) the following uses shall be permitted:
 - (a) business, professional and administrative office; and
 - (b) bank, financial institution or money lending agency;
- (3) the maximum gross floor area - non residential devoted to all business, professional and administrative offices and banks, financial institutions or money lending agencies on all lands zoned "C5-618" shall be 1 560 m²;
- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front (Huronario Street)	Exterior Side	Interior Side	Rear
2.0 m	9.0 m	3.0 m	20.0 m

- (5) the total number of parking spaces required on all lands zoned "C5-618" shall be 50, of which a maximum of 38 spaces may be located on lands zoned "C1-614";
- (6) the minimum "Landscaped Open Space" on all lands zoned "C5-618" shall be 40%;
- (7) notwithstanding subsection (4) of this section, canopies and awnings may project beyond the buildable area a maximum of 2.0 m into the required exterior side yard.

(SPA) **619.** Notwithstanding their "R5" zoning, the lands delineated as "R5-619" on Schedule "B" of this By-law shall be used for row dwellings in compliance with the following: *(0513-2000)*

- (1) the provisions of subsections 6(7), (9), (12), (13) and (18), clauses 6(17)(g), (h), (i) and (j) and 6(21)(7) of this By-law shall not apply;
- (2) the maximum number of row dwelling units on all lands zoned "R5-619" shall be 30;
- (3) the maximum gross floor area - residential of all buildings and structures shall be 8 000 m²;
- (4) the minimum "Landscaped Open Space" on all lands zoned "R5-619", shall be 25% and shall include a deck above a driveway;
- (5) parking shall be provided in accordance with the following:

MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT	
Resident	Visitor
2.0	0.25

- (6) visitor parking facilities may be provided on lands zoned "R5-616";
- (7) any building or structure or part thereof shall not exceed the following height measured at the centre line of a public right-of-way, directly opposite each row dwelling unit, for the length of the row dwelling unit:
 - (a) 14.0 m to the highest ridge of a sloped roof;
 - (b) 12.5 m to the top of a parapet of a flat roof;
- (8) any building or structure or part thereof shall not exceed three (3) storeys measured from the centre line of a private road or public right-of-way for the length of the row dwelling unit;
- (9) the maximum height of the finished floor level at the main front entrance shall be 1.7 m above the average grade measured at the centre line of a public right-of-way, directly opposite each row dwelling unit, for the length of the row dwelling unit;
- (10) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (10)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structures, internal driveways, vehicle access points, decks, transformers, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (11) notwithstanding Schedule "I" of this section, a covered porch may project beyond the buildable area a maximum of 1.5 m into the required front yard or the required exterior side yard;
- (12) notwithstanding Schedule "I" of this section, awnings and canopies may project beyond the buildable area a maximum of 0.6 m into the required rear yard and a maximum of 0.3 m into the required exterior side yard;
- (13) notwithstanding Schedule "I" of this section, window projections and other architectural elements with or without a foundation, such as but not limited to fireplaces, pilasters and corbels, may project beyond the buildable area a maximum of 1.5 m into a required yard;
- (14) notwithstanding Schedule "I" of this section, a maximum of two (2) row dwelling units in any individual block or grouping of attached row dwellings may project beyond the buildable area a maximum of 1.5 m into a required yard;
- (15) notwithstanding Schedule "I" of this section, a balcony may project beyond the buildable area a maximum of 1.2 m beyond the buildable area.

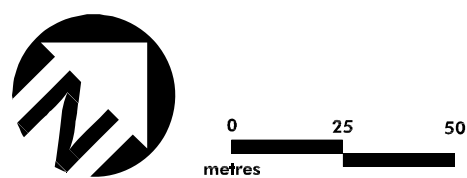
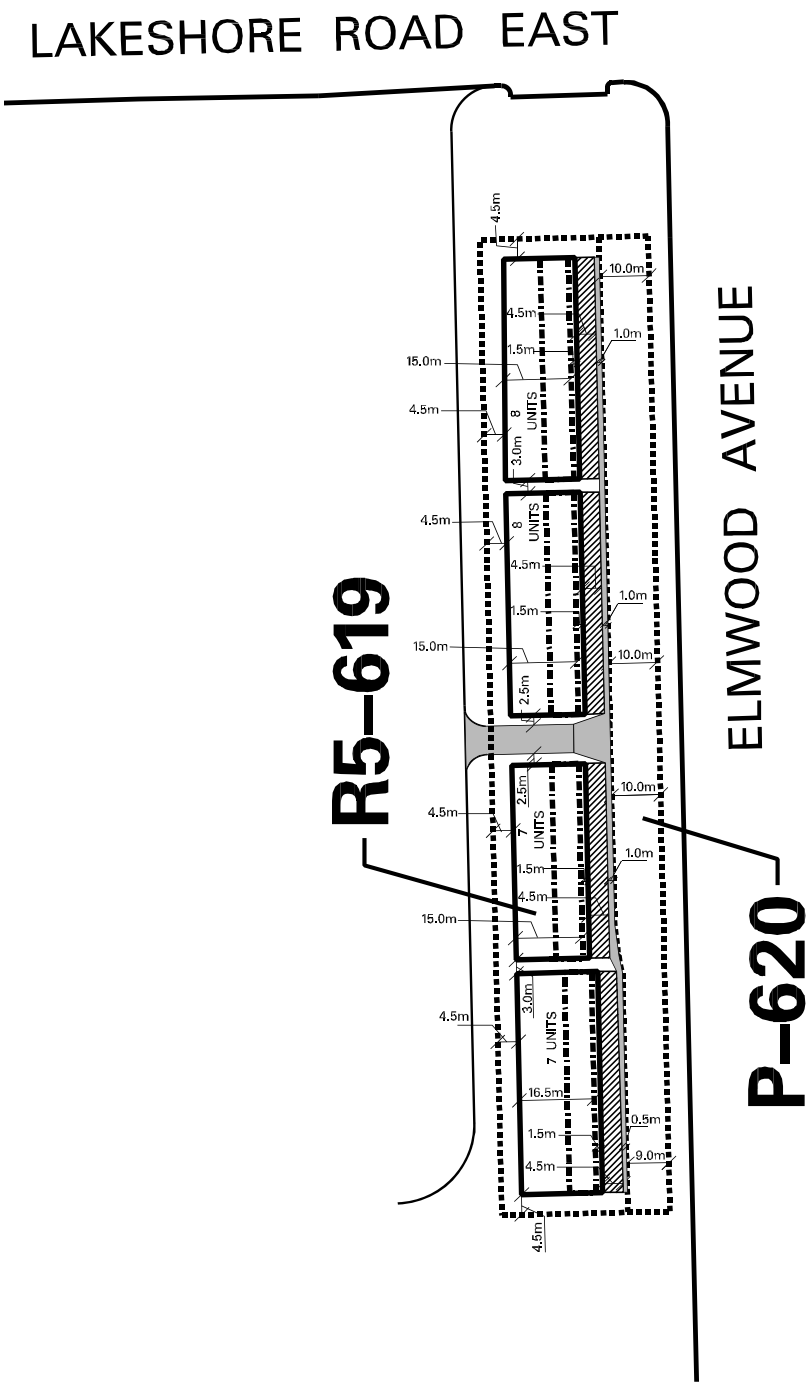
- (SPA) 620. Notwithstanding their "P" zoning, the lands delineated as "P-620" on Schedule "B" of this By-law shall only be used for a natural regeneration area in compliance with the following: (0513-2000)
- (1)

no buildings or structures of any kind, including accessory buildings, shall be erected and no swimming pools, tennis courts or any like recreational facilities shall be permitted;
- (2)

no outdoor storage of equipment and materials, and no parking shall be permitted;
- (3)

for the purposes of this section, "NATURAL REGENERATION AREA" means lands specifically intended to allow succession of ground and forest cover to attain a self-sustaining forest ecosystem.

Schedule "I" to sections 619 & 620



NOTE: ALL DIMENSIONS ARE MINIMUMS
UNLESS OTHERWISE NOTED.

- BUILDABLE AREA
- DECK AREA WITH
PAVED AREA BELOW
- LIMIT OF PARKING AREA
BELOW DWELLING UNITS
- PAVED AREA

THIS IS SCHEDULE "I" TO "SECTIONS 619 & 620"

AS ATTACHED TO TAB G, EXHIBIT 1 OF O.M.B.

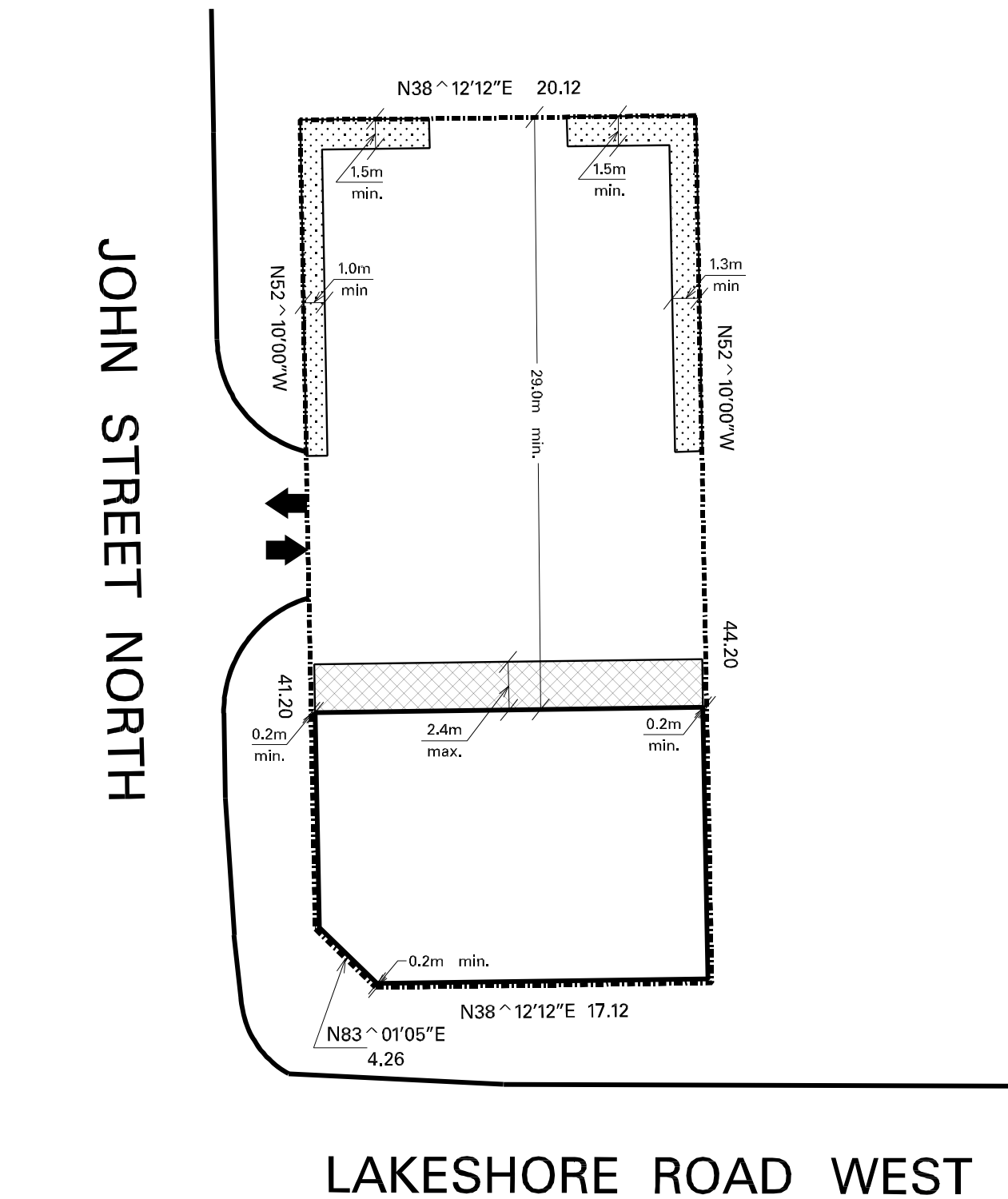
ORDER No. 0919





ISSUED 2000 June 22

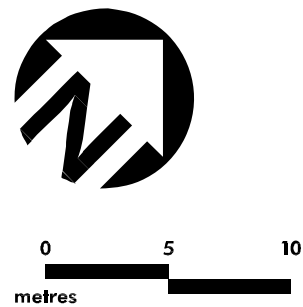
CITY OF MISSISSAUGA

ATTACHED TO BY-LAW 0513-2000

- (SPA) **621.** Notwithstanding their "C2" zoning, the lands delineated as "C2-621" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0540-2001)*
- (1) the following uses shall be permitted:
 - (a) dwelling unit;
 - (b) goods sold at retail;
 - (c) barber shop, beauty salon;
 - (d) dress making and tailoring establishment;
 - (e) dry cleaning depot;
 - (f) tanning salon;
 - (g) small repair shops for the repair of clocks and watches, domestic appliances, electrical appliances, furniture, jewellery and shoes;
 - (h) business, professional and administrative office;
 - (i) convenience store;
 - (j) video store;
 - (k) laser printing and copying shop;
 - (2) the maximum number of dwelling units shall be four (4);
 - (3) all non-residential uses shall be located only on the ground floor of the building;
 - (4) the maximum height shall be 13.0 m from established grade to the highest point of the building, including mechanical penthouse and equipment;
 - (5) the maximum lot coverage shall be 33% of the lot area, not including the uncovered second floor deck;
 - (6) the maximum gross leasable area for all non-residential uses shall be 255 m²;
 - (7) for the purposes of this section, "GROSS LEASABLE AREA" means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only and used for sales areas, display areas and storage areas, but excluding storage areas below established grade and common areas;
 - (8) the maximum residential gross floor area shall be 580 m²;
 - (9) all dwelling units shall be located above the ground floor of the building or structure and shall have an independent entrance from the second storey, accessed by a common open corridor which is shared by two (2) dwelling units;
 - (10) the minimum number of parking spaces per dwelling unit shall be 1.55;
 - (11) (a) all site development plans shall conform to the provisions of Schedule "I" to this section;
 (b) notwithstanding clause (11)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of fencing, wing walls, stairs and landscape features, shall be determined through the site development plan approval process.



-  BUILDABLE AREA
-  UNCOVERED SECOND FLOOR DECK WITH PAVED AREA AND STAIRS BELOW
-  LANDSCAPED AREA
-  VEHICULAR ACCESS

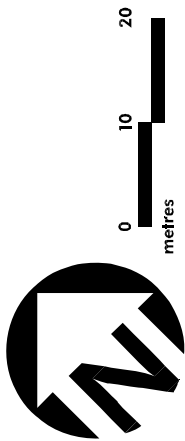






THIS IS SCHEDULE "I" TO "SECTION 621"

AS ATTACHED TO BY-LAW 0540-2001

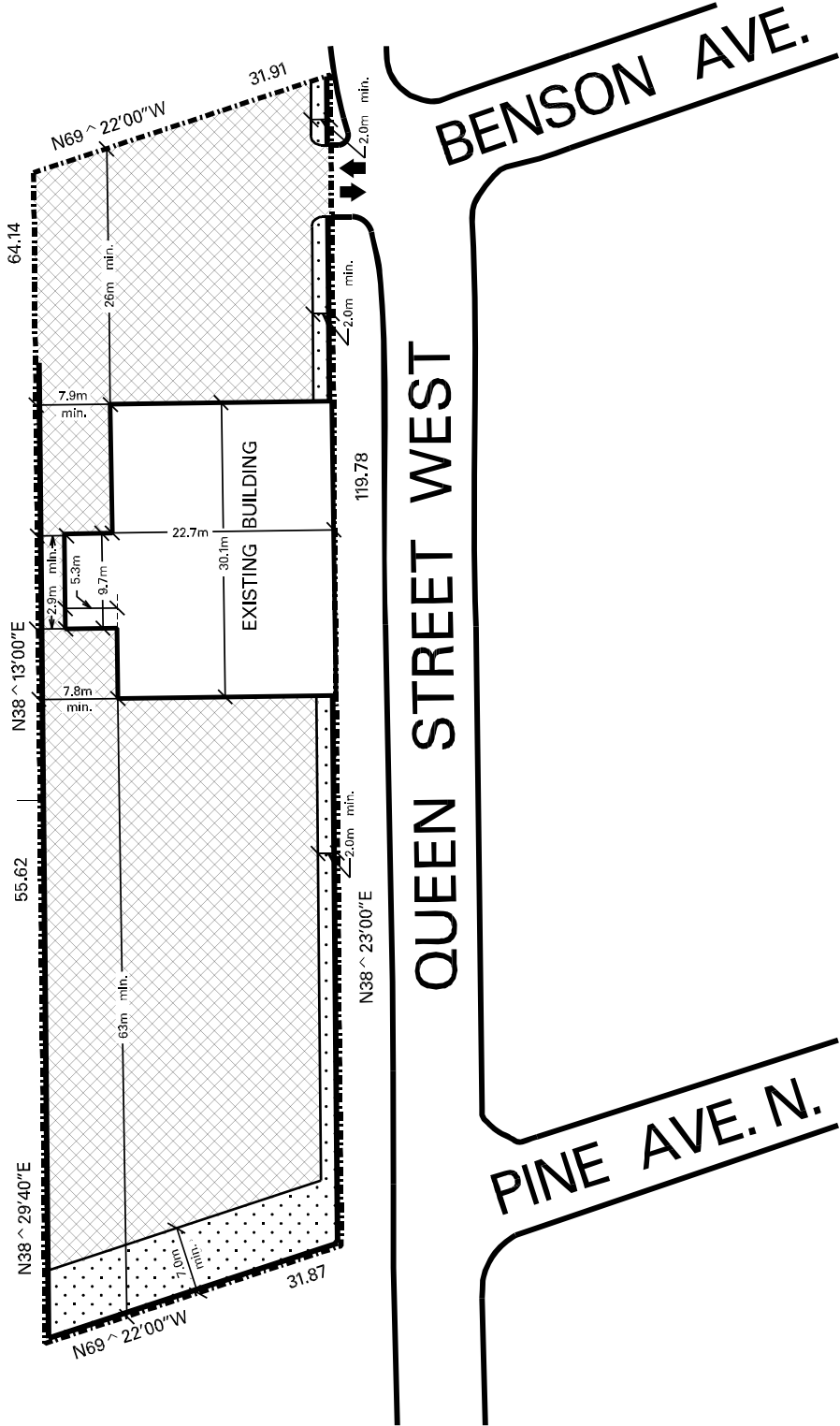
PASSED BY COUNCIL ON 2001 October 24

- (SPA) **622.** Notwithstanding their "M" zoning, the lands delineated as "M-622" on Schedule "B" of this By-law shall only be used for a building restoration operation in compliance with the following: *(0293-2003)*
- (1) thirteen (13) parking spaces and one (1) loading space shall be required;
 - (2) the maximum gross floor area - non residential for all buildings and structures shall be 790 m²;
 - (3) the maximum height of all buildings and structures shall be 6.0 m;
 - (4) goods and materials in open storage shall not exceed 1.8 m in height at any given point and shall be located in accordance with Schedule "I" of this section;
 - (5) a minimum 1.8 m high wood screen fence shall be provided as shown on Schedule "I" of this section;
 - (6) for the purposes of this section, "BUILDING RESTORATION OPERATION" shall mean land, buildings or structures used for the storage and maintenance of equipment and materials used in the restoration and reconstruction of industrial and commercial buildings, masonry cleaning and repair and fire damage restoration, but may include warehousing, open storage and accessory offices, and shall not include a scrap yard, waste transfer or waste processing station;
 - (7) (a) all site development plans shall conform to the provisions of Schedule "I" to this section;
 (b) notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the type of fencing, location and extent of parking areas and driveways, shall be determined through the site development plan approval process.



- WOOD SCREEN FENCE
- MINIMUM LANDSCAPE AREA
- MAXIMUM OPEN STORAGE AREA
- VEHICULAR ACCESS

CITY OF MISSISSAUGA



THIS IS SCHEDULE "I" TO "SECTION 622"

AS ATTACHED TO BY-LAW 0293-2003

PASSED BY COUNCIL ON 2003 August 13

- (SPA)

623.

The lands delineated as "AC6-623" on Schedule "B" of this By-law shall only be used in compliance with the "AC6" zone provisions contained in this By-law, except that: *(0133-2004)*
- (1)

the provisions of subsection 16A(1) and clauses 16A(2)(c), (d), (e), (h), (i), (j), (k), (l) and (m) of this By-law shall not apply;
- (2)

the following uses shall be permitted:
- (a)

gas bar, which may include a convenience retail and service kiosk;
- (b)

car wash;
- (3)

a landscaped area having a minimum depth of 3.0 m shall be provided along the lot line abutting the Lakeshore Road East frontage;
- (4)

for the purposes of this section, "LANDSCAPED AREA" means an unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features and may include walkways, access, curbs, berms, retaining walls and signs;
- (5)

front and side yards shall conform to the following requirements:

Minimum Yards		
Front	Westerly Side	Easterly Side
3.0 m for convenience retail and service kiosk	0.3 m	3.8 m
3.0 m for canopy roof structure		
18.5 m for car wash		

- (SPA)

624.

Notwithstanding their "R5" zoning, the lands delineated as "R5-624" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(0094-2005)*
- (1)

the provisions of subsections 4(45), 6(7), (12), (13) and (18), and clauses 6(17)(h), (i) and (j) of this By-law shall not apply;
- (2)

the maximum number of row dwelling units permitted on all lands zoned "R5-624" shall be 50;
- (3)

the maximum "Gross Floor Area" of all buildings and structures on all lands zoned "R5-624" shall be 0.85 times the lot area;
- (4)

the minimum "Landscaped Open Space" on all lands zoned "R5-624" shall be 35%;
- (5)

for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles;
- (6)

motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following requirement:

MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT	
Resident	Visitor
2.0	0.25

- (7)

no dwelling shall be located closer than 30.0 m to the lot line abutting the CN Rail right-of-way;
- (8)

the minimum setback of all buildings or structures from the lot line abutting the Rosewood Avenue and the Park Street East rights-of-way shall be 4.5 m;
- (9)

the minimum setback of all buildings or structures from the lot line abutting the Hurontario Street right-of-way shall be 7.5 m;
- (10)

notwithstanding subsection (9) of this section, a maximum of one (1) row dwelling unit adjacent to the Hurontario Street right-of-way may project a maximum of 3.0 m into the required setback;
- (11)

no building or structure or part thereof shall exceed the following height as measured from established grade:
- (a)

14.0 m to the highest ridge of a sloped roof;
- (b)

12.5 m to the top of a parapet of a flat roof;
- (12)

for the purposes of this section, "ESTABLISHED GRADE" means the average elevation of the finished ground adjoining the dwelling unit at the main front entrance;
- (13)

for the purposes of this section, "MAIN FRONT ENTRANCE" means the door which is designed as the primary access point into a dwelling;
- (14)

no building or structure or part thereof shall exceed three (3) storeys in height measured from established grade;
- (15)

for the purposes of this section, the first storey means the storey with its floor closest to established grade and having its ceiling more than 1.8 m above established grade;
- (16)

the maximum height of the finished floor level at the main front entrance shall be 1.7 m above established grade;
- (17)

a balcony/deck area, with a paved area below, shall be less than 4.0 m in depth beyond the rear face of any row dwelling;
- (18)

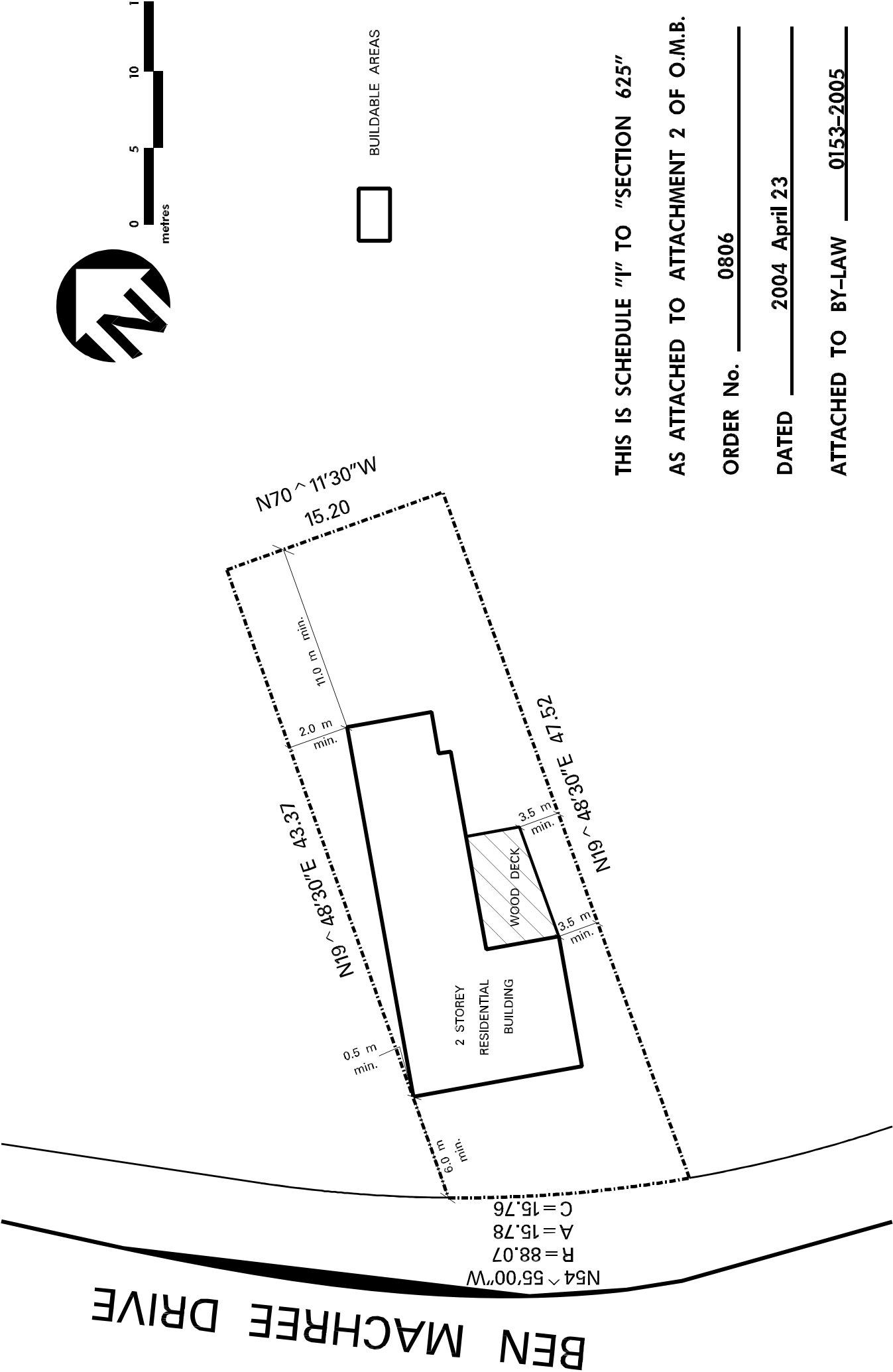
notwithstanding the provisions of subsections (8) and (9) of this section:
- (a)

a covered or uncovered porch may project a maximum of 1.5 m into a required setback;
- (b)

awnings and canopies may project a maximum of 0.61 m into a required setback;

- (c) window projections and other architectural elements, with or without a foundation, such as but not limited to fireplaces, pilasters and corbels, may project a maximum of 0.61 m into a required setback;
- (d) a balcony may project a maximum of 1.2 m into a required setback.

- (SPA) **625.** Notwithstanding their "R1" zoning, the lands delineated as "R1-625" on Schedule "B" of this By-law shall only be used for a detached dwelling or a triplex, in compliance with the following: (0153-2005)
- (1) the provisions of clause 6(7)(e), subsection 6(7C) and clauses (6)(17)(j) and (k) of this By-law shall not apply;
 - (2) for the purposes of this section, "TRIPLEX" means a building consisting of three (3) dwelling units, with no floor level of any habitable room located below established grade, where each dwelling unit has a separate or shared entrance above established grade;
 - (3) for the purposes of this section, "GROSS FLOOR AREA - RESIDENTIAL" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles;
 - (4) the maximum gross floor area - residential of all buildings and structures shall be 280 m²;
 - (5) the minimum landscaped open space shall be 24% of the lot area;
 - (6) notwithstanding Schedule "I" of this section, a covered or uncovered porch and external stairway may project a maximum of 3.2 m into the required front yard;
 - (7) the maximum height shall be 9.2 m;
 - (8) notwithstanding any other provisions in this By-law the minimum aisle width shall be 5.0 m;
 - (9) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (9)(a) of this section, those matters that would otherwise be matters of site plan approval, such as the location of parking areas, vehicular access points, garbage storage, fencing and landscaping features and the extent of landscape areas shall be determined through the site development plan approval process.



THIS IS SCHEDULE "I" TO "SECTION 625"

AS ATTACHED TO ATTACHMENT 2 OF O.M.B.

ORDER No. 0806

DATED 2004 April 23

ATTACHED TO BY-LAW 0153-2005

- (SPA) 626. Notwithstanding their "C4" zoning, the lands delineated as "C4-626" on Schedule "B" of this By-law shall only be used in compliance with the following: (0158-2003)
- (1) the provisions of subsections 6(7), (7C), (12), (13), (17) and (21) and Schedule "A" to By-law 1227 of this By-law shall not apply;

(2) the following uses shall be permitted:

(a) row dwelling;

(b) business, professional or administrative office;

(3) the maximum number of row dwelling units on all lands zoned "C4-626" shall be 12;

(4) business, professional and administrative offices shall be located wholly within a building or structure principally used for a row dwelling and, in addition to any other requirements of this section, shall comply with the following:

(a) the maximum number of business, professional and administrative offices shall be six (6) and shall be located only within the first storey of the buildable area fronting onto Lakeshore Road West as indicated on Schedule "I" of this section;

(b) the first storey of the building or structure fronting onto Lakeshore Road West as indicated on Schedule "I" of this section shall only be used for business, professional and administrative offices and the parking of motor vehicles;

(c) the maximum gross floor area - non residential of all business, professional and administrative offices shall be 185 m²;

(d) for any row dwelling unit, a maximum of one (1) business, professional or administrative office shall be permitted;

(e) the minimum gross floor area - non residential of any business, professional or administrative office shall be 20 m²;

(5) the maximum height of any building or structure shall be three (3) storeys above established grade, excluding a maximum 7.5 m² enclosed area providing access to a roof top deck;

(6) the maximum gross floor area - residential shall be 1 980 m²;

(7) for the purposes of this section, "GROSS FLOOR AREA - RESIDENTIAL" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls, but shall exclude any part of the building or structure used for the parking of motor vehicles or business, professional and administrative offices;

(8) motor vehicle parking shall be provided and maintained on the same lot in accordance with the following:

Land Use	Minimum Required Parking Spaces
Row Dwelling	24 spaces for residents plus 3 spaces for visitors
Business, Professional or Administrative Office	6 spaces

- (9) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;

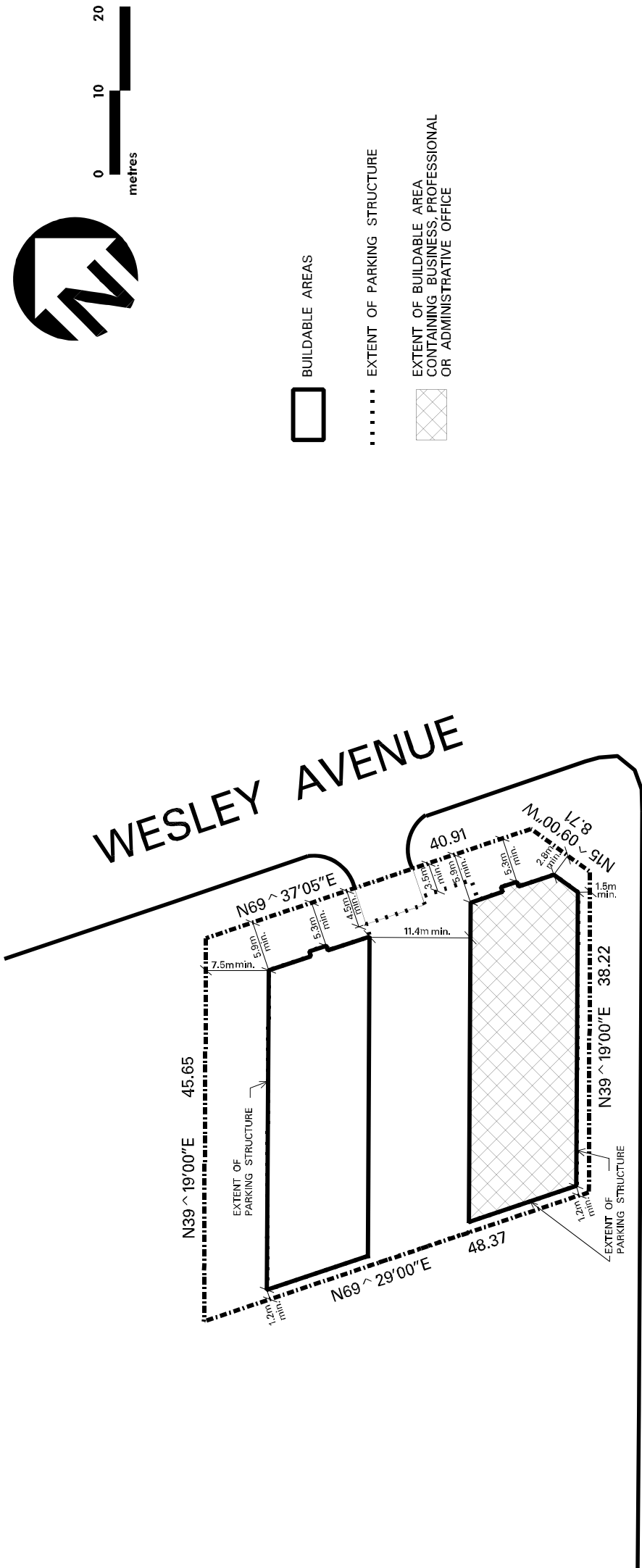
(b) notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structures, internal driveways, vehicle access points, decks, transformers, fencing and landscaping features, and the extent of landscaped areas shall be determined through the site development plan approval process;
- (10) notwithstanding Schedule "I" of this section, the following may project beyond the buildable area:

(a) covered or uncovered porch may project a maximum of 1.5 m;

(b) awnings and canopies may project a maximum of 0.6 m;

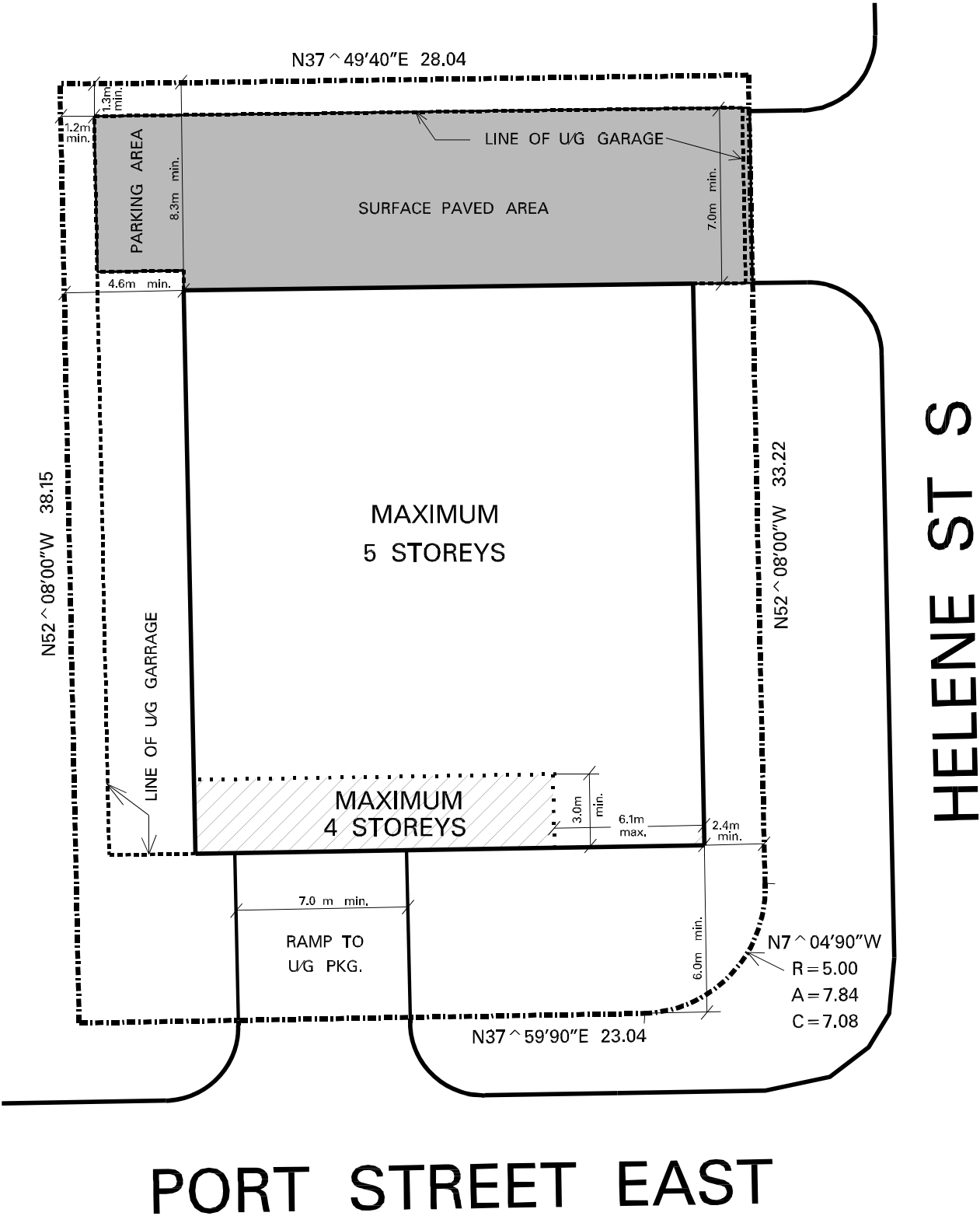
(c) window projection and other architectural elements, with or without a foundation, such as but not limited to fireplaces, pilasters and corbels, may project a maximum of 0.61 m;




(d) a balcony may project a maximum of 1.2 m.



THIS IS SCHEDULE "I" TO "SECTION 626"
AS ATTACHED TO BY-LAW 0158-2003
PASSED BY COUNCIL ON 2003 April 23

- (SPA) **627.** Notwithstanding their "C1" zoning, the lands delineated as "C1-627" on Schedule "B" of this By-law shall only be used in compliance with the following: (0495-2004)
- (1) the provisions of subsections 6(7), (12), (13), (14) and (18) of this By-law shall not apply;
 - (2) the following uses shall be permitted:
 - (a) apartment building;
 - (b) business, professional and administrative office;
 - (c) retail and personal service commercial establishment;
 - (3) for the purposes of this section, "retail and personal service commercial establishment" shall include only the following uses:
 - (a) art gallery;
 - (b) automatic bank machine;
 - (c) bakery;
 - (d) bank, financial institution or money lending agency;
 - (e) barber shop, hair dressing and beauty salon;
 - (f) convenience store;
 - (g) dressmaking or tailoring establishment;
 - (h) drug store or dispensary, pharmacy;
 - (i) shop in which goods are sold at retail;
 - (j) tanning salon;
 - (k) travel agency;
 - (l) video store;
 - (4) business, professional and administrative offices and retail and personal service commercial establishments shall only be permitted within the first storey of an apartment building;
 - (5) the maximum number of dwelling units on all lands zoned "C1-627" shall be twelve (12);
 - (6) the combined maximum gross floor area - apartment house and gross floor area - non residential for all buildings and structures shall be 1.8 times the lot area;
 - (7) the maximum height of any building or structure shall be 18 m, excluding any mechanical penthouse or rooftop equipment;
 - (8) the maximum number of storeys of any building or structure shall be five (5), excluding any mechanical penthouse or rooftop equipment;
 - (9) the fifth storey shall be set back from the fourth storey as indicated on Schedule "I" of this section;
 - (10) the minimum landscaped open space shall be 25% of the lot area;
 - (11) notwithstanding Schedule "I" of this section, awnings, canopies and covered or uncovered balconies may project a maximum of 1.8 m beyond the building envelope into the required front and exterior side yards;
 - (12) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Parking Requirements For Multiple Residential Uses and Parking and Loading Standards For Non-Residential Land Uses of Schedule "A" to By-law 1227;
 - (13) any underground parking structure shall be located wholly below the ground level measured at the centre line of the Port Street East right-of-way;
 - (14)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (14)(a) of this section, those matters that would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, decks, transformers, fencing, wing walls, landscaping features and the extent of landscaped areas, shall be determined through the site plan approval process.



-  BUILDING ENVELOPE
-  LIMIT OF UNDERGROUND PARKING OUTSIDE OF BUILDING ENVELOPE
-  ROOF DECK ABOVE FOURTH STOREY



THIS IS SCHEDULE "I" TO "SECTION 627"

AS ATTACHED TO BY-LAW 0495-2004

PASSED BY COUNCIL ON 2004 November 24

- (SPA) **630.** The lands delineated as "R4-630" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: *(0271-2004)*
- (1) the maximum height of all buildings or structures shall be six (6) storeys;
 - (2) the maximum number of apartment dwelling units on all lands zoned "R4-630" shall be 23.
- (SPA) **631.** The lands delineated as "R4-631" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: *(0271-2004)*
- (1) the maximum height of all buildings or structures shall be five (5) storeys;
 - (2) the maximum number of apartment dwelling units on all lands zoned "R4-631" shall be 37.
- (SPA) **632.** The lands delineated as "R4-632" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: *(0271-2004)*
- (1) the maximum height of all buildings or structures shall be five (5) storeys;
 - (2) the maximum number of apartment dwelling units on all lands zoned "R4-632" shall be 37.
- (SPA) **633.** The lands delineated as "C4-633" on Schedule "B" of this By-law shall only be used in compliance with the "C4" zone provisions contained in this By-law, except that: *(0271-2004)*
- (1) the provisions of clauses 14(1)(8) and (9) of this By-law shall not apply;
 - (2) a single family detached dwelling shall also be permitted in compliance with the provisions of section 628 of this By-law;
 - (3) dwelling units shall also be permitted within the second storey of a building used for a commercial use permitted by the "C4" zone of this By-law;
 - (4) the maximum height of all buildings or structures shall be in compliance with the provisions of subsection 628(6) of this By-law.
- (SPA) **634.** The lands delineated as "C4-634" on Schedule "B" of this By-law shall only be used in compliance with the "C4" zone provisions contained in this By-law, except that: *(0271-2004)*
- (1) the provisions of clause 14(1)(9) of this By-law shall not apply;
 - (2) dwelling units shall also be permitted within the second storey of a building used for a commercial use permitted by the "C4" zone of this By-law;
 - (3) the maximum height of all buildings or structures shall be two (2) storeys.
- (SPA) **635.** The lands delineated as "C5-635" on Schedule "B" of this By-law shall only be used in compliance with the "C5" zone provisions contained in this By-law, except that: *(0271-2004)*
- (1) a dwelling unit shall also be permitted within the second storey of a building used for a commercial use permitted by the "C5" zone of this By-law;
 - (2) the maximum height of all buildings or structures shall be two (2) storeys.
- (SPA) **636.** The lands delineated as "C5-636" on Schedule "B" of this By-law shall only be used in compliance with the "C5" zone provisions contained in this By-law, except that: *(0271-2004)*
- (1) the provisions of clauses 15(1)(5) and (6) of this By-law shall not apply;
 - (2) in addition to the permitted uses of the "C5" zone of this By-law, a single family detached dwelling shall also be permitted;
 - (3) a dwelling unit shall also be permitted within the second storey of a building used for a commercial use(s) permitted by the "C5" zone of this By-law;
 - (4) all buildings shall be erected in compliance with the provisions of section 628 of this By-law.
- (SPA) **637.** The lands delineated as "R1-637" on Schedule "B" of this By-law shall only be used in compliance with the "R1" zone provisions contained in this By-law, except that: *(0271-2004)*
- (1) the provisions of section 628 of this By-law shall apply;
 - (2) a duplex dwelling shall also be permitted.
- (SPA) **638.** The lands delineated as "I-638" on Schedule "B" of this By-law shall only be used in compliance with the "I" zone provisions contained in this By-law, except that: *(0271-2004)*
- (1) a private club shall also be permitted.

639. Notwithstanding their "R2" zoning, the lands delineated as "R2-639" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: *(0332-2004)*

- (1) that the maximum number of semi-detached dwellings on all lands zoned "R2-639" shall be two (2);
- (2) the yards shall conform to the following requirements:

Minimum Yards		
Front	Interior Side	Rear
8.0 m	2.0 m	9.5 m

- (3) no part of a front garage face may project beyond any portion of the first floor front wall of a dwelling unit;
- (4) notwithstanding subsections (3) of this section, where a main entry feature is provided, the first floor front wall of the dwelling unit may be set back a maximum of 1.8 m from the front garage face;
- (5) the maximum permitted driveway or hard surface parking area width shall be 3.8 m per semi-detached dwelling;
- (6) for the purposes of this section, "MAIN ENTRY FEATURE" means a platform, with at least one (1) side open, covered by either a roof, balcony or enclosed space, with or without a foundation or basement.

(SPA) **640.** The lands delineated as "C5-640" on Schedule "B" of this By-law shall only be used in compliance with the "C5" zone provisions contained in this By-law, except that: *(0271-2004)*

- (1) the provisions of clauses 15(1)(5) and (6) and the provisions of Schedule "A" (Development Standards for Port Credit Zoning By-law) of the By-law shall apply;
- (2) a dwelling unit shall also be permitted in combination with commercial uses permitted under this section;
- (3) in addition to the permitted uses of the "C5" zone of this By-law, a single family detached dwelling shall also be permitted;
- (4) all buildings and structures on lands zoned "C5-640" shall comply with the following development standards:
 - (a) the minimum lot area shall be 495 m²;
 - (b) the minimum lot frontage shall be 12 m;
 - (c) the minimum front yard shall be 4.5 m;
 - (d) the minimum side yard shall be 1.2 m on the one side 2.0 m on the other side;
 - (e) the minimum rear yard shall be 7.5 m;
 - (f) the maximum height shall be 9.7 m measured from established grade to the midpoint of a sloped roof;
 - (g) the minimum landscaped open space shall be 25 % of the lot area;
 - (h) a minimum of one-site parking space shall be provided each residential dwelling unit;
 - (i) parking and loading for non-residential uses shall be provided in accordance with Schedule "A" (Parking and Loading Standards for Non-Residential Land Uses) of this By-law;
 - (j) the maximum permitted driveway width shall be 50% of the lot width, or 6.0 m, whichever is the lesser.

