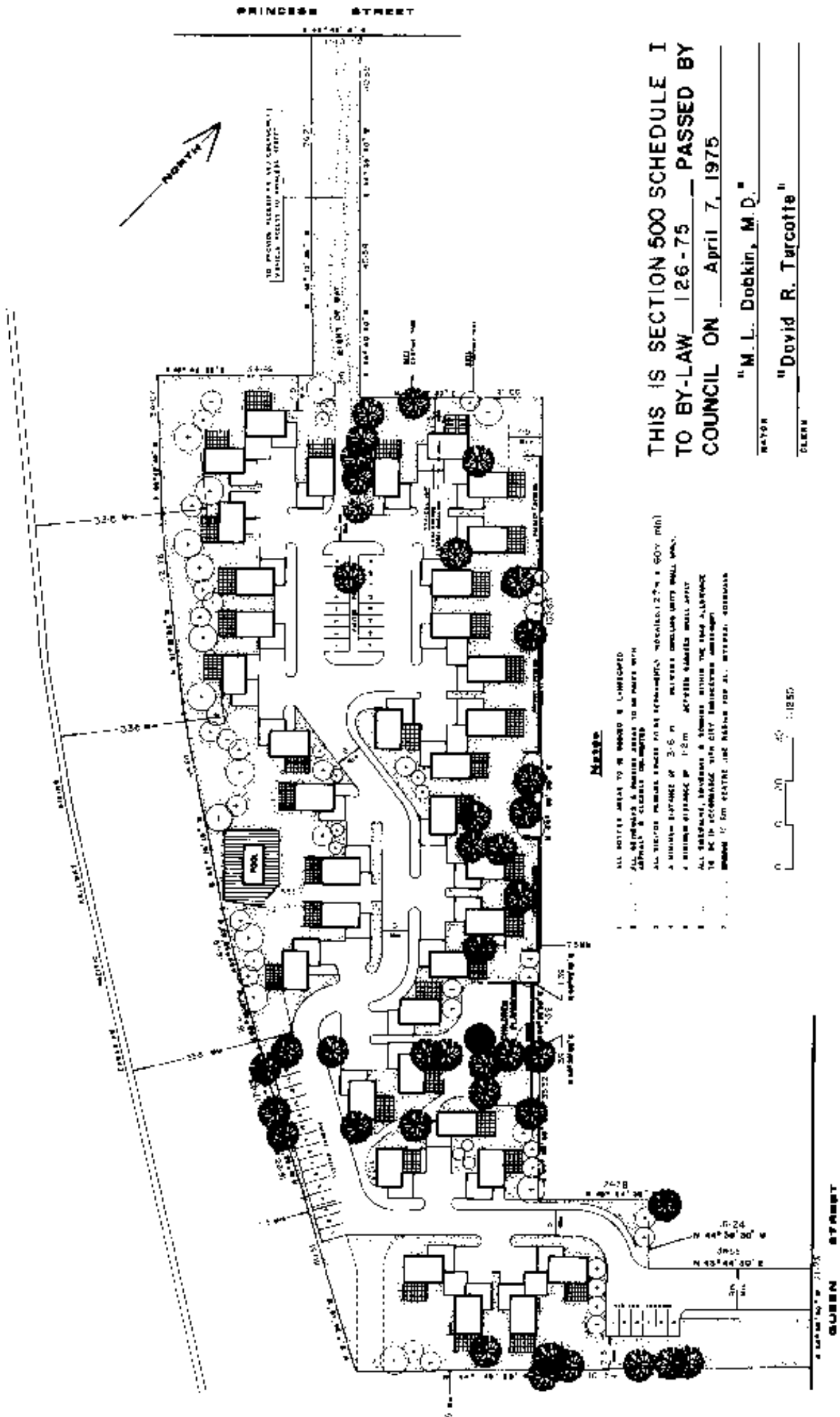


SPECIAL SECTIONS

500. Notwithstanding the "R3" zone designation, the lands delineated on Schedule "B" of this By-law as "R3-500" shall only be used for single-family detached dwellings in cluster development in compliance with the site development plan as shown on Schedule "I" of this section and in compliance with the following regulations: (222-74), (126-75)
- (a) the number of dwelling units shall not exceed 36;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan, berming and privacy fencing by the City Parks Department.

Schedule "I" to section 500



Schedule "II" to Section 501, Streetsville									
Item	Description	Quantity	Unit	Material	Price	Amount	Notes	Remarks	Remarks
1	Excavation and backfill	100	cuyd	100	1.25	125.00			
2	Foundation	100	sq ft	100	1.50	150.00			
3	Concrete	100	cu yd	100	1.25	125.00			
4	Reinforcing steel	100	lb	100	1.50	150.00			
5	Formwork	100	sq ft	100	1.50	150.00			
6	Gravel	100	cuyd	100	1.25	125.00			
7	Asphalt	100	sq ft	100	1.50	150.00			
8	Paint	100	gal	100	1.50	150.00			
9	Plumbing	100	hr	100	1.50	150.00			
10	Electric	100	hr	100	1.50	150.00			
11	Roofing	100	sq ft	100	1.50	150.00			
12	Interior finish	100	sq ft	100	1.50	150.00			
13	Exterior finish	100	sq ft	100	1.50	150.00			
14	Landscaping	100	hr	100	1.50	150.00			
15	Site work	100	hr	100	1.50	150.00			
16	Permit fees	100	hr	100	1.50	150.00			
17	Professional fees	100	hr	100	1.50	150.00			
18	Insurance	100	hr	100	1.50	150.00			
19	Contingency	100	hr	100	1.50	150.00			
20	Subtotal					2400.00			
21	Tax					240.00			
22	Total					2640.00			

Notes:

1. All quantities are approximate and subject to change.

2. All prices are based on current market rates.

3. All work is to be completed within the specified time frame.

4. All materials are to be of the highest quality.

5. All work is to be done in accordance with the applicable codes and standards.

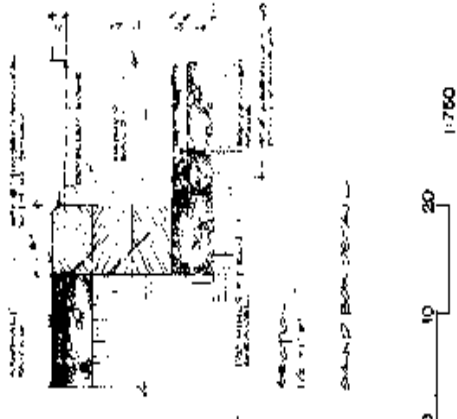
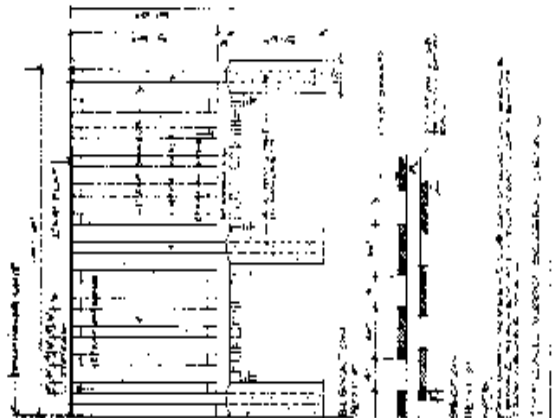
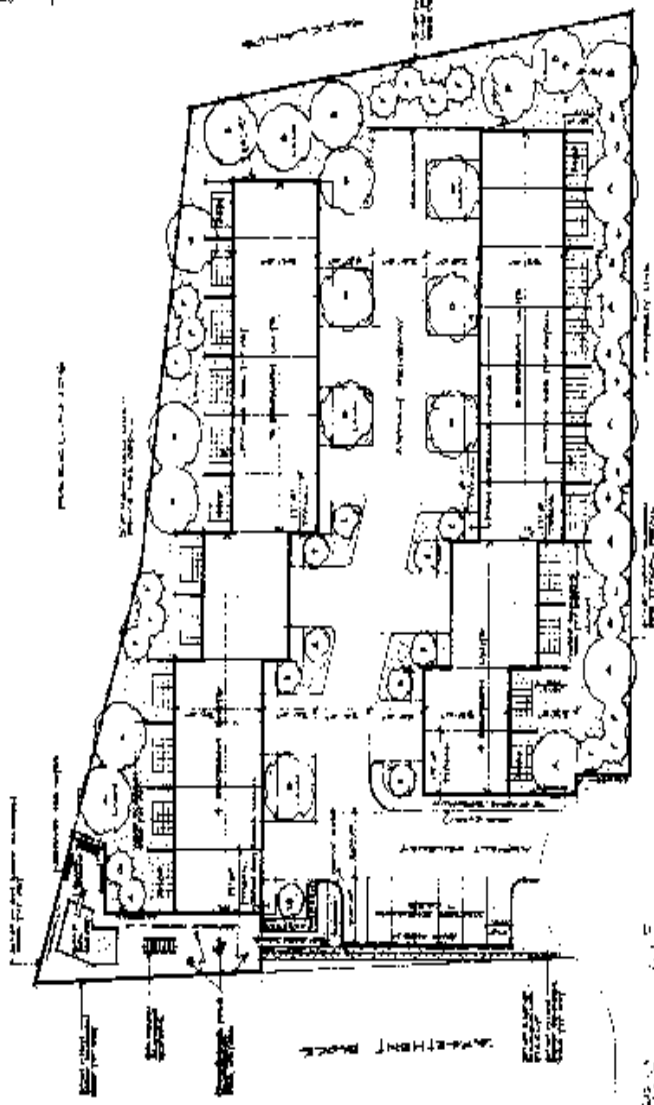
6. All work is to be done in a safe and sound manner.

7. All work is to be done in a professional and courteous manner.

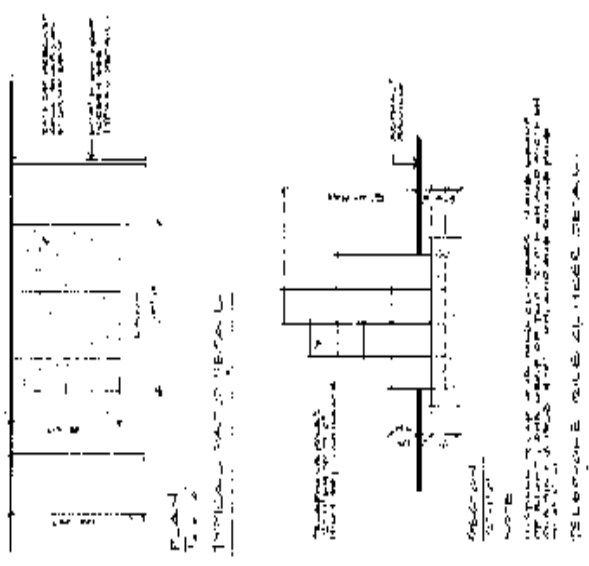
8. All work is to be done in a timely and efficient manner.

9. All work is to be done in a cost-effective manner.

10. All work is to be done in a manner that is consistent with the overall goals and objectives of the project.



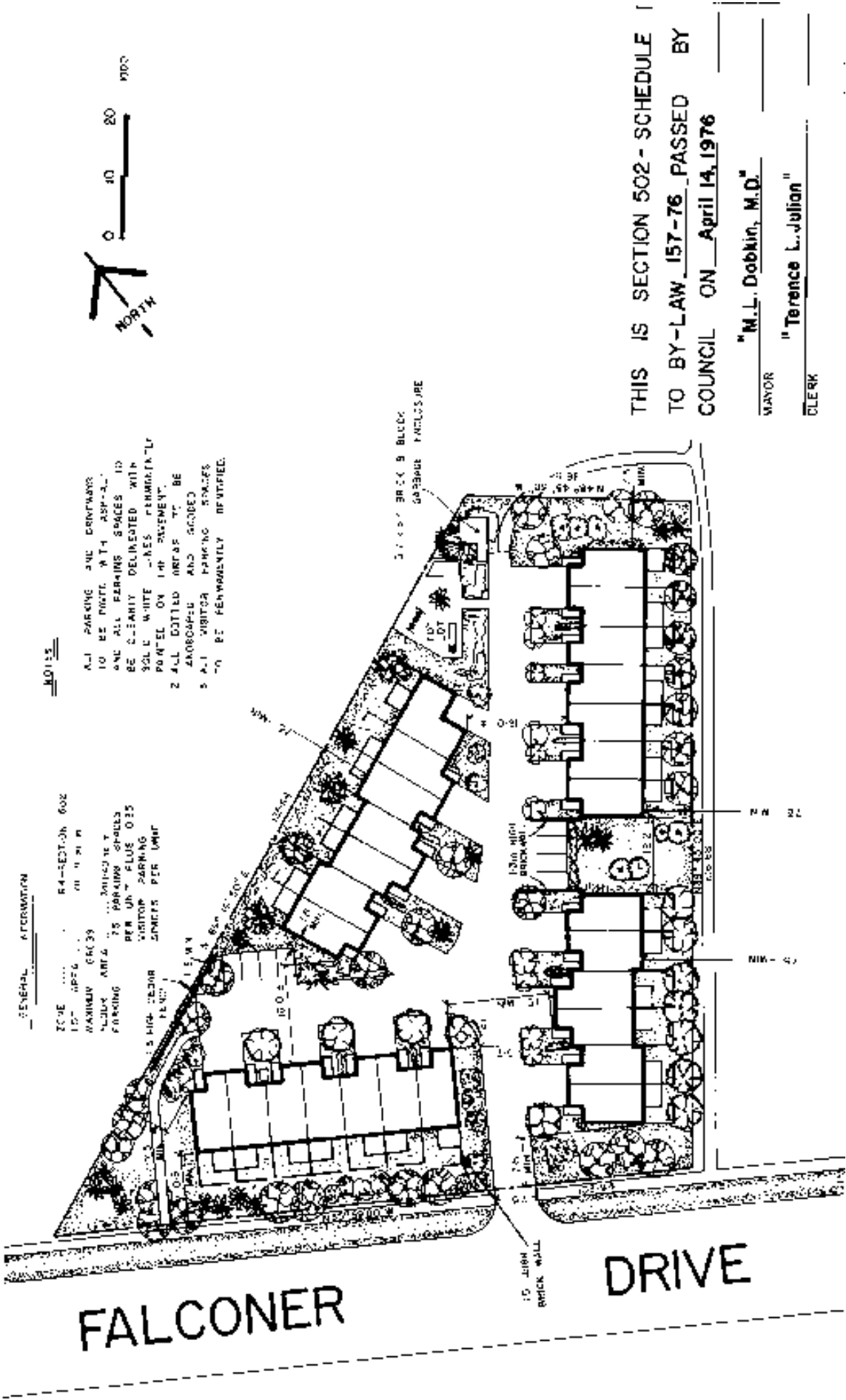
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THIS IS SECTION 501 -
SCHEDULE 'II' TO BY-LAW
229-75 PASSED BY COUNCIL
ON JUNE 9, 1975
"ML DOBKIN, MD."
MAYOR, T.L. JULIAN"
DEPUTY CLERK

502. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-502" in Schedule "A" of this By-law shall only be used for the erection of group dwelling houses in compliance with the site development plan, attached as Schedule "I" to this section and in compliance with the following additional regulations: (157-76)
- (a) no building permits shall be issued prior to the approval of a landscaping plan by City Council;
 - (b) the total number of dwelling units constructed shall not exceed 27, of which 18 units shall be 3-bedroom units and 9 units shall be 4-bedroom units.

Schedule "I" to section 502



- 503.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-503" in Schedule "A" of this By-law, shall only be used for the erection of an Ontario Housing Corporation senior citizen's apartment building, subject to compliance with the following regulations: (426-76)
- (a) the total number of dwelling units constructed shall not exceed 60;
 - (b) one parking space shall be provided for every 4 dwelling units or fraction thereof;
 - (c) the maximum height of the apartment building shall not exceed 6 storeys;
 - (d) no development or redevelopment of land or buildings shall take place until the owner of such land or buildings has entered into one or more agreements with the City, respecting the provision, maintenance and use of the following facilities and matters or any of them:
 - (1) widenings of highways that abut on the land that is being developed or redeveloped;
 - (2) subject to the *Public Transportation Highway and Improvement Act*, facilities to provide access to and from the land such as access ramps and curbs including the number, location and size of such facilities and the direction of traffic thereon;
 - (3) off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways;
 - (4) walkways and all other means of pedestrian access;
 - (5) removal of snow from access ramps, driveways, parking areas and walkways;
 - (6) grading or change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
 - (7) conveyance to the City, without cost, of easements required for the construction, maintenance or improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewerage facilities on the land;
 - (8) floodlighting of the land or of any buildings or structures thereon;
 - (9) walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands;
 - (10) vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material;
 - (11) plans showing the location of all buildings and structures to be erected on the land and the location of the other facilities required by this By-law;
 - (12) perspective drawings and plans showing building elevations and cross-sections of residential buildings;
 - (e) the owner of the lands shall provide and maintain the facilities and matters required by subsection (d) of section 503 of this By-law at his sole risk and expense and to the satisfaction of the City and in default thereof, the provisions of section 469 of the *Municipal Act* shall apply;
 - (f) no building permit or permits shall be issued until the plans referred to in paragraphs (11) and (12) of subsection (d) of section 503, hereof have been approved by the City and the agreements referred to in subsection (d) of section 503, hereof have been entered into.
- 504.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-504" in Schedule "A" of this By-law shall only be used for the erection of single-family detached dwelling houses in compliance with the "R3" zone provisions contained in this By-law, excepting however that: (86-78)
- (a) no building or structure of any kind shall be erected within 7.5 m of the land delineated as "F-505" in Schedule "A" of this By-law.
- 505.** Notwithstanding their "F" zoning designation, the lands delineated as "F-505" in Schedule "A" of this By-law shall only be used for flood control or conservation works. (86-78)
- 506.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-506" in Schedule "A" of this By-law shall only be used for the erection of semi-detached dwelling houses in compliance with the "R4" zone provisions contained in this By-law and the following additional regulation: (7-79), (354-93)
- (a) every dwelling unit shall have attached thereto a private garage comprising an area of at least 16.5 m².
- 507.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-507" in Schedule "A" of this By-law shall only be used for the erection of single-family detached dwelling houses in compliance with the "R3" zone provisions contained in this By-law, excepting however that: (7-79)
- (a) every lot shall have a minimum lot area of 460 m².
- 508.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-508" in Schedule "A" of this By-law shall only be used for the erection of semi-detached dwelling houses in compliance with the "R4" zone provisions contained in this By-law and the following additional regulations: (7-79)
- (a) every dwelling unit shall have attached thereto a private garage comprising an area of at least 16.5 m²;
 - (b) no swimming pools shall be erected within 6 m of the lands delineated as "F" in Schedule "A" of this By-law.
- 509.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-509" in Schedule "A" of this By-law shall only be used for the erection of single-family detached dwelling houses in compliance with the "R3" zone provisions contained in this By-law, excepting however that: (469-80)
- (a) the provisions of section 6(6) shall not apply.

- (SPA) 510. Notwithstanding their "C3" zoning, the lands delineated as "C3-510" on Schedule "A" of this By-law shall only be used in compliance with the following: (97-81), (434-83), (102-92)
- (1) the following uses shall be permitted:

(a) convenience restaurant, a bakery/restaurant and a restaurant;

(b) in addition to the uses as set out in clause (a) of this subsection, a business or professional office, industrial undertaking and convenience store shall also be permitted on Parcel "B" as shown on Schedule "I" to this section;

(2) the minimum depth of the front yard shall be 8.3 m;

(3) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the area of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;

(4) the total gross floor area of all buildings and structures shall not exceed 717.7 m² of which a maximum gross floor area of 315.5 m² may be used for a convenience restaurant, a maximum gross floor area of 281.4 m² may be used for a bakery/restaurant, a maximum gross floor area of 122.8 m² may be used for a restaurant and a maximum gross floor area of 150 m² may be used for a convenience store;

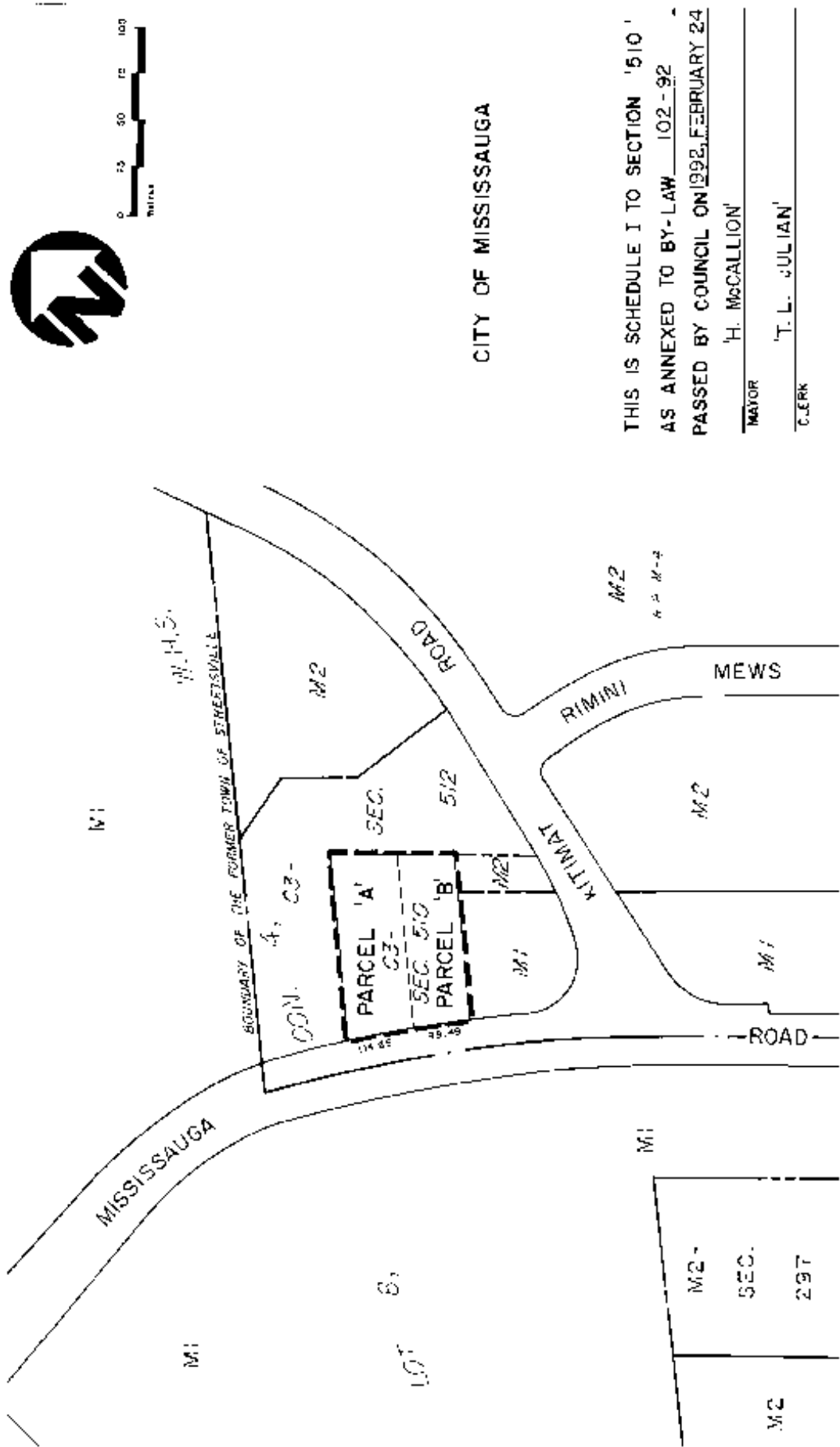
(5) of the 315.5 m² of gross floor area which may be used for the convenience restaurant, a minimum of 50.5 m² of gross floor area shall be devoted to dry storage area;

(6) for the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, with a maximum gross floor area of 150 m², where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises;

(7) motor vehicle parking facilities shall be provided and maintained within the boundaries of Parcels "A" and "B" on Schedule "I" in accordance with Schedule "I" to section 6(26) 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:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Convenience Restaurant	18.8 spaces per 100 m ² GFA excluding storage area plus a 10 car stacking lane behind the pick-up window
Bakery/Restaurant	5.4 spaces per 100 m ² GFA for the bakery; and 16.5 spaces per 100 m ² GFA for the restaurant
Restaurant	13.2 spaces per 100 m ² GFA

- (8) for each building a minimum of one loading space shall be provided and maintained on the lot.



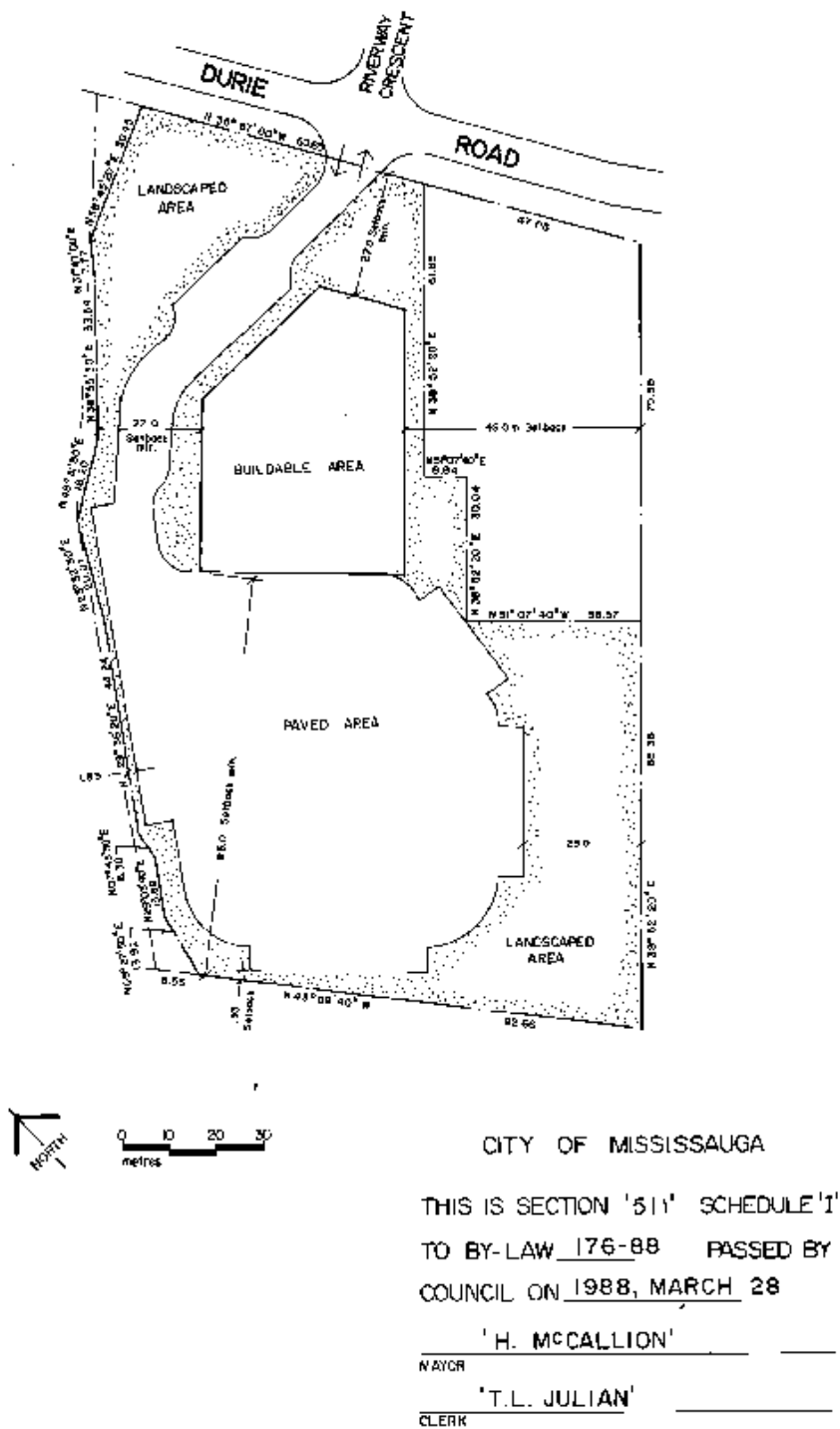
CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '510'
AS ANNEXED TO BY-LAW 102-92
PASSED BY COUNCIL ON 1992, FEBRUARY 24

H. McCallion
MAYOR
T. L. JULIAN
CLERK

- (SPA) 511. Notwithstanding their "R1" zoning, the lands delineated as "R1-511" on Schedule "A" of this By-law shall only be used for the erection of a place of religious assembly, with accessory facilities including a parish hall, rectory and office but excluding a day nursery, and, notwithstanding clause 5(1)(e) of this By-law, the lands shall be subject only to the following: (176-88)
- (1) the front yard depth shall not be less than 27 m;
 - (2) the side yard depth shall not be less than 49 m on one side and 22 m on the other side;
 - (3) the rear yard depth shall not be less than 85 m;
 - (4) no part of the building or structure, including any steeple or spire, shall exceed 12.2 m in height above established grade;
 - (5) the total gross floor area of all buildings and structures shall not exceed 1 430 m²;
 - (6) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above and 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, garbage rooms, janitors rooms, rectory and parking;
 - (7) there shall be no basement under the nave or the parish hall;
 - (8) the seating arrangement within the nave shall be designed to accommodate a maximum of 690 persons, based on a seat width of 510 mm per person and a distance of 914 mm between the back of each seat and back of the seat immediately behind it;
 - (9) the interior wall separating the nave and the parish hall shall be of solid block construction, with no doorway, windows or openings of any kind;
 - (10) notwithstanding subsection 6(26) of this By-law, a minimum of 198 motor vehicle parking spaces shall be provided and maintained on the same lot;
 - (11) (a) all site development plans shall generally conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (11)(a) of this section, those matters which would otherwise be matters of site plan approval such as the layout of parking spaces, landscape features, garbage enclosures, fencing, walkways and ramps, shall be determined through the site development plan approval process.

Schedule "I" to section 511



(SPA) **512.** Notwithstanding their "C3" zoning, the lands delineated as "C3-512" on Schedule "A" of this By-law shall only be used for restaurants and a bank or financial institution in compliance with the "C3" zone provisions contained in this By-law, except that: (375-88)

- (1) the maximum gross floor area of all buildings and structures shall not exceed 1 365 m²;
- (2) motor vehicle parking facilities shall be provided and maintained on the same lot. Where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown in Column 2 shall apply:

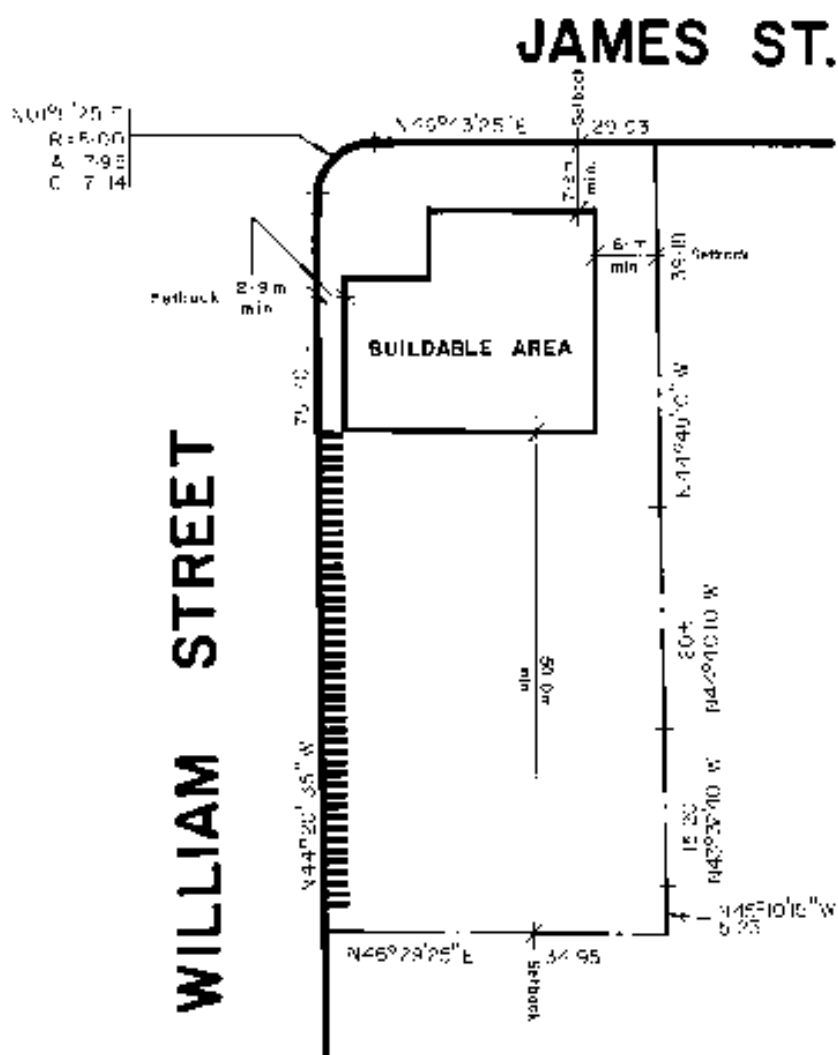
Column 1	Column 2
Land Use	Minimum Required Parking Standard
Restaurant	14.85 spaces per 100 m² GFA (Restaurant)
Bank or Financial Institution	6.5 spaces per 100 m² GFA

513. Notwithstanding their "M1" zoning, the lands delineated as "M1-513" on Schedule "A" of this By-law shall only be used for a public garage and service shop in compliance with the "M1" zone provisions contained in this By-law, except that:

(525-89)

- (1) the provisions of clause 18(1)(b) and subclauses 18(2)(b)(2), (3), (4), (5), (6), and (9) of this By-law shall not apply;
- (2) notwithstanding subsection 2(50) of this By-law, for the purposes of this section, "PUBLIC GARAGE" means a building or structure or part thereof, where mechanical repairs, maintenance, washing or cleaning of motor vehicles are carried out, including the storage, maintenance and mechanical repair of school buses and related vehicles, but shall not include structural changes or repairs to the bodies of motor vehicles;
- (3) for the purposes of this section, a service shop shall not include open storage of articles, goods and materials;
- (4) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 513



Vegetation Type	Number of Species per 100 m²
1. Open grassland	~10
2. Open grassland with scattered shrubs	~12
3. Open grassland with dense shrubs	~14
4. Open grassland with dense shrubs and scattered trees	~16
5. Open grassland with dense shrubs and dense trees	~18
6. Open grassland with dense shrubs and dense trees and scattered trees	~19
7. Open grassland with dense shrubs and dense trees and dense trees	~20
8. Open grassland with dense shrubs and dense trees and dense trees and scattered trees	~21
9. Open grassland with dense shrubs and dense trees and dense trees and dense trees and scattered trees	~20
10. Open grassland with dense shrubs and dense trees and dense trees and dense trees and dense trees and scattered trees	~22



I Am SOLID GREEN FENCE

THIS IS SECTION '513' - SCHEDULE I
TO BY-LAW 525-89 PASSED BY
COUNCIL ON JULY 17, 1989

H. McCALLION
MAYOR

L. M. McGILLIVARY
DEPUTY CLERK

CITY OF MISSISSAUGA

- (SPA)514.
- Notwithstanding their "R5" zoning, the lands delineated as "R5-514" on Schedule "A" of this By-law shall only be used for an assisted seniors residence, in compliance with the "R5" zone provisions, except that: (52I-9I)
- (1)

the provisions of clauses 7(10)(a), (b), (c), (d), (e), (f), and (h) of this By-law shall not apply;
- (2)

the total number of dwelling units for seniors shall not exceed 102;
- (3)

notwithstanding subsection (2) of this section, one additional unit may be provided for a caretaker or persons in the maintenance staff of the building;
- (4)

the total gross floor area of all buildings and structures shall not exceed 7 400 m²;
- (5)

no building or structure shall exceed 7 storeys in height above established grade, excluding the mechanical penthouse;
- (6)

for the purpose of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, mechanical rooms, elevators, enclosed balconies, motor vehicle parking, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are not contained within an individual dwelling unit;
- (7)

a shared driveway and shared aisle shall be permitted with the lands to the east provided that a minimum 3.5 m is provided on site;
- (8)

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

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
	Resident and Staff	Visitor	Total
Assisted Seniors Residence	0.35	0.10	0.45

- (SPA)

515.

Notwithstanding their "R5" zoning, the lands delineated as "R5-515" on Schedule "A" of this By-law shall only be used for apartment houses, in compliance with the following: *(Deleted 218-98)(0198-2007)*
- (1)

the provisions of subsection 6(14) of this By-law shall not apply save and except for clauses 6(14)(b),(o),(p) and (q);
- (2)

the maximum number of apartment house dwelling units on all lands zoned "R5-515" shall be 220;
- (3)

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

MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
Number of Bedrooms	Resident	Visitor
1	1.0	0.20
2	1.16	0.20

- (4)

the maximum height of all buildings and structures shall be the lesser of 6 storeys or 21 m above established grade;
- (5)

the minimum Landscaped Open Space shall be 40% of the lot area;
- (6)

(a)

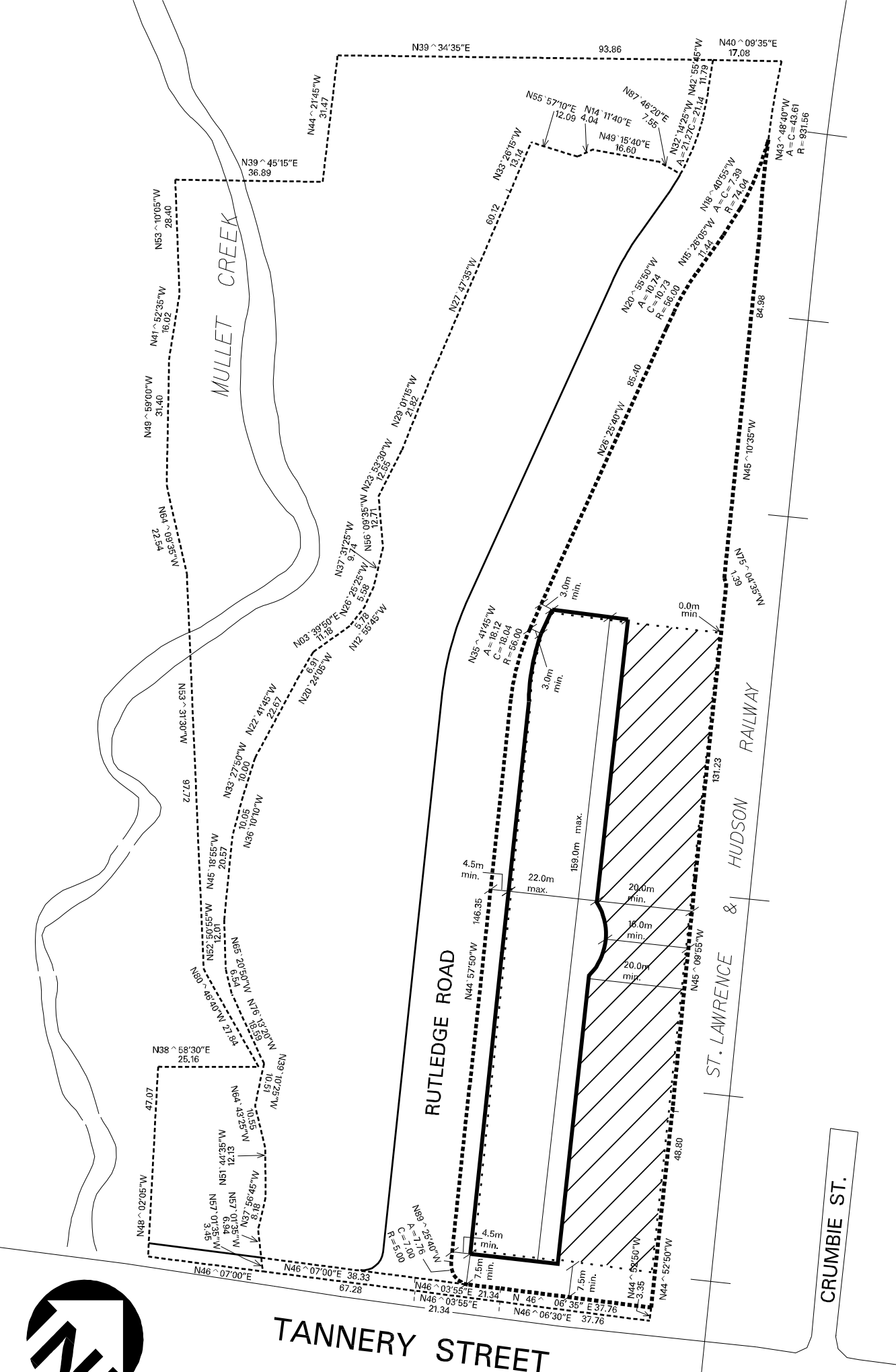
all site development plans shall conform to the provisions of Schedule "I" of this section;

(b)

notwithstanding Schedule "I" of this section, on grade patios may extend outside the buildable area a maximum of 2.0 m beyond the rear wall of the building;

(c)

notwithstanding clause 6(a) of this section, those matters which would otherwise be matters of site plan approval, such as the design of fencing or screening, the location of internal driveways, ramps, vehicle access points, outdoor recreational areas, garbage enclosures, transformers, outdoor amenity areas, landscape features, and the extent of landscaped areas with appropriate soil depths, shall be determined through the site development plan approval process.



BUILDABLE AREA



LIMIT OF BELOW
GROUND PARKING
STRUCTURE



LIMIT OF ABOVE
GROUND PARKING
STRUCTURE

THIS IS SCHEDULE "I" TO "SECTION 515"

AS ATTACHED TO BY-LAW 0198-2007

PASSED BY COUNCIL ON 2007 May 09

- (SPA)

516.

Notwithstanding their "R5" zoning, the lands delineated as "R5-516" on Schedule "A" of this By-law shall only be used for sky-light apartment houses in compliance with the following:*(Deleted 218-98)(0198-2007)*
- (1)

the provisions of subsection 6(14) of this By-law shall not apply save and except for clauses 6(14)(b),(o),(p) and (q);
- (2)

for the purposes of this section, SKY-LIGHT APARTMENT HOUSES means a building or structure where each dwelling unit has an independent entrance at the ground level only through a common entrance at the ground level or at the first storey above ground;
- (3)

the maximum number of sky-light apartment house dwelling units on all lands zoned "R5-516" shall be 78;
- (4)

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

MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT	
Resident	Visitor
1.75	0.20

- (5)

the maximum height of all buildings and structures shall be as shown on Schedule "I" of this section to a maximum of 11 m above established grade to the midpoint of the roof;
- (6)

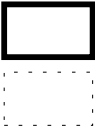
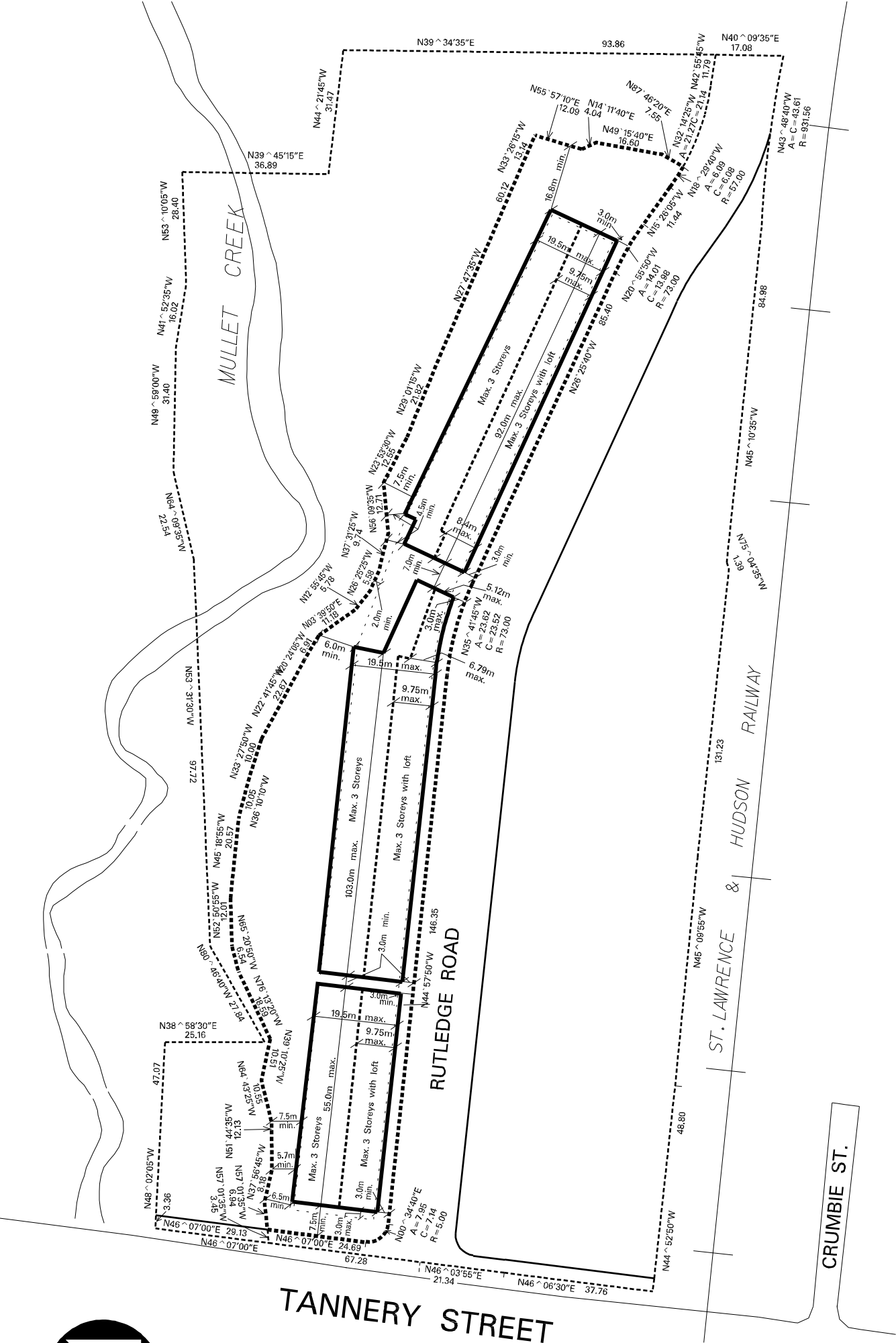
the minimum Landscaped Open Space shall be 40% of the lot area;
- (7)

(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 design of fencing or screening, the location of internal driveways, ramps, vehicle access points, outdoor recreational areas, garbage enclosures, transformers, outdoor amenity areas, landscape features, and the extent of landscaped areas with appropriate soil depths, shall be determined through the site development plan approval process.



BUILDABLE AREAS
LIMIT OF BELOW GRADE
PARKING STRUCTURE

THIS IS SCHEDULE "I" TO "SECTION 516"

AS ATTACHED TO BY-LAW 0198-2007

PASSED BY COUNCIL ON 2007 May 09

- 517.** Notwithstanding their "F" zoning, the lands delineated as "F - Section 517" on Schedule "A" of this By-law shall only be used for conservation purposes, subject to the following: *(218-98)*
- (1) no building or structure of any kind, including accessory buildings, shall be erected and no swimming pool, tennis court or any like recreational facility shall be permitted;
 - (2) no outdoor storage of equipment and materials, and no parking shall be permitted.

(SPA) **519.** Notwithstanding their "R4" zoning, the lands delineated as "R4-519" on Schedule "A" of this By-law shall only be used for single-family detached dwellings, semi-detached dwellings, or street row dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (335-95)

- (1) the provisions of clauses 6(14)(a), (aa), (b), (c), (f), (g), (h), (j), (k), (n), and (o), clauses 7(1)(a), (b), (c), (e), (f), (g), and (m), clauses 7(2)(a), (b), (c), (e), (f), (g), and (m), and clauses 7(5A)(a), (b), and (g) of this By-law shall not apply;
- (2) the total number of dwelling units on lands zoned “R4-519” shall not exceed 6 single-family detached dwellings or 4 semi-detached dwellings or 8 street row dwellings;
- (3) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Single-Family Detached	247 m²	9.75 m
Semi-detached	372 m²	13.7 m
Street Row	186 m²	6.85 m

- (4) the front, interior and exterior side yards of lots shall conform to the following requirements:

Minimum Yards		
Front	Exterior Side	Interior Side
4.5 m	4.5 m	1.2 m

- (5) notwithstanding anything in this By-law, on a corner lot, a covered platform up to a maximum floor area of 20 m², in total, with or without a foundation and/or basement, shall be permitted to encroach into the required front and exterior side yards, provided that the minimum setback to the covered platform is 3.0 m;
- (6) notwithstanding subsection (4) of this section, no garage shall be located closer than 6.0 m to any street line;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 13.5 m² ;
- (8) on-site motor vehicle parking spaces shall be provided at a rate of 2.0 spaces per unit for all types of development.

(SPA) **520.** The lands delineated as "R2-520" on Schedule "A" of this By-law shall only be used for detached dwellings in compliance with the "R2" zone provisions contained in this By-law, except that: (57-98), (0034-2002)

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

Minimum Lot Area	Minimum Lot Frontage
550 m²	12 m

- (2) the minimum yard requirements shall conform to the following:

Front	Interior Side
10 m	1.2 m

(SPA) **521.** The lands delineated as "R4-521" on Schedule "A" of this By-law shall only be used for street row dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (57-98), (0034-2002)

- (1) the minimum lot frontage shall conform to the following:

Interior Lot	Corner Lot
8.0 m	11.5 m

- (2) the exterior side yard shall have a minimum width of 3.65 m.

522. Notwithstanding their "R3" zoning, the lands delineated as "R3-522" on Schedule "A" of this By-law shall only be used for a detached dwelling or for a business, professional or administrative office, in compliance with the following: (414-98)

- (1) a detached dwelling shall comply with the "R3" zone provisions contained in this By-law;
- (2) a business, professional or administrative office shall comply with the "R3" zone provisions contained in this By-law and shall further be subject to the following provisions:
 - (a) the provisions of clause 6(14)(b) of this By-law shall not apply;
 - (b) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "I" to subsection 6(26) of this By-law.

- (SPA)523. Notwithstanding their "R3" zoning, the lands delineated as "R3-523" on Schedule "A" of this By-law shall only be used for a detached dwelling or for a business, professional and administrative office in compliance with the following:
(416-98)
- (1) a detached dwelling shall comply with the "R3" zone provisions contained in this By-law;

(2) a business, professional and administrative office shall comply with the "R3" zone provisions contained in this By-law and further shall be subject to the following additional provisions:

(a) the provisions of clauses 6(26)(3) and (7) of this By-law shall not apply;

(b) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "R3-523" shall be 93 m²;

(c) the minimum landscape area shall be 78% of the lot area;

(d) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "I" to subsection 6(26) of this By-law;

(e) three tandem parking spaces shall be permitted;

(f) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
7.5 m	7.5 m	1.2 m	7.5 m

- 524.** Notwithstanding their "R4" zoning, the lands delineated as "R4-524" on Schedule "B" of this By-law shall only be used for group dwelling houses in compliance with the following: *(96-99)*
- (1) the provisions of subclauses 6(14)(n)(1), (3) and (4) of this By-law shall not apply;
 - (2) the number of dwelling units on all lands zoned "R4-524" shall not exceed 23;
 - (3)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (3)(a) of this section, those matters which would otherwise be matters of site plan approval, such as fencing, parking, access, sidewalks and landscaping features shall be determined through the site development plan approval process.

Schedule "I" to section 524

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- (SPA) **525.** Notwithstanding their "R5" zoning, the lands delineated as "R5-525" on Schedule "B" of this By-law shall only be used for an apartment house in compliance with the following: *(133-99)*
- (1) the provisions of subclauses 6(14)(n)(1), (3) and (4) of this By-law shall not apply;
 - (2) the number of apartment units on all lands zoned "R5-525" shall not exceed 46;
 - (3) the Gross Floor Area of all buildings and structures shall not exceed 1.7 times the lot area;
 - (4) for the purpose of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, mechanical rooms, elevators, enclosed balconies, motor vehicle parking, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are not contained within an individual dwelling unit;
 - (5) the minimum Landscaped Open Space shall be 34% of the lot area;
 - (6) each apartment house shall not exceed six (6) storeys above established grade, excluding mechanical penthouse;
 - (7) a maximum of five (5) tandem parking spaces shall be permitted;
 - (8) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location of parking spaces, retaining walls, ramps, location of above ground stair enclosures, canopies, 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.

Schedule "I" to section 525

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- (SPA) **526.** Notwithstanding their "R4" zoning, the lands delineated as "R4-526" on Schedule "A" of this By-law shall only
(H) be used for street row dwellings in compliance with the following: (135-99)
- (1) the provisions of clause 6(2)(e) and subclause 6(14)(n)(3) of this By-law shall not apply;
 - (2) the number of dwelling units on all lands zoned "R4-526" shall not exceed 10 (ten);
 - (3) on-site motor vehicle parking spaces shall be provided at a rate of 2.0 spaces per unit;
 - (4) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (4)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location of parking spaces, retaining walls, walkways, fencing and landscaping features and the extent of landscaping areas shall be determined through the site development plan approval process.

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the designation "H-R4-526" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time, by further amendment to Schedule "A" (South Half) attached to By-law Number 65-30, as amended, when the following requirement has been met by the owner to the satisfaction of the City of Mississauga:

- (a) a Servicing Agreement and Development Agreement have been entered into with the City of Mississauga.

Schedule "I" to section 526

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(SPA) **527.** The lands delineated as "R2-527" on Schedule "A" of this By-law shall only be used for detached dwellings in compliance with the "R2" zone provisions contained in this By-law, except that: *(0075-2001)*

- (1) the provisions of clauses 7(1)(a), (b) and (g) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Minimum Lot Area	Minimum Lot Frontage
620 m ²	13 m

- (3) the interior side yard of every lot shall be 1.2 m.

(SPA) **528.** Notwithstanding their "R4" zoning, the lands delineated as "R4-528" on Schedule "A" of this By-law shall only be used for street row dwellings in compliance with the following: *(0075-2001)*

- (1) the maximum number of dwelling units on all lands zoned "R4-528" shall be 14;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	170 m ²	5.9 m
Corner	230 m ²	10.0 m

- (3) a minimum of 3.0 parking spaces shall be provided and maintained;
- (4) parking spaces on a private driveway serving as an access to a parking space that is within a private garage forming part of a dwelling unit and having an unobstructed rectangular area with a minimum width of 2.75 m and a minimum length of 6.0 m, shall be considered to be included as part of the number of parking spaces required by subsection (3) of this section;
- (5) the maximum building height shall be 11.0 m;
- (6) notwithstanding Schedule "I" of this section, for all interior lots, the front garage face shall have a minimum setback of 10.5 m;
- (7) notwithstanding Schedule "I" of this section, a covered or uncovered porch is permitted to encroach a maximum of 1.8 m into the minimum front yard and the minimum exterior side yard;
- (8) notwithstanding Schedule "I" of this section, a deck is permitted to encroach a maximum of 2.0 m into the minimum rear yard;
- (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 the subject of site plan approval, such as the location of parking spaces, retaining walls, walkways, fencing and landscaping features and the extent of landscaping areas shall be determined through the site development plan approval process.

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- (SPA) **529.** The lands delineated as "TR4-529" on Schedule "A" of this By-law shall only be used in compliance with the "TR4" zone provisions contained in this By-law, except that: *(0514-2000)*
- (1) a business, professional or administrative office, with or without a dwelling unit, shall also be permitted;
 - (2) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "TR4-529" shall be 300 m²;
 - (3) a business, professional or administrative office shall comply with the following additional provisions:
 - (a) the provisions of clause 6(26)(3) of this By-law shall not apply;
 - (b) a business, professional or administrative office shall only be permitted within the detached dwelling existing on the date that this By-law comes into force and effect (2000 October 25);
 - (c) a maximum of three (3) tandem parking spaces shall be permitted;
 - (4) the minimum front yard shall be 5.3 m;
 - (5) notwithstanding subsection (4) of this section, an uncovered porch may project a maximum of 2.7 m into the required front yard.

- (SPA) **530.** Notwithstanding their "R5" zoning, the lands delineated as "R5-530" on Schedule "A" of this By-law shall only be used for an apartment house in compliance with the following: *(0394-2003)*
- (1) the provisions of subclause 6(14)(n)(4) and clause 7(8)(h) of this By-law shall not apply;
 - (2) the yards shall conform to the following requirements:

Minimum Yards		
Front	Interior Side	Rear
4.2 m	5.0 m	17.5 m

- (3) the maximum number of apartment units on all lands zoned "R5-530" shall be 23;
- (4) the maximum Gross Floor Area of all buildings and structures on all lands zoned "R5-530" shall be 0.77 times the lot area;
- (5) for the purpose of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, mechanical rooms, elevators, enclosed balconies, motor vehicle parking, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are not contained within an individual dwelling unit;
- (6) the maximum height of all buildings and structures shall be three (3) storeys above established grade;
- (7) the minimum Landscaped Open Space shall be 40% of the lot area;
- (8) a landscaped area having a minimum depth of 1.5 m shall be provided along the southerly lot line;
- (9) 33 parking spaces shall be provided and maintained on the lot of which four (4) spaces shall be designated as visitor parking spaces.

- (SPA) **531.** Notwithstanding their "R5" zoning, the lands delineated as "R5-531" on Schedule "A" of this By-law shall only be used for an apartment house in compliance with the following: *(0373-2004)*
- (1) the provisions of clause 6(14)(c), subclauses 6(14)(n)(3) and 6(14)(n)(4) of this By-law shall not apply;
 - (2) ingress and egress to and from the site shall be provided by an unobstructed access having a perpendicular width of not more than 5.2 m;
 - (3) all yards shall conform to the following requirements:

Minimum Yards	
Front	Interior Side
4.6 m	1.8 m

- (4) notwithstanding subsection (3) of this section, a covered porch may encroach a maximum of 1.5 m into the required front yard;
- (5) the maximum number of apartment dwelling units on all lands zoned "R5-531" shall be six (6);
- (6) the maximum Gross Floor Area of all buildings and structures shall be 0.60 times the lot area;
- (7) for the purpose of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, mechanical rooms, elevators, enclosed balconies, motor vehicle parking, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are not contained within an individual dwelling unit;
- (8) the maximum height of all buildings and structures shall be two (2) storeys above established grade;
- (9) the minimum Landscaped Open Space shall be 40% of the lot area.

532. Notwithstanding their "R4" zoning, the lands delineated as "R4-532" on Schedule "A" of this By-law shall only be used for detached dwellings in compliance with the following: (0306-2004)

- (1) the provisions of section 6, save and except subsections 6(2B), (31) and (32) and clauses 6(14)(a) and (b), subclauses 6(14)(n)(10) and (11) and clause 6(22)(g) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	350 m²	13.6 m
Corner	435 m²	16.5 m

- (3) for the purposes of this section, "LOT FRONTAGE" means the horizontal distance between the side lot lines and where the lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line;
- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	4.5 m	1.2 m on one side and 0.60 m on the other	7.5 m

- (5) notwithstanding subsection (4) of this section, a covered porch may encroach a maximum of 1.5 m into the required front and exterior yards;
- (6) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 6.0 m;
- (7) notwithstanding subsection (4) 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 encroach a maximum of 0.6 m into required yards;
- (8) the maximum permitted lot coverage shall be 45% of the total lot area;
- (9) the maximum building height shall be 10.7 m;
- (10) the maximum permitted driveway or hard surface parking area width per dwelling unit at any given point shall be 6 m;
- (11) each dwelling unit shall have a private garage.

533. Notwithstanding their "R4" zoning, the lands delineated as "R4-533" on Schedule "A" of this By-law shall only be used for detached dwellings in compliance with the following: (0306-2004)

- (1) the provisions of section 6, save and except subsections 6(2B), (31) and (32) and clauses 6(14)(a) and (b), subclauses 6(14)(n)(10) and (11) and clause 6(22)(g) and of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	350 m²	9.75 m

- (3) for the purposes of this section, "LOT FRONTAGE" means the horizontal distance between the side lot lines and where the lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line;
- (4) for the purposes of this section, the lot line abutting the Thomas Street right-of-way shall be deemed to be the rear lot line;
- (5) the yards shall conform to the following requirements:

Minimum Yards			
Front		Interior Side	Rear
7.5 m to the dwelling unit	4.5 m to the front garage face	1.2 m on one side and 0.60 m on the other	3.5 m

- (6) each dwelling unit shall have a private garage;
- (7) a detached private garage shall be permitted in the front yard;
- (8) the maximum floor area of a garage shall be 51 m²;
- (9) the maximum height of a garage shall be 7.3 m;
- (10) notwithstanding subsection (5) of this section, a covered porch and stairs with a foundation may encroach a maximum of 2.0 m into the required rear yard;
- (11) notwithstanding subsection (5) 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 encroach a maximum of 0.6 m into required yards;
- (12) the maximum building height shall be 10.7 m;
- (13) the maximum permitted lot coverage shall be 45% of the total lot area;

- (14) notwithstanding subsection (13) of this section, a covered and enclosed walkway connecting the garage to the dwelling with a maximum floor area of 27 m² shall be excluded from the calculation of the lot coverage;
- (15) the maximum permitted driveway or hard surface parking area width per dwelling unit at any given point shall be 6 m.

(SPA) 534. Notwithstanding their "R4" zoning, the lands delineated as "R4-534" on Schedule "A" of this By-law shall only be used for group dwelling houses in compliance with the following: (0306-2004), (0482-2004)

- (1) the provisions of section 6 of this By-law, save and except subclauses 6(14)(a), (b) and (s) of this By-law shall not apply;
- (2) the maximum number of group dwelling houses on all lands zoned "R4-534" shall be 80;
- (3) for the purposes of this section, the lot line abutting the Joymar Drive right-of-way shall be deemed to be the front lot line;
- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front	North Side	South Side	Rear
6.0 m	7.5 m	3.0 m	4.0 m

- (5) notwithstanding subsection (4) of this section, a covered porch may encroach a maximum of 1.5 m into the required front yard and a maximum of 0.4 m into the required rear yard;
- (6) notwithstanding subsection (4) of this section, the front garage face shall have a minimum front yard setback of 7.5 m;
- (7) the maximum permitted lot coverage shall be 35% of the total lot area;
- (8) the minimum "Landscape Open Space" shall be 40% of the total lot area;
- (9) the maximum height of all buildings and structures shall be two (2) storeys above established grade;
- (10) each dwelling unit shall have a private garage.

(SPA) 535. Notwithstanding their "R5" zoning, the lands delineated as "R5-535" on Schedule "A" of this By-law shall only be used for an apartment house in compliance with the following: (0010-2006)

- (1) the provisions of clause 6(14)(c), subclauses 6(14)(n)(3) and 6(14)(n)(4) of this By-law shall not apply;
- (2) all yards shall conform to the following requirements:

Minimum Yards		
Front	Interior side	Rear
4.6 m	2.5 m	10.5 m

- (3) notwithstanding subsection (2) of this section, a covered porch and balcony may encroach a maximum of 1.5 m into the required front yard;
- (4) the maximum number of apartment dwelling units on all lands zoned "R5-535" shall be six (6);
- (5) the maximum gross floor area of all buildings and structures shall be 0.60 times the lot area;
- (6) for the purpose of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, mechanical rooms, elevators, enclosed balconies, motor vehicle parking, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are not contained within an individual dwelling unit;
- (7) the maximum height of all buildings and structures shall be two (2) storeys above established grade;
- (8) the minimum Landscaped Open Space shall be 40% of the lot area.

