

- (SPA)

2400.

The lands delineated as "M1-2400" 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: (450-99), (0090-2000)
- (1)

the provisions of subsections 109(a) and (b) of this By-law shall not apply;
- (2)

no part of any building or structure shall be located within 13.7 m of the northerly lot line parallel to Highway 401;
- (3)

the maximum gross floor area - non residential of all buildings or structures shall be 1.03 times the lot area. (0090-2000)

- (H)

2401.

The lands delineated as "RM2-2401" 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: (0252-2004)
- (1)

the provisions of section 21 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	420 m <sup>2</sup>	13.0 m
Corner	520 m <sup>2</sup>	14.8 m

**NOTE:**

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, the holding symbol "H" is to be removed from the zoning designation, "H-RM2-2401", designated for school purposes, if the school is not required, by a further amendment to Map 37W of Schedule "B" attached to By-law Number 5500, as amended.

2402.

The lands delineated as "R5-2402" 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: (0252-2004)
- (1)

the provisions of section 21 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	335 m <sup>2</sup>	11.0 m
Corner	410 m <sup>2</sup>	13.0 m

**2404.**     Deleted by By-law 0060-2003. (0035-2002)

**2406.** The lands delineated as "R4(12)-2406" 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: (379-99)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m <sup>2</sup>	12.2 m
Corner	500 m <sup>2</sup>	19 m

**2407.** The lands delineated as "R4(12)-2407" 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: (379-99)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m <sup>2</sup>	12.2 m
Corner	450 m <sup>2</sup>	16.5 m

- (2) the front garage face shall be a minimum of 7.0 m from the street line.

**2408.** The lands delineated as "R5-2408" 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: (379-99)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	290 m <sup>2</sup>	10.4 m
Corner	415 m <sup>2</sup>	14 m

- (2) the front garage face shall be a minimum of 7.0 m from the street line.

**2409.** The lands delineated as "R5-2409" 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: (379-99)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	290 m <sup>2</sup>	10.4 m
Corner	435 m <sup>2</sup>	15.5 m

**2410.** The lands delineated as "R5-2410" 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: (379-99)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	280 m <sup>2</sup>	9.8 m
Corner	390 m <sup>2</sup>	13 m

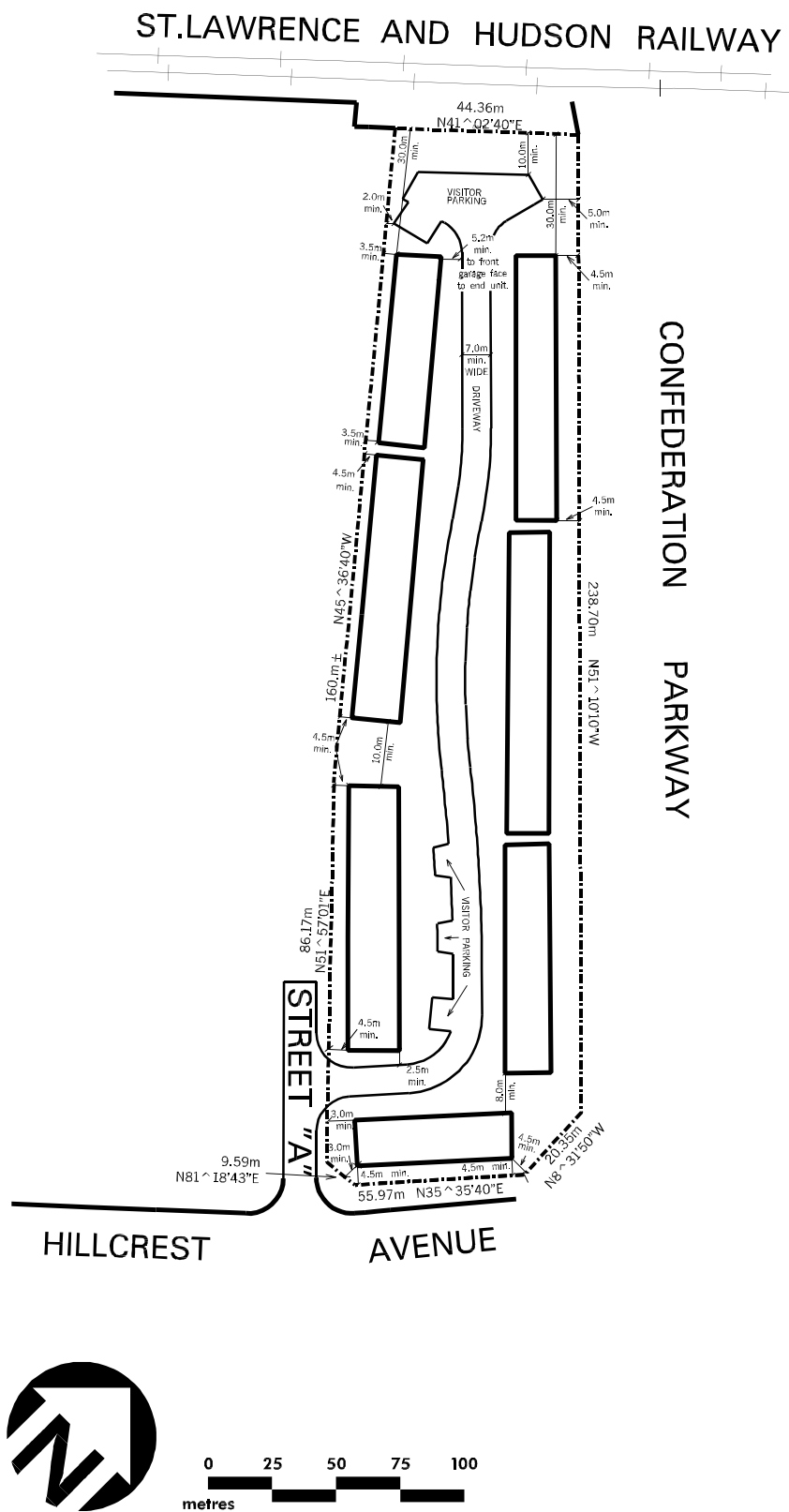
- (2) the front garage face shall be a minimum of 7.0 m from the street line.

(SPA) **2411.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2411" on Schedule "B" of this By-law shall only be used for row dwellings, in compliance with the following: (561-99), (0481-2000)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of clauses 44(17)(a), (b), (c), (g), (h) and (i) of this By-law shall apply;
- (3) the maximum number of dwelling units on all lands zoned "RM5-2411" shall be 44;
- (4) a minimum setback of 1.5 m shall be provided between any visitor parking space and any building or structure;
- (5) all buildings and structures shall have a minimum setback from any property line of 7.5 m except where otherwise shown on Schedule "I" of this section;
- (6) all buildings and structures shall have a minimum setback of 7.5 m to any internal roadway except where otherwise shown on Schedule "I" of this section;
- (7) notwithstanding subsection (6) of this section, a front garage face may be set back a minimum distance of 6.0 m to any internal roadway except where otherwise shown on Schedule "I" of this section;

- (8) the minimum distance between any two (2) end row dwelling units measured from the nearest part of an exterior wall shall be 3.0 m except where otherwise shown on Schedule "I" of this section;
- (9) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as fences, driveways, access points, landscape features, the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2411



 **BUILDABLE AREAS** – Covered /uncovered porches, with or without foundations, may project a maximum of 1.6m beyond the buildable area.

**THIS IS SCHEDULE "I" TO "SECTION 2411"**

**AS ATTACHED TO BY-LAW 0561-1999**

**PASSED BY COUNCIL ON 1999 November 24**

- (SPA)

2412.

The lands delineated as "AC6-2412" 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: (529-99)
- (1)

the provisions of section 21 and subsection 96B(2) of this By-law shall not apply;
- (2)

a car wash shall also be permitted;
- (3)

(a)

all site development plans shall conform to the provisions of Schedule "I" of this section;

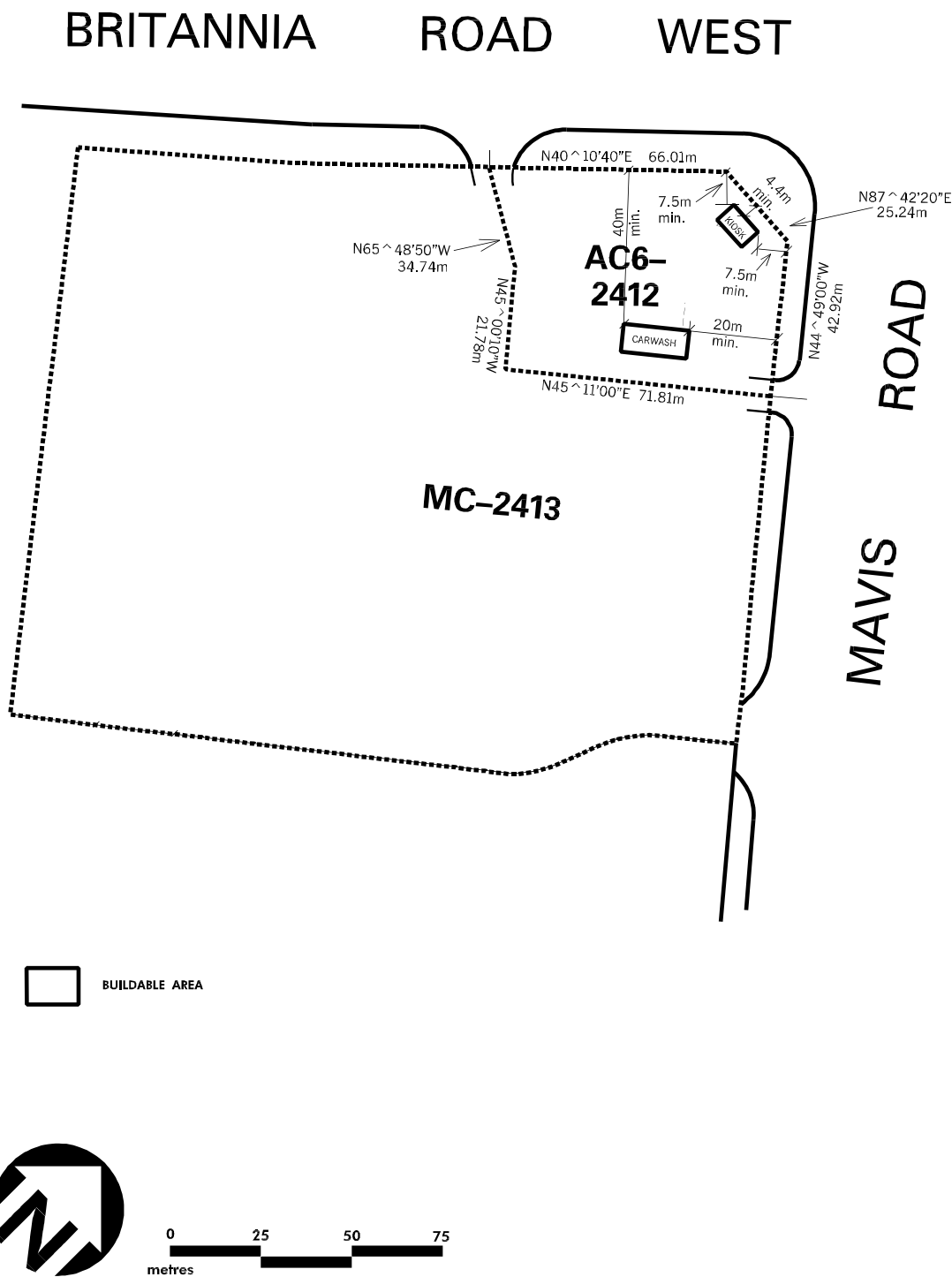
(b)

notwithstanding clause (3)(a) of this section, those matters which would otherwise be matters of site plan approval, such as fences, walls or other screening, stairs, driveways, landscape features and the extent of landscaped areas, shall be determined through the site development plan approval process;

(c)

shared driveways and parking aisles are permitted with the abutting lands zoned "MC-2413".

Schedule "I" to section 2412



THIS IS SCHEDULE "I" TO "SECTION 2412"

AS ATTACHED TO ATTACHMENT "B" OF O.M.B.

ORDER No. 1939 ISSUED 1999 OCT. 21

AS AMENDED BY ORDER No. 2031 ISSUED 1999 NOV. 03

ATTACHED TO BY-LAW 0529-1999

- (SPA)

2413.

The lands delineated as "MC-2413" 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: (529-99)
- (1)

the provisions of section 109 and subsections 113(2) and (4) of this By-law shall not apply;
- (2)

the maximum gross leasable area of all buildings and structures on all lands zoned "MC-2413" shall be 8 200 m<sup>2</sup>;
- (3)

notwithstanding subsection (2) of this section, an upper level racking system with a maximum gross leasable area of 1 620 m<sup>2</sup> shall not be included for the purposes of the calculation of gross leasable area;
- (4)

for the purposes of this section, a retail warehouse shall also include an automotive centre with accessory outdoor storage, the sale of automotive parts and accessories and sporting and recreational equipment, and a propane dispensing facility;
- (5)

the maximum area used for outdoor display and sales accessory to the garden centre shall be 1 475 m<sup>2</sup>;
- (6)

the maximum area used for outdoor storage accessory to the automotive centre shall be 190 m<sup>2</sup>;
- (7)

with the exception of trees and shrubs, the outdoor display of all materials, goods or products of any kind, whether individual or stacked, within the outdoor display and sales area accessory to the garden centre, shall not exceed a height of 3 m above established grade;
- (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
Garden Centre	3.2 spaces per 100 m <sup>2</sup> GFA
Outdoor Display and Sales Area (accessory to Garden Centre)	1.6 spaces per 100 m <sup>2</sup> Area
Automotive Centre (accessory to Retail-Warehouse)	5.5 spaces per 100 m <sup>2</sup> GFA

- (9)

(a)

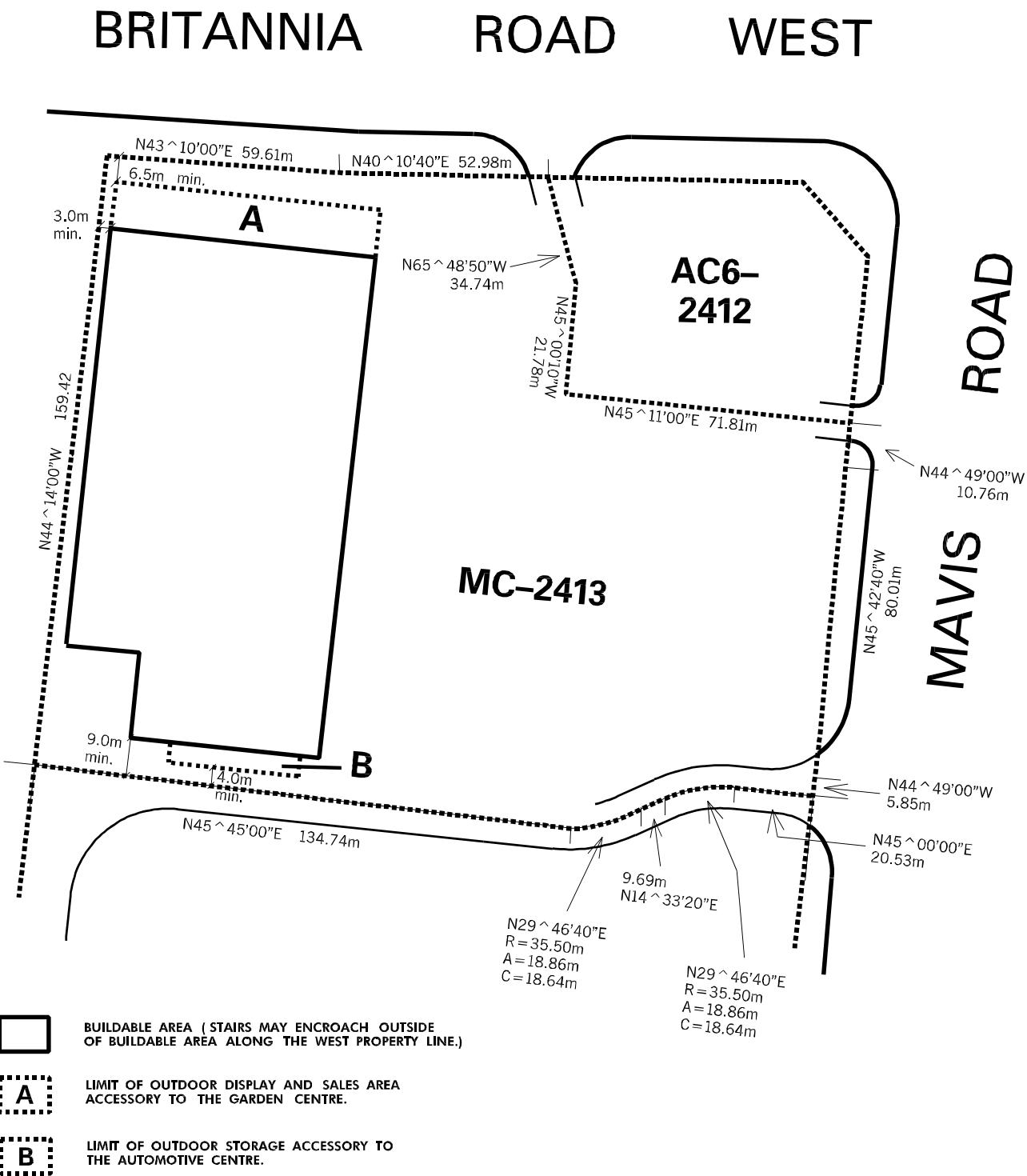
all site development plans shall conform to the provisions of Schedule "I" of this section;

(b)

notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as fences, walls or other screening, stairs, driveways, landscape features and the extent of landscaped areas, shall be determined through the site development plan approval process;

(c)

shared driveways and parking aisles are permitted with the abutting lands zoned "AC6-2412" and "MC-2414".



THIS IS SCHEDULE "I" TO "SECTION 2413"

AS ATTACHED TO ATTACHMENT "B" OF O.M.B.

ORDER No. 1939 ISSUED 1999 OCT. 21

AS AMENDED BY ORDER No. 2031 ISSUED 1999 NOV. 03

ATTACHED TO BY-LAW 0529-1999

**2414.**     Deleted by By-law 0399-2004. (529-99)



- (SPA)

2415.

The lands delineated as "RCL1-2415" 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: *(603-99)*

(1)

the provisions of clauses 108(3)(c) and (d), 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, provided any such undertaking is conducted wholly within an enclosed building or structure;

(b)

courier or messenger service, provided any such service is limited to the outdoor storage of a maximum of five (5) delivery vehicles;

(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 located and forms an integral part of a building or structure used for another 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 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 purpose of this section, "Miscellaneous Uses" shall include only the following uses: hairdressing and beauty salon; barber shop; drug store; drug dispensary; shoe repair 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;

(7)

the maximum gross floor area - non residential devoted to all drug stores or dispensaries, or any combination thereof, shall be 250 m<sup>2</sup>;

(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
Courier Service	5.4 spaces per 100 m <sup>2</sup> GFA, plus 1.0 spaces per delivery vehicle
Banquet Hall	10.8 spaces per 100 m <sup>2</sup> GFA

(9)

motor vehicle parking spaces and loading spaces shall be set back a minimum of 16.5 m from the property line abutting the Hurontario Street right-of-way, exclusive of the daylight triangle;

(10)

the maximum setback from the property line abutting the Hurontario Street right-of-way shall be 16.5 m, exclusive of the daylight triangle;

(11)

a landscaped area having a minimum depth of 7.5 m shall be provided along the entire length of the property line abutting the Hurontario Street right-of-way, exclusive of the daylight triangle;

(12)

a landscaped area having a minimum depth of 3.0 m shall be provided along the entire length of the property line abutting the Ambassador Drive right-of-way;

(13)

for the purposes of this section, "LANDSCAPED AREA" means 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 walkways, access, curbs and retaining walls.

(SPA)

2416.

The lands delineated as "M1-2416" 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: *(0214-2000)*

(1)

the provisions of subsections 109(b), (j) and (k) of this By-law shall not apply;

(2)

the following uses shall also be permitted:

(a)

automobile rental establishment;

(b)

optical shop;

(c)

mailbox rental facility;

(d)

general retail-warehouse;

(e)

retail-warehouse;

(f)

retail-warehouse of bulk frozen foodstuffs;

(g)

discount merchandising store;

(h)

florist shop;

(i)

office and computer supplies and equipment sales and leasing;

(j)

key-cutting and engraving shop;

(k)

photography studio and photographic equipment supply and sales;

(l)

mobile phone sales, service and installation shop;

(m)

photocopying establishment;

By-law Number 5500 ~ Mississauga

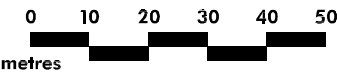
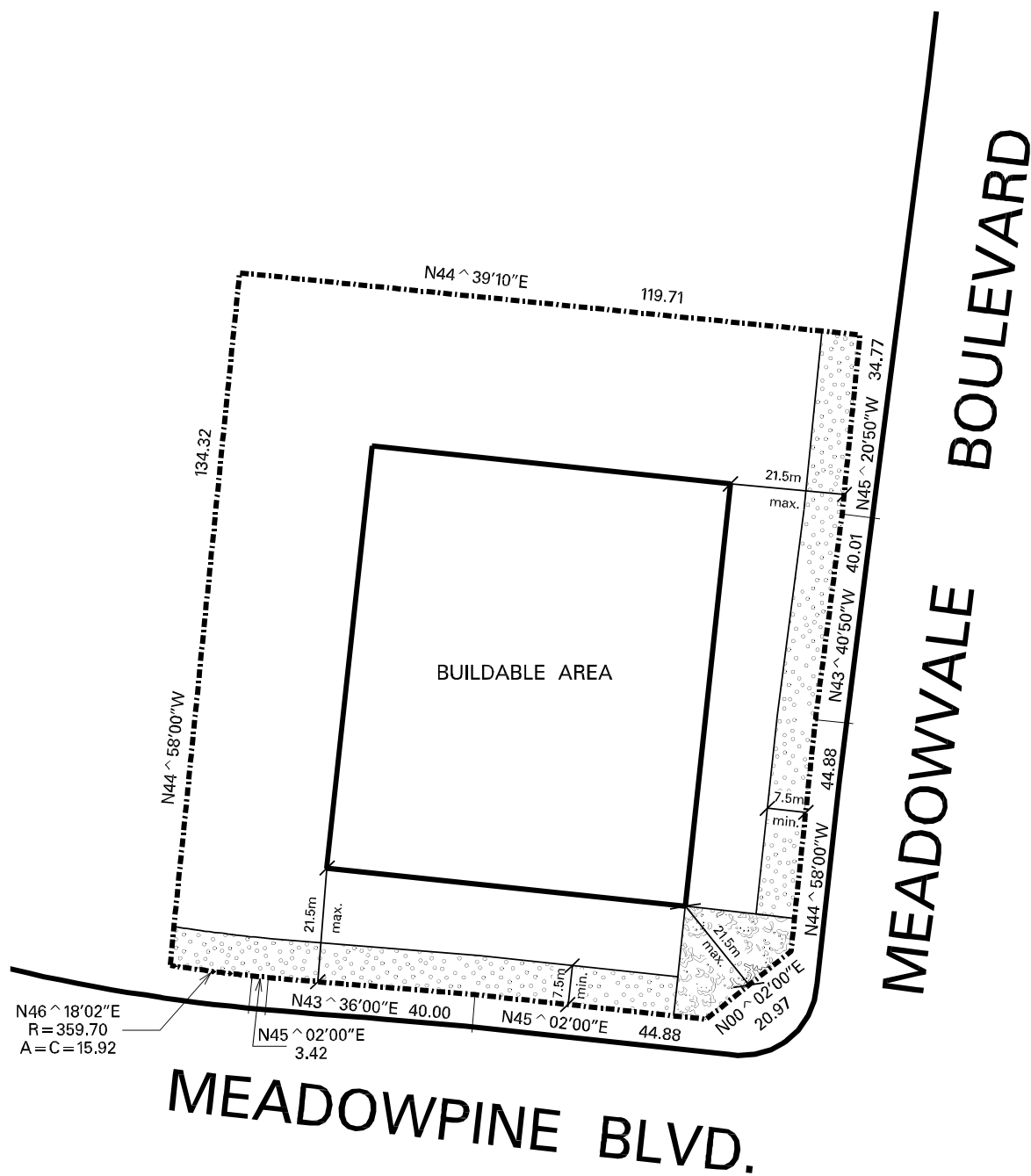
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

Updated: 2006 August 01

- (n) travel agency;
- (o) retail or rental outlet for party supplies and paper products;
- (p) tanning salon;
- (3) a maximum of seven (7) motor vehicles may be stored outside, provided any such use is accessory to an automobile rental establishment;
- (4) a total area of 127 m<sup>2</sup> may be devoted to outdoor patios, provided any such use is accessory to a restaurant;
- (5) a beauty salon and aromatherapy services shall be permitted, provided any such use is accessory to a fitness club;
- (6) the maximum gross leaseable area of all restaurants, convenience restaurants or take-out restaurants shall be 930 m<sup>2</sup>;
- (7) the maximum gross leaseable area of all buildings and structures on all lands zoned "M1-2416" shall be 6 400 m<sup>2</sup>;
- (8) the minimum interior side yard shall be 1.8 m;
- (9) parking shall be provided and maintained on the same lot at the rate of 3.7 spaces per 100 m<sup>2</sup> gross leaseable area;
- (10) ingress, egress and aisles may be provided on the abutting lands;
- (11) notwithstanding subsection 2(24) of this By-law, "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of 2.7 m and a minimum length of 6 m;
- (12) notwithstanding subsection 2(46) of this By-law, "AISLE" means an internal roadway immediately adjacent to each parking and loading space to provide vehicular ingress and egress at all times and having a minimum width of 6 m.

(SPA) **2417.** The lands delineated as "M1-2417" 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: (602-99)

- (1) the provisions of subsections 109(a), (b), (j) and (k) of this By-law shall not apply;
- (2) one (1) dwelling unit, not exceeding a maximum gross floor area of 67 m<sup>2</sup>, shall be permitted for caretaking or security staff provided such dwelling unit is located wholly within a building or structure used principally for a manufacturing or industrial undertaking;
- (3) the following uses shall also be permitted:
  - (a) barber's shop, hairdressing and beauty salon;
  - (b) card and gift shop;
  - (c) photo lab;
  - (d) florist;
  - (e) drug store;
  - (f) convenience store;
- (4) the total gross leasable area devoted to all banks, financial institutions, money lending agencies, dry-cleaning, laundry and dyeing establishments, and uses permitted under subsection (3) of this section, shall be 1 300 m<sup>2</sup>;
- (5) 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;
- (6) the maximum gross leasable area devoted to all drug stores shall be 130 m<sup>2</sup>;
- (7) the maximum gross leasable area devoted to all convenience stores shall be 130 m<sup>2</sup>;
- (8) for the purposes of this section, "LANDSCAPED AREA" means 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 walkways, access, driveways, curbs, retaining walls, and signs;
- (9) loading or service facilities shall not be permitted between the main front or exterior side walls of any building or structure and the street line;
- (10) for those uses permitted under subsection (3) of this section, parking shall be provided and maintained on the same lot at the rate of 5.4 spaces per 100 m<sup>2</sup> gross leasable area;
- (11) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (11)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



-  BUILDABLE AREA
-  LANDSCAPED AREA
-  CONTINUOUS LANDSCAPED AREA CONNECTION BETWEEN BUILDING AND STREET

THIS IS SCHEDULE "I" TO "SECTION 2417"

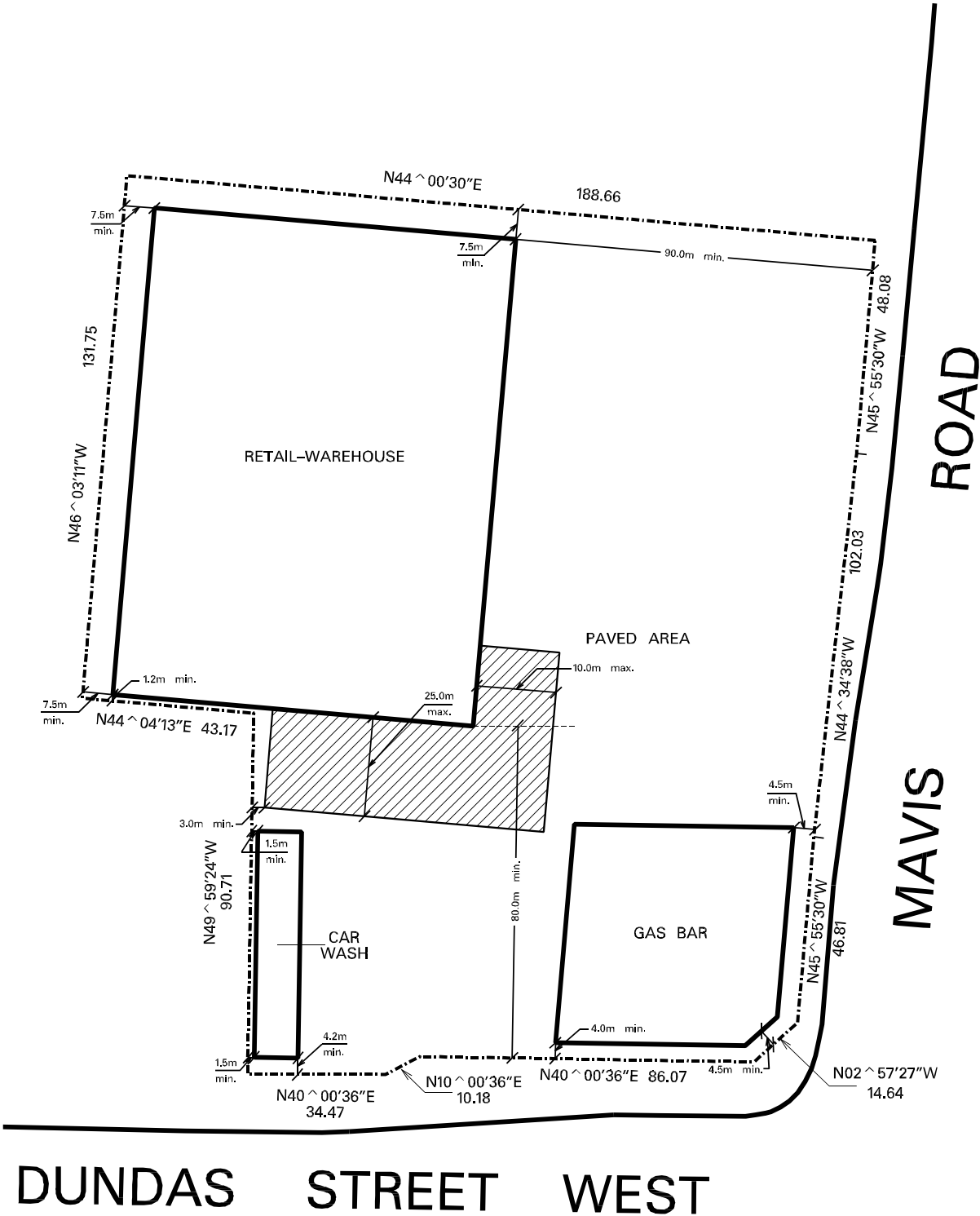
AS ATTACHED TO BY-LAW 0602-1999

PASSED BY COUNCIL ON 1999 December 15

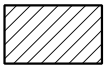
- (SPA)     **2418.**     The lands delineated as "MC-2418" on Schedule "B" of this By-law shall only be used in compliance with the "MC" zone provisions contained in this By-law, except that: *(0024-2000)*
- (1)     the provisions of sections 21, 59A and 109 and subsections 113(2) and (4) of this By-law shall not apply;
  - (2)     the following uses shall also be permitted:
    - (a)     car wash;
    - (b)     gas bar which may include a convenience retail and service kiosk;
    - (c)     propane dispensing facility;
  - (3)     for the purposes of this section, a car wash may also include a coin-operated washing facility;
  - (4)     for the purposes of this section, "RETAIL-WAREHOUSE" means a building or structure or part thereof where, without limiting the generality of the foregoing, automobile parts and accessories, sporting and recreational equipment, home furnishings and home improvement products such as furniture, appliances, electrical fixtures, building supplies, and other similar products are stored or offered for sale, and may include an automobile repair garage and a restaurant, provided any such restaurant is accessory thereto;
  - (5)     the maximum gross floor area - non residential of all buildings and structures on all lands zoned "MC-2418" shall be 10 405 m<sup>2</sup>;
  - (6)     notwithstanding subsection (5) of this section, an upper level racking system with a maximum gross floor area of 1 750 m<sup>2</sup> shall not be included for the purposes of the calculation of gross floor area - non residential;
  - (7)     the maximum area used for restaurant purposes accessory to a retail-warehouse shall be 100 m<sup>2</sup>;
  - (8)     the maximum area of a car wash shall be 660 m<sup>2</sup>;
  - (9)     the maximum area used for outdoor display and sales accessory to a garden centre shall be 1 475 m<sup>2</sup>;
  - (10)    with the exception of trees and shrubs, the outdoor display of all materials, goods or products of any kind, whether individual or stacked, within the outdoor display and sales area accessory to a garden centre, shall not exceed a height of 3.2 m above grade, measured at any point within the outdoor display and sales area;
  - (11)    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
Garden Centre	3.2     spaces per 100 m <sup>2</sup> GFA
Outdoor Display and Sales Area (accessory to Garden Centre)	1.6     spaces per 100 m <sup>2</sup> Area
Automobile Repair Garage (accessory to Retail-Warehouse)	5.5     spaces per 100 m <sup>2</sup> GFA

- (12) (a)   all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b)   notwithstanding clause (12)(a) of this section, those matters which would otherwise be matters of site plan approval, such as fences, walls or other screening, stairs, driveways, landscape features, the extent of landscaped areas and the location of any propane dispensing facility, shall be determined through the site development plan approval process.



BUILDABLE AREA (STAIRS MAY ENCROACH OUTSIDE OF BUILDABLE AREA ALONG THE WEST PROPERTY LINE.)



LIMIT OF OUTDOOR DISPLAY AND SALES AREA ACCESSORY TO THE GARDEN CENTRE

THIS IS SCHEDULE "I" TO "SECTION 2418"

AS ATTACHED TO BY-LAW 0024-2000

PASSED BY COUNCIL ON 2000 January 19

(SPA)      **2419.**      The lands delineated as "RCL1-2419" on Schedule "B" of this y-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: *(560-99)*

- (1)    the provisions of clauses 108(3)(c) and (d), (4)(f), and (5)(c) of this By-law shall not apply;
- (2)    the provisions of section 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 conducted wholly within an enclosed building or structure;
  - (b)    courier or messenger service, provided any such use is limited to the outdoor storage of a maximum of five (5) motor vehicles;
  - (c)    public hall;
  - (d)    banquet hall;
  - (e)    restaurant, convenience restaurant or take-out restaurant, provided that the restaurant, convenience restaurant, or take-out restaurant is located wholly within a building or structure principally used for one or more of the other uses permitted by this section;
- (4)    the yards shall conform to the following requirements:

Minimum Yards			
Front	Easterly Side	Westerly Side	Rear
7.5 m	1.5 m	4.5 m	7.5 m

- (5)    the maximum gross floor area - non residential of all buildings or structures or parts thereof on each lot devoted to business, professional or administrative offices shall be 0.5 times the lot area;
- (6)    a maximum of 10% of the gross floor area - non residential of any building or structure principally used for business, professional or administrative offices may be used for miscellaneous uses;
- (7)    for the purposes of this section, "Miscellaneous Uses" shall include only the following uses: hairdressing and beauty salon; barber shop; dry cleaning establishment; drug store or dispensary; shoe repair 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 use or uses are contained wholly within a building or structure used for business, professional, or administrative office purposes;
- (8)    the maximum gross leasable area devoted to a drug store or dispensary within any building or structure shall be 250 m<sup>2</sup>;
- (9)    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
Banquet Hall	10.8    spaces per 100 m <sup>2</sup> GFA

**2421.**      The lands delineated as "R4(12)-2421" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R4(12)" zone provisions contained in this By-law, except that: *(0042-2000)*

- (1)    the rear yard of every lot shall have a minimum depth of 6.0 m;
- (2)    the exterior side yard of every corner lot shall have a minimum width of 2.5 m;
- (3)    the minimum lot area for an interior lot shall be 350 m<sup>2</sup>.
- (4)    the minimum lot area for a corner lot shall be 420 m<sup>2</sup>.

- (SPA)

2422.

The lands delineated as "RM7D5-2422" on Schedule "B" of this By-law shall only be used for apartment houses in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(0042-2000)*
- (1)

the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12) and (14) of this By-law shall not apply;
- (2)

the total gross floor area - apartment house of all buildings and structures on all lands zoned "RM7D5-2422" shall not exceed 21 000 m<sup>2</sup>;
- (3)

the minimum open space shall be 45% of the lot area;
- (4)

for the purposes of this section, the property line along Hurontario Street shall be deemed to be the front lot line;
- (5)

the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
20.0 m	5.0 m	4.0m	20.0 m

2423.

The lands delineated as "RM2-2423" 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: *(0042-2000)*
- (1)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m <sup>2</sup>	15.0 m
Corner	560 m <sup>2</sup>	18.0 m

- (2)

the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
9.5 m	2.9 m	0.9 m	7.5 m

- (SPA)

2424.

The lands delineated as "RM5-2424" 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: *(0042-2000)*
- (1)

the provisions of clause 49(3)(i) of this By-law shall not apply;
- (2)

the minimum distance between a side lot line and the nearest point of an exterior wall of any end dwelling unit shall be 1.5 m.

- (SPA)

2425.

The lands delineated as "RM5-2425" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(605-99)*
- (1)

the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12) and (23), clauses 44(17)(d), (e) and (f), and subsection 49(2) of this By-law shall not apply;
- (2)

the maximum number of dwelling units on all lands zoned "RM5-2425" shall be 38;
- (3)

notwithstanding Schedule "I" of this section, the front garage face shall be set back a minimum of 6.0 m from an internal roadway;
- (4)

the maximum "Gross Floor Area" of all buildings and structures shall be 0.7 times the lot area;
- (5)

the "Minimum Open Space" shall be 40% of the lot area;
- (6)

for the purposes of this section "ROW DWELLING" means a building or structure not exceeding three (3) storeys in height consisting of more than two (2) attached dwelling units, which are divided vertically above grade by a party wall at least 4.0 m in length and at least 2.0 m in height, and having a yard abutting at least two (2) exterior walls of each dwelling unit;
- (7)

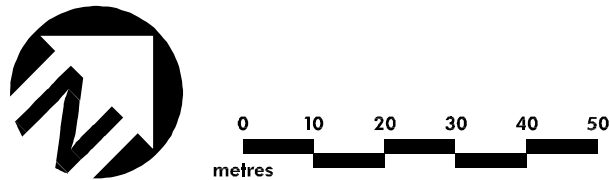
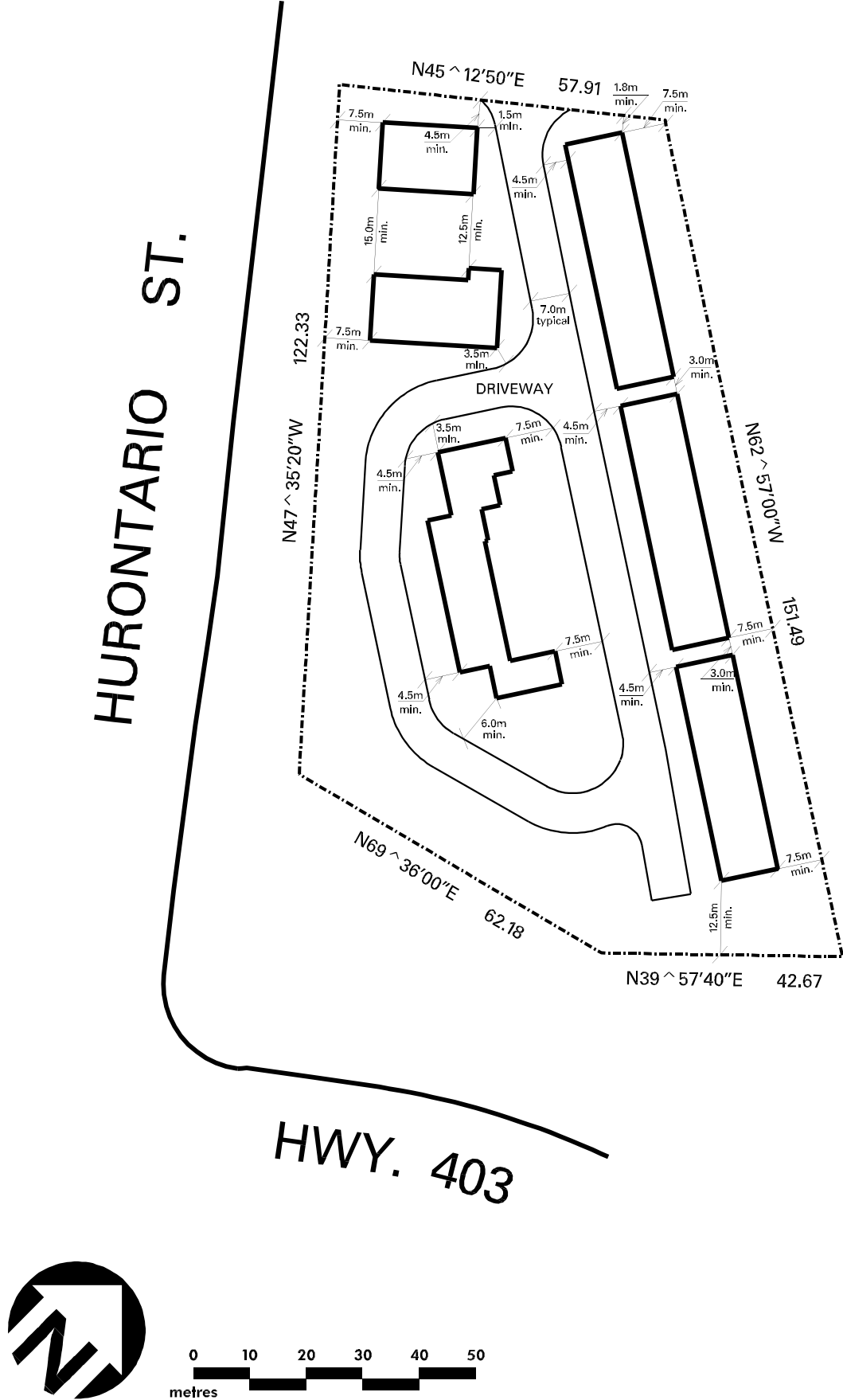
shared driveways and aisles may be provided on the abutting lands;
- (8)

(a)

all site development plans shall conform with the provision of Schedule "I" of this section;

(b)

notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, amenity areas, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development approval process.



 **BUILDABLE AREA**

NOTE: DECKS, COVERED/UNCOVERED PORCHES, WITH OR WITHOUT FOUNDATIONS, MAY PROJECT A MAXIMUM OF 1.5M OUTSIDE A BUILDABLE AREA.

**THIS IS SCHEDULE "I" TO "SECTION 2425"**

**AS ATTACHED TO BY-LAW 0605-1999**

**PASSED BY COUNCIL ON 1999 December 15**



**2427.**     Deleted by By-law 0577-2001. (0617-1999)

- (SPA)     **2428.**     The lands delineated as "DC-2428" 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: *(0617-1999), (0413-2000), (0046-2001), (0577-2001)*
- (1)     the provisions of subsections 83(6), (14) and (35) and section 87 of this By-law shall not apply;
  - (2)     the following uses shall also be permitted:
    - (a)     department store;
    - (b)     food supermarket;
    - (c)     garden centre;
    - (d)     rental equipment outlet;
    - (e)     retail-warehouse;
    - (f)     general retail-warehouse;
    - (g)     medical offices;
    - (h)     photo processing;
    - (i)     shoe repair;
    - (j)     fitness centre;
    - (k)     establishment for the sale of business equipment, office supplies and furnishings;
    - (l)     establishment for sale of sporting goods;
  - (3)     for the lands located north of Argentia Road zoned "DC-2428", the maximum gross leasable area shall be 56 065 m<sup>2</sup>;
  - (4)     for the lands located south of Argentia Road zoned "DC-2428", the maximum gross leasable area shall be 13 935 m<sup>2</sup>;
  - (5)     a maximum of one (1) department store shall be permitted on all lands zoned "DC-2428";
  - (6)     the maximum gross leasable area devoted to a department store shall be 12 200 m<sup>2</sup>;
  - (7)     a maximum of one (1) food supermarket shall be permitted on all lands zoned "DC-2428";
  - (8)     the maximum gross leasable area devoted to a food supermarket shall be 13 935 m<sup>2</sup>;
  - (9)     the maximum gross leasable area devoted to all theatre uses shall be 8 000 m<sup>2</sup>;
  - (10)    the minimum setback of any building or structure from the property line abutting the Argentia Road and Tenth Line West rights-of-way shall be 6.0 m;
  - (11)    notwithstanding subsections (10) and (15) of this section, where the main front entrance of any building or structure faces Argentia Road or Tenth Line West, the following additional requirements shall apply:
    - (a)     the maximum setback of the building or structure shall be 25.0 m;
    - (b)     a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the property line abutting the Argentia Road and Tenth Line West rights-of-way;
  - (12)    notwithstanding subsection (11) of this section, a maximum of one (1) building or structure located south of Argentia Road and whose main front entrance faces Argentia Road may be set back beyond the maximum 25 m setback requirement and a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the property abutting the Argentia Road right-of-way;
  - (13)    the minimum setback of any building or structure from the property line abutting the Winston Churchill Boulevard right-of-way, north of Argentia Road, shall be 13.7 m;
  - (14)    the minimum setback of any building or structure from the property line abutting the Winston Churchill Boulevard right-of-way, south of Argentia Road, shall be 7.5 m;
  - (15)    where a minimum setback is provided under subsection (10) of this section, a driveway, aisle or other paved area shall not be permitted between the exterior wall of any building or structure and the property abutting the Argentia Road or Tenth Line West rights-of-way;
  - (16)    loading or service facilities shall not be permitted between the main front wall or exterior side wall of any building or structure and any municipal or regional street line;
  - (17)    no part of any building or structure shall be located within 13.7 m of the property line abutting the Highway 401 right-of-way;
  - (18)    the minimum setback of any building or structure from the property line abutting the lands zoned "PB1" shall be 20.5 m;
  - (19)    for the purposes of this section, "MAIN FRONT ENTRANCE" means the door which is designed as the primary access point into the building or structure.



(SPA)      **2430.**      Notwithstanding their "DC" zoning the lands delineated as "DC-2430" on Schedule "B" of this By-law shall only be used for a retail-warehouse and a garden centre in compliance with the following: (0052-2000), (0195-2000)

- (1)    the provisions of sections 15 and 59A of this By-law shall not apply;
- (2)    an equipment, tool and truck rental centre, an outdoor display and sales area and a restaurant may be permitted as accessory uses to a retail-warehouse;
- (3)    the maximum gross floor area - non residential of all buildings and structures shall be 11 000 m²;
- (4)    the maximum area used for restaurant purposes accessory to a retail-warehouse shall be 100 m²;
- (5)    the maximum area used for outdoor display and sales accessory to a garden centre shall be 2 000 m²;
- (6)    notwithstanding subsection (5) of this section, an additional 520 m² may be used exclusively for outdoor display and sales of seasonal nursery stock;
- (7)    the maximum area used for outdoor display and sales accessory to a retail-warehouse shall be 275 m²;
- (8)    the outdoor display of all materials, goods or products of any kind whether individual or stacked, within the outdoor display and sales area accessory to a garden centre or a retail-warehouse, shall not exceed a height of 4.6 m above established grade;
- (9)    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
Garden Centre	3.2      spaces per 100 m² GFA
Outdoor Display and Sales Area	1.6      spaces per 100 m² Area

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

Minimum Yards		
Front	Side	Rear
15 m	10 m	15 m

- (11)   notwithstanding subsection (10) of this section, the area used exclusively for outdoor display and sales of seasonal nursery stock, may project into the required front yard;
- (12)   the minimum landscaped area shall be 10% of the lot area;
- (13)   for the purposes of this section, "LANDSCAPED AREA" means open, unobstructed space on a lot suitable for the growth and maintenance of grass, flowers or shrubs.

(SPA)      **2431.**      The lands delineated as "M1-2431" 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: (0044-2000), (0404-2001), (0025-2003)

- (1)    the provisions of subsections 109(a) and (b) of this By-law shall not apply;
- (2)    the following additional uses shall be permitted:
  - (a)    recreational establishment, which shall include but not be limited to premises used for bowling, curling or skating;
  - (b)    theatre;
  - (c)    taxi dispatching centre;
  - (d)    veterinary establishment;
  - (e)    dwelling unit for caretaker, security staff, or any combination thereof, accessory to manufacturing or industrial undertaking;
- (3)    notwithstanding clause (2)(e) of this section, a maximum of one (1) dwelling unit shall be permitted and shall have a maximum gross floor area of 67 m²;
- (4)    the maximum gross floor area - non residential of all buildings and structures used for business, professional, and administrative offices on each lot shall be 0.36 times the lot area;
- (5)    the minimum rear yard shall be 13.7 m.

(SPA)      **2432.**      The lands delineated as "RCL1-2432" 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: (0033-2000)

- (1)    the provisions of clauses 108(3)(c) and (d), 108(4)(a), (b), (c) and (h), and 108(5)(c) of this By-law shall not apply;
- (2)    the provisions of subsections 109(c), (d), (e), (f), (g), (h), (i), (l) and (m) of this By-law shall apply;
- (3)    the following uses shall also be permitted:
  - (a)    manufacturing or industrial undertaking, provided any such undertaking is conducted wholly within an enclosed building or structure;
  - (b)    public hall;
  - (c)    banquet hall;

- (d) convenience restaurant;
  - (e) take-out restaurant;
  - (f) outdoor patio accessory to a restaurant or a convenience restaurant;
  - (g) entertainment, recreation and sport's facilities, including, but not limited to, a cinema or theatre, amusement arcade, billiard hall, bowling alley, batting cage, miniature golf, arena, curling rink, or a stadium, provided that any such facilities are located wholly withing a building or structure;
  - (h) office and computer supplies and equipment sales;
- (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) 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 purpose of this section, "Miscellaneous Uses" shall include only the following uses: hairdressing and beauty salon; barber shop; drug store; drug dispensary; medical laboratory; shoe repair shop; photographic equipment and supplies shop; dressmaking establishment; tailoring establishment; news stand; cigar and smoke shop; convenience store; florist shop; optical shop; travel agency; and audio-visual shop;
  - (7) the maximum gross floor area - non residential devoted to all drug stores or dispensaries, or any combination thereof, shall be 250 m<sup>2</sup>;
  - (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
Banquet Hall	10.8 spaces per 100 m <sup>2</sup> GFA

- (9) motor vehicle parking spaces and loading spaces shall be set back a minimum of 16.5 m from the property line abutting the Hurontario Street right-of-way and the Derry Road West right-of-way;
- (10) the maximum setback of all buildings and structures from the property line abutting the Hurontario Street right-of-way and the Derry Road West right-of-way shall be 16.5 m;
- (11) a landscaped area having a minimum depth of 7.5 m shall be provided along the entire length of the property line abutting the Hurontario Street right-of-way and the Derry Road West right-of-way;
- (12) for the purposes of this section, "LANDSCAPED AREA" means 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 walkways, access, curbs and retaining walls.

(SPA)

2433.

The lands delineated as "M1-2433" 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: *(0033-2000)*

- (1) the provisions of subsections 20(i), (j) and (k), 109(b), (j) and (k) and 110(1b) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
  - (a) convenience restaurant;
  - (b) take-out restaurant;
  - (c) outdoor patio accessory to a restaurant or a convenience restaurant;
  - (d) entertainment, recreation and sport's facilities, including, but not limited to, a cinema or theatre, amusement arcade, billiard hall, bowling alley, batting cage, miniature golf, arena, curling rink, or a stadium, provided that any such facilities are located wholly withing a building or structure;
  - (e) office and computer supplies and equipment sales;
- (3) 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;
- (4) motor vehicle parking spaces and loading spaces shall be set back a minimum of 16.5 m from the property line abutting the Derry Road West right-of-way;
- (5) the maximum setback of all buildings and structures from the property line abutting the Derry Road West right-of-way shall be 16.5 m;
- (6) a landscaped area having a minimum depth of 7.5 m shall be provided along the entire length of the property line abutting the Derry Road West right-of-way;
- (7) for the purposes of this section, "LANDSCAPED AREA" means 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 walkways, access, curbs and retaining walls.

2434.

The lands delineated as "RG4(12)-2434" or "RG5-2434" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "RG4(12)" or "RG5" zone provisions, respectively, contained in this By-law, except that: *(0193-2000)*

- (1) the provisions of subsection 43C(7) of this By-law shall not apply;
- (2) where a part of a lot is zoned "G-2151", the minimum yards specified in subsection 43C(6) of this By-law, shall be measured from the "G-2151" zone boundary;
- (3) no garage may project more than 7.5 m beyond the main front entrance;
- (4) for dwellings of two (2) storeys or more in height, 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;

- (5) notwithstanding subsection 43C(6) of this By-law, the maximum lot coverage of all buildings and structures on each lot may be increased to 45% if:
  - (a) the garage does not project more than 1.0 m beyond the main entry feature; or,
  - (b) the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the ground floor; or,
  - (c) the width of the garage is 6.0 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side.

**2435.** The lands delineated as "RGM2-2435" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RGM2" zone provisions contained in this By-law, except that: *(0193-2000)*

- (1) the provisions of subsection 43C(7) of this By-law shall not apply;
- (2) no garage may project more than 7.0 m beyond the main front entrance;
- (3) notwithstanding subsection (2) of this section, a maximum of 30% of the dwellings on any block, or part thereof within a plan of subdivision, may contain garages that project a maximum of 7.5 m beyond the main front entrance;
- (4) for dwellings of two (2) storeys or more in height, 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;
- (5) notwithstanding subsection 43C(6) of this By-law, the maximum lot coverage of all buildings and structures on each lot may be increased to 45% if:
  - (a) the garage does not project more than 1.0 m beyond the main entry feature; or
  - (b) the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the ground floor; or
  - (c) the width of the garage is 3.5 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side;
- (6) notwithstanding subsection (5) of this section, the maximum lot coverage of all buildings and structures on each lot may be increased to 45%, if the garage width is 3.7 m or less as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side, for a maximum of 30% of the dwellings on any block or part thereof within a plan of subdivision.

- (SPA) 2437. Notwithstanding their "RM5" zoning the lands delineated as "RM5-2437" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0249-2000)
- (1)

the provisions of section 30 of this By-law shall not apply;
- (2)

the provisions of subsections 44(13) and 44(17), save and except clauses 44(17)(d) and (e) of this By-law, shall apply;
- (3)

the maximum number of dwelling units on all lands zoned "RM5-2437" shall be 17;
- (4)

the maximum "Gross Floor Area" of all buildings and structures shall be 0.9 times the area of the lands zoned "RM5-2437";
- (5)

shared driveways and aisles may be provided on abutting lands zoned "RM7D5-1784";
- (6)

notwithstanding Schedule "I" of this section, an uncovered platform or deck may project a maximum of 2.5 m into the minimum setback at the rear of the dwelling unit;
- (7)

notwithstanding Schedule "I" of this section, a covered or uncovered porch may project a maximum of 1.8 m into the minimum setback at the front of the dwelling unit;
- (8)

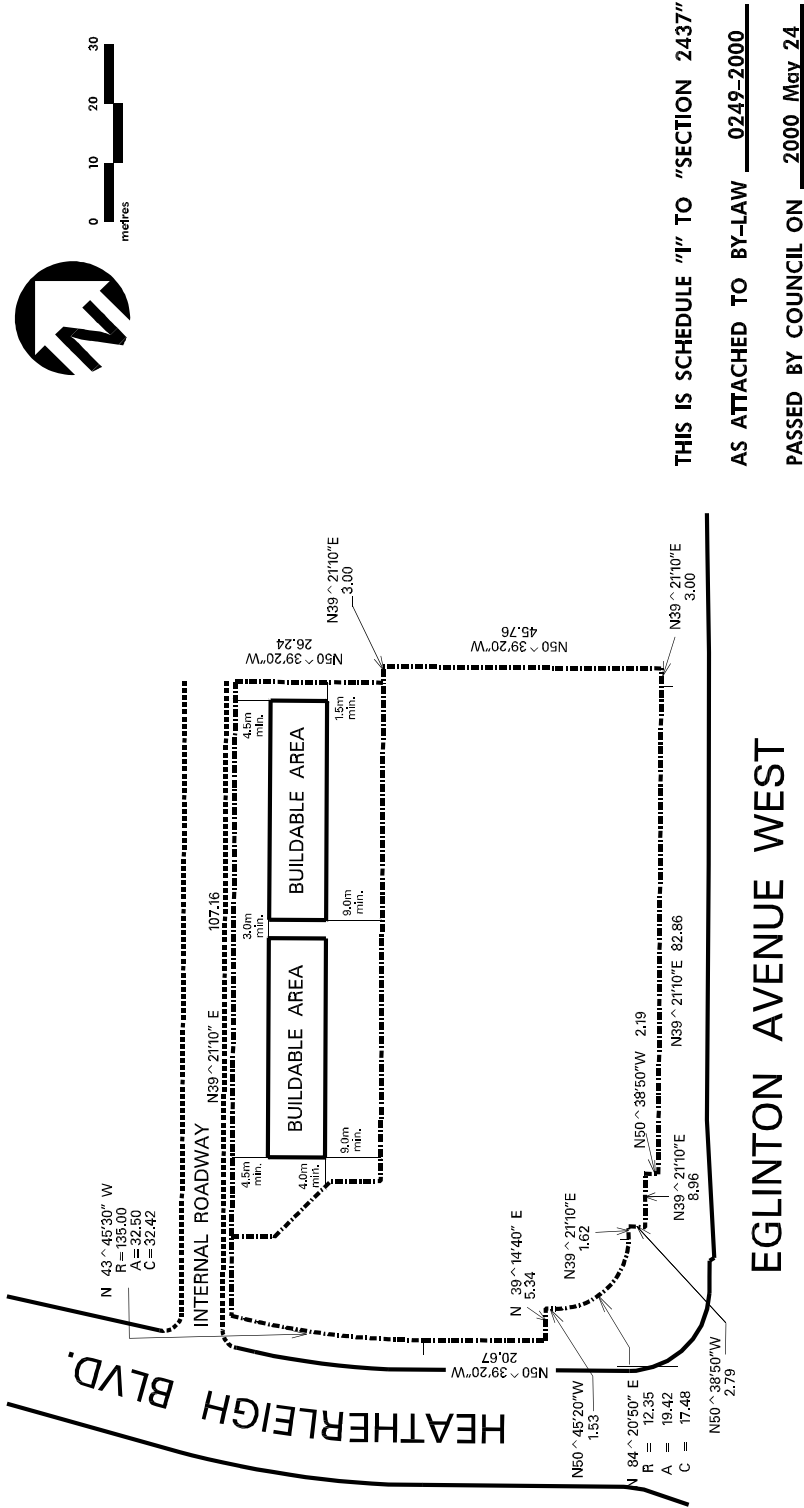
visitor and recreational equipment parking spaces may be provided on abutting lands zoned "RM7D5-1784";
- (9)

the "Minimum Open Space" shall be 40% of the lands zoned "RM5-2437";
- (10)

(a) all site development plans shall conform with the provision of Schedule "I" of this section;

(b) notwithstanding clause (10)(a) of this section, 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, amenity areas, wing walls, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development approval process.

Schedule "I" to section 2437



**2438.** The lands delineated as "RCL1-2438" on Schedule "B" of this By-law shall only be used in compliance with the following: (0125-2000)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the following uses shall be permitted:
  - (a) business, professional and administrative offices;
  - (b) hotel;
  - (c) community centre;
  - (d) library;
  - (e) school;
  - (f) day nursery as an accessory use to a school or community centre;
  - (g) barber shop and beauty salon;
  - (h) drug store or dispensary;
  - (i) restaurant;
- (3) notwithstanding subsection (2) of this section, the uses permitted by clauses (2)(g), (h) and (i) of this section shall be contained wholly within a building or structure principally used for business, professional or administrative offices or hotels;
- (4) the maximum gross floor area - non residential devoted to all business, professional and administrative offices shall be 1.0 times the lot area;
- (5) a minimum of 10% of the lot area shall be provided as "Minimum Open Space", as defined in clause 44(13)(ii) of this By-law;
- (6) the minimum setbacks of all buildings or structures used for the purposes of a community centre, library or school shall be in accordance with the following requirements:

Street Name	Minimum Setback
Erin Centre Boulevard	18 m
Glen Erin Drive	10 m
Hazelton Place	130 m
Plantation Place	85 m

- (7) the minimum and maximum setbacks of all buildings or structures used for business, professional or administrative offices or hotels shall be in accordance with the following requirements:

Street Name	Minimum Setback	Maximum Setback
Erin Centre Boulevard	7.5 m	25 m
Glen Erin Drive	7.5 m	25 m
Hazelton Place	7.5 m	25 m
Plantation Place	7.5 m	25 m

**2439.** The lands delineated as "DC-2439" on Schedule "B" of this By-law shall only be used in compliance with the following: (0125-2000)

- (1) the provisions of sections 21 and 59A of this By-law shall not apply;
- (2) the provisions of section 83 of this By-law save and except subsections 83(7), (9), (14), (15), (16), (19), (21), (22) and (27) shall apply;
- (3) the following uses shall also be permitted:
  - (a) food supermarket;
  - (b) general retail-warehouse;
  - (c) rental equipment outlet;
  - (d) school;
  - (e) hotel;
  - (f) gas bar; (0097-2005)
  - (g) car wash; (0097-2005)
  - (h) convenience retail and service kiosk accessory to a gas bar or car wash; (0097-2005)
- (4) notwithstanding clause (3)(a) of this section, a maximum of one (1) food supermarket may be permitted on either the lands zoned "DC-1534" or the lands zoned "DC-2439";
- (5) for the purposes of this section, "FOOD SUPERMARKET" means a building or structure, or part thereof, with a minimum gross leasable area of 6 000 m<sup>2</sup>, where a wide range of food and household goods are stored and offered for sale at retail;
- (6) notwithstanding clause (3)(b) of this section, the minimum gross floor area - non residential of a general retail-warehouse shall be 1 000 m<sup>2</sup>;



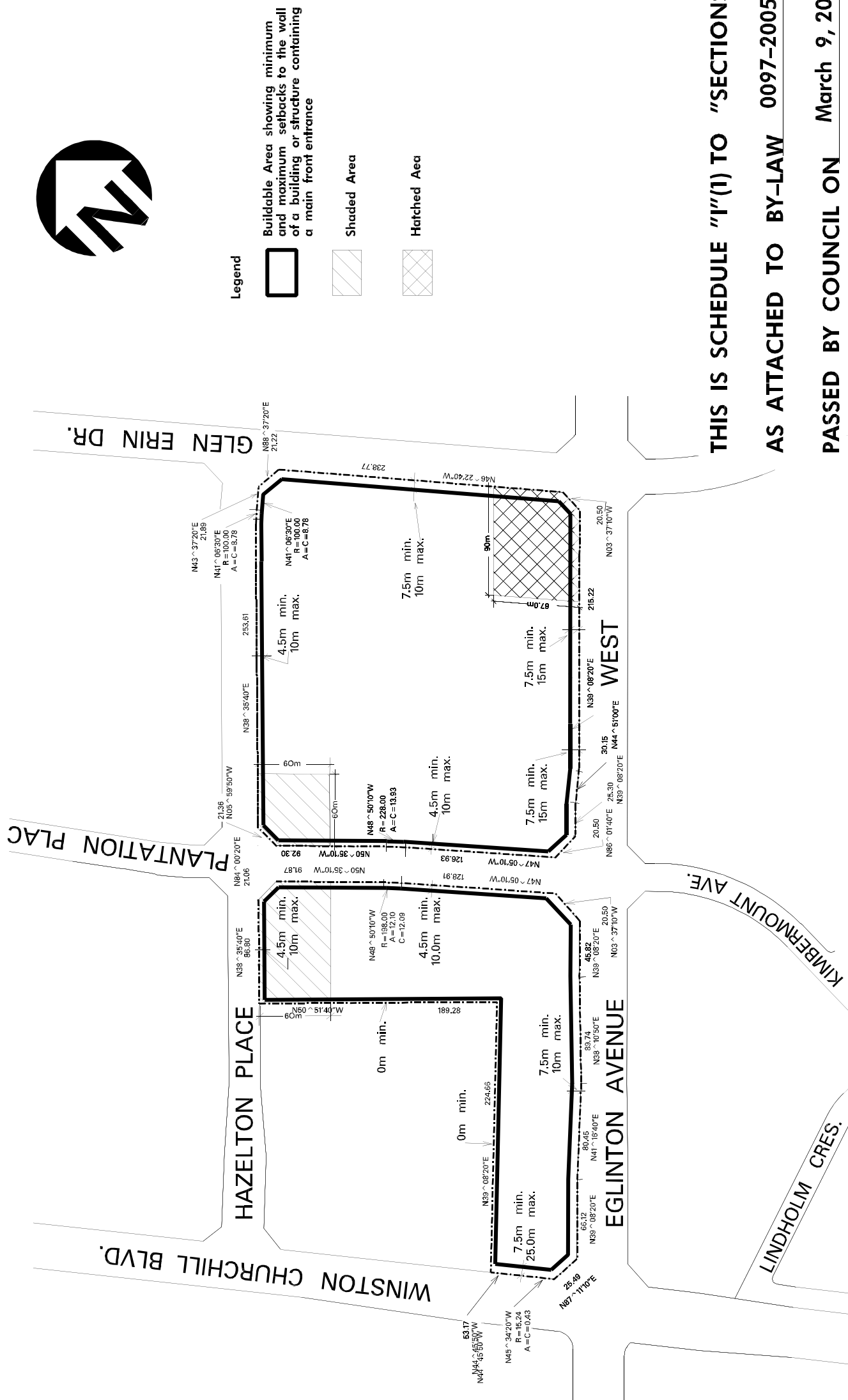
- (7) notwithstanding subsection (2) of this section, the minimum gross floor area - non residential of a building or structure, or part thereof, where the following home furnishing or home improvement products are stored and offered for sale, shall be 1 000 m<sup>2</sup>:
- (a) furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paints and wallpaper;
- (8) restaurants, convenience restaurants or take-out restaurants shall not be permitted within the shaded areas shown on Schedule "I(1)" of this section;
- (9) where a wall of a building or structure contains a main front entrance, the minimum and maximum setbacks between that wall and a lot line abutting a public right-of-way shall be as shown on Schedule "I(1)" of this section;
- (10) notwithstanding Schedule "I(1)" of this section, where parking is provided between the wall of a building or structure containing the main front entrance and the lot line, the minimum setback of all buildings and structures shall be 19 m;
- (11) where a wall of a building or structure does not contain a main front entrance, the minimum and maximum setbacks between that wall and a lot line abutting a public right-of-way shall be as shown on Schedule "I(2)" of this section;
- (12) notwithstanding subsection (10) of this section, where a wall of a building or structure does not contain a main front entrance, no driveway, aisle, parking or other paved area shall be permitted between that wall and a lot line abutting a public right-of-way;
- (14) for the purposes of this section, "MAIN FRONT ENTRANCE" means the door which is designed as the primary access point into the building or structure;
- (15) notwithstanding Schedules "I(1)" and "I(2)" and subsections (9) and (11) of this section, a maximum of one (1) building or structure may be set back beyond the maximum requirements and the provisions of subsection (12) of this section shall not apply;
- (16) loading or service facilities shall not be permitted in the yard abutting the wall of a building or structure containing the main front entrance or in any yard abutting the Glen Erin Drive, Eglinton Avenue West or Winston Churchill Boulevard rights-of-way;
- (17) notwithstanding Schedule "I(2)" and subsections (11) and (12) of this section, where loading or service facilities are situated between any wall of a building or structure and the Hazelton Place or Plantation Place rights-of-way, the maximum setback of all buildings and structures shall be 21.5 m;
- (18) a minimum of 10% of any lot used for business, professional or administrative offices or hotels shall be provided as "Minimum Open Space", as defined in clause 44(13)(ii) of this By-law.
- (19) gas bar, car wash and convenience retail and service kiosk uses shall only be permitted within the hatched area shown on Schedule "I(1)" of this section; (0097-2005)
- (20) the maximum gross floor area - non residential of a car wash shall be 270 m<sup>2</sup>; (0097-2005)
- (21) the maximum gross floor area - non residential of a convenience retail and service kiosk accessory to a gas bar or car wash shall be 35 m<sup>2</sup>; (0097-2005)
- (22) notwithstanding the provisions of subsections (9), (10), (11), (12), (14) and (15) of this section, all buildings or structures within the hatched area shown on Schedule "I(1)" of this section shall conform to the following requirements: (0097-2005)

Yards		
	Southerly	Easterly
Minimum	11 m	32 m
Maximum	13 m	35 m

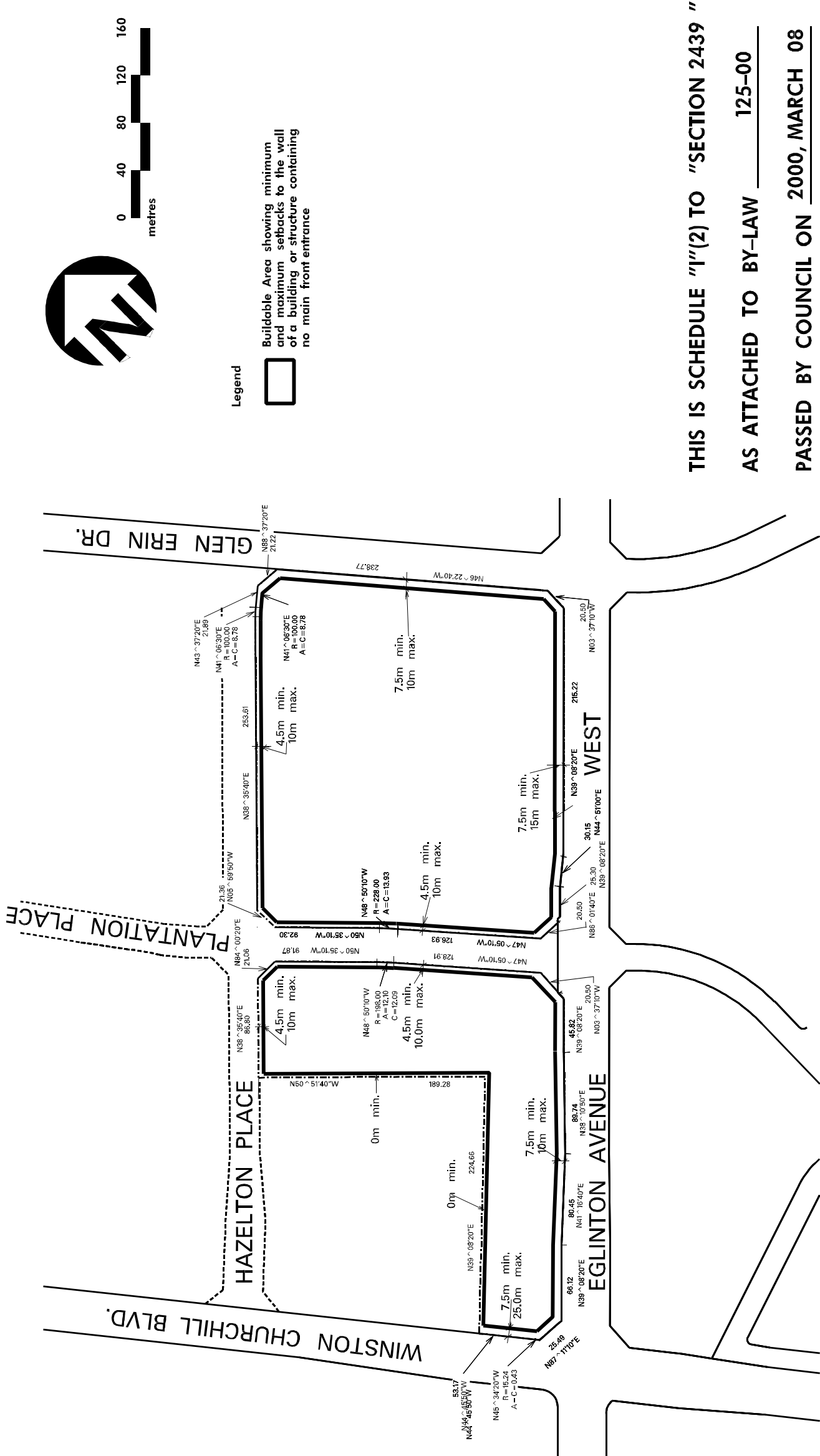
- (23) the provisions of subsection (22) of this section shall exclude setbacks to any sight triangle; (0097-2005)
- (24) notwithstanding the provisions of subsection (22) of this section, the setbacks for any gas bar canopy within the hatched area shown on Schedule "I(1)" of this section shall be: (0097-2005)

Yards	
Maximum Easterly	Minimum Easterly
43 m	40 m

- (25) the provisions of sections (16) and (17) of this section shall not apply within the hatched area as shown on Schedule "I(1)" of this section. (0097-2005)



THIS IS SCHEDULE "I"(1) TO "SECTIONS 2439"  
AS ATTACHED TO BY-LAW 0097-2005  
PASSED BY COUNCIL ON March 9, 2005

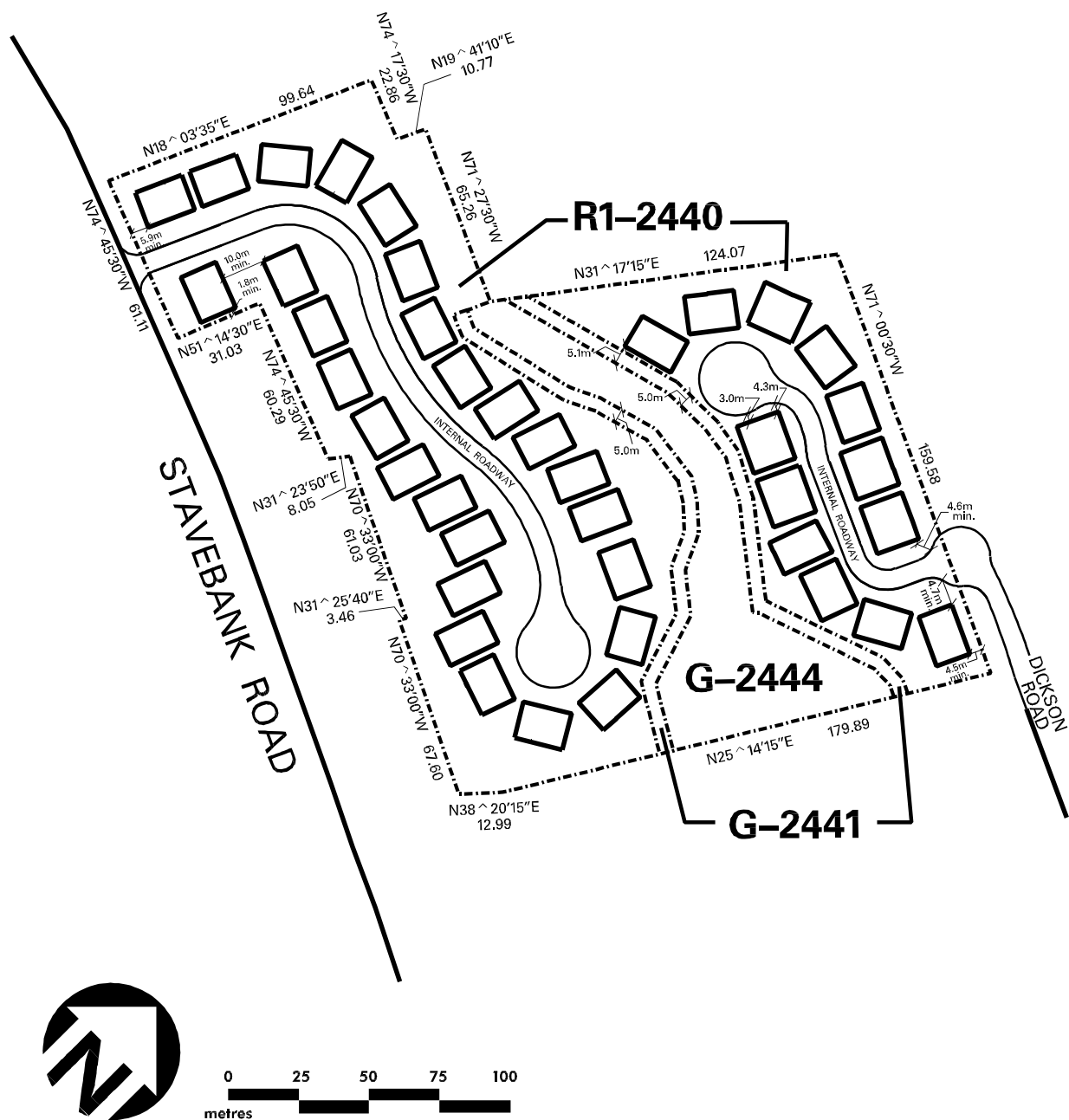


THIS IS SCHEDULE "I"(2) TO "SECTION 2439 "

AS ATTACHED TO BY-LAW 125-00

PASSED BY COUNCIL ON 2000, MARCH 08

- (SPA)     **2440.**     Notwithstanding their "R1" zoning, the lands delineated as "R1-2440" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the following: (0094-2000), (0647-2000)
- (1)     the maximum number of dwelling units on all lands zoned "R1-2440" shall be 40;
  - (2)     every dwelling unit shall have a private garage comprising a minimum area of 32 m<sup>2</sup>;
  - (3)     every dwelling unit shall have a minimum of four (4) parking spaces;
  - (4)     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 (3) of this section;
  - (5)     the minimum setback from any private internal roadway shall be 4.5 m, unless otherwise shown on Schedule "I" of this section;
  - (6)     the minimum setback of all buildings and structures from any lot line or lands zoned "G-2444" shall be 7.5 m, unless otherwise shown on Schedule "I" of this section;
  - (7)     the minimum distance between dwelling units shall be 3 m, unless otherwise shown on Schedule "I" of this section;
  - (8)     notwithstanding subsections (5), (6) and (7) of this section, a covered or uncovered porch or deck including landings and stairways may project a maximum of 2.5 m outside of the buildable area provided that the minimum distance between any building or structure shall be 3 m, unless otherwise shown on Schedule "I" of this section;
  - (9)     notwithstanding subsections (5), (6) and (7) of this section, a bay window, with or without a foundation and a chimney or fireplace may project a maximum of 1.5 m outside of the buildable area, provided that the minimum distance between any building or structure shall be 3 m, unless otherwise shown on Schedule "I" of this section;
  - (10)    notwithstanding subsection (5) of this section, the minimum setback from the front garage face to any private internal roadway shall be 6.0 m;
  - (11)    the maximum gross floor area of each dwelling unit shall be 445 m<sup>2</sup>;
  - (12)    for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exterior of outside walls, but excluding any part of the building or structure used for the parking of motor vehicles;
  - (13)    the maximum height of a dwelling unit measured from established grade to the highest ridge of a sloped roof shall be 11.5 m;
  - (14)    the maximum height of a dwelling unit measured from established grade to the top of a parapet of a flat roof shall be 7.5 m;
  - (15)    the minimum open space shall be 45% of the lot area;
  - (16)    (a)     all site development plans shall conform to the provisions of Schedule "I" of this section;  
          (b)     notwithstanding clause (16)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location of parking spaces, driveways, vehicle access points, sidewalks, mail kiosks, fencing and landscaping features, shall be determined through the site development plan approval process.



THIS IS SCHEDULE "I" TO "SECTION 2440"  
AS ATTACHED TO BY-LAW 0094-2000  
CITY OF MISSISSAUGA PASSED BY COUNCIL ON 2000 February 23

- 2441.** Notwithstanding their "G" zoning, the lands delineated as "G-2441" on Schedule "B" of this By-law shall only be used for a natural protection area subject to the following: *(0094-2000), (0647-2000), (0161-2006)*
- (1) for the purposes of this section, "NATURAL PROTECTION AREA" means a buffer area for the protection of existing vegetation and natural regeneration;
  - (2) no building or structures of any kind, including accessory buildings, shall be erected and no swimming pools, tennis courts or any like recreational facilities shall be permitted, other than fencing or erosion management works;
  - (3) no outdoor storage of equipment and materials and no parking shall be permitted.

- (SPA) **2442.** The lands delineated as "M1-2442" 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: *(0118-2000)*
- (1) the provisions of subsections 109(a), (b), (g), (h), (j) and (k) of this By-law shall not apply;
  - (2) notwithstanding subsection 109(c) of this By-law, funeral establishments and private clubs shall not be permitted; *(0363-2001)*
  - (3) the yards shall conform to the following requirements:

Minimum Setbacks		
Front Yard	Northerly Side Yard	Southerly Side Yard
6 m	3 m	7.0 m

- (4) notwithstanding subsection (3) of this section, where part of a lot is zoned "G-2443", the minimum rear yard shall be measured from the "G-2443" zone boundary.

- 2443.** The lands delineated as "G-2443" on Schedule "B" of this By-law shall only be used for a natural protection area, subject to the following: *(0118-2000), (0134-2002), (0118-2006)*
- (1) for the purposes of this section, "NATURAL PROTECTION AREA" means a 10 m buffer area for the protection of existing vegetation and natural regeneration;
  - (2) no outdoor storage of equipment and materials and no parking shall be permitted.

- 2444.** Notwithstanding their "G" zoning, the lands delineated as "G-2444" on Schedule "B" of this By-law shall only be used for natural regeneration area subject to the following: *(0094-2000), (0647-2000), (0039-2005)*
- (1) for the purposes of this section, "NATURAL REGENERATION AREA" means an area intended to allow for site remediation of ground and forest cover and to allow for its succession in order to attain a self-sustaining natural area and forest ecosystem;
  - (2) no building or structures of any kind, including accessory buildings, shall be erected and no swimming pools, tennis courts or any like recreational facilities shall be permitted, other than erosion management works;
  - (3) no outdoor storage of equipment and materials and no parking shall be permitted.


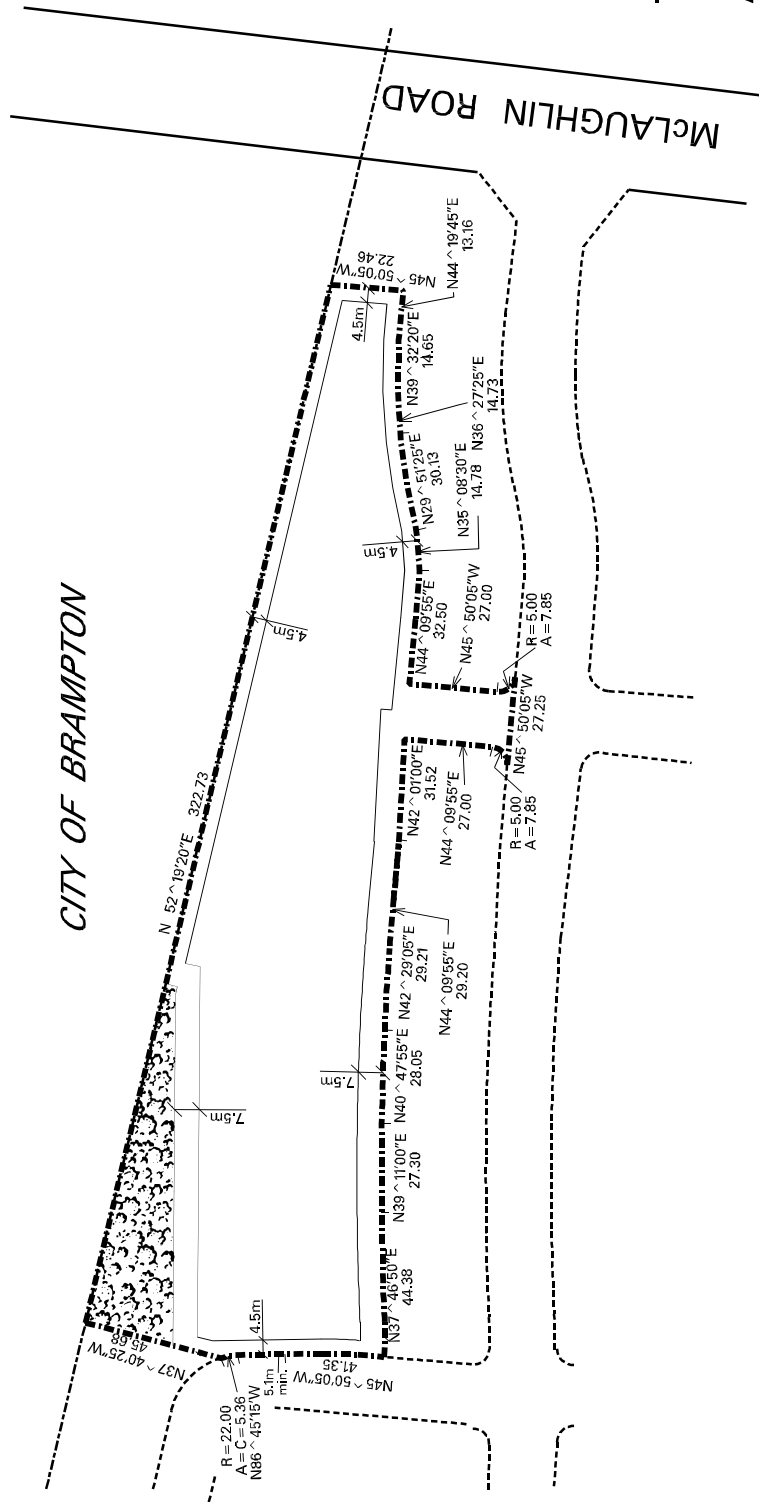
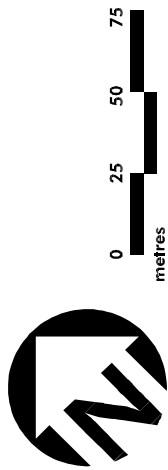
- (SPA) **2445.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2445" on Schedule "B" of this By-law shall only be used for a roll-over car wash and an automobile service station in compliance with the following: *(0198-2000)*
- (1) for the purposes of this section, "ROLL-OVER CAR WASH" means a car wash where the automatically operated equipment moves around a stationary vehicle;
  - (2) a convenience retail and service kiosk, accessory to either an automobile service station or a roll-over car wash, will be permitted;
  - (3) the yards shall conform to the following requirements:

Minimum Yards			
Front	Rear	Exterior Side	Interior Side
9.5 m	10.5 m	5 m	4.5 m

- (4) motor vehicle parking facilities shall be provided and maintained 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
Roll-Over Car Wash	5.0 spaces plus 12 car storage spaces

- (SPA)     **2446.**     The lands delineated as "DC-2446" 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: *(0257-2000)*
- (1)     for the purposes of this section, "LANDSCAPED AREA" means 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 walkways, access, curbs, retaining walls, and signs;
  - (2)     the provisions of section 21, subsections 83(7), (9), (12), (15), (16), (18), (19), (21), (23), (27), (28) and section 87 of this By-law, shall not apply;
  - (3)     the maximum gross floor area - restaurant devoted to a convenience restaurant shall be 235 m<sup>2</sup>;
  - (4)     notwithstanding section 59A of this By-law, no restaurant, convenience restaurant or take-out restaurant shall be located closer than 30 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone;
  - (5)     minimum 1.5 m wide landscaped area shall be provided along the length of the side lot lines and a minimum 3.0 m wide landscaped area shall be provided along the length of the rear lot line;
  - (6)     the maximum front yard shall be 11.0 m.
- (SPA)     **2447.**     Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2447" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(0136-2000), (0246-2000)*
- (1)     the provisions of section 30 of this By-law shall not apply;
  - (2)     the provisions of clauses 44(17)(a), (b), (c), (f), (g), (h), (i) and (k) of this By-law shall apply;
  - (3)     the maximum number of dwelling units constructed on all lands zoned "RM5-2447" shall be 61;
  - (4)     the setback of all buildings and structures shall conform to the provisions of Schedule "I" of this Section;
  - (5)     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 and the preservation of existing trees and no buildings or structures of any kind, including accessory buildings, shall be erected or permitted within the tree preservation area; no parking shall be permitted within the tree preservation area;
  - (6)     the maximum "Gross Floor Area" of all buildings and structures shall be 0.75 times the lot area.

 Tree Preservation Area

**Note: All setbacks are shown at a minimum distance.**

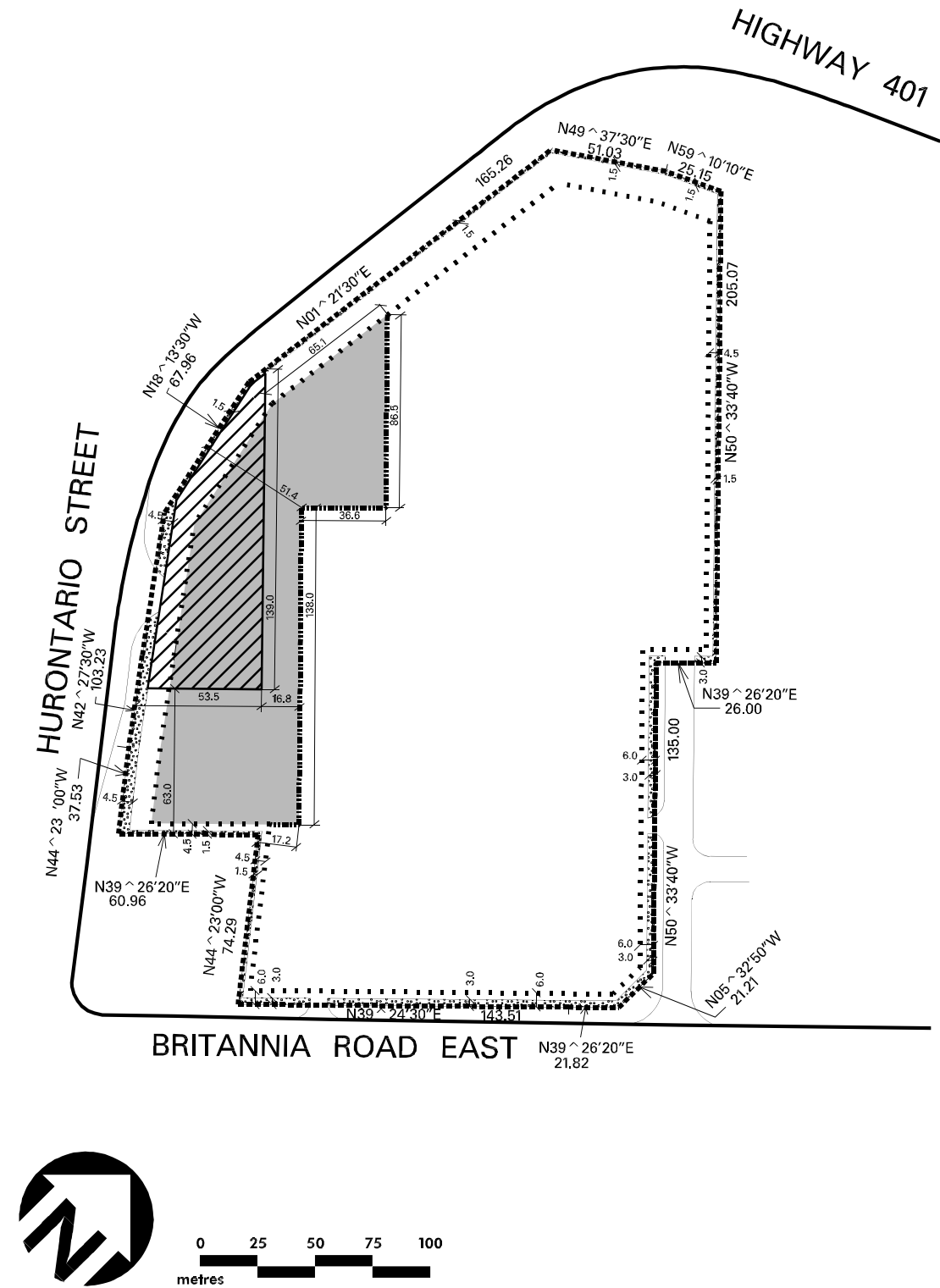
THIS IS SCHEDULE "I" TO "SECTION 2447"  
AS ATTACHED TO BY-LAW 0246-2000  
PASSED BY COUNCIL ON 2000 May 24

**AS ATTACHED TO BY-LAW**

**PASSED BY COUNCIL ON**



- (SPA)     **2448.**     The lands delineated as "DC-2448" 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: *(0136-2000)*
- (1)     the provisions of sections 21, 59A, 87 and subsections 83(5), (7), (9), (10), (15), (16), (19), (20), (21), (23), (25), (27) and (28) of this By-law shall not apply;
  - (2)     in addition to the remaining uses permitted under section 83 of this By-law, the following uses shall be permitted:
    - (a)     photo studio;
    - (b)     photo developing shop;
  - (3)     the maximum gross floor area - non residential of all buildings and structures on all lands zoned "DC-2448" shall be 1 800 m<sup>2</sup>;
  - (4)     the maximum gross floor area - non residential devoted to a food store shall be 185 m<sup>2</sup>;
  - (5)     the maximum gross floor area - non residential devoted to a drugstore or pharmaceutical agency shall be 185 m<sup>2</sup>;
  - (6)     the setback from any lot line shall be a minimum of 4.5 m;
  - (7)     a minimum landscape area of 4.5 m shall be provided along the lot lines abutting any street;
  - (8)     for the purposes of this section, "LANDSCAPED AREA" means 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 walkways, access, driveways, curbs, retaining walls, and signs.
- (SPA)     **2449.**     The lands delineated as "RG3-2449" on Schedule "B" of this By-law shall only be used in compliance with the "RG3" zone provisions contained in this By-law, except that: *(0406-2000)*
- (1)     the minimum frontage of every lot shall be 16.5 m;
  - (2)     the minimum front yard setback of every lot shall be 15.0 m.
- (SPA)     **2450.**     The lands delineated as "RCL1-2450" 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: *(0525-2000)*
- (1)     the provisions of sections 21 and 59A, subsection 108(4), and clauses 108(3)(c) and (d), and 108(5)(c) and (d) of this By-law shall not apply;
  - (2)     notwithstanding subsection (10) of this section, a maximum of 20% 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;
  - (3)     notwithstanding subsection (2) of this section, the miscellaneous uses permitted shall also be permitted to locate in a separate building or structure, other than one used for business, professional or administrative offices;
  - (4)     for the purposes of this section, "MISCELLANEOUS USES" shall only include the following uses: drug store; drug dispensary; barber shop; beauty salon; art shop; florist shop; giftware shop; optical shop; optometrist; shoe repair shop; variety store; fitness centre; motor vehicle rental office; office and business equipment sales; phone sales, service and installation; camera store; mail box rental establishment; photocopying establishment; dry cleaning depot; key cutting and engraving establishment; daycare; brew-on premises; restaurant; convenience restaurant; take-out restaurant; outdoor patio accessory to a restaurant or convenience restaurant; and dress making and tailoring establishment;
  - (5)     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 or messenger service;
    - (c)     public hall;
    - (d)     banquet hall;
  - (6)     a maximum of ten (10) outdoor motor vehicle storage spaces accessory to a courier or messenger service shall be permitted;
  - (7)     the minimum setback from the lot line abutting the Hurontario Street and Highway 401 rights-of-way shall be 13.7 m;
  - (8)     the minimum setback from the lot line abutting all other public highway rights-of-way shall be 6 m;
  - (9)     the maximum building setback for a building used for business, professional and administrative offices shall be as shown on Schedule "I" of this section;
  - (10)    subject to subsection (2) of this section, only business, professional and administrative offices may be located within the shaded area shown on Schedule "I" of this section;
  - (11)    motor vehicle parking shall not be permitted between an exterior wall of any building or structure and Hurontario Street unless otherwise shown on Schedule "I" of this section;
  - (12)    for the purposes of this section, "LANDSCAPED AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscape features, and may include walkways, access, curbs, and retaining walls;
  - (13)
    - (a)     all site development plans shall conform to the provisions of Schedule "I" of this section;
    - (b)     notwithstanding clause (13)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces including internal driveways, motor vehicle access points, walkways, ramps, loading areas, garbage enclosures, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



- ..... MINIMUM BUILDING SETBACK
- ..... MAXIMUM BUILDING SETBACK FOR OFFICE BUILDINGS ONLY
- BUSINESS, PROFESSIONAL AND ADMINISTRATIVE OFFICE USES AND MISCELLANEOUS USES ONLY, PERMITTED IN SHADED AREA
- MOTOR VEHICLE PARKING PERMITTED IN FRONT OF BUILDING(S)
- LANDSCAPED AREAS

CITY OF MISSISSAUGA

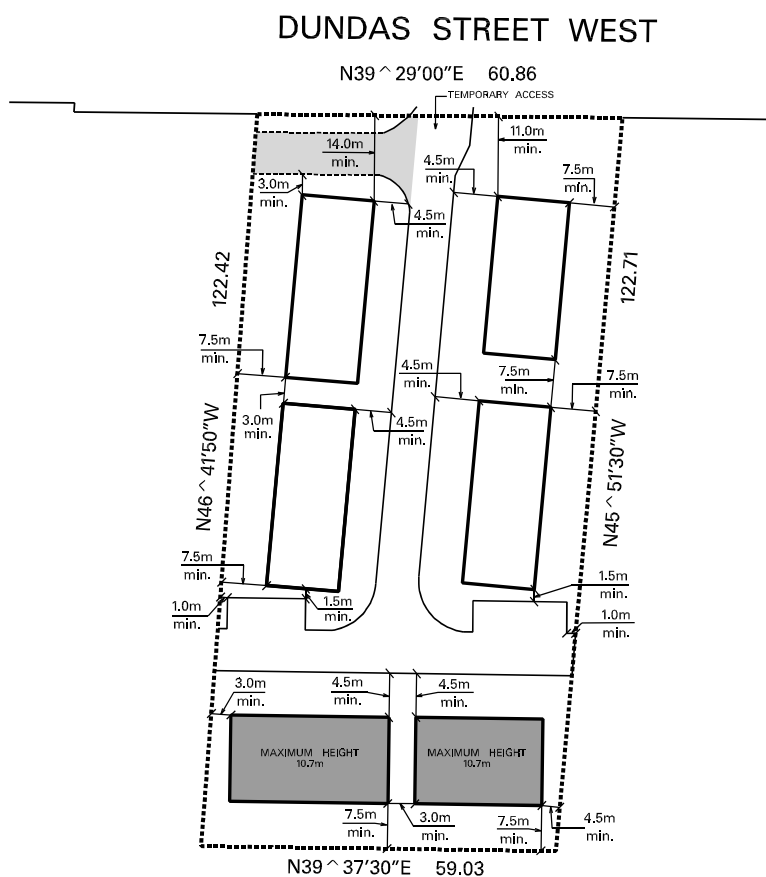
THIS IS SCHEDULE "I" TO "SECTION 2450"  
AS ATTACHED TO BY-LAW 0525-2000  
PASSED BY COUNCIL ON 2000 October 25



(SPA) **2453.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2453" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0485-2001)


- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of subsection 44(13) and clauses 44(17)(a), (b), (g), (h), (i) and (k) of this By-law shall apply;
- (3) the maximum "Gross Floor Area" of all buildings and structures shall be 5 200 m<sup>2</sup>;
- (4) the "Minimum Open Space" shall be 40% of the lot area;
- (5) the maximum number of dwelling units on all lands zoned "RM5-2453" shall be 36;
- (6) notwithstanding Schedule "I" of this section, an uncovered platform, deck or balcony may project a maximum of 1.5 m into the minimum setback at the rear of the dwelling unit except where those minimum setbacks abut the rear lot line;
- (7) notwithstanding Schedule "I" of this section, a covered or uncovered porch may project a maximum of 2.0 m outside the buildable area at the front of a dwelling unit;
- (8) notwithstanding Schedule "I" of this section, window projections, and other architectural elements, with or without foundations, such as but not limited to fireplaces, pilasters and corbels, may project a maximum of 1.0 m outside the buildable area;
- (9) notwithstanding Schedule "I" of this section, an air conditioning unit may project a maximum of 1.0 m outside the buildable area at the rear of a dwelling unit;
- (10) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;  
(b) notwithstanding clause (10)(a) of this section, 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, wing walls, patios, transformers, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.


Schedule "I" to section 2453




0 10 20 30 40

metres

 FUTURE ACCESS

 BUILDABLE AREAS

 HEIGHT SHALL BE MEASURED TO HIGHEST POINT OF THE ROOF

**THIS IS SCHEDULE "I" TO "SECTION 2453"**

AS ATTACHED TO ATTCHMENT 1 OF O.M.B.

ORDER No. 1183

DATED 2001 July 24

ATTACHED TO BY-LAW 0485-2001

- (SPA)     **2454.**     The lands delineated as "MC-2454" 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: *(0280-2000), (0527-2001)*
- (1)     the provisions of clause 113(1)(f) of this By-law shall not apply;
  - (2)     the following uses shall also be permitted:
    - (a)     business, professional or administrative office;
    - (b)     commercial school;
    - (c)     bank, financial institution or money lending agency;
    - (d)     printing establishment;
    - (e)     establishment for the sale of business equipment, stationery, and office supplies and furnishings;
    - (f)     travel agency;
    - (g)     fitness club, racquet club, and bowling alley;
    - (h)     theatre and cinema;
    - (i)     art gallery;
    - (j)     restaurant, convenience restaurant, and take-out restaurant;
    - (k)     vehicle sales and rentals including equipment and accessories;
    - (l)     veterinary clinic;
    - (m)     banquet hall;
    - (n)     conference centre;
    - (o)     public storage facility;
  - (3)     the maximum gross floor area - non residential of all buildings and structures on all lands zoned "MC-2454" shall be 6 505 m<sup>2</sup>.

(SPA)      **2455.**      Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2455" on Schedule "B" of this By-law shall only be used for apartment houses or retirement homes or any combination thereof in compliance with the following: *(0289-2000)*

- (1)    the provisions of sections 21 and 30 of this By-law shall not apply;
- (2)    the provisions of clauses 44(13)(ii) and 44(17)(c) and (h) of this By-law shall apply;
- (3)    the maximum number of apartment house dwelling units on all lands zoned "RM5-2455" shall be 67;
- (4)    the maximum number of retirement home dwelling units on all lands zoned "RM5-2455" shall be 133;
- (5)    for purposes of this section, "RETIREMENT HOME" means a building or structure containing retirement dwelling units, where common facilities are provided for the preparation and consumption of food and where recreation rooms and other facilities such as a tuck shop, beauty parlour and theatre may also be permitted as an accessory use;
- (6)    for purposes of this section, "RETIREMENT DWELLING UNIT" means one or more habitable rooms designated and intended for use by not more than two (2) persons with a separate entrance from a common hall, and in which separate sanitary facilities are provided, and which may contain limited culinary facilities but not a room set aside as a kitchen;
- (7)    no apartment house shall exceed eight (8) storeys, excluding any mechanical penthouse;
- (8)    no retirement home shall exceed seven (7) storeys, excluding any mechanical penthouse;
- (9)    notwithstanding Schedule "I" of this section, balconies and bay windows, canopies and porticos may project a maximum of 2.0 m outside the bailable area;
- (10)   the maximum coverage of all buildings and structures shall be 40% of the lot area;
- (11)   the "Minimum Open Space" shall be 40% of the lot area;
- (12)   the minimum aisle width within a parking structure shall be 6.0 m;
- (13)   shared aisles may be provided on lands zoned "RM5-2455" and on abutting lands zoned "RM5-2456";
- (14)   motor vehicle parking shall be provided and maintained on the same lot in accordance with the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES	
Land Use	Resident	Visitor
Apartment House	1.00 per dwelling unit	0.25 per dwelling unit
Retirement Home	0.15 per retirement dwelling unit	0.26 per retirement dwelling unit

- (15) (a)    all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b)    notwithstanding clause (15)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the design of the fence, or other screening, wing walls, patios, stairs, location of internal driveways, ramps, vehicle access points, service areas, recreational areas, waste garbage enclosures, transformers, parking, amenity areas, landscape features and the extend of landscaped areas, shall be determined through the site development plan approval process.

(SPA)      **2456.**      Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2456" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(0289-2000)*

- (1)    the provisions of sections 21 and 30 of this By-law shall not apply;
- (2)    the provisions of subsection 44(13) and clauses 44(17)(a), (b), (c), (g), (h) and (k) of this By-law shall apply;
- (3)    the maximum number of row dwelling units on all lands zoned "RM5-2456" shall be 101;
- (4)    a covered or uncovered deck may project a maximum of 3.0 m out from the rear of a row dwelling unit, except for dwelling units located within Blocks 1 and 2 as shown on Schedule "I" of this section;
- (5)    notwithstanding Schedule "I" of this section, a covered or uncovered deck may project a maximum of 1.5 m into the minimum setback at the rear of a row dwelling unit, located within Block 1 as shown on Schedule "I" of this section, provided such deck does not exceed 2.0 m above established grade;
- (6)    the minimum setback from the face of a garage to any internal driveway shall be 6.0 m;
- (7)    the maximum height of a row dwelling unit measured from established grade to the highest ridge of a sloped roof shall be 11.0 m;
- (8)    the maximum height of a row dwelling unit measured from established grade to the top of the parapet of a flat roof shall be 7.5 m;
- (9)    each row dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (10)   the "Minimum Open Space" shall be 40% of the lot area;
- (11)   shared aisles may be provided on lands zoned "RM5-2456" and on abutting lands zoned "RM5-2455" and "RM7D5-1551";
- (12) (a)    all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b)    notwithstanding clause (12)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the design of the fence or other screening, wing walls, stairs and the location of internal driveways, vehicle access points, service areas, recreational areas, waste garbage enclosures, transformers, parking, amenity areas, landscape features and the extend of landscaped areas, shall be determined through the site development plan approval process.



(SPA)     **2457.**     Notwithstanding their "R2" zoning, the lands delineated as "R2-2457" on Schedule "B" of this By-law shall only be used for a detached dwelling subject to the following: *(0443-2000)*

- (1)    a veterinary establishment, business, professional or administrative office or any combination thereof in conjunction with a detached dwelling, shall also be permitted;
- (2)    the minimum lot frontage shall be 30.0 m;
- (3)    the yards shall conform to the following requirements:

Minimum Yards		
Front	Interior Side	Rear
9.0 m	3.5 m	7.5 m

- (4)    the maximum building height shall be:
  - (a)    9.5 m measured from established grade to the highest ridge of a sloped roof;
  - (b)    7.5 m measured from established grade to the top of a parapet of a flat roof;
- (5)    the maximum distance between established grade and the lower edge of the eaves of any dwelling shall be 6.4 m;
- (6)    for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including any part of the building below established grade used for a veterinary establishment, business, professional or administrative office, but excluding the following:
  - (a)    any enclosed area used for climate control, electrical, energy generation and distribution, or mechanical equipment related to the operation or maintenance of the building;
  - (b)    areas of stairwells, washrooms or elevators;
  - (c)    any enclosed area devoted to the collection or storage of disposable or recyclable waste generated within the building;
  - (d)    any part of the building below established grade used for storage;
  - (e)    any part of the building used for the parking of one (1) motor vehicle in conjunction with the detached dwelling;
- (7)    the maximum gross floor area shall be 460 m<sup>2</sup>;
- (8)    the maximum gross floor area devoted to a veterinary establishment and business, professional and administrative office, or any combination thereof, shall be 250 m<sup>2</sup>;
- (9)    motor vehicle parking spaces for a veterinary establishment, business, professional or administrative office shall be provided and maintained on the same lot in accordance with section 22C of this By-law except that:
  - (a)    parking shall only be permitted in the front yard, provided a minimum 4.5 m setback from the front property line is maintained;
- (10)   a minimum of one (1) parking space, either in a driveway or private garage, shall be provided in conjunction with the detached dwelling;
- (11)   the maximum number of parking spaces provided shall be ten (10);
- (12)   no outside runs or kennels shall be permitted on the property nor the overnight boarding of animals, except for emergency medical treatment in conjunction with the veterinary establishment.

(SPA)     **2458.**     Notwithstanding their "R1" zoning, the lands delineated as "R1-2458" 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, excepting however that: *(0475-2000)*

- (1)    the provisions of section 37B of this By-law shall not apply;
- (2)    notwithstanding subsection (1) of this section, a minimum of two (2) parking spaces shall be provided for each dwelling unit;
- (3)    the area and frontage of lots shall conform to the following requirements:

Lot	Minimum Lot Area	Minimum Lot Frontage
Lot 'A' as shown on Schedule "I" of this section	1 085.1 m <sup>2</sup>	18.12 m
Lot 'B' as shown on Schedule "I" of this section	803.1 m <sup>2</sup>	18.48 m

- (4)    except as otherwise shown on Schedule "I" of this section, setbacks shall conform to the following requirements:

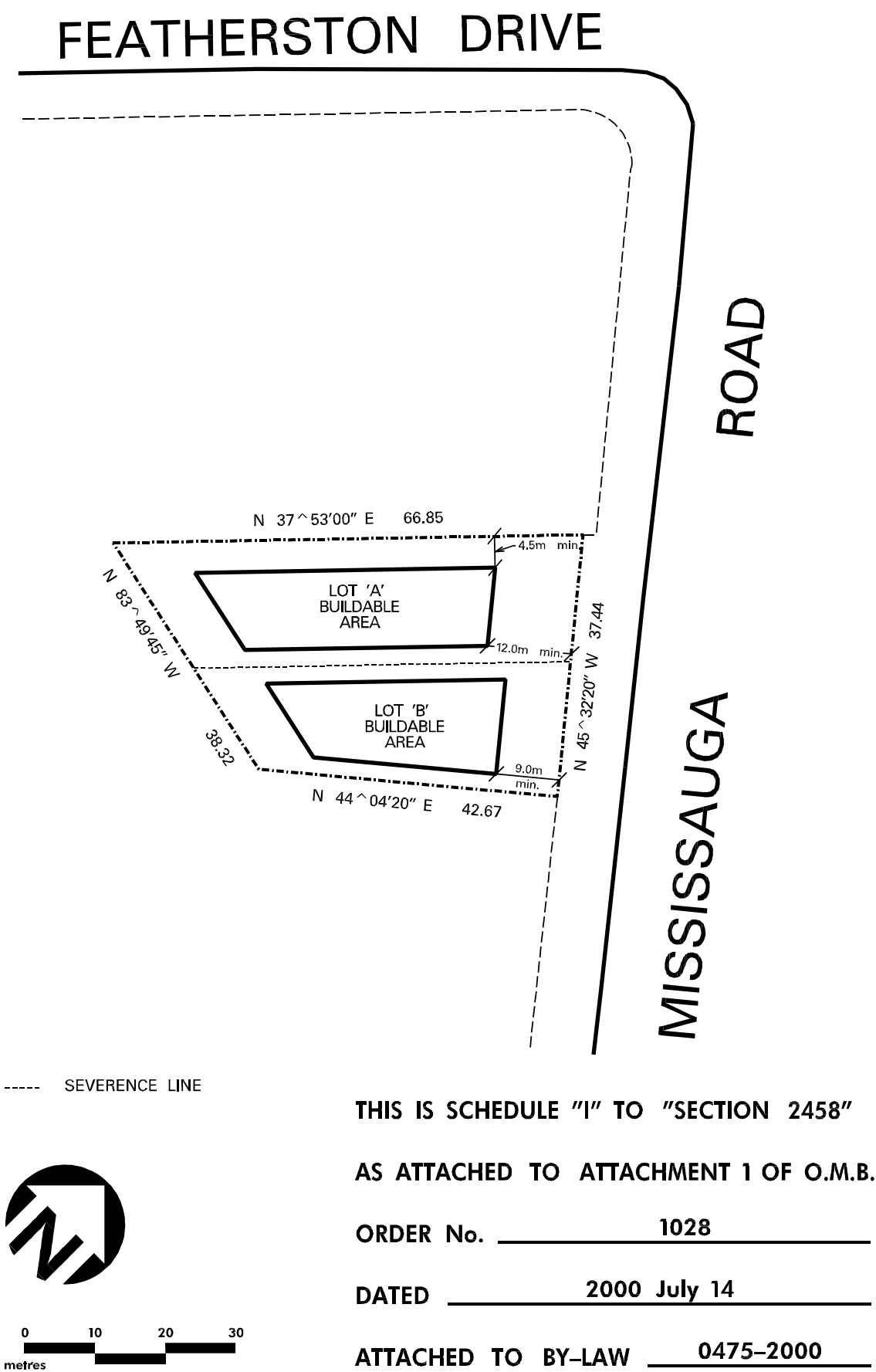
Minimum Yards	
Side	Rear
1.8 m plus 0.61 m for each storey above one	7.5 m

- (5)    the maximum height of a dwelling unit measured from the established grade to the highest ridge of a sloped roof or to the parapet of a flat roof, shall be 9.5 m;
- (6)    no part of any garage may project beyond the main front entrance;
- (7)    the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (8)    the maximum permitted driveway or parking area width on each lot at any given point shall be 5.5 m;

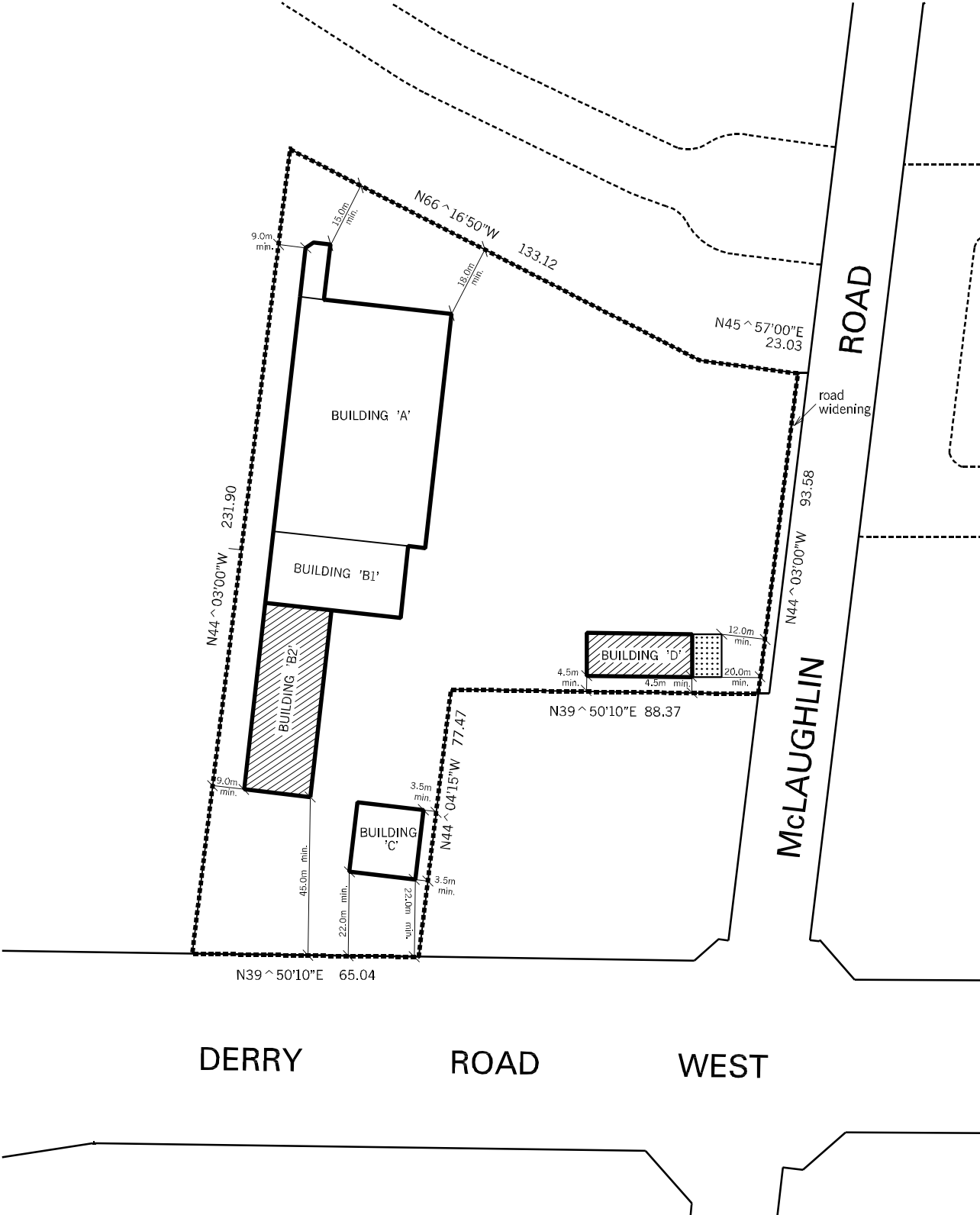




- (9) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location of driveways, vehicle access points, tree preservation and protection, fencing and landscape features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2458



- (SPA)     **2459.**     The lands delineated as "DC-2459" 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: *(0244-2000), (0433-2001)*
- (1)     the provisions of sections 59A, 84 and 87 of this By-law shall not apply;
  - (2)     the following uses shall also be permitted:
    - (a)     fitness club;
    - (b)     animal hospital and veterinary establishment;
    - (c)     garden centre;
    - (d)     outdoor garden centre accessory to a food store;
    - (e)     shops for the repair or manufacture of small goods and wares;
    - (f)     photo processing establishment;
    - (g)     children's play centre;
    - (h)     mailbox rental, stationary and photocopying establishment;
    - (i)     outdoor patio accessory to a restaurant, convenience restaurant and take-out restaurant;
  - (3)     the maximum gross leasable area devoted to all restaurants, convenience restaurants and take-out restaurants on all lands zoned "DC-2459" shall be 670 m<sup>2</sup>;
  - (4)     the maximum number of all restaurants, convenience restaurants and take-out restaurants on all lands zoned "DC-2459" shall be three (3);
  - (5)     all restaurants, convenience restaurants and take-out restaurants, and outdoor patios accessory to restaurants, convenience restaurants and take-out restaurants shall only be permitted within the designated areas as shown on Schedule "I" of this section;
  - (6)
    - (a)     all site development plans shall conform to the provisions of Schedule "I" of this section;
    - (b)     notwithstanding clause (6)(a) of this section, those matters which would otherwise be the subject of site plan approval, such as the location and type of parking spaces, parking structure, 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.



-  BUILDING ENVELOPE
-  OUTDOOR PATIO LOCATION
-  LOCATION WHERE RESTAURANTS, CONVENIENCE RESTAURANTS AND TAKE-OUT RESTAURANTS ARE PERMITTED.



THIS IS SCHEDULE "I" TO "SECTION 2459"  
AS ATTACHED TO BY-LAW 0433-2001  
PASSED BY COUNCIL ON August 15, 2001

**2460.** The lands delineated as "R4(12)-2460" 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: (0402-2000)

- (1) the provisions of sections 15 and 21, 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 <sup>2</sup>	10.8 m
Corner	335 m <sup>2</sup>	13.1 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 7.0 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 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 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 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 1.8 m into the minimum front yard or the minimum exterior side yard;
- (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 and a maximum of 0.3 m into the minimum exterior side yard;
- (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;
- (11) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 1.8 m into the minimum front yard or the minimum exterior side yard;
- (12) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (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 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), (0435-2003)
- (17) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (18) notwithstanding subsection (3) of this section, the minimum setback to lands zoned "PB1" shall be 18.5 m;
- (19) the maximum building height shall be 10.7 m;
- (20) a detached garage shall not be permitted.

**2461.** The lands delineated as "R4(12)-2461" 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: (0402-2000)

- (1) the provisions of section "R4(12)-2460" of this By-law shall apply;
- (2) notwithstanding subsection (1) of this section, the front garage face shall have a minimum setback of 6.0 m.

**2462.** The lands delineated as "R4-2462" 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: *(0402-2000)*

- (1) the provisions of section "R4(12)-2460" of this By-law shall apply;
- (2) notwithstanding subsection (1) of this section, the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	355 m <sup>2</sup>	13.8 m
Corner	415 m <sup>2</sup>	16.1 m

- (3) notwithstanding subsection (1) of this section, the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.0 m;
- (4) notwithstanding subsection (1) of this section, the maximum garage width measured from the inside face of each of the garage walls shall be 6.0 m;
- (5) notwithstanding subsection (1) of this section, the front garage face shall have a minimum setback of 6.0 m.

**2463.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2463" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: *(0402-2000)*

- (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 clauses 45A(1)(n), (o) and (p) 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	440 m <sup>2</sup>	17.0 m
Corner	505 m <sup>2</sup>	19.5 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	7.0 m

- (5) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 7.0 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 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 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 may be reduced to 3.5 m;
- (9) notwithstanding subsections (4), (6), (7) and (8) of this section, a covered porch may encroach a maximum of 1.8 m into the minimum front yard or the minimum exterior side yard;
- (10) 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 and 0.3 m into the minimum exterior side yard;
- (11) 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;
- (12) notwithstanding subsections (4), (6), (7) and (8) 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;
- (13) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (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 face of the garage where a main entry feature is also provided;
- (17) 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), (0435-2003)*
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (19) notwithstanding subsection (3) of this section, the minimum setback to lands zoned "PB1" shall be 18.5 m;
- (20) the maximum building height shall be 10.7 m;
- (21) a detached garage shall not be permitted.

**2464.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2464" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (0402-2000)

- (1) the provisions of section "RM2-2463" of this By-law shall apply;
- (2) notwithstanding subsection (1) of this section, the front garage face shall have a minimum setback of 6.0 m.

**2465.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2465" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the following: (0402-2000)

- (1) the provisions of sections 21 and subsections 37B(1) of this By-law shall not apply;
- (2) the provisions of clauses 49(3)(k), (l) and (p) 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	195 m <sup>2</sup>	7.5 m
Corner	260 m <sup>2</sup>	10.0m

- (4) 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	7.0 m

- (5) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 7.0 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 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 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 may be reduced to 3.5 m;
- (9) notwithstanding subsections (4), (6), (7) and (8) of this section, a covered porch may encroach a maximum of 1.8 m into the minimum front yard or the minimum exterior side yard;
- (10) 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 and 0.3 m into the minimum exterior side yard;
- (11) 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;
- (12) notwithstanding subsections (4), (6), (7) and (8) of this section, a balcony may encroach a maximum of 1.8 m into the minimum front yard or the minimum exterior side yard;
- (13) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (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 face of the garage where a main entry feature is also provided;
- (17) 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), (0435-2003)
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (19) notwithstanding subsection (3) of this section, the minimum setback to lands zoned "PB1" shall be 18.5 m;
- (20) the maximum building height shall be 10.7 m;
- (21) a detached garage shall not be permitted in a rear yard.

**2466.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2466" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the following: (0402-2000)

- (1) the provisions of section "RM5-2465" of this By-law shall apply;
- (2) notwithstanding subsection (1) of this section, the front garage face shall have a minimum setback of 6.0 m;

- 2467.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2467" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions except that: *(0402-2000)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (21), (23), (24) and 49(2) and clauses 44(17)(c), (d) and (e) of this By-law shall not apply;
  - (2) the maximum number of dwelling units on all lands zoned "RM5-2467 shall be 144 units;
  - (3) no building or structure shall be located closer than 7.5 m to any lot line;
  - (4) the "Minimum Open Space" shall be 40% of the lot area.

- (SPA) **2468.** The lands delineated as "M1-2468" 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: *(0441-2000)*
- (1) notwithstanding subsection 109(c) of this By-law, a funeral establishment shall not be permitted; *(0363-2001)*
  - (2) the provisions of subsection 110(1b) of this By-law shall not apply;
  - (3) the following uses shall also be permitted: barber shop; beauty parlour; shoe repair shop; dressmaking or tailoring establishment; travel agency; photography studio; vehicle leasing/rental outlet; take-out restaurant and convenience restaurant;
  - (4) 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
Vehicle Leasing/Rental Outlet	1.6 spaces per 100 m <sup>2</sup> GLA plus 1.0 spaces per vehicle stored outdoors which may be tandem parking spaces

- 2469.** Notwithstanding their "G" zoning, the lands delineated as "G-2469" on Schedule "B" of this By-law shall only be used for a Natural Protection Area subject to the following: *(0332-2000)*
- (1) for the purposes of this section, "NATURAL PROTECTION AREA" means an area 6.0 m in depth, for the protection of existing vegetation and site remediation;
  - (2) no buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts or any like recreational facilities shall be permitted, other than that required for lot line fencing.
- 2470.** Notwithstanding their "G" zoning, the lands delineated as "G-2470" on Schedule "B" of this By-law shall only be used for a Natural Protection Area subject to the following: *(0332-2000)*
- (1) for the purposes of this section, "NATURAL PROTECTION AREA" means an area 10.0 m in depth, for the protection of existing vegetation and site remediation;
  - (2) no buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts or any like recreational facilities shall be permitted, other than that required for lot line fencing.

- 2471.** The lands delineated as "R4(12)-2471" 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: *(0332-2000)*
- (1) the provisions of sections 13 and 15, and subsections 28(1), 30(5), 37B(2) and 40(1), (4) and (5) 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	375 m <sup>2</sup>	13.5 m
Corner	425 m <sup>2</sup>	15.5 m

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

Minimum Yards					
Front	Exterior Side	Interior Side (corner lot)	Interior Side	Rear to first storey	Rear to detached or attached garage and second storey
4.5 m	3.5 m	1.2 m	1.2 m on one side and 2.4 m on the other side	6.5 m	0.6 m

- (4) for the purposes of this section, the front lot line shall be the streetline abutting a public road with a right-of-way width of 18 m or greater;
- (5) no parking of motor vehicles or driveways shall be permitted in any part of a front or exterior side yard;

- (6) notwithstanding subsection (3) of this section, the front garage face shall be set back from the rear lot line as follows:
  - (a) less than 1.0 m; or
  - (b) between 1.8 m and 2.0 m; or
  - (c) greater than 4.5 m;
- (7) a minimum of two (2) parking spaces shall be provided and maintained on each lot;
- (8) where the front garage face is set back less than 1.0 m to the rear lot line, an unobstructed area measuring 2.6 m by 5.2 m shall be provided between the garage and one side lot line;
- (9) notwithstanding subsection (3) of this section, a covered or uncovered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or exterior side yard;
- (10) notwithstanding subsection (3) of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, media niches, pilasters and corbels, may encroach a maximum of 1.0 m into the minimum front yard and a maximum of 0.6 m into the minimum interior or exterior side yard;
- (11) notwithstanding subsection (3) of this section, the minimum setback of a building or structure from a sight triangle shall be 0.0 m;
- (12) the maximum garage width measured from the inside face of each of the garage walls shall be 11.0 m;
- (13) the maximum dwelling height shall be:
  - (a) 9.5 m measured from established grade to the highest ridge of a sloped roof;
  - (b) 7.5 m measured from established grade to the top of a parapet of a flat roof;
- (14) the maximum distance between established grade and the lower edge of the eaves of any dwelling shall be 6.4 m;
- (15) the maximum coverage of all buildings and structures for each lot, excluding the area of a covered or uncovered porch or balcony, shall be 50% of the lot area;
- (16) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (17) the maximum gross floor area of a dwelling unit shall be 190 m<sup>2</sup> plus 0.33 times the lot area;
- (18) the maximum number of detached dwellings on all lands zoned "R4(12)-2471" shall be 34.

**2472.** The lands delineated as "R4-2472" 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: *(0332-2000)*

- (1) the provisions of section 15 and subsections 28(1), 37B(2) and 40(1), (4) and (5) 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	500 m <sup>2</sup>	15.0 m
Corner	600 m <sup>2</sup>	18.0 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
6 m	4.5 m	1.5 m	7.5 m

- (4) notwithstanding subsection (3) of this section, the side wall of a garage may encroach a maximum of 1.5 m into the minimum front yard;
- (5) notwithstanding subsections (3) and (4) of this section, the front garage face shall be a minimum of 6.0 m from the streetline;
- (6) notwithstanding subsection (3) of this section, a covered or uncovered porch or balcony may encroach a maximum of 2.0 m into the minimum exterior side yard;
- (7) no part of a front garage face may project beyond any portion of the first floor front wall of a dwelling unit;
- (8) notwithstanding subsections (3) and (7) of this section, where a main entry feature is provided, the first floor front wall of the dwelling unit may be set back a maximum of 2.45 m from the front garage face;
- (9) a detached garage shall not be permitted;
- (10) notwithstanding subsection (3) of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, media niches, pilasters and corbels, may encroach a maximum of 1.0 m into the minimum front, rear, or exterior side yard and a maximum of 0.6 m into the minimum interior side yard;
- (11) notwithstanding subsection (3) of this section, the minimum setback of a building or structure from a sight triangle shall be 1.5 m;
- (12) the maximum garage width measured from the inside face of each of the garage walls shall be 8.0 m;
- (13) the maximum dwelling height shall be:
  - (a) 9.5 m measured from established grade to the highest ridge of a sloped roof;
  - (b) 7.5 m measured from established grade to the top of a parapet of a flat roof;



- (14) the maximum distance between established grade and the lower edge of the eaves of any dwelling unit shall be 6.4 m;
- (15) the maximum coverage of all buildings and structures for each lot, excluding the area of a covered or uncovered porch or balcony, shall be 40% of the lot area;
- (16) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (17) the maximum gross floor area of a dwelling unit shall be 190 m<sup>2</sup> plus 0.33 times the lot area;
- (18) the maximum number of detached dwellings on all lands zoned "R4-2472" shall be 48.

**2473.** The lands delineated as "R4-2473" 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: *(0332-2000)*

- (1) the provisions of section 2472 of this By-law shall apply;
- (2) notwithstanding subsection (1) of this section, the maximum dwelling height shall be:
  - (a) 10.8 m measured from established grade to the highest ridge of a sloped roof;
  - (b) 7.5 m measured from established grade to the top of a parapet of a flat roof;
- (3) notwithstanding subsection (1) of this section, the maximum distance between established grade and the lower edge of the eaves of any dwelling unit shall be 7.7 m;
- (4) the maximum number of detached dwellings on all lands zoned "R4-2473" shall be two (2).

**2474.** The lands delineated as "R2-2474" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law, except that: *(0332-2000)*

- (1) the provisions of section 15 and subsections 28(1), 37B(2), and 40(1), (4) and (5) 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	600 m <sup>2</sup>	18.0 m
Corner	700 m <sup>2</sup>	21.0 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
6.0 m	4.5 m	1.8 m	7.5 m

- (4) notwithstanding subsection (3) of this section, a side wall of a garage may encroach a maximum of 1.5 m into the minimum front yard;
- (5) notwithstanding subsections (3) and (4) of this section, the front garage face shall be a minimum of 6.0 m from the streetline;
- (6) no part of a front garage face may project beyond any portion of the first floor front wall of a dwelling unit;
- (7) notwithstanding subsections (3) and (6) of this section, where a main entry feature is provided, the first floor front wall of the dwelling unit may be set back a maximum of 2.45 m from the front garage face;
- (8) a detached garage shall not be permitted;
- (9) notwithstanding subsection (3) of this section, a covered or uncovered porch or balcony may encroach a maximum of 2.0 m into the minimum exterior side yard;
- (10) notwithstanding subsection (3) of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, media niches, pilasters and corbels, may encroach a maximum of 1.0 m into the minimum front, rear, or exterior side yard and a maximum of 0.6 m into the minimum interior side yard;
- (11) notwithstanding subsection (3) of this section, the minimum setback of a building or structure from a sight triangle shall be 1.5 m;
- (12) the maximum garage width measured from the inside face of each of the garage walls shall be 8.0 m;
- (13) the maximum dwelling height shall be:
  - (a) 9.5 m measured from established grade to the highest ridge of a sloped roof;
  - (b) 7.5 m measured from established grade to the top of a parapet of a flat roof;
- (14) the maximum distance between established grade and the lower edge of the eaves of any dwelling unit shall be 6.4 m;
- (15) the maximum coverage of all buildings and structures for each lot, excluding the area of a covered or uncovered porch or balcony shall be 35% of the lot area;
- (16) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (17) the maximum gross floor area of a dwelling unit shall be 190 m<sup>2</sup> plus 0.33 times the lot area;
- (18) the maximum number of detached dwellings on all lands zoned "R2-2474" shall be 95.

(SPA)     **2475.**     The lands delineated as "R2-2475" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law, except that: *(0332-2000)*

- (1)     the provisions of section 2474 of this By-law shall apply;
- (2)     notwithstanding subsection (1) of this section, the area and frontage of the lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	680 m <sup>2</sup>	19.5 m
Corner	780 m <sup>2</sup>	22.2 m

- (3)     no buildings or structures, including accessory buildings or structures, decks and swimming pools, shall be permitted within 3.0 m of lands zoned "G";
- (4)     where a part of the lot is zoned "G-2470", minimum yard requirements shall be measured from the "G-2470" zone boundary;
- (5)     for the purposes of this section, "BREEZEWAY" means a roofed, unenclosed passageway connecting the dwelling and the detached garage;
- (6)     notwithstanding subsection (1) of this section, a detached garage shall only be permitted in a rear yard and on lots which do not abut lands zoned "G-2470", subject to the following:
  - (a)     the provisions of subsections 30(5) and 37B(6) of this By-law shall not apply;
  - (b)     notwithstanding subsection (1) of this section, the minimum interior side yard on the side of the dwelling where the driveway is located shall be 3.0 m;
  - (c)     notwithstanding subsection (1) and clause (6)(b) of this section, where garages on two (2) adjoining lots are located in their respective rear yards and accessed by a mutual driveway crossing the front lot line, the minimum interior side yard on the side of the dwelling where the mutual driveway is located shall be 2.4 m;
  - (d)     the garage may be attached to the dwelling by a breezeway which shall not be considered a component of the dwelling for the purposes of determining building setbacks;
  - (e)     the minimum exterior side yard shall be 3.0 m;
  - (f)     the maximum garage width measured from the inside face of each of the garage walls shall be 8.5 m;
  - (g)     the maximum garage depth measured from the front garage face to the inside face of the rear garage wall shall be 7.5 m;
  - (h)     the minimum slope of the garage roof shall have a ratio of the vertical rise to the horizontal run of at least one (1) in three (3);
  - (i)     the maximum garage height measured from established grade to the highest ridge of a sloped roof excluding skylights, cupolas, or other ornamental features shall be 6.6 m;
  - (j)     the maximum distance between established grade and the lower edge of the eaves of any garage shall be 4.5 m;
  - (k)     the maximum gross floor area shall be 113 m<sup>2</sup>;
- (7)     notwithstanding subsection (1) of this section, the maximum coverage of all buildings and structures for each lot, excluding the area of a covered or uncovered porch or balcony, or breezeway, shall be 35% of the lot area;
- (8)     the maximum number of detached dwellings on all lands zoned "R2-2475" shall be 98.

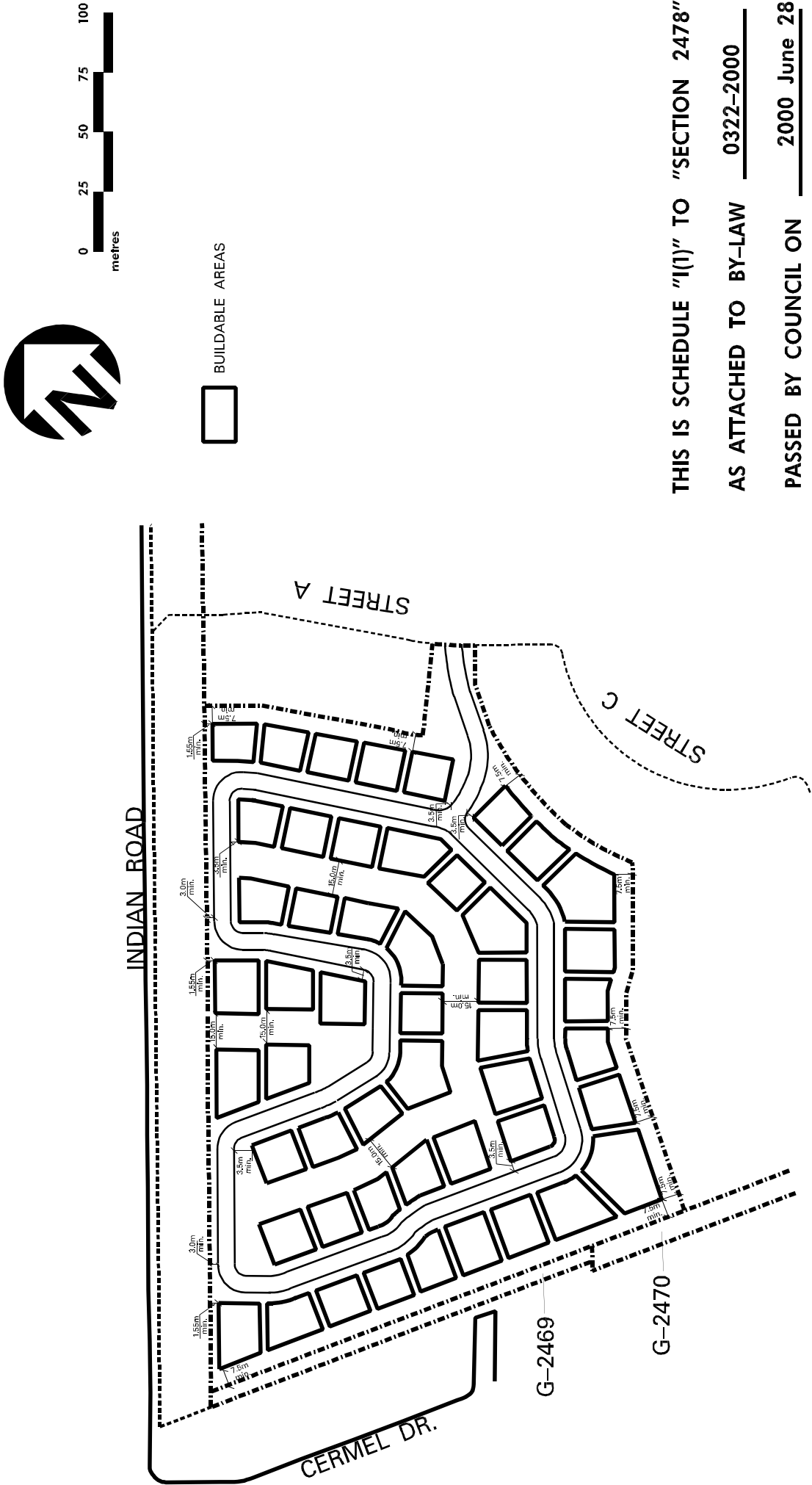
(SPA)     **2476.**     The lands delineated as "R2-2476" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law, except that: *(0332-2000)*

- (1)     the provisions of section 2475 of this By-law shall apply;
- (2)     notwithstanding subsection (1) of this section:
  - (a)     the minimum interior side yard shall be 2.1 m;
  - (b)     the area and frontage of lots shall conform to the following requirements:

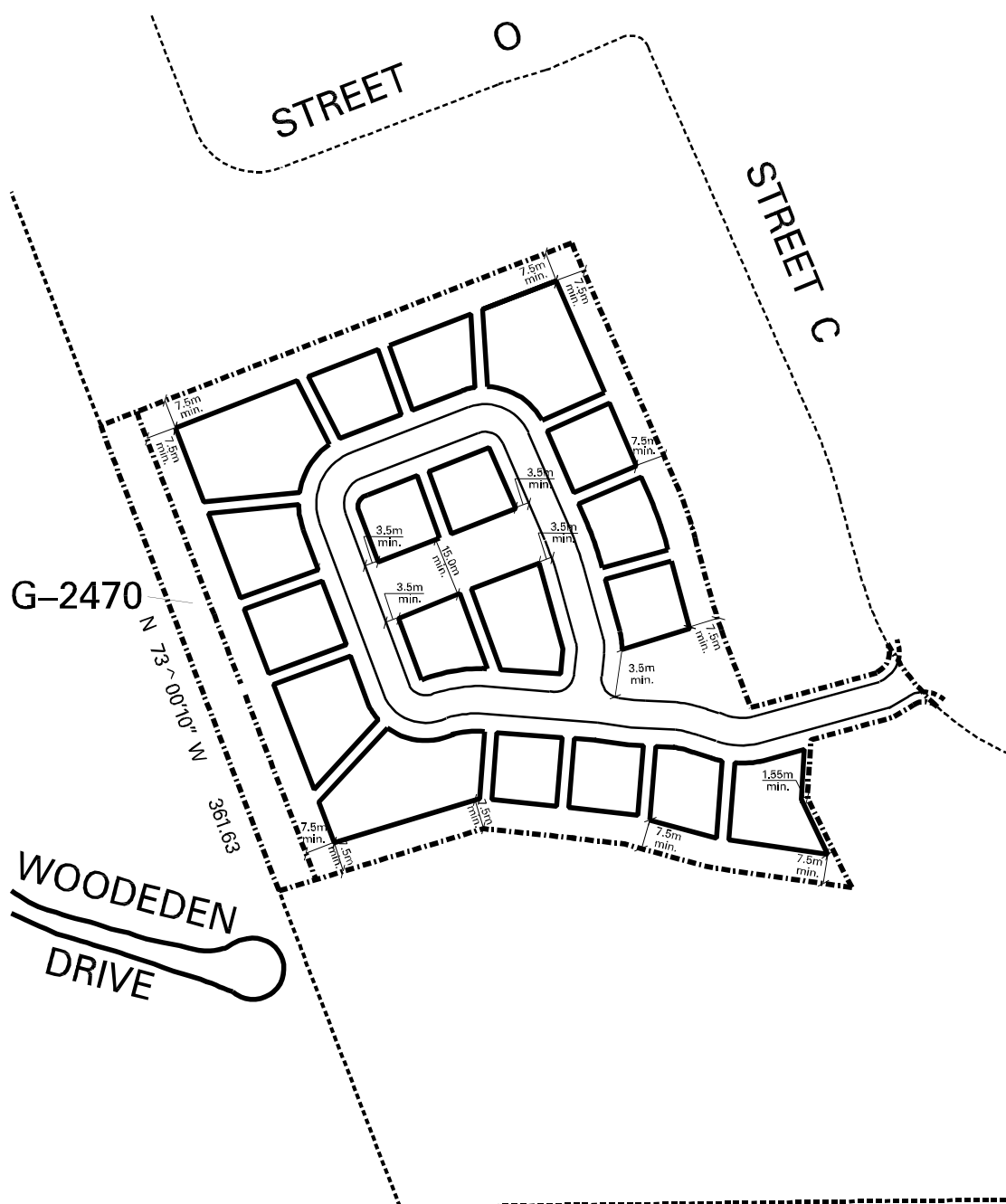
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	830 m <sup>2</sup>	22.5 m
Corner	930 m <sup>2</sup>	25 m

- (3)     notwithstanding subsection (1) of this section, the maximum garage width measured from the inside face of each of the garage walls shall be 11.0 m;
- (4)     notwithstanding subsection (3) of this section, the maximum garage width measured from the inside face of each of the garage walls may be increased to 13.2 m, provided the garage width in excess of 11.0 m is set back a minimum of 3.0 m from the front garage face;
- (5)     the maximum number of detached dwellings on all lands zoned "R2-2476" shall be 30.

- (SPA) **2477.** The lands delineated as "R2-2477" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law, except that: *(0332-2000)*
- (1) the provisions of section 2476 of this By-law shall apply;
  - (2) notwithstanding subsection (1) of this section, the maximum dwelling height shall be 10.8 m as measured from established grade to the highest ridge of a sloped roof;
  - (3) notwithstanding subsection (1) of this section, the maximum distance between established grade and the lower edge of the eaves of any dwelling unit shall be 7.7 m;
  - (4) the maximum number of units permitted on all lands zoned "R2-2477" shall be 17.
- (SPA) **2478.** Notwithstanding their "R2" zoning, the lands delineated as "R2-2478" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the following: *(0332-2000)*
- (1) the maximum number of detached dwellings on all lands zoned "R2-2478" shall be 69;
  - (2) the maximum gross floor area of a dwelling unit shall be 400 m<sup>2</sup>;
  - (3) notwithstanding subsection (2) of this section, the maximum gross floor area permitted on the second floor of any dwelling unit shall be 60.3 m<sup>2</sup>;
  - (4) a detached garage shall not be permitted;
  - (5) the minimum distance between dwelling units shall be 3.1 m, unless otherwise shown on Schedules "I(1)" and "I(2)" of this section;
  - (6) notwithstanding subsection (5) and Schedules "I(1)" and "I(2)" of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, media niches, pilasters and corbels, may project a maximum of 0.6 m outside of the buildable area abutting a side wall of a dwelling unit;
  - (7) the minimum setback of all buildings and structures from any private internal roadway shall be 4.5 m, unless otherwise shown on Schedules "I(1)" and "I(2)" of this section;
  - (8) notwithstanding subsection (7) of this section, the front garage face shall be set back a minimum of 5.5 m to any private internal roadway;
  - (9) no part of a front garage face may project beyond any portion of the first floor front wall of a dwelling unit;
  - (10) notwithstanding subsection (9) of this section, where a main entry feature is provided, the first floor front wall of the dwelling unit may be set back a maximum of 2.45 m from the front garage face;
  - (11) notwithstanding subsection (7) and Schedules "I(1)" and "I(2)" of this section, a covered or uncovered porch or balcony may project a maximum of 0.3 m outside of the buildable area abutting a front wall of a dwelling unit, which includes a front garage face;
  - (12) notwithstanding subsection (7) and Schedules "I(1)" and "I(2)" of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, media niches, pilasters and corbels, may project a maximum of 1.0 m outside of the buildable area abutting a front wall of a dwelling unit, which includes a front garage face;
  - (13) notwithstanding subsection (7) and Schedules "I(1)" and "I(2)" of this section, a covered or uncovered porch or balcony may project a maximum of 2.0 m outside of the buildable area abutting a side wall of a dwelling unit not containing a front garage face, which faces a private internal roadway;
  - (14) notwithstanding subsection (7) and Schedules "I(1)" and "I(2)" of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, media niches, pilasters and corbels, may project a maximum of 1.0 m outside of the buildable area abutting a side wall of a dwelling unit not containing a front garage face, which faces a private internal roadway;
  - (15) notwithstanding subsection (5) and Schedules "I(1)" and "I(2)" of this section, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, media niches, pilasters and corbels, may project a maximum of 1.0 m outside of the buildable area abutting a rear wall of a dwelling unit;
  - (16) the maximum garage width measured from the inside face of each of the garage walls shall be 8.0 m;
  - (17) the maximum dwelling height shall be:
    - (a) 9.0 m measured from established grade to the highest ridge of a sloped roof;
    - (b) 7.5 m measured from established grade to the top of a parapet of a flat roof;
  - (18) notwithstanding subsection (17) of this section, the maximum dwelling height shall be 10.3 m measured from established grade to the highest ridge of a sloped roof for any dwelling unit abutting lands zoned "G-2469" or "G-2470";
  - (19) the maximum distance between established grade and the lower edge of the lowest eave of any dwelling unit shall be 4.5 m;
  - (20) notwithstanding subsection (19) of this section, the maximum distance between established grade and the lower edge of the eaves of any dwelling unit abutting lands zoned "G-2469" or "G-2470" shall be 5.8 m;
  - (21) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
  - (22)
    - (a) all site development plans shall conform to the provisions of Schedules "I(1)" and "I(2)" of this section;
    - (b) notwithstanding clause (22)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location of visitor parking spaces, driveways, vehicle access points, tree preservation, fencing and landscaping features, shall be determined through the site development plan approval process.



THIS IS SCHEDULE "I(1)" TO "SECTION 2478"  
AS ATTACHED TO BY-LAW 0322-2000  
PASSED BY COUNCIL ON 2000 June 28



A horizontal number line is shown with tick marks at 0, 25, 50, and 75. Below the line, a bar chart is drawn. The first bar starts at 0 and ends at 25. The second bar starts at 25 and ends at 50. The third bar starts at 50 and ends at 75. The word 'metres' is written below the first bar.

**THIS IS SCHEDULE "I(2)" TO "SECTION 2478"**

AS ATTACHED TO BY-LAW 0322-2000

**PASSED BY COUNCIL ON** 2000 June 28

(SPA)      **2479.**      Notwithstanding their "R2" zoning, the lands delineated as "R2-2479" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law, except that: *(0332-2000)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	2 100 m <sup>2</sup>	26.0 m

- (2)      the minimum total width of the side yards of every lot shall be 27% of the lot width;
- (3)      the maximum dwelling height shall be:
- (a)      9.5 m measured from established grade to the highest ridge of a sloped roof;
- (b)      7.5 m measured from established grade to the top of a parapet of a flat roof;
- (4)      the maximum distance between established grade and the lower edge of the eaves of any dwelling unit shall be 6.4 m;
- (5)      for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (6)      the maximum gross floor area of a dwelling unit shall be 190 m<sup>2</sup> plus 0.20 times the lot area;
- (7)      the maximum number of detached dwellings on all lands zoned "R2-2479" shall be two (2).

**2480.**      The lands delineated as "A-2480" on Schedule "B" of this By-law shall only be used for a public school in compliance with the "A" zone provisions contained in this By-law. *(0332-2000)*

(SPA)      **2481.**      The lands delineated as "M1-2481" 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: *(0401-2000)*

- (1)      the following uses shall also be permitted:
- (a)      truck tire sales and service;
- (c)      billiard hall;
- (d)      brew-on-premises establishment;
- (e)      veterinary clinic;
- (f)      medical clinic;
- (g)      travel agency;
- (h)      convenience restaurant with or without an accessory outdoor patio;
- (2)      the maximum gross floor area - restaurant of all convenience restaurants on lands zoned "M1-2481" and "M2-2482" shall be 230 m<sup>2</sup>;
- (3)      a maximum of 40% of the gross floor area - non residential of any individual establishment used for the wholesale distribution of automobile parts may be used for retail sales;
- (4)      the maximum gross floor area - non residential of all adult entertainment parlours shall be 1 000 m<sup>2</sup>;
- (5)      motor vehicle parking shall be provided and maintained on the same lot in accordance with the following:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Restaurant, Public Hall and Medical Clinic	parking shall be provided in accordance with Schedule "A" to section 22C of this By-law
Convenience Restaurant	10.0      spaces per 100 m <sup>2</sup> GFA (Restaurant) plus a stacking lane behind the pick-up window to accommodate the equivalent of a minimum of 10 tandem parking spaces
Adult Entertainment Parlour	10.0      spaces per 100 m <sup>2</sup> GFA
All other uses	1.6      spaces per 100 m <sup>2</sup> GFA

(SPA)      **2482.**      The lands delineated as "M2-2482" 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: *(0401-2000)*

- (1)      the provisions of section 2481 of this By-law shall also apply.

**2483.**      The lands delineated as "RM2-2483" 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: *(0411-2000)*

- (1)      the provisions of subsections 44(4), (5), (6), (7), (10) and (11), clauses 45A(1)(b), (c), (d), (e), (g) and (l) of this By-law shall not apply;
- (2)      the minimum interior side yard shall be 1.2 m;

- (3) the minimum exterior side yard of every corner lot shall be 2.5 m;
- (4) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	415 m <sup>2</sup>	13.6 m
Corner	515 m <sup>2</sup>	16.9 m

**2484.** Notwithstanding their "RM1" zoning, the lands delineated as "RM1-2484" on Schedule "B" of this By-law shall only be used for detached dwellings or semi-detached dwellings, or any combination thereof, in compliance with the following: (0495-2000)

- (1) each detached dwelling shall conform to the provisions of the "R5" zone, except that:
- (a) the front garage face shall have a minimum setback of 7.0 m;
  - (b) the maximum width of a driveway or hard surface parking area shall be 6.0 m;
  - (c) the maximum garage width measured from the inside face of each of the garage walls shall be 5.7 m;
  - (d) a minimum of three (3) parking spaces shall be provided and maintained;
- (2) each semi-detached dwelling shall comply with the following requirements:
- (a) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m <sup>2</sup>	13.6 m
Corner	480 m <sup>2</sup>	16.9 m

- (b) 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	1.2 m	1.2 m on one side and 0.61 m on the other side	7.5 m

- (c) notwithstanding clause (2)(b) of this section, the front garage face shall have a minimum setback of 7.0 m;
- (d) notwithstanding clause (2)(b) of this section, window projections with or without foundations shall be permitted to encroach a maximum of 0.5 m into an exterior side yard;
- (e) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach into the minimum side yard required by clause (2)(b) of this section;
- (f) a minimum of three (3) parking spaces shall be provided and maintained;
- (g) the maximum gross floor area for all buildings or structures shall be 0.75 times the lot area;
- (h) for the purpose of clause (2)(f) of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for parking of motor vehicles.

**2485.** The lands delineated as "R4(12)-2485" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" provisions contained in this By-law, except that: (0495-2000)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	285 m <sup>2</sup>	11.0 m
Corner	365 m <sup>2</sup>	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 0.61 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 7.0 m;
- (5) notwithstanding subsection (3) of this section, covered porches and balconies may encroach a maximum 2.0 m into the minimum front yard or the minimum exterior side yard;

- (6) notwithstanding subsection (3) of this section, awnings and canopies may encroach a maximum of 0.61 m into the minimum front yard and a maximum of 0.3 m into the minimum exterior side yard;
- (7) notwithstanding subsection (3) 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;
- (8) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (9) a minimum of three (3) parking spaces shall be provided and maintained;
- (10) 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;
- (11) 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;
- (12) the maximum width of a driveway or hard surface parking area shall be 6.0 m;
- (13) the maximum garage width measured from the inside face of each of the garage walls shall be 5.7 m;
- (14) the maximum building height shall be 11.0 m;
- (15) a detached garage shall not be permitted.

**2486.** The lands delineated as "R4(12)-2486" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" provisions contained in this By-law, except that: *(0495-2000)*

- (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:

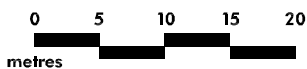
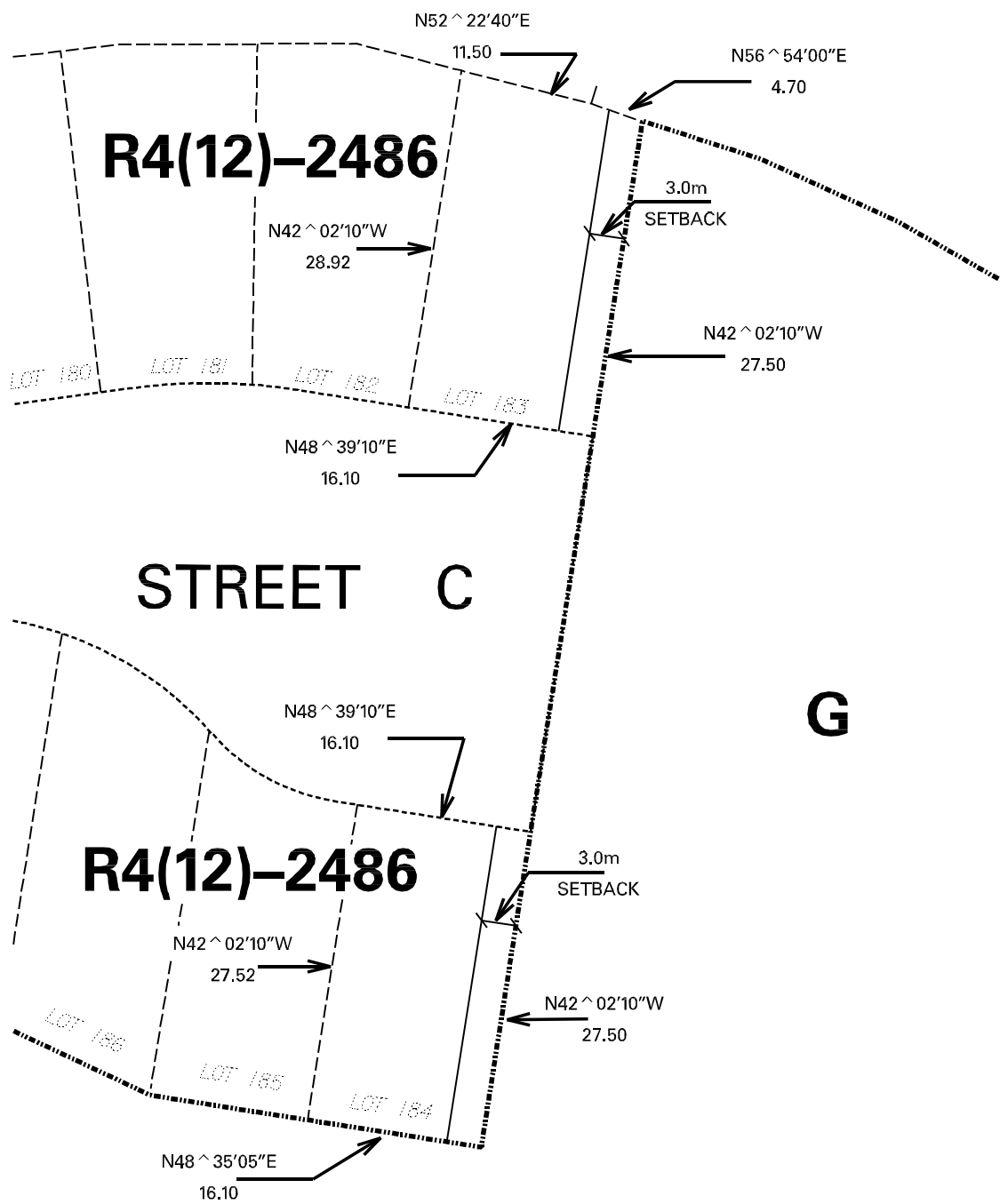
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	285 m²	11.0 m
Corner	365 m²	14.3 m

- (3) except as otherwise shown on Schedule "I" of this section, setbacks 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 0.61 m on the other side except as otherwise shown on Schedule "I"	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 the rear lot line abuts lands zoned "G", the minimum rear yard shall be 7.5 m;
- (6) notwithstanding subsection (3) of this section, covered porches and balconies may encroach a maximum 2.0 m into the minimum front yard or the minimum exterior side yard;
- (7) notwithstanding subsection (3) of this section, awnings and canopies may encroach a maximum of 0.61 m into the minimum front yard and a maximum of 0.3 m into the minimum exterior side yard;
- (8) notwithstanding subsection (3) 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;
- (9) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (10) a minimum of three (3) parking spaces shall be provided and maintained;
- (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 maximum width of a driveway or hard surface parking area shall be 6.0 m;
- (14) the maximum garage width measured from the inside face of each of the garage walls shall be 5.7 m;
- (15) the maximum building height shall be 11.0 m;
- (16) a detached garage shall not be permitted.





THIS IS SCHEDULE "I" TO "SECTION 2486"  
AS ATTACHED TO BY-LAW 0495-2000  
PASSED BY COUNCIL ON 2000 October 11

- (SPA)

2488.

Notwithstanding the "DC" zoning, the lands delineated as "DC-2488" on Schedule "B" of this By-law shall only be used in compliance with the following: (0532-2000)
- (1)

the provisions of sections 21 and 53 and the Loading Standards of Schedule "A" to Section 22C of this By-law shall not apply;
- (2)

the following uses shall be permitted:
- (a)

office and business equipment sales;
- (b)

cellular phone sales, service and installation;
- (c)

bakery/specialty food shop;
- (d)

art or antique shop;
- (e)

bakery goods shop;
- (f)

bank, financial institution or money lending agency;
- (g)

barber shop or beauty parlour;
- (h)

business, professional or administrative office;
- (i)

commercial school;
- (j)

pharmaceutical agency or dispensing druggist;
- (k)

shop in which goods are sold at retail;
- (l)

convenience store;
- (m)

video store;
- (n)

tanning salon;
- (o)

shoe repair shop;
- (3)

for the purposes of this section, "BAKERY/SPECIALTY FOOD SHOP", means a building or structure, or part thereof, with a maximum gross leasable area of 180 m<sup>2</sup>, used for the preparation and sale of baked goods, delicatessen products, gourmet and similar foods, and may include, accessory thereto, the sale of food prepared on the premises, without seating for the consumption of food on the premises;
- (4)

the maximum gross floor area - non residential of all buildings and structures on lands zoned "DC-2488", shall be 1 025 m<sup>2</sup>;
- (5)

a minimum of 235 m<sup>2</sup> gross floor area - non residential shall be located within the second storey;
- (6)

the maximum gross floor area - non residential devoted to a commercial school shall be 235 m<sup>2</sup>;
- (7)

the maximum gross floor area - non residential devoted to a shop in which goods are sold at retail shall be 235 m<sup>2</sup>;
- (8)

the lot line abutting the Dundas Street East right-of-way shall be deemed to be the front lot line;
- (9)

the yards shall conform to the following requirements:
- | Yards                          |               |  |               |
|--------------------------------|---------------|--|---------------|
| Front                          | Exterior Side | Interior Side  | Rear          |
| 0.0 m Minimum<br>1.0 m Maximum | 9.0 m Minimum | 0.9 m Minimum<br>to first storey, and<br>2.5 m Minimum<br>to second storey | 8.0 m Minimum |
- (10)

notwithstanding subsection (9) of this section, the setback of a building or structure from a sight triangle may be 0.0 m;
- (11)

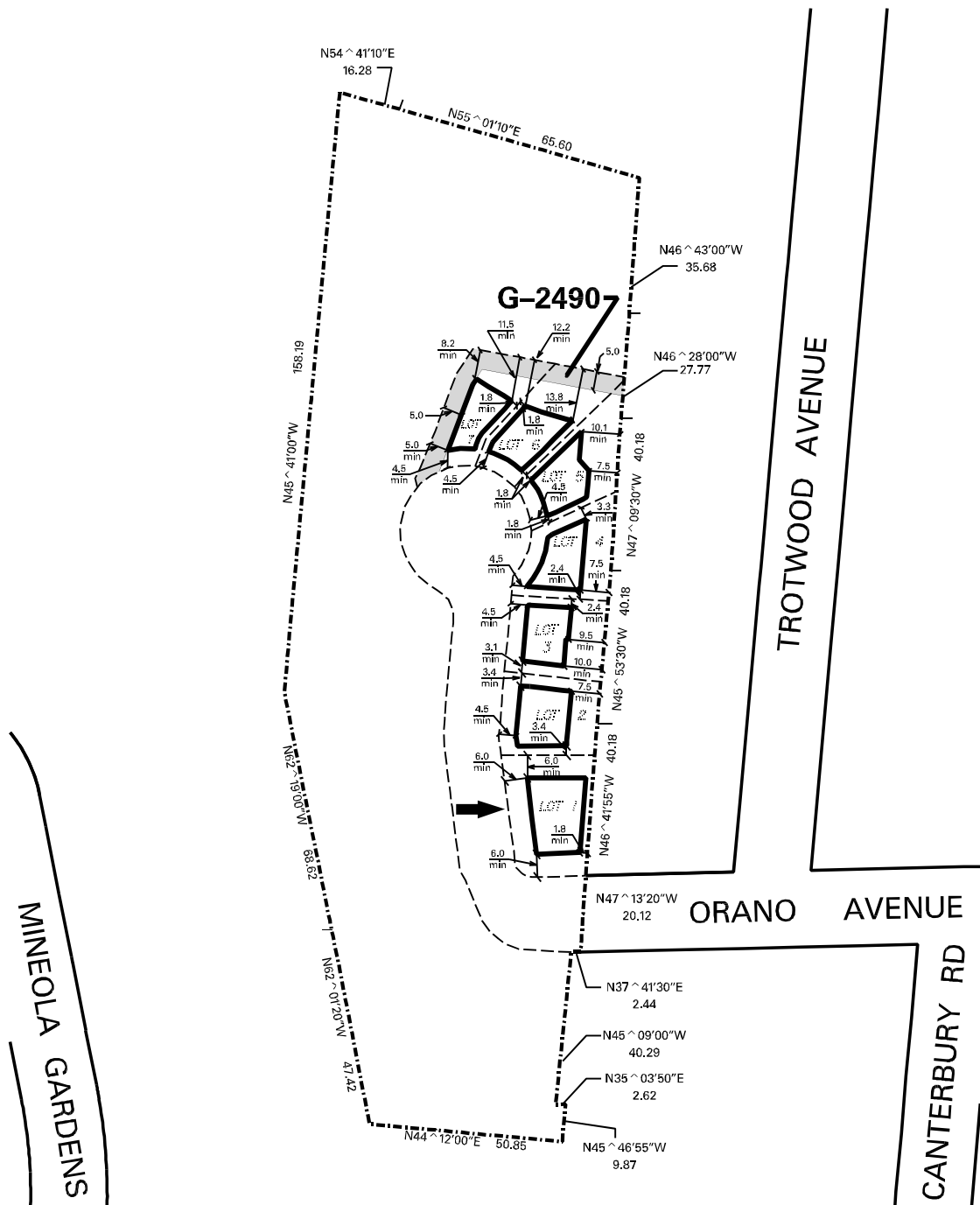
notwithstanding subsection (9) of this section, a stairwell may encroach into the minimum interior side yard.

(SPA)      **2489.**      The lands delineated as "R4-2489" 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: *(0017-2002)*

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

Lot Number in accordance with Schedule "I" of this section	Minimum Lot Area	Minimum Lot Frontage
Lot 1	678 m <sup>2</sup>	19.5 m
Lot 2	530 m <sup>2</sup>	21.0 m
Lot 3	530 m <sup>2</sup>	20.0 m
Lot 4	530 m <sup>2</sup>	21.0 m
Lot 5	530 m <sup>2</sup>	15.0 m
Lot 6	550 m <sup>2</sup>	15.0 m
Lot 7	550 m <sup>2</sup>	15.0 m

- (2)      no part of a front garage face may project beyond any portion of the first floor front wall of a dwelling unit;
- (3)      the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the width of the front wall of the dwelling,
- (4)      for the purposes of subsection (3) of this section, the width of the front wall of the dwelling shall be the total width of the parts of the front wall of the dwelling that face the street;
- (5)      vehicular access for Lot 1 as delineated on Schedule "I" of this section, shall only be permitted through the exterior side yard shown on Schedule "I" of this section;
- (6)      notwithstanding subsection (11) of this section, the front garage face shall be set back a minimum of 6.0 m from the streetline;
- (7)      notwithstanding subsection 2(19) of this By-law, the maximum dwelling unit height shall be:
- (a)      9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
- (b)      9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
- (c)      7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (8)      the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (9)      the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m<sup>2</sup> plus 0.2 times the lot area;
- (10)     for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (11)     (a)      all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b)      notwithstanding clause (11)(a) of this section, those matters which would otherwise be matters of site plan approval, such as architectural elevations, building orientation, driveways, and tree preservation, shall be determined through the site development plan approval process.



LEGEND:

- ➡ EXTERIOR SIDE YARD LOT 1
- BUILDABLE AREA



THIS IS SCHEDULE "I" TO "SECTION 2489"

AS ATTACHED TO ATTACHMENT "1" OF O.M.B.

ORDER No. 0995

DATED 2001 June 21

ATTACHED TO BY-LAW 0017-2002

**2490.** Notwithstanding their "G" zoning, the lands delineated as "G-2490" on Schedule "B" of this By-law shall only be used in compliance with the following: (0017-2002), (0309-2003)

- (1) the lands delineated as "G-2490" shall be 5.0 m in depth;
- (2) no driveways, buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts or any like recreational facilities shall be permitted, other than that required for lot line fencing or erosion management measures.

(SPA) **2491.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-2491" on Schedule "B" of this By-law shall only be used for a long term care facility, retirement home or apartment house or any combination thereof, in compliance with the following: (0494-2000), (0369-2001)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of clauses 44(13)(ia) and (ii) of this By-law shall apply;
- (3) the yards shall conform to the following requirements:

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

- (4) the lot line abutting the Winston Churchill Boulevard right-of-way shall be deemed to be the front lot line;
- (5) the maximum gross floor area of all buildings and structures on all lands zoned "RM7D4-2491" shall be 49 250 m²;
- (6) the maximum number of apartment house dwelling units on all lands zoned "RM7D4-2491" shall be 100;
- (7) the minimum gross floor area of all buildings and structures devoted to an apartment house shall be 6 500 m²;
- (8) the maximum number of beds in a long term care facility on all lands zoned "RM7D4-2491" shall be 120;
- (9) the minimum gross floor area of all buildings and structures devoted to a long term care facility shall be 6 500 m²;
- (10) the maximum number of retirement dwelling units on all lands zoned "RM7D4-2491" shall be 136;
- (11) the minimum gross floor area of all buildings and structures devoted to a retirement home shall be 6 700 m²;
- (12) for the purposes of this section, "LONG TERM CARE FACILITY" means a building or structure containing a provincially licenced facility where a broad range of personal care, support and health services are provided for the elderly, disabled or chronically ill occupants in a supervised setting and which may contain accessory uses such as convenience store, beauty parlour and library;
- (13) for the purposes of this section, "RETIREMENT HOME" means a building or structure containing retirement dwelling units, where common facilities are provided for the preparation and consumption of food and which may contain accessory uses such as recreation rooms, tuck shop, beauty salon, library and theatre;
- (14) for the purposes of this section, "RETIREMENT DWELLING UNIT" means one (1) or more habitable rooms designed and intended for use by not more than one (1) person with a separate entrance from a common hall, and in which separate sanitary facilities are provided, and which may contain limited culinary facilities but not a room set aside as a kitchen;
- (15) the maximum building height of any building or structure shall be seven (7) storeys above established grade, excluding any mechanical penthouse;
- (16) motor vehicle parking shall be provided and maintained on the same lot in accordance with the following schedule:

Type of Building	Minimum Required Parking Spaces	
Land Use	Resident	Visitor
Apartment House	1.0 per dwelling unit	0.25 per dwelling unit
Retirement Home	0.15 per retirement dwelling unit	0.18 per retirement dwelling unit
Long Term Care Facility	0.15 per bed	0.18 per bed

- (17) the minimum landscaped open space area on all lands zoned "RM7D4-2491" shall be 40% of the lot area.

(SPA) **2492.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2492" on Schedule "B" of this By-law shall only be used in compliance with the following: (0541-2000)

- (1) the provisions of sections 21 and 59A of this By-law shall not apply;
- (2) the following uses shall be permitted:
  - (a) gas bar, which may include a convenience retail and service kiosk and a dry-cleaning depot;
  - (b) automobile service station, which may include a convenience retail and service kiosk and a dry-cleaning depot;
  - (c) car wash;
- (3) the yards shall conform to the following requirements:

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

- (SPA)

2493.

Notwithstanding their "DC" zoning, the lands delineated as "DC-2493" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0541-2000)*
- (1)

the provisions of sections 21 and 59A of this By-law shall not apply;
- (2)

the provisions of section 83 of this By-law save and except subsections 83(14), (15), (16), (19) and (21) shall apply;
- (3)

the following uses shall also be permitted:

(a)

automobile service station;

(b)

brew-on-premises establishment;

(c)

car wash;

(d)

day nursery;

(e)

equipment rental outlet;

(f)

fitness club;

(g)

food supermarket;

(h)

garden centre;

(i)

gas bar;

(j)

grocery store;

(k)

outdoor patio accessory to a restaurant, take-out restaurant or convenience restaurant;
- (4)

the maximum gross leasable area devoted to a food supermarket shall be 6 000 m<sup>2</sup>;
- (5)

the maximum gross leasable area devoted to all uses other than business, professional or administrative office, place of religious assembly and taxi business office uses shall be 11 600 m<sup>2</sup>;
- (6)

with the exception of a food supermarket, the maximum gross leasable area devoted to each individual establishment shall be 1 860 m<sup>2</sup>;
- (7)

for the purposes of this section, "RECREATIONAL ESTABLISHMENT" shall include, but not be limited to, premises used for billiards, bowling, curling, dancing, pool, roller and ice skating, but shall not include a theatre or amusement arcade;
- (8)

the yards shall conform to the following requirements:
- | Minimum Yards |               |               |       |
|---------------|---------------|---------------|-------|
| Front         | Exterior Side | Interior Side | Rear  |
| 3.0 m         | 3.0 m         | 7.5 m         | 7.5 m |
- (9)

notwithstanding subsection (8) of this section, any building or structure within the hatched area shown on Schedule "I" of this section, shall comply with the following setbacks:

(a)

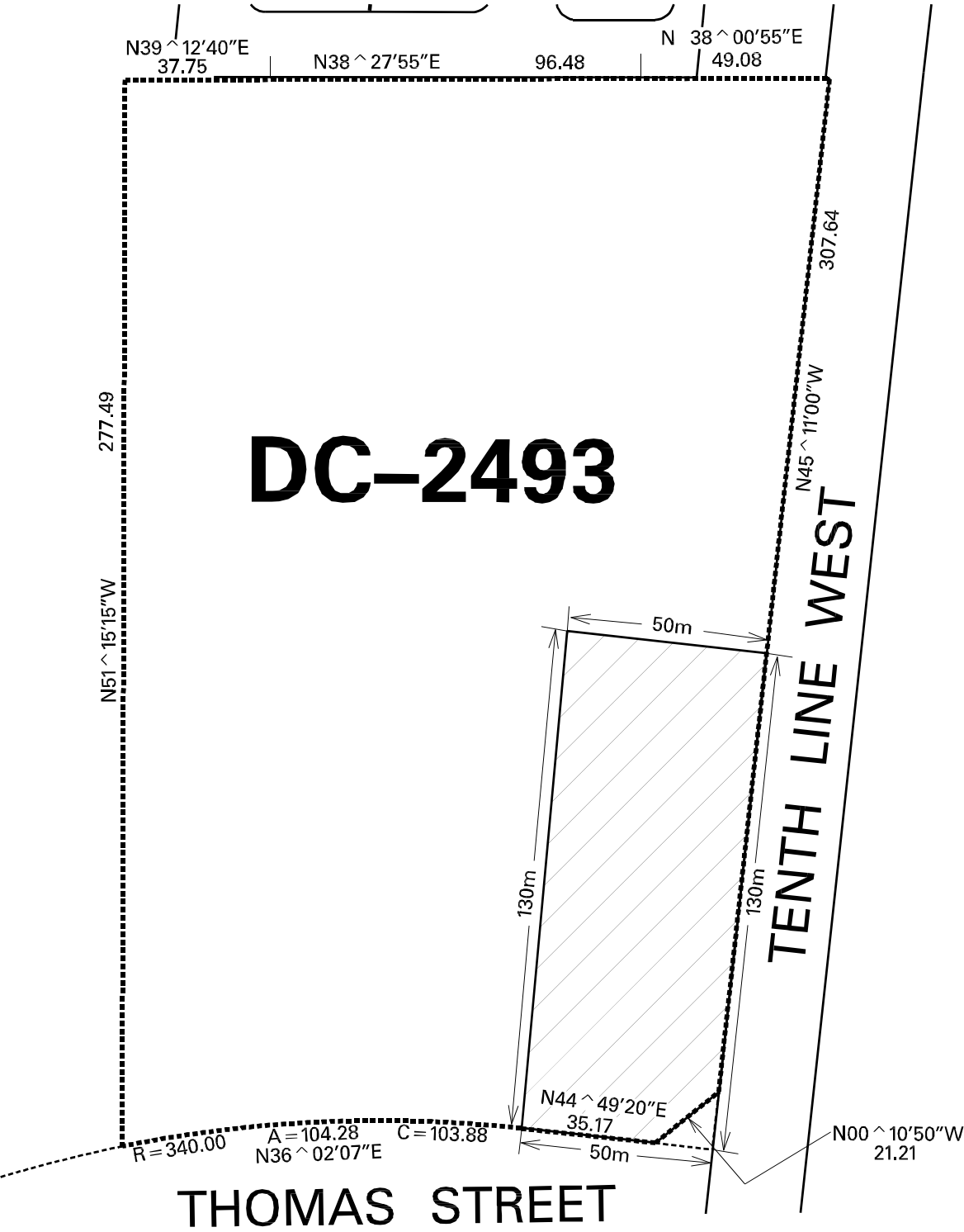
minimum building setback of 3.0 m;

(b)

maximum building setback of 4.5 m;
- (10)

outdoor patios accessory to a restaurant, take-out restaurant or convenience restaurant shall only be permitted within the hatched area shown on Schedule "I" of this section;
- (11)

a landscaped area having a minimum depth of 3.0 m shall be provided along the entire length of the lot lines abutting the Tenth Line West and Thomas Street rights-of-way.



HATCHED AREA



THIS IS SCHEDULE "I" TO "SECTION 2493"  
AS ATTACHED TO BY-LAW 0541-2000  
PASSED BY COUNCIL ON 2000 October 25

- (SPA)

2494.

The lands delineated as "M1-2494" 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: *(0530-2000)*
- (1)

the provisions of subsections 109(b), (g), (j) and (k) of this By-law shall not apply;
- (2)

the maximum gross floor area - non residential of all buildings, structures or parts thereof, used for business, professional and administrative offices on each lot shall be 0.5 times the lot area;
- (3)

the sale, lease and repair of trucks in conjunction with a truck body assembly operation shall also be permitted;
- (4)

outdoor storage shall be permitted and shall be set back a minimum of 110 m from the Dixie Road right-of-way;
- (5)

notwithstanding subsection (4) of this section, subsection 110(2) of this By-law shall apply to all lands within 110 m of the Dixie Road right-of-way;
- (6)

notwithstanding subsection 110(3) of this By-law, a maximum of four (4) trucks or truck trailers, accessory to the sale, leasing, repair and assembly of trucks and truck trailers, may be displayed in the open in compliance with clauses 110(3)(i) and (ii) of this By-law;
- (7)

motor vehicle parking and loading facilities shall be provided 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
Sale, leasing, repair and assembly of trucks and truck trailers	1.6 spaces per 100 m <sup>2</sup> GFA
Office accessory to the sale, leasing, repair and assembly of trucks and truck trailers	3.2 spaces per 100 m <sup>2</sup> GFA

- (SPA)

2495.

Notwithstanding the "R5" zone, the lands delineated as "R5-2495" on Schedule "B" to this By-law shall only be used for detached dwellings in compliance with the following: *(0534-2000)*
- (1)

the provision of subsection 22C(7) of this By-law shall not apply;
- (2)

the maximum number of dwelling units on all lands zoned "R5-2495" shall be 21;
- (3)

the maximum height shall be 10.7 m;
- (4)

notwithstanding Schedule "I" of this section, the front garage face shall not be located closer than 6.0 m to any internal roadway or sidewalk;
- (5)

unless otherwise shown on Schedule "I" of this section, the minimum distance between dwelling units shall be 1.2 m;
- (6)

notwithstanding Schedule "I" of this section, bay windows shall be permitted to project out from the rear wall of a dwelling;
- (7)

the "MINIMUM OPEN SPACE" shall be 55% of the lot area;
- (8)

every dwelling unit shall have a garage comprising a minimum area of 17.0 m<sup>2</sup>;
- (9)

a minimum of three (3) parking spaces shall be provided and maintained for each dwelling unit;
- (10)

notwithstanding subsection (9) of this section, parking spaces on a private driveway serving as an access to parking spaces within a private garage forming part of a dwelling unit and comprising a minimum area of 17.0 m<sup>2</sup> shall be considered to be included as part of the number of parking spaces required by subsection (9) of this section;
- (11)

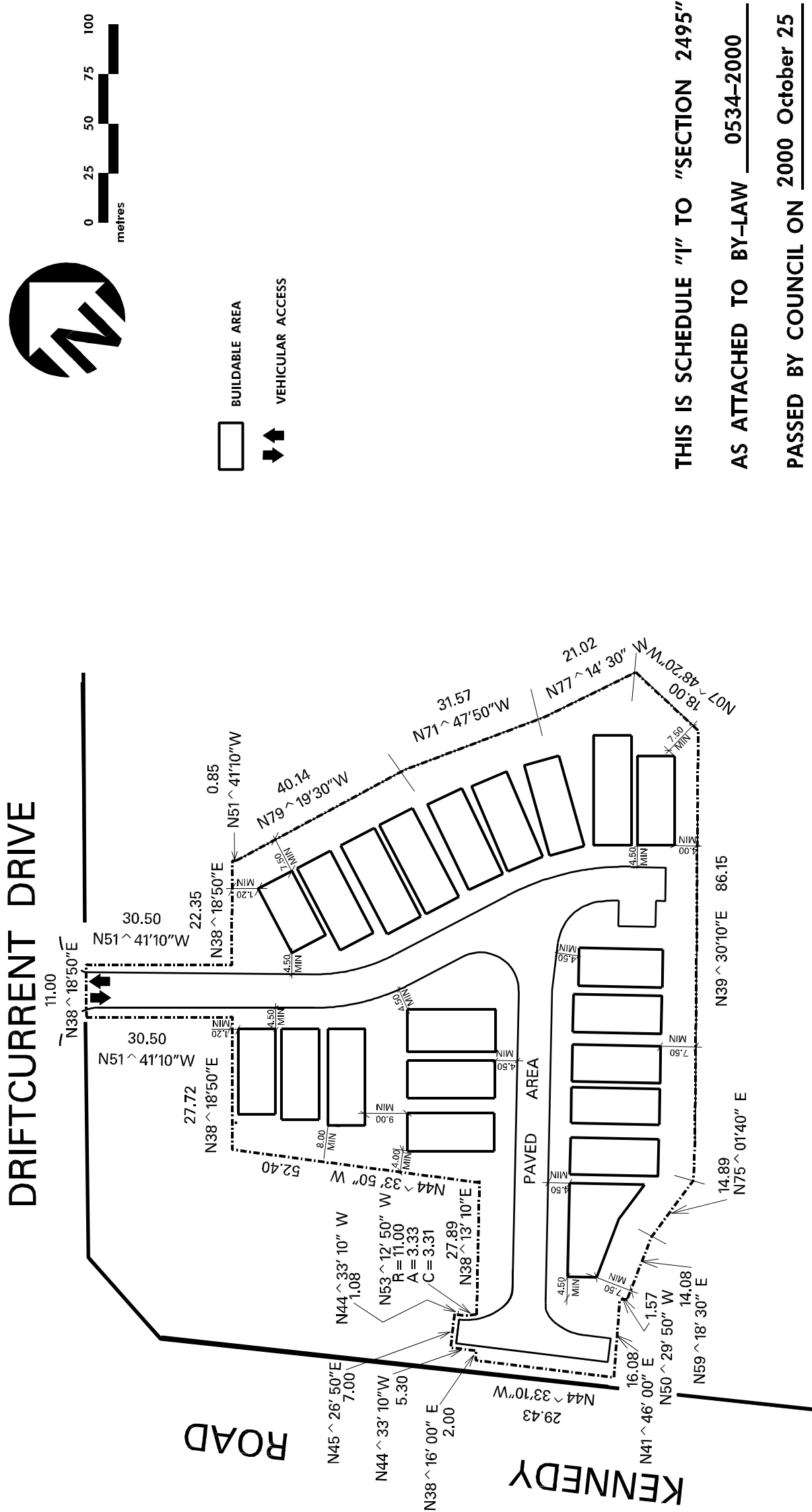
(a)

all site development plans shall conform to the provisions of Schedule "I" of this section;

(b)

notwithstanding clause (11)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, aisles, 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.





THIS IS SCHEDULE "I" TO "SECTION 2495"  
AS ATTACHED TO BY-LAW 0534-2000  
PASSED BY COUNCIL ON 2000 October 25

**2496.** Notwithstanding their "RG5" zoning, the lands delineated as "RG5-2496" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the following: (0582-2000)

- (1) the provisions of sections 15 and 21 of this By-law shall not apply;
- (2) the provisions of subsections 43C(1), (2), (3), (4), (8), (13), (14), (15), (16), (20), (21) and (22) 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	295 m <sup>2</sup>	9.75 m
Corner	415 m <sup>2</sup>	13.5 m

- (4) 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	1.2 m	1.2 m	7.5 m

- (5) notwithstanding subsection (4) of this section, a covered porch shall have a minimum setback of 3.0 m from the front lot line;
- (6) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 7.0 m;
- (7) 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;
- (8) the maximum coverage of all buildings and structures shall be 40% of the lot area;
- (9) withstanding subsection (8) of this section, the maximum coverage of all buildings and structures shall be 45% of the lot area, if:
  - (a) the garage does not project more than 1.0 m beyond the main entry feature; or
  - (b) the garage does not project more than 2.5 m beyond the main front entrance or habitable room on the ground floor; or
  - (c) the maximum width of the garage measured from the inside face of each of the garage walls is 5.0 m;
- (10) the maximum width of a driveway or hard surface parking area shall be 5.0 m;
- (11) the maximum building height shall be 11.0 m;
- (12) the setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a detached garage shall not be permitted.

**2497.** Notwithstanding their "RGM2" zoning, the lands delineated as "RGM2-2497" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (0582-2000)

- (1) the provisions of sections 15 and 21 of this By-law shall not apply;
- (2) the provisions of subsections 43C(1), (2), (3), (4), (8), (13), (14), (15), (16), (20), (21) and (22) 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 <sup>2</sup>	13.6 m
Corner	480 m <sup>2</sup>	16.9 m

- (4) 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	1.2 m	1.2 m	7.5 m

- (5) notwithstanding subsection (4) of this section, a covered porch shall have a minimum setback of 3.0 m from the front or exterior side lot line;
- (6) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 7.0 m;
- (7) 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;
- (8) the maximum coverage of all buildings and structures shall be 40% of the lot area;

- (9) notwithstanding subsection (8) of this section, the maximum coverage of all buildings and structures shall be 45% of the lot area, if:
  - (a) the garage does not project more than 1.0 m beyond the main entry feature; or
  - (b) the garage does not project more than 2.5 m beyond the main front entrance or habitable room on the ground floor; or
  - (c) the maximum width of the garage measured from the inside face of each of the garage walls is 3.8 m;
- (10) the maximum width of a driveway or hard surface parking area for each dwelling unit shall be 3.8 m;
- (11) the setback of a building or structure to a sight triangle may be 0.0 m;
- (12) the maximum building height shall be 11.0 m;
- (13) a detached garage shall not be permitted.

**2498.** Notwithstanding their "RGM2" zoning, the lands delineated as "RGM2-2498" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: *(0582-2000)*

- (1) the provisions of section 2497 shall apply;
- (2) notwithstanding subsection 2497(6) of this By-law, the front garage face shall have a minimum setback of 6.0 m.

**2499.** Notwithstanding their "RGM5" zoning, the lands delineated as "RGM5-2499" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the following: *(0582-2000)*

- (1) the provisions of sections 15 and 21 of this By-law shall not apply;
- (2) the provisions of subsections 43C(1), (2), (3), (4), (8), (14), (15), (16), (20), (21) and (22) 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	205 m²	6.85 m
Corner	325 m²	10.5 m

- (4) 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	1.5 m	1.5 m	7.5 m

- (5) notwithstanding subsection (4) of this section, a covered porch shall have a minimum setback of 3.0 m from the front or exterior side lot line;
- (6) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 7.0 m;
- (7) 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;
- (8) the maximum coverage of all buildings and structures shall be 40% of the lot area;
- (9) notwithstanding subsection (8) of this section, the maximum coverage of all buildings and structures shall be 45% of the lot area, if:
  - (a) the garage does not project more than 1.0 m beyond the main entry feature; or
  - (b) the garage does not project more than 2.5 m beyond the main front entrance or habitable room on the ground floor; or
  - (c) the maximum width of the garage measured from the inside face of each of the garage walls is 3.8 m;
- (10) the maximum width of a driveway or hard surface parking area shall be 3.8 m;
- (11) the setback of a building or structure to a sight triangle may be 0.0 m;
- (12) the maximum building height shall be 11.0 m;
- (13) a detached garage shall not be permitted.