

- (SPA) **1100.** The lands delineated as "DC-1100" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: *(676-81), (720-81), (0065-2001)*
- (1) the provisions of subsections 83(5), (10), (15), (16), (19) and (23) of this By-law shall not apply;
  - (2) the following uses shall also be permitted:
    - (a) fitness club;
    - (b) public storage;
    - (c) retail sales and installation of automotive parts and accessories;
  - (3) the maximum gross floor area - non residential of all buildings and structures shall be 5 575 m<sup>2</sup>;
  - (4) for the purpose of calculating parking standards, the lands shall be deemed to be a District Centre;
  - (5) notwithstanding subsection (4) of this section parking for public storage shall be provided at the rate of 1.1 spaces per 100 m<sup>2</sup> gross floor area - non residential.

- (SPA) **1101.** Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-1101" shall only be used for the erection of an apartment house in compliance with the "RM7D4" zone provisions contained in this By-law excepting however that: *(137-81)*
- (a) all of the provisions of sections 44 and 51 save and except section 44(17) and section 44(13)(ia) of this By-law shall not apply;
  - (b) the maximum gross floor area of all buildings or structures shall not exceed 1.25 times the lot area;
  - (c) the maximum number of dwelling units constructed shall not exceed 176.

**1102.** Deleted by By-law 677-90. *(701-82)*

- (SPA) **1104.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-1104" in Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, excepting however that: *(138-81)*
- (1) no person may use land or erect or use any building or structure for the purpose of a billiard and/or pool room, soda fountain or lunch counter, lunch counter associated with a drugstore and take-out restaurant; *(433-83), (191-84)*
  - (2) the use of any second storey development shall be for business or professional office purposes only;
  - (3) the provisions of sections 2(24), 85 and 86 shall not apply;
  - (4) motor vehicle parking facilities shall be provided at the rate of 4.3 parking spaces for each 100 m<sup>2</sup> of gross leasable area used for a convenience centre subject to the following additional regulation:
    - (a) "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;
  - (5) for the purposes of this section, "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;
  - (6) for the purposes of this section, "CONVENIENCE CENTRE" means one or more retail and service establishments on a lot of not more than 1 ha located in a predominantly residential area designed to serve the daily needs of the residents of a neighbourhood;
  - (7) a minimum of 2 loading spaces shall be provided;
  - (8) for the purposes of this section, "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;
  - (9) the total gross floor area of all buildings or structures shall not exceed 2 360 m<sup>2</sup>;
  - (10) the total gross floor area of the restaurant shall not exceed 236 m<sup>2</sup>;
  - (11) for the purposes of this section, "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;
  - (12) for the purposes of this section, "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;
  - (13) no signs shall be erected without the approval of City Council.

**1105.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1105" on 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: *(193-81)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	306 m <sup>2</sup>	9 m
Corner	460 m <sup>2</sup>	13.5 m

- (2) every lot shall have a minimum front yard of 4.5 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;
 but the total width of side yards on any lot shall not be less than 1.8 m;
- (4) every corner lot shall have a minimum interior side yard of 1.2 m;
- (5) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (6) every lot shall have a minimum rear yard of 7.5 m;
- (7) notwithstanding subsections (2) and (5) 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 0.60 times the lot area;
- (9) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (10) a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (11) 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 m<sup>2</sup> shall be considered to be included as part of the number of parking spaces required by subsection (10) of this section;
- (12) in 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.

(SPA) **1106.** Notwithstanding their "RCL1D4" zoning, the lands delineated as "RCL1D4-1106" on Schedule "B" of this By-law shall only be used for all the uses set out in subsection 108(3) of this By-law except for a private club; for all the uses set out in section 83 of this By-law except for subsections 83(9) and 83(23); and for row dwellings subject to the following: (808-84), (194-87), (101-88), (397-97)

- (1) any food store shall not exceed a maximum gross floor area of 1 000 m<sup>2</sup>;
- (2) the maximum gross floor area for all buildings or structures, not including underground parking garages, shall not exceed 14 000 m<sup>2</sup>;
- (3) residential development shall be limited to senior citizen housing only;
- (4) notwithstanding the provisions of subclause 44(17)(j)(ii) of this By-law and for the purposes of this section, "SENIOR CITIZEN HOUSING" means any form of residential building constructed for the exclusive use of persons over 60 years of age and necessary staff incidental thereto;
- (5) the provisions of section 21 of this By-law shall not apply;
- (6) notwithstanding the provisions of clause 44(17)(b) and subclause 44(17)(j)(i) of this By-law, parking spaces for senior citizen housing shall be provided in accordance with the following schedule:

	Residential	Visitor	Total
One-Bedroom Unit	1.00	0.19	1.19
Two-Bedroom Unit	1.25	0.19	1.44

- (7) the provisions of section 22C of this By-law shall apply except that:
  - (a) where any building or structure or part thereof is used for office purposes, parking spaces shall be provided at the rate of 2.7 spaces for each 100 m<sup>2</sup> of gross floor area used for office purposes;
  - (b) where any building or structure or part thereof is used for a general retail establishment or personal service shop, parking spaces shall be provided at the rate of 3.5 spaces for each 100 m<sup>2</sup> of gross leasable area used for a general retail establishment or personal service shop;
- (8) notwithstanding subsections (6) and (7) of this section, 19 parking spaces may be provided partially off-site within 3 m of the lot.

(SPA) **1107.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1107" 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: (287-81)

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

(SPA) **1108.** Notwithstanding their "AC4" zoning designation, the lands delineated as "AC4-1108" on Schedule "B" of this By-law, shall only be used for a gas bar and car wash in compliance with "AC4" zone provisions contained in this By-law and the following: (191-81)

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

- (SPA) **1109.** Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-1109" on 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 and the following: (191-81), (562-81), (1179-85), (93-86), (716-86), (638-88), (537-88), (734-88), (825-89), (113-93), (144-98)
- (1) the maximum number of dwelling units constructed shall not exceed the rate of 113.7 units per ha.
- (SPA) **1110.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1110" on Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and the following: (191-81), (1179-85), (93-86), (451-86), (716-86), (910-86), (288-87), (717-87), (235-88), (734-88), (126-90), (229-92), (307-98)
- (1) the maximum number of dwelling units constructed shall not exceed the rate of 34.6 units per ha.
- (SPA) **1112.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-1112" in Schedule "B" of this By-law, shall only be used in compliance with the "DC" zone provisions contained in this By-law excepting however that: (288-81)
- (a) the provisions of section 83(9), 83(23) and 83(30) shall not apply;
  - (b) no sign shall be erected without the approval of the City;
  - (c) *deleted by By-law 987-86.*
- (SPA) **1113.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1113" 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: (372-81)
- (1) no signs shall be erected without the approval of the City.
- (SPA) **1114.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1114" on Schedule "B" of this By-law shall only be used for row dwelling purposes in compliance with the following: (316-81)
- (1) for the purposes of this section, "ROW DWELLING" means a building or structure consisting of a series of more than 2 attached one-family dwelling units not exceeding 3 storeys in height and having a yard abutting at least 2 exterior walls of each dwelling unit. Such dwelling units need only to be attached by means of a permanent part of the underground structure;
  - (2) 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;
  - (3) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m <sup>2</sup>	9 m
Corner	415 m <sup>2</sup>	13.5 m
  - (4) every lot shall have a minimum front yard of 4.5 m;
  - (5) 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;
  - (6) every corner lot shall have a minimum interior side yard of 1.2 m;
  - (7) every corner lot shall have a minimum exterior side yard of 4.5 m;
  - (8) every lot shall have a minimum rear yard of 7.5 m;
  - (9) notwithstanding subsections (4) and (7) of this section, no garage shall be located closer than 6 m to any street line;
  - (10) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;
  - (11) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
  - (12) a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
  - (13) 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 m<sup>2</sup> shall be considered to be included as part of the number of parking spaces required by subsection (12) of this section.

- (SPA) **1116.** Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-1116" in Schedule "B" of this By-law shall only be used for apartment house purposes, in compliance with the following: (778-81)
- (1) subsections (13) and (17) of section 44 shall apply;
  - (2) the maximum number of dwelling units constructed shall not exceed 146;
  - (3) the maximum gross floor area of all buildings or structures shall not exceed 1.25 times the lot area;
  - (4) the minimum landscaped open space shall be 40% of the lot area.

- (SPA) **1117.** Notwithstanding their "RM7D5" zoning designation, the lands delineated as "RM7D5-1117" in Schedule "B" of this By-law, shall only be used for the erection of an apartment house in compliance with the following: (779-81)
- (a) the provisions of section 44(17)(c), (f), (h) and (i), (18), (20), and (22) and of section 51(2) shall apply;
  - (b) the owner of every building or structure erected on the site shall provide and maintain motor vehicle parking facilities on the same lot to the extent at least prescribed in the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Recreation Equipment	Total
<b>Apartment House</b>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-Bedroom Unit	1.12	0.20	0.03	1.35
Two-Bedroom Unit	1.29	0.20	0.03	1.52
Three-Bedroom Unit	1.43	0.20	0.03	1.66

- (c) the maximum gross floor area of all buildings and structures shall not exceed 27 793 m<sup>2</sup>;
- (d) for the purposes of subsection (c) of this section, "GROSS FLOOR AREA OF A BUILDING OR STRUCTURE" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit;
- (e) the total number of units constructed shall not exceed 280.

- (SPA) **1118.** Notwithstanding their "RM7D5" zoning designation, the lands delineated as "RM7D5-1118" in Schedule "B" of this By-law, shall only be used for the erection of an apartment house in compliance with the following: (779-81)
- (a) the provisions of section 44(17), (c), (f), (h) and (i), (18), (20), and (22), and of section 51(2) shall apply;
  - (b) the owner of every building or structure erected on the site shall provide and maintain motor vehicle parking facilities on the same lot to the extent at least prescribed in the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Recreation Equipment	Total
<b>Apartment House</b>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-Bedroom Unit	1.12	0.20	0.03	1.35
Two-Bedroom Unit	1.29	0.20	0.03	1.52
Three-Bedroom Unit	1.43	0.20	0.03	1.66

- (c) the maximum gross floor area of all buildings and structures shall not exceed 23 135 m<sup>2</sup>;
- (d) for the purposes of subsection (c) of this section, "GROSS FLOOR AREA OF A BUILDING OR STRUCTURE" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit;
- (e) the total number of units constructed shall not exceed 235.

**1121.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1121" 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: *(486-81)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m <sup>2</sup>	9 m

- (2) every lot shall have a minimum front yard of 4.5 m;
- (3) every 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; but the total width of side yards shall not be less than 1.8 m;
- (4) every lot shall have a minimum rear yard of 7.5 m;
- (5) notwithstanding subsection (2) of this section, no garage shall be located closer than 6 m to any street line;
- (6) the maximum gross floor area of all buildings or structures shall not exceed 0.60 times the lot area;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (8) a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (9) 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 m<sup>2</sup> shall be considered to be included as part of the number of parking spaces required by subsection (8) of this section;
- (10) 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 exterior of outside walls but shall exclude any part of the building used for parking of motor vehicles.

(SPA) **1122.** Notwithstanding their "DC" zoning designation, the lands designated as "DC-1122" in Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, excepting however that: *(557-81)*

- (1) the provisions of section 21, 53, 83(9), 83(23) and 87 shall not apply;
- (2) the maximum gross leasable area devoted to a food store shall not exceed 500 m<sup>2</sup>;
- (3) the maximum total gross floor area devoted to restaurant use, including a take-out restaurant, shall not exceed 10% of the total gross leasable area of all buildings;
- (4) for the purpose of this section:
- (a) "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;
  - (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.

**1123.** Notwithstanding their "C1" zoning designation, the lands designated "C1-1123" in Schedule "B" of this By-law may be used and buildings or structures may be erected thereon, but shall only be used for the commercial uses permitted in the "C2" zoning designation contained in this By-law and in addition may be used for a take-out restaurant. *(498-81), (584-81)*

**1124.** Deleted by By-law 368-96. *(498-81), (584-81), (292-96)*

**1125.** Notwithstanding their "C1" zoning designation, the lands designated as "C1-1125" in Schedule "B" of this By-law may be used and buildings or structures may be erected thereon, but shall only be used for the commercial uses permitted in the "C1" zoning designation contained in this By-law and in addition may be used for a restaurant. *(498-81)*

**1126.** Notwithstanding their "C1" zoning designation, the lands designated as "C1-1126" in Schedule "B" of this By-law may be used and buildings or structures may be erected thereon, but shall only be used for the commercial uses permitted in the "C1" zoning designation contained in this By-law and in addition may be used for a restaurant. *(498-81)*

1127. Notwithstanding their "C1" zoning designation, the lands designated as "C1-1127" in Schedule "B" of this By-law may be used and buildings or structures may be erected thereon, but shall only be used for the commercial uses permitted in the "C1" zoning designation contained in this By-law and in addition may be used for a restaurant. (498-81)
1128. Notwithstanding their "C1" zoning designation, the lands designated as "C1-1128" in Schedule "B" of this By-law may be used and buildings or structures may be erected thereon, but shall only be used for the commercial uses permitted in the "C1" zoning designation contained in this By-law and in addition may be used for a restaurant. (498-81)
1129. Notwithstanding their "AC1" zoning designation, the lands designated as "AC1-1129" in Schedule "B" of this By-law may be used and buildings or structures may be erected thereon, but shall only be used for automobile commercial uses permitted in the "AC1" zoning designation contained in this By-law and in addition may be used for a restaurant. (498-81)
1130. Deleted by By-law 110-88. (498-81), (378-85), (482-87)
1131. Notwithstanding their "EC" zoning designation, the lands designated as "EC-1131" in Schedule "B" of this By-law may be used and buildings or structures may be erected thereon, but shall only be used for established commercial uses permitted in the "EC" zoning designation contained in this By-law and in addition may be used for a restaurant. (498-81)
1132. Notwithstanding their "EC" zoning designation, the lands designated as "EC-1132" in Schedule "B" of this By-law may be used and buildings or structures may be erected thereon, but shall only be used for established commercial uses permitted in the "EC" zoning designation contained in this By-law and in addition may be used for a restaurant for a period of two years commencing 1980 September 03. (498-81)

(SPA) 1133. Notwithstanding their "RCL1" zoning designation, the lands delineated as "RCL1-1133" 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: (385-81)

- (1) the provisions of sections 21, 53, 108(3)(c), 108(3)(d), (4), (5)(a) and (5)(c) shall not apply;
- (2) in addition to those uses permitted in an "RCL1" zone under section 108(3)(a) and (b) the following uses shall be permitted;
  - (a) a drug store, a dispensary, a barber's shop, a hairdressing and beauty salon, and optical shop, a jewellery and/or watch repair shop, a shoe repair shop, a shop in which new goods other than food are sold at retail and a dry cleaning pick-up establishment;
  - (b) a restaurant with a maximum gross floor area of 461 m<sup>2</sup> contained wholly within enclosed buildings or structures, and forming an integral part of the total gross floor area of the site devoted to retail commercial uses;
  - (c) shop in which food is not prepared on the premises or sold for consumption on the premises, but is offered for sale at retail and where the gross floor area of such premises is 264 m<sup>2</sup> or less;
- (3) the maximum gross floor area of all buildings and structures shall not exceed 7 109 m<sup>2</sup>, of which a maximum of 1 763 m<sup>2</sup> shall be devoted to retail commercial uses;
- (4) no signs shall be erected without the approval of City Council;
- (5) deleted by By-law 987-86;
- (6) the minimum landscaped open space shall be 10% of the lot area.

(SPA) 1134. Notwithstanding their "AC3" zoning designation, the lands delineated as "AC3-1134" in Schedule "B" of this By-law shall only be used in compliance with the "AC3" zone provisions contained in this By-law, excepting however that: (385-81)

- (1) the provisions of sections 21 and 97(a) and (c)(iii) shall not apply;
- (2) a maximum of 8 parking spaces used only for the storage and display of new or used automobiles to be leased or sold at retail shall be provided in the front yard of the lot;
- (3) no signs shall be erected without the approval of City Council;
- (4) deleted by By-law 987-86.

1135. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1135" 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: (336-81)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	480 m <sup>2</sup>	15 m
Corner	530 m <sup>2</sup>	16.5 m

- (b) the front yard of every lot shall have a depth of at least 6 m;
- (c) every corner lot shall have an exterior side yard of at least 4.5 m;
- (d) every corner lot shall have an interior side yard of at least 3 m.

**1136.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1136" 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: *(336-81)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	360 m <sup>2</sup>	10.5 m
Corner	555 m <sup>2</sup>	17 m

- (b) the front yard of every lot shall have a depth of at least 6 m;
- (c) every corner lot shall have an exterior side yard of at least 4.5 m;
- (d) every corner lot shall have an interior side yard of at least 3 m;
- (e) on every lot other than a corner lot side yards shall be provided which shall have widths of at least:
- (i) 1.2 m; or,
  - (ii) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
  - (iii) 0.61 m where the side yard adjoins either a wall of such main building which contains no window or door;
- (f) notwithstanding subsections (e)(ii) and (e)(iii) in no event shall the total width of side yards on any lot be less than 1.8 m.

**1137.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1137" 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: *(483-81), (637-81)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m <sup>2</sup>	12 m
Corner	460 m <sup>2</sup>	15 m

- (2) every lot shall have a minimum front yard of 6 m;
- (3) every lot shall have minimum interior side yards of 1.2 m;
- (4) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (5) the maximum coverage of all buildings or structures shall not exceed 37% of the lot area.

(SPA) **1138.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1138" 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: *(483-81)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m <sup>2</sup>	15 m
Corner	600 m <sup>2</sup>	19.5 m

- (3) every lot shall have a minimum front yard of 4.5 m;
- (4) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (5) every corner lot shall have a minimum interior side yard of 1.2 m;
- (6) 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;
- but the total width of side yards on any lot shall not be less than 1.8 m;
- (7) every lot shall have a minimum rear yard of 7.5 m;
- (8) notwithstanding subsections (4) and (5) of this section, no garage shall be located closer than 6 m to any street line;
- (9) the maximum gross floor area of all buildings or structures shall not exceed 0.70 times the lot area;
- (10) for every dwelling unit, a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (11) 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 m<sup>2</sup> shall be considered to be included as part of the number of parking spaces required by subsection (10) of this section;

(12) 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 exterior of outside walls but shall exclude any part of the building used for parking of motor vehicles.

**1139.** Notwithstanding their "R2" zoning designation, the lands delineated as "R2-1139" 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: (562-81)

- (1) every lot other than a corner lot shall have a minimum lot area of 665 m<sup>2</sup>;
- (2) every lot shall have a minimum front yard of 6 m;
- (3) every lot shall have minimum interior side yards of 1.2 m plus 0.61 m for each additional storey above one.

**1140.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1140" 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: (562-81)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	490 m <sup>2</sup>	14 m
Corner	670 m <sup>2</sup>	19.5 m

- (2) every lot shall have a minimum front yard of 6 m;
- (3) every lot shall have minimum interior 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;
 but the total width of side yards on any lot shall not be less than 1.8 m.

**1141.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1141" on Schedule "B" of this By-law shall only be used for the erection of one-family dwellings in compliance with the "R3" zone provisions contained in this By-law, excepting however that: (562-81)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	470 m <sup>2</sup>	14 m
Corner	670 m <sup>2</sup>	19.5 m

- (2) every lot shall have a minimum front yard of 6 m;
- (3) every lot shall have minimum interior side yards of 1.2 m.

(SPA) **1142.** Notwithstanding their "M1" zoning designation, in addition to those uses permitted in an "M1" zone, the lands delineated as "M1-1142" in Schedule "B" of this By-law may also be used for the purpose of: (691-81)

- (1) a restaurant and retail sales related to a manufacturing and warehousing operation; subject to compliance with the "M1" zone provisions contained in this By-law and further subject to compliance with the following regulations:
  - (a) retail sales may only be conducted if such retail sales are directly related to and form an integral part of a warehousing operation;
  - (b) the total gross floor area of the retail sales shall not exceed 98 m<sup>2</sup>;
  - (c) the total gross floor area of the restaurant shall not exceed 358 m<sup>2</sup>.



**1143.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1143" 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: (484-81)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m <sup>2</sup>	12 m
Corner	460 m <sup>2</sup>	15 m

- (2) the front yard of every lot shall have a depth of at least 4.5 m;
- (3) every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (4) notwithstanding paragraphs (2) and (3) above, no garage shall be located closer than 6 m to any street line;
- (5) every corner lot shall have an interior side yard of at least 1.2 m in width;
- (6) every lot other than a corner lot shall have a side yard of at least 1.2 m in width;
- (7) every lot shall have a rear yard of at least 7.5 m in depth;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>.

**1145.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1145" in Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" provisions contained in this By-law, excepting however that: (485-81), (236-88)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m <sup>2</sup>	15 m
Corner	550 m <sup>2</sup>	18 m

- (2) the front yard of every lot shall have a depth of at least 6 m;
- (3) every corner lot shall have an interior side yard of at least 1.2 m;
- (4) every corner lot shall have an exterior side yard of at least 4.5 m;
- (5) 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 or a main building which contains no window or door;
- (6) notwithstanding paragraphs (b) and (c) of subsection (5) above, in no event shall the total width of side yards on any lot be less than 1.8 m;
- (7) notwithstanding subsection (4) above, no garage shall be located closer than 6 m to any street line;
- (8) every dwelling unit shall have a private garage comprising an area of at least 16.5 m<sup>2</sup>.

(SPA) **1146.** Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-1146" in Schedule "B" of this By-law shall only be used for a landscaped area or underground parking garage in compliance with the "RM7D4" provisions contained in this By-law. (485-81), (561-99)

**1147.** Deleted by By-law 236-88. (485-81), (729-84)

(SPA) **1148.** Notwithstanding their "RCL1D5" zoning designation, the lands delineated as "RCL1D5-1148" in Schedule "B" of this By-law shall only be used for business, professional or administrative offices, governmental offices and ancillary retail commercial uses and for apartment house purposes, in compliance with the following: (485-81)

- (1) for the purposes of this section, ancillary retail commercial uses shall only include:
  - (a) art or antique shop; bakery goods shop; bank, financial institution or money lending agency; barber shop or beauty parlour; blueprinting establishment; place of religious assembly; clothes or furniture cleaning agency or pressing establishment; dressmaking or tailoring establishment; diaper supply service; drugstore; garage for storage of commercial or private vehicles incidental to use of premises; locker establishment for cold storage; laundromat; library; newspaper office, but not a newspaper printing establishment; recreational establishment, including premises used for billiards, bowling, curling, dancing, pool, roller and ice skating; theatre; restaurant; shoe repair shop; taxi business office; shop in which household pets are sold at retail; and a take-out restaurant; (667-85)
  - (b) a food store not exceeding a maximum 1 000 m<sup>2</sup> of gross floor area;
  - (c) a shop in which new goods are sold at retail not exceeding a maximum 1 000 m<sup>2</sup> of gross floor area;

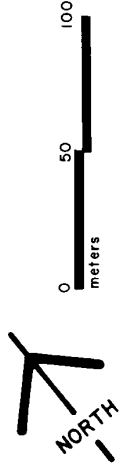
- (2) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

LAND USE	MINIMUM REQUIRED PARKING STANDARDS (parking spaces per unit)			
	Resident	Visitor	Recreation Equipment	Total
<b>Rental Apartments</b>				
One-Bedroom	1.18	0.20	0.03	1.41
Two-Bedroom	1.36	0.20	0.03	1.59
Business, Professional or Administrative Offices and Governmental Offices	2.9 parking spaces per 100 m <sup>2</sup> of GFA or fraction thereof			
The first phase (maximum of two apartment buildings) will be built according to the following standards:				
<b>Rental Apartments</b>				
One-Bedroom	1.06	0.20	0.03	1.29
Two-Bedroom	1.22	0.20	0.03	1.45

- (3) the provisions of section 22C, Schedule "A", Loading Standards shall apply;
- (4) the retail component is considered ancillary to the residential and office uses and therefore exempt from the parking requirements provided it is not occupied until a minimum of one office building and two apartment buildings are completed;
- (5) in the even that the ancillary retail commercial uses are occupied prior to the completion of one office building and two apartment buildings, minimum required parking standards be 5.4 parking paces per 100 m<sup>2</sup> of gross leasable area will be applied to the ancillary retail commercial use;
- (6) for the purposes of this section, motor vehicle parking facilities for a restaurant, fitness club or racquet club shall be provided in accordance with the following schedule:

Land Use	Minimum Required Parking Standards
Restaurant	11.6 spaces per 100 m <sup>2</sup> of GFA or fraction thereof
Fitness Club	4.2 spaces per 100 m <sup>2</sup> of GFA or fraction thereof
Racquet Club	4.2 spaces per court

- (7) the total gross floor area of all office-commercial buildings or structures shall not exceed 61 439 m<sup>2</sup> of which a maximum of 9 290 m<sup>2</sup> shall be used for the uses outlined in subsection (1) above;
- (8) the total number of dwelling units constructed shall not exceed 1 367;
- (9) all site development plans shall conform to the provisions of Schedule "I" of this section. (878-81)



**NOTES:**  
 SCHEDULE INDICATES LOCATION OF MAJOR STRUCTURES ONLY,  
 THE DESIGN AND LOCATION OF MINOR, ANCILLARY STRUCTURES  
 TO BE DETERMINED THROUGH SITE PLAN APPROVAL.

GENERAL INFORMATION

- A - - - - - MAXIMUM 20 STOREY OFFICE BUILDING (30,719.5 m<sup>2</sup> each)  
76.2m HIGH
- B - - - - - RETAIL COMMERCIAL
- C - - - - - MAXIMUM 29 STOREY APARTMENT BUILDING (incl. elevator penthouse)/BUILDING ENVELOPE, BUILDABLE AREA FOR ABOVE FINISHED GRADE STRUCTURES.  
MAXIMUM 1367 APARTMENT UNITS
- D - - - - - OVERHEAD COVERED PEDESTRIAN BRIDGE, EXACT LOCATION AND SIZE TO BE DETERMINED THROUGH SITE PLAN APPROVAL.
- ..... MAJOR PEDESTRIAN ROUTES, LOCATION AND SIZE TO BE DETERMINED THROUGH SITE PLAN APPROVAL.

**CITY OF MISSISSAUGA**

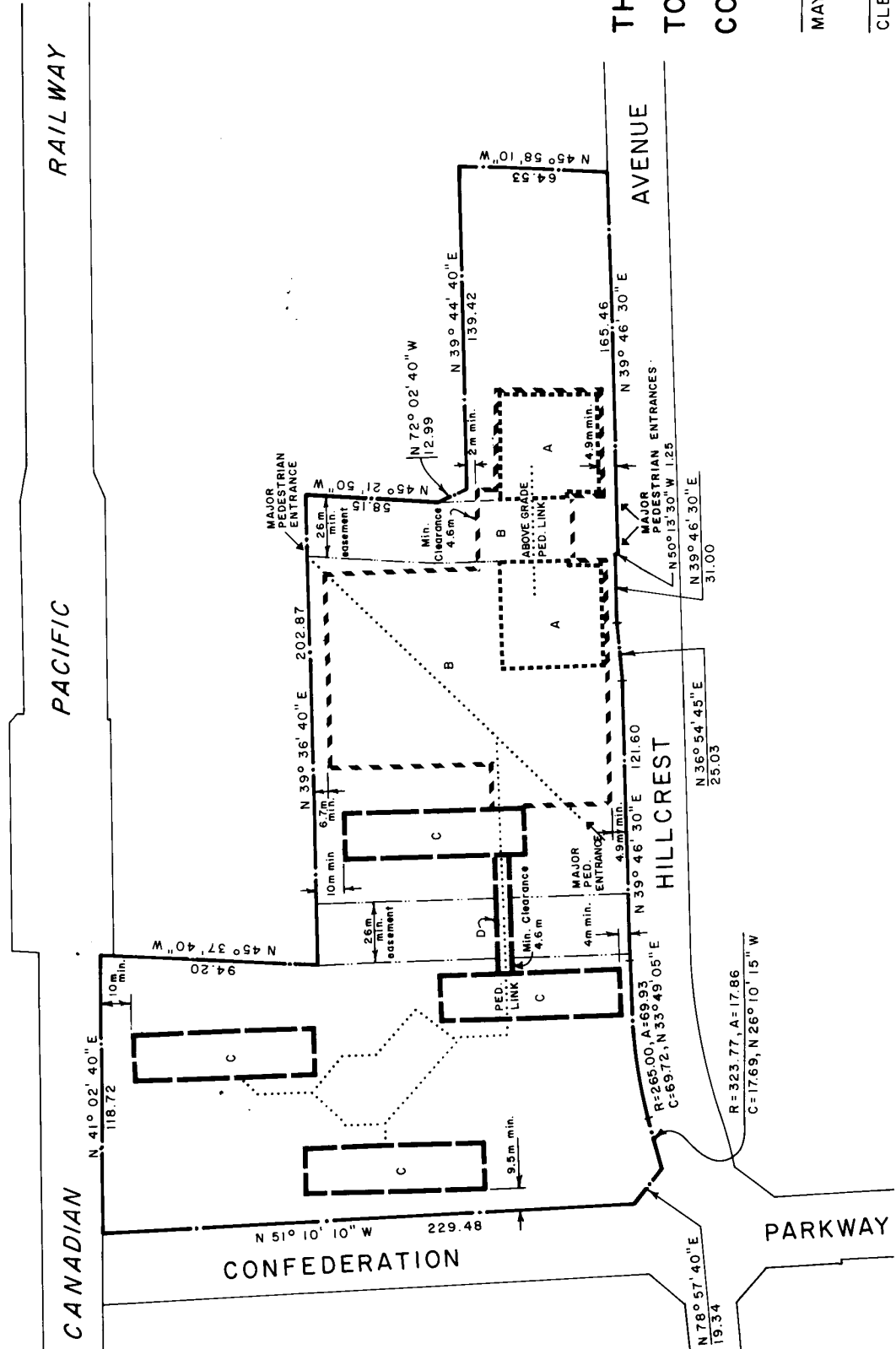
**THIS IS SECTION 1148-SCHEDULE 'I'  
 TO BY-LAW 878-81 PASSED BY  
 COUNCIL ON 26 October 1981**

" H. McCallion "

MAYOR

" T. L. Julian "

CLERK



**1149.** Notwithstanding their "R3" zoning designation the lands delineated as "R3-1149" in Schedule "B" of this By-law shall only be used for the erection of detached dwellings in compliance with the "R3" zone provisions contained in this By-law, excepting however that: (482-81)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	325 m <sup>2</sup>	9 m
Corner	500 m <sup>2</sup>	13.5 m

(2) 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 or a main building which contains no window or door;

(3) notwithstanding clauses (b) and (c) of paragraph (2) above, in no event shall the total width of side yards on any lot be less than 1.8 m;

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

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

(6) notwithstanding paragraph (5) above, no garage shall be located closer than 6 m to any street line;

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

(8) every dwelling unit shall have a private garage comprising of an area of at least 16.5 m<sup>2</sup>;

(9) at least 2 parking spaces shall be provided on the lot.

(SPA) **1150.** Notwithstanding their "RM7D4" zoning designation the lands delineated as "RM7D4-1150" shall only be used for the erection of an apartment house subject to compliance with the following regulations: (482-81)

(a) subsections (13)(ia), (13)(ii), (17), (20) and (22) of section 44 shall apply;

(b) the maximum gross floor area of all buildings or structures shall not exceed 1.25 times the lot area;

(c) the total number of dwelling units constructed shall not exceed the ratio of 185 apartments units per ha;

(d) the minimum landscaped open space shall be 40% of the lot area.

- (SPA) **1151.** The lands delineated as "MC-1151" on Schedule "B" of this By-law shall only be used in compliance with the "MC" zone provisions contained in this By-law, except that: *(669-81), (719-81), (0202-2001), (0019-2002)*
- (1) the provisions of clauses 113(1)(e) and (f) of this By-law shall not apply;
  - (2) the following uses shall also be permitted:
    - (a) business, professional or administrative office;
    - (b) commercial school;
    - (c) bank, financial institution or money lending agency which may include an automatic banking machine attached to an outside wall of a building;
    - (d) printing establishment;
    - (e) sale of business equipment and office supplies and furnishings;
    - (f) travel agency;
    - (g) recreational establishment, which shall include but not limited to premises used for billiards, bowling, curling, dancing, fitness club, pool, roller and ice skating, theatre, but shall not include an amusement arcade;
    - (h) art gallery;
    - (i) restaurant, convenience restaurant, take-out restaurant;
    - (j) automobile dealership;
    - (k) sale and installation of motor vehicle equipment and accessories;
    - (l) veterinary establishment;
    - (m) banquet hall;
    - (n) exhibition and conference hall;
    - (o) public storage facility;
    - (p) food store; *(0014-2002)*
    - (q) apparel store; *(0014-2002)*
  - (3) for purposes of this section, "RETAIL-WAREHOUSE" means a building or structure or part thereof, where automobile parts and accessories, sporting and recreational equipment, home furnishings and home improvement products such as furniture, appliances, electrical fixtures, building supplies, and other similar products are stored or kept for sale;
  - (4) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "MC-1151" shall be 6 490 m<sup>2</sup>.

- (SPA) **1152.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1152" on 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: *(776-81)*
- (1) the provisions of section 30(5), 40, and section 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (o), (p), (q) and (r), 45(3) and 45(4) of this by-law shall not apply;
  - (2) the total number of dwelling units constructed shall not exceed 32.

**1153.** Deleted by By-law 0005-2001. (776-81)

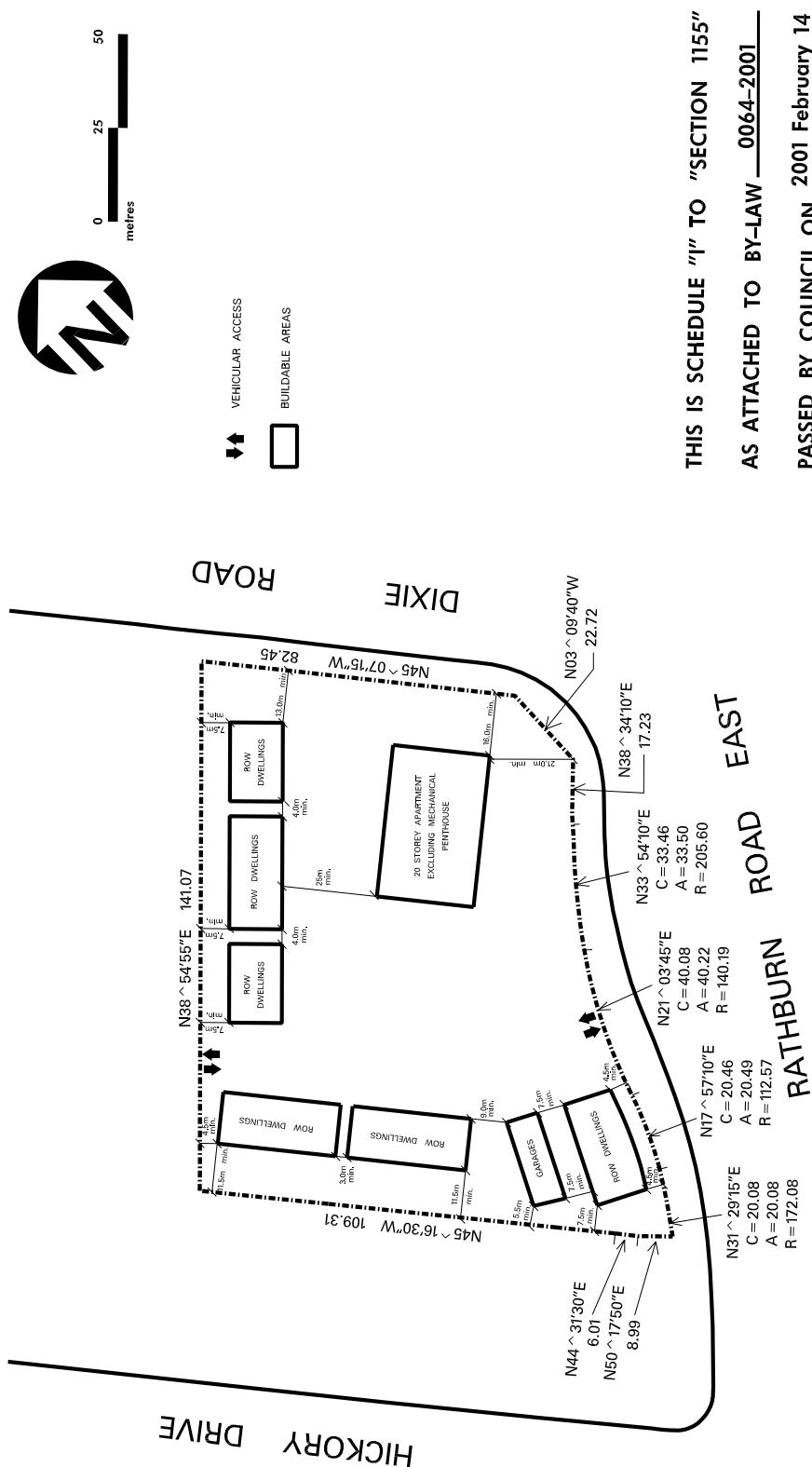
**1154.** Deleted by By-law 0005-2001. (776-81), (475-87), (723-87), (639-92), (0287-2000)



(SPA) 1155. Notwithstanding the "RM7D4" zone, the lands delineated as "RM7D4-1155" on Schedule "B" to this By-law shall only be used for row dwellings and an apartment house in compliance with the following: (146-82), (0064-2001), (0025-2004)

- (1) the provisions of subsections 44(1), (3), (13), (15), (17), (18), (22) and (25) of this By-law, save and except for clauses 44(17)(d), (e) and (f), shall apply;
- (2) the provisions of sections 21 and 30 of this By-law shall not apply;
- (3) the maximum "Gross Floor Area" of all buildings and structures on all lands zoned "RM7D4-1155" shall be 1.53 times the lot area;
- (4) the "Minimum Open Space" on all lands zoned "RM7D4-1155" shall be 50% of the lot area;
- (5) the maximum number of apartment units on all lands zoned "RM7D4-1155" shall be 189;
- (6) the maximum number of row dwelling units on all lands zoned "RM7D4-1155" shall be 31;
- (7) the maximum number of storeys of an apartment house above established grade, excluding mechanical penthouse, shall be 20;
- (8) shared aisles may be provided on abutting lands zoned "RM7D4-1155";
- (9) (a) all site development plans shall conform to the provisions of Schedule "I" to section 1155;
- (b) notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, wing-walls, decks, balconies, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1155



**1156.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1156" 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: *(146-82)*

- (1) every lot other than a corner lot shall have a frontage of at least 12 m;
- (2) the maximum lot coverage shall not exceed 40%;
- (3) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>.

(SPA) **1158.** Notwithstanding their "AC5" zoning designation, the lands delineated as "AC5-1158" on Schedule "B" of this By-law shall only be used for a convenience restaurant in compliance with the "AC5" zone provisions contained in this By-law, excepting however that: *(960-81), (433-83)*

- (1) the provisions of section 21, 22C(1)(b), 96A(b), 97(a)(i) and 97(a)(iii) of this By-law shall not apply;
- (2) the minimum depth of the front yard shall be 4.5 m;
- (3) the total gross floor area of the convenience restaurant shall not exceed 274 m<sup>2</sup>;
- (4) for the purposes of this section, "GROSS FLOOR AREA - CONVENIENCE 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 permanent storage areas above or below established grade.

**1159.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1159" 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: *(821-81), (84-82)*

- (1) the area and frontage of lots shall conform to the following requirements: *(82-82)*

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	416 m <sup>2</sup>	12 m
Corner	495 m <sup>2</sup>	13.5 m

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (3) every lot other than a corner lot shall have side yards with a minimum width of: *(82-82)*
  - (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 window or door;

however, in no event shall the total widths of side yards on any lot be less than 1.8 m;
- (4) every lot other than a corner lot shall have a front yard with a minimum depth of 6 m; *(82-82)*
- (5) every corner lot shall have a front yard with a minimum depth of 4.5 m; *(82-82)*
- (6) every corner lot shall have an exterior side yard with a minimum width of 4.5 m; *(82-82)*
- (7) notwithstanding subsections (5) and (6) above, no garage shall be located closer than 6 m to any street line; *(82-82)*
- (8) for the purposes of subsections (5) and (6) above, the longer lot line abutting a street shall be deemed to be the front lot line and the shorter lot line abutting a street shall be deemed to be the exterior side lot line; *(82-82)*
- (9) every corner lot shall have an interior side yard with a minimum width of 7.5 m; *(82-82)*
- (10) every corner lot shall have a rear yard with a minimum depth of 1.2 m; *(82-82)*
- (11) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area. *(82-82)*

(SPA) **1160.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1160" 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: *(821-81)*

- (1) every lot shall have a minimum area of 506 m<sup>2</sup>;
- (2) every lot shall have a minimum frontage of 14.5 m;
- (3) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (4) for the purposes of this section, the front lot line of every lot shall be deemed to be the limit of the designated right-of-way for Wilcox Road; *(82-82)*
- (5) every lot shall have a front yard with a minimum depth of 4.5 m; *(82-82)*
- (6) every lot shall have an exterior side yard with a minimum width of 4.5 m; *(82-82)*
- (7) notwithstanding subsections (5) and (6) above, no garage shall be located closer than 6 m to any street line; *(82-82)*
- (8) every lot shall have an interior side yard with a minimum width of 1.2 m; *(82-82)*
- (9) every lot shall have a rear yard with a minimum depth of 1.2 m; *(82-82)*
- (10) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area. *(82-82)*

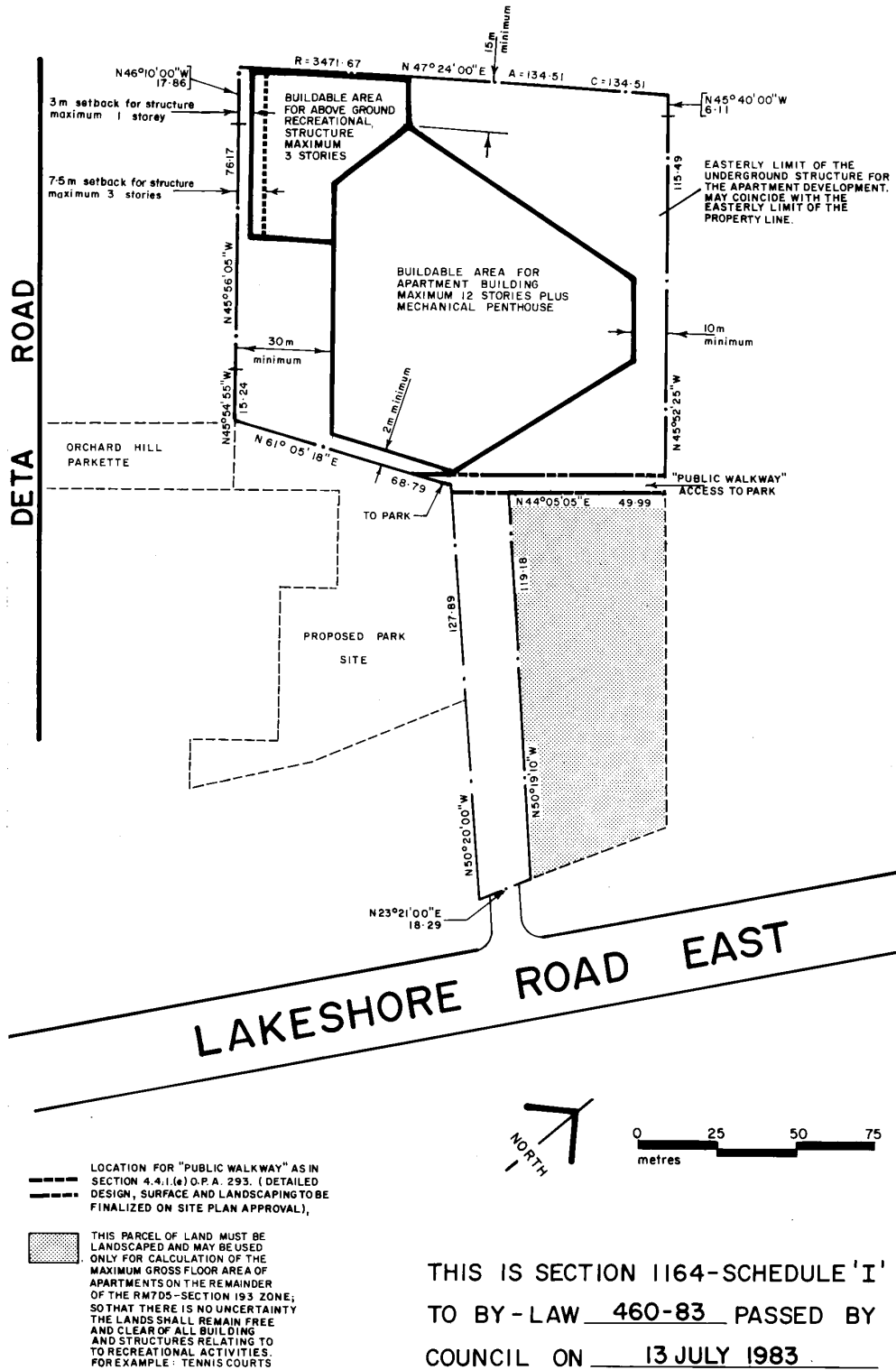
(SPA) 1163. Notwithstanding their "AC6" zoning designation, the lands delineated as "AC6-1163" in Schedule "B" of this By-law shall only be used in compliance with the "AC6" zone provisions contained in this By-law, excepting however that: (136-82)

- (1) the provisions of sections 21, 68(3)(b)(i), 68(3)(1), 96B(2)(b)(i) and 96B(2)(1) shall not apply;
- (2) the minimum interior side yard shall be 4.6 m;
- (3) the minimum rear yard shall be 4.0 m;
- (4) *deleted by Order of the Supreme Court of Ontario (Divisional Court) 1989 May 26.*

(SPA) 1164. Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-1164" 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: (524-82)

- (1) the provisions of section 44(1), (2), (4), (5), (6), (7), (10), (11), (12), (13)(ib), (13)(ii), (14), (15), (16), (18), (21), (23), and (24) and section 51 of this By-law shall not apply;
- (2) the maximum number of dwelling units constructed shall not exceed 210;
- (3) the maximum gross floor area of all buildings or structures shall not exceed 1.50 times the lot area;
- (4) all site development shall conform to the provisions of Schedule "I" of this section. (460-83)

Schedule "I" to section 1164



--- LOCATION FOR "PUBLIC WALKWAY" AS IN SECTION 4.4.1.(e) O.P.A. 293. (DETAILED DESIGN, SURFACE AND LANDSCAPING TO BE FINALIZED ON SITE PLAN APPROVAL),

▨ THIS PARCEL OF LAND MUST BE LANDSCAPED AND MAY BE USED ONLY FOR CALCULATION OF THE MAXIMUM GROSS FLOOR AREA OF APARTMENTS ON THE REMAINDER OF THE RM7D5-SECTION 193 ZONE; SO THAT THERE IS NO UNCERTAINTY THE LANDS SHALL REMAIN FREE AND CLEAR OF ALL BUILDING AND STRUCTURES RELATING TO RECREATIONAL ACTIVITIES, FOR EXAMPLE: TENNIS COURTS

THIS IS SECTION 1164-SCHEDULE 'I'  
 TO BY-LAW 460-83 PASSED BY  
 COUNCIL ON 13 JULY 1983

\_\_\_\_\_  
 "H. McCallion"  
 MAYOR

\_\_\_\_\_  
 "T. Julian"  
 CLERK

CITY OF MISSISSAUGA

**1165.** Notwithstanding their "M2" zoning designation, the lands delineated as "M2-1165" in Schedule "B" of this By-law shall only be used by the Government of Canada, its lessees or licensees for any use authorized by the Government of Canada, or for any use which constitutes or is accessory, to the operation of the Toronto International Airport. (749-82), (216-87), (507-88), (272-89)

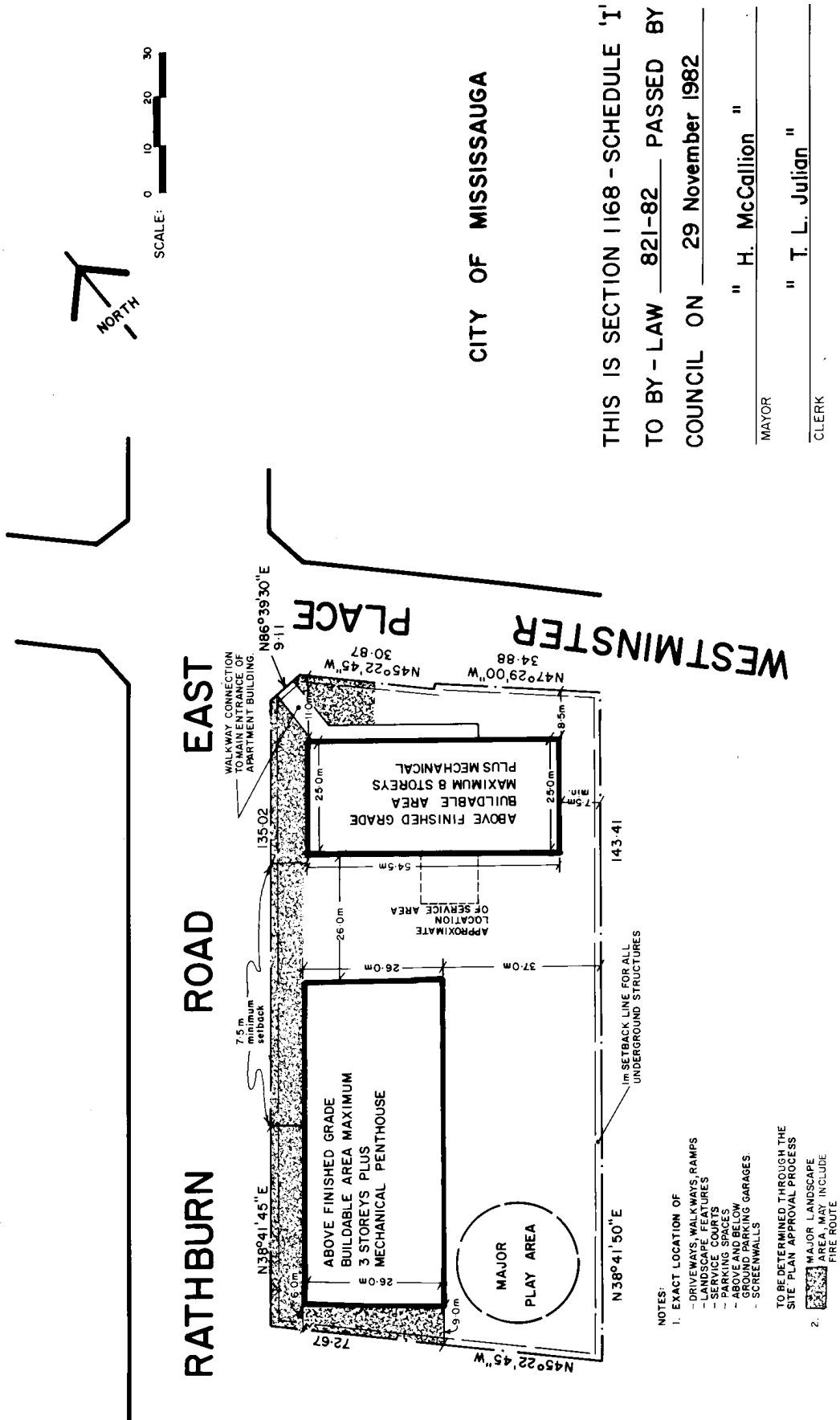
(SPA) **1166.** Notwithstanding their "AC5" zoning designation, the lands delineated as "AC5-1166" on Schedule "B" of this By-law shall only be used for a convenience restaurant in compliance with the "AC5" zone provisions contained in this By-law and subject to compliance with the following additional regulation. (147-82), (433-83)

(1) the total gross floor area of the convenience restaurant shall not exceed 391 m<sup>2</sup>.

(SPA) 1168. Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-1168" on Schedule "B" of this By-law shall only be used for the erection of apartment houses subject to the following: (821-82)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of paragraphs 44(17)(a), (b), (c), (f), (h), (i) and (j) of this By-law shall apply;
- (3) all below-ground structures shall be a minimum distance of 1 m from the lot lines;
- (4) the gross floor area of all buildings and structures shall not exceed 15 398 m<sup>2</sup>;
- (5) for the purposes of subsection (4) of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey, exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit;
- (6) the number of dwelling units shall not exceed 120;
- (7) all site development shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1168



- (SPA) **1169.** Notwithstanding their "AC6" zoning designation, the lands delineated as "AC6-1169" in Schedule "B" of this By-law shall only be used for a gas bar in compliance with the "AC6" zone provisions contained in this By-law, excepting however that: (818-82)
- (1) the provisions of section 96B(2)(b)(i), 96B(2)(b)(ii) and 96B(2)(f) of this By-law shall not apply;
  - (2) the minimum width of the lot shall be 37.7 m;
  - (3) the minimum depth of the lot shall be 39 m;
  - (4) the minimum rear yard shall be 8.6 m.
- (SPA) **1170.** Notwithstanding their "AC3" zoning designation, in addition to those uses permitted in an "AC3" zone, the lands delineated as "AC3-1170" in Schedule "B" of this By-law may also be used for the sale of trailers subject to compliance with the "AC3" zone provisions contained in this By-law and further subject to compliance with the following: (1043-81), (413-91)
- (1) for the purposes of this section, "TRAILER" means a vehicle that is at any time drawn upon a highway by a motor vehicle, and shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn;
  - (2) no person shall be permitted to sell trailers except within the area delineated on Schedule "A" of By-law 1043-81 by black hatching.
- 1171.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1171" on 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: (422-82)
- (1) every lot shall have a minimum area of 405 m<sup>2</sup>;
  - (2) every lot shall have a minimum frontage of 9 m;
  - (3) every lot shall have side yards with a minimum width 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 a wall of a main building which contains no window or door;
 however, in no event shall the total widths of side yards on any lot be less than 1.8 m;
  - (4) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>.
- 1173.** Deleted by By-law 348-88. (47-82)
- (SPA) **1174.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1174" 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: (339-82)
- (a) the maximum number of dwelling units shall not exceed 2;
  - (b) the provisions of section 39(2) shall not apply;
  - (c) access shall only be permitted off Thetford Court.
- (SPA) **1175.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1175" 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: (150-83), (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 additional 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 m<sup>2</sup> 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
1 500 m <sup>2</sup>	16.76 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 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) **1176.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1176" 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: (518-83), (610-90)

- (1) the minimum total width of the side yards of every lot other than a corner lot shall be:
- 20% of the lot width for a one storey dwelling unit;
  - 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:
- 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;
  - 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;
  - 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 m<sup>2</sup> 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
795 m <sup>2</sup>	18.25 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 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) **1177.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1177" 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: (518-83), (610-90)

- (1) the minimum total width of the side yards of every lot other than a corner lot shall be:
- 20% of the lot width for a one storey dwelling unit;
  - 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:
- 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;
  - 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;
  - 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 m<sup>2</sup> 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
3 865 m <sup>2</sup>	5.55 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 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) **1178.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-1178" on Schedule "B" of this By-law shall only be used for the erection of an apartment house subject to the following: *(372-83), (0112-2005)*
- (1) the maximum gross floor area of all buildings and structures shall not exceed 1.0 times the lot area;
  - (2) the maximum number of dwelling units shall not exceed 195;
  - (3) the provisions of section 21 of this By-law shall not apply;
  - (4) the provisions of clauses 44(17)(a), (b), (c), (f), (h), (i) and (j) of this By-law shall apply;
  - (5) for the purposes of subsection (1) of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior face of exterior walls of the building or structure at the level of each storey, exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit;
  - (6) *deleted by By-law 0112-2005.*

(SPA) **1179.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1179" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the following: (703-82)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m <sup>2</sup>	9 m
Corner	395 m <sup>2</sup>	13 m

- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) notwithstanding subsection (2) of this section, in no event shall any habitable room be located closer than 10 m to the street line;
- (4) the rear yard of every lot shall have a minimum depth 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;
- (6) notwithstanding subsection (5) of this section, the outside side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (9) 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 the parking of motor vehicles.

**1180.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1180" on 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: (703-82)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	365 m <sup>2</sup>	12 m
Corner	475 m <sup>2</sup>	15 m

- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (3) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (4) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (5) the front yard of every lot shall have a minimum depth of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (7) notwithstanding subsections (4) and (5) of this section, no garage shall be located closer than 6 m to any street line;
- (8) every lot other than a corner lot shall have a maximum lot coverage of 40%. (515-84)

**1181.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1181" on 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: (666-82)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	384 m <sup>2</sup>	12 m
Corner	477 m <sup>2</sup>	15 m

- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (3) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (4) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (5) the front yard of every lot shall have a minimum depth of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (7) notwithstanding subsections (4) and (5) of this section, no garage shall be located closer than 6 m to any street line.

**1182.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1182" on 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: (667-82), (554-83)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	435 m <sup>2</sup>	12 m
Corner	680 m <sup>2</sup>	18 m

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (3) the front yard of every lot shall have a minimum depth of 4.5 m;
- (4) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (5) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (4) of this section;
- (6) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (7) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (8) notwithstanding subsections (3) and (7) of this section, no garage shall be located closer than 6 m to any street line;
- (9) the maximum lot coverage of lots with a frontage of 12.2 m or less shall be 40%.

(SPA) **1183.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1183" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the following: (502-82)

- (1) the maximum number of dwelling units constructed shall not exceed 12;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	225 m <sup>2</sup>	7.5 m
Corner	410 m <sup>2</sup>	12.5 m

- (3) every lot shall have a minimum front yard of 7.5 m;
- (4) every lot shall have a minimum rear yard of 7.5 m;
- (5) notwithstanding subsection (4) of this section, the minimum street line setback from Lakeshore Road West shall be 13.5 m;
- (6) 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 a wall of a main building which contains no window or door;
- but the total width of side yards on any lot shall not be less than 1.8 m;
- (7) every corner lot shall have a minimum interior side yard of 1.2 m;
- (8) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (9) the maximum gross floor area of all buildings or structures shall not exceed 0.6 times the lot area;
- (10) for the purpose of subsection (9) 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;
- (11) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (12) for every dwelling unit, a minimum of 2 motor vehicle parking spaces shall be provided and maintained on the lot;
- (13) 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 m<sup>2</sup> shall be considered to be included as part of the number of parking spaces required by subsection (12) of this section.

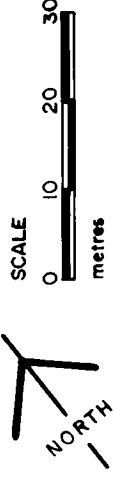
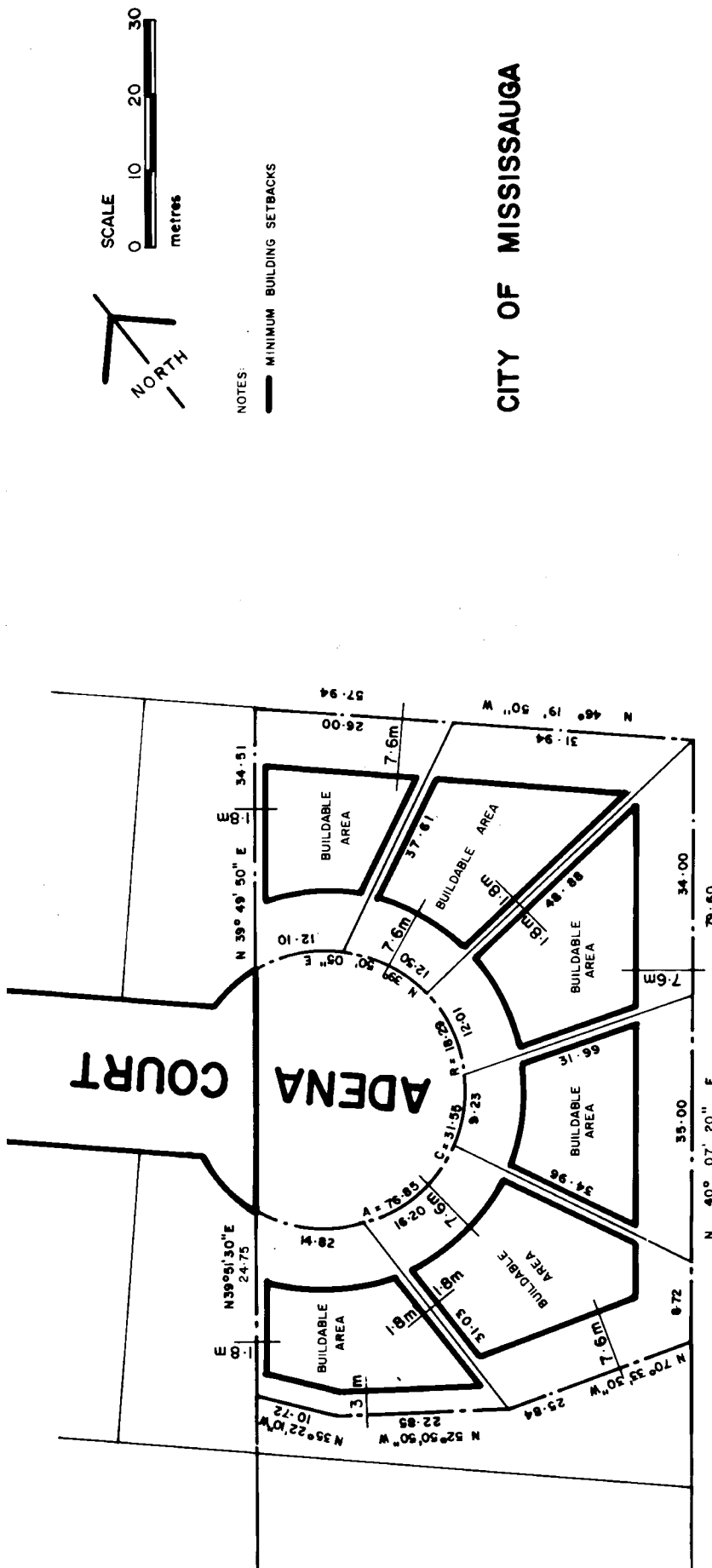
(SPA) **1184.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1184" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, excepting however that: (353-82)

- (1) the maximum number of dwelling units constructed shall not exceed the rate of 37.8 units per ha.

(SPA) 1185. Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1185" 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 and subject to compliance with the following: (447-82)

- (1) all site development shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1185



NOTES:  
 MINIMUM BUILDING SETBACKS

**CITY OF MISSISSAUGA**

**THIS IS SECTION 1185 - SCHEDULE 'I'  
 TO BY - LAW 447-82 PASSED BY  
 COUNCIL ON 14 June 1982.**

\_\_\_\_\_  
 " H. McCallion "  
 MAYOR

\_\_\_\_\_  
 " T. L. Julian "  
 CLERK

**ONTARIO**          **HYDRO**

**QUEENSWAY**          **EAST**

**1186.** Deleted by By-law 464-84. (447-82)

- (SPA) **1187.** Notwithstanding their "DC" zoning designation, the lands delineated as "DC-1187" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, excepting however that: (452-82)
- (1) the provisions of sections 21, 53, 84 and 87 shall not apply;
  - (2) the following uses shall also be permitted: (0069-2006)
    - (a) outdoor garden centre accessory to a retail store;
    - (b) outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant;
    - (c) personal service use;
    - (d) veterinary clinic;
    - (e) brew-on premises establishment;
    - (f) martial arts and fitness club;
    - (g) banquet hall;
    - (h) hotel;
    - (i) motel;
  - (3) the total gross floor area of all buildings and structures shall not exceed 8 000 m<sup>2</sup>;
  - (4) for purposes of calculating parking standards the lands shall be construed to be a Neighbourhood Centre;
  - (5) deleted by By-law 0069-2006.

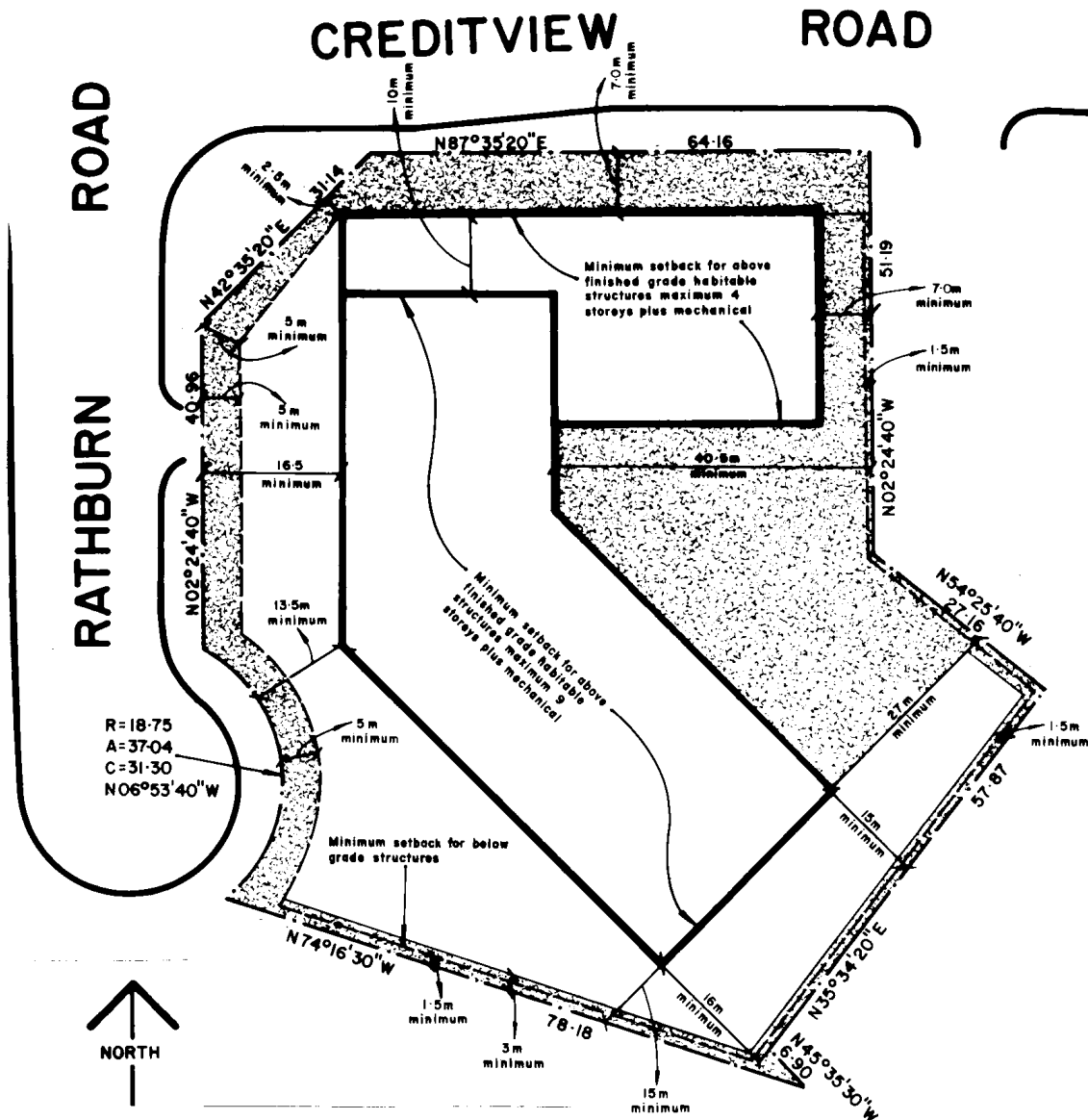
(SPA) 1188. Notwithstanding anything in this By-law, the lands delineated as "R3-1188" on Schedule "B" of this By-law shall only be used for a fire hall subject to the following: (453-82)

- (1) all site development standards shall conform to the approved site development and landscape plans.

(SPA) 1189. Notwithstanding their "RM7D5" zoning designation, the lands delineated as "RM7D5-1189" on Schedule "B" of this By-law shall only be used for apartment houses subject to the following: (771-82)

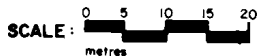
- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of paragraphs 44(17)(a), (b), (c), (f), (h), (i) and (j) of this By-law shall apply;
- (3) the maximum gross floor area of all buildings and structures shall not exceed 22 000 m<sup>2</sup>;
- (4) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the area of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit;
- (5) the total number of dwelling units shall not exceed 211;
- (6) all site development shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1189



NOTES

- 1. MAJOR LANDSCAPING AREA
- 2. LOCATION OF SURFACE PARKING, LOADING, SERVICE AREAS, SITE ACCESS, WALKWAYS, INTERNAL ROADWAYS AND RAMPS, AIR SHAFTS, SCREEN WALLS, EXIT STAIRS, CANOPIES, TO BE DETERMINED THROUGH SITE PLAN APPROVAL.



THIS IS SECTION 1189 - SCHEDULE 'I'  
TO BY-LAW 771-82 PASSED BY  
COUNCIL ON 1 November 1982

" H. McCallion "

MAYOR

" T.L. Julian "

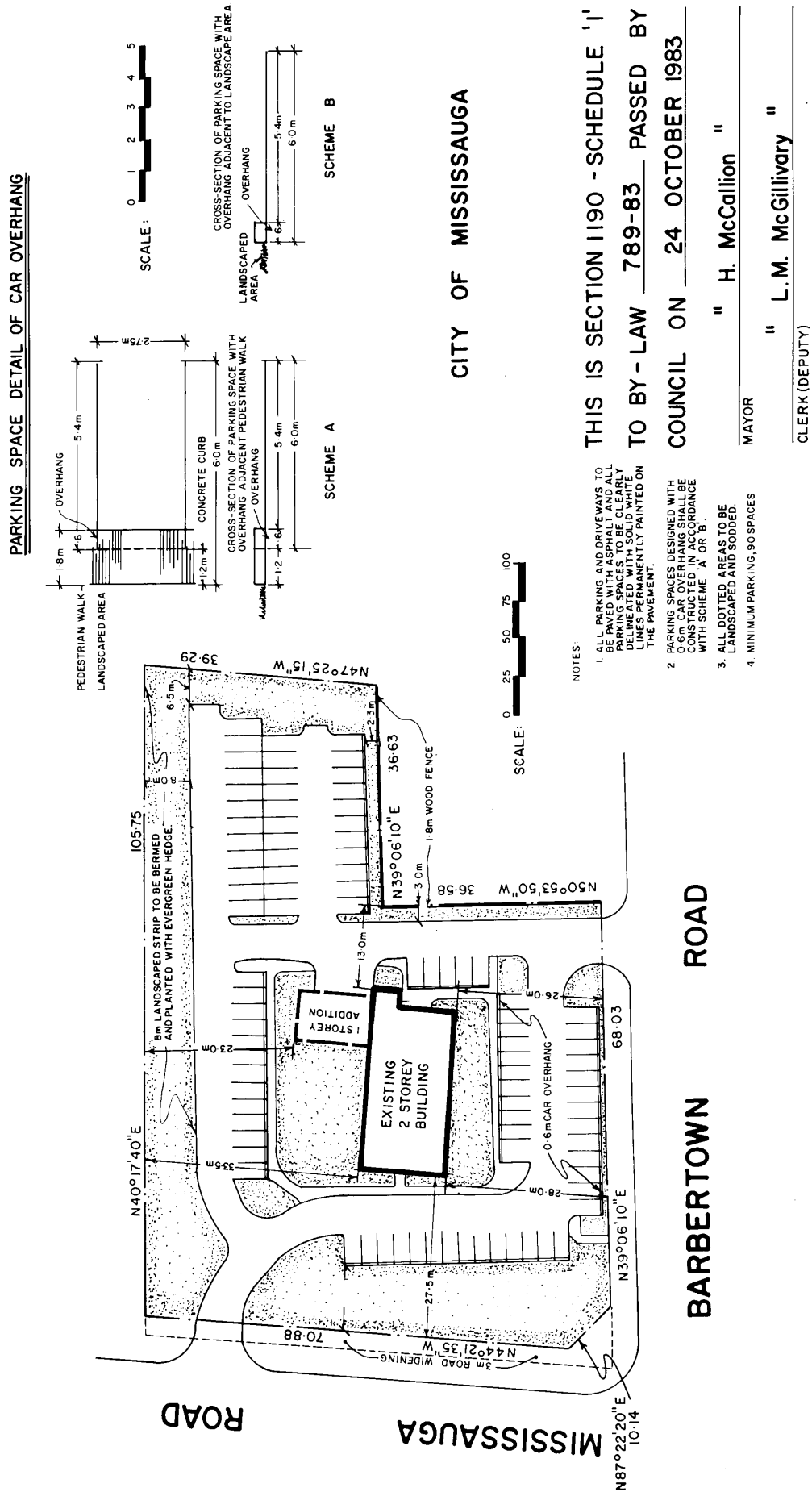
CLERK

CITY OF MISSISSAUGA

(SPA) 1190. Notwithstanding their "AC5" zoning, the lands delineated as "AC5-1190" on Schedule "B" of this By-law, shall only be used for a restaurant in compliance with the "AC5" zone provisions contained in this By-law, except that: (789-83)

- (1) the provisions of subsections 20(i) and 20(j), and Parking Standards, Schedule "A" to section 22C of this By-law shall not apply;
- (2) notwithstanding section 59A of this By-law, no restaurant shall be located closer than 13 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone;
- (3) the maximum gross floor area of all buildings or structures shall not exceed 701 m<sup>2</sup>;
- (4) those parts of the buildings and structures below established grade shall be used only for storage areas;
- (5) a minimum of 90 parking spaces shall be provided and maintained on the site;
- (6) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1190



- 1191.** Notwithstanding their "AC4" zoning designation, the lands delineated as "AC4-1191" on Schedule "B" of this By-law, shall only be used for a car wash and a gas bar in compliance with the "AC4" zone provisions contained in this By-law excepting however that: (604-82)
- (a) the provisions of section 98(1)(h) of this By-law shall not apply;
  - (b) rear and side yards shall be provided with a minimum of 3 m;
  - (c) the minimum frontage on Erin Mills Parkway shall be 61 m;
  - (d) the minimum lot area shall be 5 150 m<sup>2</sup>.

- 1192.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1192" on Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings or semi-detached dwellings, in compliance with the following regulations: (769-82)

- (1) each one-family detached dwelling shall comply with the "R4" 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	345 m <sup>2</sup>	9 m
Corner	460 m <sup>2</sup>	12 m

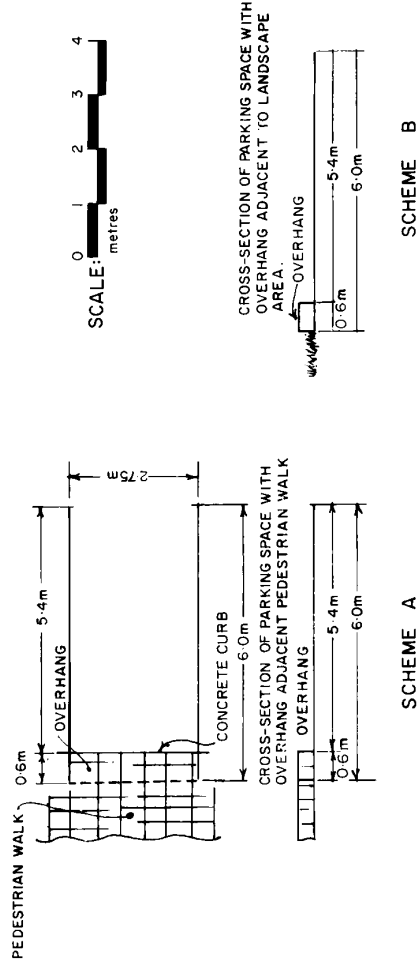
- (b) the front yard of every lot shall have a minimum depth of 7.5 m;
  - (c) the side yards of every lot, other than a corner lot, shall have a minimum width of 1.2 m;
  - (d) the exterior side yard of the corner lot shall have a minimum width of 6 m;
  - (e) the interior side yard of the corner lot shall have a minimum width of 1.2 m;
  - (f) the rear yard of every lot shall have a minimum depth of 9 m;
  - (g) the maximum coverage of all buildings and structures shall not exceed 35% of the lot area;
  - (h) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
  - (i) no dwelling shall have more than 2 storeys;
  - (j) landscaped open space having an area equivalent to at least one-quarter of the lot area shall be provided and maintained;
  - (k) all lots, buildings and structures which lawfully exist on the day of enactment of this section (1982 Nov. 01) are deemed to comply with the provisions of this section;
- (2) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:
  - (a) all lots, buildings and structures which lawfully exist on the day of enactment of this section (1982 Nov. 01) are deemed to comply with the provisions of this section.

- (SPA) **1193.** Notwithstanding their "AC" zoning designation, the lands delineated as "AC-1193" on 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: (264-83)

- (1) notwithstanding section 91 of this By-law, land may only be used for or a building or structure may only be erected for the following purposes:
  - (a) a gas bar;
  - (b) an automobile service station with related retail sales;
  - (c) a restaurant with a maximum gross floor area of 171 m<sup>2</sup>; and,
  - (d) professional or administrative offices with a maximum gross floor area of 130 m<sup>2</sup>;
- (2) notwithstanding clause (1)(b) of this section, no automotive repairs shall take place outside the automobile service station building;
- (3) no outside storage of vehicles over 5 000 kg gross weight or construction equipment shall be permitted;
- (4) for the purposes of subsection (1) 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, and shall include an exterior terraced seating area with a maximum area of 42 m<sup>2</sup>;
- (5) notwithstanding section 22C of this By-law, "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, and including exterior seating area;
- (6) for the purposes of this section, a parking standard of 16.5 spaces per 100 m<sup>2</sup> GFA (Restaurant) shall apply;
- (7) all site development plans shall conform to the provisions of Schedule "I" of this section.



PARKING SPACE DETAIL



SCHEME B

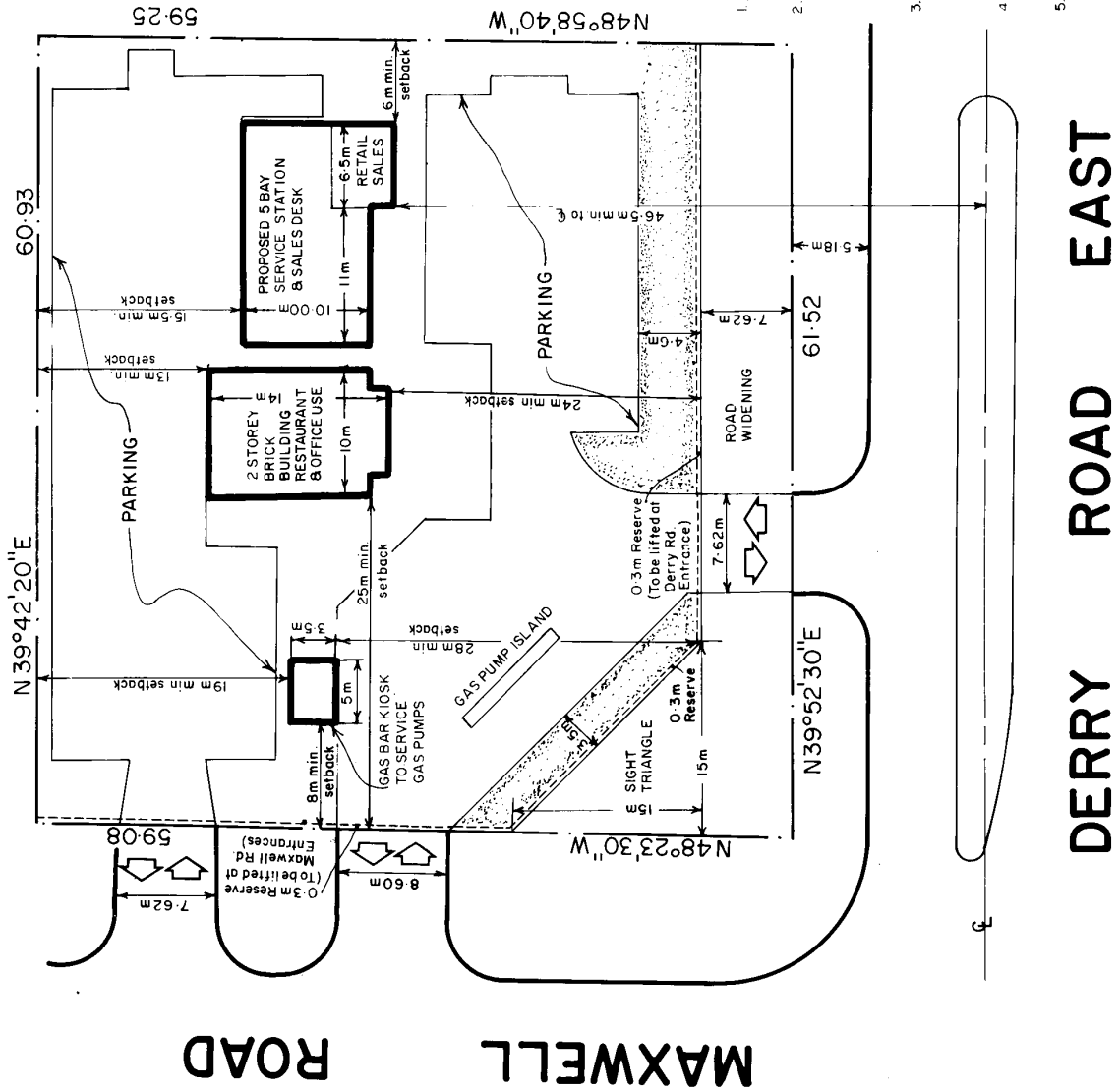
SCHEME A

CITY OF MISSISSAUGA

MAP 1 of 2

THIS IS SECTION 1193 - SCHEDULE "I"  
TO BY-LAW 264-83 PASSED BY  
COUNCIL ON 9 MAY 1983

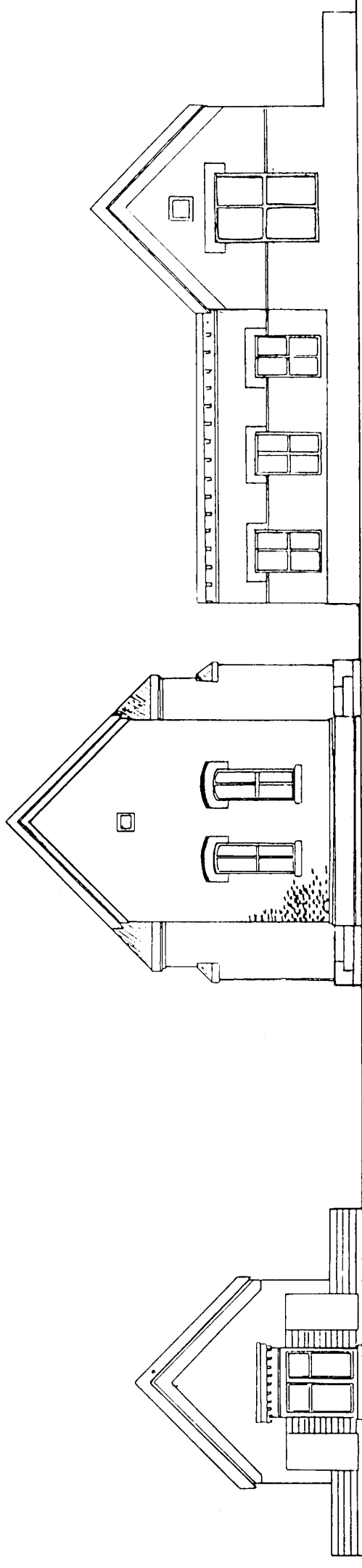
" R. Skjarum "  
MAYOR (ACTING)  
" L. McGillivray "  
CLERK (DEPUTY)



NOTES:

1. PRECISE ACCESS LOCATIONS TO BE DETERMINED THROUGH SITE PLAN APPROVAL PROCESS.
2. LOCATION OF ON SITE:  
- PARKING SPACES  
- DRIVEWAYS, SIDEWALKS  
- SERVICE COURTS  
- LANDSCAPE FEATURES  
TO BE DETERMINED THROUGH THE SITE PLAN APPROVAL PROCESS.
3. ALL PARKING AND DRIVEWAYS TO BE PAVED. ALL DRIVEWAYS AND ALL PARKING SPACES TO BE FULLY DESIGNATED WITH SOLID WHITE LINES PERMANENTLY PAINTED ON THE PAVEMENT.
4. PARKING SPACES DESIGNED WITH 0.6M CAR OVERHANG SHALL BE CONSTRUCTED IN ACCORDANCE WITH SCHEME 'A' OR 'B'.
5. ALL DOTTED AREAS TO BE LANDSCAPED AND SODDED.

# South Elevation



MAP 2 of 2

THIS IS SECTION 1193 - SCHEDULE 'I'  
 TO BY - LAW 264-83 PASSED BY  
 COUNCIL ON 9 MAY 1983

" R. Skjarum "

MAYOR (ACTING)

" L. McGillivray "

CLERK (DEPUTY)

NOTE : WINDOW, BRICK AND CHIMNEY DETAIL TO BE  
 APPROVED THROUGH THE SITE PLAN  
 APPROVAL PROCESS

CITY OF MISSISSAUGA

(SPA) **1194.** Notwithstanding their "R1" and "R2" zoning designations, the lands delineated on Schedule "B" of this By-law as "R1-1194" and "R2-1194" shall only be used for the erection of one-family detached dwellings in compliance with the "R1" and "R2" zone provisions contained in this By-law. (564-82), (197-87), (389-92)

**1195.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1195" 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: (564-82), (267-83), (891-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m <sup>2</sup>	12 m
Corner	600 m <sup>2</sup>	16.5 m

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m; (551-83)
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m. (551-83)

**1196.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1196" on 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: (603-82)

- (a) the provisions of subsection 109(a) and (b) shall not apply;
- (b) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices and an office building or structure shall not be permitted uses unless such building or structure is accessory to the principal manufacturing or industrial undertaking including storage warehouses and research establishments;
- (c) an area with a minimum width of 7.5 m, and abutting Derry Road West shall be provided and maintained as landscaped open space and shall not be used for parking or open storage.

**1197.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1197" 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: (699-82)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m <sup>2</sup>	12 m
Corner	510 m <sup>2</sup>	16.5 m

- (2) every corner lot shall have a minimum exterior side yard of 4.5 m;
- (3) every corner lot shall have a minimum interior side yard of 1.2 m;
- (4) every lot other than a corner lot shall have minimum side yards of 1.2 m;
- (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>.

**1198.** Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1198" on 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: (699-82)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	550 m <sup>2</sup>	13.7 m

- (2) every lot shall have minimum side yards of 1.2 m;
- (3) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>.

**1199.** Notwithstanding their "R3" zoning designation, the lands delineated on Schedule "B" of this By-law as "R3-1199" 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: (721-82)

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

<b>Lot Type</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Frontage</b>
Interior	370 m <sup>2</sup>	12 m
Corner	370 m <sup>2</sup>	12 m

- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (3) the interior side yard of a corner lot shall have a minimum width of 1.2 m;
- (4) the exterior side yard of a corner lot shall have a minimum width of 4.5 m;
- (5) notwithstanding subsection (4) of this section, the exterior side yard of the parcel of land described as that part of Block I on Registered Plan 550 designated as Part 5 on Plan 43R-5150 shall have a minimum width of 3.5 m;
- (6) the minimum gross floor area of all buildings and structures shall be 148 m<sup>2</sup>;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (8) notwithstanding subsections (4) and (5) of this section, no garage shall be located closer than 6 m to any street line.