

- 900.** Deleted by By-law 1042-81. (427-78)
- 903.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-903" in Schedule "B" of this By-law, shall only be used in compliance with the "M1" zone provisions contained in this By-law and in compliance with the following additional regulations: (512-78)
- (a) no signs shall be erected without the approval of the City;
 - (b) deleted by By-law 987-86.
- 904.** Notwithstanding their "R1" zoning designation, the lands delineated as "R1-904" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings in compliance with the "R1" zone provisions contained in this By-law, excepting however that: (515-79)
- (a) every corner lot shall have:
 - (i) a minimum front yard of 6 m;
 - (ii) a minimum exterior side yard of 6 m;
 - (iii) a minimum interior side yard of 1.2 m plus 0.61 m for each additional storey above one;
 - (iv) a maximum lot coverage of 35%;
 - (b) every lot other than a corner lot shall have:
 - (i) a minimum front yard of 7.5 m;
 - (ii) minimum side yards of 1.2 m plus 0.61 m for each additional storey above one;
 - (iii) a maximum lot coverage of 35%;
 - (c) all lots, buildings and structures which lawfully exist on the day this section is enacted are deemed to comply with the provisions of this section notwithstanding that the said lot, building or structure may not actually comply with the "R1" zone provisions.
- 905.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-905" in Schedule "B" of this By-law, shall only be used in compliance with the "DC" zone provisions contained in this By-law excepting however that: (385-80), (194-97)
- (a) no signs shall be erected without the approval of City Council;
 - (b) deleted by By-law 987-86;
 - (c) a minimum of 15% of the area of these lands shall be provided and maintained as landscaped open space;
 - (d) motor vehicle parking facilities shall be provided at the rate of 5.9 parking spaces for each 100 m² of gross leasable floor area, or fraction thereof;
 - (e) for the purposes of this section, "GROSS LEASABLE FLOOR AREA" means in the case of a building or structure the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales areas, display areas, storage areas, and business, or professional or administrative offices.
- 906.** Notwithstanding their "RCL2" zoning designation, the lands delineated as "RCL2-906" in Schedule "B" of this By-law, shall only be used in compliance with the "RCL2" zone provisions contained in this By-law excepting however that: (385-80), (194-97), (254-97)
- (a) notwithstanding section 108(4)(f), motor vehicle parking facilities may be permitted on these lands beyond the front wall of any non-residential building or non-residential structure on such land, but in no case shall any motor vehicle be parked closer to any street line than a distance of 7.5 m;
 - (b) deleted by By-law 987-86;
 - (c) no signs shall be erected without the approval of City Council;
 - (d) where any building or structure, or portion thereof, is used for the purpose of a hotel, motor vehicle parking facilities shall be provided at the rate of:
 - (1) one parking space for each bedroom; and,
 - (2) 3.6 parking spaces for each 100 m², or fraction thereof, of the remaining gross floor area of such building or structure;
 - (e) for the purposes of this section, "GROSS FLOOR AREA" means the total area of all the floors in a building, above, at or below grade measured from the exterior of outside walls but shall exclude any part of the building used for mechanical equipment, stairwells, permanent fire separations, or any parts of the building below grade other than that used for retail commercial or office purposes.
- 907.** Notwithstanding their "NC" zoning designation, the lands delineated as "NC-907" in Schedule "B" of this By-law, shall only be used for commercial purposes in compliance with the "NC" zone provisions contained in this By-law, excepting however that: (757-78)
- (a) no sign shall be erected without the approval of the City;
 - (b) deleted by By-law 987-86;
 - (c) no residential uses shall be permitted;
 - (d) the permitted uses may be supplemented with the following uses: bank, financial institution or money lending agency; shop in which new goods are sold at retail; shoe repair shop; laundry and dry cleaning and distributing station; retail sale of antiques; business and governmental services; restaurants; library; art gallery and bakery goods shop.

- 908.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-908" in Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law and in compliance with the following additional regulation: (165-80)
- (a) no signs shall be erected without the approval of the City.
- 909.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-909" in Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law excepting however that: (165-80)
- (a) the area used for the storage of new material and equipment in the open shall not exceed an area equal to 20% of the lot area, or 80% of the floor area of the building, whichever is the lesser.
- 910.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-910" in Schedule "B" of this By-law, shall only be used in compliance with the "DC" zone provisions contained in this By-law excepting however that: (757-78)
- (a) no signs shall be erected without the approval of the City;
- (b) *deleted by By-law 987-86;*
- (c) no person may use land or erect or use any building or structure for the purposes of a take-out restaurant;
- (d) the existing buildings and their present uses are hereby deemed to comply in all respects with the requirements of this section.
- (SPA) **911.** Notwithstanding their "AC5" zoning designation, the lands delineated as "AC5-911" in Schedule "B" of this By-law, shall only be used in compliance with the "AC5" zone provisions contained in this By-law excepting however that: (559-81)
- (1) the existing buildings and their present uses are hereby deemed to comply in all respects with the requirements of this section.
- 912.** Notwithstanding their "AC3" zoning designation, the lands delineated as "AC3-912" in Schedule "B" of this By-law, shall only be used for the purposes of an automobile sales room or lot, and a used car lot, in compliance with the "AC3" zone provisions contained in this By-law, excepting however that: (757-78), (526-89)
- (a) no signs shall be erected without the approval of the City;
- (b) *deleted by By-law 987-86;*
- (c) the existing buildings and their present uses are hereby deemed to comply in all respects with the requirements of this section;
- (d) an automobile repair garage is also permitted provided that no auto body repairs are performed and provided that such garage is accessory to and forms an integral part of a principal use permitted by this section.
- 913.** Notwithstanding their "AC2" zoning designation, the lands delineated as "AC2-913" in Schedule "B" of this By-law, shall only be used for a veterinary clinic, in compliance with the "AC2" zone provisions contained in this By-law, excepting however that: (757-78)
- (a) no signs shall be erected without the approval of the City;
- (b) *deleted by By-law 987-86;*
- (c) the existing building and its present uses are hereby deemed to comply in all respects with the requirements of this section.
- 914.** Notwithstanding their "AC1" zoning designation, the lands delineated as "AC1-914" in Schedule "B" of this By-law, shall only be used for professional offices, a bank and/or a restaurant in compliance with the following regulations: (594-79)
- (a) the provisions of section 108 of this By-law shall apply;
- (b) where any building and structure or portion thereof is used for the office of a physician, dentist or drugless practitioner, motor vehicle parking facilities shall be provided at the rate of 5 parking spaces for every such physician, dentist or drugless practitioner;
- (c) no signs shall be erected without the approval of the City;
- (d) *deleted by By-law 987-86;*
- (e) the existing building and its present uses are hereby deemed to comply in all respects with the requirements of this section;
- (f) for the purposes of this section, "RESTAURANT" means an establishment which has full kitchen facilities for the preparation of all types of meals and whose principal business is the preparation and sale of all types of meals, to be offered by menu and served by a restaurant employee at the same table where the food is consumed, and such establishment does not include a convenience restaurant or take-out restaurant and does not offer convenience, take-out, or packaged fast food services. (433-83)

- 915.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-915" in Schedule "B" of this By-law, shall only be used in compliance with the "DC" zone provisions contained in this By-law, excepting however that: *(419-79)*
- (a) no signs shall be erected without the approval of the City;
 - (b) *deleted by By-law 987-86;*
 - (c) the minimum front yard shall be 6 m;
 - (d) the minimum side yard shall be 1.5 m;
 - (e) a minimum total of 12 parking spaces shall be provided.
- 917.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-917" 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, excepting however that: *(707-78), (666-82), (257-83)*
- (a) the provisions of section 45(2)(a), (b), (c), (d), (g) and (h) and (3)(a) shall not apply;
 - (b) every corner lot shall have an area of at least 650 m²;
 - (c) every lot other than a corner lot shall have an area of at least 510 m²;
 - (d) every corner lot shall have a frontage of at least 19.5 m;
 - (e) every lot other than a corner lot shall have a frontage of at least 15 m;
 - (f) an outside side yard of a width of at least 4.5 m shall be provided on every corner lot;
 - (g) an interior side yard of a width of at least 1.2 m shall be provided on every corner lot;
 - (h) on every lot other than a corner lot side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of such main building which contains no window or door or a wall in which no window opens into a habitable room;
 - (i) notwithstanding subsections (h)(ii) and (h)(iii) in no event shall the total width of side yards on any lot be less than 1.8 m;
 - (j) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².
- 918.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-918" 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 the following regulation: *(707-78), (6-79), (167-79), (924-83)*
- (a) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².
- 919.** Notwithstanding their "RM7D3" zoning designation, the lands delineated as "RM7D3-919" in Schedule "B" of this By-law, shall only be used for apartment house purposes, in compliance with the "RM7D3" zone provisions contained in this By-law and the following additional regulation: *(707-78), (188-81)*
- (a) the maximum number of dwelling units constructed shall not exceed the rate of 54.4 units per ha.
- 920.** Notwithstanding their "R1" zoning designation, the lands delineated as "R1-920" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings in compliance with the "R1" zone provisions contained in this By-law, excepting however that: *(627-78)*
- (a) every lot shall have a minimum front yard of 9 m.
- 921.** Notwithstanding their "R1" zoning designation, the lands delineated as "R1-921" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings in compliance with the "R1" zone provisions contained in this By-law, excepting however that: *(627-78)*
- (a) every lot shall have a minimum exterior side yard of 6.4 m.
- 922.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-922" in Schedule "B" of this By-law, shall only be used in compliance with the "M1" zoning provisions contained in this By-law and subject to compliance with the following additional regulations: *(766-78)*
- (a) the subject lands shall only be developed in conjunction with adjacent lands;
 - (b) no signs shall be erected without the approval of the City.
- 924.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-924" 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, excepting however that: *(712-78)*
- (a) the provisions of section 45(2)(a), (b), (c), (d), (g) and (h) and (3)(a) shall not apply;
 - (b) every corner lot shall have an area of at least 650 m²;
 - (c) every lot other than a corner lot shall have an area of at least 510 m²;
 - (d) every corner lot shall have a frontage of at least 19.5 m;

- (e) every lot other than a corner lot shall have a frontage of at least 15 m;
 - (f) an outside side yard of a width of at least 4.5 m shall be provided on every corner lot;
 - (g) an interior side yard of a width of at least 1.2 m shall be provided on every corner lot;
 - (h) on every lot other than a corner lot side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of such main building which contains no window or door or a wall in which no window opens into a habitable room;
 - (i) notwithstanding subsections (h)(ii) and (h)(iii) in no event shall the total width of side yards on any lot be less than 1.8 m;
 - (j) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².
- 925.** Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-925" in Schedule "B" of this By-law, shall only be used for apartment house purposes, in compliance with the "RM7D4" zone provisions contained in this By-law, excepting however that: (712-78)
- (a) the maximum number of dwelling units constructed shall not exceed the rate of 113.7 units per ha;
 - (b) the maximum gross floor area shall not exceed 1.25 times the lot area.
- 926.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-926" in Schedule "B" of this By-law, shall only be used in compliance with the "DC" zone provisions contained in this By-law, excepting however that: (712-78)
- (a) *deleted by By-law 987-86;*
 - (b) no signs shall be erected without the approval of the City;
 - (c) an automobile service station is also permitted subject to compliance with the "AC" zone provisions contained in this By-law and provided that the area devoted to such use is contained within the area delineated in Schedule "A" of By-law 712-78 by black hatching.
- 927.** Notwithstanding their "M1" zoning designation, in addition to those uses permitted in an "M1" zone, the lands delineated as "M1-927" in Schedule "B" of this By-law, shall only be used for the purpose of a restaurant, subject to compliance with the "M1" zone provisions contained in this By-law and further subject to compliance with the following additional regulations: (262-79)
- (a) no building permit shall be issued prior to the approval of a site development plan by the City;
 - (b) no building permit 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;
 - (d) *deleted by By-law 987-86;*
 - (e) a maximum of 188.5 m² of net floor area shall be devoted to public use;
 - (f) motor vehicle parking facilities shall be provided at the rate of 21.5 parking spaces per 100 m² of net floor area devoted to public use;
 - (g) except as herein otherwise provided all provisions of the "M1" zone shall apply.
- 929.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-929" 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 the following regulation: (710-78), (85-79)
- (a) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².
- 930.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-930" 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, excepting however that: (710-78), (85-79), (610-85)
- (a) the provisions of section 45(2)(a), (b), (c), (d), (g) and (h) and (3)(a) shall not apply;
 - (b) every corner lot shall have an area of at least 650 m²;
 - (c) every lot other than a corner lot shall have an area of at least 510 m²;
 - (d) every corner lot shall have a frontage of at least 19.5 m;
 - (e) every lot other than a corner lot shall have a frontage of at least 15 m;
 - (f) an outside side yard of a width of at least 4.5 m shall be provided on every corner lot;
 - (g) an interior side yard of a width of at least 1.2 m shall be provided on every corner lot;
 - (h) on every lot other than a corner lot side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of such main building which contains no window or door or a wall in which no window opens into a habitable room;

- (i) notwithstanding subsections (h)(ii) and (h)(iii) in no event shall the total width of side yards on any lot be less than 1.8 m;
 - (j) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².
- 931.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-931" in Schedule "B" of this By-law, shall only be used in compliance with the "R3" zone provisions contained in this By-law excepting however that: (628-78)
- (a) the minimum lot frontage shall be 6 m.
- 932.** Notwithstanding their "R3" zoning designation, the land delineated as "R3-932" in Schedule "B" of this By-law, shall only be used in compliance with the "R3" zone provisions contained in this By-law excepting however that: (628-78)
- (a) no building or structure of any kind, including swimming pools or garages, shall be erected within 7.5 m of the rear lot line.
- 933.** Deleted by By-law 110-85. (705-78), (706-78), (433-83)
- 934.** Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-934" in Schedule "B" of this By-law, shall only be used for apartment house purposes, in compliance with the "RM7D4" zone provisions contained in this By-law, excepting however that: (709-78)
- (a) the maximum number of dwelling units constructed shall not exceed 270 units;
 - (b) the maximum gross floor area of all buildings or structures shall not exceed 1.5 times the lot area.
- 935.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-935" 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, excepting however that: (711-78), (85-79), (175-82)
- (a) the provisions of section 45(2)(a), (b), (c), (d), (g) and (h) and (3)(a) shall not apply;
 - (b) every corner lot shall have an area of at least 650 m²;
 - (c) every lot other than a corner lot shall have an area of at least 510 m²;
 - (d) every corner lot shall have a frontage of at least 19.5 m;
 - (e) every lot other than a corner lot shall have a frontage of at least 15 m;
 - (f) an outside side yard of a width of at least 4.5 m shall be provided on every corner lot;
 - (g) an interior side yard of a width of at least 1.2 m shall be provided on every corner lot;
 - (h) on every lot other than a corner lot side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of such main building which contains no window or door or a wall in which no window opens into a habitable room;
 - (i) notwithstanding subsections (h)(ii) and (h)(iii) in no event shall the total width of side yards on any lot be less than 1.8 m;
 - (j) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².
- 936.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-936" 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 the following regulation: (711-78), (52-79), (85-79), (175-82), (422-82), (665-82), (110-83)
- (a) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².
- 937.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-937" 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 the following regulation: (106-79)
- (a) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².
- 938.** Deleted by By-law 493-94. (513-79), (987-86)
- 939.** Deleted by By-law 493-94. (513-79), (987-86)

940. Notwithstanding their "DC" zoning designation, the lands delineated as "DC-940" in Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law excepting however that: (328-79)

- (a) the provisions of sections 2(24), 53, 83(23), 83(30), 85, 86, and 87(b) of this By-law shall not apply;
- (b) a minimum gross leasable floor area of 680 m² shall be provided for food store(s) purposes;
- (c) for the purposes of this section, "FOOD STORE" means a retail establishment or group of retail establishments which are engaged in the business of selling food items such as groceries, fresh meat, fruits, vegetables, or baked goods, to the general public;
- (d) (i) where any building or structure or portion thereof is used for a purpose set forth in Column 1 in the following Schedule, motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the minimal requirements set out in Column 2 of the said Schedule;
- (ii) the following is the Schedule referred to:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Business, Professional or Administrative Office	0.375 parking spaces for each 100 m ² of gross floor area or fraction thereof
Restaurant	1.5 parking spaces for each 7 m ² of floor area devoted to public use, or fraction thereof
Retail Commercial	5.75 parking spaces for each 100 m ² of gross leasable floor area, or fraction thereof
The Office of a Physician, Dentist or Drugless Practitioner	5.0 parking spaces for each physician, dentist or drugless practitioner

- (e) for the purposes of this section, "GROSS FLOOR AREA" means the total area of all the floors in a building, above, at or below grade measured from the exterior of outside walls but shall exclude any part of the building used for mechanical equipment, stairwells, permanent fire separations, or any parts of the building below grade other than that used for retail commercial or office purposes;
- (f) for the purposes of this section, "GROSS LEASABLE FLOOR AREA" means in the case of a building or structure the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales areas, display areas, and storage areas;
- (g) no sign shall be erected without the approval of the City;
- (h) *deleted by By-law 987-86.*

941. Notwithstanding their "M1" zoning designation, in addition to those uses permitted in an "M1" zone, the lands delineated as "M1-941" in Schedule "B" of this By-law, may also be used for the purpose of a restaurant, subject to compliance with the "M1" zone provisions contained in this By-law and further subject to compliance with the following additional regulations: (340-79)

- (a) no building permit shall be issued prior to the approval of a site development plan by the City;
- (b) no building permit 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;
- (d) *deleted by By-law 987-86;*
- (e) a maximum of 186 m² of net floor area shall be devoted to public use;
- (f) motor vehicle parking facilities shall be provided at the rate of 21.5 parking spaces for each 100 m² of net floor area devoted to public use;
- (g) except as herein otherwise provided all provisions of the "M1" zone shall apply.

942. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-942" 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, excepting however that: (105-79), (106-79), (675-79), (674-79), (502-80), (639-85)

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

943. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-943" 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, excepting however that: (105-79), (106-79), (839-80), (171-97)

- (a) the provisions of section 45(2)(a), (b), (c), (d), (g) and (h) and (3)(a) shall not apply;
- (b) every corner lot shall have an area of at least 650 m²;
- (c) every lot other than a corner lot shall have an area of at least 510 m²;
- (d) every corner lot shall have a frontage of at least 19.5 m;
- (e) every lot other than a corner lot shall have a frontage of at least 15 m;
- (f) every corner lot shall have an outside side yard of at least 4.5 m in width;
- (g) every corner lot shall have an interior side yard of at least 1.2 m in width;
- (h) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of such main building which contains no window or door or a wall in which no window opens into a habitable room;
- (i) notwithstanding subsections (h)(ii) and (h)(iii) in no event shall the total width of side yards on any lot be less than 1.8 m;
- (j) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

944. *Deleted by By-law 653-80. (105-79), (106-79)*

945. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-945" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings, or semi-detached dwellings or row dwellings or any combination of the three, subject to compliance with the following regulations: (105-79), (106-79), (213-79), (637-79), (675-79), (674-79), (653-80)

(a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9 m
Corner	415 m ²	13.5 m

(ii) the front yard of every lot shall have a depth of at least 4.5 m;

(iii) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:

(a) 1.2 m; or,

(b) 0.61 m for that part of the side yard which adjoins a single storey garage; or,

(c) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;

(iv) notwithstanding clauses (b) and (c) of paragraph (iii) above, in no event shall the total width of side yards on any lot be less than 1.8 m;

(v) every corner lot shall have an interior side yard of at least 1.2 m in width;

(vi) every corner lot shall have an exterior side yard of at least 4.5 m in width;

(vii) notwithstanding paragraph (ii) and (vi) above, no garage shall be located closer than 6 m to any street line;

(viii) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;

(ix) every dwelling unit shall have a private garage comprising an area of at least 16.5 m²;

(x) at least 2 parking spaces shall be provided on the lot;

(xi) the provisions of section 22A of this By-law notwithstanding subsection (2)(b) thereof, and section 44(13)(i)(a) shall apply;

(b) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:

(i) the provisions of sections 44(17)(b), (c) and (d), 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i) and (n) and (3)(a), (b) and (d) shall not apply;

(ii) every corner lot shall have an area of at least 600 m²;

(iii) every lot other than a corner lot shall have an area of at least 460 m²;

(iv) every corner lot shall have a frontage of at least 19.5 m;

(v) every lot other than a corner lot shall have a frontage of at least 15 m;

(vi) every lot shall have a front yard of at least 4.5 m in depth;

(vii) every corner lot shall have an outside side yard of at least 4.5 m in width;

(viii) notwithstanding paragraph (vi) and (vii) above no garage shall be located closer than 6 m from a street line;

(ix) every corner lot shall have an interior side yard of at least 1.2 m in width;

(x) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:

(a) 1.2 m; or,

(b) 0.61 m for that part of the side yard which adjoins a single storey garage; or,

(c) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or a wall in which no window opens into a habitable room;

(xi) notwithstanding clauses (b) and (c) of paragraph (x) above in no event shall the total width of side yards on any lot be less than 1.8 m;

(xii) a rear yard of a depth of at least 7.5 m shall be provided;

(xiii) the maximum gross floor area of all buildings or structures shall not exceed 0.70 times the lot area;

(xiv) every dwelling unit shall have a private garage comprising an area of at least 16.5 m²;

(xv) at least 2 parking spaces shall be provided on the lot for each semi-detached dwelling erected on the lot;

(xvi) the provisions of section 22A of this By-law shall apply notwithstanding subsection (2)(b) thereof;

(c) each row dwelling unit shall comply with the "RM5" zone provisions contained in this By-law excepting however that:

(i) the provisions of subsections (4), (5), (6), (7), (10), (11), (12), (17)(b), (17)(c), (17)(d), (17)(e), (17)(g), (21), (23), and (24)(ii) of section 44 of this By-law shall not apply;

(ii) every corner lot shall have a minimum frontage on a public roadway of 10.5 m;

(iii) every corner lot shall have a lot area of at least 325 m²;

- (iv) every lot other than a corner lot shall have a minimum frontage on a public roadway of 6.85 m;
- (v) every lot other than a corner lot shall have a lot area of at least 205 m²;
- (vi) every rear yard shall have a minimum depth of 7.5 m;
- (vii) every front yard shall have a minimum depth of 4.5 m;
- (viii) notwithstanding paragraph (vii) above, in no event shall a garage be located closer to a street line than a distance of 6 m;
- (ix) the minimum distance between a side lot line and the nearest part of an exterior wall of any end dwelling unit shall be 1.5 m except where such side lot line is also the side lot line of a lot for a detached or semi-detached dwelling; in which case, the minimum distance shall be 2.4 m;
- (x) notwithstanding paragraph (ix) above, every outside side yard shall have a minimum width of 4.5 m;
- (xi) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (xii) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (xiii) notwithstanding paragraph (vii) above, no garage shall be located closer than 6 m from a street line;
- (xiv) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (xv) the minimum distance of 6 m referred to in paragraph (xiv) above, may be reduced to a line or production of a line 1.5 m from the wall of a residential building or structure which does not contain any window or opening into a habitable room;
- (xvi) notwithstanding paragraphs (xiv) and (xv) above, a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising an area of at least 16.5 m², shall be considered to be included as part of the number of parking spaces required by paragraph (xii) above, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit.

946. Notwithstanding their "RM7D3" zoning designation, the lands delineated as "RM7D3-946" in Schedule "B" of this By-law, shall only be used for apartment house purposes, in compliance with the "RM7D3" zone provisions contained in this By-law and the following additional regulation: (105-79)

- (a) the maximum number of dwelling units constructed shall not exceed the rate of 54.5 units per ha.

948. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-948" 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, excepting however that: (708-78)

- (a) the provisions of section 45(2)(a), (b), (c), (d), (g) and (h) and (3)(a) shall not apply;
- (b) every corner lot shall have an area of at least 650 m²;
- (c) every lot other than a corner lot shall have an area of at least 510 m²;
- (d) every corner lot shall have a frontage of at least 19.5 m;
- (e) every lot other than a corner lot shall have a frontage of at least 15 m;
- (f) an outside side yard of a width of at least 4.5 m shall be provided on every corner lot;
- (g) an interior side yard of a width of at least 1.2 m shall be provided on every corner lot;
- (h) on every lot other than a corner lot side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of such main building which contains no window or door or a wall in which no window opens into a habitable room;
- (i) notwithstanding subsections (h)(ii) and (h)(iii) in no event shall the total width of side yards on any lot be less than 1.8 m;
- (j) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

949. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-949" 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 the following regulation: (708-78), (167-79)

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

950. Deleted by By-law 410-90. (708-78)

951. Deleted by By-law 541-81. (708-78)

952. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-952" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, excepting however that: (85-79), (665-82), (110-83)

(a) 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) every dwelling unit shall have provided therefor a private garage comprising an area of at least 16.5 m².

953. Deleted by By-law 821-82. (85-79)

954. Deleted by By-law 558-90. (85-79), (912-87)

(SPA) **957.** Notwithstanding their "M1" zoning designation, in addition to those uses permitted in an "M1" zone, the lands delineated as "M1-957" in Schedule "B" of this By-law may also be used for the sale of trucks and trailers only, with related repair facilities, subject to compliance with the "M1" zone provisions contained in this By-law and further subject to compliance with the following: (6-82)

- (1) no person shall use any land between the front wall of any building or structure and the front lot line for the purposes of parking any used trucks and/or trailers;
- (2) a maximum of 10 trucks and/or trailers shall be located for sale at any one time within the area designated "M1-957" and "M2-958";
- (3) a maximum of one new truck for display purposes only shall be located within the area designated "M1-957".

958. Notwithstanding their "M2" zoning designation, in addition to those uses permitted in an "M2" zone, the lands delineated as "M2-958" in Schedule "B" of this By-law may also be used for the sale of trucks and trailers only, with related repair facilities, subject to compliance with the "M2" zone provisions contained in this By-law and further subject to compliance with the following: (6-82)

- (1) a maximum of 10 trucks and/or trailers shall be located for sale at any one time within the area designated "M1-957" and "M2-958".

961. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-961" 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: (84-79)

- (a) the provisions of subsections (4), (5), (6), (7), (10), (11), (17)(d), (17)(e), (17)(g), (21), (23), (24)(ii) of section 44 of this By-law shall not apply;
- (b) the maximum number of dwelling units constructed shall not exceed 8;
- (c) at least 2 motor vehicle parking spaces shall be provided and maintained on the lot for each dwelling unit erected on the lot;
- (d) every dwelling unit shall have provided therefor a private garage comprising an area of at least 16.5 m²;
- (e) no motor vehicle shall be parked closer to any residential building or structure than a minimum distance of 6 m;
- (f) the minimum distance of 6 m referred to in paragraph (e) above, may be reduced to a line or production of a line 1.5 m from the wall of a residential building or structure which does not contain any window or opening into a habitable room;
- (g) notwithstanding paragraphs (e) and (f) above, a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising an area of at least 16.5 m², shall be considered to be included as part of the number of parking spaces required by paragraph (c) above; provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit;
- (h) the minimum lot area per dwelling unit shall be 232 m²;
- (i) every rear yard shall have a minimum depth of 15 m;
- (j) every front yard shall have a minimum depth of 6 m.

(SPA) **962.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-962" 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, excepting however that: (84-79)

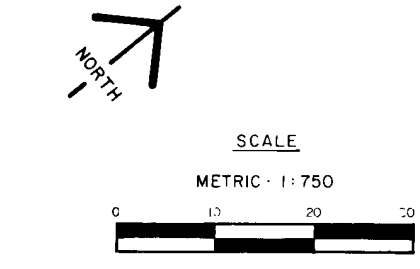
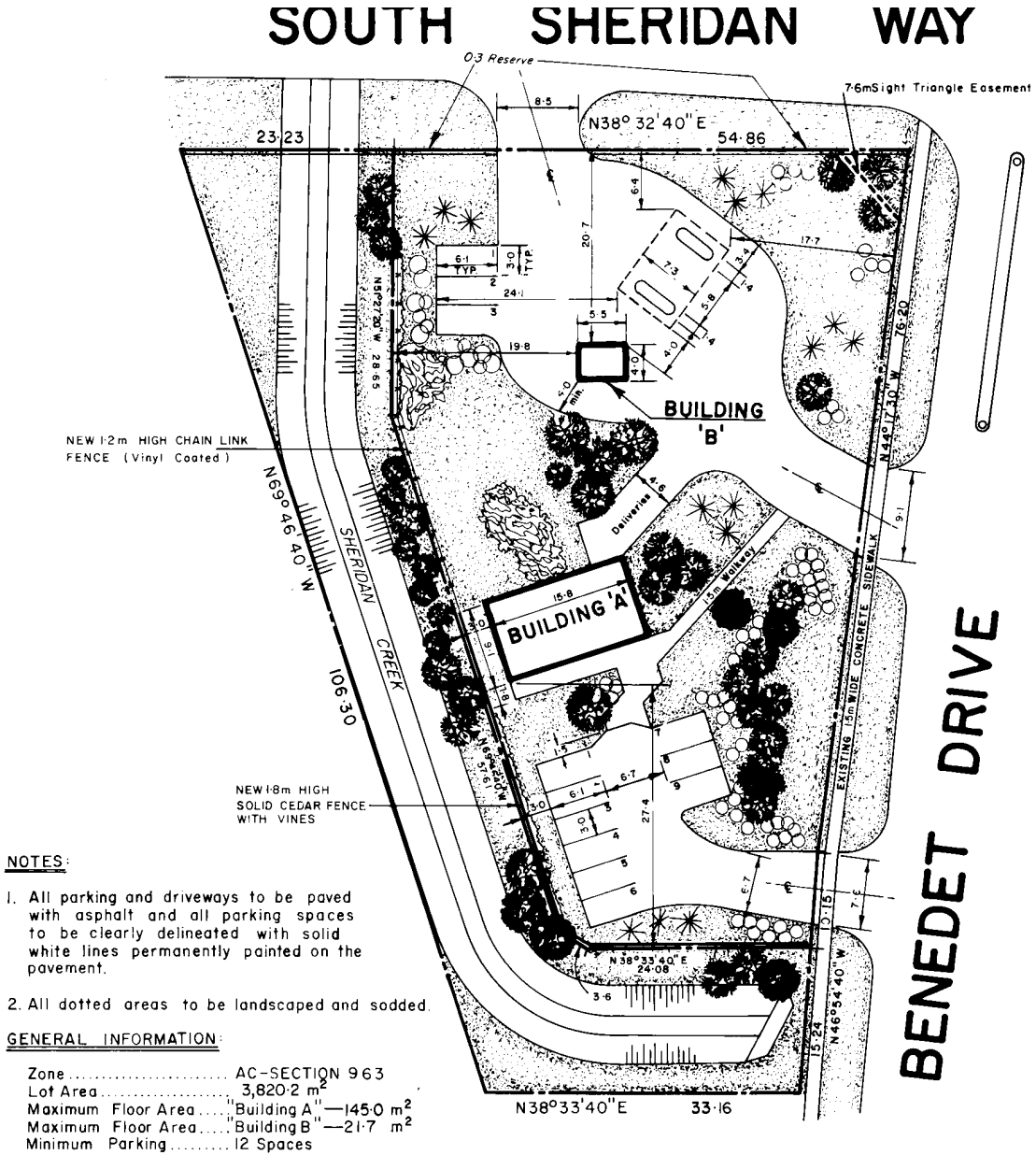
- (a) the provisions of section 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i), (l), (n) and (3)(a) shall not apply;
- (b) every lot shall have an area of at least 524 m²;
- (c) every corner lot shall have a frontage of at least 17.5 m;
- (d) every lot other than a corner lot shall have a frontage of at least 12 m;
- (e) a front yard shall be provided which shall have a depth of at least 6 m;
- (f) every side yard shall have a width of at least 1.2 m for the first storey, plus 0.61 m for the second storey;
- (g) a rear yard shall be provided which shall have a depth of at least 7.5 m;

- (h) at least 2 parking spaces shall be provided and maintained on the lot for each dwelling unit erected on the lot;
- (i) every dwelling unit shall have provided therefor a private garage comprising an area of at least 16.5 m²;
- (j) the provisions of section 22A of this By-law shall apply notwithstanding subsection (2)(b) thereof.

963. Notwithstanding their "AC" zoning designation, the lands delineated as "AC-963" in Schedule "B" of this By-law, shall only be used for a gas bar and a food store subject to compliance with the site development requirements contained in Schedule "I" of this section and in compliance with the following additional requirements: (132-79)

- (a) the provisions of section 22A of this By-law shall apply;
- (b) no signs shall be erected without the approval of the City;
- (c) *deleted by By-law 987-86.*

Schedule "I" to section 963



THIS IS
 "SECTION 963 - SCHEDULE I" TO
 BY-LAW 132-79 PASSED BY
 COUNCIL ON 1979 03 12

"H. McCallion"
 MAYOR

"T. L. Julian"
 CLERK

CITY OF MISSISSAUGA

02/20/78

964. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-964" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings, or semi-detached dwellings or row dwellings or any combination of the three, subject to compliance with the following regulations: (167-79)

(a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:

(i) 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	585 m ²	18 m

(ii) on every lot interior side yards shall be provided which shall have widths of at least 1.2 m;

(iii) on every lot a front yard shall be provided which shall have a depth of at least 6 m;

(iv) the maximum coverage of all buildings or structures shall not exceed 37% of the lot area;

(v) every dwelling unit shall have a private garage comprising an area of at least 16.5 m²;

(b) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:

(i) the provisions of sections 44(17)(b), (c) and (d), 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i) and (n) and (3)(a), (b) and (d) shall not apply;

(ii) every corner lot shall have an area of at least 600 m²;

(iii) every lot other than a corner lot shall have an area of at least 460 m²;

(iv) every corner lot shall have a frontage of at least 19.5 m;

(v) every lot other than a corner lot shall have a frontage of at least 15 m;

(vi) every lot shall have a front yard of at least 4.5 m;

(vii) every corner lot shall have an outside side yard of at least 4.5 m in width;

(viii) notwithstanding paragraph (vi) and (vii) above no garage shall be located closer than 6 m from a street line;

(ix) every corner lot shall have an interior side yard of at least 1.2 m in width;

(x) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:

(a) 1.2 m; or,

(b) 0.61 m for that part of the side yard which adjoins a single storey garage; or,

(c) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or a wall in which no window opens into a habitable room;

(xi) notwithstanding clauses (b) and (c) of paragraph (x) above in no event shall the total width of side yards on any lot be less than 1.8 m;

(xii) a rear yard of a depth of at least 7.5 m shall be provided;

(xiii) the maximum gross floor area of all buildings or structures shall not exceed 0.70 times the lot area;

(xiv) every dwelling unit shall have a private garage comprising an area of at least 16.5 m²;

(xv) at least 2 parking spaces shall be provided on the lot for each semi-detached dwelling erected on the lot;

(xvi) the provisions of section 22A of this By-law shall apply notwithstanding subsection (2)(b) thereof;

(c) each row dwelling unit shall comply with the "RM5" zone provisions contained in this By-law excepting however that:

(i) the provisions of subsections (4), (5), (6), (7), (10), (11), (12), (17)(b), (17)(c), (17)(d), (17)(e), (17)(g), (21), (23), and (24)(ii) of section 44 of this By-law shall not apply;

(ii) every corner lot shall have a minimum frontage on a public roadway of 10.5 m;

(iii) every corner lot shall have a lot area of at least 325 m²;

(iv) every lot other than a corner lot shall have a minimum frontage on a public roadway of 6.85 m;

(v) every lot other than a corner lot shall have a lot area of at least 205 m²;

(vi) every rear yard shall have a minimum depth of 7.5 m;

(vii) every front yard shall have a minimum depth of 4.5 m;

(viii) notwithstanding paragraph (vii) above, in no event shall a garage be located closer to a street line than a distance of 6 m;

(ix) the minimum distance between a side lot line and the nearest part of an exterior wall of any end dwelling unit shall be 1.5 m except where such side lot line is also the side lot line of a lot for a detached or semi-detached dwelling; in which case, the minimum distance shall be 2.4 m;

(x) notwithstanding paragraph (ix) above, every outside side yard shall have a minimum width of 4.5 m;

(xi) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;

(xii) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;

(xiii) notwithstanding paragraph (vii) above, no garage shall be located closer than 6 m from a street line;

- (xiv) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (xv) the minimum distance of 6 m referred to in paragraph (xiv) above, may be reduced to a line or production of a line 1.5 m from the wall of a residential building or structure which does not contain any window or opening into a habitable room;
- (xvi) notwithstanding paragraphs (xiv) and (xv) above, a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising an area of at least 16.5 m², shall be considered to be included as part of the number of parking spaces required by paragraph (xii) above, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit.

965. Notwithstanding their "R2" zoning designation, the lands delineated as "R2-965" 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 the following additional regulation: (219-79), (216-79), (218-79)

- (a) no building or structure of any kind, including swimming pools, shall be erected within 7.6 m of the rear lot line.

967. Notwithstanding their "R1" zoning designation, the lands delineated as "R1-967" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings in compliance with the "R1" zone provisions contained in this By-law, excepting however that: (261-79)

- (a) every corner lot shall have a minimum frontage of 21.34 m; and,
- (b) every lot other than a corner lot shall have:
 - (i) a minimum frontage of 18.29 m;
 - (ii) minimum side yards of 1.83 m plus 0.61 m for each additional storey above one.

969. Deleted by By-law 610-90. (210-79)

970. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-970" 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, excepting however that: (211-79), (220-79), (379-79), (421-79), (81-80)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9 m
Corner	415 m ²	13.5 m

- (b) the front yard of every lot shall have a depth of at least 4.5 m;
- (c) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;
- (d) notwithstanding clauses (ii) and (iii) of paragraph (c) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (e) notwithstanding clauses (ii) and (iii) of paragraph (c) above, where a side lot line is also the side lot line of a lot for a row dwelling unit, the minimum side yard shall be 1.2 m;
- (f) every corner lot shall have an interior side yard of at least 1.2 m in width;
- (g) every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (h) every lot shall have a rear yard of at least 7.5 m in depth;
- (i) notwithstanding paragraphs (b) and (g) above, no garage shall be located closer than 6 m to any street line;
- (j) at least 2 parking spaces shall be provided on the lot;
- (k) for the purpose of this section, where a parking space on a private driveway serving as an access to a second parking space on that driveway or a space which is within a private garage, it shall be considered to be included as part of the number of parking spaces required by paragraph (j).

(SPA) **971.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-971" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings and semi-detached dwellings or any combination of the two subject to compliance with the following regulations: (211-79), (220-79), (130-86)

- (a) the provisions of section 30, section 39(1), (2), (3), (4), (5), (6), (7) and (8) and section 40(1), (2), (3), (4) and (5) of this By-law shall not apply;
- (b) the total number of dwelling units constructed shall not exceed the rate of 35 units per ha;
- (c) the provisions of section 22A of this By-law notwithstanding subsection (2)(b) thereof shall apply.

972. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-972" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings, or semi-detached dwellings or any combination of the two, subject to compliance with the following regulations: (211-79), (379-79), (427-79), (636-79), (637-79), (81-80), (130-86)

- (a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:
 - (i) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9 m
Corner	415 m ²	13.5 m

- (ii) the front yard of every lot shall have a depth of at least 4.5 m;
 - (iii) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:
 - (a) 1.2 m; or,
 - (b) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (c) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;
 - (iv) notwithstanding clauses (b) and (c) of paragraph (iii) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
 - (v) notwithstanding clauses (b) and (c) of paragraph (iii) above, where a side lot line is also the side lot line of a lot for a row dwelling unit, the minimum side yard shall be 1.2 m;
 - (vi) every corner lot shall have an interior side yard of at least 1.2 m in width;
 - (vii) every corner lot shall have an exterior side yard of at least 4.5 m in width;
 - (viii) every lot shall have a rear yard of at least 7.5 m in depth;
 - (ix) notwithstanding paragraphs (ii) and (vii) above, no garage shall be located closer than 6 m to any street line;
 - (x) every dwelling unit shall have a private garage comprising an area of at least 16.5 m²;
- (b) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:
 - (i) the provisions of section 45(2)(a), (b), (f), (g), and (i) shall not apply;
 - (ii) every corner lot shall have an area of at least 650 m²;
 - (iii) every lot other than a corner lot shall have an area of at least 555 m²;
 - (iv) every lot shall have a front yard of at least 4.5 m in depth;
 - (v) every corner lot shall have an outside side yard of at least 4.5 m in width;
 - (vi) notwithstanding paragraphs (iv) and (v) above, no garage shall be located closer than 6 m from a street line;
 - (vii) every lot shall have a rear yard of at least 7.5 m in depth;
 - (viii) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

973. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-973" 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: (211-79), (220-79), (421-79), (427-79), (693-79), (130-86)

- (a) the provision of subsections (4), (5), (6), (7), (10), (11), (12), (17)(b), (17)(c), (17)(d), (17)(e), (17)(g), (21), (23), and (24)(ii) of section 44 of this By-law shall not apply;
- (b) every corner lot shall have a minimum frontage on a public roadway of 10.5 m;
- (c) every corner lot shall have a lot area of at least 325 m²;
- (d) every lot other than a corner lot shall have a minimum frontage on a public roadway of 6.85 m;
- (e) every lot other than a corner lot shall have a lot area of at least 205 m²;
- (f) every rear yard shall have a minimum depth of 7.5 m;
- (g) every front yard shall have a minimum depth of 4.5 m;
- (h) notwithstanding paragraph (g) above, in no event shall a garage be located closer to a street line than a distance of 6 m;
- (i) the minimum distance between a side lot line and the nearest part of an exterior wall of any end dwelling unit shall be 1.5 m except where such side lot line is also the side lot line of a lot for a detached or semi-detached dwelling; in which case, the minimum distance shall be 1.8 m;
- (j) notwithstanding paragraph (i) above, every outside side yard shall have a minimum width of 4.5 m;
- (k) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (l) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (m) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (n) the minimum distance of 6 m referred to in paragraph (m) above, may be reduced to a line or production of a line 1.5 m from the wall of a residential building or structure which does not contain any window or opening into a habitable room;

- (o) notwithstanding paragraphs (m) and (n) above, a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising an area of at least 16.5 m² shall be considered to be included as part of the number of parking spaces required by paragraph (l) above, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit.

974. Notwithstanding their "DC" zoning designation, the lands delineated as "DC-974" in Schedule "B" of this By-law, shall only be used in compliance with the "DC" zone provisions contained in this By-law and the following additional regulations: (211-79), (220-79), (1096-85)

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

975. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-975" 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, excepting however that: (220-79), (379-79)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m
Corner	460 m ²	15 m

- (b) the front yard of every lot shall have a depth of at least 4.5 m;
- (c) every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (d) every lot shall have a rear yard of at least 7.5 m in depth;
- (e) notwithstanding paragraphs (b) and (c) above, no garage shall be located closer than 6 m to any street line;
- (f) at least 2 parking spaces shall be provided on the lot;
- (g) for the purpose of this section, where a parking space on a private driveway serving as an access to a second parking space on that driveway or a space which is within a private garage, it shall be considered to be included as part of the number of parking spaces required by paragraph (f).

(SPA) **976.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-976" 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, excepting however that: (220-79), (194-83)

- (a) the provisions of section 22A of this By-law notwithstanding subsection (2)(b) thereof, shall apply.

977. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-977" 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, excepting however that: (220-79), (194-83)

- (a) the provisions of section 44(17)(b), (c) and (d), 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i) and (n) and (3)(a), (b) and (d) shall not apply;
- (b) every corner lot shall have an area of at least 600 m²;
- (c) every lot other than a corner lot shall have an area of at least 460 m²;
- (d) every corner lot shall have a frontage of at least 19.5 m;
- (e) every lot other than a corner lot shall have a frontage of at least 15 m;
- (f) every lot shall have a front yard of at least 4.5 m in depth;
- (g) every corner lot shall have an outside side yard of at least 4.5 m in width;
- (h) notwithstanding paragraphs (f) and (g) above no garage shall be located closer than 6 m from a street line;
- (i) every corner lot shall have an interior side yard of at least 1.2 m in width;
- (j) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;
- (k) notwithstanding clauses (ii) and (iii) of paragraph (j) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (l) notwithstanding clauses (ii) and (iii) of paragraph (c) above, where a side lot line is also the side lot line of a lot for a row dwelling unit, the minimum side yard shall be 1.2 m;
- (m) every lot shall have a rear yard of at least 7.5 m in depth;
- (n) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

978. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-978" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings, or semi-detached dwellings or any combination of the two, subject to compliance with the following regulations: (379-79), (421-79), (559-79), (636-79), (730-79)

(a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9 m
Corner	415 m ²	13.5 m

(ii) the front yard of every lot shall have a depth of at least 4.5 m;

(iii) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:

(a) 1.2 m; or,

(b) 0.61 m for that part of the side yard which adjoins a single storey garage; or,

(c) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;

(iv) notwithstanding clauses (b) and (c) of paragraph (iii) above, in no event shall the total width of side yards on any lot be less than 1.8 m;

(v) notwithstanding clauses (b) and (c) of paragraph (iii) above, where a side lot line is also the side lot line of a lot for a row dwelling unit, the minimum side yard shall be 1.2 m;

(vi) every corner lot shall have an interior side yard of at least 1.2 m in width;

(vii) every corner lot shall have an exterior side yard of at least 4.5 m in width;

(viii) every lot shall have a rear yard of at least 7.5 m in depth;

(ix) notwithstanding paragraphs (ii) and (vii) above, no garage shall be located closer than 6 m to any street line;

(x) every dwelling unit shall have a private garage comprising an area of at least 16.5 m²;

(xi) notwithstanding subsection 40(5) of this By-law, the maximum lot coverage shall be 40% for lots with a frontage of 12.2 m or less; (69-83)

(b) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:

(i) the provisions of section 44(17)(b), (c) and (d), 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i) and (n) and (3)(a), (b) and (d) shall not apply;

(ii) every corner lot shall have an area of at least 600 m²;

(iii) every lot other than a corner lot shall have an area of at least 460 m²;

(iv) every corner lot shall have a frontage of at least 19.5 m;

(v) every lot other than a corner lot shall have a frontage of at least 15 m;

(vi) every lot shall have a front yard of at least 4.5 m in depth;

(vii) every corner lot shall have an outside side yard of at least 4.5 m in width;

(viii) notwithstanding paragraphs (vi) and (vii) above no garage shall be located closer than 6 m from a street line;

(ix) every corner lot shall have an interior side yard of at least 1.2 m in width;

(x) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:

(a) 1.2 m; or,

(b) 0.61 m for that part of the side yard which adjoins a single garage; or,

(c) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;

(xi) notwithstanding clauses (b) and (c) of paragraph (x) above, in no event shall the total width of side yards on any lot be less than 1.8 m;

(xii) notwithstanding clauses (b) and (c) of paragraph (iii) above, where a side lot line is also the side lot line of a lot for a row dwelling unit, the minimum side yard shall be 1.2 m;

(xiii) every lot shall have a rear yard of at least 7.5 m in depth;

(xiv) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

979. Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-979" in Schedule "B" of this By-law, shall only be used for the erection of an apartment house in compliance with the "RM7D4" zone provisions contained in this By-law, excepting however that: (747-79)

(a) the maximum number of dwelling units constructed shall not exceed 158;

(b) the maximum height of any building or structure shall not exceed 7 floors above the finished elevation of Dundas Street West;

(c) no building permit shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;

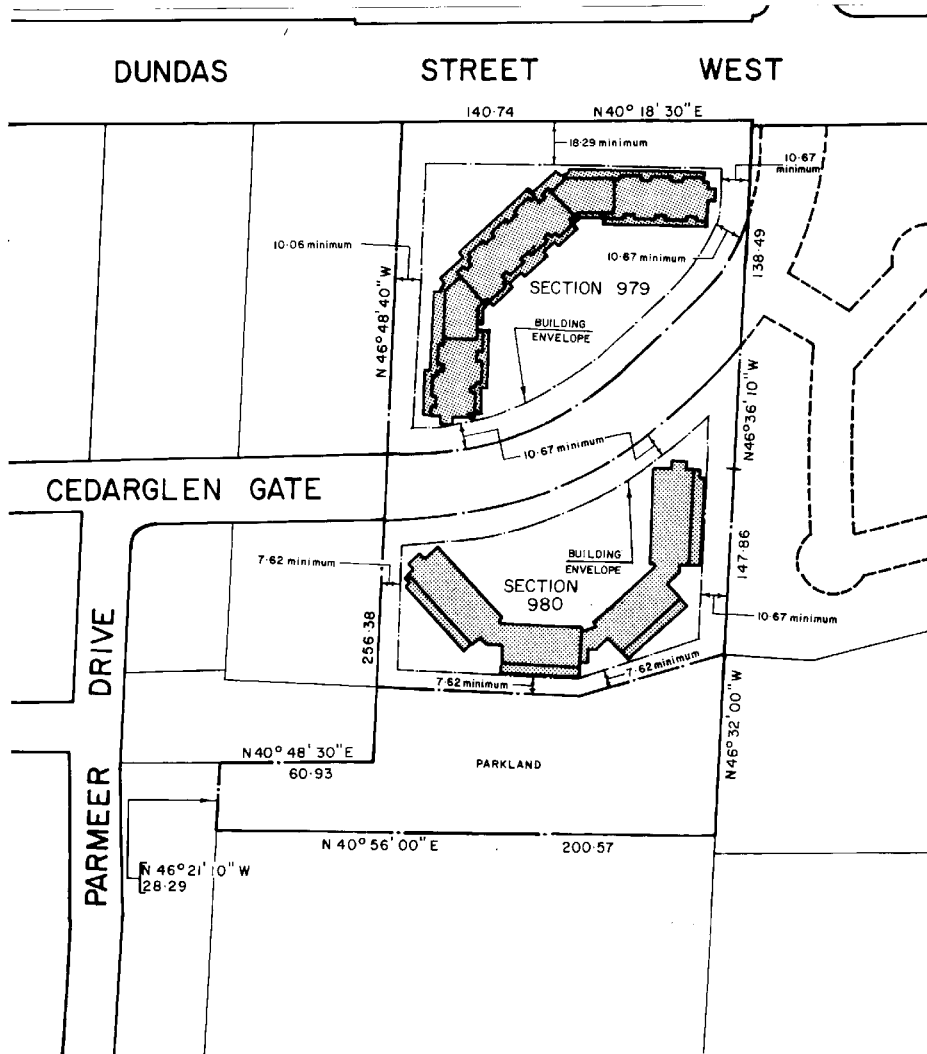
(d) no building permit shall be issued prior to the approval of a landscaping plan by the City;

- (e) in the event of a conflict between the general "RM7D4" zone provisions of this By-law and Schedule "I" hereto, the building envelope provisions of Schedule "I" shall prevail;
- (f) the maximum and total gross floor area requirement for the lands delineated as "RM7D4-979" and "RM7D4-980" shall be 30 270 m².

980. Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-980" in Schedule "B" of this By-law, shall only be used for the erection of an apartment house in compliance with the "RM7D4" zone provisions contained in this By-law, excepting however that: (747-79)

- (a) the maximum number of dwelling units constructed shall not exceed 101;
- (b) the maximum height of any building or structure shall not exceed 3 floors above the finished elevation of Cedarglen Gate;
- (c) no building permit shall be issued prior to the approval of a site development plan, architectural floor plans and elevations by the City;
- (d) no building permit shall be issued prior to the approval of a landscaping plan by the City;
- (e) in the event of a conflict between the general "RM7D4" zone provisions of this By-law and Schedule "I" hereto, the building envelope provision of Schedule "I" shall prevail;
- (f) the maximum and total gross floor area requirement for the lands delineated as "RM7D4-979" and "RM7D4-980" shall be 30 270 m².

Schedule "I" to section 979 and 980



THIS IS SECTION 979 and
SECTION 980 - SCHEDULE 'I'
BY-LAW 747-79 PASSED BY
COUNCIL ON 1979 OCT. 9.

" H. McCallion "

MAYOR

" T.L. Julian "

CLERK

CITY OF MISSISSAUGA

OZ/ 7/74

981. Notwithstanding their "M1" zoning designation, the lands delineated as "M1-981" 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 regulation: (459-79)

- (a) no signs shall be erected without the approval of the City.

983. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-983" 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, excepting however that: (427-79), (636-79)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	320 m ²	10.5 m
Corner	460 m ²	15 m

- (b) the front yard of every lot shall have a depth of at least 4.5 m;
- (c) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;
- (d) notwithstanding clauses (ii) and (iii) of paragraph (c) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (e) notwithstanding clauses (ii) and (iii) of paragraph (c) above, where a side lot line is also the side lot line of a lot for a row dwelling unit, the minimum side yard shall be 1.2 m;
- (f) every corner lot shall have an interior side yard of at least 1.2 m in width;
- (g) every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (h) every lot shall have a rear yard of at least 7.5 m in depth;
- (i) notwithstanding paragraphs (b) and (g) above, no garage shall be located closer than 6 m to any street line;
- (j) at least 2 parking spaces shall be provided on the lot;
- (k) for the purpose of this section, where a parking space on a private driveway serving as an access to a second parking space on that driveway or a space which is within a private garage, it shall be considered to be included as part of the number of parking spaces required by paragraph (j).

984. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-984" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings, or semi-detached dwellings or row dwellings or any combination of the three, subject to compliance with the following regulations: (427-79)

- (a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9 m
Corner	415 m ²	13.5 m

- (ii) the front yard of every lot shall have a depth of at least 4.5 m;
- (iii) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:
 - (a) 1.2 m; or,
 - (b) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (c) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;
- (iv) notwithstanding clauses (b) and (c) of paragraph (iii) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (v) notwithstanding clauses (b) and (c) of paragraph (iii) above, where a side lot line is also the side lot line of a lot for a row dwelling unit, the minimum side yard shall be 1.2 m;
- (vi) every corner lot shall have an interior side yard of at least 1.2 m in width;
- (vii) every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (viii) every lot shall have a rear yard of at least 7.5 m in depth;
- (ix) notwithstanding paragraphs (ii) and (vii) above, no garage shall be located closer than 6 m to any street line;
- (x) at least 2 parking spaces shall be provided on the lot;
- (xi) for the purpose of this section, where a parking space on a private driveway serving as an access to a second parking space on that driveway or a space which is within a private garage, it shall be considered to be included as part of the number of parking spaces required by paragraph (x);

- (b) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:
- (i) the provisions of section 44(17)(b), (c) and (d), 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i) and (n) and (3)(a), (b) and (d) shall not apply;
 - (ii) every corner lot shall have an area of at least 600 m²;
 - (iii) every lot other than a corner lot shall have an area of at least 460 m²;
 - (iv) every corner lot shall have a frontage of at least 19.5 m;
 - (v) every lot other than a corner lot shall have a frontage of at least 15 m;
 - (vi) every lot shall have a front yard of at least 4.5 m in depth;
 - (vii) every corner lot shall have an outside side yard of at least 4.5 m in width;
 - (viii) notwithstanding paragraphs (vi) and (vii) above, no garage shall be located closer than 6 m from a street line;
 - (ix) every corner lot shall have an interior side yard of at least 1.2 m in width;
 - (x) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:
 - (a) 1.2 m; or,
 - (b) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (c) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;
 - (xi) notwithstanding clauses (b) and (c) of paragraph (x) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
 - (xii) notwithstanding clauses (b) and (c) of paragraph (x) above, where a side lot line is also the side lot line of a lot for a row dwelling unit, the minimum side yard shall be 1.2 m;
 - (xiii) every lot shall have a rear yard of at least 7.5 m in depth;
 - (xiv) every dwelling unit shall have a private garage comprising an area of at least 16.5 m²;
- (c) each row dwelling unit shall comply with the "RM5" zone provisions contained in this By-law, excepting however that:
- (i) the provisions of subsections (4), (5), (6), (7), (10), (11), (12), (17)(b), (17)(c), (17)(d), (17)(e), (17)(g), (21), (23), and (24)(ii) of section 44 of this By-law shall not apply;
 - (ii) every corner lot shall have a minimum frontage on a public roadway of 10.5 m;
 - (iii) every corner lot shall have a lot area of at least 325 m²;
 - (iv) every lot other than a corner lot shall have a minimum frontage on a public roadway of 6.85 m;
 - (v) every lot other than a corner lot shall have a lot area of at least 205 m²;
 - (vi) every rear yard shall have a minimum depth of 7.5 m;
 - (vii) every front yard shall have a minimum depth of 4.5 m;
 - (viii) notwithstanding paragraph (vii) above, in no event shall a garage be located closer to a street line than a distance of 6 m;
 - (ix) the minimum distance between a side lot line and the nearest part of an exterior wall of any end dwelling unit shall be 1.5 m except where such side lot line is also the side lot line of a lot for a detached or semi-detached dwelling; in which case, the minimum distance shall be 1.8 m;
 - (x) notwithstanding paragraph (ix) above, every outside side yard shall have a minimum width of 4.5 m;
 - (xi) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
 - (xii) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
 - (xiii) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
 - (xiv) the minimum distance of 6 m referred to in paragraph (xiii) above, may be reduced to a line or production of a line 1.5 m from the wall of a residential building or structure which does not contain any window or opening into a habitable room;
 - (xv) notwithstanding paragraphs (xiii) and (xiv) above, a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising an area of at least 16.5 m² shall be considered to be included as part of the number of parking spaces required by paragraph (xii) above, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit.

(SPA) **985.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-985" in Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, subject to compliance with the following regulation: *(136-81)*

- (1) no signs shall be erected without the approval of the City.

986. Deleted by By-law 261-87. *(1042-81), (374-83)*

(SPA) **987.** Notwithstanding their "RM5" zoning designation the lands delineated as "RM5-987" 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: *(1042-81)*

- (1) the provisions of section 44(4), (5), (6), (7), (10), (11), (12), (13)(ia), (17)(a), (17)(b), (17)(c), (17)(d), (17)(e), (17)(g), (21), (23) and (24)(ii) and section 49(2)(a) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	205 m ²	6.85 m
Corner	325 m ²	10.5 m

- (3) every lot shall have a minimum front yard of 4.5 m;
- (4) every lot shall have a minimum rear yard of 7.5 m;
- (5) notwithstanding subsection (3) of this section, no garage shall be located closer than 6 m to any street line;
- (6) the minimum distance between a side lot and the nearest part of an exterior wall of any end dwelling unit shall be 1.5 m except where such side lot line is also the side lot line of a lot for a detached or semi-detached dwelling in which case, the minimum distance shall be 2.4 m;
- (7) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (8) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (9) for the purpose of this section, "GROSS FLOOR AREA OF A BUILDING OR STRUCTURE" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls, but shall exclude any part of the building used for parking of motor vehicles;
- (10) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (11) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (12) the minimum distance of 6 m referred to in subsection (11) of this section, may be reduced to a line or production of a line 1.5 m from the wall of a residential building or structure which does not contain any window or opening into a habitable room;
- (13) notwithstanding subsections (11) and (12) of this section, a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising a minimum area of 16.5 m², shall be considered to be included as part of the number of parking spaces required by subsection (10) of this section, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit.

988. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-988" in Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, excepting however that: *(80-80), (862-82)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9 m
Corner	415 m ²	13.5 m

- (b) the front yard of every lot shall have a depth of at least 4.5 m;
- (c) on every lot other than a corner lot, side yards shall be provided which shall have widths of at least:
 - (i) 1.2 m; or,
 - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (iii) 0.61 m where the side yard adjoins either a wall of a main building which contains no window or door or, a wall in which no window opens into a habitable room;
- (d) notwithstanding clauses (ii) and (iii) of paragraph (c) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (e) every corner lot shall have an interior side yard of at least 1.2 m in width;
- (f) every corner lot shall have an exterior side yard of at least 7.5 m in width;
- (g) every lot shall have a rear yard of at least 7.5 m in depth;
- (h) notwithstanding paragraphs (b) and (f) above, no garage shall be located closer than 6 m to any street line;
- (i) at least 2 parking spaces shall be provided on the lot;
- (j) for the purposes of this section, where a parking space on a private driveway serves as an access to a second parking space on that driveway or a space which is within a private garage, it shall be considered to be included as part of the number of parking spaces required by paragraph (i);
- (k) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

989. Notwithstanding their "M1" zoning designation, the lands delineated as "M1-989" 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 regulation: (418-79)

- (a) no signs shall be erected without the approval of the City.

990. Deleted by By-law 153-87. (514-79)

991. Notwithstanding their "R3" zoning, the lands delineated as "R3-991" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law except that: (550-83)

- (1) the provisions of clause 39(2)(i) of this By-law shall not apply;
- (2) only the ground floor of the building, to a maximum gross floor area of 100 m², shall be used for the purposes of carrying on the practice of one physician, dentist or drugless practitioner, such area to be called the office.

992. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-992" 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, excepting however that: (485-79), (215-80), (656-80)

- (a) 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	570 m ²	17 m

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

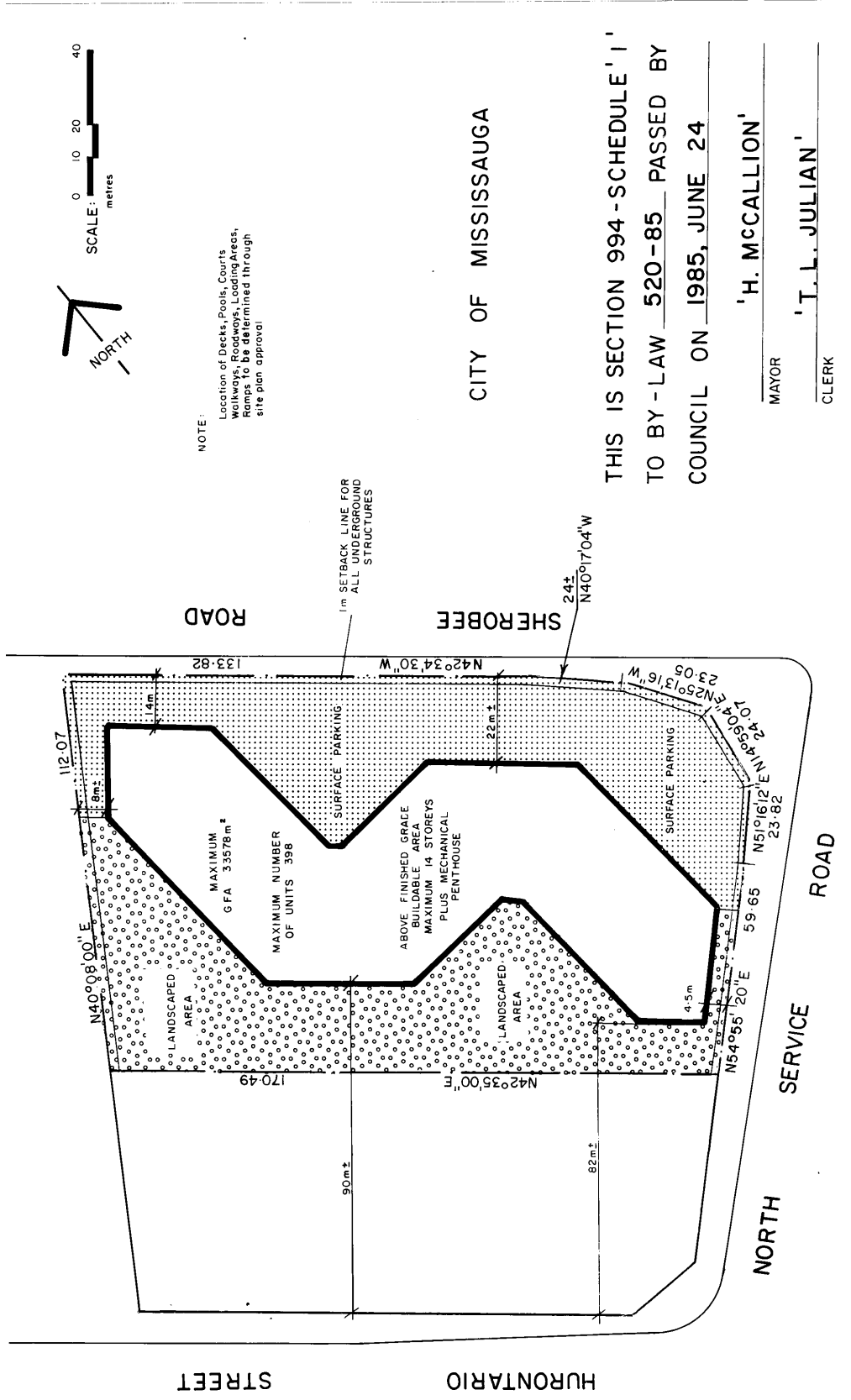
(SPA) **993.** Notwithstanding their "RM7D3" zoning designation, the lands delineated as "RM7D3-993" in Schedule "B" of this By-law shall only be used for the erection of apartments in compliance with the "RM7D3" zone provisions contained in this By-law, and in compliance with the provisions of section 22R of this By-law, excepting however that: (969-81), (0228-2004)

- (1) the provisions of sections 21 and 44(4), (5), (6), (7), (10), (11) and (12) shall not apply;
- (2) the maximum gross floor area of all buildings and structures shall not exceed 8 027 m²;
- (3) the maximum number of dwelling units constructed shall not exceed 96;

(SPA) 994. Notwithstanding their "RM7D5" zoning designation, the lands delineated as "RM7D5-994" on Schedule "B" of this By-law shall only be used for the erection of apartment houses subject to the following: (980-81), (521-85)

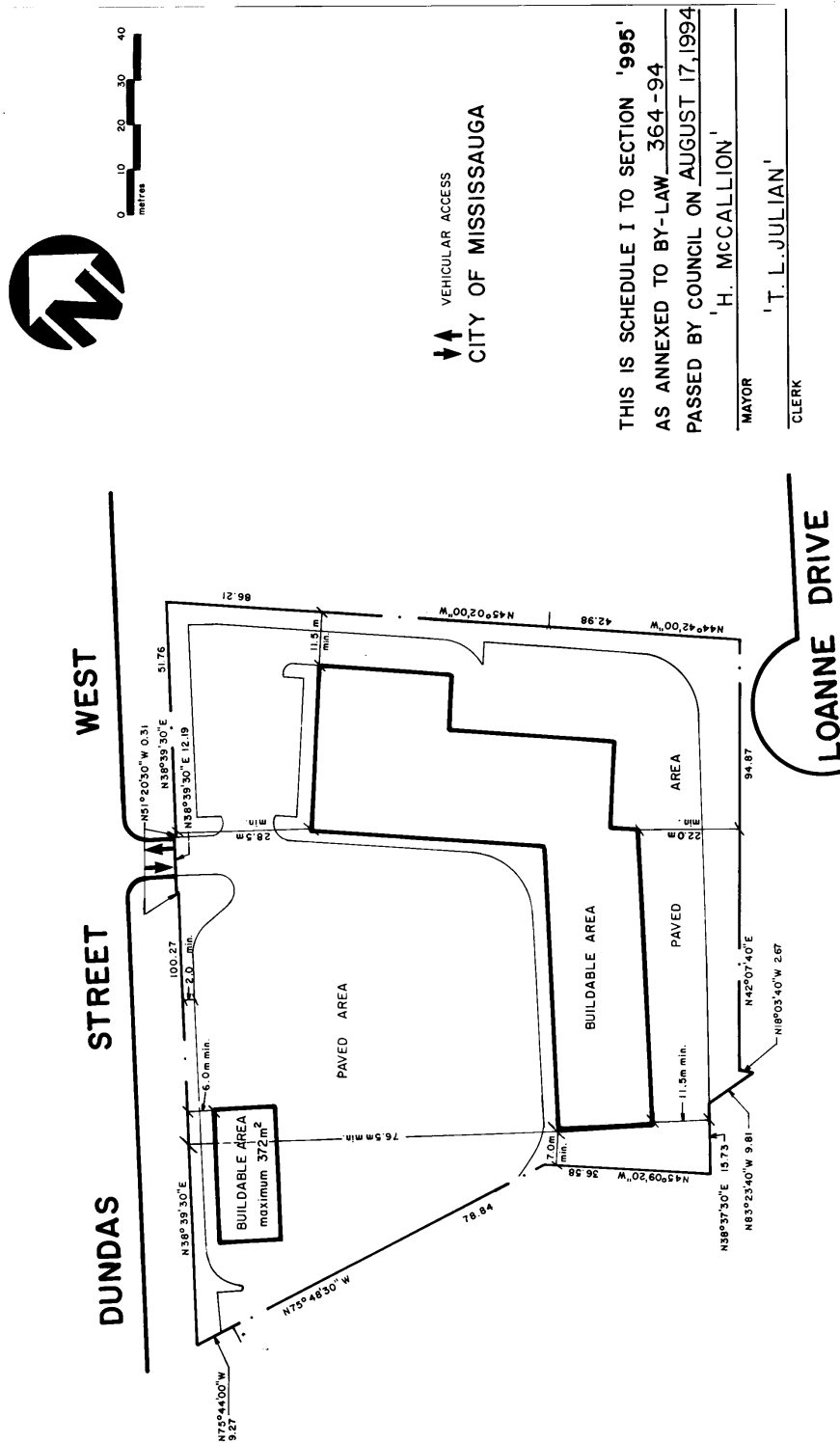
- (1) the provisions of section 44(17)(a), (b), (c), (f), (h) and (i) shall apply;
- (2) all below ground structures shall be a minimum distance of 1 m from the lot line;
- (3) the maximum gross floor area of all buildings and structures shall not exceed 49 943 m²;
- (4) for the purposes of subsection (3) of this section, "GROSS FLOOR AREA OF A BUILDING OR STRUCTURE" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit;
- (5) all site development shall conform to the provisions of Schedule "I" of this section. (520-85)

Schedule "I" to section 994



- (SPA) 995. Notwithstanding their "DC" zoning, the lands delineated as "DC- 995" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: (761-87), (364-94)
- (1) the provisions of section 59A, subsections 83(7), (15), (16), (19) and (21), and subsection 87(c) of this By-law shall not apply;
 - (2) a maximum of one (1) convenience restaurant is permitted;
 - (3) the maximum gross floor area - restaurant devoted to the convenience restaurant shall not exceed 375 m²;
 - (4) a maximum of one (1) take-out restaurant is permitted;
 - (5) the maximum gross floor area - restaurant devoted to the take-out restaurant shall not exceed 70 m²;
 - (6) the total gross floor area - non residential of all buildings and structures on the land zoned "DC-995" shall not exceed 3 750 m²;
 - (7) no restaurant, convenience restaurant or take-out restaurant shall be located closer than 20 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone;
 - (8) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicles access points, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 995



996. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-996" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings, or semi-detached dwellings or any combination of the two, subject to compliance with the following regulations: (693-79)

(a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m
Corner	460 m ²	15 m

- (ii) the front yard of every lot shall have a depth of at least 4.5 m;
- (iii) every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (iv) every lot shall have interior side yards of at least 1.2 m in width;
- (v) every lot shall have a rear yard of at least 7.5 m in depth;
- (vi) notwithstanding paragraphs (ii) and (iii) above, no garage shall be located closer than 6 m to any street line;
- (vii) at least 2 parking spaces shall be provided on the lot;
- (viii) for the purpose of this section, where a parking space on a private driveway serving as an access to a second parking space on that driveway or a space which is within a parking garage, it shall be considered to be included as part of the number of parking spaces required by paragraph (vii);

(b) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:

- (i) the provisions of section 45(2)(a), (b), (f), (g), and (i) shall not apply;
- (ii) every corner lot shall have an area of at least 650 m²;
- (iii) every lot other than a corner lot shall have an area of at least 555 m²;
- (iv) every lot shall have a front yard of at least 4.5 m in depth;
- (v) every corner lot shall have an outside side yard of at least 4.5 m in width;
- (vi) notwithstanding paragraphs (iv) and (v) above, no garage shall be located closer than 6 m from a street line;
- (vii) every lot shall have a rear yard of at least 7.5 m in depth;
- (viii) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

997. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-997" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings, or semi-detached dwellings or any combination of the two, subject to compliance with the following regulations: (693-79)

(a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m
Corner	460 m ²	15 m

- (ii) a front yard for every lot shall have a depth of at least 4.5 m;
- (iii) every lot shall have a rear yard of at least 6 m in depth;
- (iv) every lot shall have interior side yards of at least 1.2 m in width;
- (v) every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (vi) notwithstanding paragraphs (ii) and (iii) above, in no event shall the total depth of front and rear yards be less than 13.7 m;
- (vii) notwithstanding paragraphs (ii) and (iii) above, no garage shall be located closer than 6 m to any street line;
- (viii) at least 2 parking spaces shall be provided on the lot;
- (ix) for the purpose of this section, where a parking space on a private driveway serving as an access to a second parking space on that driveway or a space which is within a private garage, it shall be considered to be included as part of the number of parking spaces required by paragraph (viii);

(b) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:

- (i) the provisions of section 45(2)(a), (b), (f) and (i) shall not apply;
- (ii) every corner lot shall have an area of at least 650 m²;
- (iii) every lot other than a corner lot shall have an area of at least 555 m²;
- (iv) a front yard for every lot shall have a depth of at least 4.5 m;
- (v) every lot shall have a rear yard of at least 6 m in depth;

- (vi) notwithstanding paragraph (iv) and (v) above, in no event shall the total depth of front and rear yards be less than 13.7 m;
- (vii) notwithstanding paragraphs (iv) and (v) above, no garage shall be located closer than 6 m to any street line;
- (viii) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

998. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-998" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings, semi-detached dwellings, or row dwellings, or any combination of the three, subject to compliance with the following regulations: (693-79), (703-82)

- (a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:
 - (i) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m
Corner	460 m ²	15 m

- (ii) the front yard of every lot shall have a depth of at least 4.5 m;
 - (iii) every corner lot shall have an exterior side yard of at least 4.5 m in width;
 - (iv) every lot shall have interior side yards of at least 1.2 m in width;
 - (v) every lot shall have a rear yard of at least 7.5 m in depth;
 - (vi) notwithstanding paragraphs (ii) and (iii) above, no garage shall be located closer than 6 m to any street line;
 - (vii) at least 2 parking spaces shall be provided on the lot;
 - (viii) for the purpose of this section, where a parking space on a private driveway serving as an access to a second parking space on that driveway or a space which is within a private garage, it shall be considered to be included as part of the number of parking spaces required by paragraph (vii);
- (b) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:
 - (i) the provisions of section 45(2)(a), (b), (f), (g), and (i) shall not apply;
 - (ii) every corner lot shall have an area of at least 650 m²;
 - (iii) every lot other than a corner lot shall have an area of at least 555 m²;
 - (iv) every lot shall have a front yard of at least 4.5 m in depth;
 - (v) every corner lot shall have an outside side yard of at least 4.5 m in width;
 - (vi) notwithstanding paragraphs (iv) and (v) above, no garage shall be located closer than 6 m from a street line;
 - (vii) every lot shall have a rear yard of at least 7.5 m in depth;
 - (viii) every dwelling unit shall have a private garage comprising an area of at least 16.5 m²;
- (c) each row dwelling shall comply with the "RM5" zone provisions contained in this By-law, excepting however that:
 - (i) the provisions of subsections (4), (5), (6), (7), (10), (11), (12), (17)(b), (17)(c), (17)(d), (17)(e), (17)(g), (21), (23), and (24)(ii) of section 44 of this By-law shall not apply;
 - (ii) every corner lot shall have a minimum frontage on a public roadway of 10.5 m;
 - (iii) every corner lot shall have a lot area of at least 325 m²;
 - (iv) every lot other than a corner lot shall have a minimum frontage on a public roadway of 6.85 m;
 - (v) every lot other than a corner lot shall have a lot area of at least 205 m²;
 - (vi) every rear yard shall have a minimum depth of 7.5 m;
 - (vii) every front yard shall have a minimum depth of 4.5 m;
 - (viii) notwithstanding paragraph (vii) above, in no event shall a garage be located closer to a street line than a distance of 6 m;
 - (ix) the minimum distance between a side lot line and the nearest part of an exterior wall of any end dwelling unit shall be 1.5 m except where such side lot line is also the side lot line of a lot for a detached or semi-detached dwelling; in which case, the minimum distance shall be 1.8 m;
 - (x) notwithstanding paragraph (ix) above, every outside side yard shall have a minimum width of 4.5 m;
 - (xi) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
 - (xii) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
 - (xiii) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
 - (xiv) the minimum distance of 6 m referred to in paragraph (xiii) above, may be reduced to a line or production of a line 1.5 m from the wall of a residential building or structure which does not contain any window or opening into a habitable room;

- (xv) notwithstanding paragraphs (xiii) and (xiv) above, a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising an area of at least 16.5 m² shall be considered to be included as part of the number of parking spaces required by paragraph (xii) above, provided such parking space shall not be used for computing the minimum parking requirements of any other dwelling unit.

999. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-999" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings, semi-detached dwellings or row dwellings, or any combination of the three subject to compliance with the following regulations: (693-79), (703-82)

- (a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m
Corner	460 m ²	15 m

- (ii) a front yard for every lot shall have a depth of at least 4.5 m;
- (iii) every lot shall have a rear yard of at least 6 m in depth;
- (iv) every lot shall have interior side yards of at least 1.2 m in width;
- (v) every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (vi) notwithstanding paragraphs (ii) and (iii) above, in no event shall the total depth of front and rear yards be less than 13.7 m;
- (vii) notwithstanding paragraphs (ii) and (iii) above, no garage shall be located closer than 6 m to any street line;
- (viii) at least 2 parking spaces shall be provided on the lot;
- (ix) for the purpose of this section, where a parking space on a private driveway serving as an access to a second parking space on that driveway or a space which is within a private garage, it shall be considered to be included as part of the number of parking spaces required by paragraph (viii);

- (b) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:

- (i) the provisions of section 45(2)(a), (b), (f) and (i) shall not apply;
- (ii) every corner lot shall have an area of at least 650 m²;
- (iii) every lot other than a corner lot shall have an area of at least 555 m²;
- (iv) a front yard for every lot shall have a depth of at least 4.5 m;
- (v) every lot shall have a rear yard of at least 6 m of depth;
- (vi) notwithstanding paragraphs (iv) and (v) above, in no event shall the total depth of front and rear yards be less than 13.7 m;
- (vii) notwithstanding paragraphs (iv) and (v) above, no garage shall be located closer than 6 m to any street line;
- (viii) every dwelling unit shall have a private garage comprising an area of at least 16.5 m²;

- (c) each row dwelling shall comply with the "RM5" zone provisions contained in this By-law, excepting however that:

- (i) the provision of subsections (4), (5), (6), (7), (10), (11), (12), (17)(b), (17)(c), (17)(d), (17)(e), (17)(g), (21), (23), and (24)(ii) of section 44 of this By-law shall not apply;
- (ii) every corner lot shall have a minimum frontage on a public roadway of 10.5 m;
- (iii) every corner lot shall have a lot area of at least 325 m²;
- (iv) every lot other than a corner lot shall have a minimum frontage on a public roadway of 6.85 m;
- (v) every lot other than a corner lot shall have a lot area of at least 205 m²;
- (vi) a front yard for every lot shall have a depth of at least 4.5 m;
- (vii) every lot shall have a rear yard of at least 6 m in depth;
- (viii) notwithstanding paragraphs (vi) and (vii) above, in no event shall the total depth of front and rear yards be less than 13.7 m;
- (ix) notwithstanding paragraphs (vi) and (vii) above, no garage shall be located closer than 6 m to any street line;
- (x) the minimum distance between a side lot line and the nearest part of an exterior wall of any end dwelling unit shall be 1.5 m except where such side lot line is also the side lot line of a lot for a detached or semi-detached dwelling; in which case, the minimum distance shall be 1.8 m;
- (xi) notwithstanding paragraph (x) above, every outside side yard shall have a minimum width of 4.5 m;
- (xii) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (xiii) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (xiv) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (xv) the minimum distance of 6 m referred to in paragraph (xiv) above, may be reduced to a line or production of a line 1.5 m from the wall of a residential building or structure which does not contain any window or opening into a habitable room;

- (xvi) notwithstanding paragraphs (xiv) and (xv) above, a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising an area of at least 16.5 m² shall be considered to be included as part of the number of parking spaces required by paragraph (xiii) above, provided such parking space shall not be used for computing the minimum parking requirements of any other dwelling unit.