

(SPA) **2300.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2300" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (228-98), (609-99)

- (1) the provisions of clauses 45A(l)(n), (o) and (p) of this By-law shall apply;
- (2) the area and frontage of the lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m ²	13.6 m
Exterior	480 m ²	16.9 m

- (3) the yard requirements shall conform to the following:

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
9.5 m	0.91 m	3.5 m (3.0 m to a bay window)	7.5 m

- (4) notwithstanding subsection 37B(1) of this By-law, the maximum permitted driveway width or hard surface parking area width per dwelling at any given point shall be 3.8 m.

(SPA) **2301.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2301" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (228-98)

- (1) the provisions of clauses 45A(l)(n), (o) and (p) of this By-law shall apply;
- (2) the area and frontage of the lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m ²	13.6 m
Exterior	480 m ²	16.9 m

- (3) the yard requirements shall conform to the following:

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
11.0 m	0.91 m	3.5 m (3.0 m to a bay window)	20.0 m

- (4) notwithstanding subsection 37B(1) of this By-law, the maximum permitted driveway width or hard surface parking area width per dwelling at any given point shall be 3.8 m.

(SPA) **2302.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2302" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (228-98)

- (1) the provisions of clauses 45A(l)(n), (o) and (p) of this By-law shall apply;
- (2) the area and frontage of the lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m ²	13.6 m
Exterior	480 m ²	16.9 m

- (3) the yard requirements shall conform to the following:

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
14.0 m	0.91 m	3.5 m (3.0 m to a bay window)	17.0 m

- (4) notwithstanding subsection 37B(1) of this By-law, the maximum permitted driveway width or hard surface parking area width per dwelling at any given point shall be 3.8 m.

2303. The lands delineated as "R1-2303" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R1" zone provisions contained in this By-law, except that: (150-98)

- (1) the minimum frontage of every lot shall be 32 m;
- (2) the minimum area of every lot shall be 1 140 m²;
- (3) no building or structure shall be located closer than 9.0 m to the lot line abutting Mississauga Road;
- (4) the minimum front yard setback of a corner lot shall be 6.0 m.

2305. The lands delineated as "R5-2305" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (278-98)

- (1) the provisions of subsections 30(10), (11) and 40(6) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	310 m ²	9.75 m
Corner	430 m ²	13.5 m

- (3) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	1.2 m on one side and 0.6 m on the other side	7.5 m

- (4) a covered porch may encroach into the required front yard and exterior side yard up to a maximum depth of 1.8 m;
- (5) the area of all covered porches shall be excluded from the calculation of lot coverage;
- (6) a garage shall not be located closer than 4.5 m to any streetline;
- (7) a free-standing garage located in the rear yard shall be permitted with a zero-lot line setback, and may include joint party walls;
- (8) the coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

2306. The lands delineated as "R5-2306" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (278-98)

- (1) the provisions of subsections 30(10), (11) and 40(6) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	310 m ²	9.75 m
Corner	430 m ²	13.5 m

- (3) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	1.2 m on one side and 0.6 m on the other side	7.5 m

- (4) a covered porch may encroach into the required front yard and exterior side yard up to a maximum depth of 1.8 m;
- (5) the area of all covered porches shall be excluded from the calculation of lot coverage;
- (6) a garage shall not be located closer than 5.5 m to any streetline;
- (7) a free-standing garage located in the rear yard shall be permitted with a zero-lot line setback, and may include joint party walls;
- (8) the coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

2307. The lands delineated as "RM2-2307" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (278-98)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	485 m ²	18.0 m
Corner	565 m ²	21.0 m

- (2) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	0.9 m	7.5 m

- (3) a covered porch may encroach into the required front yard and exterior side yard up to a maximum depth of 1.8 m;
- (4) the area of all covered porches shall be excluded from the calculation of lot coverage;
- (5) a garage shall not be located closer than 4.5 m to any streetline;

2308. The lands delineated as "RM2-2308" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (278-98)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	485 m ²	18.0 m
Corner	565 m ²	21.0 m

- (2) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	0.9 m	7.5 m

- (3) a covered porch may encroach into the required front yard and exterior side yard up to a maximum depth of 1.8 m;
- (4) the area of all covered porches shall be excluded from the calculation of lot coverage;
- (5) a garage shall not be located closer than 5.5 m to any streetline.

2309. The lands delineated as "RM2-2309" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (278-98)

- (1) the provisions of section 44 and clauses 45A(1)(i) and (j) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	13.6 m
Corner	555 m ²	17.4 m

- (3) every side yard other than an outside side yard of a corner lot shall have a minimum width of 0.9 m;
- (4) the outside side yard of a corner lot shall have a minimum width of 2.45 m;
- (5) bay windows and chimneys with or without foundations shall be permitted to encroach a maximum of 0.5 m into an outside side yard of a corner lot.

(SPA) **2310.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2310" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the following: (278-98)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	240 m ²	8.0 m
Corner	330 m ²	11.0 m

- (2) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	1.5 m	7.5 m

- (3) a covered porch may encroach into the required front yard and outside side yard up to a maximum depth of 1.8 m;
- (4) a garage shall not be located closer than 5.5 m to any streetline;
- (5) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
- (6) a minimum of 2 parking spaces shall be provided and maintained on the lot for each dwelling unit;
- (7) a parking space on a private driveway shall be included as part of the required parking spaces.

- (SPA) **2311.** The lands delineated as "M1-2311" on Schedule "B" of this By-law shall only be used for a motor vehicle sales centre in compliance with the "M1" zone provisions contained in this By-law, except that: *(153-98), (0327-2000)*
- (1) for the purposes of this section, "MOTOR VEHICLE SALES CENTRE" means an establishment for the sale of new or used motor vehicles, and may include accessory thereto a motor vehicle repair garage and motor vehicle body repairs, with no outdoor storage of parts or materials;
 - (2) a maximum of four (4) new motor vehicles for display purposes shall be permitted within the landscape area for each motor vehicle sales centre;
 - (3) a landscaped area having a minimum depth of 11.0 m shall be provided along the entire length of the property line abutting the Dixie Road right-of-way;
 - (4) for the purposes of this section, "LANDSCAPED AREA" means unobstructed space on a lot which is suitable for growth and maintenance of grass, flowers, shrubs, trees and other landscape features, and may include a maximum of four (4) new motor vehicles for display purposes, walkways, access, utilities, curbs and retaining walls.
- (SPA) **2312.** The lands delineated as "M1-2312" on Schedule "B" of this By-law shall only be used for an automobile sales room in compliance with the "M1" zone provisions contained in this By-law, provided: *(153-98)*
- (1) all automotive and body repairs accessory to an automobile sales room shall be conducted wholly within an enclosed building with no outdoor storage of parts or materials;
 - (2) the southerly side yard setback shall have a minimum width of 4.5 m.

2314. The lands delineated as "DC-2314" 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: (278-98)

- (1) the provisions of section 59A, subsections 83(5), (7), (9), (15), (16), (18), (19), (20) and (23) and sections 84 and 87 of this By-law shall not apply;
- (2) the gross leasable area of all buildings and structures on all lands zoned "DC-2314" shall not exceed 1 800 m²;
- (3) no building or structure shall be located closer than 4.5 m to the lot line of a residential zone;
- (4) no buildings or structures shall be located closer than 7.5 m to any streetline.

(SPA) **2315.** The lands delineated as "RCL1-2315" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (186-98)

- (1) the provisions of clause 108(3)(c), subsection 108(4) and clause 108(5)(c) of this By-law shall not apply;
- (2) the provisions of subsections 109(c), (d), (e), (f), (g), (i) and (l) of this By-law shall apply;
- (3) the following uses shall also be permitted:
 - (a) manufacturing or industrial undertaking within an enclosed building or structure, including storage warehouse and research establishment;
 - (b) courier service;
 - (c) public hall;
 - (d) banquet hall;
 - (e) restaurant, convenience restaurant or take-out restaurant;
- (4) the maximum gross floor area - non residential of all buildings and structures on each lot devoted to business, professional and administrative offices shall not exceed 1.0 times the lot area;
- (5) for the purposes of this section "MISCELLANEOUS USES" shall exclude a restaurant;
- (6) a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
- (7) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Banquet Hall	10.8 spaces per 100 m ² GFA
Courier Service	5.4 spaces per 100 m ² GFA plus a maximum of 5 parking spaces for Courier Service vehicles

(SPA) **2316.** Notwithstanding their "G" zoning, the lands delineated as "G-2316" on Schedule "B" of this By-law shall only be used for a bird sanctuary and one or more flight cages in compliance with the following: (431-99)

- (1) the provisions of section 22C of this By-law shall not apply;
- (2) the gross floor area - non residential devoted to a bird sanctuary on all lands zoned "G-2316" shall not exceed 20 m²;
- (3) the maximum area devoted to flight cages on all lands zoned "G-2316" shall be 40 m²;
- (4) for the purposes of this section, "BIRD SANCTUARY" means a building or structure devoted solely to the indoor care, treatment and recovery of injured or sick birds;
- (5) for the purposes of this section, "FLIGHT CAGE" means any structure devoted to the outdoor care, treatment and recovery of injured or sick birds.

(SPA) **2317.** Notwithstanding their "R3" zoning, the lands delineated as "R3-2317" on Schedule "B" of this By-law shall only be used for a detached dwelling or a veterinary clinic within the existing building, subject to the following: (384-98)

- (1) a detached dwelling shall comply with the "R3" zone provisions contained in this By-law;
- (2) a veterinary clinic within the existing building shall comply with the "R3" zone provisions contained in this By-law and shall be subject to the following additional provisions:
 - (a) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "R3-2317" shall be limited to 340 m²;
 - (b) the minimum floor area for each practitioner engaged in the practice of and licensed to practice veterinary medicine as provided under the *Veterinarians Act*, R.S.O. 1990, c.V.3, as amended, shall be 340 m²;
 - (c) for the purposes of clause (2)(b) of this section, "FLOOR AREA" means the aggregate of the areas of each floor above and below established grade, measured from the exterior of the outside walls;
 - (d) outdoor storage shall not be permitted;
 - (e) a veterinary clinic use and all related activities shall be conducted wholly within the existing building;
 - (f) a veterinary clinic shall not provide any overnight accommodation of animals;
 - (g) notwithstanding clause (2)(f) of this section, animals may be accommodated solely for the purposes of medical treatment;
- (3) notwithstanding subsections (1) and (2) of this section, the minimum yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.4 m	75 m	2.8 m	2.5 m

(SPA) **2318.** The lands delineated as "RCL1-2318" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (255-98), (637-98)

- (1) the provisions of clauses 108(3)(c) and (d), and 108(4)(f) of this By-law shall not apply;
- (2) the provisions of subsections 109(c), (d), (e), (f), (g), (i), (l) and (m) of this By-law shall apply;
- (3) the following uses shall also be permitted:
 - (a) manufacturing or industrial undertaking that is conducted wholly within an enclosed building or structure, including a storage warehouse and research establishment;
 - (b) courier service;
 - (c) public hall;
 - (d) banquet hall;
 - (e) restaurant, convenience restaurant or take-out restaurant, provided that the building in which the restaurant, convenience restaurant or take-out restaurant is situated or is to be located forms an integral part of a building or structure used for any other use or uses permitted by this section;
- (4) the maximum gross floor area - non residential of all buildings and structures devoted to business, professional or administrative offices shall not exceed 0.5 times the lot area;
- (5) for the purpose of this section, "MISCELLANEOUS USES" shall include and are limited to the following: hairdressing and beauty salon; barber shop; drug store; drug dispensary; shoe repair shop; art shop; antique shop; shop for the sale of photographic or office supplies; dress making establishment; tailoring establishment; news stand; cigar and smoke shop; florist shop; optical shop; travel agency; and audio-visual or computer shop, provided that any such use is contained within a building or structure used for office purposes;
- (6) a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
- (7) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Courier Service	5.4 spaces per 100 m ² GFA plus a maximum of 5 parking spaces for Courier Service vehicles
Banquet Hall	10.8 spaces per 100 m ² GFA

2319. The lands delineated as "R4-2319" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (223-98)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	390 m ²	12.0 m
Corner	490 m ²	16.5 m

- (2) the yard requirements shall conform to the following:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
6.0 m	4.5 m	1.2 m	7.5 m

- (3) the coverage of all buildings and structures for every interior lot shall not exceed 43% of the lot area;
 (4) notwithstanding subsection (2) of this section, no garage shall be located closer than 6.0 m to any street line.

2320. The lands delineated as "RM2-2320" on Schedule "B" of this By-law shall only be used in compliance with the "RM2" zone provisions contained in this By-law, except that: (223-98)

- (1) the provisions of subsections 44(4), (5), (6), (7), (10) and (11), and clauses 45(2)(k), 45A(1)(i) and (o) of this By-law shall not apply;
 (2) the minimum area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	18.0 m
Corner	550 m ²	21.0 m

- (3) the yard requirements shall conform to the following:

Minimum Yards	
Exterior Side	Interior Side
3.0 m	0.9 m

- (4) the coverage of all buildings and structures for every lot shall not exceed 42% of the lot area.

- (1) the provisions of sections 21 and 30 of this By-law shall not apply;
- (2) the provisions of clauses 44(17)(a), (b), (g), (h), (i) and (k) of this By-law shall apply;
- (3) the maximum number of dwelling units on all lands zoned "RM5-2323" shall be 78;
- (4) the minimum setback of all buildings and structures shall be 4.5 m;
- (5) notwithstanding subsection (4) of this section, the minimum setback of all buildings or structures from the lot abutting lands zoned "RG4(12)" or "M1-2580" shall be 7.5 m;
- (6) notwithstanding subsection (4) of this section, the minimum setback of all buildings or structures from McLaughlin Road right-of-way shall be 6.0 m;
- (7) the maximum gross floor area of all buildings and structures shall be 0.75 times the lot area;
- (8) the minimum open space shall be 40% of the lot area;
- (9) for the purposes of this section, "GROSS FLOOR AREA" means, the aggregate of the areas of each storey as established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles.

E:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the zoning designation "H-RM5-2323" with respect to the whole or any part of the lands in respect of which such zoning designation is, from time to time, by further amendment to Map 52E, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

The storm water management facility (Part 1, Reference Plan 43R-25114) and storm sewer outlet to Fletcher's Creek shall be constructed and operable to the satisfaction of the City Transportation and Works Department and the Credit Valley Conservation Authority;

The completion of services (including storm sewers) and registration of Draft Plan of Subdivision T-M95022, Ben-Ted Construction Limited;

Delivery of an executed Development Agreement in a form satisfactory to The Corporation of the City of Mississauga;

Satisfactory arrangements being made with the City Transportation and Works Department for establishing a 0.3 m reserve area along the Saint Barbara Boulevard frontage of the site.

- (1) each detached dwelling shall conform to the "RG5" zone provisions of this By-law.
- 2326.** The lands delineated as "RGM5-2326" on Schedule "B" of this By-law shall only be used for street row dwelling; compliance with the "RGM5" zone provisions contained in this By-law, except that: (83-99)
- (1) the minimum rear yard shall be 10.0 m.
- 2327.** Deleted by By-law 0350-2000. (27-99)
-) **2328.** Notwithstanding the "RM5" zoning, the lands delineated as "RM5-2328" on Schedule "B" of this By-law shall only be used for row dwellings, in compliance with the following: (26-99)
- (1) the provisions of section 21 of this By-law shall not apply;
 - (2) the provisions of clauses 44(17)(a), (b), (c), (g) and (h) of this By-law shall apply;
 - (3) the number of dwelling units on all lands zoned "RM5-2328" shall not exceed 20;
 - (4) no building or structure shall be located closer than 7.5 m from the "G-2151" zone;
 - (5) no building or structure shall be located closer than 10.0 m from the property line abutting a municipal road;
 - (6) for the purposes of this section, "MAIN FRONT ENTRANCE" means the door which is designed as the primary access point into the dwelling;
 - (7) the main front entrance of all dwellings shall face a municipal road;
 - (8) for the purposes of this section, "LANDSCAPE AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping features, and may include walkways, curbs, utilities, retaining walls, and fences;
 - (9) a minimum landscape area of 3.0 m shall be provided along the property line abutting McLaughlin Road.
-) **2329.** The lands delineated as "M1-2329" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (413-98)
- (1) the provisions of subsections 109(b), (d), (e), (i), (j) and (k), and subsections 110(2) and (3), and section 114 of this By-law shall not apply;
 - (2) notwithstanding subsection 110(1) of this By-law, an automobile repair garage shall not be permitted;
 - (3) the following uses may be permitted:
 - (a) book store;
 - (b) florist shop;
 - (c) mail box rental, photocopying, and accessory stationery sales;
 - (d) sale of fireplaces and accessories;
 - (e) sale of patio furniture and accessories;
 - (f) golf equipment store;
 - (g) retail sales of gas appliances;
 - (h) mobile phone sales and service shop;
 - (i) fitness equipment store;
 - (j) craft and hobby shop;
 - (k) art gallery and picture framing shop;
 - (l) electronics or computer store;
 - (m) china and flatware showroom and sales outlet;
 - (n) lighting fixtures store;
 - (4) the maximum gross floor area - non residential of all buildings and structures on lands zoned "M1-2329" shall not exceed 2 600 m²;
 - (5) the total gross floor area - non residential for all uses permitted under subsection (3) of this section on lands zoned "M1-2329" shall not exceed 50% of the gross floor area - non residential of all buildings and structures on lands zoned "M1-2329" with a maximum of 1 300 m²;
 - (6) the minimum parking requirement for uses permitted under subsection (3) of this section shall be 4.3 spaces per 100 m² of gross leasable area;

2330. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2330" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (307-98)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of clause 45A(1)(n) of this By-law shall also apply;
- (3) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump shall not encroach into the required side yard;
- (4) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m ²	12.2 m
Corner	500 m ²	16.5 m

- (5) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	3.0 m	1.2 m	7.5 m

- (6) a garage shall not be located closer than 7.0 m to any street line;
- (7) the maximum width of a driveway or hard surface parking area for any dwelling unit at any given point shall be 3.8 m for an interior lot and 5.0 m for a corner lot;
- (8) the maximum coverage of all buildings and structures shall be 50% of the lot area, provided that a covered porch shall be excluded from the calculation of coverage;
- (9) the maximum building height of any dwelling shall be 10.7 m.

2331. The lands delineated as "R3-2331" on Schedule "B" of this By-law shall only be used for one detached dwelling in compliance with the "R3" zone provisions contained in this By-law, except that: (514-98)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m

- (2) the dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (3) the minimum yards shall conform to the following requirements:

Minimum Yards			
Front	Easterly Side	Westerly Side	Rear
4.5 m	1.2 m	0.61 m	7.5 m

- (4) 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 (3) of this section;
- (5) notwithstanding subsection (3) of this section, a garage shall not be located closer than 6 m to any street line;
- (6) the maximum coverage of all buildings and structures shall not exceed 45% of the lot area.

(SPA) **2332.** The lands delineated as "R4-2332" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (53-99)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	480 m ²	15 m
Corner	640 m ²	17.5 m

- (2) every corner lot shall have a minimum exterior side yard setback of 3.3 m.

- dry-cleaning depot, shoe repair shop;
-) photographic and film processing shop;
-) business equipment and office supply store, stationery store;
- fitness club;
- video store;
-) bookstore;
- florist;
- i) dressmaking or tailoring establishment;
-) mobile phone sales, service and installation shop;
-) liquor or wine store;
-) bakery;
-) miscellaneous uses shall be contained wholly within the building or structure u
and administrative offices;
-) a maximum of 10% of the total gross floor area - non residential of any b
business, professional and administrative offices may be used for miscellane

leted by By-law 0052-2000;

o buildings or structures or parts thereof within 110 m of the St. Lawrence and Huds
ceed nine (9) storeys in height above established grade, excluding any mechanica

e setback of all buildings or structures or parts thereof from the property line abut
imum of 6.0 m;

e "Minimum Open Space", as defined in clause 44(13)(ii) of this By-law, shall be

- ε minimum setback of all buildings or structures from the lot line abutting the Highway shall be 14.0 m;
- ε minimum setback of all buildings or structures from the lot line abutting the Argenteuil Road shall be 4.5 m;
- ε minimum setback of all buildings or structures from the lot line abutting the Right-of-way shall be 5.9 m;
- ε "Minimum Open Space" shall be 10% of the lot area.

(SPA) **2339.** The lands delineated as "M2-2339" on Schedule "B" of this By-law shall only be used in compliance with the "M2" zone provisions contained in this By-law, except that: (387-98)

- (1) one cardlock fuel dispensing facility shall also be permitted on all lands zoned "M2-2339";
- (2) for the purposes of this section, "CARDLOCK FUEL DISPENSING FACILITY" means a building or structure, or part thereof where fuel, oil, and other similar products used in the operation of truck internal combustion engines are sold to account customers only via cardlock controllers, and such facility may contain as accessory thereto, lounge, shower and washroom facilities for account customers and an outlet where food and convenience goods are stored and offered for sale, provided that there is no preparation of food on the premises;
- (3) the gross floor area of the cardlock fuel dispensing facility shall not exceed 115 m²;
- (4) a power generating facility shall also be permitted. (0088-2006)

2340. Deleted by By-law 0347-2004. (181-99)

(SPA) **2341.** The lands delineated as "R4-2341" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (254-99)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	700 m ²	12.5 m
Corner	720 m ²	16.5 m

- (2) the yard requirements shall conform to the following:

Minimum Yards	
Exterior Side	Interior Side
6.0 m	1.2 m on one side and 0.9 m on the other

- (3) the maximum coverage of all buildings and structures shall be 40% of the lot area.

(SPA) **2342.** The lands delineated as "MC-2342" 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: *(111-99)*

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) discount merchandising store;
 - (b) bulk food store;
 - (c) retail-warehousing of bulk frozen foodstuffs;
 - (d) restaurant, convenience restaurant and take-out restaurant;
 - (e) one outdoor patio accessory to no more than one restaurant on all lands zoned "MC-2342";
 - (f) one off-track wagering establishment accessory to no more than one restaurant on all lands zoned "MC-2342";
 - (g) business, professional and administrative office;
 - (h) karaoke centre;
 - (i) pharmacy;
 - (j) veterinary clinic;
 - (k) manufacture and sale of wine;
 - (l) repair and manufacture of small goods and wares;
 - (m) shoe repair shop;
 - (n) research establishment;
 - (o) printing establishment;
 - (p) cleaning depot and plant for clothing;
 - (q) commercial school;
 - (r) day nursery;
 - (s) bank and financial institution;
 - (t) cultural centre;
 - (u) cinema;
 - (v) art gallery;
 - (w) retail and service commercial uses;
- (3) for the purposes of this section, the following uses shall be deemed to be retail and service commercial uses:
 - (a) optical store;
 - (b) grocery store;
 - (c) specialty food store;
 - (d) herbal store;
 - (e) liquor and beer store;
 - (f) stationary, office supplies, business equipment and furnishing sales;
 - (g) book store;
 - (h) greeting cards store;
 - (i) jewellery store;
 - (j) religious products store;
 - (k) shoe store;
 - (l) clothing store;
 - (m) leather goods and luggage store;
 - (n) video rental store;
 - (o) electronics store;
 - (p) computer store;
 - (q) music store;
 - (r) communication and security equipment store;
 - (s) martial arts store;
 - (t) sports store;
 - (u) games store;
 - (v) auto accessories and window tinting store;
 - (w) gift shop;
 - (x) model and hobby store;

- (y) arts and crafts store;
 - (z) photo finishing store;
 - (aa) camera store;
 - (bb) photography studio;
 - (cc) travel agency;
 - (dd) florist;
 - (ee) pet shop;
 - (ff) postal outlet;
 - (gg) ticket agency;
 - (hh) lottery outlet;
 - (ii) fitness club;
 - (jj) racquet club;
 - (kk) banquet hall;
 - (ll) bowling alley;
 - (mm) billiard hall;
 - (nn) hairdressing or beauty salon;
 - (oo) barber shop;
 - (pp) tanning salon;
 - (qq) body-rub parlour;
 - (rr) taxi or courier dispatching centre;
 - (ss) vehicle leasing and rental outlet;
 - (tt) carpet and floor covering cleaning service;
- (4) the gross floor area - non residential of all buildings and structures on all lands zoned "MC-2342" shall not exceed 10 510 m²;
 - (5) the total gross leasable area devoted to all discount merchandising stores on all lands zoned "MC-2342" shall not exceed 1 000 m²;
 - (6) the total gross leasable area devoted to all bulk food stores and retail-warehousing of bulk frozen foodstuffs, or any combination thereof, on all lands zoned "MC-2342" shall not exceed 1 000 m²;
 - (7) the total gross floor area - restaurant of all restaurants, convenience restaurants and take-out restaurants on all lands zoned "MC-2342" shall not exceed 3 316 m²;
 - (8) subject to clause (2)(e) of this section, the total area of an outdoor patio accessory to a restaurant shall not exceed 130 m²;
 - (9) the total gross floor area - non residential of all business, professional and administrative offices shall not exceed 10% of the gross floor area - non residential of all buildings and structures;
 - (10) notwithstanding subsection (9) of this section, the total gross floor area - non residential devoted to all medical offices shall not exceed 277 m²;
 - (11) the total gross leasable area devoted to all pharmacies shall not exceed 96 m²;
 - (12) the total gross leasable area devoted to all specialty food stores shall not exceed 300 m²;
 - (13) the total gross floor area - non residential of all retail and service commercial uses shall not exceed 5 062 m²;
 - (14) for the purposes of this section, "CULTURAL CENTRE" means a building or structure or part thereof used for recreational, social or educational activities, including but not limited to exhibitions and displays with accessory retail sales, live performance theatres, public halls with accessory food preparation facilities, provided that a cultural centre shall not include a restaurant;
 - (15) for the purposes of this section, "HERBAL STORE" means a building or structure or part thereof where herbs used for medicinal purposes are stored and offered for sale at retail and may include diagnostic services provided by a herbalist;
 - (16) for the purposes of this section, "KARAOKE CENTRE" means a building or structure or part thereof where the principal use is a form of entertainment in which patrons sing with pre-recorded musical accompaniment, and may include an accessory kitchenette for the preparation of light snacks and refreshments provided that a karaoke centre shall not include a restaurant, convenience restaurant, take-out restaurant or facility for the service of alcoholic beverages;
 - (17) notwithstanding the provisions of section 22C of this By-law, a total of 710 parking spaces shall be provided, of which a maximum of 132 parking spaces may be provided on abutting lands zoned "MC-2343";
 - (18) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (18)(a) of this section, the location and type of parking spaces, internal driveways, walkways, garbage enclosures, landscape features and the extent of landscaped areas and fencing, shall be determined through the site development plan approval process.

(SPA) **2343.** Notwithstanding their "MC" zoning, the lands delineated as "MC-2343" on Schedule "B" of this By-law shall only be used in compliance with the following: (111-99)

- (1) motor vehicle parking facilities associated with the abutting lands zoned "MC-2342", as shown on Schedule "I" of this section, shall be permitted.

(H) 2344. The lands delineated as "R4(12)-2344" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions contained in this By-law, except that: (563-99), (378-99), (564-99), (0165-2000), (0541-2000), (0409-2001), (0392-2003), (0304-2004)

- (1) the provisions of sections 15, and 21 and subsections 28(1), 37B(1) and (2) and 40(5) and (6) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	285 m ²	11.0 m
Corner	370 m ²	14.3 m

- (3) the yards shall conform to the following requirements:

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side	Rear
4.5 m	4.5 m	0.6 m	1.2 m on one side and 0.6 m on the other side	7.0 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsection (3) of this section, the minimum rear yard setback may be reduced as follows:
 - (a) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.5 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m;
 - (b) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.0 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the dwelling;
- (9) notwithstanding subsections (3) and (8) of this section, the minimum rear yard setback shall be 14.5 m for those lots which abut, in whole or in part, the Sun-Canadian Pipeline easement;
- (10) notwithstanding subsections (3), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (11) notwithstanding subsections (3), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (12) notwithstanding subsection (3), (5), (6), (7), (8) and (9) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (13) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (14) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (15) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (16) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (17) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (18) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (19) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 50% of the lot frontage or 6.5 m, whichever is less, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (20) the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the lot frontage or 5.5 m, whichever is less;
- (21) the maximum building height shall be 11.0 m;
- (22) a detached garage shall not be permitted in a rear yard.

NOTE: (0541-2000), (0409-2001)

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the designation "H-R4(12)-2344" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 57, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirement:

- (i) confirmation in writing by the relevant school board that the lands are not required for school purposes.

2345. The lands delineated as "R4-2345" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (563-99), (378-99), (565-99), (0165-2000), (0535-2000), (0540-2000), (0541-2000), (0409-2001), (0114-2002), (0161-2003), (0230-2004)

- (1) the provisions of sections 15, and 21 and subsections 28(1), 37B(1) and (2) and 40(5) and (6) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	323 m ²	12.5 m
Corner	408 m ²	15.8 m

- (3) the yards shall conform to the following requirements:

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side	Rear
4.5 m	4.5 m	0.6 m	1.2 m on one side and 0.6 m on the other side	7.0 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsection (3) of this section, the minimum rear yard setback may be reduced as follows:
 - (a) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.5 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m;
 - (b) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.0 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the dwelling;
- (9) notwithstanding subsections (3), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (10) notwithstanding subsections (3), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (11) notwithstanding subsections (3), (5), (6), (7) and (8) of this section, window projections and architectural features, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (12) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (13) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (14) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (15) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (16) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (17) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (18) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 45% of the lot frontage or 6.1 m, whichever is less;
- (19) the maximum garage width measured from the inside face of each of the garage walls shall be 45% of the lot frontage or 6.1 m, whichever is less;
- (20) the maximum building height shall be 11.0 m;
- (21) a detached garage shall not be permitted in a rear yard.

(H) 2347. Notwithstanding their RM1" zoning, the lands delineated as "RM1-2347" on Schedule "B" of this By-law shall only be used for detached or semi-detached dwellings in compliance with the following: (563-99), (564-99), (565-99), (0540-2000), (0541-2000), (0569-2001), (0114-2002), (0251-2002), (0304-2004)

- (1) detached dwellings shall be erected in accordance with the provisions of the "R4(12)-2344" zone of this By-law;
- (2) semi-detached dwellings shall be erected in accordance with the following:

- (a) the provisions of clause 45(2)(q) of this By-law shall apply;
- (b) the provisions of section 21 and subsection 37B(1) of this By-law shall not apply;
- (c) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m ²	17.0 m
Corner	525 m ²	20.3 m

- (d) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	4.5 m	1.2 m	7.0 m

- (e) notwithstanding clause (d) of this subsection, the front garage face shall have a minimum setback of 5.8 m;
- (f) notwithstanding clause (d) of this subsection, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (g) notwithstanding clause (d) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (h) notwithstanding clause (d) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (i) notwithstanding clause (d) of this subsection, where a corner lot is located adjacent to a public lane, the minimum exterior side yard setback may be reduced to 1.8 m;
- (j) notwithstanding clause (d) of this subsection, the minimum rear yard setback may be reduced as follows:
 - (i) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.5 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m;
 - (ii) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.0 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the dwelling;
- (k) notwithstanding clauses (d) and (j) of this subsection, the minimum rear yard setback shall be 14.5 m for those lots which abut, in whole or in part, the Sun-Canadian Pipeline easement;
- (l) notwithstanding clauses (d), (f), (g) and (h) of this subsection, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (m) notwithstanding clauses (d), (f), (g) and (h) of this subsection, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (n) notwithstanding clauses (d), (f), (g), (h) and (j) of this subsection, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (o) notwithstanding clauses (d), (f), (g) and (h) of this subsection, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (p) notwithstanding clause (d) of this subsection, the setback of a building or structure to a sight triangle may be 0.0 m;
- (q) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (r) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (s) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (t) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (u) the maximum permitted driveway or hard surface parking area width per unit shall be 4.3 m for interior lots and 4.7 m for corner lots, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this clause; (0142-2003)
- (v) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (w) the maximum building height shall be 11.0 m;
- (x) a detached garage shall not be permitted in a rear yard.

NOTE: (0569-2001), (0251-2002)

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the designation "H-RM1-2347" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 57, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirement:

- (i) confirmation in writing by the relevant school board that the lands are not required for school purposes.

(SPA) **2348.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2348" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the following: (563-99), (564-99)

- (1) the provisions of section 21 and subsection 37B(1) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	183 m ²	6.1 m
Corner	292 m ²	9.75 m

- (3) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side of an End Unit	Rear
4.5 m	4.5 m	1.2 m	7.5 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsections (3), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (9) notwithstanding subsections (3), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (10) notwithstanding subsections (3), (5), (6) and (7) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard;
- (11) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or exterior side yard setback;
- (12) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (14) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (15) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (16) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (17) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 3.8 m;
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard.

2349. The lands delineated as "R4(12)-2349" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions contained in this By-law, except that: (562-99), (564-99), (565-99), (0540-2000), (0114-2002), (0161-2003), (0230-2004), (0304-2004), (0254-2005), (0297-2005) (0437-2006)

- (1) the provisions of sections 15 and 21, and subsections 28(1), 37B(1) and (2), 40(5) and (6) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	360 m ²	12.0 m
Corner	500 m ²	16.5 m

- (3) the yards shall conform to the following requirements:

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side	Rear
4.5 m	4.5 m	0.6 m	1.2 m on one side and 0.6 m on the other side	7.5 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsections (3), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (9) notwithstanding subsections (3), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and 0.3 m into the minimum exterior side yard setback;
- (10) notwithstanding subsections (3), (5), (6) and (7) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (11) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (12) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (14) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (15) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (16) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (17) the maximum permitted driveways or hard surface parking area width on each lot at any given point shall be 50% of the lot frontage or 6.1 m, whichever is less;
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the lot frontage or 6.1 m, whichever is less;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard;
- (21) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601" the minimum setback from the "G-2601" zone boundary shall be 16 m. (0114-2002)

2350. The lands delineated as "R5-2350" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions contained in this By-law, except that: (564-99), (565-99), (0161-2003), (0230-2004), (0297-2005)

- (1) the provisions of sections 15 and 21, and subsections 28(1), 37B(1) and (2), and 40(5) and (6) of this By-law shall not apply;
- (2) the yards shall conform to the following requirements:

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side	Rear
4.5 m	4.5 m	0.6 m	1.2 m on one side and 0.6 m on the other side	7.5 m

- (3) notwithstanding subsection (2) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (4) notwithstanding subsection (2) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (5) notwithstanding subsection (2) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (2) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsections (2), (4), (5) and (6) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;

- (8) notwithstanding subsections (2), (4), (5) and (6) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (9) notwithstanding subsections (2), (4), (5) and (6) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (10) notwithstanding subsections (2), (4), (5) and (6) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (11) notwithstanding subsection (2) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (12) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (13) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (14) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (15) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (16) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (17) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (18) the maximum building height shall be 11.0 m;
- (19) a detached garage shall not be permitted in a rear yard.

2351. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2351" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (564-99), (0540-2000), (0114-2002), (0161-2003), (0230-2004), (0297-2005)

- (1) the provisions of section 21, and subsections 28(1) and 37B(1) of this By-law shall not apply;
- (2) the provisions of clause 45A(1)(n) of this By-law shall apply;
- (3) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	435 m ²	14.5 m
Corner	530 m ²	17.5 m

- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	4.5 m	1.2 m	7.5 m

- (5) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (6) notwithstanding subsection (4) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (4) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsection (4) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (9) notwithstanding subsection (4) of this section, where a corner lot is located adjacent to a public lane, the minimum exterior side yard setback may be reduced to 1.8 m;
- (10) notwithstanding subsections (4), (6), (7) and (8) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (11) notwithstanding subsections (4), (6), (7) and (8) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (12) notwithstanding subsections (4), (6), (7) and (8) of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard;
- (13) notwithstanding subsections (4), (6), (7) and (8) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (14) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (15) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (16) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (17) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;

- (18) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (19) the maximum permitted driveway or hard surface parking area width per unit at any given point shall be 4.3 m for interior lots and 4.7 m for corner lots, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (20) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (21) the maximum building height shall be 11.0 m;
- (22) a detached garage shall not be permitted in a rear yard;
- (23) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601" the minimum setback from the "G-2601" zone boundary shall be 16 m. (0114-2002)

(SPA) **2352.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2352" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the following: (564-99)

- (1) the provisions of sections 13, 15, 17 and 21, subsections 28(1) and 37B(1) of this By-law shall not apply;
- (2) the area and width of lots shall conform to the following requirements:

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

- (3) (a) site development plans shall conform to the provisions of the applicable Schedules "I(1)", "I(2)", or "I(3)" to this section;
- (b) notwithstanding clause (3)(a) of this section, those matters which would otherwise be matters of site plan approval, such as, the location and type of parking spaces, driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (4) for the purposes of this section, "REAR LOT LINE" means the lot line that divides the lot from the public lane shown on Schedules "I(1)", "I(2)", or "I(3)" to this section;
- (5) for the purposes of this section, "FRONT LOT LINE" means the lot line opposite the rear lot line;
- (6) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (8) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (9) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsections (6), (7) and (8) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (10) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsections (6), (7) and (8) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (11) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsections (6), (7) and (8) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard;
- (12) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsections (6), (7) and (8) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (13) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, the setback of a building or structure, other than a detached garage, to a sight triangle may be 0.0 m;
- (14) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, a detached garage located in a rear yard shall have a minimum side yard setback of 0.85 m on one side;
- (15) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (16) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (17) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (18) the maximum building height shall be 11.0 m.

2353. The lands delineated as "R4(12)-2353" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions contained in this By-law, except that: (564-99), (565-99), (0409-2001)

- (1) the provisions of sections 15 and 21, and subsections 28(1), 37B(1) and (2) and 40(5) and (6) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	285 m ²	11.0 m
Corner	370 m ²	14.3 m

- (3) the yards shall conform to the following requirements:

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side	Rear
4.5 m	4.5 m	0.6 m	1.2 m on one side and 0.6 m on the other side	7.0 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsection (3) of this section, the minimum rear yard setback may be reduced as follows:
 - (a) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.5 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m;
 - (b) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.0 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the dwelling;
- (9) notwithstanding subsections (3), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (10) notwithstanding subsections (3), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (11) notwithstanding subsections (3), (5), (6), (7) and (8) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard;
- (12) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (13) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (14) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (15) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (16) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (17) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (18) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 50% of the lot frontage or 6.5 m, whichever is less, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (19) the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the lot frontage or 5.5 m, whichever is less;
- (20) *deleted by By-law 0142-2003;*
- (21) notwithstanding subsection (19) of this section, where the lot frontage of a lot is equal to or greater than 12.5 m, the maximum garage width measured from the inside face of each of the garage walls shall be 45% of the lot frontage or 6.1 m, whichever is less;
- (22) the maximum building height shall be 11.0 m;
- (23) a detached garage shall not be permitted in a rear yard.

(SPA) **2354.** The lands delineated as "RCL1-2354" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (464-98)

- (1) the provisions of clauses 108(3)(c) and (d) of this By-law shall not apply;
- (2) the provisions of section 109 of this By-law shall also apply, excepting subsections 109(b), (j) and (k);
- (3) manufacturing or industrial undertaking conducted wholly within an enclosed building or structure shall also be permitted;
- (4) the maximum gross floor area - non residential of all buildings or structures on each lot devoted to business, professional and administrative offices shall not exceed 0.5 times the lot area;
- (5) a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional and administrative offices may be used for miscellaneous uses;
- (6) for the purpose of this section, "Miscellaneous Uses" shall only include the following: hairdressing and beauty salon; barber shop; drug store or dispensary; art or antique shop; shop for the sale of photographic or office supplies; news stand; cigar and smoke shop; florist shop; optical shop; travel agency; and audio-visual shop or computer shop; provided that any such use is contained within a building or structure used for office purposes;
- (7) no part of any building or structure shall be located within 9 m of the lot line abutting Hurontario Street.

(H) **2355.** Notwithstanding their "RM1" zoning, the lands delineated as "RM1-2355" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (565-99), (0535-2000), (0569-2001), (0251-2002), (0161-2003), (0230-2004), (0297-2005)

- (1) the provisions of clause 45(2)(q) of this By-law shall apply;
- (2) the provisions of section 21 and subsection 37B(1) of this By-law shall not apply;
- (3) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m ²	17.0 m
Corner	525 m ²	20.3 m

- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	4.5 m	1.2 m	7.0 m

- (5) notwithstanding subsection (4) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (4) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (4) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsection (4) of this section, the minimum rear yard setback may be reduced as follows:
 - (a) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.5 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m;
 - (b) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.0 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the dwelling;
- (9) notwithstanding subsection (4) of this section, a minimum rear yard setback of 7.5 m shall be provided for any lot abutting the "DC-2359" zone;
- (10) notwithstanding subsections (4), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (11) notwithstanding subsections (4), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (12) notwithstanding subsections (4), (5), (6), (7), (8) and (9) of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (13) notwithstanding subsections (4), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (14) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (15) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (16) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (17) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (18) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (19) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;

- (20) the maximum permitted driveway or hard surface parking area width per unit at any given point shall be 4.3 m for interior lots and 4.7 m for corner lots, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (21) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (22) a detached garage shall not be permitted in a rear yard;
- (23) the maximum building height shall be 11.0 m.

NOTE: (0569-2001), (0251-2002)

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the designation "H-RM1-2355" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 57, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirement:

- (i) confirmation in writing by the relevant school board that the lands are not required for school purposes.

(H) 2356. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2356" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (562-99), (565-99), (0535-2000), (0541-2000), (0409-2001), (0569-2001), (0251-2002)

- (1) the provisions of sections 15 and 21, subsections 28(1), and 37B(1) of this By-law shall not apply;
- (2) the provisions of clause 45A(1)(n) of this By-law shall apply;
- (3) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m ²	13.6 m
Corner	480 m ²	16.9 m

- (4) the yards shall conform to the following requirements:

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side	Rear
4.5 m	4.5 m	0.6 m	1.2 m on one side and 0.6 m on the other side	7.5 m

- (5) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (6) notwithstanding subsection (4) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (4) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsection (4) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (9) notwithstanding subsection (4) of this section, where a corner lot is located on a street with a 0.3 m reserve along the exterior side lot line, the minimum exterior side yard may be reduced to 4.2 m;
- (10) notwithstanding subsections (4), (6), (7), (8) and (9) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (11) notwithstanding subsections (4), (6), (7), (8) and (9) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and 0.3 m into the minimum exterior side yard setback;
- (12) notwithstanding subsections (4), (6), (7), (8) and (9) of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (13) notwithstanding subsections (4), (6), (7), (8) and (9) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (14) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (15) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (16) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (17) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (18) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (19) the maximum permitted driveway or hard surface parking area width per unit at any given point shall be 4.3 m for interior lots and 4.7 m for corner lots, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)

- (20) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (21) the maximum building height shall be 11.0 m;
- (22) a detached garage shall not be permitted in a rear yard.

NOTE: (565-99)

In accordance with section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, the holding zone "H" is to be removed from the zoning designation "H-RM2-2356", designated for school purposes, by further amendment to Map 57 of Schedule "B" attached to By-law Number 5500, as amended, upon confirmation in writing by the relevant school board that the lands are not required for school purposes.

(SPA) **2357.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2357" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the following: (565-99)

- (1) the provisions of sections 13, 15, 17 and 21, subsection 28(1), and subsection 37B(1) of this By-law shall not apply;
- (2) the area and width of lots shall conform to the following requirements:

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

- (3) (a) all site development plans shall conform to the provisions of the applicable Schedules "I(1)" and "I(2)" to this section;
- (b) notwithstanding clause (3)(a) of this section, those matters which would otherwise be matters of site plan approval, such as, the location and type of parking spaces, driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (4) for the purposes of this section, "REAR LOT LINE" means the lot line that divides the lot from the public lane as shown on Schedules "I(1)" and "I(2)" to this section;
- (5) for the purposes of this section, "FRONT LOT LINE" means the lot line opposite the rear lot line;
- (6) notwithstanding Schedules "I(1)" and "I(2)" to this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding Schedules "I(1)" and "I(2)" to this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (8) notwithstanding Schedules "I(1)" and "I(2)" to this section, where a corner lot is located on a street without a municipal sidewalk along the exterior lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (9) notwithstanding Schedules "I(1)" and "I(2)" to this section and subsections (6), (7) and (8) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (10) notwithstanding Schedules "I(1)" and "I(2)" to this section and subsections (6), (7) and (8) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (11) notwithstanding Schedules "I(1)" and "I(2)" to this section and subsections (6), (7) and (8) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (12) notwithstanding Schedules "I(1)" and "I(2)" to this section and subsections (6), (7) and (8) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (13) notwithstanding Schedules "I(1)" and "I(2)" to this section, the setback of a building or structure, other than a detached garage, to a sight triangle may be 0.0 m;
- (14) notwithstanding Schedules "I(1)" and "I(2)" to this section, a detached garage located in a rear yard shall have a minimum side yard setback of 0.85 m on one side;
- (15) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (16) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (17) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (18) the maximum building height shall be 11.0 m.

(SPA) **2359.** The lands delineated as "DC-2359" 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: (565-99)

- (1) the provisions of sections 15, 21, 53 and 59A and subsections 83(7), (9), (10), (15), (16), (19), (21) and (23) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) service or repair shop;
 - (b) wine making and beer brewing;
 - (c) printing and photo processing;
- (3) for the purposes of this section, "FOOD STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 600 m², where food and convenience goods are stored and offered for sale at retail and which may include, as accessory thereto, the sale of food prepared on the premises without seating for consumption of food on the premises;
- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	4.5 m	6.0 m	6.0 m

- (5) for the purposes of this section, "FRONT LOT LINE" means the lot line facing Britannia Road West.

(SPA) **2364.** The lands delineated as "RCL1-2364" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (55-99)

- (1) the provisions of sections 21 and 59A, subsection 108(4) and clauses 108(3)(c) and (5)(c) of this By-law shall not apply;
- (2) for the purposes of this section, the miscellaneous uses listed in clause 108(3)(d) of this By-law shall be deemed not to include a restaurant;
- (3)
 - (a) a maximum of 15% of the gross floor area - non residential of any building or structure used for business, professional and administrative offices may be used for miscellaneous uses;
 - (b) miscellaneous uses shall only be permitted within a building or structure principally used for business, professional, or administrative offices;
- (4) the following uses shall also be permitted:
 - (a) manufacturing, warehousing, research establishment, restaurant, convenience restaurant, take-out restaurant, courier or messenger service, public hall and banquet hall;
- (5) a maximum of five (5) outdoor motor vehicle storage spaces accessory to a courier or messenger service shall be permitted;
- (6) the yards shall conform to the following requirements:

Minimum Yards	
Side	Rear
4.5 m	7.5 m

- (7) notwithstanding subsection (6) of this section, the following provisions shall apply:
 - (a) the minimum setback from the property line abutting Mavis Road shall be 7.5 m;
 - (b) the minimum setback from the property line abutting Highway 401 shall be 13.7 m;
 - (c) the minimum setback from the property line abutting all other streets shall be 6 m.

(SPA) **2365.** The lands delineated as "M1-2365" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (55-99), (0590-2000)

- (1) the provisions of section 21 and subsections 109(h) and 110(1b) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) restaurant, convenience restaurant, take-out restaurant, courier or messenger service, public hall and banquet hall;
- (3) a maximum of five (5) outdoor motors vehicle storage spaces accessory to a courier or messenger service shall be permitted;
- (4) the yards shall conform to the following requirements:

Minimum Yards	
Side	Rear
4.5 m	7.5 m

- (5) notwithstanding subsection (4) of this section, the following shall apply:
 - (a) the minimum setback from the property line abutting Mavis Road, Britannia Road West and McLaughlin Road shall be a 7.5 m;
 - (b) the minimum setback from the property line abutting Highway 401 shall be a 13.7 m;
 - (c) the minimum setback from the property line abutting all other streets shall be a 6 m.

2366. The lands delineated as "M2-2366" on Schedule "B" of this By-law shall only be used in compliance with the "M2" zone provisions contained in this By-law, except that: (55-99)

- (1) the following uses shall also be permitted:
 - (a) restaurant, convenience restaurant, take-out restaurant, courier or messenger service, public hall and banquet hall;
- (2) a maximum of five (5) outdoor motor vehicle storage spaces accessory to a courier or messenger service shall be permitted;
- (3) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
6 m	6 m	4.5 m	7.5 m

(SPA) **2367.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2367" on Schedule "B" of this By-law shall only be used in compliance with the following: (55-99)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of either subsections (3) or (4) of this section shall apply, but not any combination thereof;
- (3) service station, car wash, gas bar, and convenience kiosk shall be permitted in compliance with the following:
 - (a) the minimum lot area shall be 4 288 m²;
 - (b) for the purposes of this section "CONVENIENCE KIOSK" means a building or structure accessory to a gas bar with a maximum gross leasable area of 130 m², where food and convenience goods are stored and offered for sale at retail and may include accessory thereto an internal automatic bank machine;
 - (c) the yards shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
4.5 m	4.5 m	4.5 m

- (d) the minimum setback to a fuel pump shall be 6 m;
- (4) the provisions of section 2364 of this By-law shall apply.

2368. Deleted by By-law 0590-2000. (55-99)

2369. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2369" on Schedule "B" of this By-law shall only be used for semi-detached dwellings, street row dwellings, or any combination thereof, in compliance with the following: (562-99), (0540-2000), (0114-2002), (0161-2003), (0230-2004), (0297-2005)

- (1) each semi-detached dwelling shall comply with the "RM2-2356" zone provisions contained in this By-law;
- (2) each street row dwelling shall comply with the following provisions:
 - (a) the provisions of section 21 and subsection 37B(1) of this By-law shall not apply;
 - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	183 m ²	6.1 m
Corner	292 m ²	9.75 m

- (c) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side of an End Unit	Rear
4.5 m	4.5 m	1.2 m	6.0 m

- (d) notwithstanding clause (c) of this subsection, the front garage face shall have a minimum setback of 5.8 m;
- (e) notwithstanding clause (c) of this subsection, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (f) notwithstanding clause (c) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (g) notwithstanding clause (c) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (h) notwithstanding clauses (c), (e), (f) and (g) of this subsection, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (i) notwithstanding clauses (c), (e), (f) and (g) of this subsection, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (j) notwithstanding clauses (c), (e), (f) and (g) of this subsection, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (k) notwithstanding clauses (c), (e), (f) and (g) of this subsection, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or exterior side yard setback;
- (l) notwithstanding clause (c) of this subsection, the setback of a building or structure from a sight triangle may be 0.0 m;
- (m) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (n) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (o) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;

- (p) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (q) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 4.3 m for interior lots and 4.7 m for corner lots, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this clause; (0142-2003)
- (r) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (s) the maximum building height shall be 11.0 m;
- (t) a detached garage shall not be permitted in a rear yard;
- (u) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601" the minimum setback from the "G-2601" zone boundary shall be 11 m. (0114-2002)

2370. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2370" on Schedule "B" of this By-law shall only be used for detached dwellings, semi-detached dwellings, street row dwellings, or any combination thereof, in compliance with the following: (562-99), (565-99), (0540-2000), (0304-2004)

- (1) each detached dwelling shall comply with the "R5-2371" zone provisions contained in this By-law;
- (2) each semi-detached dwelling shall comply with the "RM2-2356" zone provisions contained in this By-law;
- (3) each street row dwelling shall comply with the "RM5-2369" zone provisions contained in this By-law.

2371. The lands delineated as "R5-2371" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions contained in this By-law, except that: (562-99), (0409-2001), (0114-2002), (0251-2002), (0371-2002)

- (1) the provisions of sections 15 and 21, and subsections 28(1), 37B(1) and (2), and 40(5) and (6) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9.75 m
Corner	380 m ²	13.5 m

- (3) the yards shall conform to the following requirements:

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side	Rear
4.5 m	4.5 m	0.6 m	1.2 m on one side and 0.6 m on the other side	7.5 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsections (3), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (9) notwithstanding subsections (3), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and 0.3 m into the minimum exterior side yard setback;
- (10) notwithstanding subsections (3), (5), (6) and (7) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (11) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (12) notwithstanding subsection (3) of this section, the setback of a building or structure from a sight triangle may be 0.0 m;
- (13) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (14) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (15) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (16) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;

- (17) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard;
- (21) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601" the minimum setback from the "G-2601" zone boundary shall be 11 m. (0114-2002)

(SPA) **2372.** Notwithstanding their "DC" zoning the lands delineated as "DC-2372" on Schedule "B" of this By-law shall only be used for a convenience store and a gas bar in compliance with the following: (557-98), (0194-2000)

- (1) for the purposes of this section, "CONVENIENCE STORE" means a building or structure operated in conjunction with a gas bar, with a maximum gross floor area - non residential of 220 m², where food and convenience goods are stored and offered for sale at retail and may include, as accessory thereto, a take-out restaurant not exceeding 20% of the gross floor area - non residential of the convenience store, and a banking machine;
- (2) the minimum side yard shall be 6.0 m;
- (3) the minimum rear yard shall be 7.5 m;
- (4) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Convenience Store and Gas Bar	5.4 spaces per 100 m ² GFA

(SPA) **2373.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2373" on Schedule "B" of this By-law shall only be used in compliance with the following: (652-98)

- (1) the provisions of subsection 20(g) and section 21 of this By-law shall not apply;
- (2) the following uses shall be permitted:
 - (a) retail-warehouse;
 - (b) garden centre;
- (3) an equipment rental outlet, an outdoor display and sales area and a restaurant may be permitted as accessory uses to a retail-warehouse;
- (4) the gross floor area - non residential of all buildings and structures on all lands zoned "DC-2373" shall not exceed 10 000 m²;
- (5) the area used for restaurant purposes accessory to the retail-warehouse shall not exceed 75 m²;
- (6) for the purposes of this section, Winston Churchill Boulevard shall be deemed the front property line;
- (7) the area used for outdoor display and sales accessory to the retail-warehouse shall not exceed 3 475 m² and shall only be located in the rear and interior side yards in accordance with the following:
 - (a) a maximum of 3 400 m² shall be located in the rear yard, but any such outdoor display and sales area shall comply with the following setbacks:
 - (i) a minimum rear yard setback of 14 m;
 - (ii) a minimum exterior side yard setback of 13 m;
 - (iii) minimum interior side yard setback of 85 m;
 - (b) a maximum of 75 m² shall be located in the interior side yard and within 6 m of the subject building;
- (8) the area used for outdoor display and sales accessory to the garden centre shall not exceed 2 275 m² and, subject to subsection (14) of this section, shall only be located between the building and the front property line;
- (9) a fence with a minimum height of 4.8 m above established grade shall be provided around the perimeter of the outdoor display and sales area permitted under clause (7)(a) of this section;
- (10) a screen with a minimum height of 4.8 m above established grade shall be provided around the perimeter of the outdoor display and sales area permitted under subsection (8) of this section;
- (11) for the purposes of this section, a screen shall be comprised of a fence with a roof element;
- (12) the outdoor display and sales of materials, goods or products of any kind shall not be permitted outside of an outdoor display and sales area permitted under this section, and the storage and display of all materials, goods or products of any kind whether individual or stacked shall not exceed a total of 4.8 m in height above established grade;
- (13) motor vehicle parking shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Garden Centre	3.2 spaces per 100 m ² GFA
Outdoor Display and Sales Area	1.6 spaces per 100 m ² Area

- (14) no building or structure, or any outdoor display and sales area shall be located within 7.0 m of the front property line;
- (15) the minimum interior side yard shall be 7.5 m;
- (16) the minimum exterior side yard shall be 7.5 m;
- (17) the minimum landscaped area shall be 10% of the lot area;
- (18) for the purposes of this section, "LANDSCAPED AREA" means open, unobstructed space on a lot suitable for the growth and maintenance of grass, flowers and shrubs;
- (19) those matters which would otherwise be matters of site plan approval, such as the design of the screen and the location of internal driveways, fences, landscape features, and the extent of landscaped areas shall be determined through the site plan approval process.

(SPA) **2374.** The lands delineated as "M1-2374" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (20-99)

- (1) the following additional uses will be permitted:
 - (a) place of religious assembly;
 - (b) uses accessory to a place of religious assembly;
 - (c) private school;
 - (d) uses accessory to a private school;
- (2) for the purposes of this section, "USES ACCESSORY TO A PLACE OF RELIGIOUS ASSEMBLY" shall include administrative offices, a travel agency, and a funeral preparation room;
- (3) the gross floor area - non residential of all buildings and structures shall not exceed 5 200 m²;
- (4) the gross floor area - non residential of all buildings and structures devoted to a worship area shall not exceed 616 m²;
- (5) for the purposes of this section, parking shall be provided in accordance with section 22C of this By-law;
- (6) notwithstanding subsection (5) of this section, a minimum of 393 parking spaces shall be provided.

- and beauty salon; barber shop; drug store or dispensary; printing and copying establishment; shop for the sale of photographic or office supplies; dressmaking or tailoring establishment; n smoke shop; florist shop; optical shop; travel agency; and audio-visual shop or computer shc
- (7) the maximum gross floor area - non residential devoted to a drug store or dispensary shall be
 - (8) a minimum setback of 10 m for all buildings and structures shall be provided along the Huron which shall be used solely for a landscaped area;
 - (9) a minimum setback of 4.5 m for all buildings and structures shall be provided along the Cour Edwards Boulevard and Annagem Boulevard frontages, which shall be used solely for a land
 - (10) for the purposes of this section, "LANDSCAPED AREA" means unobstructed space on a lot the growth and maintenance of grass, flowers, shrubs, trees and other landscaping feature walkways, access, curbs, retaining walls, and signs;
 - (11) (a) all site development plans shall conform to the provisions of Schedule "I" of this secti
 - (b) notwithstanding clause (11)(a) of this section, those matters which would otherwise be approval, such as the location and type of parking spaces, parking structure, internal drive points, building location, fencing and landscaping features, and the extent of landsc determined through the site development plan approval process;
 - (12) all buildings and structures located wholly or partially within Area 'A' or Area 'B' shown on section shall have a maximum setback of 17.0 m from the property line abutting Hurontario ;
 - (13) driveways, parking spaces or aisles shall not be located beyond the front wall of any building wholly or partially within Area 'A' or Area 'B' shown on Schedule "I" of this section;
 - (14) parking requirements shall be satisfied on lands zoned "RCL1-2377", but may be located eitl or the south side of Annagem Boulevard, or any combination thereof;
 - (15) notwithstanding subsection (14) of this section, parking spaces shall only be permitted on l; shown on Schedule "I" of this section, where such parking spaces are required for a building wholly or partially within Area 'A';
 - (16) parking spaces which exceed the parking requirements for a building or structure, or porti located within Area 'A' shown on Schedule "I" of this section, shall not be permitted within /
 - (17) notwithstanding subsection (14) of this section, parking spaces shall only be permitted on l; shown on Schedule "I" of this section, where such parking spaces are required for a building wholly or partially within Area 'B';
 - (18) parking spaces which exceed the parking requirements for a building or structure, or portic located within Area 'B' shown on Schedule "I" of this section, shall not be permitted within /
 - (19) the maximum gross floor area - non residential devoted to an amusement arcade shall be 121
 - (20) notwithstanding subsection (9), a minimum setback of 5.5 m for all buildings and structures shz the Edwards Boulevard frontage south of Annagem Boulevard, which shall be used solely fc (0449-2000)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) spectator arena;
 - (b) community arena;
 - (c) outdoor stadium;
 - (d) sports complex;
 - (e) health and fitness centre, provided such use is accessory to a sports complex;
 - (f) sports medicine clinic, provided such use is accessory to a sports complex;
 - (g) pitch and putt facility;
 - (h) miniature golf facility;
 - (i) driving range;
 - (j) archery range;
 - (k) public hall;
 - (l) restaurant;
 - (m) hotel;
 - (n) retail commercial uses, provided such uses are accessory to a spectator arena, community arena, outdoor stadium, sports complex or hotel;
 - (o) office, provided such use is accessory to a use permitted by this section;
- (3) for the purposes of this section, "SPORTS COMPLEX" means indoor and outdoor sports and recreational facilities including, but not be limited to, track and field, volleyball, basketball and handball courts, racquet courts, sports fields, gymnasium, swimming pool, billiards, bowling, and rock climbing facilities;
- (4) the total gross floor area - restaurant on all lands zoned "O1-2378" shall not exceed 3 850 m²;
- (5) the total gross floor area - non residential devoted to retail commercial uses on all lands zoned "O1-2378" shall not exceed 4 200 m²;
- (6) the total number of hotel suites on all lands zoned "O1-2378" shall not exceed 300.

(SPA) **2379.** The lands delineated as "M1-2379" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (86-99)

- (1) the following uses shall also be permitted:
 - (a) motor vehicle parking facilities associated with the lands zoned "O1-2378".

(SPA) **2380.** The lands delineated as "PB1-2380" on Schedule "B" of this By-law shall only be used in compliance with the "PB1" zone provisions contained in this By-law, except that: (86-99)

- (1) the following uses shall also be permitted:
 - (a) motor vehicle parking facilities associated with the lands zoned "O1-2378".

(SPA) **2381.** The lands delineated as "PB1-2381" on Schedule "B" of this By-law shall only be used in compliance with the "PB1" zone provisions contained in this By-law, except that: (86-99)

- (1) the following uses shall also be permitted:
 - (a) motor vehicle parking facilities associated with the lands zoned "O1-2378";
 - (b) golf course;
 - (c) pitch and putt facility;
 - (d) miniature golf facility;
 - (e) driving range;
 - (f) archery range;
 - (g) sports field;
- (2) no buildings or structures of any kind shall be permitted on all lands zoned "PB1-2381".

(SPA) **2382.** Notwithstanding the "O1" zoning, the lands delineated as "O1-2382" on Schedule "B" of this By-law shall only be used for tree preservation and conservation purposes, in compliance with the following: (86-99)

- (1) the provisions of section 19 of this By-law shall not apply;
- (2) no buildings or structures of any kind shall be permitted on all lands zoned "O1-2382";

2383. The lands delineated as "R4(12)-2383" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions contained in this By-law, except that: (425-99)

- (1) the provisions of section 15, subsections 28(1), 37B(1) and (2), and 40(5) and (6) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	280 m ²	10.8 m
Corner	370 m ²	14.3 m

- (3) the yards shall conform to the following requirements:

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side Interior Lot	Rear
4.5 m	4.5 m	0.61 m	1.2 m on one side and 0.61m on the other side	7.0 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsections (3), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (9) notwithstanding subsections (3), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.61 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (10) notwithstanding subsections (3), (5), (6) and (7) of this section, window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.61 m into a required yard setback;
- (11) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (12) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (14) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature where provided;
- (15) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (16) the main front entrance may be set back a maximum of 5.0 m from the front garage face where a main entry feature is also provided;
- (17) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 3.8 m;
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard.

2384. The lands delineated as "R5-2384" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions contained in this By-law, except that: (425-99)

- (1) the provisions of section 15, subsections 28(1), 37B(1) and (2), and 40(6), and clause 43A(1)(a) of this By-law shall not apply;
- (2) notwithstanding subsection 40(5) of this By-law, the front garage face shall have a minimum setback of 5.8 m;
- (3) notwithstanding subsection 40(5) of this By-law, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (4) notwithstanding subsection 40(5) of this By-law, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (5) notwithstanding subsection 40(5) of this By-law, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection 40(5) of this By-law and subsections (3), (4) and (5) of this section, a covered porch may encroach a maximum of 1.8 m into the minimum front yard setback or the minimum exterior side yard setback;
- (7) notwithstanding subsection 40(5) of this By-law and subsections (3), (4) and (5) of this section, awnings and canopies may encroach a maximum of 0.61 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (8) notwithstanding subsections 40(5) of this By-law and subsections (3), (4) and (5) of this section, window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.61 m into a required yard setback;

- (9) notwithstanding subsections 40(5) of this By-law and subsections (3), (4) and (5) of this section, a balcony may encroach a maximum of 1.8 m into the minimum front yard setback or the minimum exterior side yard setback;
- (10) notwithstanding subsection 40(5) of this By-law, the setback of a building or structure to a sight triangle may be 0.0 m;
- (11) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (12) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature where provided;
- (13) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (14) the main front entrance may be set back a maximum of 5.0 m from the front garage face where a main entry feature is also provided;
- (15) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 5.5 m;
- (16) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (17) the maximum building height shall be 11.0 m;
- (18) a detached garage shall not be permitted in a rear yard.

(SPA) **2385.** Notwithstanding their "RM5-2385" zoning, the lands delineated as "RM5-2385" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (425-99)

- (1) the provisions of sections 15 and 44, save and except subsections 44(12) through (16) inclusive, and subsections 28(1) and 37B(1) of this By-law shall not apply;
- (2) notwithstanding subsection 49(3) of this By-law, the front garage face shall have a minimum setback of 5.8 m;
- (3) notwithstanding subsection 49(3) of this By-law, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (4) notwithstanding subsection 49(3) of this By-law, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (5) notwithstanding subsection 49(3) of this By-law, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection 49(3) of this By-law and subsections (3), (4) and (5) of this section, a covered porch may encroach a maximum of 1.8 m into the minimum front yard setback or the minimum exterior side yard setback;
- (7) notwithstanding subsection 49(3) of this By-law and subsections (3), (4) and (5) of this section, awnings and canopies may encroach a maximum of 0.61 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (8) notwithstanding subsection 49(3) of this By-law and subsections (3), (4) and (5) of this section, window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.61 m into a required yard setback;
- (9) notwithstanding subsection 49(3) of this By-law and subsections (3), (4) and (5) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or minimum exterior side yard setback;
- (10) notwithstanding subsection 49(3) of this By-law, the setback of a building or structure from a sight triangle may be 0.0 m;
- (11) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature where provided;
- (12) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (13) the main front entrance may be set back a maximum of 5.0 m from the front garage face where a main entry feature is also provided;
- (14) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (15) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 3.8 m;
- (16) the maximum building height shall be 11.0 m;
- (17) a detached garage shall not be permitted in a rear yard.

(SPA) **2386.** The lands delineated as "M1-2386" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (425-99), (0574-2001), (0302-2003)

- (1) the provisions of subsections 20(f) and (g), section 21 and subsections 109(a), (b), (h), (j) and (k), 110(1b) and 114(j) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) restaurant;
 - (b) convenience restaurant;
 - (c) take-out restaurant;
 - (d) veterinary clinic;
 - (e) motor vehicle sales centre;
- (3) for the purposes of this section, "MOTOR VEHICLE SALES CENTRE" means an establishment for the sale of new or used motor vehicles, and may include accessory thereto a motor vehicle repair garage, motor vehicle body repairs, and sale of motor vehicle parts and equipment, with no outdoor storage of parts or materials;
- (4) the minimum setback of any building or structure from the lot line abutting the Mavis Road right-of-way shall be 6 m;
- (5) the minimum setback of any building or structure from the lot line abutting lands zoned "G" shall be 6 m;
- (6) where any building or structure or part thereof is used for any use permitted by subsection 110(1) of this By-law, a landscaped area having a minimum depth of 15 m shall be provided along the lot line abutting lands zoned "R5-2384" and "RM5-2385";
- (7) notwithstanding subsection (6) of this section, where any building or structure is used for any other use permitted by this section, a landscaped area having a minimum depth of 4.5 m shall be provided along the lot line abutting lands zoned "R5-2384" and "RM5-2385";
- (8) a landscaped area having a minimum depth of 4.5 m shall be provided along the lot line abutting the Mavis Road right-of-way.

(SPA) **2387.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2387" on Schedule "B" of this By-law shall only be used for a retirement residence, in compliance with the following: (374-99)

- (1) for the purposes of this section, "RETIREMENT RESIDENCE" means a building or structure providing accommodation primarily for persons over sixty-five (65) years of age, where each dwelling unit has separate private washroom facilities and a separate entrance from a common hall, without facilities for the cooking or preparation of food, but where common facilities are provided for the preparation and consumption of food and where recreation rooms and other like facilities may also be provided;
- (2) a tuck shop and beauty parlour accessory to a retirement residence shall also be permitted;
- (3) the maximum number of dwelling units on all lands zoned "RM5-2387" shall be 84;
- (4) no building or structure shall exceed four (4) storeys in height above established grade, excluding any mechanical penthouse;
- (5) motor vehicle parking facilities shall be provided and maintained on the same lot at the rate of 0.20 parking spaces per unit for resident and staff parking and 0.25 parking spaces per unit for visitor parking;
- (6) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
7.5 m	7.5 m	7.5 m	7.5 m

(SPA) **2388.** The lands delineated as "DC-2388" 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: (318-99)

- (1) the provisions of sections 59A, 84 and 87 and subsections 83(5), (7), (12), (15), (16), (18) and (20) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) art studio;
 - (b) photographic studio;
 - (c) banquet hall;
 - (d) party equipment and rental establishment;
 - (e) printing or copying establishment;
 - (f) fitness club;
 - (g) repair or servicing of small goods and wares;
 - (h) equipment rental establishment;
 - (i) veterinary clinic;
 - (j) outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant;
 - (k) funeral establishment; (0633-2001)
 - (l) self-storage facility; (0391-2003)

2389. The lands delineated as "R3-2389" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: (367-99)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	478 m ²	13 m
Corner	600 m ²	17 m

- (2) the yards shall conform to the following requirements:

Minimum Yards				
Front	Exterior Side Corner Lot	Interior Side Corner Lot	Interior Side Interior Lot	Rear
6.0 m	4.0 m	0.9 m	1.2 m on one side and 0.6 m on the other side	7.5 m

- (3) the maximum coverage of all buildings or structures shall be 40% of the lot area;
 (4) the front garage face shall be a minimum of 6.0 m from the streetline;
 (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

2390. The lands delineated as "R4-2390" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (367-99)

- (1) every interior lot shall have a minimum frontage of 12 m;
 (2) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
6.0 m	6.0 m	1.2 m on one side and 0.6 m on the other side	7.5 m

- (3) the maximum coverage of all buildings or structures shall be 40% of the lot area;
 (4) the front garage face shall be a minimum of 6.0 m from the streetline;
 (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

(SPA) **2391.** Notwithstanding their "R2" zoning, the lands delineated as "R2-2391" on Schedule "B" of this By-law shall only be used for detached dwellings, in compliance with the following: (0348-2000), (0037-2003)

- (1) the maximum number of dwelling units shall be 17;
 (2) the minimum setback from any property line shall be 7.5 m, unless otherwise shown on Schedule "I" of this section;
 (3) the minimum setback from any private internal roadway shall be 4.5 m;
 (4) notwithstanding subsection (3) of this section, the front garage face shall be set back a minimum of 6.0 m to any private internal roadway;
 (5) the minimum distance between dwelling units shall be 3.0 m, unless otherwise shown on Schedule "I" of this section;
 (6) notwithstanding subsections (2) and (3) of this section, a covered porch may project a maximum of 2.0 m outside of the buildable areas as shown on Schedule "I" of this section;
 (7) notwithstanding subsections (2) and (3) of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, corbels, awnings and canopies may project a maximum 0.6 m outside of the buildable areas as shown on Schedule "I" of this section;
 (8) notwithstanding subsection (2) of this section, an uncovered deck may project a maximum of 3.8 m outside of the buildable area as shown on Schedule "I" of this section, abutting the rear wall of a dwelling unit;
 (9) every dwelling unit shall have a minimum of four (4) parking spaces;
 (10) parking spaces on a private driveway serving as an access to parking spaces within a private garage forming part of a dwelling unit may be included in the calculation of the number of parking spaces required by subsection (9) of this section;
 (11) the maximum gross floor area for each dwelling unit shall be 275 m²;
 (12) notwithstanding subsection (11) of this section, the maximum gross floor area permitted on the second storey of any dwelling unit shall be 75 m²;
 (13) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade 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;
 (14) the maximum dwelling height shall be:
 (a) 8.0 m measured from established grade to the highest ridge of a sloped roof;
 (b) 4.5 m measured from established grade to the top of a parapet of a flat roof;

- (b) are conducted wholly within an enclosed building or structure;
- (c) do not include outside storage of parts or materials;
- (3) of the required 10.5 m rear yard, a minimum of 7.5 m of such rear yard adjacent to and along the entire length the easterly lot line shall be used for a landscaped area;
- (4) for the purposes of this section, "LANDSCAPED AREA" means an unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may include curbs and retaining walls.

- 2A) **2393.** The lands delineated as "DC-2393" 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: *(0113-2000)*
- (1) the provisions of sections 21, 59A and 87 and subsections 83(3), (7), (9), (10), (15), (16), (18), (19), (21), (23), (24) and (27), and Schedule "A" to Section 22C (Loading Standards) of this By-law shall not apply;
 - (2) a maximum of six (6) dwelling units shall be permitted, provided all such dwelling units are located only within the second storey of the building;
 - (3) a building or structure shall not exceed two (2) storeys in height, excluding any mechanical penthouse or rooftop equipment;
 - (4) the maximum gross leasable area of all commercial uses shall be 485 m²;
 - (5) the maximum gross leasable area of all drug store uses shall be 160 m²;
 - (6) the maximum gross leasable area of all food store uses shall be 160 m²;
 - (7) for the purpose of calculating parking standards for residential uses, the provisions of clause 44(17)(b) of this By-law shall apply;
 - (8) for the purpose of calculating parking standards, all commercial uses shall be deemed to be a Convenience Centre;
 - (9)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) for the purposes of this section, "LANDSCAPED AREA" means any area which is devoted to the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may also include walkways and a driveway egress and ingress to the lands on the easterly boundary of the subject lands;
 - (c) those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
 - (10) notwithstanding Schedule "I" to this section, canopies, awnings and porches may project beyond the buildable area

(SPA) **2394.** The lands delineated as "RCL1-2394" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in the By-law, except that: (365-99)

- (1) the provisions of clauses 108(3)(c) and (d) and subsection 108(4) of this By-law shall not apply;
- (2) the provisions of sections 109 and 114 of this By-law shall apply, save and except subsections 109(b), (h), (j) and (k) of this By-law;
- (3) a manufacturing or industrial undertaking that is conducted wholly within an enclosed building or structure, including a storage warehouse and research establishment, shall also be permitted;
- (4) a restaurant, convenience restaurant and take-out restaurant shall be permitted, provided that any such use or uses are conducted wholly within a building or structure principally used for any other use or uses permitted by this section and not located within a free-standing building or structure;
- (5) the maximum gross floor area of all buildings or structures shall be 1.0 times the lot area;
- (6) the maximum gross floor area - restaurant devoted to all restaurants, convenience restaurants and take-out restaurants shall be 925 m²;
- (7) the maximum gross floor area - non residential used for all miscellaneous uses shall be 2 180 m²;
- (8) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Miscellaneous Uses	5.4 spaces per 100 m ² GFA
Restaurant	13.0 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	13.0 spaces per 100 m ² GFA (Restaurant) plus a stacking lane behind the pick-up window to accommodate the equivalent of a minimum of 10 tandem parking spaces

- (9) notwithstanding the provisions of subclause 22C(9)(b)(1) of this By-law, the mixed use development parking standards under clause 22C(9)(a) of this By-law shall apply to the subject development, and miscellaneous uses, except for restaurants, convenience restaurants and take-out restaurants, shall be deemed to be "Retail General";
- (10) for the purposes of this section, "Miscellaneous Uses" shall include the following uses or any combination thereof: art shop; bank; barber's shop; clothing store; commercial school; communications store; computer store; dispensary; drug store; dry cleaner; florist shop; furniture store; giftware shop; hairdressing and beauty salon; jewellery store; optical shop; optometrist shop; printing and copying establishment; shop for the sale of photographic and office supplies; real estate office; shoe repair shop; shoe store; stationary and office supplies store; travel agency; variety store; and fitness centre; provided that any such uses are contained within a building or structure principally used for business, professional or administrative offices.

(SPA) **2395.** The lands delineated as "AC6-2395" on Schedule "B" of this By-law shall only be used in compliance with the "AC6" zone provisions contained in this By-law, except that: (476-99)

- (1) a car wash shall also be permitted;
- (2) the provisions of section 2397 of this By-law shall apply.

(SPA) **2396.** The lands delineated as "M1-2396" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (476-99)

- (1) the provisions of subsection 110(1b) of this By-law shall not apply;
- (2) a motel shall not be permitted;
- (3) the following uses shall also be permitted:
 - (a) retail-warehouse;
 - (b) banquet hall;
 - (c) office and computer supplies and equipment sales;
 - (d) convenience restaurant or take-out restaurant;
 - (e) outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant;
 - (f) automotive audio and communication equipment sales and installation;
 - (g) recreational establishment, including but not limited to a bowling, curling, roller and ice skating, miniature golf, swimming pool, or a theatre establishment, or any combination thereof;
 - (h) veterinary establishment;
 - (i) vehicle leasing and rental;
 - (j) automobile dealership;
 - (k) truck terminal, which may include as accessory thereto, outdoor truck and trailer storage, truck inspection and repair facilities;
- (4) the maximum gross floor area - non residential devoted to a retail-warehouse shall be 4 645 m²;
- (5) the maximum gross floor area - non residential of all buildings and structures used for business, professional or administrative offices shall be 1.0 times the lot area;

- (6) a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
- (7) for the purposes of this section, "miscellaneous uses" shall only include the following uses: drug or optical dispensary; convenience store; barber shop; beauty salon; dress making and tailoring establishment; film processing store; mobile phones sales and service; lottery ticket and key cutting shop; florist; video store; book store; bakery; computer software store; provided that any such uses are contained wholly within a building or structure used principally for business, professional or administrative offices.

(SPA) **2397.** The lands delineated as "M1-2397" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (476-99), (0070-2002)

- (1) the provisions of subsection 110(1b) of this By-law shall not apply;
- (2) a motel shall not be permitted;
- (3) the following uses shall also be permitted:
 - (a) banquet hall;
 - (b) convenience restaurant or take-out restaurant;
 - (c) outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant;
 - (d) automotive audio and communication equipment sales and installation;
 - (e) recreational establishment, including but not limited to a bowling, curling, roller and ice skating, miniature golf, swimming pool or a theatre establishment, or any combination thereof;
 - (f) veterinary establishment;
 - (g) truck terminal, which may include as accessory thereto, outdoor truck and trailer storage, truck inspection and repair facilities;
 - (h) storm water management facility;
- (4) the maximum gross floor area - non residential of all buildings and structures used for business, professional or administrative offices shall be 0.5 times the lot area;
- (5) a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
- (6) for the purposes of this section, "miscellaneous uses" shall only include the following uses: drug or optical dispensary; convenience store; barber shop; beauty salon; dress making and tailoring establishment; film processing store mobile phones sales and service; lottery ticket and key cutting shop; florist; video store; book store; bakery; computer software store; provided that any such uses are contained wholly within a building or structure principally used for business, professional or administrative offices;
- (7) notwithstanding anything in this By-law, the area which is shaded on Schedule "I" of this section and identified as a tree preservation area, shall only be used for conservation purposes including the preservation of existing trees and the planting of trees to ensure the retention of the existing woodlot, and no buildings or structures of any kind, including accessory buildings, shall be erected or permitted within the tree preservation area; and no parking shall be permitted within the tree preservation area.

(SPA) **2398.** The lands delineated as "RCL1-2398" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (362-99)

- (1) the provisions of clauses 108(3)(c) and (d) of this By-law shall not apply;
- (2) the provisions of subsections 109 of this By-law shall apply, save and except subsections 109(b), (h), (j), and (k);
- (3) the following uses shall also be permitted:
 - (a) manufacturing or industrial undertaking that is conducted wholly within an enclosed building or structure, including a storage warehouse and research establishment;
 - (b) restaurant, convenience restaurant and take-out restaurant, with or without an accessory outdoor patio;
- (4) the maximum gross floor area - non residential of all buildings and structures devoted to business, professional or administrative offices shall be 0.5 times the lot area;
- (5) for the purposes of this section, "Miscellaneous Uses" shall include only the following uses: hairdressing and beauty salon; barber shop; drug store; drug dispensary; shoe repair shop; art or antique shop; shop for the sale of photographic or office supplies; dressmaking or tailoring establishment; news stand; cigar and smoke shop; florist shop; optical shop; travel agency; and audio-visual or computer shop; provided that any such uses are conducted wholly within a building or structure principally used for business, professional or administrative offices;
- (6) a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses.

2399. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2399" on Schedule "B" of this By-law shall only be used for detached dwellings and semi-detached dwellings, or any combination thereof in compliance with the following: (364-99)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) each detached dwelling shall comply with the "R5" zone provisions contained in this By-law;
- (3) each semi-detached dwelling shall comply with the "RM2" zone provisions contained in this By-law, except that:
 - (a) the provisions of section 15, subsections 44(1), (4), (5), (6), (7), (10) and (11) and clauses 45A(1)(b), (c), (d), (e), (i), (j), (k), (l) and (o), of this By-law shall not apply;
 - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m ²	13.6 m
Corner	480 m ²	16.9 m

- (c) a porch, covered porch, uncovered platform or bay window shall be permitted to encroach a maximum of 0.5 m into an outside side yard of a corner lot;
- (d) every side yard other than an outside side yard of a corner lot shall have a minimum width of 0.9 m;
- (e) the gross floor area of all buildings and structures shall not exceed 0.75 times the lot area.