

1000. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1000" 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: (559-79), (838-80)

(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 6 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) at least 2 parking spaces shall be provided on the lot;
- (j) 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 (i);
- (k) 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)

1001. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1001" 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: (559-79), (838-80), (898-79)

(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 6 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) at least 2 parking spaces shall be provided on the lot;
- (x) 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 (ix);
- (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), (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 corner lot shall have an outside side yard of at least 4.5 m in width;
 - (vii) a garage may be located within 6 m of any street line, however, in no event shall any structure other than a garage be located closer than 7.5 m to any street line;
 - (viii) every corner lot shall have an interior side yard of at least 1.2 m in width;
 - (ix) 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;
 - (x) notwithstanding clauses (b) and (c) of paragraph (ix) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
 - (xi) notwithstanding clauses (b) and (c) of paragraph (ix) 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;
 - (xii) every lot shall have a rear yard of at least 7.5 m in depth;
 - (xiii) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

1003. Notwithstanding their "M1" zoning designation, in addition to those uses permitted in an "M1" zone, the lands delineated as "M1-1003" in Schedule "B" of this By-law, may also be used for the purpose of: (558-79)

- (i) a restaurant with retail sales related to a manufacturing and warehousing operation; and,
- (ii) retail sale of furniture and carpets; subject to compliance with the "M1" zone provisions contained in this By-law and further subject to compliance with the following additional regulations:
 - (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 420 m² of gross floor area shall be used for retail sales and the said 420 m² shall be separated from the remainder of the building by a solid partition and closed doors;
 - (f) retail sales may only be conducted if such retail sales are directly related to and form an integral part of a warehousing operation;
 - (g) a maximum of 125 m² of gross floor area shall be devoted to a restaurant;
 - (h) a maximum of 140 m² of gross floor area shall be used for retail sales related to the restaurant operation;
 - (i) motor vehicle parking facilities shall be provided at the rate of:
 - (i) 21.5 parking spaces for each 100 m² of gross floor area devoted to a restaurant;
 - (ii) 5.4 parking spaces per 100 m² of gross floor area for retail sales related to the restaurant operation;
 - (iii) 1.1 parking spaces per 100 m² of gross floor area devoted to a warehousing operation;
 - (iv) 2.2 parking spaces per 100 m² of gross floor area devoted to an industrial and manufacturing operation;
 - (v) 3.2 parking spaces per 100 m² of gross floor area for retail sales related to the warehousing operation;
 - (j) the minimum width of the side yard along the westerly property line shall be 4.5 m;
 - (k) the minimum depth of the front yard shall be 9 m;
 - (l) except as herein otherwise provided all provisions of the "M1" zone shall apply.

1004. Notwithstanding their "M1" zoning designation, in addition to those uses permitted in an "M1" zone, the lands delineated as "M1-1004" in Schedule "B" of this By-law, may also be used for the purpose of a restaurant and ancillary retail sales and display of products if such ancillary retail sales and display of products are directly related to and form an integral part of a manufacturing-warehousing operation, subject to compliance with the "M1" zone provisions contained in this By-law and further subject to compliance with the following additional regulations: (602-79)

- (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 75 m² of gross floor area shall be devoted to a restaurant;
- (f) a maximum of 15% of the gross floor area of any individual industrial establishment may be used for ancillary retail sales and display of products if such ancillary retail sales and display of products are directly related to and form an integral part of a manufacturing-warehousing operation, and the said 15% of the gross floor area shall be separated from the remainder of the building or structure by a solid partition and closed doors;
- (g) motor vehicle parking facilities shall be provided at the rate of 21.5 parking spaces for each 100 m² of gross floor area devoted to a restaurant;
- (h) motor vehicle parking facilities shall be provided at the rate of 3.2 parking spaces for each 100 m² of gross floor area devoted to ancillary retail sales and display of products;
- (i) 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 part of the building below grade other than that used for retail commercial or office purposes;
- (j) except as herein otherwise provided all provisions of the "M1" zone shall apply.

1005. Deleted by By-law 1210-85. (5-82)

1006. Notwithstanding their "R3" zoning designations, the lands delineated as "R3-1006" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings and/or a day nursery in compliance with the "R3-942" zone provisions contained in this By-law. (675-79)

1007. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1007" in Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings and/or semi-detached dwellings, subject to compliance with the following regulations: (675-79), (674-79), (581-80)

- (a) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:
 - (i) the provisions of section 40(1), (3), and (5) shall not apply;
 - (ii) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	345 m ²	9 m
Corner	460 m ²	13.5 m

- (iii) the front yard of every lot shall have a depth of at least 4.5 m;
 - (iv) every corner lot shall have an exterior side yard of at least 4.5 m in width;
 - (v) notwithstanding paragraphs (iii) and (iv) above, no garage shall be located closer than 6 m to any street line;
 - (vi) on every lot other than a corner lot, the total width of the side yards shall be not less than 1.8 m;
 - (vii) every lot shall have interior side yards 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 a wall of a main building which contains no doors or windows opening into a habitable room;
 - (viii) the maximum gross floor area of all buildings or structures shall not exceed 0.6 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) 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 (x) above;
 - (xii) the rear yard of every lot shall have a depth of at least 7.5 m; (854-80)
- (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), (d) and (f), 45(2)(f), (g), (h), (i) and (n), and (3)(a), (b), (c) and (d) shall not apply;
 - (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) notwithstanding paragraphs (ii) and (iii) above, no garage shall be located closer than 6 m from a street line;
 - (v) on every lot other than a corner lot, the total width of the side yards shall not be less than 1.8 m;
 - (vi) every lot shall have an interior side yard 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 door or window opening into a habitable room;

- (vii) a rear yard of a depth of at least 7.5 m shall be provided;
- (viii) the maximum gross floor area of all buildings or structures shall not exceed 0.7 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 for each semi-detached dwelling erected on the lot.

- 1008.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-1008" in Schedule "B" of this By-law, shall only be used in compliance with the "DC" zone provisions contained in this By-law and for the purpose of a day nursery excepting however that: (675-79)
- (a) *deleted by By-law 987-86;*
 - (b) no signs shall be erected without the approval of the City;
 - (c) every person who uses land in a District Commercial zone for a commercial purpose shall provide parking at a standard of 4.3 spaces per 100 m² of gross leasable floor area;
 - (d) 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;
 - (e) for the purposes of this section, "PARKING SPACE" means an area of not less than 16.5 m² exclusive of driveways or aisles for the temporary parking or storage of motor vehicles;
 - (f) no restaurant, convenience restaurant or take-out restaurant shall be erected. (433-83)
- 1009.** Notwithstanding their "AC6" zoning designation, the lands delineated as "AC6-1009", shall only be used in compliance with the "AC6" zone provisions contained in this By-law, subject to the following additional regulations: (675-79)
- (a) *deleted by By-law 987-86;*
 - (b) no signs shall be erected without the approval of the City.
- 1010.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1010" in Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings and/or a place of religious assembly in compliance with the "R3-942" zone provisions contained in this By-law. (674-79), (667-85)
- 1011.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1011" in Schedule "B" of this By-law shall only be used in accordance with the "RM5" zone provisions of this By-law, except where such lands have direct frontage upon a public roadway, in which case they may also 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 "RM5-945" zone provisions contained in this By-law. (674-79)
- 1012.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1012" in Schedule "B" of this By-law shall only be used for the erection of a Bell Telephone facility, subject to compliance with the "RM5" zone provisions of this By-law and the following additional regulations: (674-79)
- (a) all regulations regarding setbacks shall not apply to any portion of any building or structure located below grade;
 - (b) the provisions of section 22A of this By-law shall apply.
- 1013.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-1013" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, and for the purposes of a day nursery, a convenience restaurant and/or the offices of a physician, dentist or drugless practitioner subject to the following additional regulations: (674-79), (433-83)
- (a) *deleted by By-law 987-86;*
 - (b) no signs shall be erected without the approval of the City;
 - (c) for the purposes of this section, "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;
 - (d) 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;
 - (e) for the purposes of this section, "PARKING SPACE" means an area of not less than 16.5 m² exclusive of driveways or aisles for the temporary parking or storage of motor vehicles;
 - (f) every person who uses land in a District Commercial zone for a Commercial purpose shall provide parking at a standard of 4.3 spaces per 100 m² of gross leasable floor area excepting however that:
 - (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 Facilities
Business, Professional or Administrative Office	3.2 parking spaces for each 100 m ² GFA or fraction thereof
The Office of a Physician, Dentist or Drugless Practitioner	5.0 parking spaces for each physician, dentist or drugless practitioner

1014. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1014" in Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with "R3" zone provisions contained in this By-law excepting however that: (30-80)

- (a) every corner lot shall have an area of at least 600 m²;
- (b) every lot other than a corner lot shall have an area of at least 550 m²;
- (c) every corner lot shall have a frontage of at least 18 m;
- (d) every corner lot shall have an outside side yard of at least 1.80 m;
- (e) every corner lot shall have an interior side yard of at least 0.90 m;
- (f) every lot other than a corner lot shall have a side yard of at least 0.90 m;
- (g) every lot shall have a front yard of at least 6.0 m in depth.

(SPA) **1015.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1015" 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: (30-80)

- (a) the provisions of section 45(2)(a), (b), (c), (d), (f), (g), (h) and (3)(a) shall not apply;
- (b) every corner lot shall have an area of at least 580 m²;
- (c) every lot other than a corner lot shall have an area of at least 560 m²;
- (d) every corner lot shall have a frontage of at least 18 m;
- (e) every lot other than a corner lot shall have a frontage of 15 m;
- (f) every corner lot shall have an outside side yard of at least 0.9 m in width;
- (g) every corner lot shall have an interior side yard of at least 0.9 m;
- (h) every lot other than a corner lot shall have an interior side yard of at least 0.9 m;
- (i) every lot shall have a front yard of at least 6 m in depth;
- (j) every lot shall have a rear yard of at least 7.5 m in depth.

1016. Notwithstanding their "RM5" zoning designations the lands delineated as "RM5-1016" 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: (834-79)

- (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) no building permits shall be issued prior to the approval of a site development plan, architectural floor plan, and elevations by the City Council;
- (iii) no building permits shall be issued prior to the approval of a landscaping plan by the City Council;
- (iv) every corner lot shall have a lot area of at least 325 m²;
- (v) every lot other than a corner lot shall have a lot area of at least 205 m²;
- (vi) every corner lot shall have a minimum frontage on a public roadway of at least 8.4 m;
- (vii) every lot other than a corner lot shall have a minimum frontage on a public roadway of at least 4.2 m;
- (viii) every rear yard shall have a minimum depth of 7.5 m;
- (ix) every front yard shall have a minimum depth of 6 m;
- (x) every corner lot shall have an outside side yard of at least 4.5 m;
- (xi) on every lot other than a corner lot an interior side yard shall be provided which shall have width of at least 0.6 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 required minimum parking requirements of any other dwelling unit.

1017. Notwithstanding their "RCL1" zoning designation, the lands delineated as "RCL1-1017" in Schedule "B" of this By-law, shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, excepting however that: (802-79)

- (a) the provisions of section 21, section 57(1) and 108(4)(b) and (f) shall not apply;
- (b) *deleted by By-law 987-86;*
- (c) no signs shall be erected without the approval of the City;
- (d) the minimum depth of the front yard shall be 6.7 m;
- (e) the minimum depth of the side yard shall be 3 m;
- (f) the minimum depth of the rear yard shall be 1.6 m;
- (g) the minimum depth of the exterior side yard shall be 6.2 m.

1018. Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1018" in Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law and subject to compliance with the following additional regulations: (578-80)

- (a) in addition to those uses permitted in an "M1" zone, the following additional uses shall be permitted:
 - (1) a restaurant or public hall contained within a building or structure the principle use of which is for manufacturing or industrial undertakings including storage warehouses and research establishments;
 - (2) seasonal nursery stock outlet;
 - (3) retail sale of new furniture and new home improvement products;
 - (4) automobile rental and leasing agency;
 - (5) retail automotive equipment and related appliance sales;
 - (6) sale and servicing of recreational vehicles and equipment;
 - (7) automobile sales room or lot including servicing and automobile body repairs provided that they are conducted within an enclosed building with no outside storage of parts or materials;
 - (8) retail sale of new sporting goods provided the area used for this purpose has a minimum area of 465 m²;
- (b) notwithstanding section 109(c) of this By-law, and for the purposes of this section, a business or administrative office building or structure shall not be a permitted use unless such building or structure is accessory to the principal manufacturing or industrial undertaking including storage warehouses and research establishments;
- (c) where a use is permitted under paragraph (3) of subsection (a) of this section, a maximum of 50% of the gross floor area of the ground floor of any manufacturing or industrial undertaking, including storage warehouses may be used for retail sales and display purposes provided such retail sales and displays are conducted within enclosed buildings or structures and separated from the remainder of the building by a solid partition and closed doors;
- (d) motor vehicle parking facilities shall be provided at the rate of 2.2 parking spaces for each 100 m² of gross floor area used for the storage and sale of new furniture and new home improvement products;
- (e) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but shall exclude any parts of the building used for mechanical equipment related to the operation and maintenance of the building, stairwells, washrooms, elevators, or any parts of the building below established grade other than that used for retail commercial purposes;
- (f) motor vehicle parking facilities shall be provided at the rate of 21.5 parking spaces for each 100 m² of gross floor area used as a restaurant;
- (g) for the purposes of this section, "GROSS FLOOR AREA USED AS A RESTAURANT" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
- (h) for the purposes of this section, "PUBLIC HALL" means a building with seating capacity for 100 persons or more that is offered for use as a place of public assembly or as a place for the conduct of dances but does not include theatres within the meaning of the *Theatres Act*;
- (i) motor vehicle parking facilities shall be provided at the rate of 10.8 parking spaces for each 100 m² of gross floor area, as defined in subsection (e) above, used as a public hall;
- (j) motor vehicle parking facilities shall be provided at the rate of 5.4 parking spaces for each 100 m² of gross floor area, as defined in subsection (e) above, used for the sale of new sporting goods;
- (k) except as provided in paragraphs (d), (e), (i) and (j) of this section, parking facilities shall be required to be provided in respect of any building or structure on the basis of the uses contained therein and as required elsewhere in this By-law;
- (l) notwithstanding the above-noted parking requirements, where the use is a mixed use development the parking may be calculated by using the schedule in section 22C(9)(a) of this By-law;
- (m) *deleted by By-law 987-86;*
- (n) no sign shall be erected without the approval of City Council.

- (SPA) **1019.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1019" in Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, and subject to compliance with the following additional regulations: (578-80)
- (a) *deleted by By-law 987-86;*
 - (b) no sign shall be erected without the approval of City Council;
 - (c) no building or structure shall be erected having doors or windows in any walls facing the "RM1-389" zone.

- (SPA) **1020.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1020" in Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings or semi-detached dwellings, subject to compliance with the following: (581-80)

- (1) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:
 - (a) the provisions of section 40(1), (2), (3), (4) and (5) shall not apply;
 - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	345 m ²	4.5 m

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every lot shall have minimum interior side yards of:
 - (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;
- (e) notwithstanding paragraphs (d)(ii) and (iii) of this subsection, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (f) every lot shall have a minimum rear yard of 7.5 m;
- (g) notwithstanding paragraph (c) of this subsection, no garage shall be located closer than 6 m to any street line;
- (h) notwithstanding section 21 and paragraph (f) of this subsection, the minimum street line set back from Britannia Road West shall be 13.5 m;
- (i) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;
- (j) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (k) a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (l) a parking space on a 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 paragraph (k) of this subsection;

- (2) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:
 - (a) the provisions of sections 44(17)(a), (b), (c), (d), (e), (f) and (g), 45(2)(b), (d), (f), (h), (i) and (n), and (3)(a), (b), (c), and (d) shall not apply;
 - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	690 m ²	9 m

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every lot shall have minimum interior side yards of:
 - (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;
- (e) notwithstanding paragraphs (d)(ii) and (iii) of this subsection, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (f) every lot shall have a minimum rear yard of 7.5 m;
- (g) notwithstanding paragraph (c) of this subsection no garage shall be located closer than 6 m to any street line;
- (h) notwithstanding section 21 and paragraph (f) of this subsection, the minimum street line setback from Britannia Road West shall be 13.5 m;
- (i) the maximum gross floor area of all buildings or structures shall not exceed 0.70 times the lot area;
- (j) for every dwelling unit, a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (k) a parking space on a 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 paragraph (j) of this subsection;

- (3) for the purposes 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.

(SPA) **1021.** Notwithstanding their "R2" zoning designation, none of the "R2" zone provisions contained in this By-law shall apply to the lands delineated as "R2-1021" in Schedule "B" of this By-law. These lands shall only be used for the erection of one-family detached dwellings in compliance with the following regulations: (678-79), (49-84)

- (a) the provisions of section 22A of this By-law shall apply, notwithstanding subsection (2)(b) thereof;
- (b) the provisions of section 27 of this By-law shall not apply;
- (c) the maximum number of dwelling units on the lands shall not exceed 33.

1022. Deleted by By-law 204-83. (216-80)

1023. Notwithstanding their "M1" zoning designation in addition to those uses normally permitted in an "M1" zone, the lands delineated as "M1-1023" 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: (580-80)

- (a) no building permits shall be issued prior to the approval of site development plans by the City;
- (b) no signs shall be erected without the approval of the City;
- (c) deleted by By-law 987-86;
- (d) for the purposes of this section, "RESTAURANT" means a building or structure or part thereof used to prepare food and offer for sale and sell food for immediate consumption within the building or structure or part thereof;
- (e) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
- (f) where any building or structure or portion thereof is used for restaurant purposes, motor vehicle parking facilities shall be provided at a minimum ratio of 21.5 spaces for each 100 m² of gross floor area devoted to restaurant use.

1024. Notwithstanding their "DC" zoning designation, the lands delineated as "DC-1024" in Schedule "B" of this By-law shall only be used for a restaurant, business, professional or administrative offices, and a squash club in compliance with the "DC" zone provisions contained in this By-law and the following additional regulations: (144-80)

- (a) the squash club shall not contain more than 4 squash courts;
- (b) the provisions of sections 85 and 86 shall not apply;
- (c) where any building or structure or part 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 Facilities
Business, Professional or Administrative Office	3.6 parking spaces for each 100 m ² of rentable floor area
Restaurant	21.5 parking spaces for each 100 m ² of GFA devoted to public use
The Office of a Physician, Dentist or Drugless Practitioner	5.0 parking spaces for each physician, dentist or drugless practitioner
Squash Club	6.0 parking spaces for each squash court

- (d) a minimum of 70 parking spaces shall be provided;
- (e) for the purposes of this section, "PARKING SPACE" means a rectangular area having a minimum width of at least 2.75 m and a minimum length of at least 6 m, exclusive of aisles and driveways for the temporary parking or storage of motor vehicles;
- (f) a maximum of 406.6 m² of gross floor area shall be used for business, professional or administrative offices;
- (g) a maximum of 300.6 m² of gross floor area shall be used for a restaurant of which not more than 167.2 m² of gross floor area shall be devoted to public use;
- (h) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but shall exclude any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade other than that used for retail commercial or office purposes;
- (i) no sign shall be erected without the approval of the City;
- (j) deleted by By-law 987-86.

- (SPA) **1030.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1030" 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: (20-80), (135-81), (192-81), (179-82), (729-83), (173-86), (627-86), (86-99), (0525-2000), (0028-2001)
- (a) the provision of section 109(a) shall not apply;
 - (b) in addition to those uses normally permitted in an "M1" zone, the following additional uses shall be permitted:
 - (i) a restaurant contained within enclosed buildings or structures accessory to the principle manufacturing or industrial undertaking including storage warehouses and research establishments;
 - (ii) a dwelling unit not exceeding a maximum 67 m² of gross floor area shall be permitted for caretaking and/or security staff within enclosed buildings or structures accessory to the principle manufacturing or industrial undertaking including storage warehouses and research establishments;
 - (iii) business, professional, administrative or governmental offices provided that a maximum gross floor area of all buildings and structures on each block shall not exceed 0.5 times the lot area; (175-86)
 - (c) *deleted by By-law 175-86;*
 - (d) no sign shall be erected without the approval of City Council;
 - (e) notwithstanding section 109(c) of this By-law and for the purposes of this section, an office building or structure shall not be a permitted use unless such building or structure is accessory to the principle manufacturing or industrial undertaking including storage warehouses and research establishments;
 - (f) *deleted by By-law 859-81;*
 - (g) *deleted by By-law 859-81;*
 - (h) *deleted by By-law 859-81;*
 - (i) *deleted by By-law 859-81;*
 - (j) a maximum of 15% of the gross floor area of any individual industrial establishment may be used for ancillary retail sales and display of products manufactured, repaired or distributed at wholesale from the premises if such ancillary retail sales and display of products are contained within enclosed buildings or structures and are accessory to the principle manufacturing or industrial undertaking including storage warehouses and research establishments;
 - (k) *deleted by By-law 859-81;*
 - (l) *deleted by By-law 859-81;*
 - (m) *deleted by By-law 859-81;*
 - (n) *deleted by By-law 859-81;*
 - (o) *deleted by By-law 859-81;*
 - (p) the provisions of section 110(3) shall not apply;
 - (q) notwithstanding section 114(j) of this By-law and for the purposes of this section, the minimum frontage for all blocks fronting on Britannia Road East, Kennedy Road and Matheson Boulevard shall be 80 m;
 - (r) for the purposes of this section, "CORNER LOT" means the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting the street shall be deemed an exterior lot line.
- (SPA) **1031.** Notwithstanding their "M2" zoning designation, the lands delineated as "M2-1031" in Schedule "B" of this By-law, shall only be used in compliance with the "M2" zone provisions contained in this By-law, excepting however that: (20-80), (135-81)
- (a) the provisions of section 109(a) shall not apply;
 - (b) a dwelling unit not exceeding a maximum 67 m² of gross floor area shall be permitted for caretaking and/or security staff within enclosed buildings or structures accessory to the principle manufacturing or industrial undertaking including storage warehouses and research establishments;
 - (c) notwithstanding section 109(c) of this By-law and for the purposes of this section, an office building or structure shall not be a permitted use unless such building or structure is accessory to the principle manufacturing or industrial undertaking including storage warehouses and research establishments;
 - (d) *deleted by By-law 175-86;*
 - (e) no signs shall be erected without the approval of City Council;
 - (f) *deleted by By-law 859-81;*
 - (g) *deleted by By-law 859-81;*
 - (h) a maximum of 15% of the gross floor area of any individual industrial establishment may be used for ancillary retail sales and display of products manufactured, repaired or distributed at wholesale from the premises if such ancillary retail sales and display of products are contained within enclosed buildings or structures and are accessory to the principle manufacturing or industrial undertaking including storage warehouses and research establishments;
 - (i) *deleted by By-law 859-81;*
 - (j) *deleted by By-law 859-81;*
 - (k) *deleted by By-law 859-81;*
 - (l) *deleted by By-law 859-81;*
 - (m) *deleted by By-law 859-81;*
 - (n) notwithstanding section 110 of this By-law and for the purposes of this section, the provisions of section 110(2)(b), (2)(c) and (2)(d) shall apply.

- 1032.** Notwithstanding their "AC" zoning designation, the lands delineated as "AC-1032" in Schedule "B" of this By-law, shall only be used in compliance with the "AC" zone provisions contained in this By-law, excepting however that: (20-80), (729-83), (417-95), (0525-2000), (0028-2001), (0192-2005)
- (a) in addition to those uses normally permitted in an "AC" zone, the following additional uses shall be permitted:
 - (i) car wash connected with and forming an integral part of an automobile service station;
 - (ii) gas bar;
 - (iii) gas bar and car wash;
 - (iv) automobile sales room or lot;
 - (v) restaurant;
 - (vi) bank;
 - (vii) an automobile retail store with or without an automobile service depot;
 - (viii) hotel;
 - (b) the provisions of section 21 shall not apply;
 - (c) *deleted by By-law 987-86;*
 - (d) no signs shall be erected without the approval of City Council;
 - (e) *deleted by By-law 859-81;*
 - (f) *deleted by By-law 859-81;*
 - (g) *deleted by By-law 859-81;*
 - (h) *deleted by By-law 859-81;*
 - (i) *deleted by By-law 859-81;*
 - (j) *deleted by By-law 859-81;*
 - (k) *deleted by By-law 859-81;*
 - (l) *deleted by By-law 859-81;*
 - (m) *deleted by By-law 859-81;*
 - (n) the minimum frontage for all blocks fronting on Hurontario Street, Britannia Road East and Matheson Boulevard shall be 80 m;
 - (o) for the purposes of this section, "CORNER LOT" means the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting the street shall be deemed an exterior lot line.
- 1033.** Notwithstanding their "RCL1" zoning designation, the lands delineated as "RCL1-1033" in Schedule "B" of this By-law, shall only be used for Restricted Commercial purposes and/or Industrial purposes, subject to compliance with the following regulations: (20-80), (365-99)
- (1) Restricted Commercial uses shall only be permitted in compliance with the "RCL1" zone provisions contained in this By-law, excepting however that:
 - (a) the provisions of sections 21, 108(3)(c), 108(4)(a), (b), (c), (d), (e), (f), (g), (h) and 108(5)(b)(i) shall not apply;
 - (b) *deleted by By-law 987-86;*
 - (c) no signs shall be erected without the approval of City Council;
 - (d) the maximum gross floor area of any building or structure shall not exceed 1.0 times the lot area;
 - (e) a maximum of 10% of the gross floor area of any building or structure may be used for Miscellaneous Uses;
 - (f) notwithstanding section 108(3)(d) of this By-law and for the purposes of this section, "Miscellaneous Uses" shall mean a restaurant, a drug store, a dispensary, a barber's shop, a hairdressing and beauty salon, printing and copying establishments, and shops for the sale of photographic and office supplies;
 - (g) *deleted by By-law 859-81;*
 - (h) *deleted by By-law 859-81;*
 - (i) *deleted by By-law 859-81;*
 - (j) *deleted by By-law 859-81;*
 - (k) *deleted by By-law 859-81;*
 - (l) *deleted by By-law 859-81;*
 - (2) Industrial uses shall only be permitted in compliance with section 1030 of this By-law.

1034. Notwithstanding their "AC2" zoning designation, in addition to those uses permitted in an "AC2" zone, the lands delineated as "AC2-1034" in Schedule "B" of this By-law may also be used for the retail sale of paint, wallpaper and hardware items, subject to compliance with the "AC2" zone provisions contained in the By-law and further subject to compliance with the following additional regulations: (27-80)

- (a) *deleted by By-law 987-86;*
- (b) no signs shall be erected without the approval of the City;
- (c) motor vehicle parking facilities shall be provided at the rate of 5.4 parking spaces for each 100 m² of gross floor area devoted to retail sale;
- (d) for the purpose of this section, "GROSS FLOOR AREA DEVOTED TO RETAIL SALE" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but shall exclude any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade other than that used for retail commercial or office purposes;
- (e) for the purposes of this section, "PARKING SPACE" means an area of not less than 16.5 m² exclusive of driveways or aisles for the temporary parking or storage of motor vehicles.

1035. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1035" in Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, excepting however that: (23-80), (22-80), (193-81)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	408 m ²	12 m
Corner	510 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 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 (j);
- (l) in the case of a corner lot the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting the street shall be deemed an exterior lot line.

1036. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1036" in Schedule "B" of this By-law shall only be used in compliance with the "RM1" zone provisions contained in this By-law, excepting however that: (23-80), (22-80), (193-81), (704-82)

- (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 660 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 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) every lot shall have a rear yard of at least 7.5 m in depth;
- (m) in the case of a corner lot the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting the street shall be deemed an exterior side lot line.

1037. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1037" 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: (23-80), (22-80), (193-81), (704-82)

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

(i)

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 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 (x);
 - (xii) in the case of a corner lot the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting the street shall be deemed an exterior side lot line;
- (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 450 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;
 - (xv) in the case of a corner lot the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting the street shall be deemed an exterior side lot line;

- (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 of at least 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 of at least 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 at least 7.5 m;
 - (vii) every front yard shall have a minimum depth of at least 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.

1038. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1038" 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: *(293-80), (267-85)*

- (a) the minimum number of detached and/or semi-detached dwelling units shall represent no fewer than 20% of the total number of dwelling units constructed in the "RM5-1038" zone;
- (b) *deleted by By-law 267-85;*
- (c) 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 paragraphs (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;

- (d) 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), and (b) 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;
- (e) *deleted by By-law 267-85.*

1039. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1039" on 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: *(558-81), (267-83)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m ²	12 m

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (3) the side yards of every lot shall have a minimum width of 1.2 m. *(551-83)*

(SPA) **1040.** Notwithstanding their "RM7D5" zoning designation, the lands delineated as "RM7D5-1040" in Schedule "B" of this By-law, shall only be used for the erection of an apartment house in compliance with the "RM7D5" zone provisions contained in this By-law and subject to compliance with the following additional regulation: *(69-81)*

- (a) notwithstanding the provisions contained in section 44(12) of this By-law the gross floor area of all buildings and structures shall not exceed 39 195 m². *(862-81)*

1041. *Deleted by By-law 779-81. (69-81)*

(SPA) **1042.** Notwithstanding their "RM7D5" zoning designation, the lands delineated as "RM7D5-1042" in Schedule "B" of this By-law, shall only be used for the erection of an apartment house which may include a variety store, in compliance with the "RM7D5" zone provisions contained in this By-law and subject to compliance with the following additional regulations: *(69-81)*

- (a) a variety store is only permitted on the ground floor of an apartment house;
- (b) the gross floor area or any such variety store shall not exceed 157 m²;
- (c) no exterior windows or signs shall be used for the display of merchandise, identification or advertising;
- (d) no cooking or other preparation of food shall be undertaken in a variety store permitted by this section;
- (e) *deleted by By-law 987-86;*
- (f) any lot, building or structure which lawfully exists on the day this section is enacted (1981 Mar. 13) is deemed to comply with the provisions of this section notwithstanding that the said lot, building or structure may not actually comply with the "RM7D5" zone provisions;
- (g) notwithstanding the provisions contained in section 44(12) of this By-law the gross floor area of all buildings and structures shall not exceed 27 057 m².

- (SPA) **1043.** Notwithstanding their "RM7D5" zoning designation, the lands delineated as "RM7D5-1043" in Schedule "B" of this By-law shall only be used for the erection of apartment houses in compliance with the "RM7D5" zone provisions contained in this By-law and subject to compliance with the following additional regulations; *(69-81)*
- (a) any lot, building or structure which lawfully exists on the day this section is enacted (1981 Mar. 13) is deemed to comply with the provisions of this section, notwithstanding that the said lot, building or structure may not actually comply with the "RM7D5" zone provisions;
 - (b) notwithstanding the provisions contained in section 44(12) of this By-law the gross floor area of all buildings and structures shall not exceed 22 799 m².
- (SPA) **1044.** Notwithstanding their "RM7D5" zoning designation, the lands delineated as "RM7D5-1044" in Schedule "B" of this By-law shall only be used for the erection of apartment houses in compliance with the "RM7D5" zone provisions contained in this By-law and subject to compliance with the following additional regulations; *(69-81)*
- (a) any lot, building or structure which lawfully exists on the day this section is enacted (1981 Mar. 13) is deemed to comply with the provisions of this section, notwithstanding that the said lot, building or structure may not actually comply with the "RM7D5" zone provisions;
 - (b) notwithstanding the provisions contained in section 44(12) of this By-law the gross floor area of all buildings and structures shall not exceed 28 207 m².
- 1045.** Notwithstanding their "AC3" zoning designation, the lands delineated as "AC3-1045" in Schedule "B" of this By-law may be used for the purpose of: *(643-80)*
- (1) automobile repair garages and related retail sales with or without an outlet for the sale of new and/or used automobiles;
 - (2) the area shown on Schedule "A" attached to By-law 643-80 as "a" may also be used for the retail sale of bicycles, tricycles and other related retail sales and motorized garden care merchandise such as lawnmowers and border trimmers; subject to compliance with the "AC3" zone provisions contained in this By-law and subject to compliance with the following additional regulations:
 - (a) no signs shall be erected without the approval of City Council;
 - (b) *deleted by By-law 987-86.*
- 1046.** *Deleted by By-law 942-85. (288-80)*
- (SPA) **1047.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1047" on Schedule "B" of this By-law shall only be used in compliance with the "R1" zone provisions contained in this By-law except that: *(288-80), (610-90)*
- (1) the minimum total width of the side yards of every lot other than a corner lot shall be:
 - (a) 20% of the lot width for a one storey dwelling unit;
 - (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;
 provided however that the side yards shall have a minimum width of 1.8 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;
 - (2) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
 - (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
 - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
 - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
 - (3) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
 - (4) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
 - (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
 - (6) notwithstanding any provision of this By-law to the contrary any dwelling unit in existence on or before the day this section comes into force (1990 Nov. 12), any lot which lawfully exists on or before the day this section comes into force, any dwelling unit for which a building permit has been issued on or before the day this section comes into force, or any dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force are considered to be in compliance with the zone provisions contained in this section.
- (SPA) **1048.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1048" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law except that: *(288-80), (150-83), (518-83), (610-90), (0332-2000)*
- (1) the minimum total width of the side yards of every lot other than a corner lot shall be:
 - (a) 20% of the lot width for a one storey dwelling unit;
 - (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;
 provided however that the side yards shall have a minimum width of 1.8 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;

- (2) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
- (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
 - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
 - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (3) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (4) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
- (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (6) the area and frontage of lots shall conform to the following requirements:

Minimum Lot Area	Minimum Lot Frontage
720 m ²	20 m

- (7) notwithstanding any provision of this By-law to the contrary any dwelling unit in existence on or before the day this section comes into force (1990 Nov. 12), any lot which lawfully exist on or before the day this section comes into force, any dwelling unit for which a building permit has been issued on or before the day this section comes into force, or any dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force are considered to be in compliance with the zone provisions contained in this section.

1051. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1051" 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: (294-80), (720-80)

- (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) notwithstanding paragraphs (b) and (c) above, no garage shall be located closer than 6 m to any street line;
- (e) every corner lot shall have an interior side yard of at least 1.2 m in width;
- (f) every lot other than a corner lot shall have a side yard of at least 1.2 m in width;
- (g) every lot shall have a rear yard of at least 7.5 m in depth;
- (h) at least 2 parking spaces shall be provided on the lot;
- (i) 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 (h);
- (j) the maximum gross floor area of all buildings and structures shall not exceed 0.60 times the lot area.

1052. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1052" 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 subject to compliance with the following: (917-81)

- (1) each one family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:
- (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) every lot shall have a minimum front yard of 4.5 m;
- (c) every lot other than a corner lot, shall have minimum side yards of:
 - (1) 1.2 m; or,
 - (2) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (3) 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 paragraph (c)(2) and (3) of this subsection, 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 a minimum interior side yard of 1.2 m;
 - (f) every corner lot shall have a minimum exterior side yard of 4.5 m;
 - (g) every lot shall have a minimum rear yard of 7.5 m;
 - (h) notwithstanding paragraph (b) and (f) of this subsection, no garage shall be located closer than 6 m to any street line;
 - (i) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;
 - (j) 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;
 - (k) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
 - (l) a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (2) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:
- (a) the provisions of sections 44(17)(a), (b), (c), (d) and (e), 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i) and (n) and (3)(a), (b) and (d) shall not apply;
 - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	15 m
Corner	600 m ²	19.5 m

- (c) every corner lot shall have a minimum front yard of 4.5 m;
 - (d) every corner lot shall have a minimum exterior side yard of 4.5 m;
 - (e) every corner lot shall have a minimum interior side yard of 1.2 m;
 - (f) every lot other than a corner lot shall have minimum side yards of:
 - (1) 1.2 m; or,
 - (2) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (3) 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;
 - (g) notwithstanding paragraphs (f)(2) and (3) of this subsection in no event shall the total width of side yards on any lot be less than 1.8 m;
 - (h) every lot shall have a minimum rear yard of 7.5 m;
 - (i) notwithstanding paragraphs (c) and (d) of this subsection no garage shall be located closer than 6 m to any street line;
 - (j) the maximum gross floor area of all buildings or structures shall not exceed 0.70 times the lot area;
 - (k) 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;
 - (l) for every dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (3) each row dwelling unit shall comply with the "RM5" zone provisions contained in this By-law excepting however that:
- (a) the provisions of section 44(4), (5), (6), (7), (10), (11), (12), (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;
 - (b) 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

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every lot shall have a minimum rear yard of 7.5 m;
- (e) notwithstanding paragraph (c) of this subsection, no garage shall be located closer than 6 m to any street line;
- (f) 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;
- (g) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (h) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;

- (i) 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;
- (j) for each dwelling unit a maximum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (k) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (l) the minimum distance of 6 m referred to in paragraph (k) of this subsection, 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;
- (m) notwithstanding paragraphs (k) and (l) of this subsection, 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 paragraph (j) of this subsection, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit.

(SPA) **1053.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-1053" in Schedule "B" of this By-law shall only be used for commercial purposes in compliance with the following: *(1083-81)*

- (1) for the purposes of this section:
 - (a) "GROSS LEASABLE AREA" means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales areas, display areas, storage areas, but excluding storage areas below established grade and common areas;
 - (b) "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of outside walls but shall exclude any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells, or any parts of the building below established grade other than that used for retail commercial or office purposes;
- (2) no person shall use land or erect or use any building or structure except for one or more of the following commercial uses:
 - (a) art or antique shop;
 - (b) bank, financial institution or money lending agency to a maximum gross floor area of 233 m²;
 - (c) barber shop or beauty parlour;
 - (d) business or professional office;
 - (e) clothes cleaning agency or pressing establishment;
 - (f) dressmaking or tailoring establishment;
 - (g) shoe repair shop;
 - (h) shop in which new goods are sold at retail, including a book or stationery shop, photographic supply shop, florist, jewellery store, furniture store, hardware store, sporting goods store, and a linen, bath or drapery outlet, but excluding the sale of food; *(307-84)*
 - (i) artist studio;
 - (j) a pharmacy in which at least 60% of the gross leasable area is used for the sale of pharmaceutical products only: *(307-84)*
 - (i) for the purposes of clause 2(j), "PHARMACEUTICAL PRODUCTS" means any substance or preparation containing any substance manufactured, or sold for use in the diagnosis, treatment, mitigation or prevention of a disease, disorder, abnormal physical or mental state in humans but does not include any substance manufactured or offered for sale or sold as, or as part of, a food, drink or cosmetic;
- (3) (a) where any building or structure or part 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 minimum requirements set out in Column 2 of the said schedule;
- (b) the following is the schedule referred to:

Column 1	Column 2
Land Use	Minimum Required Parking Facilities
Retail Commercial	4.3 parking spaces for each 100 m ² of GFA
Business or Professional Office	3.2 parking spaces for each 100 m ² of GFA
Bank	8.0 parking spaces for the first 185 m ² of GFA plus 6.5 parking spaces for each additional 100 m ² of GFA
The Office of a Physician, Dentist or Drugless Practitioner	5.0 parking spaces for each physician, dentist or drugless practitioner

- (4) no signs shall be erected without the approval of City Council;
- (5) the provisions of subsection 22C(2) shall not apply. *(307-84)*

1054. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1054" 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: (631-80)

- (1) the provisions of section 44(4), (5), (6), (7), (10), (11), (12), (13), (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 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;
- (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.

1055. Notwithstanding their "RM7D3" zoning designation, the lands delineated as "RM7D3-1055" 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: (631-80)

- (1) the maximum number of dwelling units constructed shall not exceed the rate of 86 units per ha.

1056. Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-1056" 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: (631-80)

- (1) the maximum number of dwelling units constructed shall not exceed the rate of 113 units per ha;
- (2) the maximum gross floor area of all buildings or structures shall not exceed 1.25 times the lot area.

1057. Notwithstanding their "R3" zoning designation the lands delineated as "R3-1057" 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: (450-80)

- (1) 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

- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) every lot other than a corner lot, shall have minimum side yards of:
 - (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;
- (4) notwithstanding paragraphs (b) and (c) of subsection (3) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (5) every corner lot shall have a minimum interior side yard width of 1.2 m;

- (6) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (7) the maximum coverage of all buildings or structures shall not exceed 37% of the lot area;
- (8) notwithstanding subsection (6) above, no garage shall be located closer than 6 m to any street line;
- (9) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1058. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1058" 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: (450-80)

- (1) 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

- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) every lot other than a corner lot shall have a minimum yard of:
 - (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;
- (4) notwithstanding paragraphs (b) and (c) of subsection (3) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (5) every corner lot shall have a minimum interior side yard of 1.2 m;
- (6) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (7) every lot shall have a minimum rear yard setback of 13.5 m;
- (8) the maximum coverage of all buildings or structures shall not exceed 37% of the lot area;
- (9) notwithstanding subsection (6) above, no garage shall be located closer than 6 m to any street line;
- (10) every dwelling unit shall have a private garage comprising of a minimum area of 16.5 m².

1059. Notwithstanding their "RM1" zoning designation the lands delineated as "RM1-1059" 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: (450-80)

- (1) the provisions of section 45(2)(f), (g) and (h) and (3)(a) shall not apply;
- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) every lot other than a corner lot shall have minimum side yards of:
 - (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;
- (4) notwithstanding paragraphs (b) and (c) of subsection (3) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (5) every corner lot shall have a minimum interior side yard of 1.2 m;
- (6) every corner lot shall have a minimum exterior side yard of at least 4.5 m;
- (7) notwithstanding subsection (6) above, no garage shall be located closer than 6 m to any street line;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1060. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1060" 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: (450-80)

- (1) the provisions of section 45(2)(f), (g), (h) and (i) and (3)(a) shall not apply;
- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) every lot other than a corner lot, shall have minimum side yards of:
 - (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;

- (4) notwithstanding paragraphs (b) and (c) of subsection (3) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (5) every corner lot shall have a minimum interior side yard of 1.2 m;
- (6) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (7) every lot shall have a minimum rear yard setback of 13.5 m;
- (8) notwithstanding subsection (6) above, no garage shall be located closer than 6 m to any street line;
- (9) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1061. Notwithstanding their "R2" zoning designation, the lands delineated as "R2-1061" 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, excepting however that: *(502-80)*

- (1) every corner lot shall have:
 - (a) a minimum front yard of 6 m;
 - (b) a minimum exterior side yard of 6 m;
 - (c) a minimum interior side yard of 1.2 m plus 0.61 m for each additional storey above one;
- (2) every lot other than a corner lot shall have:
 - (a) a minimum front yard of 7.5 m;
 - (b) minimum side yards of 1.2 m plus 0.61 m for each additional storey above one.

1062. Notwithstanding their "R2" zoning designation, the lands delineated as "R2-1062" on 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, excepting however that: *(502-80)*

- (1) every lot other than a corner lot shall have:
 - (a) a minimum front yard of 7.5 m;
 - (b) minimum side yards of 1.2 m plus 0.61 m for each additional storey above one;
- (2) no building or structure shall be erected within 11.5 m of the rear lot line;
- (3) no swimming pool shall be located within 5.5 m of the rear lot line.

1063. Notwithstanding their "R3" zoning designation, the lot delineated as "R3-1063" on Schedule "B" of this By-law shall only be used for the purpose of a one-family detached dwelling in compliance with the "R3" zone provisions contained in this By-law, excepting however that: *(502-80)*

- (1) for the dwelling unit which exists on the day of enactment of this section, the minimum front yard shall be 2.75 m.

(SPA) **1064.** Notwithstanding their "RCL1" zoning designation, the lands delineated as "RCL1-1064" in Schedule "B" of this By-law, shall only be used for business, professional, administrative or governmental offices and accessory uses subject to compliance with the following: *(910-80)*

- (1) for the purposes of this section, accessory uses shall include a drug store, a dispensary, a barber's shop, a hairdressing and beauty salon provided that any such use is contained within a building or structure erected for office purposes, and the gross floor area devoted to all accessory uses shall be limited to 10% of the total gross floor area of any building or structure;
- (2) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but shall exclude any parts of the building used for mechanical equipment related to the operation and maintenance of the building, stairwells, washrooms, elevators or any parts of the building below established grade other than that used for office and retail commercial purposes;
- (3) for the purposes of this section, "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.75 m and a minimum length of at least 6 m, exclusive of aisles and driveways;
- (4) the maximum total gross floor area of all buildings or structures shall be 2 250 m²;
- (5) the provisions of section 108(4)(b), (f) and (h) shall apply;
- (6) motor vehicle parking facilities shall be provided at the rate of 3.2 parking spaces for each 100 m² of gross floor area used for office purposes and accessory uses;
- (7) notwithstanding subsection (6) of this section, where any building or 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 physician, dentist, or drugless practitioner;
- (8) no signs shall be erected without the approval of City Council.

(SPA) **1065.** Notwithstanding their "M1" zoning designation, in addition to those uses permitted in an "M1" zone, the lands delineated as "M1-1065" in Schedule "B" of this By-law may also be used for the purposes of: (644-80)

- (1) retail sale of furniture, appliances, electrical fixtures, carpet and floor coverings, plumbing fixtures and building supplies and a restaurant contained within enclosed buildings or structures accessory to the principal manufacturing, industrial undertaking or retail operation; subject to compliance with the "M1" zone provisions contained in this By-law and further subject to compliance with the following additional regulations:
 - (a) no signs shall be erected without the approval of the City;
 - (b) a maximum of 50% of the gross floor area may be used for retail sales as described in this subsection, including a restaurant;
 - (c) motor vehicle parking facilities shall be provided at the rate of:
 - (i) 2.0 parking spaces per 100 m² of gross floor area devoted to an industrial and/or manufacturing operation;
 - (ii) 1.1 parking spaces per 100 m² of gross floor area devoted to a warehousing operation;
 - (iii) 2.9 parking spaces per 100 m² of gross floor area devoted to a retail operation and/or office purposes;
 - (iv) 1.6 parking spaces per 100 m² of gross floor area devoted to the retail sale of furniture, appliances or carpets;
 - (v) 12.4 parking spaces per 100 m² of gross floor area - restaurant, devoted to a restaurant;
 - (d) "GROSS FLOOR AREA" (GFA) means the aggregate of the areas of each storey above or below established grade, measured from the exteriors of outside walls, but shall exclude any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, or any parts of the building below established grade other than that used for retail commercial or office purposes;
 - (e) "GROSS FLOOR AREA - RESTAURANT" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
 - (f) "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.75 m and a minimum length of at least 6 m exclusive of aisles and driveways.

1066. Deleted by By-law 83-87. (655-80)

(SPA) **1069.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1069" 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: (36-81), (148-88), (491-92)

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

- (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) every lot shall have a minimum front yard of 4.5 m;
 - (c) every lot other than a corner lot, shall have minimum side yards of:
 - (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; but the total width of side yards on any lot shall not be less than 1.8 m;
 - (d) every corner lot shall have a minimum interior side yard of 1.2 m;
 - (e) every corner lot shall have a minimum exterior side yard of 4.5 m;
 - (f) every lot shall have a minimum rear yard of 7.5 m;
 - (g) notwithstanding paragraphs (b) and (e) of this subsection, no garage shall be located closer than 6 m to any street line;
 - (h) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;
 - (i) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
 - (j) a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
 - (k) a parking space on a 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 paragraph (j) of this subsection;
- (2) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:
 - (a) the provisions of section 44(17)(a), (b), (c), (d), (e), (g), (i) and (j), section 45(2)(a), (b), (c), (d), (f), (g), (h), (i) and (n), and section (45)(3)(a) and (b) shall not apply;

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	15 m
Corner	600 m ²	19.5 m

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (e) every corner lot shall have a minimum interior side yard of 1.2 m;
- (f) every lot other than a corner lot shall have minimum side yards of:
- (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; but the total width of side yards on any lot shall not be less than 1.8 m;
- (g) every lot shall have a minimum rear yard of 7.5 m;
- (h) notwithstanding paragraphs (c) and (d) of this subsection, no garage shall be located closer than 6 m to any street line;
- (i) the maximum gross floor area of all buildings or structures shall not exceed 0.70 times the lot area;
- (j) for every dwelling unit, a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (k) a parking spaces on a driveway serving as an access to a second parking space that is within a 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 paragraph (j) of this subsection;
- (3) each row dwelling unit shall comply with the "RM5" zone provisions contained in this By-law excepting however that:

- (a) the provisions of section 44(4), (5), (6), (7), (10), (11), (12), (13), (14), (15), (16), (17)(a), (b), (c), (d), (e), (g), (i) and (j), (21), (23) and (24) and section 49 of this By-law shall not apply;
- (b) 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

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every lot shall have a minimum rear yard of 7.5 m;
- (e) 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;
- (f) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (g) notwithstanding paragraphs (c) and (f) of this subsection, no garage shall be located closer than 6 m to any street line;
- (h) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (i) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (j) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (k) the minimum distance of 6 m referred to in paragraph (j) of this subsection, 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;
- (l) notwithstanding paragraphs (j) and (k) of this subsection, 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 paragraph (i) of this subsection, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit;
- (4) for the purposes 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.

(SPA) **1070.** Notwithstanding their "RM7D4" zoning designation the lands delineated as "RM7D4-1070" 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, and the following: *(36-81)*

- (a) the maximum number of dwelling units constructed shall not exceed the rate of 86 units per ha.

(SPA) **1071.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-1071" 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: *(36-81)*

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

1072. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1072" 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 subject to compliance with the following: *(653-80)*

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

- (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) every lot shall have a minimum front yard of 4.5 m;
- (c) every lot other than a corner lot, shall have minimum side yards of:
 - (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;
 - (iv) notwithstanding (ii) and (iii) of this subparagraph, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (d) every corner lot shall have a minimum interior side yard of 1.2 m;
- (e) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (f) every lot shall have a minimum rear yard of 7.5 m;
- (g) notwithstanding paragraphs (b) and (f) of this subsection, no garage shall be located closer than 6 m to any street line;
- (h) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;
- (i) 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;
- (j) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (k) a minimum of two motor vehicle parking spaces shall be provided and maintained on the lot;

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

- (a) the provisions of sections 44(13), (17)(a), (b), (c), (d) and (e), 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i) and (n) and (3)(a), (b) and (d) of this By-law shall not apply;
- (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	15 m
Corner	600 m ²	19.5 m

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (e) every corner lot shall have a minimum interior side yard of 1.2 m;
- (f) every lot other than a corner lot, shall have minimum side yards of:
 - (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;
 - (iv) notwithstanding (ii) and (iii) of this subparagraph in no event shall the total width of side yards on any lot be less than 1.8 m;
- (g) every lot shall have a minimum rear yard of 7.5 m;
- (h) notwithstanding paragraphs (c) and (d) of this subsection no garage shall be located closer than 6 m to any street line;
- (i) the maximum gross floor area of all buildings or structures shall not exceed 0.70 times the lot area;

- (j) 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;
 - (k) for every dwelling unit a minimum of two motor vehicle parking spaces shall be provided and maintained on the lot;
- (3) each row dwelling unit shall comply with the "RM5" zone provisions contained in this By-law excepting however that:
- (a) the provisions of section 44(4), (5), (6), (7), (10), (11), (12), (13), (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;
 - (b) 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

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every lot shall have a minimum rear yard of 7.5 m;
- (e) notwithstanding paragraph (c) of this subsection no garage shall be located closer than 6 m to any street line;
- (f) 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;
- (g) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (h) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (i) 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;
- (j) for each dwelling unit a minimum of two motor vehicle parking spaces shall be provided and maintained on the lot;
- (k) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (l) the minimum distance of 6 m referred to in paragraph (k) of this subsection, 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;
- (m) notwithstanding paragraphs (k) and (l) of this subsection, 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 (j) of this subsection, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit.

(SPA) **1073.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1073" 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 additional regulation: (837-80)

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

(SPA) **1074.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1074" 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: (654-80)

- (1) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:
 - (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) every lot shall have a minimum front yard of 4.5 m;
- (c) every lot other than a corner lot, shall have minimum side yards of:
 - (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;
 - (iv) notwithstanding (ii) and (iii) of this paragraph, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (d) every corner lot shall have a minimum interior side yard of 1.2 m;
- (e) every corner lot shall have a minimum exterior side yard of 4.5 m;

- (f) every lot shall have a minimum rear yard of 7.5 m;
 - (g) notwithstanding paragraphs (b) and (e) of this subsection, no garage shall be located closer than 6 m to any street line;
 - (h) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;
 - (i) 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;
 - (j) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
 - (k) a minimum of two motor vehicle parking spaces shall be provided and maintained on the lot;
 - (l) 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 (k);
- (2) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:
- (a) the provisions of sections 44(13), (17)(a), (b), (c), (d) and (e), 45(2)(a), (b), (c), (d), (e), (g), (h), (i) and (n) and (3)(a), (b) and (d) of this By-law shall not apply;
 - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	15 m
Corner	600 m ²	19.5 m

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (e) every corner lot shall have a minimum interior side yard of 1.2 m;
- (f) every lot other than a corner lot, shall have minimum side yards of:
 - (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;
 - (iv) notwithstanding (ii) and (iii) of this paragraph in no event shall the total width of side yards on any lot be less than 1.8 m;
- (g) every lot shall have a minimum rear yard of 7.5 m;
- (h) notwithstanding paragraphs (c) and (d) of this subsection no garage shall be located closer than 6 m to any street line;
- (i) the maximum gross floor area of all buildings or structures shall not exceed 0.70 times the lot area;
- (j) 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;
- (k) for every dwelling unit a minimum of two motor vehicle parking spaces shall be provided and maintained on the lot;
- (l) 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 (k).

1075. Deleted by By-law 768-82. (911-80), (147-82)

1076. Deleted by By-law 0005-2001. (582-80), (866-82), (7-91)

1077. Deleted by By-law 0005-2001. (582-80), (7-91)

1078. Deleted by By-law 0005-2001. (582-80), (791-83), (7-91)

(SPA) **1079.** Notwithstanding their "RCL1" zoning designation, the lands delineated as "RCL1-1079" in Schedule "B" of this By-law shall only be used for restricted commercial purposes and retail purposes, subject to compliance with the following regulations: (751-80)

- (1) in addition to those uses normally permitted in an "RCL1" zone, excepting a private club, the following additional uses shall be permitted:
 - (a) an art or antique shop; a baked goods shop; blueprinting establishment; clothes or furniture cleaning agency or pressing establishment; commercial school; dressmaking or tailoring establishment; diaper supply service; a drug store; a tavern; laundromat; recreational establishment, used for bowling and dancing purposes only; shoe repair shop; shop in which new goods other than food are sold at retail; upholstering and furniture repairing in connection with a retail store; commercial parking lot; garage for storage of commercial vehicles or private vehicles incidental to use of premises;
 - (b) a convenience restaurant not exceeding 280 m² of the total gross floor area forming an integral part of the gross floor area devoted to retail; (433-83)
 - (c) a dwelling unit not exceeding a maximum 100 m² of gross floor area shall be permitted for caretaking and/or security staff within enclosed buildings or structures accessory to the principal undertaking;
 - (d) a food store not exceeding a maximum 1 000 m² of gross floor area;
- (2) the maximum total gross floor area shall not exceed 14 110 m² of which a maximum of 4 230 m² shall be used for the uses outlined in (1)(a), (b), (c) and (d) above and a remainder of 9 880 m² shall only be used for office or hotel purposes;
- (3) in this section:
 - (a) "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but shall exclude any parts of the building used for mechanical equipment related to the operation and maintenance of the building, stairwells, washrooms, elevators or any parts of the building below established grade other than that used for office and retail commercial purposes;
 - (b) "GROSS FLOOR AREA - RESTAURANT" means the aggregate of the area of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
 - (c) "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales areas, display areas, storage areas, but excluding storage areas below established grade and common areas;
 - (d) "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.75 m and minimum length of at least 6 m exclusive of aisles and driveways;
 - (e) "FOOD STORE" means a retail establishment which is engaged in the business of selling food items such as groceries, fresh meat, fruits, vegetables, or baked goods, to the general public;
 - (f) "TAVERN" means a building or place having as its primary purpose the sale and consumption of alcoholic beverages on the premises only, and shall include a lounge, beverage room, and a public house licensed under the *Liquor License Act of Ontario*, but shall exclude a dining room, restaurant, dining lounge or club where full course meals are served;
 - (g) "GENERAL RETAIL ESTABLISHMENT/PERSONAL SERVICE SHOP" means a building or place where goods or materials are sold or kept for sale to the general public or where services are provided and administered to individual and personal needs and without limiting the generality of the foregoing, shall include barber shops, hairdressing shops and shoe repair shops;
 - (h) "MEDICAL BUILDING" means a building or part thereof, other than a hospital, which is used for consultation, examination and therapeutical treatment by physicians, dentists and drugless practitioners;
 - (i) "LOADING SPACE" means a rectangular area on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial motor vehicle while loading or unloading goods. A loading space shall have a minimum width of 3.5 m, a minimum length of 9 m and a minimum overhead clearance of 4.25 m at all points;
 - (j) "COMMERCIAL PARKING LOT" means an area for temporary parking or storage of motor vehicles where a charge may be made for parking and which shall have an asphalt pavement;
- (4) where any person uses land for or incidental to a purpose set forth in Column 1 in Schedule "A" of this section, he shall provide parking and loading spaces in accordance with the minimum standards in Column 2:

SCHEDULE "A" - PARKING STANDARDS	
Column 1	Column 2
Offices	3.2 spaces per 100 m ² GFA
Medical Building	5.0 spaces per practitioner
General Retail Establishment/ Personal Service Shop	5.4 spaces per 100 m ² GLA
Tavern	0.4 spaces per licensed person
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant (433-83)	25.0 spaces per 100 m ² GFA (Restaurant)
Food Store	5.9 spaces per 100 m ² GFA
Laundromat/Dry Cleaning	5.4 spaces per 100 m ² GFA

Loading Spaces	
Retail Commercial	1.0 spaces 0 - 2 350 m ² GFA 2.0 spaces 2 351 - 7 450 m ² GFA 3.0 spaces 7 451 - 14 000 m ² GFA 1.0 spaces each additional 9 300 m ² GFA or portion thereof
Office Commercial	1.0 spaces 2 350 - 11 600 m ² GFA 1.0 spaces each additional 9 300 m ² GFA or portion thereof

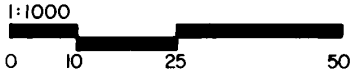
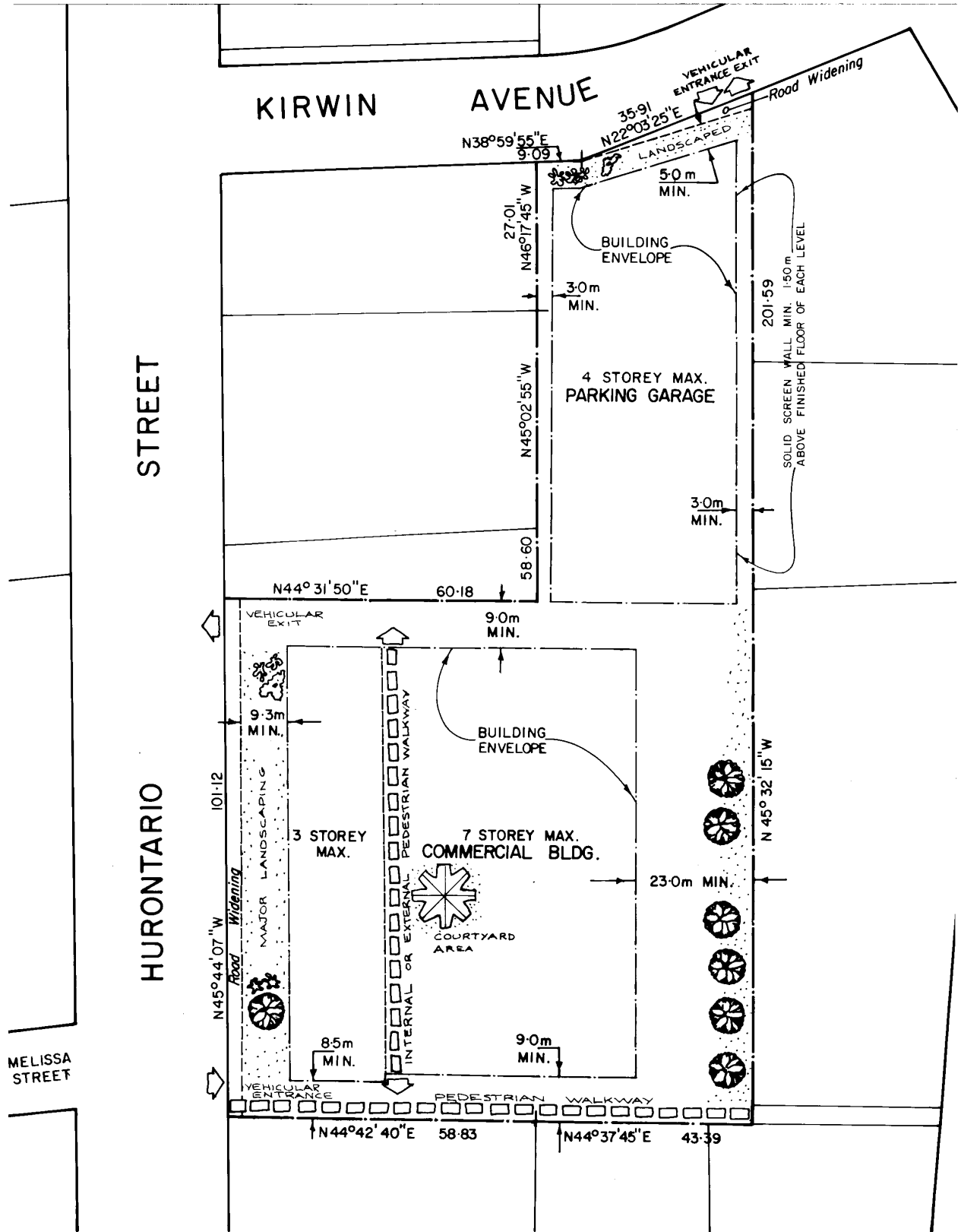
- (5) (a) in addition to the provisions of subsection (4) of this section, where the use is mixed use development the parking may be calculated by using the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	100	90	95	10
Retail	80	65	100	100
Restaurant	20	75	30	100
TOTAL				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	10	10	10	10
Retail	80	100	50	100
Restaurant	20	100	50	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirement for each use contained within the development (i.e. office) as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period (i.e. noon) contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for that specific mixed use development and shall be applied to reduce the requirements made under subsection (4).

- (b) in this subsection "MIXED USE DEVELOPMENT" means:
- (i) non-office space (retail, restaurant, recreational) in an office building (a building that has as its predominant function the provision of office space) which does not exceed 30% of the gross floor area devoted to office uses;
 - (ii) office space in a retail building;
- (6) in no case shall parking be closer than 2.5 m from any street lines or Residential zones;
- (7) all site development plans shall conform to the provision of Schedule "I" of this section;
- (8) no signs shall be erected without the approval of City Council;
- (9) the minimum landscaped open space shall be 10% of the lot area.



THIS IS SECTION 1079-
SCHEDULE 'I' TO
BY-LAW 751-80 PASSED BY
COUNCIL ON 15 October 1980

" H. McCallion "

MAYOR

" T. L. Julian "

CLERK

CITY OF MISSISSAUGA

(SPA) **1080.** Notwithstanding their "RM7D3" zoning designation, the lands delineated as "RM7D3-1080" 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: (927-80)

- (1) the maximum number of dwelling units constructed shall not exceed the rate of 86 units per ha.

(SPA) **1081.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1081" in Schedule "B" of the 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: (927-80)

- (1) the provisions of section 44(4), (5), (6), (7), (10), (11), (12), (17)(a), (b), (c), (d), (e), (g) and (i), (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) 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;
- (6) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (7) notwithstanding subsections (3) and (6) of this section, no garage shall be located closer than 6 m to any street line;
- (8) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (9) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (10) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (11) the minimum distance of 6 m referred to in subsection (10) 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;
- (12) notwithstanding subsections (10) and (11) 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 (9) of this section, provided such parking spaces shall not be used for computing the required minimum parking requirements of any other dwelling unit.

(SPA) **1082.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1082" in Schedule "B" of this By-law shall not be used for the erection thereon of any buildings or structures, for the outdoor storage of equipment and materials, or for parking. (190-81), (938-85)

(SPA) **1083.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1083" 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: (190-81)

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

(SPA) **1084.** Notwithstanding their "RM7D3" zoning designation, the lands delineated as "RM7D3-1084" in Schedule "B" of this By-law shall only be used for the erection of both an apartment house and row dwellings in compliance with the following: (188-81)

- (1) the apartment house shall comply with the following regulations:
 - (a) subsections (13) and (17) of section 44 shall apply;
 - (b) the maximum gross floor area of the apartment house shall not exceed 6 902 m²;
 - (c) the total number of dwelling units constructed shall not exceed 98;
- (2) the total number of row dwelling units constructed shall not exceed 27;
- (3) each row dwelling unit shall comply with the following regulations:
 - (a) 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

- (b) every lot shall have a minimum front yard of 4.5 m;
- (c) every lot shall have a minimum rear yard of 7.5 m;
- (d) notwithstanding paragraph (b) of this subsection, no garage shall be located closer than 6 m to any street line;

- (e) 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;
- (f) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (g) the maximum gross floor area of each row dwelling unit shall not exceed 0.75 times the lot area;
- (h) for the purpose of this subsection, "GROSS FLOOR AREA OF A ROW DWELLING UNIT" means the aggregate of the areas of each storey above established grade measured from the exterior of outside walls, but shall exclude any part of the building used for parking of motor vehicles;
- (i) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (j) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (k) notwithstanding paragraph (j) of this subsection, 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 paragraph (i) of this subsection, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit.

(SPA) **1085.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1085" on Schedule "B" of this By-law shall only be used in compliance with the "R1" zone provisions contained in this By-law except that: (22-85), (610-90)

- (1) the minimum total width of the side yards of every lot other than a corner lot shall be:
 - (a) 20% of the lot width for a one storey dwelling unit;
 - (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;
 provided however that the side yards shall have a minimum width of 1.8 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;
- (2) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
 - (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
 - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
 - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (3) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (4) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
- (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (6) every lot shall have a minimum lot frontage of 30 m;
- (7) notwithstanding any provision of this By-law to the contrary any dwelling unit in existence on or before the day this section comes into force (1990 Nov. 12), any lot which lawfully exists on or before the day this section comes into force, any dwelling unit for which a building permit has been issued on or before the day this section comes into force, or any dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force are considered to be in compliance with the zone provisions contained in this section.

1087. Notwithstanding their "R1" zoning designation, the lands delineated as "R1-1087" 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: (818-80), (228-85), (929-87)

- (1) every lot shall have a minimum lot frontage of 30 m;
- (2) every lot shall have a minimum lot area of 1 160 m²;
- (3) 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.

(SPA) **1088.** Notwithstanding their "CVC" zoning designation the lands delineated as "CVC-1088" in Schedule "B" of this By-law may, in addition to those uses permitted in a "CVC" zone, also be used for an automobile service station, a gas bar and/or car wash excepting however, that: (909-83)

- (a) any development of the lands for any of the uses permitted in a "CVC" zone shall comply with the "CVC" standards, regulations and requirements;
- (b) all buildings and structures which exist on the day of enactment of this section (1983 Dec. 12) are deemed to comply with the provisions of this By-law.

1089. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1089" 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: (839-80)

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

Lot Type	Minimum Lot Area
Interior	510 m ²
Corner	650 m ²

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

(SPA)

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

- (a) the provisions of section 45(2)(a), (b), (c), (d), (g) and (h), (3)(a) and (4) shall not apply;
 - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	510 m ²	15 m
Corner	650 m ²	19.5 m

- (c) every corner lot shall have a minimum exterior side yard of 4.5 m;
 - (d) every corner lot shall have a minimum interior side yard of 1.2 m;
 - (e) every lot other than a corner lot, shall have a minimum side yard of:
 - (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 or door opens into a habitable room;
 - (f) notwithstanding paragraph (e)(ii) and (e)(iii) in no event shall the total width of side yards on any lot be less than 1.8 m.

(SPA)

1090. Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1090" 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: (926-80)

- (1) each one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law, excepting however that:
 - (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) every lot shall have a minimum front yard of 4.5 m;
 - (c) every lot other than a corner lot shall have minimum side yards of:
 - (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; but the total width of side yards on any lot shall not be less than 1.8 m;
 - (d) every corner lot shall have a minimum interior side yard of 1.2 m;
 - (e) every corner lot shall have a minimum exterior side yard of 4.5 m;
 - (f) every lot shall have a minimum rear yard of 7.5 m;
 - (g) notwithstanding paragraphs (b) and (e) of this subsection, no garage shall be located closer than 6 m to any street line;
 - (h) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;
 - (i) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
 - (j) a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
 - (k) a parking space on a 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 paragraph (j) of this subsection;

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

- (a) the provisions of sections 44(17)(a), (b), (c), (d), (e), (g), (i) and (j), 45(2)(a), (b), (c), (d), (f), (g), (h), (i) and (n) and (45)(3)(a) and (b) shall not apply;
- (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	15 m
Corner	600 m ²	19.5 m

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (e) every corner lot shall have a minimum interior side yard of 1.2 m;
- (f) every lot other than a corner lot shall have minimum side yards of:
 - (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 open into a habitable room; but the total width of side yards on any lot shall not be less than 1.8 m;
- (g) every lot shall have a minimum rear yard of 7.5 m;
- (h) notwithstanding paragraphs (c) and (d) of this subsection, no garage shall be located closer than 6 m to any street line;
- (i) the maximum gross floor area of all buildings or structures shall not exceed 0.70 times the lot area;
- (j) for every dwelling unit, a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (k) a parking space on a driveway serving as an access to a second parking space that is within a 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 paragraph (j) of this subsection;

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

- (a) the provisions of sections 44(4), (5), (6), (7), (10), (11), (12), (13), (14), (15), (16), (17)(a), (b), (c), (d), (e), (g), (i) and (j), (21), (23) and (24) and section 49(2)(a) of this By-law shall not apply;
- (b) 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

- (c) every lot shall have a minimum front yard of 4.5 m;
- (d) every lot shall have a minimum rear yard of 7.5 m;
- (e) 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;
- (f) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (g) notwithstanding paragraphs (c) and (f) of this subsection, no garage shall be located closer than 6 m to any street line;
- (h) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (i) for each dwelling unit a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (j) no motor vehicle shall be parked closer than 6 m from any residential building or structure;
- (k) the minimum distance of 6 m referred to in paragraph (j) of this subsection, 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;
- (l) notwithstanding paragraphs (j) and (k) of this subsection, 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 paragraph (i) of this subsection, provided such parking space shall not be used for computing the required minimum parking requirements of any other dwelling unit;

(4) 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.

(SPA) **1091.** Notwithstanding their "M1" zone designation, the lands delineated as "M1-1091" 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 additional regulation: (824-80), (118-83), (66-90)

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

(SPA) **1092.** Notwithstanding their "M2" zoning designation, the lands delineated as "M2-1092" in Schedule "B" of this By-law shall only be used in compliance with the "M2" zone provisions contained in this By-law, subject to compliance with the following additional regulation: (824-80)

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

1093. Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1093" 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 additional regulation: (872-80), (730-83), (363-87)

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

1095. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1095" 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: (541-81), (206-85)

- (1) 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

- (2) the front yard of every lot shall have a depth of at least 4.5 m;
- (3) 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;
- (4) notwithstanding paragraphs (b) and (c) of subsection (3) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (5) every corner lot shall have an interior side yard of at least 1.2 m in width;
- (6) every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (7) notwithstanding subsections (2) and (6) above, no garage shall be located closer than 6 m to any street line;
- (8) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;
- (9) every dwelling unit shall have a private garage comprising an area of at least 16.5 m².

1096. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1096" 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: (389-81)

- (1) every lot other than a corner lot shall have a minimum frontage of 10 m;
- (2) every lot other than a corner lot, shall have minimum side yards of:
 - (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;
- (3) notwithstanding paragraphs (b) and (c) of subsection (2) above, in no event shall the total width of side yards on any lot be less than 1.8 m.

(SPA) **1099.** Notwithstanding their "M1" zoning designation, in addition to those uses permitted in an "M1" zone, the lands delineated as "M1-1099" in Schedule "B" of this By-law may also be used for a retail warehouse and an automobile appraisal centre subject to compliance with the "M1" zone provisions contained in this By-law and the following additional regulations: (636-81)

- (a) for the purposes of this section an "AUTOMOBILE APPRAISAL CENTRE" is an enclosed building or structure to which automobiles are driven for appraisal of their damage for insurance adjustment purposes and does not include an automobile body shop or the storage or parking of damaged vehicles.