

2500. Notwithstanding the "RM1" zone, the lands delineated as "RM1-2500" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (0535-2000)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m ²	17.0 m
Corner	525m ²	20.0 m

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

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

- (5) notwithstanding subsection (4) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard may be reduced to 3.5 m;
- (6) notwithstanding subsection (4) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard may be reduced to 3.5 m;
- (7) notwithstanding subsection (4) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior lot line, the minimum exterior side yard may be reduced to 3.5 m;
- (8) notwithstanding subsection (4) of this section, the minimum rear yard may be reduced as follows:
 - (a) where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.5 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m;
 - (b) where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the dwelling;
- (9) notwithstanding subsections (4), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (10) notwithstanding subsections (4), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard and a maximum of 0.3 m into the minimum exterior side yard;
- (11) notwithstanding subsections (4), (5), (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 required yards;
- (12) notwithstanding subsections (4), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior 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) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (15) a minimum of two (2) parking spaces for each dwelling unit shall be provided and maintained;
- (16) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (17) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (18) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (19) the maximum width of a driveway or hard surface parking area for each dwelling unit shall be 4.3 m for interior lots and 4.7 m for corner lots, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (20) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (21) a detached garage shall not be permitted;
- (22) the maximum building height shall be 11.0 m;
- (23) notwithstanding subsection (19) of this section, where a dwelling unit has a width of 9.8 m or more, the maximum width of a driveway or hard surface parking area shall be 5.2 m;
- (24) notwithstanding subsection (20) of this section, where a dwelling unit has a width of 9.8 m or more, the maximum garage width measured from the inside face of each of the garage walls shall be 5.2 m;
- (25) the minimum distance between a pair of attached dwelling units on a lot shall be 0.9 m;
- (26) notwithstanding subsection (25) of this section, dwelling units shall only be attached at the garage.

(SPA) **2501.** The lands delineated as "O3-2501" on Schedule "B" of this By-law shall only be used in compliance with the "O3" zone provisions contained in this By-law, except that: (0067-2001)

- (1) the provision of subsection 125A of this By-law shall not apply;
- (2) motor vehicle parking facilities associated with the lands zoned "M1-1664" shall also be permitted.

2502. The lands delineated as "R4(12)-2502" 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: (0518-2000)

- (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	285 m ²	11.0 m
Corner	365 m ²	14.0 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 6.0 m;
- (5) 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;
- (6) 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 required yards;
- (7) notwithstanding subsection (3) of this section, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side 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) 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;
- (10) 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;
- (11) 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;
- (12) the maximum width of a driveway or hard surface parking area shall be 5.5 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 coverage of all buildings and structures shall be 47% of the lot area;
- (15) the maximum building height shall be 11.0 m;
- (16) a detached garage shall not be permitted.

2503. The lands delineated as "R5-2503" 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: (0518-2000)

- (1) the provisions of sections 15 and 21, subsections 28(1), 37B(1) and (2), 40(5) and (6), subclauses 43A(1)(a)(iv) and (vi) of this By-law shall not apply;
- (2) the minimum interior side yard on each corner lot shall 0.61 m;
- (3) a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (4) 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 required yards;
- (5) the setback of a building or structure to a sight triangle may be 0.0 m;
- (6) 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;
- (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 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;
- (9) the maximum coverage of all buildings and structures shall be 45% of the lot area;
- (10) the maximum building height shall be 11.0 m;

- (11) a detached garage shall not be permitted;
- (12) the maximum width of a driveway or hard surface parking area at any given point shall be 6.0 m; (0431-2001)
- (13) the maximum garage width measured from the inside face of each of the garage walls shall be 6.0 m. (0431-2001)

2504. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2504" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (0518-2000), (0037-2002), (0370-2002)

- (1) the provisions of sections 15, 21 and 44, subsections 28(1) and 37B(1) of this By-law shall not apply;
- (2) the provisions of clauses 45A(1)(n) 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	450 m ²	13.7 m
Corner	575m ²	17.3 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	0.9 m	0.9 m	7.5 m

- (5) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 7.0 m;
- (6) a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (7) 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 the minimum rear yard or exterior side yard;
- (8) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (9) no part of any garage may project more than 3.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (10) 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;
- (11) the maximum gross floor area for all buildings or structures shall be 0.75 times the lot area;
- (12) the maximum building height shall be 11.0 m;
- (13) a detached garage shall not be permitted;
- (14) the maximum width of a driveway or hard surface parking area at any given point shall be 3.8 m; (0431-2001)
- (15) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m. (0431-2001)

(SPA) **2505.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2505" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the following: (0540-2000)

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

Lot Type	Minimum Lot Area	Minimum Width of Lot
Interior	205 m ²	6.85 m
Corner	318m ²	10.5 m

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

(SPA) **2506.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2506" on Schedule "B" of this By-law shall only be used in compliance with the following: (0540-2000)

- (1) street row dwellings shall be permitted in accordance with either subsection (2) or (3) of this section, but no combination thereof;
- (2) each street row dwelling shall comply with the following provisions:
 - (a) the provisions of sections 13, 15, 17 and 21, subsections 28(1) and 37B(1) of this By-law shall not apply;
 - (b) the area and width of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Width of Lot
Interior	205 m ²	6.85 m
Corner	318m ²	10.5 m

- (c) (i) site development plans shall conform to the provisions of the applicable Schedules "I(1)", "I(2)", or "I(3)" to this section;
 - (ii) notwithstanding subclause (c)(i) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
 - (d) for the purposes of this section, "REAR LOT LINE" means the lot line that divides the lot from the public lane shown on Schedules "I(1)", "I(2)", or "I(3)" to this section;
 - (e) for the purposes of this section, "FRONT LOT LINE" means the lot line opposite the rear lot line;
 - (f) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard may be reduced to 3.5 m;
 - (g) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard may be reduced to 3.5 m;
 - (h) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard may be reduced to 3.5 m;
 - (i) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and clauses (2)(f), (g) and (h) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
 - (j) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and clauses (2)(f), (g) and (h) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard and a maximum of 0.3 m into the minimum exterior side yard;
 - (k) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and clauses (2)(f), (g) and (h) of this section, window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into required yards;
 - (l) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and clauses (2)(f), (g) and (h) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
 - (m) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, the setback of a building or structure, other than a detached garage, to a sight triangle may be 0.0 m;
 - (n) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, a detached garage located in a rear yard shall have a minimum side yard of 0.85 m on one side;
 - (o) a minimum of two (2) parking spaces shall be provided and maintained;
 - (p) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
 - (q) the maximum width of a driveway or hard surface parking area shall be 5.5 m;
 - (r) the maximum building height shall be 11.0 m;
- (3) each street row dwelling shall comply with the provisions of section 2348 of this By-law.

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) for the purposes of this section, "MOTOR VEHICLE SALES CENTRE" means an establishment for the sale of new or used motor vehicles, and may include accessory thereto a motor vehicle repair garage and motor vehicle body repairs with no outdoor storage of parts or materials;
- (3) the minimum front yard shall be 6.0 m;
- (4) the maximum building height shall be 11.0 m.

eliminated as "M1-2513" on Schedule "B" of this By-law shall only be used to
one provisions contained in this By-law, except that: (0396-2002)

revisions of section 21 and subsections 110(1b) and 114(a) of this By-law shall

outdoor covered patio accessory to a restaurant shall be permitted;

minimum northerly side yard shall be 4.5 m;

maximum front yard shall be 8.5 m;

no encroachment of an outdoor covered patio into the front yard shall be per-

mitted. A landscaped area having a minimum depth of 4.5 m shall be provided along the
property line abutting the Hurontario Street right-of-way.

2514. The lands delineated as "RM2-2514" 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: (0329-2001), (0535-2001)

- (1) each detached dwelling shall conform to the provisions of the "R5" zone provisions contained in this By-law, except that:
 - (a) the front garage face shall have a minimum setback of 7.0 m;
 - (b) the maximum lot coverage shall be 43%;
 - (c) covered or uncovered porches or decks including landings and stairways shall be permitted to encroach a maximum of 2.5 m into the minimum rear yard;
 - (d) window projections and other architectural elements, with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels shall be permitted to encroach a maximum of 0.6 m into a required yard;
 - (e) *deleted by By-law 0541-2001;*
 - (f) the maximum width of a driveway or hard surface area at any given point shall be 5.6 m;
 - (g) the maximum garage width measured from the inside face of each of the garage walls shall be 5.6 m;
- (2) each semi-detached dwelling shall conform to the following:
 - (a) the provisions of clauses 45A(1)(n) and (p) of this By-law shall apply;
 - (b) the area and frontage of lots shall conform to the following requirements;

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

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

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

- (d) notwithstanding clause (2)(c) of this section, the front garage face shall have a minimum setback of 7.0 m;
- (e) notwithstanding clause (2)(c) of this section, window projections and other architectural elements, with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels shall be permitted to encroach a maximum of 0.6 m into a required yard;
- (f) notwithstanding clause (2)(c) of this section, covered or uncovered porches or decks including landings and stairways shall be permitted to encroach a maximum of 2.5 m into the required rear yard;
- (g) *deleted by By-law 0541-2001;*
- (h) the maximum width of a driveway or hard surface parking area per dwelling unit at any given point shall be 3.8 m;
- (i) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (j) the maximum Gross Floor Area of all buildings and structures shall be 0.75 times the lot area;

2515. The lands delineated as "RM2-2515" 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: (0329-2001)

- (1) each detached dwelling shall conform to the provisions of the "R5" zone provisions contained in this By-law, except that:
 - (a) the front garage face shall have a minimum setback of 7.0 m;
 - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	270 m ²	9.75 m
Corner	415 m ²	13.5 m

- (c) covered or uncovered porches or decks including landings and stairways shall be permitted to encroach a maximum of 2.5 m into the minimum rear yard;
- (d) window projections and other architectural elements, with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels shall be permitted to encroach a maximum of 0.6 m into a required yard;
- (e) *deleted by By-law 0541-2001;*
- (f) the maximum width of a driveway or hard surface parking area at any given point shall be 5.6 m;
- (g) the maximum garage width measured from the inside face of each of the garage walls shall be 5.6 m;
- (2) each semi-detached dwelling shall conform to the "RM2" zone provisions contained in this By-law, except that:
 - (a) the provisions of clauses 45A(1)(n) and (p) of this By-law shall apply;

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

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

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

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

- (d) notwithstanding clause (2)(c) of this section, the front garage face shall have a minimum setback of 7.0 m;
- (e) notwithstanding clause (2)(c) of this section, window projections and other architectural elements, with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels shall be permitted to encroach a maximum of 0.6 m into a required yard;
- (f) notwithstanding clause (2)(c) of this section, covered or uncovered porches or decks including landings and stairways shall be permitted to encroach a maximum of 2.5 m into the required rear yard;
- (g) *deleted by By-law 0541-2001;*
- (h) the maximum width of a driveway or hard surface parking area per dwelling unit at any given point shall be 3.8 m;
- (i) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (j) the maximum Gross Floor Area of all buildings and structures shall be 0.75 times the lot area.

2517. The lands delineated as "R5-2517" 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: (0592-2000)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	330 m ²	10.7 m
Corner	415 m ²	13.5 m

- (2) the minimum setback from the northerly limit of the "G-1504" zone shall be 30.0 m;
- (3) window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels may encroach a maximum of 0.6 m into required yards;
- (4) covered or uncovered porches or decks including landings and stairways may encroach a maximum of 2.5 m into the minimum rear yard.

2518. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2518" on Schedule "B" of this By-law shall only be used for detached or semi-detached dwellings, or any combination thereof, in compliance with the following: (0592-2000)

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

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

- (c) every side yard other than an outside side yard of a corner lot shall have a minimum width of 1.2 m;
- (3) notwithstanding subsections (1) and (2) of this section, window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels may encroach a maximum of 0.6 m into required yards;
- (4) notwithstanding subsections (1) and (2) of this section, covered or uncovered porches or decks including landings and stairways may encroach a maximum of 2.5 m into the minimum rear yard;
- (5) the maximum Gross Floor Area of all buildings and structures shall be 0.75 times the lot area.

(SPA) **2519.** The lands delineated as "MC-2519" 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: (0631-2000)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the following uses shall also be permitted:
- (a) retail warehouse including automotive parts and accessories, sporting and recreational equipment, home furnishings and home improvement products;
- (b) research establishment;
- (c) bank, financial institution or money lending agency;
- (d) printing establishment;
- (e) travel agency;
- (f) fitness club and racquet club;
- (g) establishment for the sale of business equipment, and office supplies and furnishings;
- (h) hotel;
- (i) motel;
- (j) banquet hall;
- (k) exhibition and conference hall;
- (l) gas bar and car wash;
- (m) business, professional or administrative office;
- (n) commercial school;
- (o) recreational establishment;
- (p) theatre and cinema;
- (q) art gallery;
- (r) restaurant;
- (s) convenience restaurant;

- (t) take-out restaurant;
- (3) 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 an amusement arcade;
- (4) the yards shall conform to the following requirements:

Minimum Yards		
Front	Interior Side	Rear
12 m	7.5 m	10 m

- (5) the maximum gross leasable area of all buildings and structures on all lands zoned "MC-2519" shall be 11 280 m².

2520. The lands delineated as "M2-2520" 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: (0030-2001), (0095-2005)

- (1) the minimum setback from lands zoned "G" to any building or structure shall be 10 m.

2522. The lands delineated as "RG5-2522" on Schedule "B" of this By-law shall only be used in compliance with the "RG5" zone provisions contained in this By-law, except that: (0206-2001)

- (1) the provisions of subsections 30(2) and 43C(7) 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	400 m ²	11.5 m
Corner	480 m ²	15.0 m

- (3) no part of any garage may project more than 7.0 m beyond the main front entrance;
- (4) for dwellings of more than one storey 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 to a maximum of 2.5 m from the front garage face;
- (5) notwithstanding subsection 43C(6) of this By-law, the maximum coverage for 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 a 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;
- (6) notwithstanding subsections 43C(6) and (13) of this By-law, on an interior lot, a covered or uncovered porch, with or without a foundation, or a balcony, up to a maximum floor area of 18 m², shall be permitted to encroach a maximum of 2.0 m into the required front yard;
- (7) notwithstanding subsections 43C(6) and (14) of this By-law, on a corner lot, a covered or uncovered porch with or without a foundation, or a balcony, up to a maximum floor area of 25 m², shall be permitted to encroach a maximum of 2.0 m into the required front and exterior side yard;
- (8) notwithstanding subsection 43C(15) of this By-law, on an interior lot, a covered or uncovered porch or balcony, up to a maximum floor area of 18 m², and on a corner lot, a covered or uncovered porch, or balcony, up to a maximum floor area of 25 m², shall be excluded from the calculation of lot coverage;
- (9) notwithstanding sections 43C(6) of this By-law, window projections and other architectural elements, with or without a foundation, such as, but not limited to, bay windows, box windows, fireplaces, media niches, pilasters and corbels may encroach a maximum of 0.61 m into required yards.

2523. The lands delineated as "RG5-2523" on Schedule "B" of this By-law shall only be used in compliance with the "RG5" zone provisions contained in this By-law, except that: (0206-2001)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	350 m ²	13.6 m
Corner	460 m ²	16.7 m

- (2) the minimum front yard shall be 4.0 m;
- (3) the minimum exterior side yard of every corner lot shall be 3.0 m;
- (4) the minimum setback to a covered porch from the front lot line shall be 2.0 m;
- (5) the front garage face shall have a minimum setback of 5.2 m;
- (6) notwithstanding subsection 43C(12) of this By-law, on interior lots, where a one storey detached or attached garage is located in the rear or side yard and where no part of the attached garage is located closer than 15 m to the front lot line:
 - (a) a maximum of 38 m² of the floor area of the garage shall be excluded from the calculation of lot coverage;
 - (b) one interior side yard shall be a minimum width of 3.0 m and the other side yard may be reduced by 0.6 m, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard;
 - (c) the minimum front yard to the dwelling unit shall be 3.5 m;
 - (d) a maximum of 15 m² of the first storey of the dwelling unit may project a maximum of 1.5 m into the required rear yard.

(SPA) **2525.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2525" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0040-2002)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of clauses 44(13)(ii) and 44(17)(f), (h) and (k) of this By-law shall apply;
- (3) the maximum gross floor area of all buildings and structures shall be 0.75 times the lot area;
- (4) for the purposes 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 areas used for mechanical equipment, laundry facilities and stairwells and any part of the building or structure used for the parking of motor vehicles;
- (5) the "Minimum Open Space" shall be 40% of the lot area;
- (6) the maximum number of dwelling units shall be 37;
- (7) motor vehicle parking shall be provided on the same lot in accordance with the following schedule:

Minimum Required Parking Spaces	
Resident	Visitor
74	9

- (8) a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit shall be considered to be included as part of the number of parking spaces required by subsection (7) of this section, provided such parking space shall not be used for computing the required visitor parking requirements;
- (9) the maximum height measured from the established grade to the highest ridge of a sloped roof shall be 10.7 m;
- (10) the maximum height measured from the established grade to the top of the parapet of a flat roof shall be 7.5 m;
- (11) 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 beyond the buildable area;
- (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 location and type of parking spaces, internal driveways, vehicle access points, fencing, hydro metre walls, and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

(H) 2526. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2526" on Schedule "B" of this By-law shall only be used for detached dwellings and semi-detached dwellings, or any combination thereof, in compliance with the following: (0090-2001)

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

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

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

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the designation "H-RM2-2526" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 37W, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirement:

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

2527. The lands delineated as "M1-2527" 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: (0131-2001)

- (1) the maximum gross floor area - non residential of all buildings and structures shall be 1.0 times the lot area;
- (2) the following uses shall also be permitted:
 - (a) recreational establishments, including premises used for bowling, curling, roller and ice skating, and a theatre;
 - (b) taxi dispatching centre;
 - (c) veterinary establishments.

(SPA) 2528. The lands delineated as "M1-2528" 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: (0239-2001), (0081-2004)

- (1) notwithstanding subsection 110(1) of this By-law, an automobile repair garage shall not be permitted;
- (2) notwithstanding subsection 114(b) of this By-law, where the opposite side of the street on which the lot abuts is in a Residential zone, the minimum setback shall be 30 m;
- (3) 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.

2529. The lands delineated as "R3-2529" on Schedule "B" of this By-law shall only be used for one detached dwelling in compliance with the "R3" zone provisions contained in this By-law, except that: (0410-2001)

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

Minimum Lot Area	Minimum Lot Frontage
1 500 m ²	20.0 m

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

Front Yard	Interior Side Yard	Rear Yard
40.0 m	1.2 m	1.2 m

2530. The lands delineated as "R3-2530" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: (0410-2001)

- (1) the provisions of subsections 28(1) and 40(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	540 m ²	15.0 m
Corner	680 m ²	19.0 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	1.2 m	1.2 m	7.5 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 6.0 m;
- (5) notwithstanding subsection 28(2) of this By-law and 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;
- (6) notwithstanding subsection 28(2) of this By-law and 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 required yards;
- (7) notwithstanding subsection 28(2) of this By-law and subsection (3) of this section, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (8) the maximum coverage of all buildings and structures shall be 40% of the lot area;
- (9) the maximum building height shall be 11.0 m;
- (10) a detached garage shall not be permitted;
- (11) the setback of a building or structure to a sight triangle may be 0.0 m.

2531. The lands delineated as "R4-2531" 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: (0410-2001)

- (1) the provisions of subsections 28(1) and 40(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	425 m ²	12.0 m
Corner	500 m ²	16.0 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	1.2 m	1.2 m	7.5 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 6.0 m;
- (5) notwithstanding subsection 28(2) of this By-law and 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;
- (6) notwithstanding subsection 28(2) of this By-law and 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 required yards;
- (7) notwithstanding subsection 28(2) of this By-law and subsection (3) of this section, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (8) notwithstanding subsection (3) of this section, the minimum setback of any building or structure from lands zoned "PB1" shall be 10.0 m;
- (9) the maximum coverage of all buildings and structures shall be 40% of the lot area;
- (10) the maximum building height shall be 11.0 m;
- (11) a detached garage shall not be permitted;
- (12) the setback of a building or structure to a sight triangle may be 0.0 m.

2532. The lands delineated as "R5-2532" 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: (0410-2001)

- (1) the provisions of subsections 28(1), 37B(1) and (2), and 40(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	385 m ²	11.0 m
Corner	530 m ²	15.0 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	1.2 m	1.2 m on one side and 0.61 m on the other	7.5 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 6.0 m;
- (5) notwithstanding subsection 28(2) of this By-law and 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;
- (6) notwithstanding subsection 28(2) of this By-law and 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 the minimum front, rear and exterior side yards and into a minimum interior side yard of 1.2 m or greater;
- (7) notwithstanding subsection 28(2) of this By-law and subsection (3) of this section, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (8) the maximum permitted driveway or hard surface parking area width per dwelling on each lot at any given point shall be 5.5 m;
- (9) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (10) the maximum coverage of all buildings and structures shall be 40% of the lot area;
- (11) the maximum building height shall be 11.0 m;
- (12) a detached garage shall not be permitted;
- (13) the setback of a building or structure to a sight triangle may be 0.0 m.

2533. The lands delineated as "R5-2533" 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: (0410-2001)

- (1) the provisions of subsections 28(1), 37B(1) and (2) of this By-law shall not apply;
- (2) notwithstanding subsection 28(2) of this By-law, 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;
- (3) notwithstanding subsection 28(2) of this By-law, 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 the minimum front, rear and exterior side yards and into a minimum interior side yard of 1.2 m or greater;
- (4) notwithstanding subsection 28(2) of this By-law, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (5) the maximum permitted driveway or hard surface parking area width per dwelling on each lot at any given point shall be 6.5 m, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (6) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (7) the maximum building height shall be 11.0 m;
- (8) a detached garage shall not be permitted;
- (9) the setback of a building or structure to a sight triangle may be 0.0 m.

2534. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2534" on Schedule "B" of this By-law shall only be used for semi-detached dwellings or street row dwellings, or any combination thereof, in compliance with the following: (0410-2001)

- (1) the provisions of subsections 28(1), 37B(1) and (2) of this By-law shall not apply;
- (2) each semi-detached dwelling shall comply with the "RM2" zone provisions contained in this By-law, except that:
 - (a) the provisions of subsections 44(1), (4), (5), (6), (7), (10) and (11), and clauses 45A(1)(b), (c), (d), (e) and (l) of this By-law shall not apply;

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	14.0 m
Corner	550 m ²	17.0 m

- (c) notwithstanding subsection 28(2) of this By-law, 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;
- (d) notwithstanding subsection 28(2) of this By-law, 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 the minimum front, rear and exterior side yards and into a minimum interior side yard of 1.2 m or greater;
- (e) notwithstanding clause 45A(1)(m) of this By-law, the minimum setback of any building or structure from lands zoned "PB1" shall be 10.0 m;
- (f) notwithstanding clauses 45A(1)(f) and (g) of this By-law, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (g) the maximum permitted driveway or hard surface parking area width per dwelling on each lot at any given point shall be 3.8 m;
- (h) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (i) the maximum building height shall be 11.0 m;
- (j) a detached garage shall not be permitted;
- (k) the setback of a building or structure to a sight triangle may be 0.0 m;
- (3) each street row dwelling shall comply with the "RM5" zone provisions contained in this By-law, except that:
- (a) notwithstanding subsection 28(2) of this By-law, 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;
- (b) notwithstanding subsection 28(2) of this By-law, 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 required yards;
- (c) notwithstanding subsection 28(2) of this By-law, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (d) notwithstanding clause 49(3)(g) of this By-law, the minimum setback of any building or structure from lands zoned "PB1" shall be 10.0 m;
- (e) the maximum permitted driveway or hard surface parking area width per dwelling on each lot at any given point shall be 3.8 m;
- (f) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (g) the maximum building height shall be 11.0 m;
- (h) a detached garage shall not be permitted;
- (i) the setback of a building or structure to a sight triangle may be 0.0 m.

(SPA) **2535.** The lands delineated as "RM5-2535" on Schedule "B" of this By-law shall only be used in compliance with the "RM5" zone provisions contained in this By-law, except that: *(0410-2001)*

- (1) the provisions of clauses 44(17)(d) and (e) of this By-law shall not apply;
- (2) the maximum number of row dwellings on all lands zoned "RM5-2535" shall be 53.

(SPA) **2536.** The lands delineated as "RM5-2536" on Schedule "B" of this By-law shall only be used in compliance with the "RM5" zone provisions contained in this By-law, except that: *(0410-2001)*

- (1) the provisions of clauses 44(17)(d) and (e) of this By-law shall not apply;
- (2) the maximum number of row dwellings on all lands zoned "RM5-2536" shall be 46.

(SPA) **2537.** The lands delineated as "RM7D4-2537" on Schedule "B" of this By-law shall only be used for apartment houses in compliance with the "RM7D4" zone provisions contained in this By-law, except that: *(0410-2001)*

- (1) the maximum number of dwelling units on all lands zoned "RM7D4-2537" shall be 424;
- (2) the minimum number of dwelling units on all lands zoned "RM7D4-2537" shall be 212;
- (3) the maximum height of apartment houses shall be 16 storeys, excluding any mechanical penthouses.

(SPA) **2539.** The lands delineated as "AC4-2539" on Schedule "B" of this By-law shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: *(0352-2001)*

- (1) the provisions of sections 21, 96 and 97 and subsections 98(1) and (6) 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;
 - (b) car wash;
- (3) the maximum gross leaseable area of the convenience retail and service kiosk shall be 245 m²;
- (4) the yards shall conform to the following requirements:

Minimum Yards

Front	Exterior Side	Interior Side	Rear
18 m	7 m	4 m	3.5 m

2540. The lands delineated as "M2-2540" 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: *(0165-2002), (0368-2003)*

- (1) the provisions of section 21, subsections 109(b) and 109(j) of this By-law shall not apply;
- (2) the minimum setback from any building or structure to lands zoned "A" shall be 7.5 m.

(SPA) **2541.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2541" on Schedule "B" of this By-law shall only be used for a long term care facility or apartment house or any combination thereof, in compliance with the following: (0408-2001)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of clause 44(13)(ii) of this By-law shall apply;
- (3) the maximum number of beds in a long term care facility on all lands zoned "RM7D5-2541" shall be 200;
- (4) the maximum number of apartment house dwelling units on all lands zoned "RM7D5-2541" shall be 212;
- (5) the maximum gross floor area - long term care facility of all buildings and structures devoted to a long term care facility shall be 18 000 m²;
- (6) the maximum gross floor area - apartment house of all buildings and structures devoted to an apartment house shall be 21 000 m²;
- (7) the maximum permitted gross floor area - non-residential devoted to a day nursery operation within the long term care facility shall be 645 m²;
- (8) the maximum permitted gross floor area - non-residential devoted to a community centre within a long term care facility shall be 2 955 m²;
- (9) for the purpose of this section, "LONG TERM CARE FACILITY" means a residential building or structure which is operated under a provincial licence, where a broad range of personal care, support and health services are provided to elderly, disabled or chronically ill occupants in a supervised setting and which may contain a day nursery, beauty salon, pharmacy and a community centre;
- (10) no long term care facility shall exceed five (5) storeys, excluding any mechanical penthouse;
- (11) no apartment house shall exceed nine (9) storeys, excluding any mechanical penthouse;
- (12) a minimum of 70% of the apartment house dwelling units shall be one bedroom units;
- (13) a one bedroom apartment house dwelling unit shall have a maximum gross floor area of 65 m²;
- (14) for the purpose of this section, "GROSS FLOOR AREA - LONG TERM CARE FACILITY" of a building or structure means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, and common facilities that are not contained within an individual dwelling room but will include any area associated with a day nursery or a community centre;
- (15) 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	
	Resident	Visitor
Apartment House	0.61 per dwelling unit	0.25 per dwelling unit
Long Term Care Facility	0.15 per bed	0.18 per bed

- (16) notwithstanding subsection (15) of this section, a day nursery shall provide parking in accordance with the provisions of section 22C of this By-law;
- (17) the "Minimum Open Space" shall be 40% of the lot area;
- (18) notwithstanding Schedule "I" of this section, balconies and bay windows, canopies and porticos may project a maximum of 2.0 m outside the buildable area;
- (19) notwithstanding Schedule "I" of this section, an underground parking garage may project outside the buildable area;
- (20) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (20)(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 extent of landscaped areas, shall be determined through the site development plan approval process.

- (1) the provisions of sections 59A of this By-law shall not apply;
- (2) the provisions of section 83 of this By-law, save and except subsections 83(5), (7), (15), (16), (18), (19) and (23) shall apply;
- (3) a shop for repair/servicing of small goods and wares shall also be permitted;
- (4) the maximum gross leasable area of all buildings and structures shall be 1 800 m²;
- (5) the maximum gross leasable area devoted to all restaurant, convenience restaurant and take-out restaurant uses shall be 15% of the total gross leasable area of all buildings and structures;
- (6) the minimum setback of all buildings or structures from the lot line abutting a residential zone shall be 4.5 m;
- (7) the minimum setback of all buildings or structures from the lot line abutting the Winston Churchill Boulevard or the Hazelton Place rights-of-way shall be 7.5 m.

(SPA) **2547.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2547" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0369-2001)

- (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)(g), (h) and (k) of this By-law shall apply;
- (3) the total number of dwelling units on all lands zoned "RM5-2547" shall be 135;
- (4) the maximum "Gross Floor Area" of all buildings and structures shall be 0.6 times the lot area;
- (5) for the purposes 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 the parking of motor vehicles;
- (6) the "Minimum Open Space" shall be 40% of the lot area;
- (7) no building or structure shall exceed two (2) storeys in height above established grade;
- (8) the minimum setback of all buildings or structures from the lot line abutting the Plantation Place right-of-way shall be 6.0 m;
- (9) the minimum setback of all buildings or structures from the lot line abutting the Erin Centre Boulevard right-of-way shall be 4.5 m;
- (10) the minimum setback of all buildings or structures from the lot line abutting the Rio Court right-of-way shall be 4.2 m;
- (11) notwithstanding subsections (8) and (9) of this section, the minimum setback of a building or structure from a sight triangle shall be 0.0 m;
- (12) a covered or uncovered porch may project a maximum of 1.5 m into a required yard;
- (13) the minimum setback of all buildings or structures from abutting lands zoned "RM7D4-2491" shall be 7.0 m;
- (14) each row dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (15) motor vehicle parking shall be provided and maintained on the same lot in accordance with the following schedule:

MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT	
Resident	Visitor
2.00	0.25

- (16) notwithstanding subsection (15) of this section, row dwelling units with driveway access from Plantation Place shall only be subject to a parking standard of two (2) spaces per dwelling unit;
- (17) the minimum distance between any visitor parking space and any building or structure shall be 2.5 m.

- (SPA) **2549.** The lands delineated as "M1-2549" on Schedule "B" of this By-law shall only be used for a funeral establishment in compliance with the "M1" zone provisions contained in this By-law, except that: *(0360-2001), (0363-2001)*
- (1) the provisions of subsections 20(i) and 114(j) of this By-law shall not apply;
 - (2) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "M1-2549" shall be 2 778 m².

- (SPA) **2550.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2550" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0441-2001)*

- (1) the provisions of section 21 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;
 - (b) car wash;
- (3) for the purposes of this section, "CONVENIENCE RETAIL AND SERVICE KIOSK" means a building or structure or part thereof accessory to a gas bar, with a maximum gross leasable area of 190 m², and where convenience goods may be stored or offered for sale;
- (4) the maximum gross floor area of the car wash shall be 155 m²;
- (5) for the purposes of this section, Rexwood Road shall be deemed to be the lot frontage;
- (6) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
12.0 m	7.0 m	9.5 m	8.0 m

- (7) a minimum of 10 parking spaces plus an additional 20 car storage spaces for the car wash shall be provided and maintained. *(0456-2001)*

- 2551.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2551" on Schedule "B" of this By-law shall only be used for semi-detached dwellings or street row dwellings, or any combination thereof, in compliance with the following: *(0569-2001), (0251-2002)*

- (1) the provisions of sections 13, 15, 17 and 21, subsection 28(1), clause 30(12)(e), and subsection 37B(1) of this By-law shall not apply;
- (2) the area and frontage of the lot for semi-detached dwellings shall conform to the following requirements:

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

- (3) the area and frontage of the lot for street row dwellings shall conform to the following requirements:

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

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear to Detached Garage
4.5 m	4.5 m	1.2 m	0.5 m

- (5) for the purposes of this section, "FRONT LOT LINE" shall be the streetline adjacent to a public road with a right-of-way width of 17 m or greater;
- (6) a detached garage in the rear yard shall be provided;
- (7) the minimum distance between a detached garage and a dwelling on the same lot shall be 6.0 m;
- (8) notwithstanding subsection (4) of this section, the minimum side yard for a detached garage shall be 0.85 m on one side and 0.0 m on the other side;
- (9) 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;
- (10) 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;
- (11) 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;
- (12) notwithstanding subsections (4), (9), (10) and (11) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;

- (13) notwithstanding subsections (4), (9), (10) and (11) 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;
- (14) notwithstanding subsections (4), (9), (10) and (11) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard;
- (15) notwithstanding subsections (4), (9), (10) and (11) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (16) notwithstanding subsection (4) of this section, the minimum setback of a building or structure from a sight triangle shall be 0.0 m;
- (17) a minimum of 2.0 parking spaces shall be provided and maintained for each dwelling unit;
- (18) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (19) the maximum garage width measured from the inside face of the garage side walls shall be 5.5 m;
- (20) the maximum building height shall be 11.0 m.

2552. Notwithstanding their "R5" zoning, the lands delineated as "R5-2552" 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: (0409-2001)

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

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

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 4.0 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 2.0 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 0.6 m into the minimum front yard and 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 0.6 m into a required yard;
- (11) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (12) notwithstanding subsection (3) of this section, the minimum setback of a building or structure from a sight triangle shall be 0.0 m;
- (13) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (14) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (15) for dwellings of more than one storey in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (16) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (17) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (18) the maximum garage width measured from the inside face of the garage side walls shall be 5.5 m;
- (19) the maximum building height shall be 11.0 m;

- (20) a detached garage shall not be permitted in a rear yard.

2553. Notwithstanding their "R5" zoning, the lands delineated as "R5-2553" on Schedule "B" of this By-law shall be used in compliance with the "R5" zone provisions of this By-law, except that: (0409-2001)

- (1) the provisions of sections 15 and 21, subsection 28(1), clause 30(12)(e), subsections 37B(1) and (2), subsections 40(5) and (6) of this By-law shall not apply;
- (2) the area and frontage of the lot shall conform to the following requirements:

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

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

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side Interior Lot	Rear To Detached Garage
4.5 m	4.5 m	0.6 m	1.2 m on one side and 0.6 m on the other side	0.5 m

- (4) for the purposes of this section, "FRONT LOT LINE" shall be the streetline adjacent to a public road with a right-of-way width of 17 m or greater;
- (5) a detached garage in the rear yard shall be provided;
- (6) the minimum distance between a detached garage and a dwelling on the same lot shall be 6.0 m;
- (7) notwithstanding subsection (3) of this section, the minimum side yard setback for a detached garage located in a rear yard shall be 0.85 m on one side and 0.0 m on the other side;
- (8) 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;
- (9) notwithstanding subsection (3) of the 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;
- (10) 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;
- (11) notwithstanding subsections (3), (8), (9) and (10) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (12) notwithstanding subsections (3), (8), (9) and (10) 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;
- (13) notwithstanding subsections (3), (8), (9) and (10) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard;
- (14) notwithstanding subsections (3), (8), (9) and (10) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (15) notwithstanding subsection (3) of this section, the minimum setback of a building or structure from a sight triangle shall be 0.0 m;
- (16) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (17) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (18) the maximum garage width measured from the inside face of the garage side walls shall be 5.5 m;
- (19) the maximum building height shall be 11.0 m.

(SPA) **2554.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-2554" on Schedule "B" of this By-law shall be used in compliance with the "RM7D4" zone provisions of this By-law, except that: (0409-2001)

(H)

- (1) the provisions of sections 21 and 51, and subsections 44(4), (5), (6), (7), (10), (11), (15), (16), (21), (23) and (24) and clauses 44(17)(d), (e) and (i) of this By-law shall not apply;
- (2) the maximum number of dwelling units on all lands zoned "RM7D4-2554" shall be 200;
- (3) the maximum height of the apartment house shall be 5 storeys, excluding any mechanical penthouses;
- (4) the minimum front yard shall be 7.5 m;
- (5) the minimum side yard shall be 7.5 m;
- (6) the minimum rear yard shall be 7.5 m;
- (7) notwithstanding subsections (4), (5), and (6) of this section, the minimum setback to all below grade structures shall be 0.3 m.

NOTE:

In accordance with the provisions of Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the designation "H-RM7D4-2554" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time (hereinafter call the "site"), by further amendment to Map 57, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirement:

- (i) confirmation in writing by the City of Mississauga, that the lands are not required for a fire station.

2555. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2555" on Schedule "B" to this By-law shall be used for semi-detached dwellings in compliance with the following: (0409-2001)

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

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

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

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side Interior Lot	Rear
4.5 m	4.5 m	0.6 m	1.2 m	7.5 m

- (5) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 4.0 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 subsection (4) of this section, where a corner lot is located on a street with a 0.3 m reserve along the exterior side lot line, the minimum exterior side yard may be reduced to 4.2 m;
- (10) notwithstanding subsections (4), (6), (7), (8) and (9) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (11) notwithstanding subsections (4), (6), (7), (8) and (9) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard and 0.3 m into the minimum exterior side yard;
- (12) notwithstanding subsections (4), (6), (7), (8) and (9) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard;
- (13) notwithstanding subsections (4), (6), (7), (8) and (9) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (14) notwithstanding subsection (3) of this section, the minimum setback of a building or structure from a sight triangle shall be 0.0 m;
- (15) *deleted by By-law 0138-2002;*
- (16) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (17) for dwellings of more than one storey in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (18) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (19) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 4.3 m for interior lots and 4.7 m for corner lots, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; (0142-2003)
- (20) the maximum garage width measured from the inside face of the garage side walls shall be 3.8 m;
- (21) the maximum building height shall be 11.0 m;
- (22) a detached garage shall not be permitted in a rear yard.

- (SPA) **2557.** The lands delineated as "M1-2557" 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: *(0483-2001)*
- (1) the following uses shall also be permitted:
 - (a) retail-warehouse;
 - (b) sale of home entertainment systems;
 - (c) sale and installation of automotive accessories;
 - (d) sale of bedding and linens;
 - (e) sale of kitchen supplies;
 - (f) sale of fitness equipment and recreational items such as billiard tables;
 - (2) parking for sale of home entertainment systems, automotive accessories, bedding and linens, kitchen supplies, fitness equipment and recreational items and an automated commercial banking centre shall be provided and maintained on the same lot at the rate of 3.2 spaces per 100 m² GFA.
- (SPA) **2558.** The lands delineated as "M1-2558" 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: *(0413-2001)*
- (1) the provisions of clauses 109(j), (k), (n) and (o) of this By-law shall not apply;
 - (2) the following use shall also be permitted: the storage and sale of the following commodities: motor vehicle parts and accessories; trailer parts, tires and accessories; construction tools and accessories; farm equipment and accessories; plumbing, electrical and building supplies;
 - (3) the use permitted under subsection (2) of this section shall only be permitted provided such establishment incorporates the storage and sale of more than two different types of the commodities listed;
 - (4) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "M1-2558" shall be 2 260 m².
- (SPA) **2560.** The lands delineated as "RM5-2560" 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: *(0411-2001)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11) and (12), and clause 49(2)(a) of this By-law shall not apply;
 - (2) the maximum number of row dwellings on all lands zoned "RM5-2560" shall be 128;
 - (3) the minimum number of row dwellings on all lands zoned "RM5-2560" shall be 87;
 - (4) no building or structure shall be located closer than 7.5 m from any lot line;
 - (5) the maximum "Gross Floor Area" shall be 0.65 times the lot area;
 - (6) for the purposes 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 the parking of motor vehicles;
 - (7) the "Minimum Open Space" shall be 40% of the lot area.
- (SPA) **2561.** The lands delineated as "M1-2561" 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: *(0462-2001)*
- (1) the provisions of subsections 109(b), (g), (j) and (o) of this By-law shall not apply;
 - (2) police service uses shall also be permitted;
 - (3) for the purposes of this section, "POLICE SERVICE" means Peel Regional Police services;
 - (4) the maximum gross floor area - non-residential of all buildings and structures devoted to business, professional or administrative offices and police services shall be 0.5 times the lot area;
 - (5) the maximum gross floor area of all buildings and structures devoted to police services shall be 19 140 m²;
 - (6) 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 a police service, a minimum of 570 parking spaces shall be required.

2563. The lands delineated as "R4(12)-2563" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions of this By-law, except that: (0535-2001)

- (1) the provisions of subsection 37B(2) 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	365 m ²	12.0 m
Corner	470 m ²	15.2 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
6.0 m	4.0 m	1.2 m	7.5 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 4.0 m;
- (5) the maximum lot coverage shall be 48%;
- (6) the maximum width of a driveway or hard surface area at any given point shall be 6.0 m;
- (7) the maximum garage width measured from the inside face of the garage side walls shall be 6.0 m.

2564. The lands delineated as "R4(12)-2564" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions of this By-law, except that: (0535-2001)

- (1) the provisions of subsection 37B(2) 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	365 m ²	12.0 m
Corner	470 m ²	15.2 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
6.0 m	4.0 m	1.2 m	7.5 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.0 m;
- (5) the maximum lot coverage shall be 48%;
- (6) the maximum width of a driveway or hard surface area at any given point shall be 6.0 m;
- (7) the maximum garage width measured from the inside face of the garage side walls shall be 6.0 m.

2565. The lands delineated as "R5-2565" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions of this By-law, except that: (0535-2001), (0372-2002)

- (1) the provisions of subsection 37B(1) shall not apply;
- (2) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	4.0 m	1.2 m on one side and 0.61 m on the other side	7.5 m

- (3) notwithstanding subsection (2) of this section, the front garage face shall have a minimum setback of 4.0 m;
- (4) the maximum lot coverage shall be 45%;
- (5) the maximum width of a driveway or hard surface area at any given point shall be 6.0 m;
- (6) the maximum garage width measured from the inside face of the garage side walls shall be 6.0 m.

2566. The lands delineated as "R5-2566" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions of this By-law, except that: (0535-2001)

- (1) the provisions of section 21 and subsection 37B(1) shall not apply;

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	4.0 m	1.2 m on one side and 0.61 m on the other side	7.5 m

- (3) notwithstanding subsection (2) of this section, the front garage face shall have a minimum setback of 5.0 m;
- (4) notwithstanding subsection (2) of this section, the minimum setback to the Tenth Line West street line shall be 4.5 m;
- (5) the maximum lot coverage shall be 45%;
- (6) the maximum width of a driveway or hard surface area at any given point shall be 6.0 m;
- (7) the maximum garage width measured from the inside face of the garage side walls shall be 6.0 m.

2567. The lands delineated as "R5-2567" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions of this By-law, except that: (0535-2001)

- (1) the provisions of section 21 and subsection 37B(1) 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	290 m ²	9.75 m
Corner	375 m ²	12.5 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	3.5 m	1.2 m on one side and 0.61 m on the other side	7.5 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 4.5 m;
- (5) notwithstanding subsection (3) of this section, the minimum setback to the Tenth Line West street line shall be 4.5 m;
- (6) the maximum lot coverage shall be 45%;
- (7) the maximum width of a driveway or hard surface area at any given point shall be 6.0 m;
- (8) the maximum garage width measured from the inside face of the garage side walls shall be 6.0 m.

2568. The lands delineated as "RM2-2568" 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: (0535-2001)

- (1) the provisions of section 21 shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	14.5 m
Corner	600 m ²	19.5 m

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.0 m;
- (5) notwithstanding subsection (3) of this section, the minimum setback to the Tenth Line West street line shall be 4.5 m;
- (6) notwithstanding subsection (3) of this section, window projections and other architectural elements, with or without a foundation such as, but not limited, fireplaces, pilasters and corbels shall be permitted to encroach a maximum of 0.5 m into a required side yard;
- (7) the maximum width of a driveway or hard surface area at any given point shall be 5.2 m;
- (8) the maximum garage width measured from the inside face of the garage side walls shall be 5.2 m.

- (7) the minimum number of parking spaces per dwelling unit shall be 2.0;
- (8) the minimum number of visitor parking spaces per dwelling unit shall be 0.25;
- (9) a parking space on a private driveway serving as an access to a parking space that is within a private garage part of a dwelling unit shall be considered to be included as part of the number of parking spaces required in this section, provided that such parking space shall not be used for computing the required visitor parking minimum parking requirements of any other dwelling unit;
- (10) no habitable room within a building or structure shall be located within 30.0 m of a railway right-of-way;
- (11) the minimum front yard shall be 3.5 m;
- (12) notwithstanding subsection (11) of this section, a covered or uncovered porch may project a maximum of 1.5 m into the minimum front yard;
- (13) the minimum setback from the front wall of each dwelling unit to the internal roadway shall be 4.5 m;
- (14) notwithstanding subsections (11) and (13) of this section, the front garage face shall not be located closer than 3.0 m to any lot line or to any internal roadway or sidewalk;
- (15) notwithstanding subsection (13) of this section, a covered or uncovered porch may project a maximum of 1.5 m into the minimum setback;
- (16) the minimum side yard shall be 4.5 m;
- (17) notwithstanding subsection (16) of this section, the minimum side yard to an exterior side wall of a dwelling unit shall be 3.0 m;
- (18) notwithstanding subsection (16) of this section, a covered or uncovered porch may encroach a maximum of 1.5 m into the minimum side yard;
- (19) the minimum rear yard shall be 7.3 m;
- (20) notwithstanding subsection (19) of this section, an uncovered platform, deck or balcony may project a maximum of 1.5 m into the minimum rear yard;
- (21) the minimum setback to a sight triangle shall be 3.0 m;
- (22) the minimum separation distance between row dwelling blocks shall be as follows:
 - (a) 3.0 m between the side walls of end row dwelling units;
 - (b) 15.0 m between the rear walls of row dwelling units;
 - (c) 7.5 m between the rear wall of a row dwelling unit and a side wall of an end row dwelling unit;
- (23) notwithstanding clauses (22)(b) and (c) of this section, an uncovered platform, deck or balcony may project a maximum of 1.5 m into the minimum separation distance between row dwelling blocks.

- (h) for the purposes of this section, "AIR-COOLED CONDENSOR" means a dry closed system that recycles steam turbine exhaust for reuse as feed water to the heat recovery boilers;
- (i) 73 parking spaces shall be required of which two (2) must be parking spaces - disabled;
- (j) the areas which are identified as a storm water management pond and landscaped area on Schedule "I" of this section shall only be used for the purposes of storm water management and landscaping including fencing and no buildings or structures of any kind including accessory buildings, other than inlets, headwalls and associated piping related to the storm water management pond and site drainage shall be erected and no parking permitted within this area.
- (k) (i) all site development plans shall conform to Schedule "I" of this section;
(ii) notwithstanding subclause (k)(i) of this section, the location and type of parking spaces, driveways, walkways, garbage enclosures, landscape features and the extent of landscape fencing shall be determined through the site development plan approval process.

- (1) the provisions of section 21, 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 section 109 of this By-law shall apply, save and except for subsections 109(b), (j) and (k) of this By-law;
- (3) the following uses shall also be permitted:
 - (a) convenience restaurant;
 - (b) take-out restaurant;
 - (c) outdoor patio accessory to a restaurant, a convenience restaurant and a take-out restaurant;
- (4) the maximum gross floor area - restaurant devoted to all restaurants, convenience restaurants, and take-out restaurants shall be 1 450 m²;
- (5) the maximum gross floor area - non residential of all buildings and structures or parts thereof on each lot devoted to business, professional, or administrative offices shall be 0.5 times the lot area;
- (6)
 - (a) 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;
 - (b) notwithstanding clause (6)(a) of this section, the miscellaneous uses shall be contained wholly within building or structure principally used for business, professional or administrative offices;
 - (c) for the purposes of this section, "MISCELLANEOUS USES" shall only include the following: hairdressing and beauty salon; barber shop; drug store; 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; audio-visual or computer shop; and public hall;
- (7) the maximum gross floor area - non residential devoted to all drug stores and dispensaries shall be 250 m²;
- (8) the following provisions shall apply to a convenience restaurant use:
 - (a) a stacking lane to accommodate the equivalent of a minimum of 12 tandem parking spaces shall be provided behind the pick-up window;
 - (b) the minimum distance between the last required tandem parking space of the stacking lane and the closest street line shall be 16 m;
 - (c) the stacking lane shall be a continuous laneway having no obstruction by intersecting traffic and shall not obstruct any aisles, parking spaces or loading spaces;
 - (d) the stacking lane shall have a minimum width of 4.0 m;
 - (e) the stacking lane shall have a minimum centre line radius of 6.5 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 the subject of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, garbage enclosures, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (10) all buildings and structures located wholly or partially within Area 'A' shown on Schedule "I" of this section shall have a maximum setback of 15.0 m from the Hurontario Street right-of-way;
- (11) all buildings and structures located wholly or partially within Area 'B' shown on Schedule "I" of this section shall have a maximum setback of 23.0 m from the Derry Road East right-of-way.

(SPA) **2574.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2574" on Schedule "B" of this By-law shall only be used in compliance with the following: (0291-2002)

- (1) the provisions of section 21 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;
 - (b) car wash;
- (3) for the purpose of this section, Hurontario Street shall be deemed to be the lot frontage;
- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	4.5 m	1.5 m	9.2 m

- (5) the maximum gross leasable area devoted to a convenience retail and service kiosk use shall be 190 m²;
- (6) the maximum gross floor area - non residential devoted to a car wash use shall be 155 m²;
- (7) a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the Hurontario Street and Derry Road East rights-of-way;
- (8) the minimum distance between the point of intersection of the projection of the front lot line and the exterior side lot line and the nearest means of ingress or egress on Derry Road East shall be 28 m.

(SPA) **2575.** The lands delineated as "DC-2575" 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: (0079-2002)

- (1) the provisions of sections 59A, 87 and subsections 83(7), (9), (12), (15), (16), (18), (19), (21), (23), (27), (28) and (35) of this By-law shall not apply;
- (2) the maximum gross floor area - non residential of all buildings and structures shall be 780 m²;
- (3) an outdoor patio accessory to a restaurant, or convenience restaurant shall be permitted;
- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front	Easterly Side	Westerly Side	Rear
20 m	3 m	2.25 m	10.5 m

- (5) ingress, egress and aisles may be provided on the abutting lands zoned "DC-446";

(SPA) **2576.** The lands delineated as "DC-2576" 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: (0573-2001)

- (1) the provisions of section 59A, subsections 83(7), (8), (9), (10), (14), (15), (16), (19), (21), (23), (27), (34) and (35) and section 87 of this By-law shall not apply;
- (2) the minimum lot area shall be 0.99 ha;
- (3) the maximum gross leasable area of all buildings and structures on all lands zoned "DC-2576" shall be 2 200 m²;
- (4) the following uses shall also be permitted:
 - (a) grocery store;
 - (b) mailbox rental, stationary and photocopying shop;
 - (c) photo processing establishment;
- (5) the maximum gross leasable area devoted to all drug store uses shall be 600 m²;
- (6) for the purposes of calculating parking, the lands shall be deemed to be a Convenience Centre;
- (7) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	4.5 m	0 m	6.0 m

- (8) the lot line abutting the Ivandale Drive right-of-way shall be deemed to be the front lot line;
- (9) a landscaped area having a minimum depth of 4.5 m shall be provided along the lot lines abutting any street.

(SPA) **2577.** The lands delineated as "M1-2577" 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: (0573-2001)

- (1) the provisions of section 114, subsections 109(a), (b), (g), (h), (j) and (k) and subsection 110(2) 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 all lands zoned "M1-2577" shall be 11 140 m²;
- (3) a maximum of 20% of the gross floor area - non residential of all buildings, structures or parts thereof used for business, professional and administrative offices may be used for retail and personal service uses;
- (4) for the purposes of this section, retail uses shall only include an upholstering and furniture shop, an audio-visual and computer shop, and a shop in which new goods are sold at retail;
- (5) for the purposes of this section, personal service uses shall only include a tanning salon, a mailbox rental, stationary and photocopying shop, a hairdressing and beauty salon, a barber shop, a dry cleaning depot, a laundromat, and a shoe repair shop;
- (6) the following uses shall not be permitted:
 - (a) residential use accessory to a place of religious assembly;
 - (b) automobile repair garage;
 - (c) restaurant;
 - (d) convenience restaurant;
- (7) the yards shall conform to the following requirements:

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

- (8) the lot line abutting the Ivandale Drive right-of-way shall be deemed to be the front lot line;
- (9) a landscaped area having a minimum depth of 7.0 m shall be provided along the lot line abutting the Ivandale Drive right-of-way;
- (10) a landscaped area having a minimum depth of 4.5 m shall be provided along the lot lines abutting the Boyer Boulevard right-of-way;
- (11) the maximum building height shall be 10.7 m;
- (12) in addition to those uses already permitted, a motor vehicle sales centre shall be permitted; (0533-2004)
- (13) for the purposes of this section, "MOTOR VEHICLE SALES CENTRE" means an establishment for the sale of new or used motor vehicles and may include accessory thereto a motor vehicle repair garage, motor vehicle body repairs and the sale of motor vehicle parts and equipment, with no outdoor storage of parts or materials. (0533-2004)

(SPA) **2578.** The lands delineated as "M1-2578" 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: (0573-2001)

- (1) the provisions of sections 21, subsections 109(a), (b), (g), (j) and (k) and subsections 110(1b) and 110(2) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) motor vehicle sales centre;
 - (b) restaurant, take-out restaurant and convenience restaurant;
 - (c) banquet hall;
- (3) for the purpose of this section, "MOTOR VEHICLE SALES CENTRE" means an establishment for the sale of new or used motor vehicles, and may include accessory thereto a motor vehicle repair garage, motor vehicle body repairs and the sale of motor vehicle parts and equipment, with no outdoor storage of parts or materials;
- (4) a residential use accessory to a place of religious assembly shall not be permitted;
- (5) the yards shall conform to the following requirements:

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

- (6) a landscaped area having a minimum depth of 4.5 m shall be provided along the lot line abutting the Mavis Road right-of-way.

(SPA) **2579.** The lands delineated as "AC4-2579" on Schedule "B" of this By-law shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: (0574-2001)

- (1) the provisions of section 21 and subsection 96(c) of this By-law shall not apply;
- (2) the minimum lot area shall be 0.6 ha;
- (3) a gas bar, which may include a convenience retail and service kiosk, shall also be permitted;
- (4) for the purpose of this section, "ROLL-OVER CAR WASH" means a car wash where the automatically operated equipment moves around a stationary vehicle;

- (5) 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 10 car storage spaces

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

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

- (7) a landscaped area having a minimum depth of 4.5 m shall be provided along the lot lines abutting any streets.

(SPA) **2580.** The lands delineated as "M1-2580" 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: *(0156-2003)*
(H)

- (1) the provisions of section 21, subsections 109(a), (b), (g), (j), (n), and (o) and 110(1b), 110(2), 110(3) and 114(e) of this By-law shall not apply;
- (2) automotive repair garage, hotel, motel, radio and television broadcasting establishment, radio and television transmission tower, place of religious assembly and library, shall not be permitted;
- (3) uses permitted under subsections 83(1), (2), (4), (8), (11), (12), (13), (14), (16), (22), (25), (26), (27), (28), (29), (31), (32) and (33) of this By-law, shall also be permitted;
- (4) uses permitted under subsections 83(5), (9), (20), (23), (30) and (34) of this By-law, shall also be permitted;
- (5) outdoor patios accessory to take-out restaurant, convenience restaurant, and restaurant uses, shall be permitted;
- (6) the maximum gross leasable area devoted to uses permitted in subsection (3) of this section, shall be 5 575 m²;
- (7) the maximum gross leasable area devoted to all food store uses, shall be 325 m²;
- (8) the minimum setback of all buildings or structures from the lot line abutting lands zoned "RM5-2323" shall be 20.0 m;
- (9) a landscaped area having a minimum depth of 5.0 m shall be provided along the entire length of the lot line abutting lands zoned "G".

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the zoning designation "H-M1-2580" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time, by further amendment to Map 52E, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

- (i) The storm water management facility (Part 1, Reference Plan 43R-25114) and storm sewer outlet to Fletcher's Creek shall be constructed and operable to the satisfaction of the City Transportation and Works Department and the Credit Valley Conservation;
- (ii) The completion of services (including storm sewers) and registration of Draft Plan of Subdivision T-M95022, Ben-Ted Construction Limited;
- (iii) Delivery of an executed Development Agreement in a form satisfactory to The Corporation of the City of Mississauga;
- (iv) Satisfactory arrangements being made with the City Transportation and Works Department for establishing a 0.3 m reserve across the Saint Barbara Boulevard frontage of the site.

(SPA) **2581.** The lands delineated as "M1-2581" 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: *(0156-2003)*
(H)

- (1) the provisions of section 21, subsections 109(a), (b), (g), (j), (n), (o) and 110(1b), 110(2) and 110(3) of this By-law shall not apply;
- (2) automotive repair garage, hotel, motel, radio and television broadcasting establishment, radio and television transmission tower, place of religious assembly and library, shall not be permitted;
- (3) uses permitted under subsections 83(5), (9), (20), (23), (30) and (34) of this By-law, shall also be permitted;
- (4) outdoor patios accessory to take-out restaurant, convenience restaurant, and restaurant uses, shall be permitted;
- (5) the minimum setback of all buildings or structures from the lot line abutting lands zoned "RG4(12)" shall be 20.0 m.

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the zoning designation "H-M1-2581" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time, by further amendment to Map 52E, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

- (i) The storm water management facility (Part 1, Reference Plan 43R-25114) and storm sewer outlet to Fletcher's Creek shall be constructed and operable to the satisfaction of the City Transportation and Works Department and the Credit Valley Conservation;
- (ii) The completion of services (including storm sewers) and registration of Draft Plan of Subdivision T-M95022, Ben-Ted Construction Limited;
- (iii) Delivery of an executed Development Agreement in a form satisfactory to The Corporation of the City of Mississauga;

- (iv) Satisfactory arrangements being made with the City Transportation and Works Department for establishing a 0.3 m reserve across the Saint Barbara Boulevard frontage of the site.

2583. The lands delineated as "RM2-2583" 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: (0037-2002)

- (1) the provisions of sections 15, 21 and 44, subsections 28(1), 37B(1) and (2) of this By-law shall not apply;
- (2) each 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	285 m ²	11 m
Corner	365 m ²	14 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	0.61 m	1.2 m on one side and 0.61 m on the other	7.0 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, 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;
- (e) notwithstanding clause (2)(b) of this section, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (f) notwithstanding clause (2)(b) 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 required yards;
- (g) notwithstanding clause (2)(b) of this section, the setback of a covered porch to a sight triangle may be 1.5 m;
- (h) 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;
- (i) for dwellings of more than one (1) storey 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;
- (j) 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;
- (k) the maximum width of a driveway or hard surface parking area at any given point shall be 5.5 m;
- (l) the maximum garage width measured from the inside face of each of the garage walls shall be 5.7 m;
- (m) the maximum building height shall be 11.0 m;
- (n) a detached garage shall not be permitted;

- (3) each semi-detached dwelling shall comply with the following requirements:

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	17.4 m
Corner	530 m ²	20.4 m

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

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side Interior Lot	Rear
3.6 m	3.6 m	0.9 m	0.9 m	7.0 m

- (d) notwithstanding clause (3)(c) of this section, the front garage face shall have a minimum setback of 7.0 m;
- (e) notwithstanding clause (3)(c) of this section, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (f) notwithstanding clause (3)(c) 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 0.61 m into required yards;
- (g) 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;
- (h) for dwellings of more than one (1) storey 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;
- (i) the maximum width of a driveway or hard surface parking area at any given point shall be 3.8 m;

- (j) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (k) 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;
- (l) the maximum gross floor area for all buildings or structures shall be 0.75 times the lot area;
- (m) the maximum building height shall be 11.0 m;
- (n) a detached garage shall not be permitted.

2584. The lands delineated as "RM2-2584" 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: (0370-2002)

- (1) the provisions of sections 15, 21 and 44, subsections 28(1), 37B(1) and (2) of this By-law shall not apply;
- (2) each 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	295 m ²	9.75 m
Corner	415 m ²	13.5 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	0.61 m	1.2 m on one side and 0.61 m on the other	7.5 m

- (c) notwithstanding clause (2)(b) of this section, the front garage face shall have a minimum setback of 6.0 m;
- (d) notwithstanding clause (2)(b) 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;
- (e) notwithstanding clause (2)(b) of this section, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (f) notwithstanding clause (2)(b) 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 the minimum rear yard or the minimum exterior side yard;
- (g) notwithstanding clause (2)(b) of this section, the minimum setback of a covered porch to a sight triangle shall be 1.5 m;
- (h) 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;
- (i) for dwellings of more than one (1) storey 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;
- (j) 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;
- (k) the maximum coverage of all buildings and structures shall be 45% of the lot area;
- (l) the maximum width of a driveway or hard surface parking area at any given point shall be 5.7 m;
- (m) the maximum garage width measured from the inside face of each of the garage walls shall be 5.7 m;
- (n) the maximum building height shall be 11.0 m;
- (o) a detached garage shall not be permitted;
- (3) each semi-detached dwelling shall comply with the following requirements:
 - (a) the provisions of clauses 45A(1)(n) and (p) of this By-law shall apply;
 - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	13.7 m
Corner	575 m ²	17.3 m

- (c) 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	0.9 m	0.9 m	7.5 m

- (d) notwithstanding clause (3)(c) of this section, the front garage face shall have a minimum setback of 6.0 m;

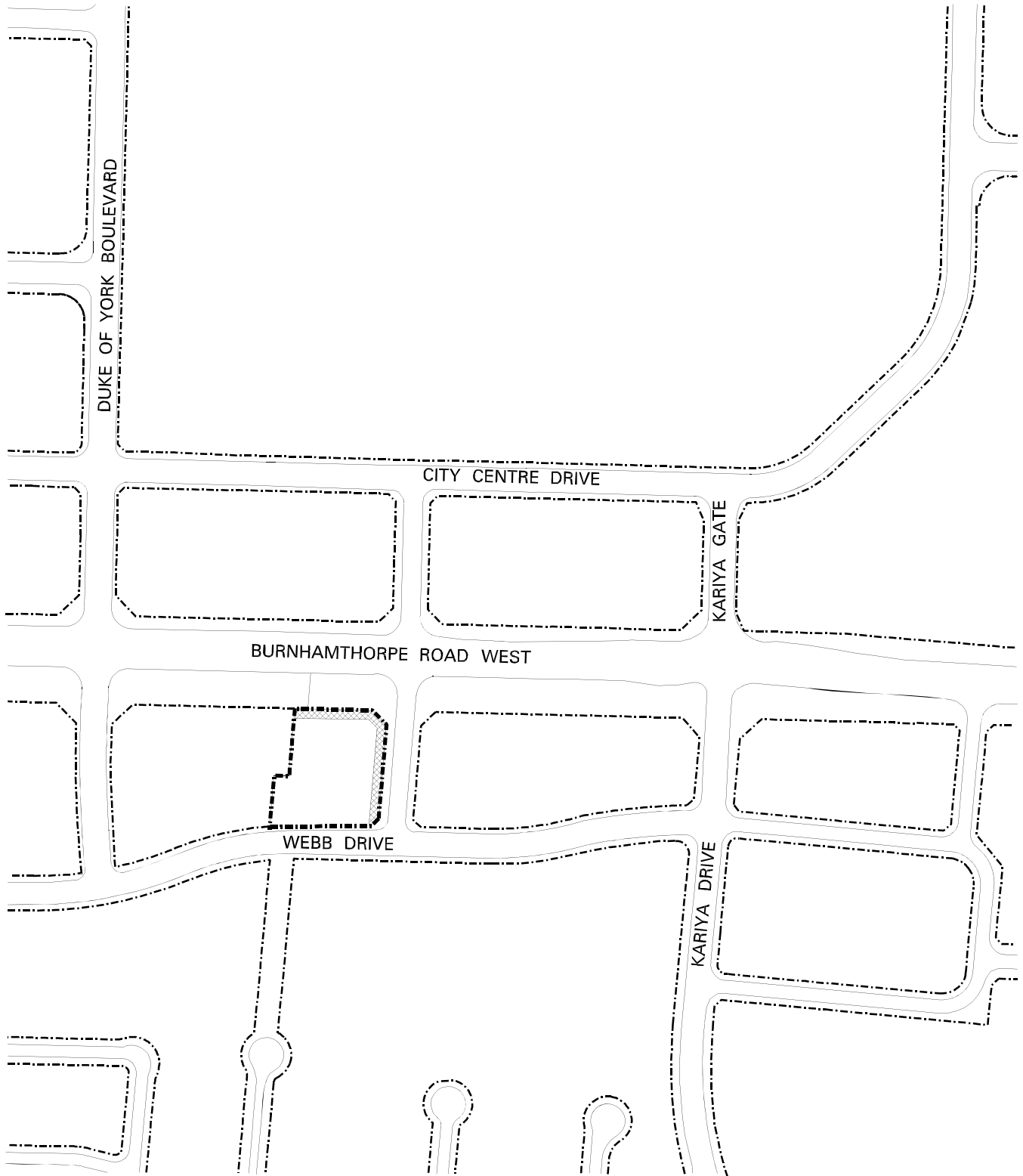
- (e) notwithstanding clause (3)(c) of this section, a covered porch or balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (f) notwithstanding clause (3)(c) of this section, window projections and architectural elements with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.61 m into the minimum rear yard or minimum exterior side yard;
- (g) 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;
- (h) for dwellings of more than one (1) storey 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;
- (i) the maximum width of a driveway or hard surface parking area at any given point shall be 3.8 m;
- (j) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (k) 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;
- (l) the maximum gross floor area for all buildings or structures shall be 0.75 times the lot area;
- (m) the maximum building height shall be 11.0 m;
- (n) a detached garage shall not be permitted.

(SPA) **2589.** Notwithstanding their "RCL3" zoning, the lands delineated as "RCL3-2589" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0465-2002) (0275-2007)*

(1) any person may use land or erect or use a building or structure for the following uses:

- (a) business, professional and administrative office;
- (b) apartment house;
- (c) hotel;
- (d) conference facility;
- (e) health care facility;
- (f) educational facility;
- (g) place of religious assembly;
- (h) park;
- (i) parking lot;

- (2) the following additional uses shall also be permitted provided such uses are contained wholly within buildings or structures used for business, professional or administrative offices, apartment house uses, hotels, conference facilities or any combination thereof:
 - (a) bank, financial institution, money lending agency;
 - (b) personal service shop;
 - (c) recreational establishment, which shall include but not be limited to billiards, bowling, curling, swimming pool, roller skating, and ice skating;
 - (d) restaurant, convenience restaurant or take-out restaurant, with or without an outdoor patio;
 - (e) service or repair shop;
 - (f) shop in which goods are sold or rented at retail;
 - (g) entertainment uses;
- (3) for the purposes of this section, entertainment uses shall not include amusement arcades, adult entertainment parlours, adult videotape stores and body rub parlours;
- (4) a maximum of 20% of the total gross floor area - non residential of any building or structure used for business, professional or administration offices, hotels, conference facilities and a maximum of 20% of the total gross floor area - apartment house of any building or structure used for apartment house uses, or any combination thereof, may be used for any use permitted under clauses (2)(a) to (g) inclusive, of this section;
- (5) the provisions of sections 21 and 108 of this By-law shall not apply;
- (6) the minimum gross floor area - apartment house of all buildings or structures shall be 1.0 times the lot area;
- (7) motor vehicle parking for apartment house uses shall be provided and maintained on the same lot at a minimum rate of 1.0 space per dwelling unit;
- (8) an on-grade driveway, aisle or parking area shall not be permitted within 7.6 m of a lot line abutting a public right-of-way;
- (9) an on-grade driveway, aisle or parking area shall not be permitted between a wall of a building or structure and a lot line abutting a public right-of-way;
- (10) notwithstanding subsection (9) of this section, where a property has a lot line abutting more than two (2) public rights-of-way, an on-grade driveway, aisle or parking area shall not be permitted between the wall of a building or structure and a lot line abutting two (2) of the public rights-of-way;
- (11) the provisions of subsections (8), (9) and (10) of this section shall not apply to a driveway or ramp to an underground parking garage;
- (12) no person shall use land or erect or use a building or structure except in compliance with all requirements related to the build-to area, and any other requirements as shown on Schedule "I" of this section;
- (13) notwithstanding subsection (12) of this section, where a property has build-to areas along more than two (2) lot lines, the building or structure shall be located along a minimum of two (2) build-to areas;
- (14) notwithstanding subsection (12) of this section, a maximum of 30% of the length of the streetwall may be set back beyond the build-to area;
- (15) notwithstanding the requirements related to build-to areas, vehicular entrances for the purposes of ingress and egress to and from the lands shall be permitted;
- (16) for the purposes of this section, "BUILD-TO AREA" means the area of the lands within which a streetwall of a building or structure shall be located;
- (17) for the purposes of this section, "STREETWALL" means any exterior wall of a building facing a lot line abutting a public right-of-way;
- (18) for the purposes of this section, "GROSS FLOOR AREA - APARTMENT HOUSE" means the aggregate of the floor areas of each storey above and below established grade, measured at floor level between the exterior faces of exterior walls of each storey of the building or structure, but shall not include the following areas:
 - (a) any enclosed area used for climate control, electrical, and energy distribution equipment, or other mechanical equipment devoted to the operation or maintenance of the building;
 - (b) any enclosed area devoted to elevators;
 - (c) any enclosed area devoted to the collection or storage of disposable or recyclable waste generated within the building;
 - (d) any part of a building or structure above or below established grade used exclusively for the parking of motor vehicles or the provision of parking or loading spaces required by this By-law;
 - (e) any part of the building above or below established grade that is not contained within an individual unit and which is devoted exclusively to one (1) or more common storage areas, common laundry facilities or other common facilities, such as play areas or other recreational uses;
 - (f) any enclosed balcony.



LEGEND:

 BUILD-TO AREA
[0 - 7.6m FROM STREETLINE]

CITY OF MISSISSAUGA



THIS IS SCHEDULE "I" TO "SECTION 2589"
AS ATTACHED TO ATTACHMENT "3" OF O.M.B.

ORDER No. 0633

DATED 2002 MAY 21

ATTACHED TO BY-LAW 0465-2002

(SPA) **2591.** The lands delineated as "AC4-2591" on Schedule "B" of this By-law shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: (0113-2002)

- (1) the provisions of section 21, subsections 96(b) and (c) and clauses 98(1)(b), (d), (f) and (h) of this By-law shall not apply;
- (2) a gas bar, which may include a convenience retail and service kiosk, shall also be permitted;
- (3) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
18 m	15 m	27 m	3 m

- (4) motor vehicle parking 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
Car Wash	5.0 spaces plus 10 car storage spaces

- (5) for the purpose of this section, "CONVENIENCE RETAIL AND SERVICE KIOSK" means a building or structure or part thereof accessory to a gas bar, with a maximum gross leasable area of 300 m², and where convenience goods may be stored and offered for sale, and may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises and a bank machine.

(SPA) **2592.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2592" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0109-2002), (0119-2003)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of clauses (44)(17)(f), (h), (i) and (k) of this By-law shall apply;
- (3) the maximum number of dwelling units on all lands zoned "RM5-2592" shall be 128;
- (4) the yards shall conform to the following requirements:

Minimum Yards		
Front	Interior Side	Rear
7.5 m	7.5 m	30.0 m

- (5) the main front wall of a dwelling unit shall not be located closer than 4.5 m to any internal roadway or sidewalk;
- (6) the maximum gross floor area shall be 0.66 times the lot area;
- (7) for the purposes of subsection (6) 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 the parking of motor vehicles;
- (8) parking shall be provided at a rate of 2.0 spaces per dwelling unit for residents and 0.25 spaces per dwelling unit for visitors;
- (9) a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit shall be considered to be included as part of the number of parking spaces required by subsection (8) of this section; provided such parking space shall not be used for computing the required visitor parking or the minimum parking requirements of any other dwelling unit.

(SPA) **2593.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2593" on Schedule "B" of this By-law shall only be used in compliance with the following: (0109-2002), (0119-2003)

- (1) the provisions of section 21 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) bank, financial institution or money lending agency;
 - (b) barber shop or beauty parlour;
 - (c) business, professional or administrative office;
 - (d) dressmaking or tailoring establishment;
 - (e) drugstore;
 - (f) laundromat;
 - (g) shoe repair shop;
 - (h) shop in which goods are sold at retail;
 - (i) shop in which household pets are sold at retail;
 - (j) convenience store;
 - (k) video store;

- (l) tanning salon;
- (3) the yards shall conform to the following requirements:

Minimum Yards			
Front	Easterly Side	Westerly Side	Rear
8.0 m	3.5 m	3.0 m	3.0 m

- (4) the maximum gross leasable area of all buildings and structures shall be 585 m²;
- (5) the maximum height shall be one (1) storey;
- (6) for the purpose of calculating parking, the site shall be deemed to be a Convenience Centre.

(SPA) **2594.** The lands delineated as "M1-2594" 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: (0134-2002)

(H)

- (1) the provisions of subsections 109(a), (b), (h), (j), (k), (n) and (o) and 110(1b) of this By-law shall not apply;
- (2) notwithstanding the provisions of subsection 109(c) of this By-law, funeral establishments shall not be permitted;
- (3) in addition to those remaining uses permitted in sections 109 and 110 of this By-law, restaurant, convenience restaurant and take-out restaurants shall be permitted;
- (4) a minimum of 6.0 m landscaped area shall be provided along the property line abutting the Tomken Road frontage;
- (5) a minimum of 3.0 m landscaped area shall be provided along the zone boundary line abutting the lands zoned "G-2443".

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the zoning designation "H-M1-2594" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 27 of Schedule "B", attached to By-law Number 5500, as amended, upon satisfaction of the following requirement:

- (i) that the applicant enter into Servicing and Development Agreements to dedicate and construct the road and municipal services required in support of the development of these parcels to the satisfaction of the City.

(SPA) **2595.** The lands delineated as "R1-2595" on Schedule "B" of this By-law shall only be used for one (1) detached dwelling in compliance with the "R1" zone provisions contained in this By-law, except that: (0137-2002)

- (a) the minimum front yard shall be 7.6 m;
- (b) the minimum rear yard to the detached dwelling shall be 1.5 m;
- (c) the minimum southerly side yard to the detached dwelling shall be 4.2 m;
- (d) the minimum interior side yard to a detached garage shall be 1.0 m.

(SPA) **2596.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2596" on Schedule "B" of this By-law shall only be used in compliance with the following: (0114-2002), (0237-2003)

- (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 with a drive-through window;
 - (b) automobile service station, which may include a convenience retail and service kiosk with a drive-through window;
 - (c) roll-over car wash;
 - (d) place of religious assembly;
 - (e) day nursery;
 - (f) private school;
 - (g) dry-cleaning depot;
- (3) the minimum building setback from the lot line abutting Artesian Drive and Winston Churchill Boulevard shall be 4.5 m;
- (4) the minimum building setback from all other lot lines shall be 7.5 m;
- (5) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Roll-Over Car Wash	5.0 spaces plus 10 car storage spaces

- (6) for the purposes of this section, "ROLL-OVER CAR WASH" means a car wash where the automatically operated equipment moves around a stationary vehicle.

SPA) **2597.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2597" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0114-2002)

- (1) the provisions of clause 44(13)(ii) and subsection 44(17) of this By-law, save and except, clauses 44(17)(d), (e) and (f) shall apply;
- (2) the provisions of sections 21 and 30 of this By-law shall not apply;
- (3) the maximum "Gross Floor Area" of all buildings and structures shall be 0.6 times the lot area;
- (4) for the purposes of this subsection, "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 the parking of motor vehicles;
- (5) the "Minimum Open Space" shall be 40% of the lot area;
- (6) the minimum number of dwelling units shall be 30 units per ha;
- (7) the maximum number of dwelling units shall be 57 units per ha;
- (8) no buildings or structures shall exceed four (4) storeys in height, above established grade;
- (9) notwithstanding subsection (8) of this section, no building or structure, or part thereof, within 20 m of lands zoned "RM2-2351" or "RM5-2371", shall exceed two (2) storeys in height above established grade;
- (10) the minimum setback from any lot line shall be 7.5 m;
- (11) awnings and canopies may encroach a maximum of 0.6 m beyond the front or rear face of a building or structure and a maximum of 0.3 m beyond the front or rear wall of a building or structure;
- (12) 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 beyond any wall of a building or structure;
- (13) a balcony may encroach a maximum of 2.0 m beyond the front wall or an exterior side wall of a building or structure.

(SPA) **2598.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-2598" on Schedule "B" of this By-law shall only be used for an apartment house in compliance with the "RM7D4" zone provisions contained in this By-law, except that: (0114-2002)

- (1) the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (8), (9), (10), (11), (12), (14), (15), (16), (17), (21), (23) and (24) of this By-law shall not apply;
- (2) the minimum number of dwelling units shall be 45 units per ha;
- (3) the maximum number of dwelling units shall be 138 units per ha;
- (4) no buildings or structures shall exceed eight (8) storeys in height, above established grade, excluding any mechanical penthouses;
- (5) notwithstanding subsection (4) of this section, no building or structure, or part thereof, within 30 m of lands zoned "RM2-2351" or "RM1-2347", shall exceed five (5) storeys in height above established grade, excluding any mechanical penthouses;
- (6) the yards shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
4.5 m	7.5 m	7.5 m

- (7) notwithstanding subsection (6) of this section, an underground garage shall have a minimum front, side and rear yard of 0.0 m;
- (8) the "Minimum Open Space" shall be 40% of the lot area;
- (9) parking shall be provided and maintained on the same lot in accordance with the following:

Minimum Required Parking	
Resident	1.1 spaces per dwelling unit
Visitor	0.2 spaces per dwelling unit

2599. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2599" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (0114-2002)

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

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

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

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

- (5) notwithstanding subsection (4) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (6) notwithstanding subsection (4) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard 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 subsection (4) of this section, where a corner lot is located adjacent to a public lane, the minimum exterior side yard may be reduced to 1.8 m;
- (10) notwithstanding subsections (4), (6), (7) and (8) of this section, a balcony or covered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (11) notwithstanding subsections (4), (6), (7) and (8) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard and a maximum of 0.3 m into the minimum exterior side yard;
- (12) notwithstanding subsections (4), (6), (7) and (8) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard;
- (13) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (14) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (15) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (16) for dwellings of more than one (1) storey in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (17) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (18) the maximum permitted driveway or hard surface parking area width per unit at any given point shall be 3.8 m;
- (19) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (20) the maximum building height shall be 11.0 m;
- (21) a detached garage shall not be permitted in a rear yard;
- (22) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 11 m.