

400. Notwithstanding the "M2a" zone designation, the lands delineated on Schedule "B" of this By-law as "M2a-400" shall only By-law Number 5500 ~ Mississauga B-108 Updated: 2006 December 01 be used in compliance with the "M2a" zone provisions contained in this By-law and the following regulations: (110-74), (864-78)

- (a) no building permit shall be issued or land used prior to the approval of a satisfactory site development plan by City Council;
- (b) no signs shall be erected without the approval of the City Council;
- (c) the height of scrap metal and salvage, stored on the site, shall not exceed 6 m.

401. Deleted by By-law 65-95. (10553)

(SPA) **402.** Notwithstanding their "MC" zoning, the lands delineated as "MC-402" on Schedule "B" of this By-law shall only be used in compliance with the "MC" zone provisions contained in this By-law, except that: (10553), (65-95)

- (1) the provisions of subsections 109(a), (b), (c), (g), (h), (j), (k), (l) and (m) of this By-law shall apply;
- (2) the provisions of clauses 113(1)(d) of this By-law shall not apply;
- (3) the provisions of section 114 of this By-law shall apply;
- (4) the following additional uses may be permitted:
 - (a) manufacturing, or industrial undertakings within enclosed buildings;
 - (b) research establishments;
 - (c) sale and rental/leasing of new and used sports recreational and fitness equipment, apparatus, apparel and accessories;
 - (d) sale and rental of home and garden equipment;
 - (e) sale of business equipment and office supplies; electronic goods; computer and video equipment;
 - (f) sale and/or rental of home video cassettes, the total gross leasable area of which shall not exceed 165 m²;
 - (g) sale of art and craft supplies and wares, the total gross leasable area of which shall not exceed 630 m²;
 - (h) sale and rental/leasing of music instruments and equipment; music instrument accessories; music tutoring;
 - (i) sale of photographic instruments and supplies; photofinishing; photographic studio;
 - (j) carpet/floor covering cleaning service;
 - (k) veterinary clinic;
 - (l) vehicle leasing and/or rental outlet with no outside storage or display of vehicles;
 - (m) florist shop, the total gross leasable area of which shall not exceed 165 m²;
 - (n) travel agency;
 - (o) hairdressing or beauty salon; barber shop; and tanning salon;
 - (p) bulk food store, the total gross leasable area of which shall not exceed 630 m²;
 - (q) variety store;
 - (r) discount merchandising store, the total gross leasable area of which shall not exceed 630 m²;
- (5) for the purposes of this section, "VARIETY STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 160 m² where food and convenience goods are stored and offered for sale at retail;
- (6) the gross floor area - non residential of all buildings and structures shall not exceed 14 400 m²;
- (7) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C 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:

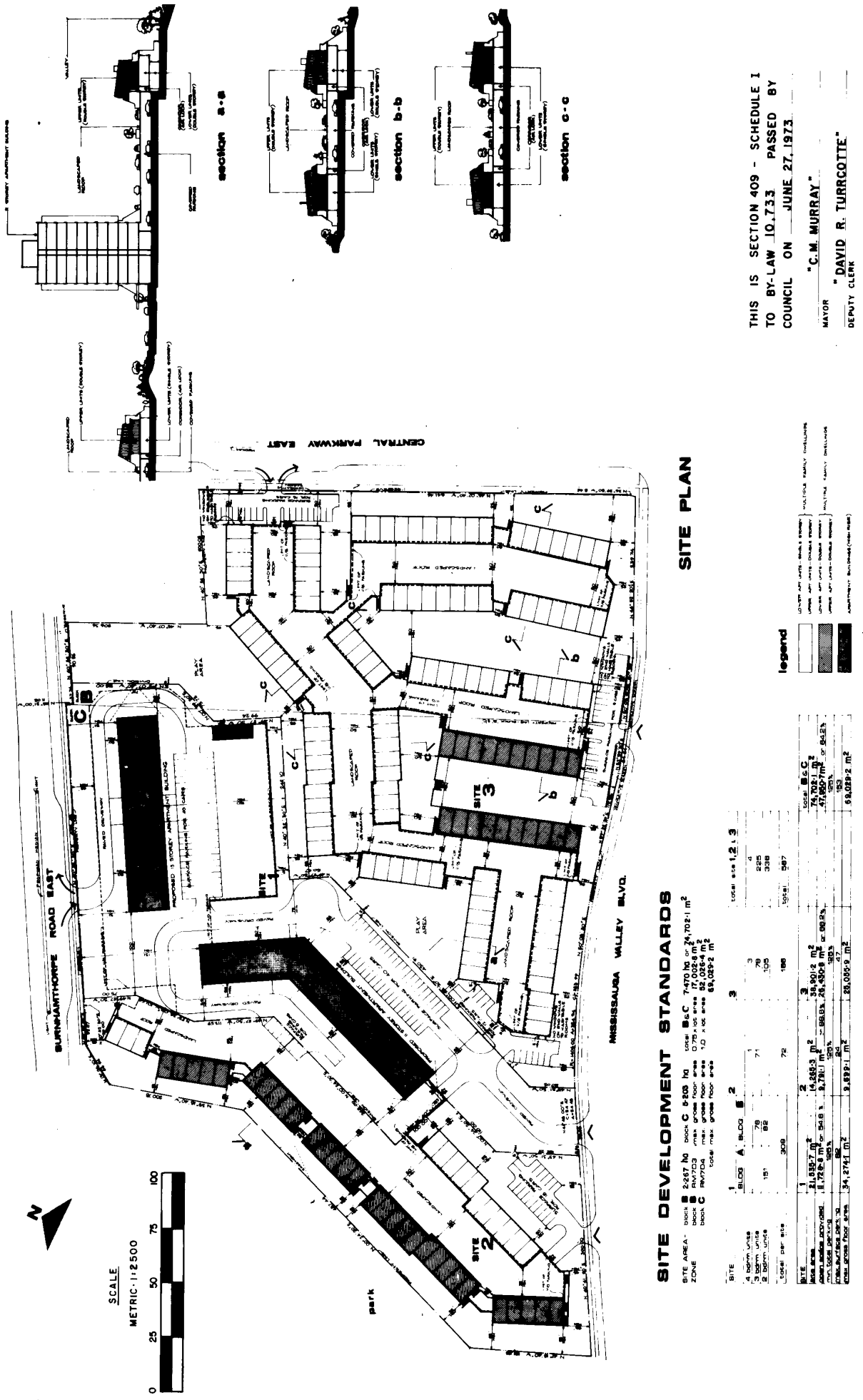
Column 1	Column 2
Land Use	Minimum Required Parking Standard
Sale and rental/lease of new and used sports recreational and fitness equipment, apparatus, apparel and accessories	1.6 spaces per 100 m ² GLA
Sale of business equipment and office supplies; electronic goods; computer and video equipment	1.6 spaces per 100 m ² GLA
Sale and rental/lease of music instruments and equipment; music instrument accessories; music tutoring	1.6 spaces per 100 m ² GLA

- 403.** Notwithstanding the "AC1" zone designation, the lands delineated on Schedule "B" of this By-law as "AC1-403" shall only be used for restaurant purposes subject to the "AC1" zone provisions contained in this By-law and compliance with the following regulations: (10567)
- (a) no building permit shall be issued prior to the approval of a site development plan by Town Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by Town Council;
 - (c) no building permit shall be issued prior to the approval of exterior architectural elevation plans by Town Council;
 - (d) no signs shall be erected without the approval of the Town Council.
- 404.** Notwithstanding the "RM1" zone designation, the lands delineated on Schedule "B" of this By-law as "RM1-404" may only be used in compliance with the "RM1" zone provisions contained in this By-law and the following regulation: (10730)
- (a) a private garage attached to each dwelling unit and comprising an area of at least 16.5 m² shall be provided.
- (SPA) **405.** The lands delineated as "AC4-405" on Schedule "B" of this By-law shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: (14-75), (0304-2005)
- (1) the provisions of sections 21 and 59B, clauses 68(3)(d) and (l), subsection 96(c), and clauses 98(1)(a), (d), (h) and (l) of this By-law shall not apply;
 - (2) a gas bar shall also be permitted, which may include a convenience retail and service kiosk;
 - (3) the minimum setback to a building or structure from the lot line abutting a public right-of-way shall be 10.0 m.
- 406.** Deleted by By-law 0304-2005. (14-75)
- 407.** (1) Notwithstanding the "DC" zone designation, the lands delineated on Schedule "B" of this By-law as "DC-407" shall only be used for the following uses and in accordance with the regulations contained in subsection (2) of this section: (10727)
- (a) medical offices;
 - (b) dental offices;
 - (c) optometrist office;
 - (d) radiologist office;
 - (e) general business office;
 - (f) dispensary;
 - (g) financial institution.
- (2) The following regulations shall apply to the use of land permitted by this section:
- (a) no building permit shall be issued prior to the approval of a site development plan by Town Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by the Town Parks Department;
 - (c) all provisions of the "DC" zone shall be complied with except that parking for office uses shall be provided on the basis of 3.6 parking spaces for each 100 m² of rentable floor area.
- 408.** Deleted by By-law 93-86. (10728)

409. Notwithstanding the "RM7D4" and "RM7D3" zone designations, the lands delineated on Schedule "B" of this By-law as "RM7D4-409" and "RM7D3-409" may only be used for apartment and other multiple-family dwelling purposes 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: (10733)

- (a) for the purpose of this section, multiple-family dwellings shall be those types of units as shown on Schedule "I" of this section on sites 2 and 3;
- (b) all provisions pertaining to development in "RM7D3" and "RM7D4" zones shall apply except for section 2(10)(k) and section 44(8), (9), (12), (16), (18), (19) and (21).

Schedule "I" to section 409



THIS IS SECTION 409 - SCHEDULE I
 TO BY-LAW 10.733 PASSED BY
 COUNCIL ON JUNE 27, 1973.
 "C.M. MURRAY"
 MAYOR
 "DAVID R. TURCOTTE"
 DEPUTY CLERK

SITE PLAN

SITE DEVELOPMENT STANDARDS

SITE AREA - block B 2267 ha, block C 2203 ha, total B & C 7470 ha or 74,702,1 m²
 ZONE RM7D3 min. gross floor area 0.75 x lot area 17,002.5 m²
 block C RM7D4 min. gross floor area 1.0 x lot area 22,086.4 m²
 total min. gross floor area 29,088.9 m²

SITE	1		2		3		Total sites 1, 2, 3	
	BLDG	A, B, LOG	2	3	3	3	d	
4 Bldg Units	181	71	105	189	198	198	567	
2 Bldg Units	308	72	189	189	198	198	567	
Local per site								
Area area	21,937.2 m ²	14,983.3 m ²	23,901.2 m ²	23,901.2 m ²	23,901.2 m ²	23,901.2 m ²	23,901.2 m ²	
Area area (incl. porch)	1,172.8 m ² or 54.8 %	9,781.1 m ² or 65.3 %	20,536.2 m ² or 86.2 %	20,536.2 m ² or 86.2 %	20,536.2 m ² or 86.2 %	20,536.2 m ² or 86.2 %	20,536.2 m ² or 86.2 %	
Min. local parking	181	71	105	189	198	198	567	
Min. gross floor area	34,274.1 m ²	9,882.1 m ²	23,901.2 m ²	23,901.2 m ²	23,901.2 m ²	23,901.2 m ²	23,901.2 m ²	9,882.1 m ²

- 410.** Notwithstanding the "M1" and "M2" zone designations, the lands delineated on Schedule "B" of this By-law as "M1-410" and "M2-410" may only be used in compliance with the "M1" and "M2" zone provisions contained in this By-law and the following regulations: *(10866)*
- (a) no building permit shall be issued prior to the approval of a site development plan by Town Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by the Town Parks Department.
- 411.** Notwithstanding their "M1" zone designation, the lands delineated as "M1-411" in Schedule "B" of this By-law may, in addition to those uses permitted in an "M1" zone, be used for the retail sale of goods stored in a warehouse on the lands, subject to compliance with the "M1" zone provisions contained in this By-law and the following additional regulations: *(447-76)*
- (a) no building permit shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by the City;
 - (c) *deleted by By-law 987-86;*
 - (d) no signs shall be erected without the approval of the City;
 - (e) a maximum of 2 214 m² of floor space may be used for retail sales, provided such floor space is separated from the remaining floor space by a solid partition and closed doors;
 - (f) no outdoor storage shall be permitted in connection with the retail operations.
- 412.** Notwithstanding the "DC" zone designation, the lands delineated on Schedule "B" of this By-law as "DC-412" shall only be used in compliance with the "DC" zone provisions contained in this By-law and the following regulations: *(111-74)*
- (a) no building permits shall be issued prior to the approval of a site development plan by City Council;
 - (b) no building permits shall be issued prior to the approval of a landscaping plan by the City Parks Department.
- 413.** Notwithstanding the "RM5" zone designation, the lands delineated on Schedule "B" of this By-law as "RM5-413" shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and the following regulations: *(10898)*
- (a) no building permit shall be issued prior to the approval of a site development plan by Town Council and a landscaping plan for the site by the Recreation and Parks Department;
 - (b) a maximum of 115 row dwelling units shall be permitted on the 2 blocks of land zoned "RM5-413".
- 414.** (1) Notwithstanding the "AC3" zone designation, the lands delineated on Schedule "B" of this By-law as "AC3-414" shall only be used for those purposes permitted in an "AC3" zone and for the following purposes in compliance with the regulations set out in subsection (2) of this section: *(112-74)*
- (a) bank;
 - (b) restaurant;
 - (c) automobile rental and leasing agency;
 - (d) retail automotive equipment and appliance sales;
 - (e) sale and servicing of recreational vehicles and equipment;
 - (f) automobile body repairs within an enclosed building with no outside storage of parts or materials.
- (2) The following regulations shall apply to the use of land permitted by this section:
- (a) all applicable Automobile Commercial zone provisions shall be complied with;
 - (b) no building permit shall be issued prior to the approval of a site development plan by City Council;
 - (c) no building permit shall be issued prior to the approval of a landscaping plan by the City Parks Department.
- 415.** Notwithstanding the "AC3" zone designation, the lands delineated on Schedule "B" of this By-law as "AC3-415", shall only be used for the sale and installation of automobile exhaust systems in compliance with the "AC3" zone provisions contained in this By-law and the following regulations: *(114-74)*
- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
 - (b) no building permit shall be issued prior to the approval of architectural elevation plans by City Council;
 - (c) no building permit shall be issued prior to the approval of a landscaping plan by the City Parks Department;
 - (d) *deleted by By-law 987-86.*
- 416.** Notwithstanding the "M1" zone designation, the lands delineated on Schedule "B" of this By-law as "M1-416" may be used for offices and retail sales associated with warehousing operations in addition to those uses permitted in an "M1" zone subject to compliance with the "M1" zone provisions contained in this By-law and the following regulations: *(440-74)*
- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by the City Parks Department;
 - (c) no signs shall be erected without the approval of City Council;
 - (d) a maximum of 2 416 m² of floor space may be used for retail sales and the said area shall be separated from the remainder of the building by a solid partition and closed doors.

- 417.** Notwithstanding the "RM5" zone designation, the lands delineated on Schedule "B" of this By-law as "RM5-417" shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and the following regulations: *(108-74)*
- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by the City Parks Department.
- 419.** *Deleted by By-law 132-79. (11051)*
- 421.** Notwithstanding the "R3" zone designation, the lands delineated on Schedule "B" of this By-law as "R3-421" shall only be used for the erection of single-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law and the following regulation: *(11080), (134-74), (463-75), (424-82)*
- (a) a private garage attached to each dwelling unit and comprising an area of at least 16.5 m² shall be provided on each lot.
- 422.** Notwithstanding the "RM5" zone designation, the lands delineated on Schedule "B" of this By-law as "RM5-422" shall only be used in compliance with the "RM5" zone provisions contained in this By-law and the following regulations: *(11080)*
- (a) all provisions of the "RM5" zone shall apply except that the frontage, side yards and gross floor area and parking shall conform to the following requirements:
 - minimum lot frontage per dwelling unit - 7.5 m
 - minimum interior side yard for end lot - 1.8 m
 - minimum interior side yard between lots - 0 m
 - minimum exterior side yard for corner lot - 6 m
 - maximum gross floor area - 0.65 times the lot area
 - minimum of one driveway and one garage parking space for each dwelling unit;
 - (b) no building permit shall be issued prior to the approval of site development and architectural floor plans by Town Council;
 - (c) no building permit shall be issued prior to the approval of a landscaping plan by the Town Parks Department.
- 423.** Notwithstanding the "RM5" zone designation, the lands delineated on Schedule "B" of this By-law as "RM5-423" shall only be used in compliance with the "RM5" zone provisions contained in this By-law and the following regulations: *(11080), (134-74)*
- (a) no building permit shall be issued prior to the approval of site development and architectural floor plans by Town Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by the Town Parks Department;
 - (c) a maximum of 37.1 units per ha shall be permitted within the areas designated "RM5-423".
- 424.** Notwithstanding the "RM7D4" zone designation, the lands delineated on Schedule "B" of this By-law as "RM7D4-424" shall only be used in compliance with the "RM7D4" zone provisions contained in this By-law and the following regulations: *(11080), (134-74)*
- (a) no building permit shall be issued prior to the approval of site development and architectural floor plans by Town Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by the Town Parks Department.
- 425.** Notwithstanding the "M2" zone designation, the lands delineated on Schedule "B" of this By-law as "M2-425" may only be used in compliance with the "M2" zone provisions contained in this By-law and the following regulation: *(115-74), (0088-2006)*
- (a) no building permit shall be issued prior to the inclusion in industrial building plans of noise reduction features as specified in a noise reduction analysis approved by the City. *(803-78)*
- 426.** Notwithstanding the "RM7D3" zone designation, the lands designated on Schedule "B" of this By-law as "RM7D3-426" shall only be used for the erection of row dwellings and apartments in compliance with the "RM5" and "RM7D3" zone provisions contained in this By-law and the following requirements: *(134-74)*
- (a) no building permits shall be issued prior to the approval of site development plans and architectural floor plans by the City Council;
 - (b) no building permits shall be issued prior to the approval of landscaping plans by the City Parks Department.

427. Notwithstanding the "RM5" zone designation, the lands delineated on Schedule "B" of this By-law as "RM5-427" shall only be used in compliance with the "RM5" zone provisions contained in this By-law and the following regulations: (194-74)

- (a) no building permit shall be issued prior to the approval of site development and architectural floor plans by City Council;
- (b) no building permit shall be issued prior to the approval of a landscaping plan by the City Parks Department;
- (c) a maximum of 34.6 units per ha shall be permitted within the areas designated "RM5-427".

428. Notwithstanding the "R3" zone designation, the lands delineated on Schedule "B" of this By-law as "R3-428" shall only be used for the erection of single-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law and the following regulations: (194-74)

- (a) all provisions of the "R3" zone shall apply except that the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m ²	12 m
Corner	660 m ²	18 m

- (b) a private garage attached to each dwelling unit and comprising an area of at least 16.5 m² shall be provided on each lot.

429. Deleted by By-law 84-79. (261-74)

432. Notwithstanding the "DC" zone designation, the lands delineated on Schedule "B" of this By-law as "DC-432" shall only be used in compliance with the "DC" zone provisions contained in this By-law and the following regulations: (162-74)

- (a) no building permits shall be issued prior to the approval of a site development plan by City Council;
- (b) no building permits shall be issued prior to the approval of a landscaping plan by the City Parks Department;
- (c) deleted by By-law 987-86.

433. Notwithstanding the "M2" zone designation, the lands delineated on Schedule "B" of this By-law as "M2-433" may only be used in compliance with the "M2" zone provisions contained in this By-law and the following regulation: (155-74)

- (a) no building permit shall be issued prior to the inclusion in industrial building plans of noise reduction features as specified in a noise reduction analysis approved by the City. (803-78)

434. Notwithstanding the "RM5" zone designation, the lands delineated on Schedule "B" of this By-law as "RM5-434" shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and the following requirements: (161-74)

- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
- (b) no building permit shall be issued prior to the approval of a landscaping plan by the City Parks Department.

435. Notwithstanding the "RM1" zone designation, the lands delineated on Schedule "B" of this By-law as "RM1-435" shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law and the following requirements: (193-74)

- (a) all provisions of the "RM1" zone shall apply except that the area of the lots shall conform to the following requirement:

Lot Type	Minimum Lot Area
Interior	610 m ²

- (b) a private garage attached to each dwelling unit and comprising an area of at least 16.5 m² shall be provided on each lot;
- (c) no building permit shall be issued prior to the approval of a site development plan by City Council.

436. Notwithstanding the "RM5" zone designation, the lands delineated on Schedule "B" of this By-law as "RM5-436" shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and the following requirements: (193-74)

- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
- (b) no building permit shall be issued prior to the approval of a landscaping plan by the City Parks Department.

437. Notwithstanding the "M1" zone designation, the lands delineated on Schedule "B" of this By-law as "M1-437" shall only be used in compliance with the "M1" zone provisions contained in this By-law and the following regulation: (260-74)
- (a) no building permit shall be issued prior to the inclusion in industrial building plans of noise reduction features as specified in a noise reduction analysis approved by the City. (803-78)
438. Notwithstanding the "M2" zone designation, the lands delineated on Schedule "B" of this By-law as "M2-438" shall only be used in compliance with the "M2" zone provisions contained in this By-law and the following regulation: (260-74)
- (a) no building permit shall be issued prior to the inclusion in industrial building plans of noise reduction features as specified in a noise reduction analysis approved by the City. (803-78)
439. Notwithstanding the "RM7D3" zone designation, the lands delineated on Schedule "B" of this By-law as "RM7D3-439" shall only be used in compliance with the "RM5" and "RM7D3" zone provisions contained in this By-law and the following regulations: (162-74)
- (a) the maximum number of apartment units and row dwelling units shall not exceed 66.8 units per ha of which not more than 17.3 units per ha may be row dwelling units;
- (b) no building permits shall be issued prior to the approval of site development and architectural floor plans by City Council;
- (c) no building permits shall be issued prior to the approval of a landscaping plan by the City Parks Department.
440. Notwithstanding the "R2" zone designation, the lands delineated on Schedule "B" of this By-law as "R2-440" shall only be used for the erection of detached dwellings in compliance with the following regulations: (456-74)
- (a) the number of dwelling units shall not exceed 3;
- (b) all provisions pertaining to development in an "R2" zone shall apply except for section 40(5), Columns 5, 6 and 7;
- (c) no building permit shall be issued prior to the approval of a site development plan by City Council;
- (d) no building permit shall be issued prior to the approval of a landscaping plan by the City Parks Department;
- (e) access to all lots shall be gained via a common frontage on Council Ring Road.

(SPA) 441 Notwithstanding their "DC" zoning designation, the lands delineated as "DC-441" on Schedule "B" of this By-law shall only be used in compliance with the following: (0073-2007)

- (1) the provisions of subsections 20 (i), (j) and (k) and section 59A of this By-law shall not apply;
- (2) the following uses shall be permitted:
- (a) retail store;
- (b) personal service establishment;
- (c) commercial school;
- (d) financial institution;
- (e) repair service;
- (f) business, professional and administrative office;
- (g) recreational establishment;
- (3) for the purposes of this section, a "PERSONAL SERVICE ESTABLISHMENT" means a building, structure or part thereof, where services are provided and administered to individual and personal needs and where retail sale of goods accessory to the service provided is permitted and includes, but is not limited to, hair care, aesthetics, health and beauty treatment, dressmaking, tailoring, shoe shining and repair, laundromat, laundry depot and/or dry cleaning establishment;
- (4) for the purposes of this section, a "REPAIR SERVICE" means the repair of personal effects, household goods and small appliances, excluding the repair of large household appliances such as refrigerators, freezers, stoves, dishwashers, clothes washers or dryers or anything with a combustion engine;
- (5) for the purposes of this section, a "RECREATIONAL ESTABLISHMENT" means a building, structure or part thereof, designed and equipped to be used for athletic and leisure activities and may include such facilities as a fitness centre, racquet club and indoor playground;
- (6) for the purposes of this section, a "RETAIL STORE" means a building, structure or part thereof, in which goods are offered for sale, lease and or rental and may include a bulk food store, food supermarket and sale of frozen foods. Where the primary function of the retail store includes the sale of food, food may be produced or prepared on the premises and offered for sale to the public for consumption off the premises;
- (7) for the purposes of this section the lot line abutting the Dundas Street East right-of-way shall be the front lot line;
- (8) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
19.0 m	30.0 m	3.0 m	5.7 m

- (9) notwithstanding subsection (8) of this section, mechanical equipment may encroach a maximum of 2.0 m into the required interior side yard.
- (10) a maximum gross floor area - nonresidential of 140 m² shall be used for the preparation and sale of food prepared on the premises accessory to a retail store;

- (11) a maximum gross floor area - non-residential devoted to medical office uses shall be 210 m²;(12)outdoor storage shall only be permitted accessory to a retail store and shall be in compliance with the following:
- (a) the maximum area devoted to outdoor storage shall be 40 m²;
 - (b) outdoor storage shall only be permitted in the required rear yard permitted under subsection (8) of this section;
 - (c) a fence, wall or other screening with a maximum height of 1.8 m above established grade shall be provided around the perimeter of the outdoor display area;
 - (d) the outdoor storage of all materials, goods or products of any kind shall not be permitted outside of the fence, wall or other screening required under clause (c) of this subsection;
 - (e) the outdoor storage of all materials, goods or products of any kind whether individual or stacked shall not exceed a total height of 1.5 m above established grade, but under no circumstances, shall any such outdoor storage exceed the height of any fence, wall or other screening required under clause (c) of this subsection;
- (13) for the purposes of this section, motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C 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
Commercial School	4.3 spaces per 100m ² GFA
Personal Service Establishment	4.3 spaces per 100m ² GFA
Retail Store	4.3 spaces per 100m ² GFA

- (14) for the purposes of this section, gross floor area - nonresidential shall not include any part of the building or structure used for a freezer to a maximum of 97 m².

442. Deleted by By-law 897-83. (23-75)

444. Notwithstanding the "M1" zone designation, the lands delineated as "M1-444" in Schedule "B" of this By-law, shall only be used in compliance with the "M1" zone provisions contained in this By-law and subject to compliance with the following regulations: (274-75)

- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
- (b) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
- (c) no signs shall be erected without the approval of City Council;
- (d) deleted by By-law 987-86.

445. (1) Notwithstanding the "AC3" zone designation, the lands delineated on Schedule "B" of this By-law as "AC3-445" shall only be used for those purposes permitted in an "AC3" zone and for the following purposes in compliance with the regulations set out in subsection (2) of this section: (384-74)

- (a) bank;
 - (b) restaurant;
 - (c) automobile rental and leasing agency;
 - (d) retail automotive equipment and appliance sales;
 - (e) sale and servicing of recreational vehicles and equipment;
 - (f) automobile body repairs within an enclosed building with no outside storage of parts or materials;
- (2) The following regulations shall apply to the use of land permitted by this section:
- (a) all applicable Automobile Commercial zone provisions shall be complied with;
 - (b) no building permit shall be issued prior to the approval of a site development plan by City Council;
 - (c) no building permit shall be issued prior to approval of a landscaping plan by City Council;
 - (d) deleted by By-law 987-86;
 - (e) no sign shall be erected without the approval of City Council.

- 446.** Notwithstanding the "DC" zone designation, the lands delineated on Schedule "B" of this By-law as "DC-446" shall only be used in compliance with the "DC" zone provisions contained in this By-law and the following regulations: (38-75)
- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) *deleted by By-law 987-86;*
 - (d) no signs shall be erected without the approval of City Council.
- 447.** Notwithstanding the "RM5" zone designation, the lands delineated on Schedule "B" of this By-law as "RM5-447" shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and the following requirements: (441-74)
- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) a maximum of not more than 29.7 units per ha shall be permitted within the area designated "RM5-447".
- 448.** Notwithstanding the "RM5" zone designation, the lands delineated on Schedule "B" of this By-law as "RM5-448" shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and the following requirements: (441-74)
- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) a maximum of not more than 34.6 units per ha shall be permitted within the area designated "RM5-448".
- (SPA) **451.** Notwithstanding their "M1" zoning, the lands delineated as "M1-451" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (485-76), (987-86), (432-95)
- (1) a retail warehouse use shall be permitted;
 - (2) notwithstanding section 31(a) of this By-law, the sale of home entertainment/electronic products shall be permitted;
 - (3) the gross floor area - non residential of all buildings and structures devoted to a retail warehouse shall not exceed 3 072 m².
- 452.** Notwithstanding the "M1" zone designation, the lands delineated on Schedule "B" of this By-law as "M1-452" may be used for retail sales associated with warehouse operations in addition to those uses permitted in an "M1" zone subject to compliance with the "M1" zone provisions contained in this By-law and the following regulations: (571-74)
- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) *deleted by By-law 987-86;*
 - (d) no signs shall be erected without the approval of City Council;
 - (e) a maximum of 2 880 m² of floor space may be used for retail sales and the said area shall be separated from the remainder of the building by a solid partition and closed doors.
- 453.** *Deleted by By-law 688-77. (27-77)*
- 454.** *Deleted by By-law 514-79. (92-77)*
- 455.** Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-455" in Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and subject to compliance with the following additional regulations: (205-75)
- (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) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) no more than 34.6 units per ha shall be built.

456. Deleted by By-law 248-77. (520-74)

457. Deleted by By-law 980-81. (15-75)

458. Deleted by By-law 969-81. (15-75)

460. Notwithstanding the "M1" zone designation, the lands delineated on Schedule "B" of this By-law as "M1-460" shall only be used in compliance with the "M1" zone provisions contained in this By-law and the following regulations: (57-75), (603-88), (604-88)

- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
- (b) no signs shall be erected without the approval of City Council.

461. (1) Notwithstanding their "R1" zone designation, the lands delineated as "R1-461" in Schedule "B" of this By-law, shall only be used for the erection of a single-family detached dwelling in compliance with the "R1" zone provisions contained in this By-law and subject to the following additional regulations: (206-75)

- (a) no building permit shall be issued prior to the approval of a site development plan by City Council;
- (b) no building permit shall be issued prior to the approval of a landscaping plan by City Council.

(2) Notwithstanding their "R1" zone designation, the lands delineated as "R1 - Section 461" in Schedule "B" of this By-law, shall have front, rear and side yard setbacks as follows:

Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard
10.5 m	3 m	9 m

(SPA) 462. Notwithstanding their "R2" zoning, the lands delineated as "R2-462" 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: (206-75), (610-90)

- (1) the minimum total width of the side yards of every lot other than a corner lot shall be:
 - (a) 20% of the lot width for a one storey dwelling unit;
 - (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;
 provided however that the side yards shall have a minimum width of 1.8 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;
- (2) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
 - (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
 - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
 - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (3) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (4) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
- (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (6) the number of dwelling units shall not exceed 3;
- (7) no building permit shall be issued prior to the approval of a site development plan by City Council;
- (8) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
- (9) access to all lots shall be gained via a common frontage on Carmen Drive;
- (10) Columns 5, 6 and 7, subsection (5), of section 40, of this By-law shall not apply;
- (11) notwithstanding any provision of this By-law to the contrary any dwelling unit in existence on or before the day this section comes into force (1990 Nov. 12), any dwelling unit for which a building permit has been issued on or before the day this section comes into force, or any dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force are considered to be in compliance with the zone provisions contained in this section.

- 463.** (1) Notwithstanding their "RM7D4" zone designation, the lands delineated as "RM7D4-463" in Schedule "B" of this By-law, shall only be used for row dwelling, stacked row dwelling, and apartment purposes, subject to the following regulations: (127-75), (0381-2005)
- (a) 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 Municipality, respecting the provision, maintenance and use of the following facilities and matters or any of them:
 - (i) widenings of highways that abut on the land that is being developed or redeveloped;
 - (ii) subject to the *Public Transportation and Highway Improvement Act*, facilities to provide access to and from the land, such as access ramps and curbsings, including the number, location and size of such facilities and the direction of traffic thereon;
 - (iii) off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways;
 - (iv) walkways and all other means of pedestrian access;
 - (v) removal of snow from access ramps, driveways, parking areas and walkways;
 - (vi) 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;
 - (vii) conveyance to the Municipality, 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;
 - (viii) floodlighting of the land or of any buildings or structures thereon;
 - (ix) walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands;
 - (x) vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material;
 - (xi) 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;
 - (xii) perspective drawings and plans showing building elevations and cross-sections of residential buildings;
 - (b) the owner of the lands shall provide and maintain the facilities and matters required by subsection (1)(a) of section 463 of this By-law at his sole risk and expense and to the satisfaction of the Municipality and in default thereof, the provisions of section 469 of the *Municipal Act* shall apply;
 - (c) no building permit or permits shall be issued until the plans referred to in paragraphs (xi) and (xii) of subsection (1)(a) of section 463 hereof, have been approved by the Municipality and the agreements referred to in subsection (1)(a) of section 463 hereof, have been entered into.
- (2) For the purpose of this section a stacked townhouse shall mean a building or structure other than a triplex, a double duplex, multiple horizontal dwelling or row dwelling, and containing more than 3 dwelling units with shared entrances and with shared exit facilities above the first storey.

464. Deleted by By-law 997-86. (128-75), (316-81)

465. Deleted by By-law 713-87. (128-75)

- 466.** Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-466" in Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and subject to compliance with the following additional regulations: (230-75)
- (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) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) a maximum of 102 row dwelling units shall be permitted on the land designated "RM5-466".

- 467.** Notwithstanding their "R1" zone designation, the lands delineated as "R1-467" in Schedule "B" of this By-law shall only be used for the erection of single-family detached dwellings in compliance with the following regulations: (248-75)
- (a) all provisions of the "R1" zone shall apply except the front yards, interior side yards, exterior side yards and rear yards shall conform to the following requirements:

Lot Type	Minimum Front Yard	Minimum Interior Side Yard	Minimum Exterior Side Yard	Minimum Rear Yard
Interior	9 m	1.8 m plus 0.61 m for every storey above one	-	7.5 m
Corner	7.5 m	3 m	7.5 m	3 m

468. Notwithstanding their "R3" zone designation, the lands delineated as "R3-468" in Schedule "B" of this By-law shall only be used for the erection of single-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (187-75)

- (a) all provisions of the "R3" zone shall apply except that the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m ²	12 m
Corner	660 m ²	18 m

- (b) a garage shall be attached to each dwelling unit, and each such garage shall comprise an area of at least 16.5 m².

469. Notwithstanding their "RM1" zone designation, the lands delineated as "RM1-469" in Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, and subject to compliance with the following additional regulation: (187-75)

- (a) a garage shall be attached to each dwelling unit and each such garage shall comprise an area of at least 16.5 m².

470. Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-470" in Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (187-75)

- (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) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
- (c) no more than 34.6 units per ha shall be built.

471. Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-471" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the following: (187-75)

- (a) By-law 191-74 being a By-law pursuant to section 35a of the *Planning Act*, R.S.O. 1970, c.349, as amended;
- (b) no building permit shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by City Council;
- (c) no building permit shall be issued prior to the approval of a landscaping plan by City Council.

472. Deleted by By-law 0207-2004. (187-75), (987-86)

473. Notwithstanding their "DC" zone designation, the lands delineated as "DC-473" in Schedule "B" of this By-law, shall only be used in compliance with the "DC" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (187-75)

- (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) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
- (c) no signs shall be erected without the approval of City Council;
- (d) deleted by By-law 987-86.

474. Notwithstanding their "R3" zone designation, the lands delineated as "R3-474" in Schedule "B" of this By-law, shall only be used for the erection of single-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (186-75)

- (a) all provisions of the "R3" zone shall apply except that the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m ²	12 m
Corner	660 m ²	18 m

- (b) a garage shall be attached to each dwelling unit and each such garage shall comprise an area of at least 16.5 m².

475. Notwithstanding their "RM1" zone designation, the lands delineated as "RM1-475" in Schedule "B" of this By-law, shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, and subject to compliance with the following additional regulation: (186-75)

- (a) a garage shall be attached to each dwelling unit and each such garage shall comprise an area of at least 16.5 m².

- 476.** Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-476" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (186-75), (567-76)
- (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) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) no more than 34.6 units per ha shall be built.
- 477.** Deleted by By-law 34-91. (186-75)
- 478.** Notwithstanding their "AC" zone designation, the lands delineated as "AC-478" in Schedule "B" of this By-law, shall only be used in compliance with the "AC" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (186-75)
- (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) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) no signs shall be erected without the approval of City Council;
 - (d) deleted by By-law 987-86.
- 479.** Deleted by By-law 567-76. (186-75)
- 480.** Notwithstanding their "M1" zoning designation, and in addition to those uses permitted in an "M1" zone, the lands delineated as "M1-480" in Schedule "B" of this By-law may also be used for the retail sale of those goods stored in the warehouse subject to compliance with the "M1" zone provisions contained in this By-law and the following additional regulations: (189-76)
- (a) no building permit shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by the City;
 - (c) deleted by By-law 987-86;
 - (d) no signs shall be erected without the approval of the City;
 - (e) a maximum of 391 m² of floor space shall be used for retail sales and the said 391 m² of floor space shall be separated from the remainder of the building by a solid partition and closed doors;
 - (f) the minimum side yard width along the easterly property line shall be 4.5 m;
 - (g) except as herein otherwise provided all provisions of the "M1" zone shall apply.
- 481.** Notwithstanding their "DC" zone designation, the lands delineated as "DC-481" in Schedule "B" of this By-law, shall only be used in compliance with "DC" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (570-75)
- (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) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) no signs shall be erected without the approval of City Council;
 - (d) deleted by By-law 987-86.
- 482.** Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-482" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, and in compliance with the following additional regulation: (429-75)
- (a) no more than 34.6 dwelling units per ha per shall be built thereon.
- 483.** Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-483" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, and in compliance with the following additional regulation: (429-75)
- (a) no more than 29.7 dwelling units per ha shall be built thereon.
- 484.** Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-484" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, and in compliance with the following additional regulation: (429-75)
- (a) no more than the total of 34.6 dwelling units per ha and 5 additional dwelling units shall be built thereon.

485. Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-485" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, and in compliance with the following additional regulation: (429-75)
- (a) no more than the total of 34.6 dwelling units per ha and 3 additional dwelling units shall be built thereon.
486. Deleted by By-law 293-80. (429-75)
487. Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-487" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, and in compliance with the following additional regulations: (429-75)
- (a) the number of dwelling units to be built thereon shall not exceed 34.6 dwelling units per ha plus any additional units, provided for by section 486, up to a maximum of 10 additional dwelling units;
- (b) provided however that no building permits for any such additional dwelling units shall be issued prior to the approval of the site plan for the dwelling units authorized to be built on the lands designated "RM5-486".
488. Deleted by By-law 293-80. (429-75)
489. (1) Notwithstanding their "DC" zone designation, the lands delineated as "DC-489" in Schedule "B" of this By-law, shall only be used in compliance with the "DC" zone provisions contained in this By-law, and in compliance with the following additional regulations: (429-75)
- (a) no illuminated outdoor signs or other outdoor signs exceeding 0.3 m² shall be erected without the approval of the City Council;
- (b) deleted by By-law 987-86.
- (2) For the purpose of this section only, "the lot" shall be the area of land delineated as "DC-489" in Schedule "B" of this By-law, even if the area is subsequently reduced by a grant of the southerly 12.19 m of the area to the City of Mississauga, or any other Authority, Board or Commission for public purposes, provided however that in no event shall any portion of any public highway shown on the registered plan be included in the calculation of "the lot".
- (3) In the event that the southerly 12.19 m of the lands designated as "DC-489" are granted as aforesaid for public purposes, that part of "the lot" remaining, after the grant, and the building, shall be deemed to be in conformity with all setback, parking, and cover requirements of this By-law.
492. (1) Notwithstanding their "RM7D4" zone designation, the lands delineated as "RM7D4-492" in Schedule "B" of this By-law, shall only be used for one-family detached dwelling, semi-detached dwelling, row dwelling, linked row dwelling, stacked row dwelling, and apartment purposes, subject to the following regulations: (606-75), (504-82)
- (a) 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 provisions, maintenance and use of the following facilities and matters:
- (i) widenings of highways that abut on the land that is being developed or redeveloped;
- (ii) subject to the *Public Transportation and Highway Improvement Act*, facilities to provide access to and from the land, such as access ramps and curbsings, including the number, location and size of such facilities and the direction of traffic thereon;
- (iii) off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways;
- (iv) walkways and all other means of pedestrian access;
- (v) removal of snow from access ramps, driveways, parking areas and walkways;
- (vi) 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;
- (vii) 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;
- (viii) floodlighting of the land or of any buildings or structures thereon;
- (ix) walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands;
- (x) vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material;
- (xi) 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;
- (xii) perspective drawings and plans showing building elevations and cross-sections of residential buildings;
- (b) the owner of the lands shall provide and maintain the facilities and matters required by subsection (1)(a) of section 492 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;
- (c) no building permit or permits shall be issued until the plans referred to in paragraphs (xi) and (xii) of subsection (1)(a) of section 492 hereof, have been approved by the City and the agreements referred to in subsection (1)(a) of section 492 hereof, have been entered into.
- (2) For the purpose of this section a stacked row dwelling shall mean a building or structure other than a triplex, a double duplex, multiple horizontal dwelling or row dwelling, and containing more than 3 dwelling units with shared entrances and with shared exit facilities above the first storey.

- (3) For the purpose of this section a linked row dwelling shall mean a building or structure consisting of a series or more than 2 attached one-family dwelling units not exceeding 3 storeys in height and having a yard abutting at least 2 exterior walls of each dwelling unit.
- 493.** (1) Notwithstanding their "RM7D4" zone designation, the lands delineated as "RM7D4-493" in Schedule "B" of this By-law, shall only be used for row dwelling, stacked row dwelling and apartment purposes, subject to the following regulations: (606-75), (504-82), (440-89)
- (a) 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:
 - (i) widenings of highways that abut on the land that is being developed or redeveloped;
 - (ii) subject to the *Public Transportation and Highway Improvement Act*, facilities to provide access to and from the land, such as access ramps and curbings, including the number, location and size of such facilities and the direction of traffic thereon;
 - (iii) off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways;
 - (iv) walkways and all other means of pedestrian access;
 - (v) removal of snow from access ramps, driveways, parking areas and walkways;
 - (vi) 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;
 - (vii) 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;
 - (viii) floodlighting of the land or of any buildings or structures thereon;
 - (ix) walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands;
 - (x) vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material;
 - (xi) 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;
 - (xii) perspective drawings and plans showing building elevations and cross-sections of residential buildings;
 - (b) the owner of the lands shall provide and maintain the facilities and matters required by subsection (1)(a) of section 493 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;
 - (c) no building permit or permits shall be issued until the plans referred to in paragraphs (xi) and (xii) of subsection (1)(a) of section 493 hereof, have been approved by the City and the agreements referred to in subsection (1)(a) of section 493 hereof, have been entered into.
- (2) For the purpose of this section a stacked row dwelling shall mean a building or structure other than a triplex, a double duplex, multiple horizontal dwelling or row dwelling, and containing more than 3 dwelling units with shared entrances and with shared exit facilities above the first storey.
- 494.** (1) Notwithstanding their "R3" zone designation, the lands delineated as "R3-494" in Schedule "B" of this By-law, shall only be used for one-family detached dwelling and semi-detached dwelling purposes, subject to the following regulations: (604-75)
- (a) a maximum of 19.8 units per ha shall be permitted within the area designated "R3-494";
 - (b) 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:
 - (i) widenings of highways that abut on the land that is being developed or redeveloped;
 - (ii) subject to the *Public Transportation and Highway Improvement Act*, facilities to provide access to and from the land, such as access ramps and curbings, including the number, location and size of such facilities and the direction of traffic thereon;
 - (iii) off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways;
 - (iv) walkways and all other means of pedestrian access;
 - (v) removal of snow from access ramps, driveways, parking areas and walkways;
 - (vi) 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;
 - (vii) 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;
 - (viii) floodlighting of the land or of any buildings or structures thereon;
 - (ix) walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands;
 - (x) vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material;
 - (xi) 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;
 - (xii) perspective drawings and plans showing building elevations and cross-sections of residential buildings;

- (c) the owner of the lands shall provide and maintain the facilities and matters required by subsection (1)(b) of section 494 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;
- (d) no building permit or permits shall be issued until the plans referred to in paragraphs (xi) and (xii) of subsection (1)(b) of section 494 hereof, have been approved by the City and the agreements referred to in subsection (1)(b) of section 494 hereof, have been entered into.

495. (1) Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-495" in Schedule "B" of this By-law, shall only be used for one-family detached dwelling, semi-detached dwelling, row dwelling and stacked row dwelling purposes, subject to the following regulations: (604-75), (228-98)

- (a) 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:
 - (i) widenings of highways that abut on the land that is being developed or redeveloped;
 - (ii) subject to the *Public Transportation and Highway Improvement Act*, facilities to provide access to and from the land, such as access ramps and curbsings, including the number, location and size of such facilities and the direction of traffic thereon;
 - (iii) off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways;
 - (iv) walkways and all other means of pedestrian access;
 - (v) removal of snow from access ramps, driveways, parking areas and walkways;
 - (vi) 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;
 - (vii) 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;
 - (viii) floodlighting of the land or of any buildings or structures thereon;
 - (ix) walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands;
 - (x) vaults, central storage and collection areas and other facilities and for the storage of garbage and other waste material;
 - (xi) 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;
 - (xii) perspective drawings and plans showing building elevations and cross-sections of residential buildings;
 - (b) the owner of the lands shall provide and maintain the facilities and matters required by subsection (1)(a) of section 495 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;
 - (c) no building permit or permits shall be issued until the plans referred to in paragraphs (xi) and (xii) of subsection (1)(a) of section 495 hereof, have been approved by the City and the agreements referred to in subsection (1)(a) of section 495 hereof, have been entered into.
- (2) For the purpose of this section a stacked row dwelling shall mean a building or structure other than a triplex, a double duplex, multiple horizontal dwelling or row dwelling, and containing more than 3 dwelling units with shared entrances and with shared exit facilities above the first storey.

496. (1) Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-496" in Schedule "B" of this By-law, shall only be used for row dwelling, linked row dwelling, and stacked row dwelling purposes, subject to the following regulations: (604-75)

- (a) 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 Municipality, respecting the provision, maintenance and use of the following facilities and matters or any of them:
 - (i) widenings of highways that abut on the land that is being developed or redeveloped;
 - (ii) subject to the *Public Transportation and Highway Improvement Act*, facilities to provide access to and from the land, such as access ramps and curbsings, including the number, location and size of such facilities and the direction of traffic thereon;
 - (iii) off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways;
 - (iv) walkways and all other means of pedestrian access;
 - (v) removal of snow from access ramps, driveways, parking areas and walkways;
 - (vi) 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;
 - (vii) 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;
 - (viii) floodlighting of the land or of any buildings or structures thereon;
 - (ix) walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands;
 - (x) vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material;
 - (xi) 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;

- (xii) perspective drawings and plans showing building elevations and cross sections of residential buildings;
 - (b) the owner of the lands shall provide and maintain the facilities and matters required by subsection (1)(a) of section 496 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;
 - (c) no building permit or permits shall be issued until the plans referred to in paragraphs (xi) and (xii) of subsection (1)(a) of section 496 hereof, have been approved by the Municipality and the agreements referred to in subsection (1)(a) of section 496 hereof, have been entered into.
- (2) For the purpose of this section a stacked row dwelling shall mean a building or structure other than a triplex, a double duplex, multiple horizontal dwelling or row dwelling, and containing more than 3 dwelling units with shared entrances and with shared exit facilities above the first storey.
 - (3) For the purpose of this section a linked row dwelling shall mean a building or structure consisting of a series of more than 2 attached one-family dwelling units not exceeding 3 storeys in height and having a yard abutting at least 2 exterior walls of each dwelling unit.

497. Deleted by By-law 440-89. (603-75)

- 498.** (1) Notwithstanding their "RM5" zone designation, the lands delineated as "RM5-498" in Schedule "B" of this By-law, shall only be used for one-family detached dwelling, semi-detached dwelling, row dwelling, linked row dwelling, and stacked row dwelling purposes, subject to the following regulations: (603-75), (454-79), (504-82), (515-85)
- (a) 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:
 - (i) widenings of highways that abut on the land that is being developed or redeveloped;
 - (ii) subject to the *Public Transportation and Highway Improvement Act*, facilities to provide access to and from the land, such as access ramp and curbsings, including the number, location and size of such facilities and the direction of traffic thereon;
 - (iii) off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways;
 - (iv) walkways and all other means of pedestrian access;
 - (v) removal of snow from access ramps, driveways, parking areas and walkways;
 - (vi) 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;
 - (vii) 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;
 - (viii) floodlighting of the land or of any buildings or structures thereon;
 - (ix) walls, fences, hedges, trees, shrubs or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands;
 - (x) vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material;
 - (xi) 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;
 - (xii) perspective drawings and plans showing building elevations and cross-sections of residential buildings;
 - (b) the owner of the lands shall provide and maintain the facilities and matters required by subsection (1)(a) of section 498 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;
 - (c) no building permit or permits shall be issued until the plans referred to in paragraphs (xi) and (xii) of subsection (1)(a) of section 498 hereof, have been approved by the City and the agreements referred to in subsection (1)(a) of section 498 hereof, have been entered into.
- (2) For the purpose of this section a stacked row dwelling shall mean a building or structure other than a triplex, a double duplex, multiple horizontal dwelling or row dwelling, and containing more than 3 dwelling units with shared entrances and with shared exit facilities above the first storey.
 - (3) For the purpose of this section a linked row dwelling shall mean a building or structure consisting of a series of more than 2 attached one-family dwelling units not exceeding 3 storeys in height and having a yard abutting at least 2 exterior walls of each dwelling unit.

499. Deleted by By-law 440-89. (603-75), (504-82)

500. - 599. *Sections assigned to Streetsville Zoning By-law No. 65-30.*

600. - 699. *Sections assigned to Port Credit Zoning By-law No. 1227.*