

700. Deleted by By-law 555-84. (605-75)
701. Deleted by By-law 555-84. (605-75)
702. (1) Notwithstanding their "RM7D4" zone designation, the lands delineated as "RM7D4-702" in Schedule "B" of this By-law, shall only be used for row dwelling and apartment purposes in compliance with the "RM5" and "RM7D4" zoning provisions contained in this By-law and subject to compliance with the following additional regulations: (324-75)
- (a) the maximum number of row dwelling and apartment units shall not exceed 98.9 units per ha of which not more than 18.6 units per ha shall be row dwellings;
 - (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) widening 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 curbing, 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 of 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;
 - (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 this section 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 paragraph (xi) and (xii) of subsection (1)(b) of this section hereof, have been approved by the City and the agreements referred to in subsection (1)(b) of this section hereof, have been entered into.
703. (1) Notwithstanding their "DC" zone designation, the lands delineated as "DC-703" in Schedule "B" of this By-law, shall only be used for those purposes permitted in a "DC" zone and for the purpose of a day nursery in compliance with subsection (2) and (3) of this section, and the following additional regulations: (324-75), (96-80), (183-83)
- (a) a minimum of 15% of the area of those lands used for commercial purposes shall be provided and maintained as landscaped open space;
 - (b) for lands devoted to commercial purposes, on site parking shall be provided at the rate of 5.9 parking spaces per 100 m² of gross leasable floor area or fraction thereof;
 - (c) for lands devoted to business or professional office purposes, on site parking shall be provided at the rate of 3.6 parking spaces for every 100 m² of rentable floor space;
 - (d) deleted by By-law 987-86;
 - (e) no signs shall be erected without the approval of City Council.
- (2) The following regulations shall apply to the use of land permitted by this section:
- (a) for the purpose of this section, the lands west of the dotted line which traverses the lands designated "DC-703" on Map 25 of Schedule "B" to this By-law (as indicated on Schedule A" to By-law 324-75), shall only be used for the following purposes:
 - (i) any undertaking authorized by the Region of Peel, City of Mississauga or any local board thereof;
 - (ii) place of religious assembly; (667-85)
 - (b) for the purpose of subsection (2)(a) of this section, where lands are used for theatres, auditoriums, places of religious assembly or other purposes involving the assembly of persons, parking shall be provided at the rate of one parking space for every 6 seats or other accommodation for 6 persons. (667-85)
- (3) In addition to the regulations contained in subsections (1) and (2) of this section, 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:
- (a) (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 curbing, 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 of 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;
 - (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 (3)(a) of this section 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 paragraph (xi) and (xii) of subsection (3)(a) of this section hereof have been approved by the City and the agreements referred to subsection (3)(a) of this section hereof have been entered into.
- (4) For the purpose of this section, Gross Leasable Floor Area shall mean the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors if used for commercial purposes and shall be expressed in square metres measured from centre lines of joint partitions and exteriors of outside walls.
 - (5) For the purpose of this section, commercial purposes shall mean all of those purposes permitted in a "DC" zone, excluding any undertaking authorized by the Region of Peel, City of Mississauga or any local board thereof, place of religious assembly, and business or professional offices. (667-85)

704. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-704" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the following regulations: (422-75)

- (a) no building permits shall be issued prior to the approval of site development, elevation, and architectural floor plans by City Council;
- (b) no building permits shall be issued prior to approval of a landscaping plan by City Council;
- (c) all provisions of the "RM5" zone shall apply except that the density and parking shall conform to the following requirements:
 - (i) no more than 44.5 units per ha shall be built;
 - (ii) a minimum of 1.25 parking spaces shall be provided for each dwelling unit therein, plus one parking space for each 4 dwelling units, or fraction thereof, for visitors.

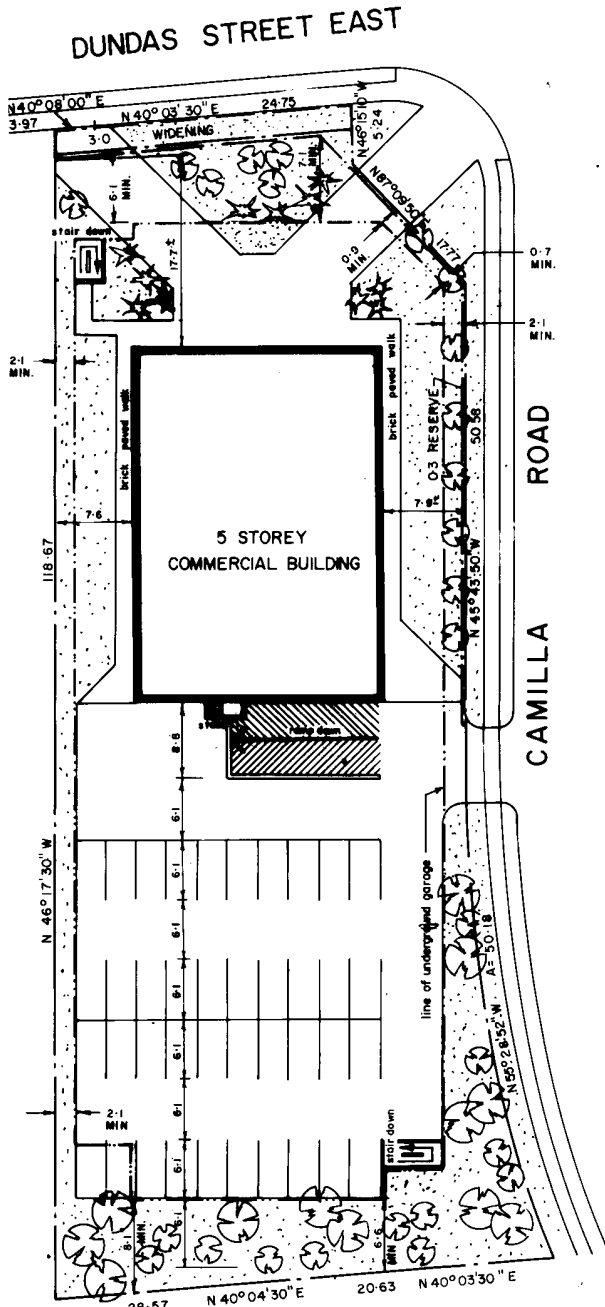
705. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-705" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the following regulations: (561-75)

- (a) no building permits shall be issued prior to the approval of site development, elevation and architectural floor plans by City Council;
- (b) no building permits shall be issued prior to the approval of a landscaping plan by City Council;
- (c) all provisions of the "RM5" zone shall apply except that the density and parking shall conform to the following requirements:
 - (i) no more than 44.5 units per ha shall be built;
 - (ii) a minimum of 1.25 parking spaces shall be provided for each dwelling unit therein, plus one parking space for each 4 dwelling units, or fraction thereof, for visitors.

706. Notwithstanding their "RCL1" zoning designation, the lands delineated as "RCL1-706" in Schedule "B" of this By-law, shall only be used for the erection of an office building in compliance with the site development standards contained in Schedule "I" of this section and the following additional regulations: (569-75)

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

Schedule "I" to section 706

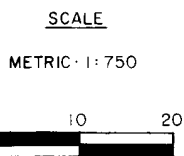


GENERAL INFORMATION

ZONE	RCL1-SECTION 706
LOT AREA (NET AREA)	4,835.6 m ²
MAXIMUM GROSS FLOOR AREA	4,719.5 m ²
MINIMUM PARKING	141 SPACES
MINIMUM OPEN SPACE	1,254.5 m ²
MAXIMUM BUILDING HEIGHT	5 STOREYS ABOVE FINISHED GRADE

NOTES:

1. ALL PARKING AND DRIVEWAYS TO BE PAVED WITH ASPHALT AND ALL PARKING SPACES TO BE CLEARLY DELINEATED WITH SOLID WHITE LINES PERMANENTLY PAINTED ON THE PAVEMENT
2. ALL DOTTED AREAS TO BE LANDSCAPED AND SODDED



THIS IS SECTION 706 - SCHEDULE 'I'
TO BY-LAW 569-75 PASSED BY
COUNCIL ON Nov. 10, 1975

"M.L. Dobkin, M.D."

MAYOR

"Terence L. Julian"

CLERK

OZ / 74 / 74

- 707.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-707" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the following regulations: (420-75)
- (a) no building permit shall be issued prior to the approval of site development, elevation and architectural floor plans by City Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) the number of dwelling units shall not exceed 145;
 - (d) all provisions of the "RM5" zone shall apply except section 44(8) and (9).
- 708.** (1) Notwithstanding their "R4" zoning designation, the lands delineated as "R4-708" in Schedule "B" of this By-law shall only be used for a Home for the Aged, in compliance with the following regulations: (591-75)
- (a) no building permit shall be issued prior to the approval of site development, elevation and architectural floor plans by City Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by City Council.
- (2) For the purpose of this section a Home for the Aged shall comply with the provisions of the *Homes for the Aged and Rest Homes Act*, R.S.O. 1970, c.206, and amendments thereto.
- (SPA) **709.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-709" 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: (421-75), (604-82), (877-85)
- (a) no more than 19.8 units per ha shall be built;
 - (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 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 building 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 (b) section 709 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 paragraph (xi) and (xii) of subsection (b) of section 709 hereof, have been approved by the City and the agreements referred to in subsection (b) of section 709 hereof, have been entered into.
- 710.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-710" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zoning provisions contained in this By-law, and subject to compliance with the following additional regulations: (421-75)
- (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.

- (SPA) **711.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-711" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings in compliance with the following regulations: (421-75)
- (a) no more than 19.8 units per ha shall be built;
 - (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 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;
 - (c) the owner of the lands shall provide and maintain the facilities and matters required by subsection (b) of section 711 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 paragraph (xi) and (xii) of subsection (b) of section 711 hereof, have been approved by the City and the agreements referred to in subsection (b) of section 711 hereof, have been entered into.
- 712.** Notwithstanding their "RM7D3" zoning designation, the lands delineated as "RM7D3-712" in Schedule "B" of this By-law, shall only be used for the erection of apartment and row dwellings in compliance with "RM7D3" and "RM5" zoning provisions respectively, contained in this By-law, and subject to compliance with the following additional regulations: (421-75)
- (a) the maximum number of apartment and row dwelling units shall not exceed 74.2 units per ha, of which not more than 14.9 units per ha shall be row dwelling units;
 - (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.
- 713.** Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-713" in Schedule "B" of this By-law, shall only be used for the erection of apartment and row dwellings in compliance with "RM7D4" and "RM5" zoning provisions respectively, contained in this By-law, and subject to compliance with the following additional regulations: (421-75)
- (a) the maximum number of apartment and row dwelling units shall not exceed 103.8 units per ha, of which not more than 14.9 units per ha shall be row dwelling units;
 - (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.
- 714.** Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-714" in Schedule "B" of this By-law, shall only be used for the erection of apartments in compliance with "RM7D4" zoning provisions contained in this By-law, and subject to compliance with the following additional regulations: (421-75)
- (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.
- 715.** Notwithstanding their "R3" zoning designation, the lands delineated on Schedule "B" of this By-law as "R3-715" shall only be used for day nursery purposes in compliance with the "R3" zoning provisions contained in this By-law and subject to compliance with the following additional regulations: (421-75)
- (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.

- 716.** Notwithstanding their "DC" zoning designation, the lands delineated in Schedule "B" of this By-law as "DC-716" shall only be used in compliance with the "DC" zoning provisions contained in this By-law and the following additional regulations: (74-76)
- (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 City Council;
 - (c) *deleted by By-law 987-86;*
 - (d) no signs shall be erected without the approval of City Council.
- 717.** *Deleted by By-law 440-89. (29-76)*
- 718.** (1) Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-718" 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: (29-76), (3-79), (502-82)
- (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 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 curbing, including the number, locations 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 718 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 paragraph (xi) and (xii) of subsection (1)(a) of section 718 hereof, have been approved by the City and the agreements referred to in subsection (1)(a) of section 718 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.
- 720.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-720" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zoning provisions contained in this By-law and subject to the following additional regulations: (294-77)
- (a) no building permit shall be issued prior to the approval of site development, elevation, and architectural floor plans by City Council;
 - (b) no building permit shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) the number of dwelling units shall not exceed 90.
- 721.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-721" in Schedule "B" of this By-law, shall only 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 subject to compliance with the following additional regulations: (623-75)
- (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;
 - (e) a maximum of 1 275 m² of floor space may be used for retail sales and the said 1 275 m² of floor space shall be separated from the remainder of the building by a solid partition and closed doors.

722. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-722" in Schedule "B" of this By-law, shall only be used for the erection of single-family detached dwellings in compliance with the "R3" zoning provisions contained in this By-law, and subject to compliance with the following additional regulation: (463-75)
- (a) all units shall have attached private garages comprising an area of at least 16.5 m².
723. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-723" in Schedule "B" of this By-law, shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zoning provisions contained in this By-law, and subject to compliance with the following additional regulation: (463-75)
- (a) all units shall have attached private garages comprising an area of at least 16.5 m².
724. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-724" 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: (463-75)
- (a) no more than 19.8 units per ha shall be built;
- (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 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;
- (c) the owner of the lands shall provide and maintain the facilities and matters required by subsection (b) of section 724 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 paragraph (xi) and (xii) of subsection (b) of section 724 hereof, have been approved by the City and the agreements referred to in subsection (b) of section 724 hereof, have been entered into.
725. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-725" in Schedule "B" of this By-law, shall only be used for the erection of single-family dwellings in compliance with the following regulations: (463-75)
- (a) all provisions of the "R3" zone shall apply except the area and frontage of lots which 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) all units shall have attached private garages comprising an area of at least 16.5 m².
726. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-726" in Schedule "B" of this By-law, shall only be used for day nursery purposes in compliance with the "R3" zoning provisions contained in this By-law, and subject to compliance with the following additional regulations: (463-75), (959-81)
- (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.

727. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-727" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zoning provisions contained in this By-law, and subject to compliance with the following additional regulations: (463-75)
- (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 the City Council;
 - (c) no more than 34.6 units per ha shall be built.
728. Notwithstanding their "RM7D3" zoning designation, the lands delineated as "RM7D3-728" in Schedule "B" of this By-law, shall only be used for the erection of apartment and row dwellings in compliance with "RM7D3" and "RM5" zoning provisions respectively, contained in this By-law, and subject to compliance with the following additional regulations: (463-75), (329-77), (927-80)
- (a) the maximum number of apartment and row dwelling units shall not exceed 61.8 units per ha of which not more than 17.3 units per ha shall be row dwelling units;
 - (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.
729. Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-729" in Schedule "B" of this By-law, shall only be used for the erection of apartment and row dwellings in compliance with "RM7D4" and "RM5" zoning provisions respectively, contained in this By-law, and subject to compliance with the following additional regulations: (463-75)
- (a) the maximum number of apartment and row dwelling units shall not exceed 66.8 units per ha of which not more than 17.3 units per ha shall be row dwelling units;
 - (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.
730. Notwithstanding their "DC" zoning designation, the lands delineated as "DC-730" 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: (463-75)
- (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) *deleted by By-law 987-86;*
 - (d) no signs shall be erected without the approval of City Council.
731. Notwithstanding their "AC3" zoning designation, the lands delineated as "AC3-731" in Schedule "B" of this By-law, shall only be used for a new and used automobile sales outlet with related repair facilities, in compliance with the "AC3" zone provisions contained in this By-law and subject to compliance with the following additional regulations: (643-75)
- (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 architectural elevation plans by City Council;
 - (c) no building permits shall be issued prior to the approval of a landscaping plan by City Council;
 - (d) *deleted by By-law 987-86;*
 - (e) no signs shall be erected without the approval of City Council.
732. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-732" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zoning provisions contained in this By-law and the following additional regulations: (464-76)
- (a) no building permits shall be issued prior to the approval of site development, elevation and architectural floor plans by City Council;
 - (b) no building permits shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) no more than 38 units shall be built.
733. Notwithstanding their "M1" zoning designation, the lands delineated as "M1-733" 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 additional regulations: (553-77), (711-87)
- (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.

734. Notwithstanding their "M2" zoning designation, the lands delineated as "M2-734" in Schedule "B" of this By-law, shall only be used in compliance with the "M2" zone provisions contained in this By-law and subject to compliance with the following additional regulations: (560-75)
- (a) no building permits 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.
735. Notwithstanding their "M2" zoning designation, the lands delineated as "M2-735" in Schedule "B" of this By-law shall only be used in compliance with the "M2" zone provisions contained in this By-law and subject to compliance with the following additional regulations: (559-75)
- (a) no building permits 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.
736. Notwithstanding their "AC4" zoning designation, the lands delineated as "AC4-736" in Schedule "B" of this By-law, shall only be used for the erection of an automobile service station and car wash in compliance with the "AC4" zoning provisions contained in this By-law, and subject to compliance with the following additional regulations: (534-75)
- (a) no building permits shall be issued prior to the approval of a site development plan and elevations by City Council;
 - (b) no building permits 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.*
737. *Deleted by By-law 385-80. (534-75)*
738. *Deleted by By-law 385-80. (534-75)*
739. Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-739" in Schedule "B" of this By-law, shall only be used for the erection of apartments in compliance with the "RM7D4" zoning provisions contained in this By-law, and subject to compliance with the following additional regulations: (534-75)
- (a) no building permits shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by City Council;
 - (b) no building permits shall be issued prior to approval of a landscaping plan by City Council.
740. (1) Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-740" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings subject to the following regulations: (521-76)
- (a) the total number of dwellings units constructed shall not exceed 83;
 - (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 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;
 - (c) the owner of the lands shall provide and maintain the facilities and matters required by subsection (1)(b) of section 740 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 740 hereof, have been approved by the City and the agreements referred to in subsection (1)(b) of section 740 hereof, have been entered into.

741. Deleted by By-law 454-79. (29-76)

743. Notwithstanding their "DC" zoning designation, the lands delineated as "DC-743" in Schedule "B" of this By-law, shall only be used for those purposes permitted in a "DC" zone subject to compliance with the following regulations: (597-75)

- (a) no building permits shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by City Council;
- (b) no building permits shall be issued prior to 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) all provisions of the "DC" zone shall apply except that the floor area and parking shall conform to the following requirements:
 - (i) the maximum gross floor area shall not exceed 2 142 m²;
 - (ii) a minimum of 116 parking spaces shall be provided.

744. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-744" in Schedule "B" of this By-law, shall only be used for row dwellings in compliance with the following regulations: (597-75)

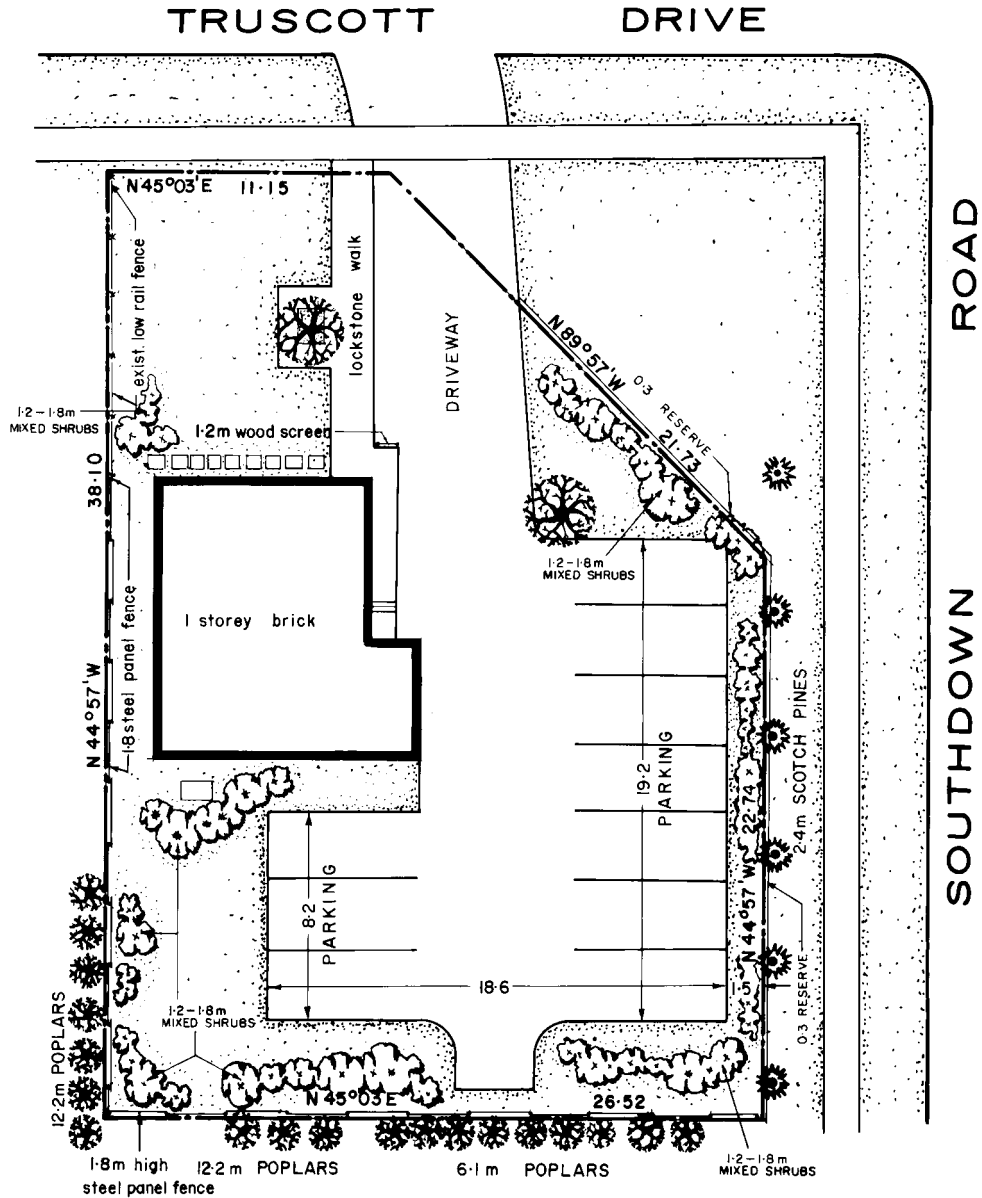
- (a) no more than 15 units shall be built;
- (b) no development or redevelopment of land or buildings shall take place until the owner of such land or buildings has entered into one or more agreements with the Municipality, respecting the provision, maintenance and use of the following facilities and 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 curbing, 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 land;
 - (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 (b) of section 744 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;
- (d) no building permit or permits shall be issued until the plans referred to in paragraphs (xi) and (xii) of subsection (b) of section 744 hereof, have been approved by the Municipality and the agreements referred to in subsection (b) of section 744 hereof, have been entered into;
- (e) the minimum lot frontage per dwelling unit shall be 6 m;
- (f) the minimum interior side yard for an end lot shall be 3 m;
- (g) the minimum interior side yard between lots shall be 0 m;
- (h) the minimum exterior side yard for a corner lot shall be 7.5 m;
- (i) the minimum front yard shall be 7.5 m;
- (j) the minimum rear yard shall be 10.5 m;
- (k) a minimum of one driveway and one garage parking space shall be provided for each dwelling unit.

745. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-745" in Schedule "B" of this By-law, shall only be used for the erection of a day nursery, in compliance with the "R4" zone provisions contained in this By-law and subject to compliance with the following additional regulations: (573-77)

- (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) a minimum of 22 parking spaces shall be provided.

747. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-747" in Schedule "B" of this By-law, shall only be used for medical offices accommodating not more than 2 medical practitioners, in compliance with the site development standards contained in Schedule "I" of this section. (361-76)

Schedule "I" to section 747



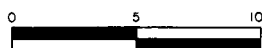
NOTES:

1. ALL PARKING AND DRIVEWAYS TO BE PAVED WITH ASPHALT AND ALL PARKING SPACES TO BE CLEARLY DELINEATED WITH SOLID WHITE LINES PERMANENTLY PAINTED ON THE PAVEMENT
2. ALL DOTTED AREAS TO BE LANDSCAPED AND SODDED.



SCALE

METRIC 1:300



**THIS IS SECTION 747 - SCHEDULE I
TO BY-LAW 361-76 PASSED BY
COUNCIL ON June 30, 1976**

" M.L. Dobkin, M.D. "

MAYOR

" Terence L. Julian "

CLERK

748. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-748" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zoning provisions contained in this By-law and the following additional regulations: (30-76)
- (a) no building permit shall be issued prior to the approval of site development, elevation and architectural floor plans 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 48 units shall be built.

749. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-749" in Schedule "B" of this By-law, shall only be used for the erection of single-family detached dwellings in compliance with the "R3" zoning provisions contained in this By-law, excepting however that: (470-76)

- (a) the following minimum lot area and lot frontage requirements shall apply:

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

- (b) each dwelling unit shall have attached thereto a private garage comprising an area of at least 16.5 m².

750. Notwithstanding their "RM7D3" zoning designation, the lands delineated as "RM7D3-750" in Schedule "B" of this By-law, shall only be used for the erection of apartment units in compliance with the "RM7D3" zoning provisions, and row dwelling unit in compliance with the "RM5" zoning provisions, all as contained in this By-law, and subject to compliance with the following additional regulations: (470-76), (834-79)

- (a) the total number of all units constructed shall not exceed a maximum rate of 74.2 units per ha, however, in any event row dwelling units shall be constructed at a rate of 19.8 units per ha;
- (b) no building permit shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;
- (c) no building permit shall be issued prior to the approval of a landscaping plan by the City.

751. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-751" 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: (470-76)

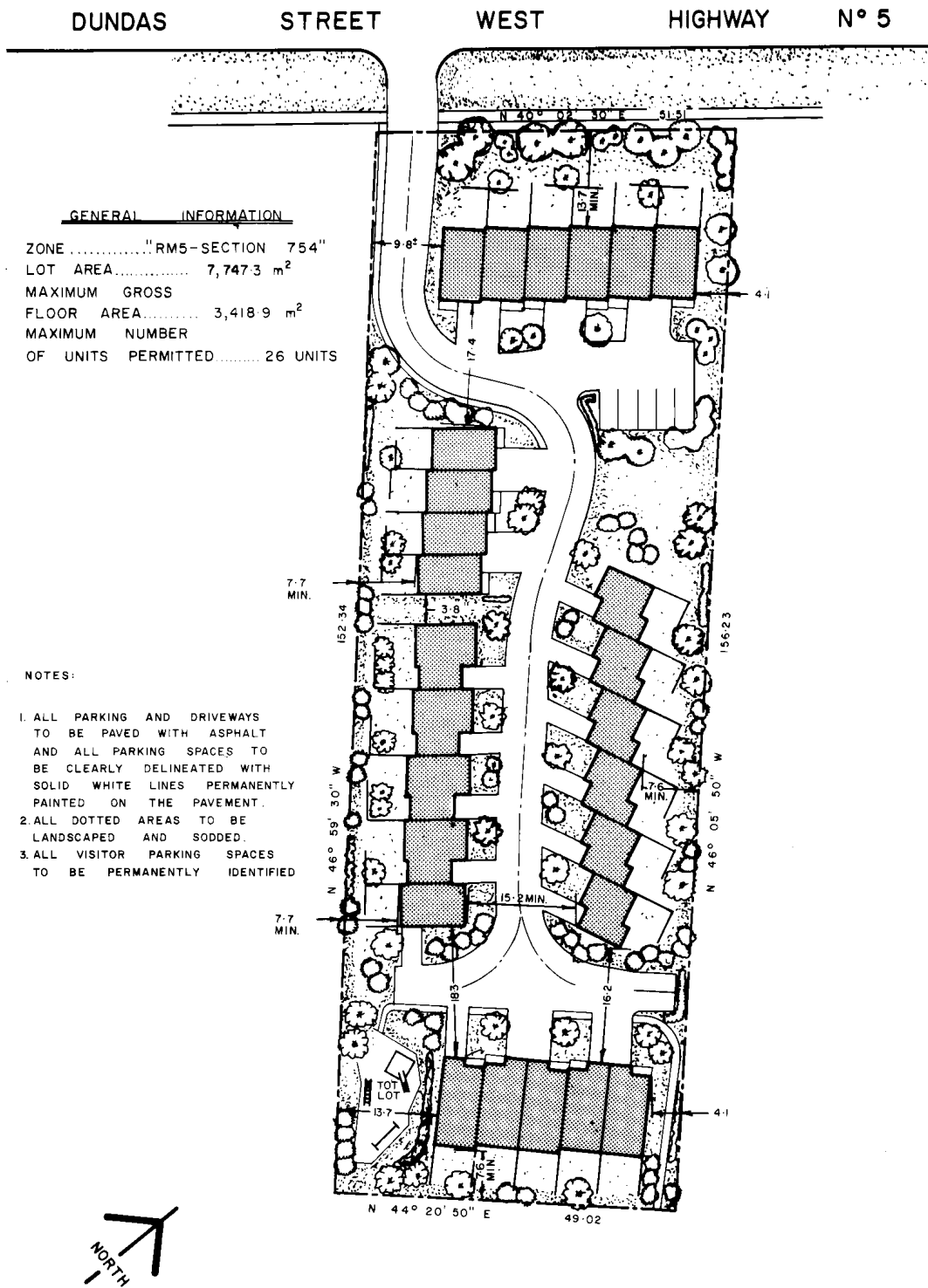
- (a) each dwelling unit shall have attached thereto a private garage comprising an area of at least 16.5 m².

753. Notwithstanding their "M1" zoning designation, the lands delineated as "M1-753" 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 additional regulations: (416-76)

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

754. (1) Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-754" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the general "RM5" zone provisions contained in this By-law, and the site development requirements contained in Schedule "I" to this section, and the following additional regulations: (28-76)
- (a) no building permits shall be issued prior to the approval of site development, elevation and architectural floor plans by City Council;
 - (b) no building permits shall be issued prior to the approval of a landscaping plan by City Council;
 - (c) the number of dwelling units shall not exceed 26.
- (2) Wherever there occurs a conflict between the general "RM5" zone provisions contained in this By-law, and the site development requirements contained in Schedule "I" to this section, then Schedule "I" of this section shall govern.

Schedule "I" to section 754

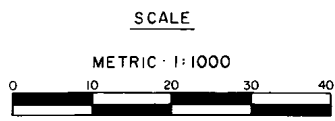


GENERAL INFORMATION

ZONE "RM5-SECTION 754"
 LOT AREA 7,747.3 m²
 MAXIMUM GROSS FLOOR AREA 3,418.9 m²
 MAXIMUM NUMBER OF UNITS PERMITTED 26 UNITS

NOTES:

1. ALL PARKING AND DRIVEWAYS TO BE PAVED WITH ASPHALT AND ALL PARKING SPACES TO BE CLEARLY DELINEATED WITH SOLID WHITE LINES PERMANENTLY PAINTED ON THE PAVEMENT.
2. ALL DOTTED AREAS TO BE LANDSCAPED AND SODDED.
3. ALL VISITOR PARKING SPACES TO BE PERMANENTLY IDENTIFIED



THIS IS SECTION 754 - SCHEDULE I
 TO BY-LAW 28-76 PASSED BY
 COUNCIL ON Jan. 26, 1976

" M.L. Dobkin, M.D. "
 MAYOR
 " Terence L. Julian "
 CLERK

02/13/71

755. Notwithstanding their "M1" zoning designation, the lands delineated as "M1-755" 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 additional regulations: (417-76)
- (a) no building permits shall be issued prior to the approval of a site development plan by the City;
 - (b) no signs shall be erected without the approval of the City.
756. Notwithstanding their "M1" zoning designation, the lands delineated as "M1-756" 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 additional regulations: (75-76), (146-80)
- (a) no building permits shall be issued prior to approval of site development plans by the City;
 - (b) no signs shall be erected without the approval of the City.
758. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-758" in Schedule "B" of this By-law, shall only be used for the erection of semi-detached dwelling units in compliance with the "RM1" zone provisions contained in this By-law, and subject to compliance with the following additional regulation: (224-76)
- (a) each unit shall have attached thereto a private garage comprising an area of at least 16.5 m².
759. Deleted by By-law 661-76. (224-76)
761. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-761" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, and subject to compliance with the following additional regulation: (121-76)
- (a) every dwelling unit shall have attached thereto private garages comprising an area of at least 16.5 m².
762. Notwithstanding their "R2" zoning designation, the lands delineated as "R2-762" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings in compliance with the "R2" zone provisions contained in this By-law and subject to compliance with the following additional regulation: (123-76), (663-77)
- (a) every dwelling unit shall have attached thereto a private garage comprising an area of at least 16.5 m².
763. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-763" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law and subject to compliance with the following additional regulation: (123-76)
- (a) every dwelling unit shall have attached thereto a private garage comprising an area of at least 16.5 m².
764. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-764" 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: (123-76)
- (a) no building permits shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;
 - (b) no building permits shall be issued prior to the approval of a landscaping plan by the City;
 - (c) the total number of dwelling units constructed shall not exceed the rate of 34.6 units per ha.
765. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-765" in Schedule "B" of this By-law, shall only be used for the erection of garden court townhouses in compliance with the following additional regulations: (123-76), (663-77), (562-81)
- (a) for the purpose of this section a garden court townhouse shall mean a building or structure consisting of 2 or more attached one-family dwelling units which do not exceed 3 storeys in height;
 - (b) the total number of dwelling units constructed shall not exceed the rate of 34.6 units per ha;
 - (c) 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 curbing, 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 materials;
- (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;
- (d) the owner of the lands shall provide and maintain the facilities and matters required by subsection (c) of this section 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;
- (e) no building permit or permits shall be issued until the plans referred to in paragraphs (xi) and (xii) of subsection (c) of this section hereof, have been approved by the City and the agreements referred to in subsection (c) of this section hereof, have been entered into.

766. Deleted by By-law 562-81. (123-76), (663-77)

767. Deleted by By-law 562-81. (123-76)

768. Deleted by By-law 825-89. (123-76)

769. Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-769" shall only be used for the erection of apartment units in compliance with the "RM7D4" zone provisions contained in this By-law and in compliance with the following additional regulations: (123-76)

- (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;

770. Deleted by By-law 825-89. (123-76)

771. Deleted by By-law 825-89. (123-76)

772. Deleted by By-law 825-89. (123-76), (433-83), (667-85), (987-86)

773. Deleted by By-law 191-81. (123-76), (663-77)

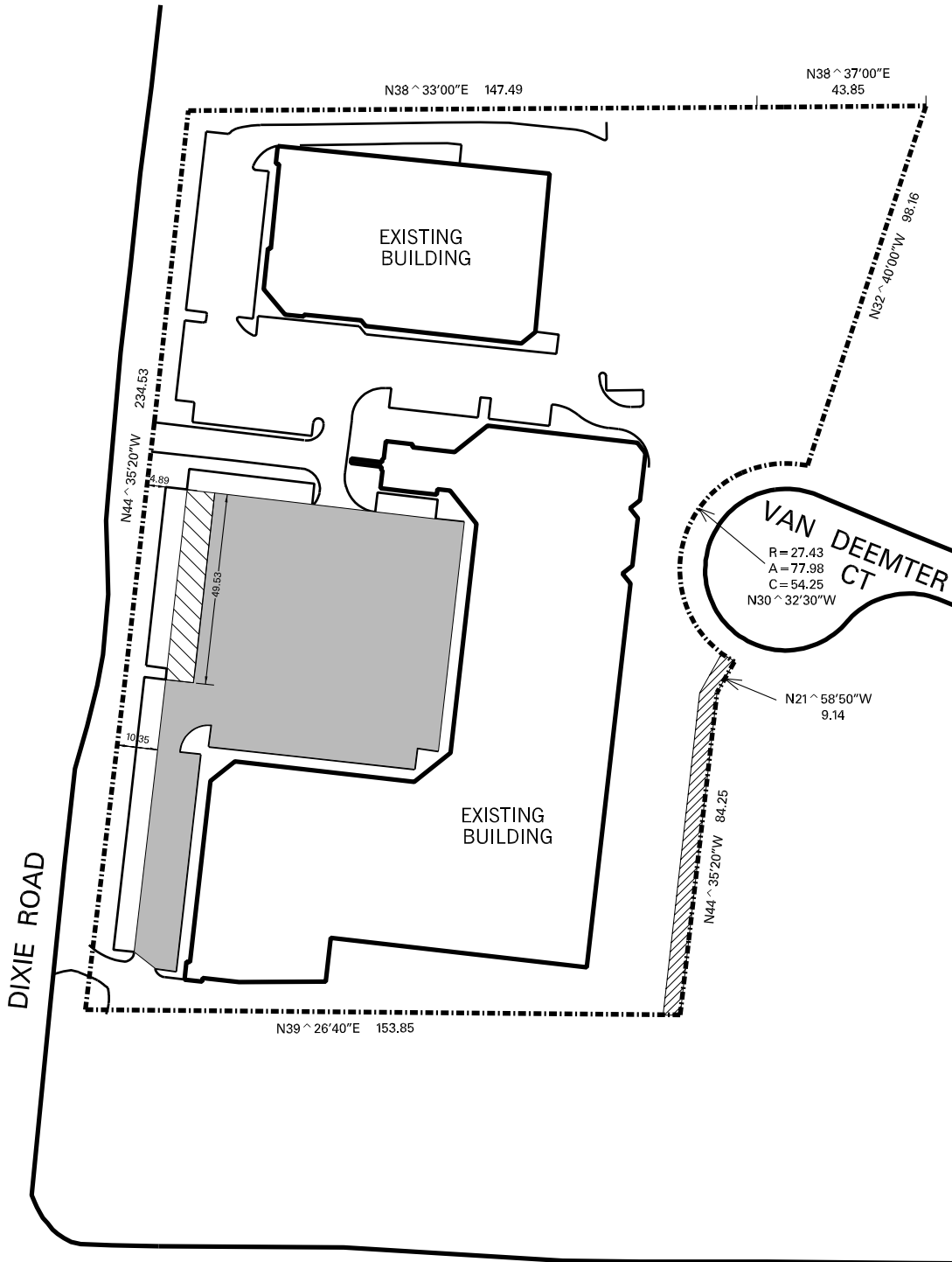
774. Deleted by By-law 825-89. (123-76), (987-86)




(SPA) **775.** The lands delineated as "M1-775" 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: (193-76), (559-86), (0515-2002)

- (1) a place of religious assembly and a day nursery shall not be permitted;
- (2) the following uses shall also be permitted:
 - (a) interior and exterior automobile vehicle detailing; undercoating of automobiles; and installation of sunroofs in automobiles;
 - (b) banquet hall;
 - (c) sale and leasing of automobiles accessory to an automobile repair garage, with no outdoor storage or display;
 - (d) truck detailing establishment;
 - (e) convenience store;
 - (f) video store;
 - (g) shoe repair shop;
 - (h) diaper supply service;
 - (i) dressmaking or tailoring establishment;
 - (j) barber shop or beauty parlour;
 - (k) tanning salon;
 - (l) clothes or furniture cleaning agency or pressing establishment;
- (3) the maximum gross floor area - non residential devoted to all establishments for interior and exterior automobile detailing; undercoating of automobiles; and the installation of sunroofs in automobiles shall be 177 m²;
- (4) the maximum gross floor area - non residential devoted to all banquet hall uses shall be 2 740 m²;
- (5) the maximum gross floor area - non residential devoted to all automobile repair garage uses with accessory sales and leasing shall be 604 m²;

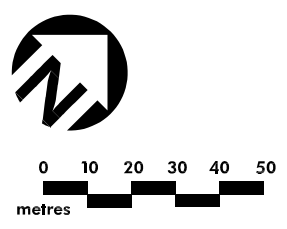
- (6) the maximum gross floor area - non residential devoted to all truck detailing establishments shall be 1 452 m²;
- (7) motor vehicle parking facilities shall be provided at a rate of 4.36 parking spaces for each 100 m² of gross floor area - non residential;
- (8) notwithstanding subsection 2(24) of this By-law, a maximum of 35% of the required parking spaces may be reduced in length to a minimum of 5.0 m;
- (9) parking aisle widths shall conform to the general provisions of this By-law except where noted otherwise on Schedule "I" to this section.

Schedule "I" to section 775



-  4.5 m MINIMUM AISLE WIDTH
-  5.8 m MINIMUM AISLE WIDTH
-  6.0 m MINIMUM AISLE WIDTH

COURTNEYPARK DRIVE EAST



THIS IS SCHEDULE "I" TO "SECTION 775"
AS ATTACHED TO BY-LAW 0515-2002
PASSED BY COUNCIL ON 2002, December 11

776. Notwithstanding their "M2" zoning designation, the lands delineated as "M2-776" in Schedule "B" of this By-law, shall only be used in compliance with the "M2" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (193-76), (0515-2002)
- (a) no building permits shall be issued prior to approval of site development plans by the City;
 - (b) no sign shall be erected without the approval of the City;
 - (c) goods stored outside, shall not be situated between an external wall of a building or structure and the street line;
 - (d) where goods are stored in an area which faces onto a street, or abuts any area which is zoned Agricultural, Open Space, Greenbelt or Residential, a fence at least 2.4 m in height shall be erected to screen such goods from sight from such street or areas, but in no event shall the fence be situated closer to the street line than that part of the external wall of the main building or structure which is closest to the street line;
 - (e) the fence referred to in subsection (d) of this section shall be constructed to effect complete visual screening of any goods stored, and the fence shall be constructed of either masonry, metal, wood or wood composition and if constructed of metal, wood, wood composition, shall be painted one colour.
777. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-777" in Schedule "B" of this By-law, shall only be used for the purposes of one-family detached dwellings, semi-detached dwellings, row dwellings, linked row dwellings, and stacked row dwellings, subject to the following regulations: (383-78)
- (a) for the purposes 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;
 - (b) for the purposes 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;
 - (c) any development or redevelopment of land or buildings shall only take place in conjunction with adjacent lands which are zoned "RM5-498".
778. Notwithstanding their "M1" zoning designation, the lands delineated as "M1-778" 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 additional regulations: (459-76)
- (a) no building permits shall be issued prior to approval of site development plans by the City;
 - (b) no signs shall be erected without the approval of the City.
- (SPA) 779. The lands delineated as "AC3-779" on Schedule "B" of this By-law shall only be used in compliance with the "AC3" zone provisions contained in this By-law, except that: (528-76), (555-77), (987-86), (0394-2002)
- (1) the provisions of subsections 20(i), and 95(b) and (e) of this By-law shall not apply;
 - (2) the minimum rear yard shall be 20 m.
780. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-780" 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: (419-76)
- (a) each dwelling unit shall have attached thereto a private garage comprising an area of at least 16.5 m².
781. (1) Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-781" in Schedule "B" of this By-law, shall only be used for row dwelling, stacked row dwelling and apartment house purposes, subject to the following regulations: (384-78), (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 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 781 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 781 hereof, have been approved by the City and the agreements referred to in subsection (1)(a) of section 781 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) No development or redevelopment of land or buildings shall take place except in conjunction with development or redevelopment of the adjacent land or buildings which adjacent lands are zoned "RM7D4-493" and "RM7D4-499".
- 783.** Notwithstanding their "AC1" zoning designation, the lands delineated as "AC1-783" in Schedule "B" of this By-law, shall only be used for business, professional or administrative offices subject to the "AC1" zone provisions contained in this By-law, and subject to the following additional regulations: (32-77)
- (a) motor vehicle parking facilities shall be provided at the rate of 3.6 parking spaces for each 100 m² of rentable floor space;
 - (b) no motor vehicle shall be parked closer to any street line than a distance of 7.5 m nor closer to any other lot boundary than a distance of 1.5 m;
 - (c) no structure shall exceed a height of 3 storeys;
 - (d) no building permits shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;
 - (e) no building permits shall be issued prior to the approval of a landscaping plan by the City;
 - (f) *deleted by By-law 987-86;*
 - (g) no signs shall be erected without the approval of the City.
- 784.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-784" 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: (448-76)
- (a) no building permits shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;
 - (b) no building permits shall be issued prior to the approval of a landscaping plan by the City;
 - (c) the total number of dwelling units constructed shall not exceed the rate of 34.6 units per ha.
- 785.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-785" 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: (522-76)
- (a) no building permits shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;
 - (b) no building permits shall be issued prior to the approval of a landscaping plan by the City;
 - (c) the total number of dwelling units constructed shall not exceed the rate of 34.6 units per ha.
- 786.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-786" in Schedule "B" of this By-law, shall only be used for the erection of row dwellings units in compliance with the "RM5" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (255-76)
- (a) no building permits shall be issued prior to the approval of a site development, architectural floor plans and elevations by the City;
 - (b) no building permits shall be issued prior to the approval of a landscaping plan by the City;
 - (c) the total number of dwelling units constructed shall not exceed the rate of 34.6 units per ha.
- 787.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-787" 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, excepting however that: (345-78)
- (a) the provisions of sections 27, 44 and 49 shall not apply;
 - (b) the total number of dwelling units constructed shall not exceed the rate of 34.6 units per ha;
 - (c) the provisions of section 22A of this By-law shall apply.
- 788.** *Deleted by By-law 35-79. (565-76)*
- 789.** *Deleted by By-law 80-80. (77-77)*

790. Notwithstanding their "AC" zoning designation, the lands delineated as "AC-790" in Schedule "B" of this By-law, shall only be used for the erection of an automobile service station in compliance with the "AC" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (77-77)

- (a) *deleted by By-law 987-86;*
- (b) no signs shall be erected without the approval of the City.

(SPA) **791.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-791" on Schedule "B" of this By-law shall only be used for business, professional and administrative offices in compliance with the following: (77-77), (987-86), (0277-2003)

- (1) the provisions of subsection 108(5) of this By-law shall apply;
- (2) the following miscellaneous uses shall also be permitted:
 - (a) car rental agency;
 - (b) drug store;
 - (c) shop in which goods are sold at retail;
 - (d) video store;
 - (e) commercial school;
 - (f) limousine dispatching office;
 - (g) indoor recreational establishments, such as, but not limited to premises for billiards, bowling, fitness and racquet club, but shall not include an amusement arcade or children's play facility;
 - (h) barber shop or beauty parlour;
 - (i) courier or messenger dispatching service office;
 - (j) restaurant, convenience restaurant and take-out restaurant;
- (3) a maximum of 35% of the total gross floor area - non residential for any building or structure used for business, professional and administrative offices may be used for miscellaneous uses;
- (4)
 - (a) miscellaneous uses shall be wholly contained within a building or structure used for business, professional and administrative offices;
 - (b) notwithstanding clause (4)(a) and subsection (11) of this section a car rental agency may store a maximum of ten (10) vehicles on site at any time;
 - (c) notwithstanding clause (4)(a) and subsection (11) of this section a limousine dispatching office may store a maximum of ten (10) vehicles on site at any time;
- (5) the total maximum gross floor area - non residential devoted to medical offices shall be 3 000 m²;
- (6) the total maximum gross floor area - restaurant devoted to all restaurants and convenience restaurants shall be 1 570 m²;
- (7) the total maximum gross floor area - restaurant devoted to all take-out restaurants shall be 140 m²;
- (8) the minimum required setback for all buildings and structures to the property line abutting the Leanne Boulevard right-of-way shall be 35 m;
- (9) the minimum required setback for all buildings and structures to the property line abutting the Erin Mills Parkway right-of-way shall be 42 m;
- (10) the minimum required setback for all buildings and structures to all other property lines shall be 7 m;
- (11) motor vehicle parking facilities shall be provided at a rate of 4.6 spaces per 100 m² of gross floor area - non residential.

792. Notwithstanding their "RCL1" zoning designation, the lands delineated as "RCL1-792" in Schedule "B" of this By-law, shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, and the following additional regulations: (77-77), (862-82), (0277-2003)

- (a) *deleted by By-law 987-86;*
- (b) no signs shall be erected without the approval of the City;
- (c) the total gross floor area of any miscellaneous uses shall be limited to a maximum of 10% of the total gross floor area of any buildings or structures;
- (d) for the purposes of this section, miscellaneous uses are as defined in section 108(3)(d) of this By-law.

793. Notwithstanding their "RCL1" zoning designation, the lands delineated as "RCL1-793" in Schedule "B" of this By-law, shall only be used for the erection of a hotel and miscellaneous uses in compliance with the "RCL1" zone provisions contained in this By-law, excepting however that: (77-77), (862-82)

- (a) the maximum gross floor area of all buildings or structures shall be limited to 0.6 times the lot area;
- (b) *deleted by By-law 987-86;*
- (c) no signs shall be erected without the approval of the City;
- (d) for the purposes of this section, miscellaneous uses are defined in section 108(3)(d) of this By-law;
- (e) for the purposes of this section, miscellaneous uses shall include a private club, whether or not contained within any building or structure erected as a principal use;
- (f) for the purposes of this section, a private club shall mean an athletic or recreational club located on private lands, whether fraternal or operated for profit.

- 794.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-794" 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 additional regulations: (524-76)
- (a) no building permits shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;
 - (b) no building permits shall be issued prior to the approval of a landscaping plan by the City;
 - (c) no signs shall be erected without the approval of the City.
- 795.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-795" in Schedule "B" of this By-law, shall only be used for the erection of semi-detached dwellings in compliance with "RM1" zone provisions contained in this By-law and subject to compliance with the following additional regulation: (471-76)
- (a) each dwelling unit shall have attached thereto a private garage comprising an area of at least 16.5 m².
- 796.** Notwithstanding their "AC1" zoning designation, the lands delineated as "AC1-796" in Schedule "B" of this By-law, may be used for the erection of a hotel, a restaurant and accessory uses, in addition to those uses permitted in an "AC1" zone, subject to compliance with the following additional regulations: (243-77), (719-80), (348-86)
- (a) *deleted by By-law 987-86;*
 - (b) no signs shall be erected without the approval of the City;
 - (c) for the purposes of this section, accessory uses shall mean any uses normally incidental to a hotel, including a drug store, a dispensary, a barber's shop, and a hairdressing and beauty salon, provided that any such uses are contained within a building or structure erected for the purposes of a hotel;
 - (d) notwithstanding paragraph (c), accessory uses shall include a private club whether or not contained within any building or structure erected for the purposes of a hotel;
 - (e) for the purposes of this section, a private club shall mean an athletic or recreational club located on private lands, whether fraternal or operated for profit;
 - (f) the site development standards set out in section 108, subsection (4) of this By-law shall apply mutatis mutandis to any buildings or structures erected in the "AC1-796" zone;
 - (g) the maximum gross floor area of any buildings or structures shall be 1.0 times the lot area;
 - (h) a minimum open space of 15% of the lot area shall be provided;
 - (i) for the purposes of this section, "gross floor area" and "minimum open space" are as defined in section 44, subsection (13) of this By-law.
- 797.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-797" 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 regulation: (630-78)
- (a) the total number of dwelling units constructed shall not exceed the rate of 34.6 units per ha.
- 798.** *Deleted by By-law 316-81. (529-76)*
- 799.** *Deleted by By-law 610-90. (529-76)*