

2600. The lands delineated as "R5-2600" 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: *(0114-2002)*

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

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

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard 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 balcony or 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 a maximum of 0.3 m into the minimum exterior side yard;
- (10) notwithstanding subsections (3), (5), (6) and (7) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard;
- (11) notwithstanding subsection (3) of this section, the setback of a building or structure from a sight triangle may be 0.0 m;
- (12) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (13) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (14) for dwellings of 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;
- (15) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (16) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m, provided that the provisions of this subsection shall not apply to those lots that are subject to a minor variance approval in force and effect on or before 2003 February 12, under section 45 of the *Planning Act*, such that the provisions of the minor variance shall apply authorizing a wider driveway width than permitted under this subsection; *(0142-2003)*
- (17) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (18) the maximum building height shall be 11.0 m;
- (19) a detached garage shall not be permitted in a rear yard;
- (20) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 16 m.

2601. Notwithstanding their "G" zoning, the lands delineated as "G-2601" on Schedule "B" of this By-law shall only be used for a fuel transmission line. *(0114-2002), (0161-2003), (0230-2004), (0304-2004)*

(SPA) **2602.** Notwithstanding their "AC3" zoning, the lands delineated as "AC3-2602" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0423-2002)*

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the following uses shall be permitted:
 - (a) the sale and installation of automobile equipment;
 - (b) automobile repair garage;
 - (c) automobile cleaning, waxing or rust proofing, but shall not include a car wash, time-pay washing facility, coin-operated washing facility, wand washing facility or other manually operated equipment or facility for the washing of motor vehicles;

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
0 m	0 m	7.5 m	20 m

- (4) the maximum gross floor area - non residential of all building and structures shall be 1 140 m²;
- (5) motor vehicle parking facilities shall be provided and maintained on the same lot at a rate of 3.0 spaces per 100 m² GFA.

(SPA) **2603.** The lands delineated as "RCL1D5-2603" on Schedule "B" of this By-law shall only be used in compliance with the "RC" zone provisions contained in this By-law, except that: *(0381-2002)*

- (1) the provisions of sections 21 and 59A, subsections 108(4) and (5), and clause 108(3)(d) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
- (a) bakery goods shop;
 - (b) printing establishment;
 - (c) clothes or furniture cleaning agency or pressing establishment;
 - (d) dressmaking or tailoring establishment;
 - (e) diaper supply service;
 - (f) food store;
 - (g) laundromat;
 - (h) parking lot;
 - (i) shoe repair shop;
 - (j) shop in which goods are sold at retail;
 - (k) taxi dispatch office;
 - (l) upholstering and furniture repairing in connection with a retail furniture store;
 - (m) shop in which household pets are sold at retail;
 - (n) take-out restaurant;
 - (o) convenience store;
 - (p) video store;
 - (q) tanning salon;
 - (r) restaurant;
 - (s) drug store;
 - (t) hairdressing and beauty salon;
- (3) the maximum gross floor area - non residential devoted to a food store or convenience store shall be 186 m²;
- (4) the maximum height for all non-residential buildings on all lands zoned "RCL1D5-2603" shall be three (3) storeys excluding mechanical rooms or penthouses;
- (5) the maximum gross floor area - non residential for all buildings and structures on all lands zoned "RCL1D5-2603" shall be 5 850 m²;
- (6) the yards for all non-residential buildings shall conform to the following requirements:

Minimum Yards		
Northerly	Easterly	Southerly
2.0 m	3.0 m	3.5 m

- (7) notwithstanding subsection (6) of this section, the minimum setback of a building or structure to a sight triangle shall be 2.0 m;
- (8) notwithstanding subsections (6) and (7) of this section, covered walkways shall be permitted to extend 2.0 m from the face of the building;
- (9) the "Minimum Open Space" for an apartment house shall be 30% of the lot area;
- (10) for the purposes of this section, "MINIMUM OPEN SPACE" means open, unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, bushes and also landscaping and includes part of a lot unoccupied by any building or structure and any surfaced walk, patio or similar area, but does not include any vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area, or any open space beneath or within any building or structure;
- (11) the maximum gross floor area - apartment house shall be 2.2 times the lot area;
- (12) the maximum height for an apartment house shall be eight (8) storeys excluding mechanical rooms or penthouses;

(13) the yards for an apartment house shall conform to the following:

Minimum Yards	
Northerly	Westerly
3.0 m	4.5 m

(14) parking for an apartment house shall be provided in accordance with clauses 44(17)(a), (b) and (h) of this By-law;

(15) the yards for surface parking shall conform to the following:

Minimum Yards	
Northerly	Side
2.75 m	1.0 m

(16) the minimum setback to an underground parking garage shall be 0.0 m.

(SPA) **2604.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2604" on Schedule "B" of this By-law shall only be used for an apartment house, a retirement home and a long term care facility in compliance with the following: (0269-2002)

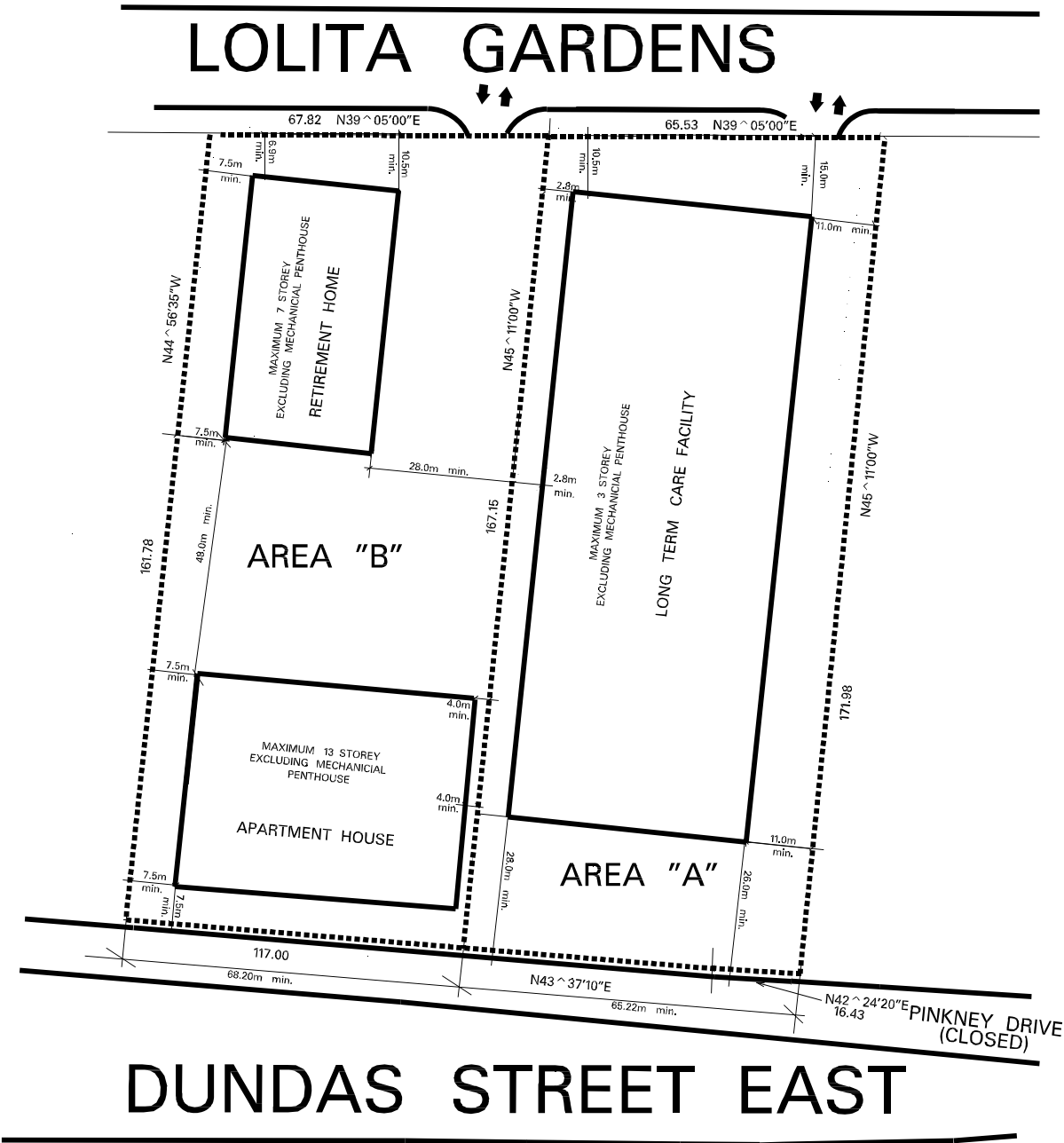
- (1) the provisions of clauses 44(13)(ii) and 51(1)(h) of this By-law shall apply;
- (2) for the purposes of this section, "APARTMENT HOUSE" means a building or structure other than a triplex, a double duplex, multiple horizontal dwelling or row dwelling, and containing more than three (3) dwelling units, with shared entrances and with shared exit facilities above the first storey, and where common facilities may be provided for the preparation and consumption of food;
- (3) for the purposes of this section, "RETIREMENT HOME" means a building or structure containing retirement dwelling units, where common facilities are provided for the preparation and consumption of food, and where housekeeping services and on-site medical services are provided as required, and which may contain accessory personal service, retail and recreational uses for the residents, intended to be occupied by persons who are retired from the work force, or by reason of age or infirmity require the services provided in a semi-independent living environment, but who do not require the services and support provided in a Long Term Care Facility;
- (4) for the purposes of this section, "RETIREMENT DWELLING UNIT" means one (1) or more habitable rooms designed or intended for the lodging of not more than two (2) persons, with a separate entrance from a common hall, in which separate sanitary facilities are provided, and which may contain limited culinary facilities but not a room set aside as a kitchen;
- (5) for the purposes of this section, "LONG TERM CARE FACILITY" means a building or structure containing a Provincially funded residential facility where a broad range of 24-hour personal care, support and health services are provided for persons requiring these services in a supervised setting and which may contain accessory personal service, retail and recreational uses for the residents;
- (6) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of the 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 the parking of motor vehicles, heating equipment, mechanical penthouse, unenclosed balconies, common laundry facilities, common locker storage, recreational facilities and any other common recreational areas, common dinning room and kitchen areas.
- (7) the maximum number of apartment house dwelling units shall be 160;
- (8) the maximum number of retirement dwelling units shall be 150;
- (9) the maximum number of beds in a long term care facility shall be 192;
- (10) the maximum gross floor area of an apartment house shall be 12 790 m²;
- (11) the maximum gross floor area of a retirement home shall be 7 632 m²;
- (12) the maximum gross floor area of a long term care facility shall be 10 685 m²;
- (13) the maximum gross floor area of all buildings or structures on all lands zoned "RM7D5-2604" shall be 1.4 times the site area comprising all lands zoned "RM7D5-2604" irrespective as to the manner in which such gross floor area is allocated between any lot or lots within such lands;
- (14) the "Minimum Open Space" in Area 'A' as shown on Schedule "I", of this section shall be 49% of the lot area of Area 'A';
- (15) the "Minimum Open Space" in Area 'B' as shown on Schedule "I", of this section shall be 51% of the lot area of Area 'B';
- (16) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

Type of Building	Minimum Required Parking Spaces	
Land Use	Resident	Visitor
Apartment House	1.0 per dwelling unit	0.25 per dwelling unit
Land Use	Resident, Staff and Visitor	
Retirement Home	0.33 per retirement dwelling unit	
Long Term Care Facility	0.33 per bed	

(17) notwithstanding subsection (16) of this section, when the computation of the required parking spaces results in a requirement of a fraction parking space, any such fraction shall be disregarded;

- (18) an apartment house, a retirement home and a long term care facility shall only be located in accordance with Schedule "I" of this section;
- (19) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (19)(a) of this section, the location and type of parking spaces, internal driveways, landscape features, the extent of landscape areas and fencing shall be determined through the site development plan approval process.

Schedule "I" to section 2604



THIS IS SCHEDULE "I" TO "SECTION 2604"
AS ATTACHED TO BY-LAW 0269-2002
PASSED BY COUNCIL ON 2002 June 12

2605. The lands delineated as "R5-2605" 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: *(0467-2002)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m ²	10.0 m

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

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

- (3) notwithstanding subsection (2) of this section, the front garage face shall have a minimum setback of 6.0 m;
- (4) notwithstanding subsection (2) of this section, for dwellings of one (1) and/or one and one half (1½) storeys in height, a covered porch may encroach a maximum of 1.5 m into the required front yard;
- (5) for dwellings of one (1) and/or one and one half (1½) storeys in height, the maximum lot coverage required by subsection 40(5) of this By-law shall not apply;
- (6) a minimum of 2.0 parking spaces shall be provided and maintained on each lot.

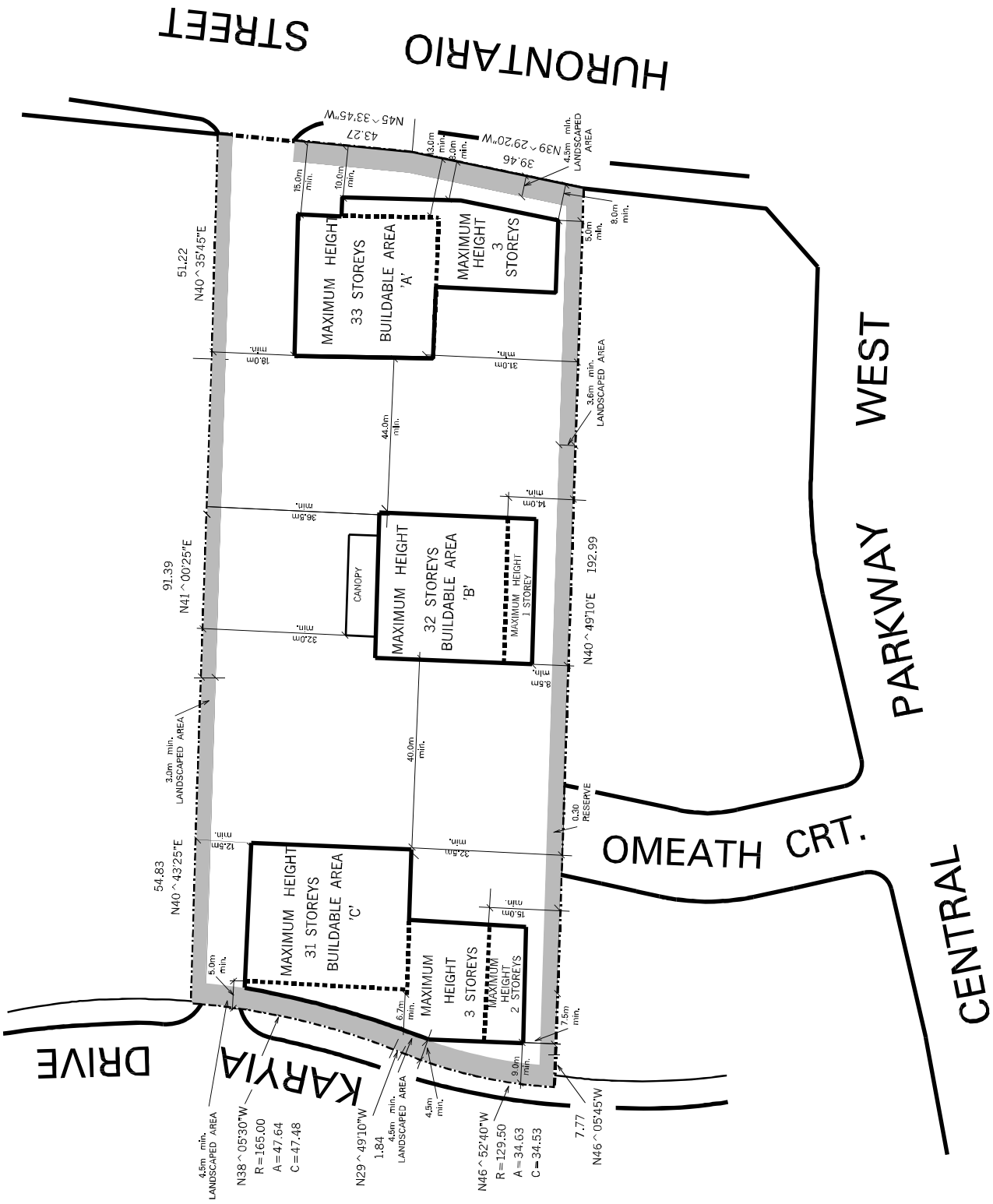
(SPA) **2606.** The lands delineated as "M1-2606" on Schedule "B" of this By-law shall only be used for restaurants, convenience restaurants and take-out restaurants, in compliance with the "M1" zone provisions, except that: *(0016-2004)*

- (1) the provisions of subsections 22M(2), 109(h), 110(1b) and 114(b), (e) and (g) of this By-law shall not apply;
- (2) an outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant shall be permitted;
- (3) the drive-through lane accessory to a convenience restaurant shall comply with the following:
- (a) a stacking lane behind the pick-up window shall accommodate the equivalent of 12 tandem parking spaces;
 - (b) the distance between the last required stacked vehicle space and the closest site entry driveway shall be 16 m;
 - (c) a stacking lane shall have a minium width of 4.0 m;
 - (d) a stacking lane shall have a minimum centre-line radius of 6.5 m on any curves;
- (4) a one-way aisle for ingress and egress to and from parking spaces with a parking angle not exceeding 60°, shall have a minimum width of 4.0 m.

- (SPA) **2607.** The lands delineated as "RM7D5-2607" on Schedule "B" of this By-law shall only be used for an apartment house in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(0398-2002), (0067-2003), (0353-2004), (0301-2006)*
- (1) the provisions of sections 21, 30 and 44, save and except clauses 44(13) and (17)(b) of this By-law, shall not apply;
 - (2) the maximum number of apartment units within Buildable Area 'A', as shown on Schedule "I" of this section, shall be 300;
 - (3) the maximum gross floor area - apartment house within Buildable Area 'A', as shown on Schedule "I" of this section shall be 22 900 m²; *(0428-2005)*
 - (4) the maximum number of apartment units within Buildable Area 'B', as shown on Schedule "I" of this section shall be 279; *(0428-2005)*
 - (5) the maximum gross floor area - apartment house within Buildable Area 'B', as shown on Schedule "I" of this section shall be 22 380 m²; *(0428-2005)*
 - (6) the maximum number of apartment units within Buildable Area 'C', as shown on Schedule "I" of this section shall be 283; *(0428-2005)*
 - (7) the maximum gross floor area - apartment house within Buildable Area 'C', as shown on Schedule "I" of this section shall be 24 200 m²; *(0428-2005)*
 - (8) the maximum building height of any building or structure, excluding any mechanical penthouse shall be in accordance with Schedule "I" of this section;
 - (9) the "Minimum Open Space" shall be 40% of the lot area;
 - (10) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; *(0398-2002), (0428-2005)*
 - (b) notwithstanding clause (10)(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 structures, internal driveways, ramps, vehicle access points, service areas, amenity areas, waste garbage enclosures, transformers, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
 - (11) notwithstanding subsection (10) of this section, unenclosed balconies may project a maximum of 1.5 m outside of Buildable Area 'B' as shown on Schedule "I" of this section; *(0428-2005)*
 - (12) motor vehicle parking shall be provided and maintained on the same lot in accordance with the following schedule: *(0428-2005)*

Type of Building	Minimum Required Parking Spaces per Dwelling Unit	
Apartment House	Resident	Visitor
Per Dwelling Unit	1.10	0.15

- (13) vehicular access to or from lands zoned "RM7D5-2607" by means of Omeath Court shall not be permitted; *(0428-2005)*
- (14) notwithstanding subsection (13) of this section, vehicular access to or from lands zoned "RM7D5-2607" by means of Omeath Court shall be permitted on a temporary basis until April 1, 2009. *(0428-2005)*



THIS IS SCHEDULE "I" TO "SECTION 2607"
AS ATTACHED TO BY-LAW 0428-2005
PASSED BY COUNCIL ON NOVEMBER 9, 2005
AS AMENDED BY OMB ORDER 1102
DATED April 13, 2006

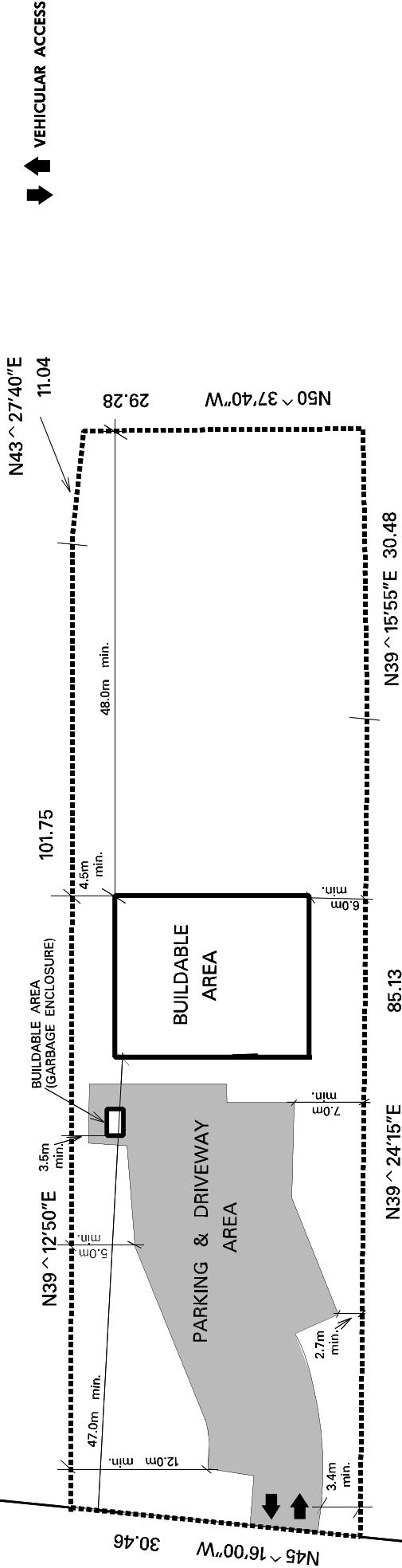
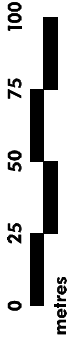
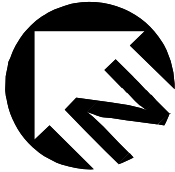
2608. The lands delineated as "M2-2608" on Schedule "B" of this By-law shall only be used in compliance with the "M2" zone provisions contained in this By-law, except that: *(0025-2003)*

- (1) the provisions of subsections 109(a) and (b) of this By-law shall not apply;
- (2) a quarry shall not be a permitted use;
- (3) a dwelling unit not exceeding a maximum gross floor area of 67 m² shall be permitted for care taking and/or security staff within enclosed buildings or structures accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
- (4) the provisions of clauses 110(2)(b), (2)(c) and (2)(d) of this By-law shall apply.

(SPA) **2609.** Notwithstanding their "R1" zoning, the lands delineated as "R1-2609" on Schedule "B" of this By-law shall only be used for business, professional and administrative offices, in compliance with the following: *(0288-2002)*

- (1) any business, professional and administrative office use requiring more than 23 parking spaces shall not be permitted;
- (2) the maximum gross floor area - non residential for all buildings and structures shall be 552 m²;
- (3) the use of any part of the building located below established grade shall be restricted to the following:
 - (a) climate control, electrical, energy generation and distribution, mechanical equipment related to the operation or maintenance of the building;
 - (b) areas of stairwells, washrooms or elevators;
 - (c) collection or storage of disposable or recyclable waste generated within the building;
 - (d) storage incidental to permitted uses in the building;
 - (e) lunch rooms, lounges or fitness rooms for the personal needs of occupants of the building;
- (4) the maximum building height shall be 11.6 m measured from established grade to the peak of a sloped roof;
- (5) the maximum number of parking spaces located on site shall be 23;
- (6) notwithstanding Schedule "I" of this section, a covered porch may encroach 1.7 m into the required front yard and an uncovered ramp for handicapped access may encroach 3.0 m into the required northerly side yard;
- (7) the minimum open space shall be 65% of the lot area;
- (8) for the purposes of this section, "OPEN SPACE" means open, unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, bushes and also landscaping, and includes the part of the lot unoccupied by any building or structure and any surfaced walk, patio or similar area, but does not include any vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area or any open space beneath or within any building or structure;
- (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 vehicle access points, exterior lighting, garbage enclosure, parking, fencing and landscaping features shall be determined through the site development plan approval process.

HURONTARIO STREET



THIS IS SCHEDULE "I" TO "SECTION 2609"
AS ATTACHED TO BY-LAW 0288-2002
PASSED BY COUNCIL ON 2002 June 26

(SPA) **2610.** Notwithstanding their "RCL3" zoning, the lands delineated as "RCL3-2610" on Schedule "B" of this By-law shall only be used in compliance with the following: (0565-2002), (0113-2006)

- (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 following uses shall be permitted:
 - (a) business, professional and administrative offices;
 - (b) hotel;
 - (c) miscellaneous uses;
- (4) for the purposes of this section, "MISCELLANEOUS USES" shall be limited only to the following: restaurant and take-out restaurant; bank; drug store; drug dispensary; convenience store; dry-cleaning depot; fitness club; barber's shop; hairdressing and beauty salon; shoe repair shop; dressmaking or tailoring establishment; travel agency; shop in which goods are sold at retail; and automobile rental agency; provided that such uses are conducted wholly within a building or structure principally used for any use permitted under clauses (3)(a) and (b) of this section;
- (5) a maximum of 20% of the gross floor area - non residential of any building or structure or part thereof used for a hotel or a business, professional and administrative office shall be used for miscellaneous uses, of which a maximum of 10% of the gross floor area - non residential shall be used for shops in which goods are sold at retail;
- (6) the "Minimum Open Space" shall be 10% of the lot area;
- (7) the yards shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
6.0 m	6.0 m	6.0 m

- (8) notwithstanding subsection (7) of this section, the minimum setback for underground parking structures and associated stairwells and ramps or access ramps shall be 1.5 m.

(SPA) **2611.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2611" on Schedule "B" of this By-law shall only be used for an apartment house in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (0274-2002)

- (1) the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (17), (21), (23) and (24) of this By-law shall not apply;
- (2) the maximum gross floor area - apartment house of all buildings and structures on all lands zoned "RM7D5-2611" shall be 12 400 m²;
- (3) the maximum number of dwelling units on all lands zoned "RM7D5-2611" shall be 90;
- (4) no building or structure shall exceed six (6) storeys in height above established grade, excluding any mechanical penthouse;
- (5) the yards shall conform to the following requirements:

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

- (6) notwithstanding subsection (5) of this section, the yards for all structures below established grade shall conform to the following requirements:

Minimum Yards		
Front	Interior Side	Rear
7.5 m	2.0 m	5.0 m

- (7) notwithstanding subsection (5) of this section, balconies may encroach a maximum of 2.5 m into a required side or rear yard;
- (8) notwithstanding subsection (5) of this section, architectural elements such as, but not limited to cornices and corbels, may encroach a maximum of 0.6 m into the required yards;
- (9) the "Minimum Open Space" shall be 40% of the lot area;
- (10) notwithstanding subsection (1) of this section, motor vehicle parking shall be provided and maintained on the same lot in accordance with clause 44(17)(b) of this By-law;
- (11) a minimum 7.5 m wide landscaped area from the front property line is required.

2612. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2612" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (0289-2002)

- (1) provisions of clauses 45A(1)(n) and (p) of this By-law shall apply;
- (2) 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

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

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
4.5 m	0.61 m on one side provided that the two combined interior side yards are not less than 1.8 m	3.5 m (3.0 m to a bay window)	7.5 m

- (4) notwithstanding subsection (3) of this section, no garage shall be located closer than 7.0 m to any street line;
- (5) notwithstanding subsection 37B(1) of this By-law, the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 5.6 m;
- (6) the coverage of all buildings and structures for each lot shall not exceed 45% of the lot area, provided that a covered porch shall be excluded from the calculation of coverage;
- (7) no building or structure shall exceed 10.7 m in height;
- (8) notwithstanding subsection (3) of this section, no dwelling shall be located closer than 30.0 m to the CP Rail right-of-way.

(SPA) **2613.** The lands delineated as "DC-2613" 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: (0470-2002), (0206-2004)

- (1) the provisions sections 21, 59A, 87 and subsections 83(7), (9), (10), (15), (16), (18), (19), (21), (23), (24), (27), (34) and (35), and Schedule "A" to section 22C (Loading Standards) of this By-law shall not apply;
- (2) the maximum gross leasable area shall be 905 m²;
- (3) for the purposes of determining setbacks, Airport Road shall be deemed to be the front lot line;
- (4) the minimum front yard shall be 3.2 m, and the minimum interior side yard shall be 3.0 m;
- (5) the minimum landscaped area abutting the rear lot line shall be 1.8 m;
- (6) the maximum height of a building or structure shall be one (1) storey, excluding any mechanical penthouse or rooftop equipment;
- (7) for the purpose of calculating parking, all commercial uses shall be deemed to be a Convenience Centre.

2614. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2614" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0040-2003), (0081-2005)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of subsection 44(17) of this By-law, save and except clauses 44(17)(d), (e) and (j), shall apply;
- (3) the minimum "Gross Floor Area" of all building and structures shall be 0.4 times the lot area;
- (4) the maximum "Gross Floor Area" of all building and structures shall be 0.8 times the lot area;
- (5) the "Minimum Open Space" shall be 40% of 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 areas used for mechanical equipment, laundry facilities and stairwells and any part of the building or structure used for the parking of motor vehicles;
- (7) off-site driveways and aisles shall be permitted on lands zoned "RM5-2281";
- (8) the minimum setback of all buildings or structures from the lot line abutting the Dundas Street West right-of way shall be 4.5 m;
- (9) the minimum setback of all buildings or structures from the lot line abutting the Breakwater Court right-of way shall be 4.5 m;
- (10) the minimum setback from the side wall of a row dwelling to lands zoned "G-2276" shall be 5.0 m;
- (11) the minimum setback from the rear wall of a row dwelling to lands zoned "G-2276" shall be 7.5 m;
- (12) the minimum setback from the front wall of the first storey of a row dwelling to an internal roadway or sidewalk shall be 4.5 m;
- (13) notwithstanding subsection (12) of this section, the minimum setback from the front wall of a row dwelling, measured from the second and/or third storey to the internal roadway, shall be 4.0 m;
- (14) the minimum setback from the side wall of a row dwelling to lands zoned "RM5-2281" shall be 3.0 m;
- (15) for the purposes of this section, "FRONT WALL" means that wall containing the front garage face, excepting that corner point of the front wall intersecting with an exterior side wall;

- (16) 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) 10.0 m between the rear wall of a row dwelling unit and a side wall of an end row dwelling unit;
- (17) notwithstanding subsections (9) and (12) of this section, the front garage face shall not be located closer than 6.0 m to any lot line or internal roadway or sidewalk;
- (18) notwithstanding subsections (9), (12) and (14) of this section, a covered or uncovered porch or deck may encroach a maximum of 2.0 m into the required setback;
- (19) notwithstanding subsections (8) and (9) of this section, the minimum setback of a building or structure from a sight triangle shall be 4.0 m;
- (20) notwithstanding subsection (19) of this section, a covered or uncovered porch may encroach a maximum of 0.5 m into the required setback to a sight triangle;
- (21) notwithstanding subsection (8) of this section, stairs and landings may encroach a maximum of 0.5 m into the required setback;
- (22) notwithstanding subsections (10) and (11) of this section, wing walls may encroach into a required setback.

2615. The lands delineated as "R4-2615" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: *(0539-2002)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12.0 m
Corner	440 m ²	14.5 m

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

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

- (3) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m interior side yard required by subsection (2) of this section;
- (4) notwithstanding subsection (2) of this section, the front garage face shall have a minimum setback of 6 m.

2616. The lands delineated as "M2-2616" 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: *(0058-2003)*

- (1) a truck fuel dispensing station shall also be permitted;
- (2) notwithstanding subsection (1) of this section, a truck fuel dispensing station shall not be permitted in conjunction with any other use;
- (3) for the purposes of this section, "TRUCK FUEL DISPENSING STATION" means a building or place where diesel fuel, gasoline and oil, and other similar products used in the operation of truck internal combustion engines are sold to account customers of commercial motor vehicles only via card lock controllers;
- (4) a truck fuel dispensing station shall comply with the following:
- (i) the maximum gross floor area - non residential of an accessory building shall be 27 m²;
 - (ii) motor vehicle parking shall be provided and maintained on the same lot at a rate of 5.4 spaces/100 m² gross floor area - non residential;
 - (iii) no food and/or convenience goods may be stored or offered for sale at retail;
 - (iv) an accessory building shall be located a minimum of 43 m from the lot line abutting the Atlantic Drive right-of-way, a minimum of 54 m from the lot line abutting the Shawson Drive right-of-way and a minimum of 3.5 m from any other lot line;
- (5) a power generating facility shall also be permitted. *(0088-2006)*

(SPA) **2617.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2617" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(0439-2003)*

- (1) the provisions of subsections 6(3) and 20(a), section 21, subsection 28(1) and section 37A of this By-law shall not apply;
- (2) for the purposes of this section, "PRIVATE ROAD" means a right-of-way, with or without a sidewalk, for vehicular and pedestrian access over common elements that are privately maintained by a common element road condominium corporation to be created pursuant to the *Condominium Act, 1998*, as amended, and is not a highway as defined by the *Municipal Act, 2001*, as amended;
- (3) for the purposes of this section, "COMMON ELEMENT" means an area, forming part of the common elements of a common element road condominium corporation, that may include private roads, walkways, sidewalks, parking and common amenity areas;

- (4) for the purposes of this section, "COMMON AMENITY AREA" means an area, forming part of the common elements of a common element road condominium corporation, comprised of outdoor space designed for active or passive recreational uses, such as, but not limited to, children's play structures, seating areas and sport facilities;
- (5) for the purposes of this section, "FRONT LOT LINE" means a line that divides a lot from a private road;
- (6) for the purposes of this section, "CORNER LOT" means a lot situated at the intersection of two (2) or more private roads, or at the intersection of a private road and a street having an angle of intersection of not more than 135°;
- (7) for the purpose 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;
- (8) the maximum number of dwelling units on all lands zoned "RM5-2617" shall be 236;
- (9) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	109 m ²	4.27 m
Corner	170 m ²	6.63 m

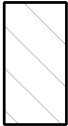
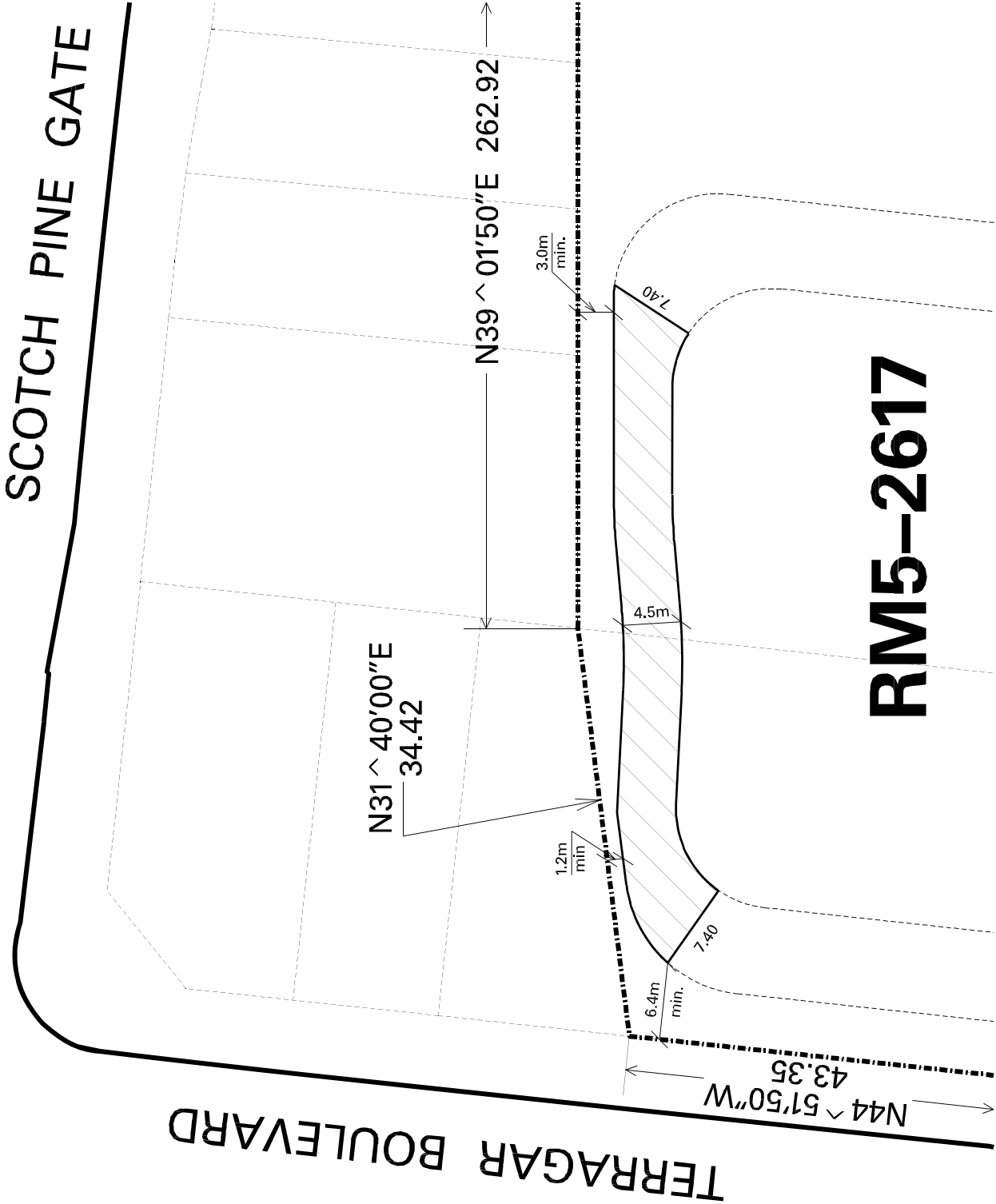
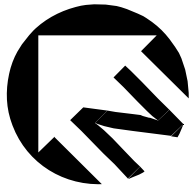
- (10) the yards for each lot shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side (End Dwelling Unit)	Rear
4.5 m	1.8 m	1.5 m	7.5 m

- (11) notwithstanding subsection (10) of this section, the minimum side yard setback from the lot line abutting the Tenth Line West right-of-way shall be 4.5 m;
- (12) notwithstanding subsection (10) of this section, the minimum setback from the lot line abutting the Terragar Boulevard right-of-way shall be 16.0 m;
- (13) notwithstanding subsection (10) of this section, the front garage face shall have a minimum setback of 6.0 m to any private road;
- (14) notwithstanding subsections (10), (11) and (12) of this section, a covered or uncovered platform including stairs, may encroach:
- (a) a maximum of 1.5 m into a required front yard;
 - (b) a maximum of 1.1 m into a required side yard abutting the common amenity area;
- (15) notwithstanding subsections (10), (11) and (12) of this section, awnings, canopies, window projections and architectural features, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required front yard and a maximum of 0.3 m into a required exterior side yard;
- (16) notwithstanding subsection (10) of this section, an uncovered balcony, or deck including stairs, may encroach a maximum of 2.5 m into a required rear yard;
- (17) notwithstanding subsection (10) of this section, the minimum distance between a building face and a common element visitor parking area shall be 1.8 m;
- (18) the maximum height of a building or structure shall be 10.7 m;
- (19) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

Type of Building	Minimum Required Parking Spaces per Dwelling Unit	
Land Use	Resident	Visitor to be provided within a common element area
Row Dwelling	2.00	0.25

- (20) an attached private garage shall be provided on each lot;
- (21) notwithstanding subsection (19) of this section, resident parking may be located in tandem;
- (22) the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 3.8 m;
- (23) the minimum width of a private road inclusive of curbing shall be 7.4 m;
- (24) notwithstanding subsection (23) of this section, a private road may be less than 7.4 m if identified on Schedules "I(1)" or "I(2)" of this section;
- (25) the minimum width of a common element sidewalk shall be 1.2 m;
- (26) outdoor parking for any recreational equipment, as described in subclause 44(17)(i)(ii) of this By-law, shall not be permitted.

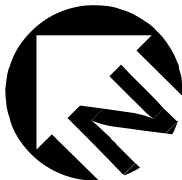


PRIVATE ROAD LESS THAN 7.4m

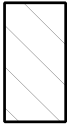
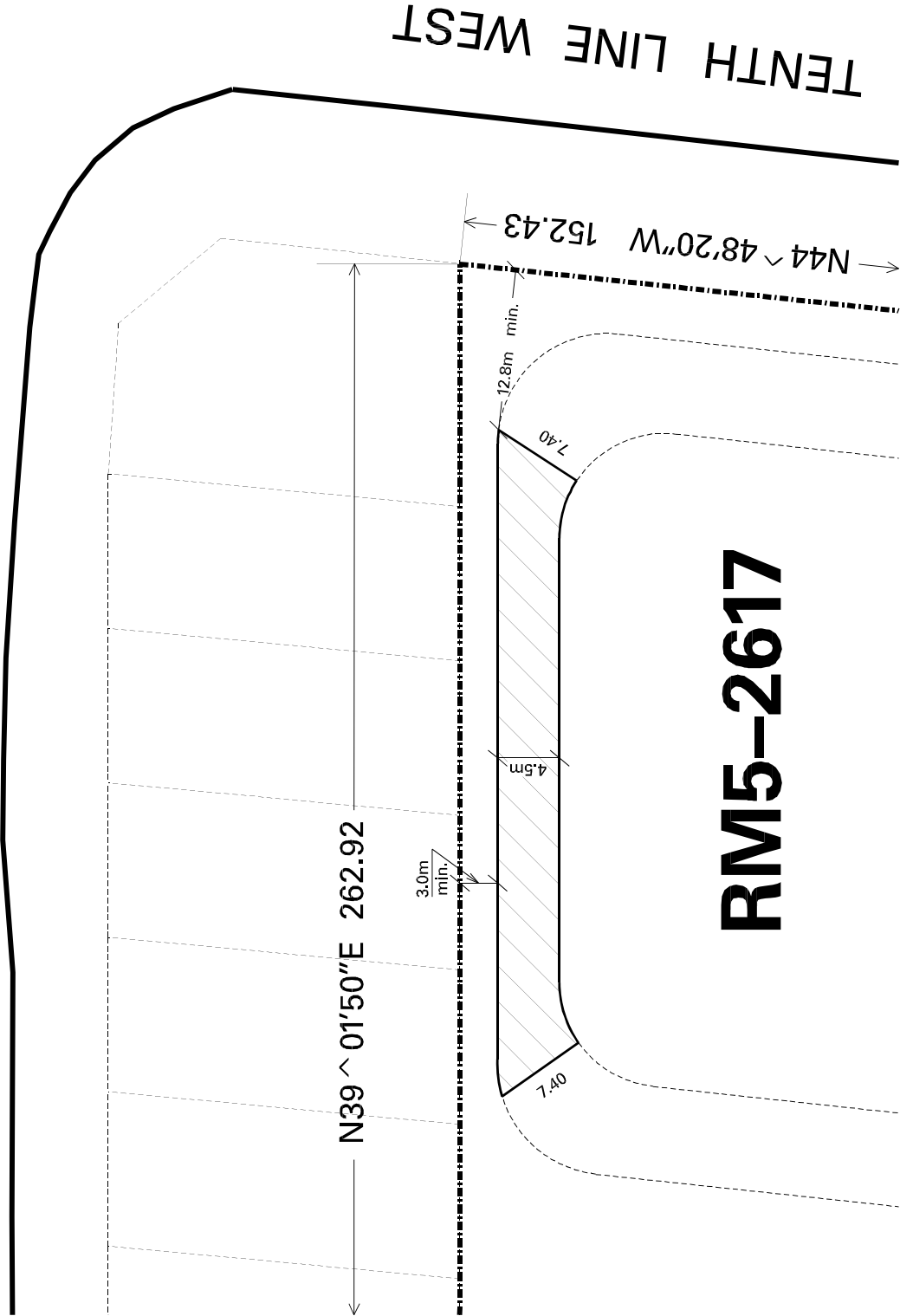
THIS IS SCHEDULE "I(1)" TO "SECTION 2617"

AS ATTACHED TO BY-LAW 0439-2003

PASSED BY COUNCIL ON 2003, October 22



SCOTCH PINE GATE



PRIVATE ROAD LESS THAN 7.4m

THIS IS SCHEDULE "I(2)" TO "SECTION 2617"
AS ATTACHED TO BY-LAW 0439-2003
PASSED BY COUNCIL ON 2003, October 22

- (SPA) **2618.** The lands delineated as "RM5-2618" 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: *(0310-2004)*
- (1)

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

the maximum number of row dwelling units on all lands zoned "RM5-2618" shall be 12;
- (3)

the yards shall conform to the following requirements:

Minimum Yards			
Front	Rear	Westerly Side	Easterly Side
7.5 m	7.5 m	0.5 m	3.0 m

- (4)

notwithstanding subsection (3) of this section, a covered porch may project a maximum of 0.9 m beyond the front wall of the dwelling units;
- (5)

the maximum "Gross Floor Area" of all buildings and structures shall be 0.68 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 24.7% of the lot area;
- (8)

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	
Residents	Visitor
2.00	0.25

(SPA) **2620.** Notwithstanding their "R3" zoning, the lands delineated as "R3-2620" on Schedule "B" of this By-law shall only be used for a detached dwelling or business, professional and administrative offices, in compliance with the following: (0228-2003)

- (1) the detached dwelling shall comply with the following:
- (a) the minimum lot frontage shall be 30 m;

(b) the minimum front yard shall be 7.5 m;

(c) the minimum rear yard shall be 7.5 m;

(d) the minimum total width of the side yards shall be:

(i) 20% of the lot width for a one (1) storey dwelling unit;

(ii) 27% of the lot width for a dwelling unit exceeding one (1) storey in whole or in part;

Provided however that the side yards shall have a minium width of 1.8 m plus an additional 0.6 m for each storey, or portion thereof, above one (1) storey;

(e) the maximum height shall be:

(i) 9.5 m as measured from established grade to the peak of a sloped roof;

(ii) 9.0 m as measured from established grade to the highest part of a flat roof;

(f) the maximum distance between established grade and the lower edge of the eaves shall be 6.4 m;

(g) the maximum total gross floor area shall be 190 m² plus 0.20 times the lot area;

(h) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (2) business, professional and administrative office uses shall comply with the following:
- (a) any business, professional and administrative office use requiring more than 14 parking spaces shall not be permitted;

(b) the maximum gross floor area - non residential for all buildings and structures shall be 420 m²;

(c) that part of the building located below established grade shall only be used for the following:

(i) climate control, electrical, energy generation and distribution, mechanical equipment related to the operation or maintenance of the building;

(ii) areas of stairwells, washrooms or elevators;

(iii) collection or storage of disposable or recyclable waste generated within the building;

(iv) storage incidental to permitted uses in the building;

(v) lunch rooms, lounges or fitness rooms for the personal needs of occupants of the building;

(d) the maximum height shall be:

(i) 10.0 m as measured from established grade to the peak of a sloped roof;

(ii) 9.0 m as measured from established grade to the highest part of a flat roof;

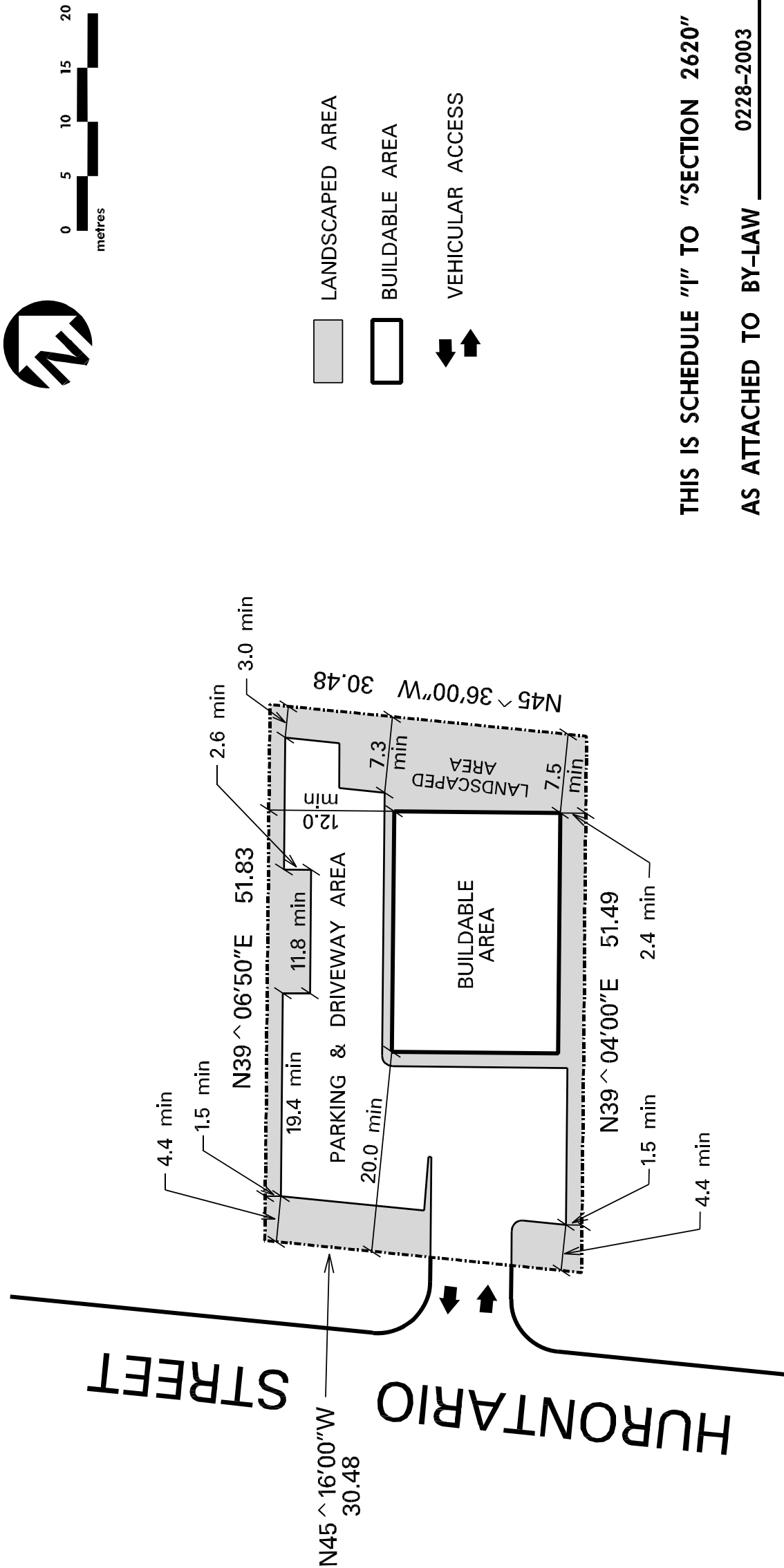
(e) motor vehicle parking and loading facilities shall be provided and maintained in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Plastic Surgery Clinic	3.2 spaces per 100 m ² GFA

- (f) the maximum number of parking spaces located on site shall be 14;
- (g) notwithstanding Schedule "I" of this section, a walkway canopy may encroach a maximum of 4.5 m into the required front yard and 2.0 m into the required northerly side yard;
- (h) for the purposes of this section, "PLASTIC SURGERY CLINIC" means a facility containing the office of a maximum of one (1) medical practitioner in which plastic, reconstructive and/or cosmetic procedures are undertaken;
- (i)

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

(ii) notwithstanding subclause (i)(i) of this section, those matters which would otherwise be the subject of site plan approval, such as exterior lighting, garbage enclosure, parking, fencing, walkway canopies and landscape features shall be determined through the site development plan approval process.



THIS IS SCHEDULE "I" TO "SECTION 2620"

AS ATTACHED TO BY-LAW 0228-2003

PASSED BY COUNCIL ON 2003 June 11

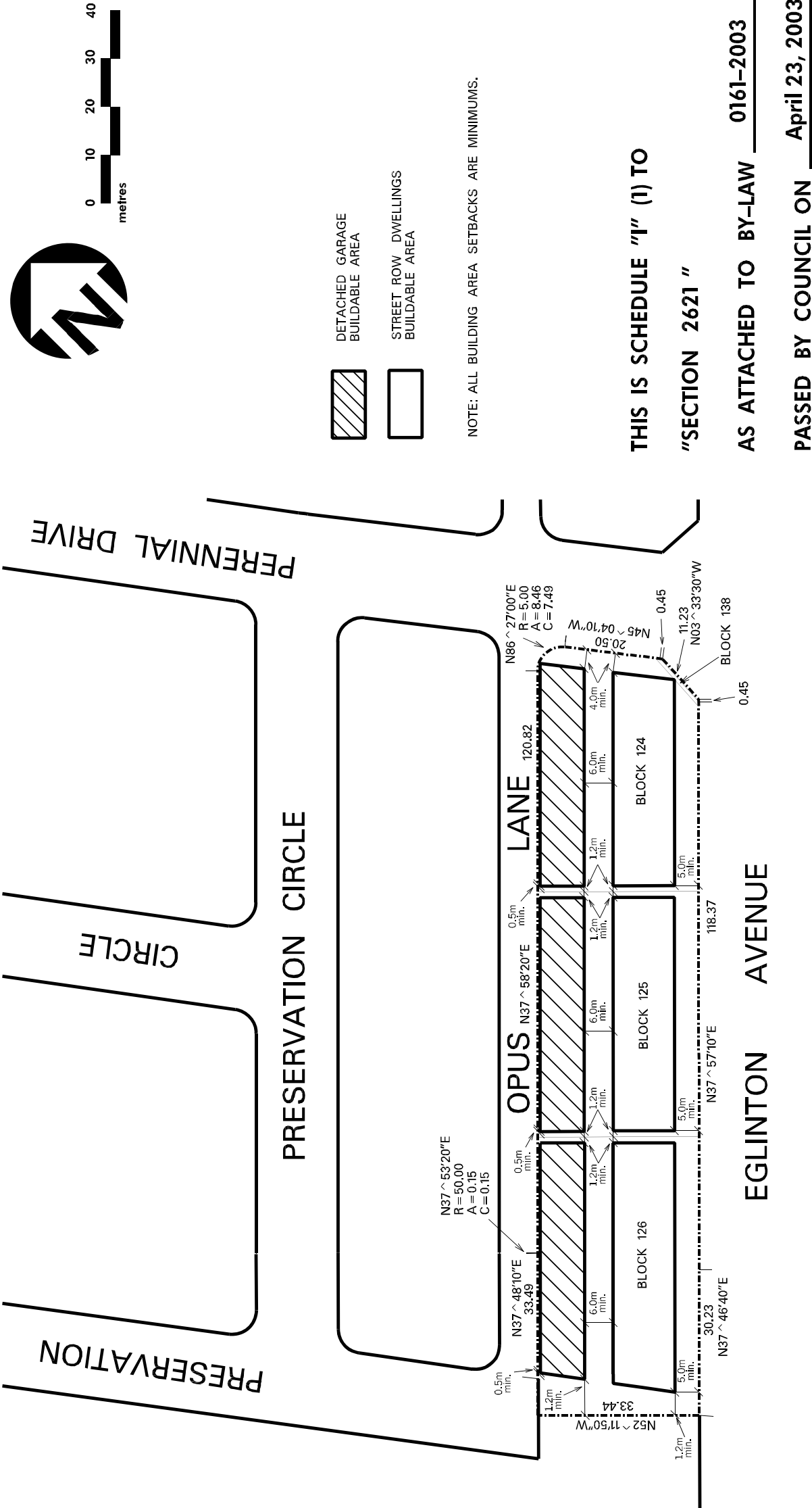
(SPA) **2621.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2621" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0161-2003)*

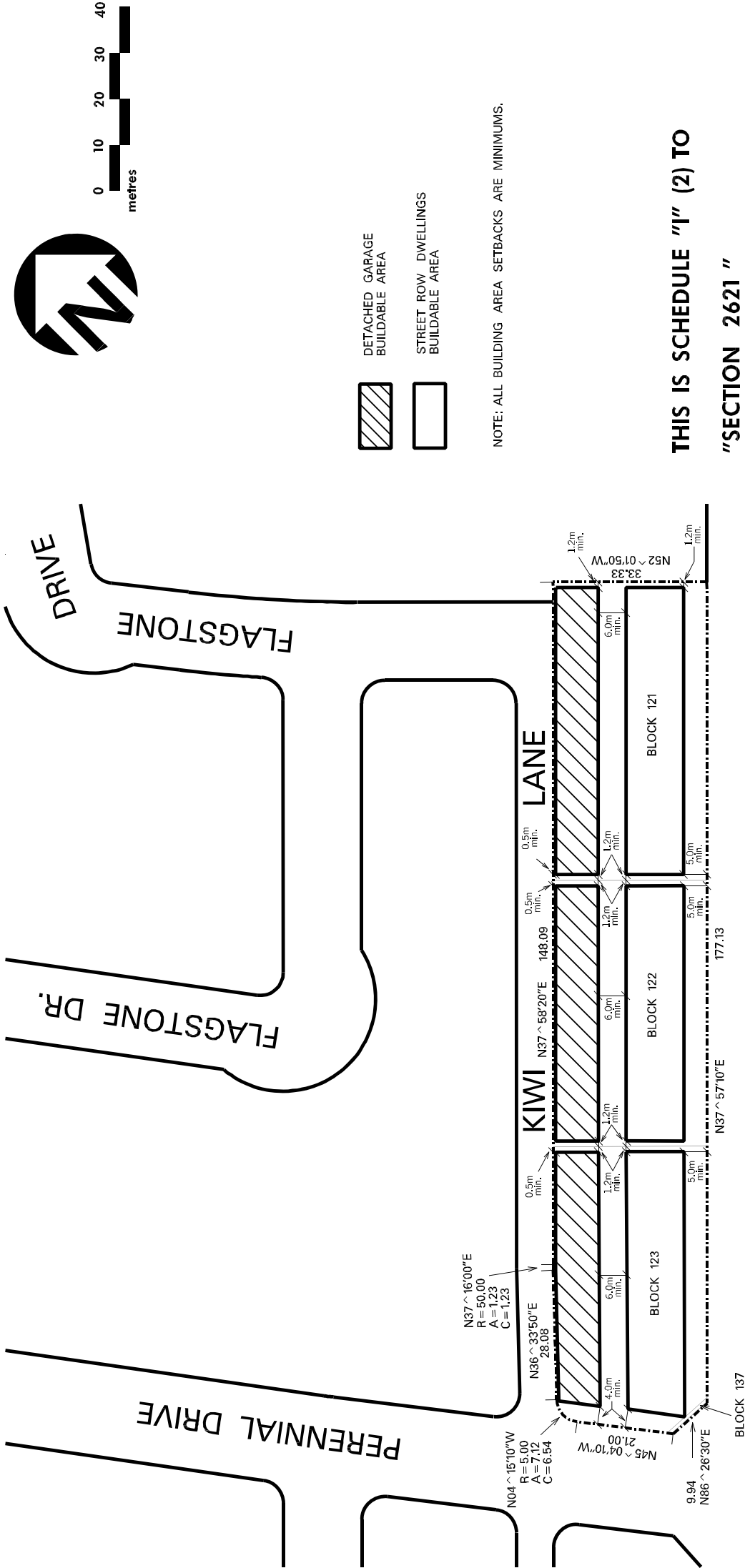
- (1) the provisions of sections 13, 15, 17 and 21, subsections 28(1), 30(5) and 37B(1) of this By-law shall not apply;
- (2) the following uses shall be permitted:
 - (a) street row dwelling;
 - (b) business, professional and administrative office;
 - (c) retail and personal service commercial establishment;
- (3) for the purposes of this section, "retail and personal service commercial establishment" shall be deemed to include only the following uses:
 - (a) art gallery;
 - (b) dressmaking or tailoring establishment;
 - (c) personal service uses;
 - (d) repair shop;
 - (e) shop in which goods are sold at retail;
 - (f) commercial school;
- (4) notwithstanding subsection (3) of this section, the following uses shall not be permitted:
 - (a) motor vehicle repair shop, motor vehicle body repair shop, automobile service station or public garage;
 - (b) dry-cleaning establishment or depot;
 - (c) carpet or floor covering cleaning service;
 - (d) pet shop;
- (5) all business, professional or administrative offices and retail and personal service commercial establishments shall be located wholly within a building or structure principally used for a street row dwelling and, in addition to any other requirements of this section, shall comply with the following requirements:
 - (a) an office or commercial establishment shall be located within the first storey;
 - (b) for any street row dwelling unit, a maximum of one (1) office or one (1) commercial establishment, shall be permitted;
 - (c) for any street row dwelling unit, the maximum gross floor area - non residential of any office or commercial establishment shall be 65 m²;
- (6) the maximum gross floor area - non residential of all buildings and structures devoted to business, professional and administrative offices and retail and personal service commercial establishments on all lands zoned "RM5-2621" shall be 5 720 m²;
- (7) 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	318 m ²	10.5 m

- (8) (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 (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (9) 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;
- (10) for the purposes of this section, "FRONT LOT LINE" means the lot line opposite the rear lot line;
- (11) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsection (26) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard may be reduced to 4.0 m;
- (12) 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 4.0 m;
- (13) 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 4.0 m;
- (14) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsections (11), (12), (13) and (26) of this section, a covered or uncovered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (15) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsections (11), (12), (13) and (26) 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;
- (16) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsections (11), (12), (13) and (26) 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;
- (17) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsections (11), (12), (13) and (26) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (18) 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;

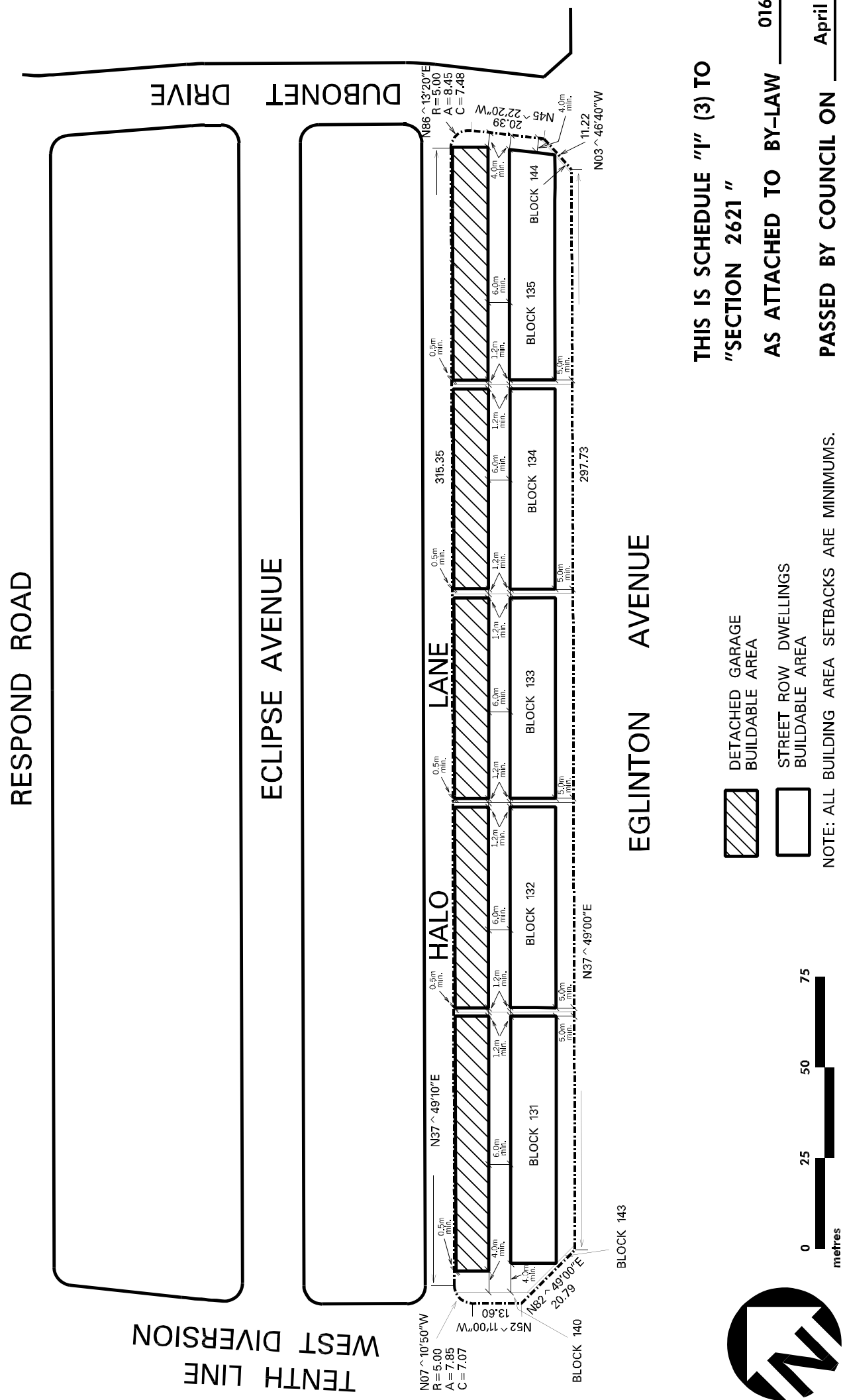
- (19) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section and subsection (26) of this section, a detached garage located in a rear yard shall have a minimum side yard of 0.85 m on one side;
- (20) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, a deck may encroach a maximum of 2.0 m beyond the buildable area between the street row dwelling unit and the detached garage;
- (21) a minimum of two (2) parking spaces shall be provided and maintained on each lot;
- (22) a detached garage shall comply with the following requirements:
 - (a) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m for an interior lot and 5.9 m for a corner lot;
 - (b) the maximum width of a driveway or hard surface parking area shall be 6.1 m;
- (23) the maximum building height shall be 11.0 m;
- (24) the maximum lot coverage for a detached private garage shall be 17% of the lot area;
- (25) the maximum building height of a detached private garage shall be 4.6 m;
- (26) notwithstanding Schedules "I(1)", "I(2)", or "I(3)" to this section, attached garages may be permitted in the rear yard of Blocks 122, 125, 132, 133 and 134, as shown on Schedules "I(1)", "I(2)" and "I(3)" to this section, in accordance with the following:
 - (a) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
 - (b) the maximum permitted driveway or hard surface parking area width per unit at any given point shall be 4.3 m;
 - (c) the minimum rear yard shall be 6.0 m.





THIS IS SCHEDULE "I" (2) TO
"SECTION 2621 "

AS ATTACHED TO BY-LAW 0161-2003
PASSED BY COUNCIL ON April 23, 2003



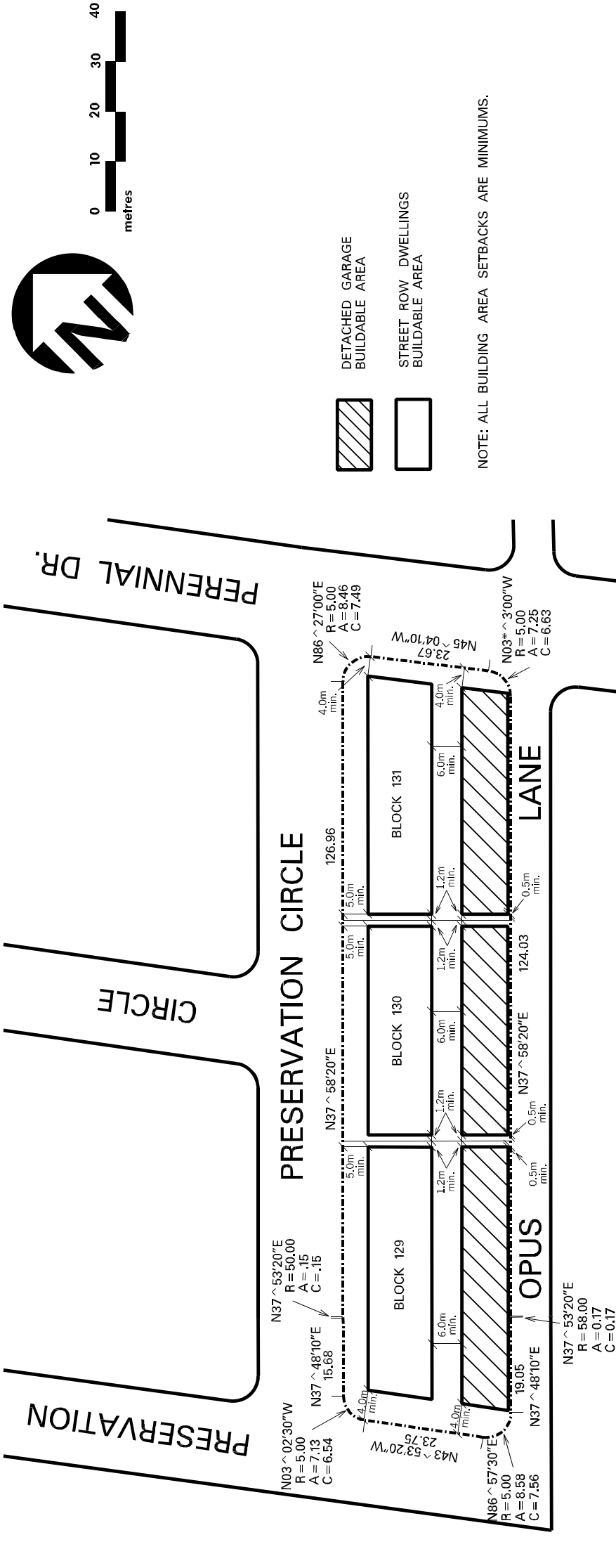
THIS IS SCHEDULE "I" (3) TO
"SECTION 2621 "
AS ATTACHED TO BY-LAW -
PASSED BY COUNCIL ON -

(SPA) **2622.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2622" on Schedule "B" of this By-law shall only be used for street row dwellings, in compliance with the following: *(0161-2003), (0230-2004)*

- (1) the provisions of sections 13, 15, 17 and 21 and subsections 28(1), 30(5) and 37B(1) of this By-law shall not apply;
- (2) the area and width of lots shall conform to the following requirements:

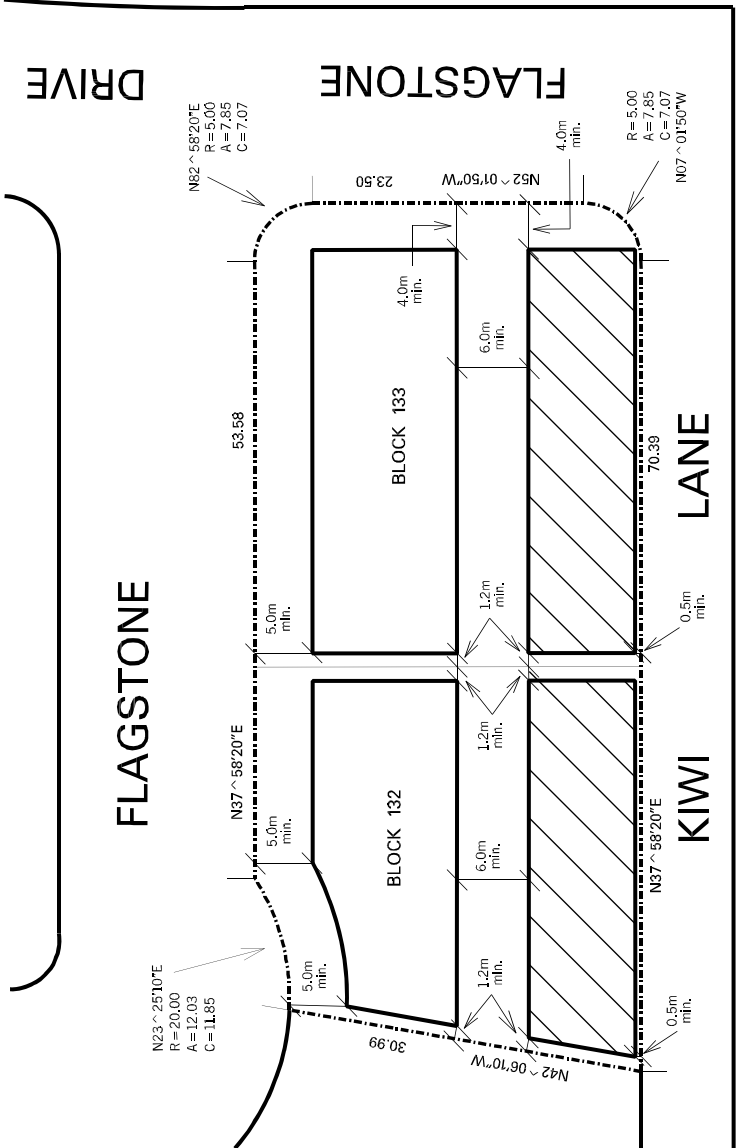
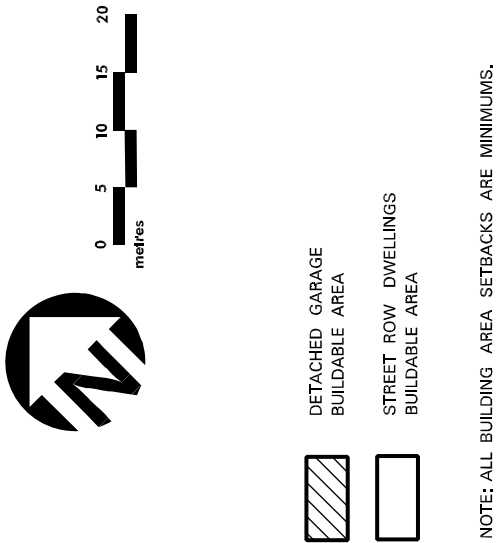
Lot Type	Minimum Lot Area	Minimum Width of Lot
Interior	205 m ²	6.85 m
Corner	318 m ²	10.5 m

- (3) (a) site development plans shall conform to the provisions of the applicable Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" to this section; *(0230-2004)*
- (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)", "I(3)", "I(4)" or "I(5)" to this section; *(0230-2004)*
- (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)", "I(3)", "I(4)" or "I(5)" to this section and subsection (21) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard may be reduced to 4.0 m; *(0230-2004)*
- (7) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" 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 4.0 m; *(0230-2004)*
- (8) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" 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 4.0 m; *(0230-2004)*
- (9) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" to this section and subsections (6), (7), (8) and (22) of this section, a covered or uncovered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard; *(0230-2004)*
- (10) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" to this section and subsections (6), (7), (8) and (22) 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; *(0230-2004)*
- (11) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" to this section and subsections (6), (7), (8) and (22) 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; *(0230-2004)*
- (12) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" to this section and subsections (6), (7), (8) and (22) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard; *(0230-2004)*
- (13) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" to this section, the setback of a building or structure, other than a detached garage, to a sight triangle may be 0.0 m; *(0230-2004)*
- (14) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" to this section, a detached garage located in a rear yard shall have a minimum side yard of 0.85 m on one side; *(0230-2004)*
- (15) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" to this section, a deck may encroach a maximum of 2.0 m beyond the buildable area between the street row dwelling unit and the detached garage; *(0230-2004)*
- (16) a minimum of two (2) parking spaces shall be provided and maintained on each lot;
- (17) a detached garage shall comply with the following requirements:
 - (a) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m for an interior lot and 5.9 m for a corner lot;
 - (b) the maximum width of a driveway or hard surface parking area shall be 6.1 m;
- (18) the maximum building height shall be 11.0 m;
- (19) the maximum lot coverage for a detached private garage shall be 17% of the lot area;
- (20) the maximum building height of a detached private garage shall be 4.6 m;
- (21) notwithstanding Schedules "I(1)", "I(2)", "I(3)", "I(4)" or "I(5)" to this section, attached garages may be permitted in the rear yard of Block 130, as shown on Schedule "I(1)" to this section, Blocks 126, 127, 128 and 129, as shown on Schedule "I(3)" to this section, Block 122, as shown on Schedule "I(4)" to this section and Blocks 125 and 126, as shown on Schedule "I(5)" to this section, in accordance with the following: *(0230-2004)*
 - (a) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
 - (b) the maximum permitted driveway or hard surface parking area width per unit at any given point shall be 4.3 m;
 - (c) the minimum rear yard shall be 6.0 m.

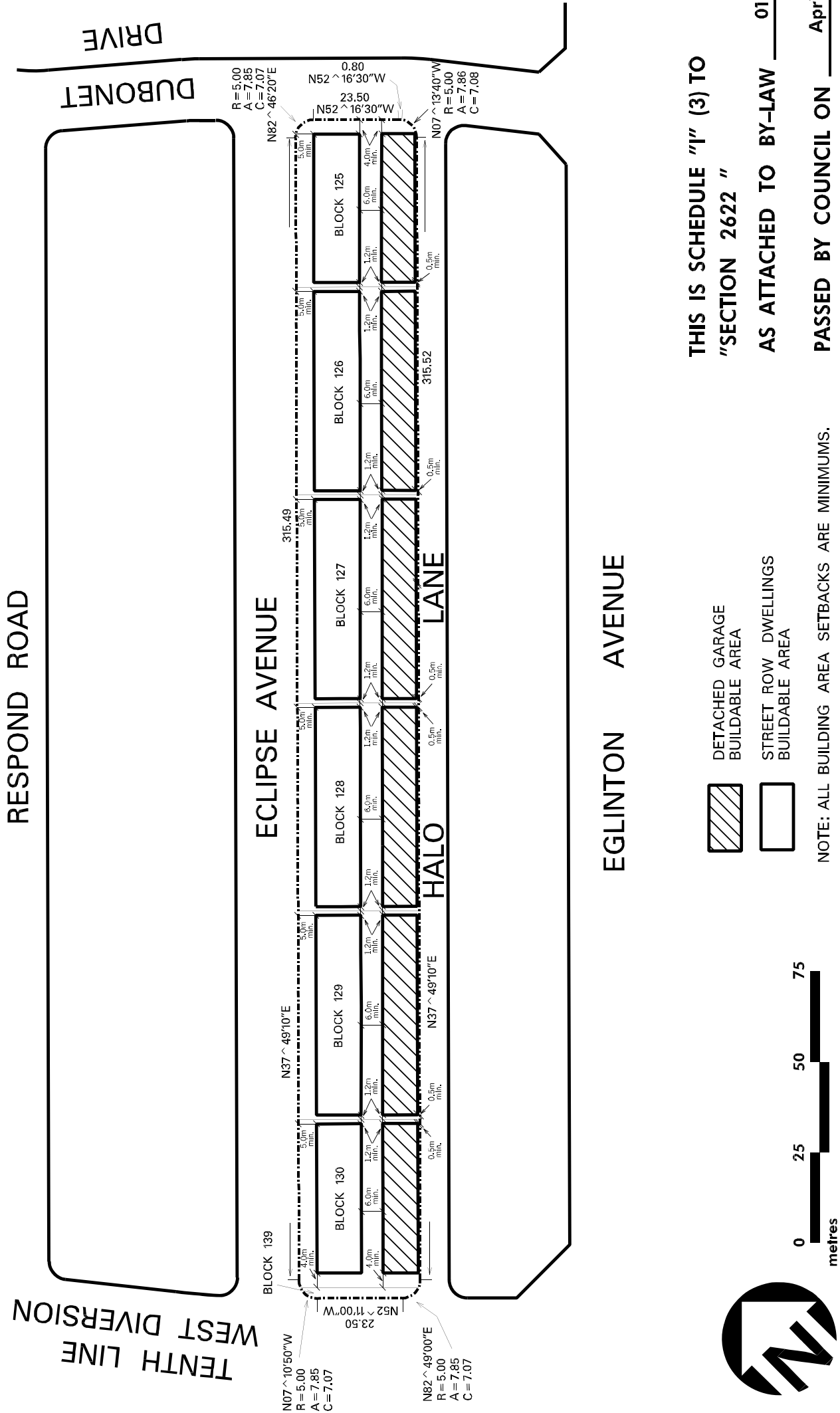


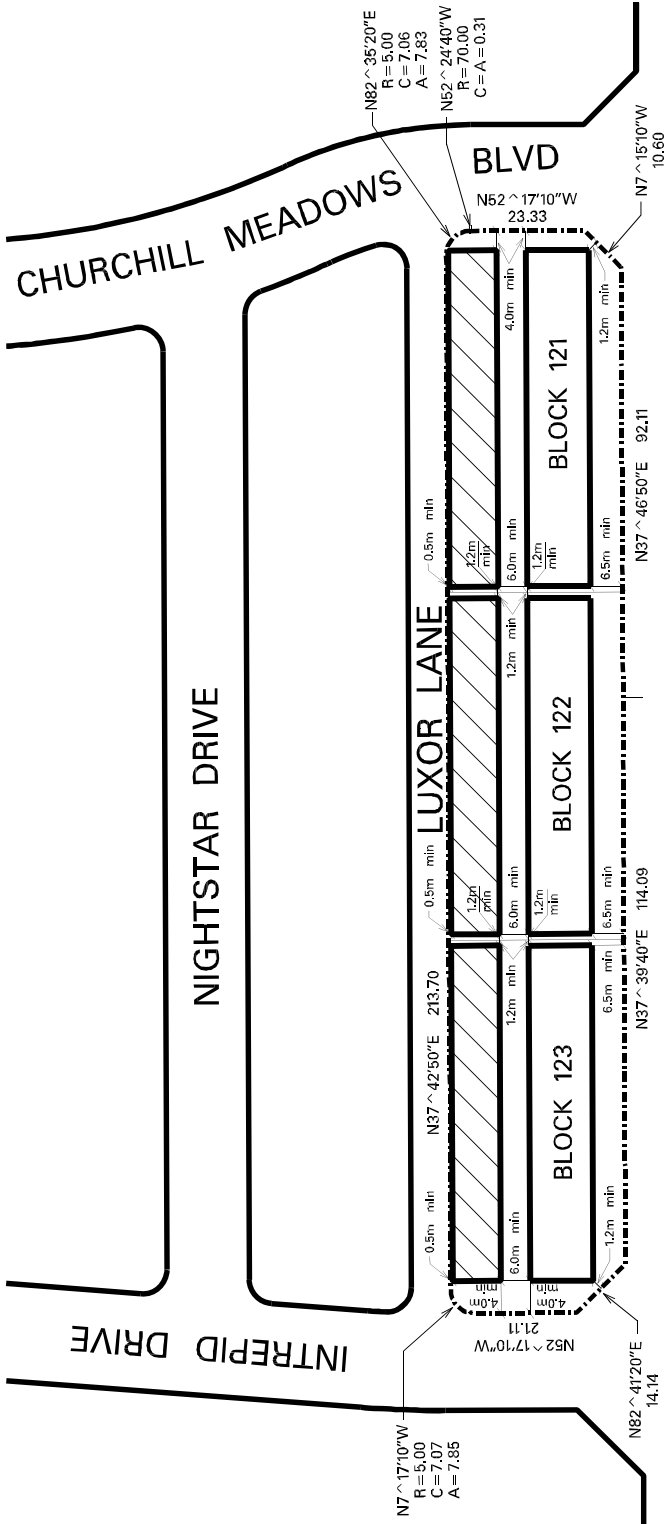
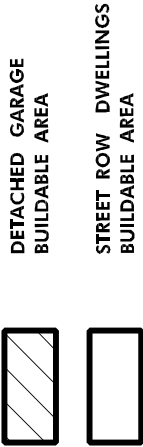
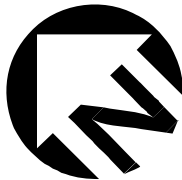
THIS IS SCHEDULE "I" (1) TO
"SECTION 2622 "

AS ATTACHED TO BY-LAW 0161-2003
PASSED BY COUNCIL ON April 23, 2003



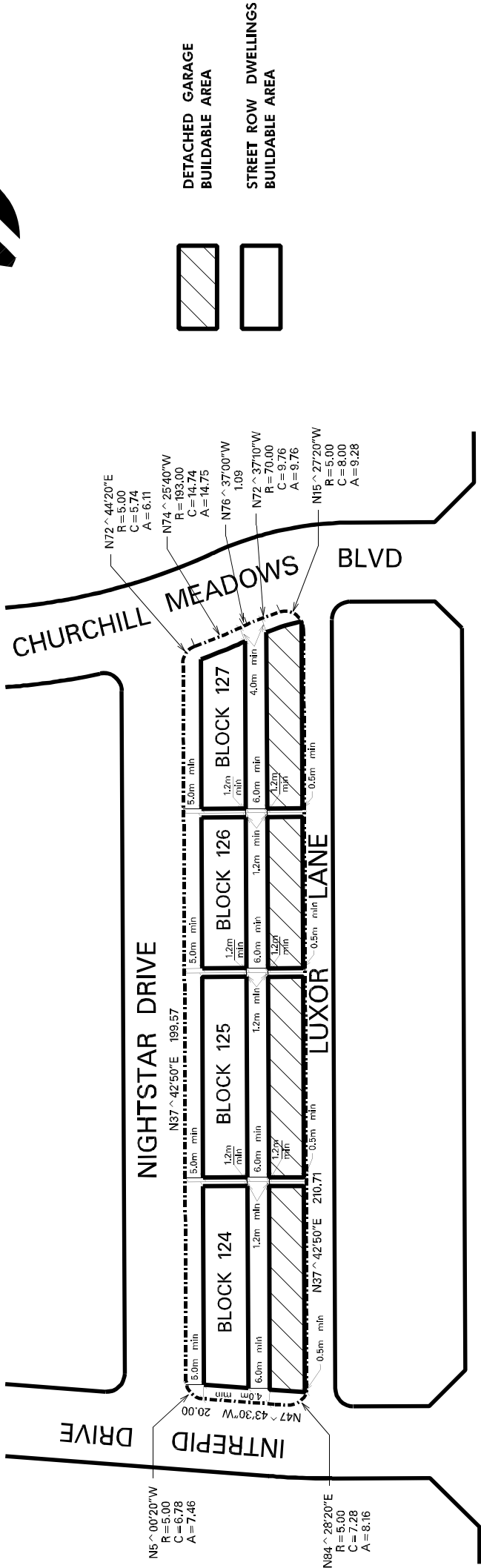
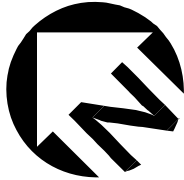
THIS IS SCHEDULE "I" (2) TO
"SECTION 2622"
AS ATTACHED TO BY-LAW 0161-2003
PASSED BY COUNCIL ON April 23, 2003





EGLINTON AVENUE WEST

THIS IS SCHEDULE "I"(4) TO "SECTION 2622"
AS ATTACHED TO BY-LAW 0230-2004
PASSED BY COUNCIL ON 2004 May 26



THIS IS SCHEDULE "I"(5) TO "SECTION 2622"

AS ATTACHED TO BY-LAW 0230-2004

PASSED BY COUNCIL ON 2004 May 26

(SPA) **2623.** Notwithstanding their "DC " zoning, the lands delineated as "DC-2623" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0161-2003), (0239-2003)*

- (1) the provisions of sections 15, 21, 53 and 59A of this By-law shall not apply;
- (2) the provisions of section 83 of this By-law, save and except subsections 83(7), (9), (10), (15), (16), (19), (21) and (23) of this By-law shall apply;
- (3) the following uses shall also be permitted:
 - (a) service or repair shop;
 - (b) brew-on-premises establishment;
 - (c) printing and photo processing;
 - (d) outdoor patio accessory to a convenience restaurant;
- (4) for the purposes of this section, "FOOD STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 600 m², where food and convenience goods are stored and offered for sale at retail and which may include, as accessory thereto, the sale of food prepared on the premises without seating for consumption of food on the premises;
- (5) 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

- (6) for the purposes of this section, "FRONT LOT LINE" means the lot line abutting the Eglinton Avenue West right-of-way;
- (7) notwithstanding subsection (5) of this section, the maximum front yard shall be 6.0 m;
- (8) for the purpose of calculating parking, the site shall be deemed a Convenience Centre.

2624. The lands delineated as "R4(12)-2624" 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: *(0161-2003), (0230-2004)*

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

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

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard 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 or uncovered 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 required yards;
- (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 setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a minimum of two (2) 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 (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;

- (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 50% of the lot frontage or 6.1 m, whichever is less;
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the lot frontage or 6.1 m, whichever is less;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard;
- (21) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 12.7 m.

2625. The lands delineated as "R4(12)-2625" 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: *(0161-2003)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	14.0 m
Corner	565 m ²	17.3 m

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard 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 or uncovered 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 required yards;
- (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 setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a minimum of two (2) 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 (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;
- (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 50% of the lot frontage or 6.1 m, whichever is less;
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the lot frontage or 6.1 m, whichever is less;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard;
- (21) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 12.7 m.

2626. The lands delineated as "R4(12)-2626" 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: *(0161-2003), (0297-2005)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	14.0 m
Corner	565 m ²	17.3 m

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard 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 or uncovered 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 setback 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 required yards;
- (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 setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a minimum of two (2) 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 that 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;
- (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 50% of the lot frontage or 6.1 m, whichever is less;
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the lot frontage or 6.1 m, whichever is less;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard;
- (21) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 14.0 m.

2627. The lands delineated as "R4(12)-2627" 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: *(0161-2003), (0297-2005)*

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

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

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard 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 or uncovered 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 setback 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 required yards;
- (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 setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a minimum of two (2) 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 (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;
- (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 50% of the lot frontage or 6.1 m, whichever is less;
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the lot frontage or 6.1 m, whichever is less;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard;
- (21) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 14 m.

2628. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2628" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: *(0161-2003)*

- (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 setback may be reduced to 1.8 m;
- (10) notwithstanding subsections (4), (6), (7) and (8) of this section, a covered or uncovered 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 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;
- (13) notwithstanding subsections (4), (6), (7) and (8) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (14) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (15) a minimum of two (2) parking spaces shall be provided and maintained on each lot;
- (16) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (17) for dwellings of 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;
- (18) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (19) the maximum permitted driveway or hard surface parking area width per unit at any given point shall be 4.3 m for interior lots and 4.7 m for corner lots;
- (20) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (21) the maximum building height shall be 11.0 m;
- (22) a detached garage shall not be permitted in a rear yard;
- (23) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601" the minimum setback from the "G-2601" zone boundary shall be 14.9 m.

2629. The lands delineated as "R5-2629" 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: *(0161-2003)*

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

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

- (3) notwithstanding subsection (2) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (4) notwithstanding subsection (2) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard may be reduced to 3.5 m;
- (5) notwithstanding subsection (2) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard may be reduced to 3.5 m;
- (6) notwithstanding subsection (2) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard may be reduced to 3.5 m;
- (7) notwithstanding subsections (2), (4), (5) and (6) of this section, a covered or uncovered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (8) notwithstanding subsections (2), (4), (5) and (6) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard and a maximum of 0.3 m into the minimum exterior side yard;
- (9) notwithstanding subsections (2), (4), (5) and (6) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into required yards;
- (10) notwithstanding subsections (2), (4), (5) and (6) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (11) notwithstanding subsection (2) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (12) a minimum of two (2) parking spaces shall be provided and maintained on each lot;
- (13) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (14) for dwellings of 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;
- (15) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (16) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m;
- (17) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;

- (18) the maximum building height shall be 11.0 m;
- (19) a detached garage shall not be permitted in a rear yard;
- (20) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601" the minimum setback from the "G-2601" zone boundary shall be 14.9 m.

2630. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2630" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: *(0161-2003)*

- (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 covered or uncovered 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 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;
- (13) notwithstanding subsections (4), (6), (7) and (8) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (14) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (15) a minimum of two (2) parking spaces shall be provided and maintained on each lot;
- (16) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (17) for dwellings of 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;
- (18) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (19) the maximum permitted driveway or hard surface parking area width per unit at any given point shall be 4.3 m for interior lots and 4.7 m for corner lots;
- (20) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (21) the maximum building height shall be 11.0 m;
- (22) a detached garage shall not be permitted in a rear yard;
- (23) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601" the minimum setback from the "G-2601" zone boundary shall be 13.2 m.

2631. The lands delineated as "R5-2631" 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: *(0161-2003)*

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

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

- (3) notwithstanding subsection (2) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (4) notwithstanding subsection (2) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard may be reduced to 3.5 m;
- (5) notwithstanding subsection (2) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard may be reduced to 3.5 m;
- (6) notwithstanding subsection (2) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard may be reduced to 3.5 m;
- (7) notwithstanding subsections (2), (4), (5) and (6) of this section, a covered or uncovered porch may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (8) notwithstanding subsections (2), (4), (5) and (6) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard and a maximum of 0.3 m into the minimum exterior side yard;
- (9) notwithstanding subsections (2), (4), (5) and (6) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into required yards;
- (10) notwithstanding subsections (2), (4), (5) and (6) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard or the minimum exterior side yard;
- (11) notwithstanding subsection (2) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (12) a minimum of two (2) parking spaces shall be provided and maintained on each lot;
- (13) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (14) for dwellings of 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;
- (15) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (16) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 6.5 m;
- (17) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (18) the maximum building height shall be 11.0 m;
- (19) a detached garage shall not be permitted in a rear yard;
- (20) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601" the minimum setback from the "G-2601" zone boundary shall be 13.2 m.

(SPA) **2632.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2632" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(0161-2003), (0297-2005)*

- (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 0.7 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 "R4(12)-2349", "R5-2350", "RM2-2351", "RM1-2355" and "RM5-2369", shall exceed two (2) storeys in height above established grade; *(0297-2005)*
- (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 wall of a building or structure and a maximum of 0.3 m beyond the exterior side 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.

2633. The lands delineated as "R4(12)-2633" 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: *(0161-2003)*

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

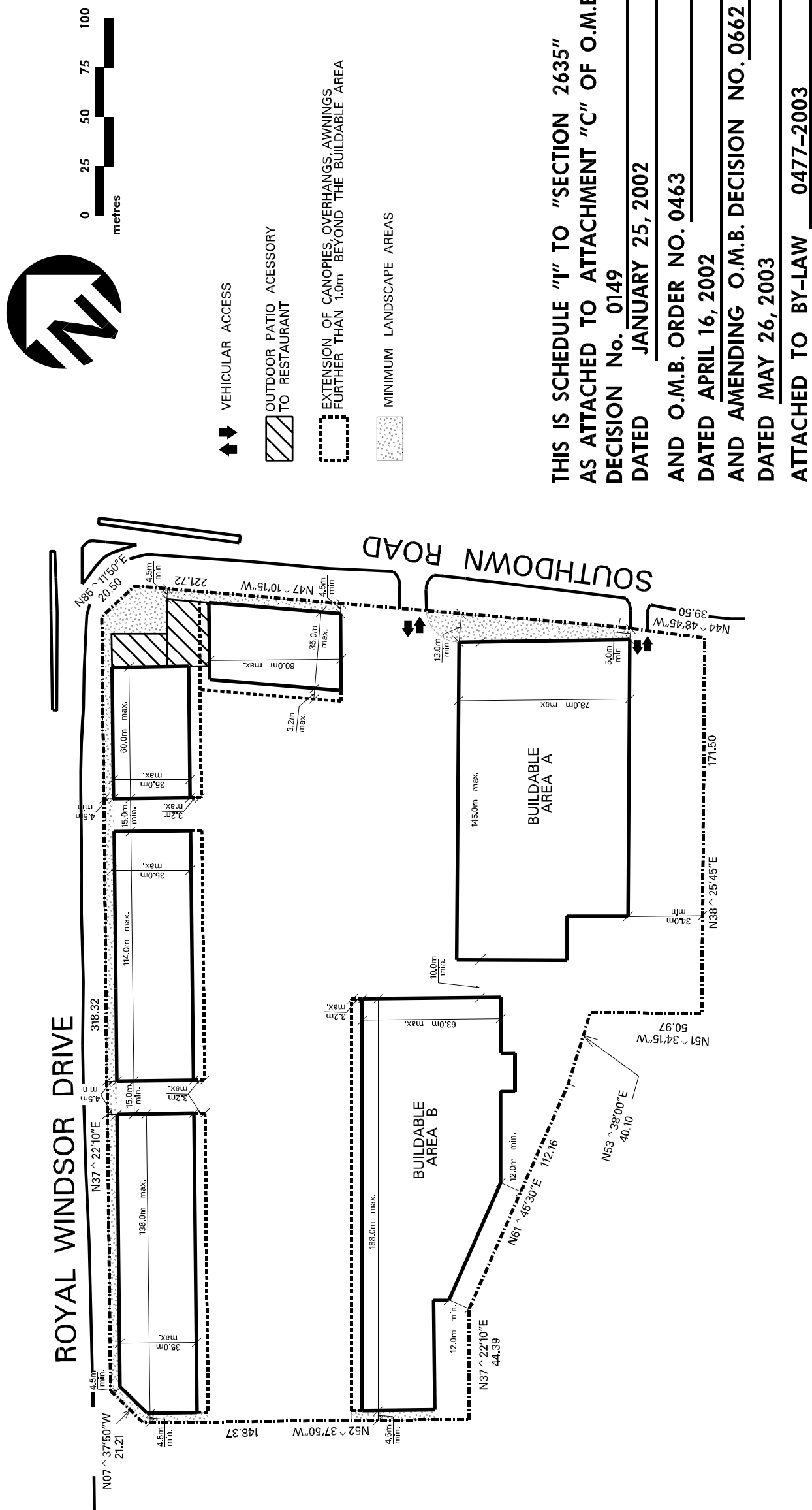
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	360 m ²	12.0 m
Corner	500 m ²	16.5 m

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard 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 or uncovered 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 required yards;
- (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 setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a minimum of two (2) 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 (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;
- (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 50% of the lot frontage or 6.1 m, whichever is less;
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the lot frontage or 6.1 m, whichever is less;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard;
- (21) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 14.9 m.

- (SPA) **2635.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2635" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0477-2003)*
- (1) the provisions of sections 21 and 59A of this By-law shall not apply;
 - (2) the provisions of section 83 of this By-law, save and except for subsections 83(7), (14), (15), (16), (19), (23) and (34), shall apply;
 - (3) the following uses shall also be permitted:
 - (a) automotive centre;
 - (b) food supermarket;
 - (c) retail and service commercial uses;
 - (d) outdoor patio accessory to a restaurant;
 - (4) for the purposes of this section, "AUTOMOTIVE CENTRE" means a building or structure or part thereof where without limiting the generality of the foregoing, all of the following items are offered for sale: automobile parts and accessories, sporting and recreational equipment, household goods, home improvement products, garden supplies and other similar products and may include an automobile repair garage, garden centre including an outdoor sales and display area, accessory outdoor automotive storage area and accessory restaurant and a propane dispensing facility;
 - (5) for the purposes of this section, "RETAIL AND SERVICE COMMERCIAL USES" means all of the uses permitted under subsection (2) of this section and includes restaurants, take-out restaurants, banquet halls, exhibition and conference halls, photo processing shops and photo studios but excludes an automotive centre and a food supermarket;
 - (6) for the purposes of this section, the lot line abutting the Royal Windsor Drive right-of-way shall be deemed to be the front lot line;
 - (7) the maximum gross leasable area of all buildings and structures on all lands zoned "DC-2635" shall be 22 070 m²;
 - (8) a maximum of one (1) automotive centre and one (1) food supermarket shall be permitted on all lands zoned "DC-2635";
 - (9) Buildable Area 'A', as shown on Schedule "I" of this section shall only be used for an automotive centre;
 - (10) a food supermarket shall only be located in Buildable Area 'B', as shown on Schedule "I" of this section;
 - (11) the maximum gross leasable area devoted to an automotive centre shall be 7 800 m²;
 - (12) the maximum area devoted to a garden centre outdoor sales and display area accessory to an automotive centre shall be 1 355 m²;
 - (13) the maximum area devoted to an outdoor automotive storage area accessory to an automotive centre shall be 200 m²;
 - (14) the maximum gross leasable area devoted to a food supermarket shall be 5 460 m²;
 - (15) the maximum combined gross leasable area for retail and service commercial uses shall be 8 810 m²;
 - (16) the maximum lot coverage shall be 30% of the lot area;
 - (17) the minimum landscaped area shall be 12% of the lot area;
 - (18) the minimum building setback from a municipal road shall be 4.5 m unless otherwise shown on Schedule "I" of this section;
 - (19) the maximum building height of any building or structure, measured as the distance between the established grade and the highest point of the roof surface, excluding mechanical equipment, shall be 11 m;
 - (20) the outdoor display and sales of materials, goods or products of any kind shall not be permitted outside Buildable Area 'A', and the storage and display of all materials, goods or products of any kind whether individual or stacked shall not exceed a total height of 3.1 m above established grade;
 - (21) a screen with a minimum height of 3.1 m above established grade shall be provided around the perimeter of the outdoor garden display and sales area permitted under subsection (4) of this section;
 - (22) parking shall be provided at a rate of 5.4 spaces per 100 m² of gross leasable area;
 - (23) canopies, overhangs and awnings may project 1.0 m beyond the buildable area unless otherwise shown on Schedule "I" of this section;
 - (24)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (24)(a) of this section, those matters which would otherwise be matters of site plan approval such as fences, walls or other screening, stairs, driveways, landscape features and the extent of landscaped areas, shall be determined through the site development plan approval process.



THIS IS SCHEDULE "I" TO "SECTION 2635"
AS ATTACHED TO ATTACHMENT "C" OF O.M.B.
DECISION No. 0149
DATED JANUARY 25, 2002

AND O.M.B. ORDER NO. 0463
DATED APRIL 16, 2002
AND AMENDING O.M.B. DECISION NO. 0662
DATED MAY 26, 2003

ATTACHED TO BY-LAW 0477-2003

(SPA) **2636.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2636" on Schedule "B" of this By-law shall only be used for row dwellings on a private road in compliance with the following: (0234-2003)

- (1) the provisions of subsections 6(3) and 20(a), section 21, subsection 28(1) and section 37A of this By-law shall not apply;
- (2) for the purposes of this section, "PRIVATE ROAD" means a right-of-way, with or without a sidewalk, for vehicular and pedestrian access over common elements that are privately maintained by a common element road condominium corporation which has been created pursuant to the *Condominium Act, 1998*, as amended, and is not a highway as defined by the *Municipal Act, 2001*, as amended;
- (3) for the purposes of this section, "COMMON ELEMENT" means an area, forming part of the common elements of a common element road condominium corporation, that may include private roads, walkways, sidewalks, parking and common amenity areas;
- (4) for the purposes of this section, "COMMON AMENITY AREA" means an area, forming part of the common elements of a common element road condominium corporation, comprised of outdoor space designed for active or passive recreational uses, such as, but not limited to, children's play structures, seating areas and sport facilities;
- (5) for the purposes of this section, "FRONT LOT LINE" means a line that divides a lot from a private road;
- (6) for the purposes of this section, "CORNER LOT" means a lot situated at the intersection of two (2) or more private roads, or at the intersection of a private road and a street having an angle of intersection of not more than 135⁰;
- (7) for the purpose 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;
- (8) the maximum number of dwelling units on all lands zoned "RM5-2636" shall be 98;
- (9) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	115 m ²	5.0 m
Corner	190 m ²	8.3 m

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

Minimum Yards			
Front	Exterior Side	Interior Side (End Dwelling Unit)	Rear
4.5 m	4.5 m	1.5 m	7.5 m

- (11) notwithstanding subsection (10) of this section, the minimum setback from the limit of any public road right-of-way shall be 7.5 m;
- (12) notwithstanding subsection (10) of this section, the front garage face shall have a minimum setback of 6.0 m to any private road;
- (13) notwithstanding subsection (10) of this section, where a corner lot is located on a private road with a common element sidewalk along the exterior side lot line, the minimum exterior side yard shall be 3.3 m;
- (14) notwithstanding subsections (10) and (11) of this section, a covered or uncovered platform including stairs may encroach:
 - (a) a maximum of 1.5 m into a required front yard;
 - (b) a maximum of 1.5 m into an exterior side yard where a corner lot is located on a private road without a common element sidewalk along the exterior side lot line;
 - (c) a maximum of 0.3 m into an exterior side yard where a corner lot is located on a private road with a common element sidewalk along the exterior side lot line;
 - (d) a maximum of 1.5 m into an exterior side yard where a lot is located abutting the limit of a public road right-of-way;
- (15) notwithstanding subsections (10), (11) and (13) of this section, awnings, canopies, window projections and architectural features, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required front yard and a maximum of 0.3 m into a required exterior side yard;
- (16) notwithstanding subsection (10) of this section, an uncovered balcony, or deck including stairs, may encroach a maximum of 2.5 m into a required rear yard;
- (17) notwithstanding subsection (10) of this section, the minimum distance between a building face and a common element visitor parking area shall be 3.3 m;
- (18) notwithstanding subsection (10) of this section, where an interior side lot line abuts a rear lot line, the minimum interior side yard of an end dwelling unit shall be 2.5 m;
- (19) notwithstanding subsection (10) of this section, the minimum setback of a building or structure to a private road sight triangle shall be 3.5 m;
- (20) the minimum width of a dwelling unit shall be 5.0 m;
- (21) the minimum Gross Floor Area of each dwelling unit shall be 60 m²;
- (22) the maximum height of a building or structure shall be 10.7 m;

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

Type of Building	Minimum Required Parking Spaces per Dwelling Unit	
Land Use	Resident	Visitor to be provided within a common element area
Row Dwelling	2.00	0.25

- (24) an attached private garage shall be provided on each lot;
- (25) notwithstanding subsection (23) of this section, resident parking may be located in tandem;
- (26) the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 3.8 m;
- (27) the minimum width of a private road, inclusive of curbing, shall be 7.4 m;
- (28) notwithstanding subsection (27) of this section, the minimum width of a private road abutting a common element parallel parking space, inclusive of curbing, shall be 6.2 m;
- (29) the minimum width of an aisle abutting a common element parallel parking space shall be 6.0 m;
- (30) the minimum width of a common element parallel parking space, inclusive of curbing, shall be 2.8 m;
- (31) the minimum width of a common element sidewalk shall be 1.2 m;
- (32) outdoor parking for any recreational equipment, as described in subclause 44(17)(i)(ii) of this By-law, shall not be permitted.

(SPA) **2637.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2637" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0217-2003)

(H) (1) the maximum number of dwelling units on all lands zoned "RM5-2637" shall be 21;

(2) the provisions of section 44 of this By-law shall apply except as otherwise shown on Schedule "I" of this section.

NOTE:

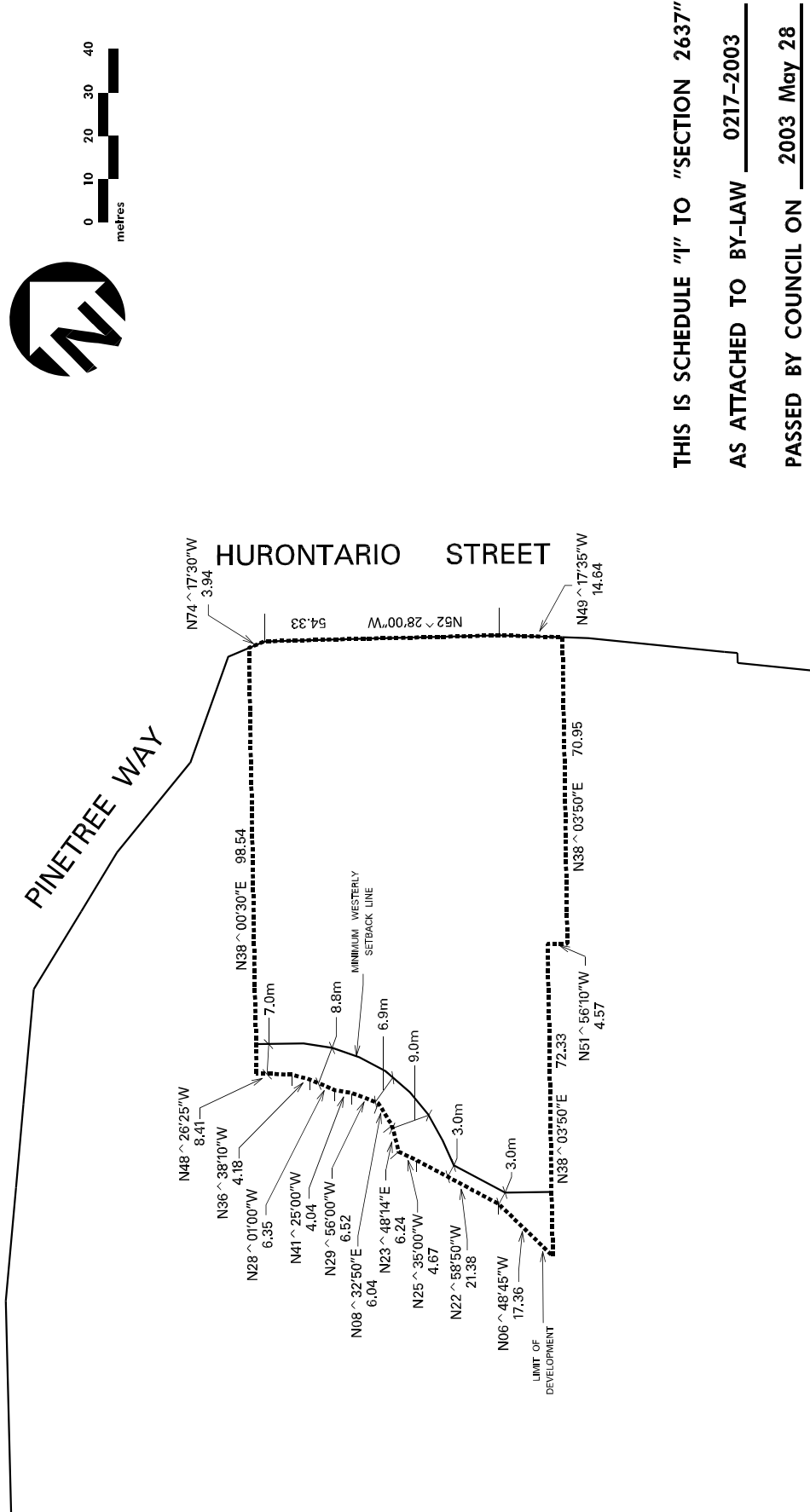
In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the zoning designations "H-RM5-2637" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 8, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

(i) delivery of an executed Servicing Agreement in a form satisfactory to the City;

(ii) delivery of an executed Development Agreement in a form satisfactory to the City; and

(iii) written clearance from the Ministry of Transportation Ontario regarding the land requirements for the final design alternative for the Queen Elizabeth Way/Hurontario Street interchange redesign and completion of the required public process and environmental assessment related to the interchange improvements.

Schedule "I" to section 2637

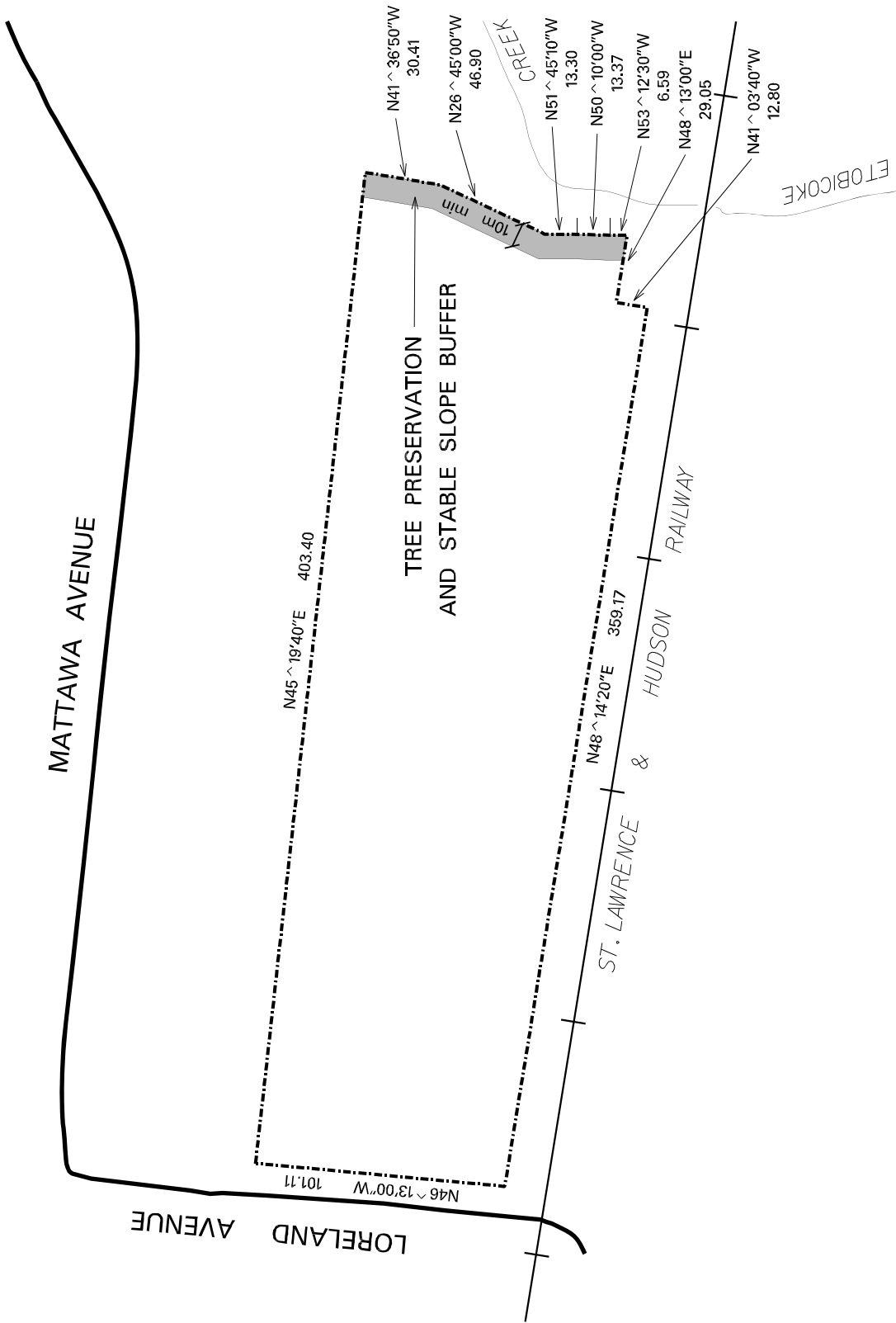


- (SPA) **2638.** The lands delineated as "M1-2638" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone
(H) provisions contained in this By-law, except that: (*OMB Order No. 0983, listed as 0983-2006*)
- (1) the provisions of clauses 110(2)(a), (b) and (c) of this By-law shall not apply;
 - (2) the following uses shall also be permitted:
 - (a) automobile and truck repair garage in which automobile and truck body repairs are performed;
 - (b) truck terminal;
 - (c) yard or shop of a contractor;
 - (3) outdoor storage shall be permitted in accordance with the following:
 - (a) the maximum area used for outdoor storage shall be 45% of the lot area;
 - (b) the outdoor storage area shall not be situated closer to any street line than any portion of the main building or structure;
 - (c) a fence with a minimum height of 2.9 m shall be erected to screen the outdoor storage area, but in no event shall the fence be situated closer to any street line than any portion of the main building or structure or closer to the rear property line than the minimum required rear yard;
 - (d) the maximum height of materials in the outdoor storage area shall be 2.9 m;
 - (4) notwithstanding subsection 114(f) of this By-law, the required 7.5 m rear yard shall be measured from the western extent of the tree preservation and stable slope buffer;
 - (5) for the purposes of this section, "TREE PRESERVATION AND STABLE SLOPE BUFFER" means an area where no building or structure, walk, patio, vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area or open storage is permitted and where existing vegetation shall not be removed except where dead, hazardous or for conservation uses;
 - (6) a minimum 6.0 m wide landscaped area shall be provided along the property line abutting the Loreland Avenue right-of-way;
 - (7)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (7)(a) of this section, those matters which would otherwise be the subject of site plan approval, such as the location and extent of the tree preservation and stable slope buffer shall be determined through the site development plan approval process.

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-M1-2638" with respect to the whole or any part of the lands in respect to which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 12, of Schedule "B" attached to By-law Number 5500, upon satisfaction of the following requirements:

- (i) delivery of executed Servicing and Development Agreements regarding the construction of municipal works to service the site and arrangements for associated land dedications, easements, securities, and, arrangements for the applicable Tree Permit application; and,
- (ii) the gratuitous dedication of the greenbelt lands, defined as those lands located below the stable slope limit of the Etobicoke Creek.



THIS IS SCHEDULE "I" TO
SECTION "2638" TO
EXHIBIT 13, TAB 22 OF O.M.B.
ORDER No. 0983
DATED 2004 April 20

- 2639.** The lands delineated as "R4(12)-2639 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: *(0299-2003)*
- (1) the minimum lot frontage for a corner lot shall be 15.5 m.
- 2640.** The lands delineated as "R5-2640" 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: *(0299-2003)*
- (1) the minimum lot frontage for lots containing the buffer area as shown on Schedule "I" of this section shall be 12.2 m;
- (2) the minimum lot area for interior lots shall be 270 m²;
- (3) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side;
- (4) for those lots having a depth of less than 30 m, the minimum rear yard setback shall be 6.0 m;
- (5) for those lots containing the buffer area, the rear yard setback shall be in accordance with Schedule "I" of this section;
- (6) no grading, buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts or any like recreational facilities, shall be erected or permitted within the buffer area as shown on Schedule "I" of this section.

2641. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2641" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: *(0306-2003)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m ²	13.6 m
Corner	505 m ²	17.0 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	7.5 m

- (5) notwithstanding subsection (4) of this section, where a lot contains both a noise attenuation wall and a berm, the minimum rear yard shall be 6.0 m;
- (6) notwithstanding subsection (4) of this section, a porch, covered porch, uncovered platform or bay window, with or without a foundation, may encroach a maximum of 1.5 m into the minimum exterior side yard;
- (7) notwithstanding subsection (4) of this section, no front garage face shall be located closer than 6.0 m to a street line;
- (8) the maximum building height shall be 10.7 m.

SPA) **2642.** The lands delineated as "DC-2642" 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: *(0237-2003)*

- (1) the provisions of section 21, 53, 59A and 87, and subsections 83(12), (15), (16), (19), (21), (27) and (35) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) private school;
 - (b) day nursery;
 - (c) pet grooming and boarding;
 - (d) computer and clock repair shop;
 - (e) electronic and video sales and rental outlet;
 - (f) printing/copying establishment;
 - (g) outdoor patio accessory to a restaurant, a convenience restaurant and a take-out restaurant;
- (3) the maximum gross floor area - non residential for all buildings and structures on all lands zoned "DC-2642" shall be 3 800 m²;
- (4) the minimum setback from any street line shall be 7.5 m;
- (5) the minimum setback from any property line other than a street line shall be 4.5 m.

(SPA) **2643.** The lands delineated as "O3-2643", "R3-2643", and "AC-2643"on Schedule "B" of this By-law shall only be used in compliance with the "O3", "R3", and "AC" zone provisions contained in this By-law and in compliance with the provisions of section 22R of this By-law. *(0228-2004)*

(H)

NOTE:

In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, cP.13, as amended, the holding symbol "H" is to be removed from the designation "H-R3-2643", "H-O3-2643" and "H-AC-2643" 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 14, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of following requirements:

- (i) a letter from a Registered Professional Engineer in the Province of Ontario certifying that the building meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation Authority;
- (ii) confirmation in writing from Credit Valley Conservation Authority that safe access to the site has been provided.

2644. The lands delineated as "R4-2644" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: *(0309-2003)*

- (1) the provisions of subsection 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	320 m ²	12.8 m
Corner	400 m ²	15.8 m

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

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side 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	6.0 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, a covered porch may encroach a maximum of 1.5 m into the required front yard;
- (6) the maximum building height shall be 10.7 m.

2645. The lands delineated as "R5-2645" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: *(0309-2003)*

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) where a part of the lands are zoned "G-2490", the minimum rear yard shall be measured from the "G-2490" zone boundary;
- (3) the maximum coverage of all buildings and structures shall be 45% of the lot area.

(SPA) **2646.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2646" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0466-2003)*

- (1) the provisions of sections 21 and 53 of this By-law shall not apply;
- (2) the following uses shall be permitted:
 - (a) one (1) apartment dwelling unit;
 - (b) a garden centre;
 - (c) a food supermarket, which may include accessory thereto the sale of food prepared on the premises without seating for the consumption of food on the premises;
- (3) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
23 m	3.5 m	2 m	1.3 m

- (4) notwithstanding subsection (3) of this section, a roof having a maximum area of 100 m² may encroach into a rear yard;
- (5) 65 parking spaces shall be provided and maintained, of which 23 parking spaces may be located off-site on lands zoned "DC-2647";
- (6) the maximum gross floor area shall be 1 162 m²;
- (7) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each floor above or below established grade, measured from the exteriors of the outside walls, but excluding a cold storage room and a storage and service area located on the ground floor, and a second floor storage space, to a maximum combined area of 462 m²;
- (8) the maximum area devoted to outdoor display and sales accessory to a garden centre shall be 80 m².

(SPA) **2647.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2647" on Schedule "B" of this By-law shall only be used for a private garage and a parking lot in compliance with the following: *(0466-2003)*

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

Minimum Yards		
Front	Side	Rear
22.5 m	1.5 m	1.8 m

- (2) the maximum gross floor area of the private garage shall be 100 m²;
- (3) a minimum of 23 parking spaces shall be provided and maintained for lands zoned "DC-2646".

- (SPA)

2648.

The lands delineated as "DC-2648" 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: *(0207-2004)*
- (1)

the provisions of sections 21, 53, 59A and 87, and subsections 83(5), (7), (9), (12), (14), (15), (16), (17), (18), (19), (20), (21), (23), (24), (27), (28), (33), (34) and (35) of this Bylaw shall not apply;
- (2)

the following uses shall also be permitted:
- (a)

shop for repair and servicing of small goods and wares;
- (b)

optical shop;
- (c)

photo processing;
- (d)

picture framing store;
- (3)

the lot line abutting the Burnhamthorpe Road West right-of-way shall be deemed to be the front lot line;
- (4)

the yards shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
2.0 m	2.0 m	27 m

- (5)

notwithstanding subsection (4) of this section, the minimum rear yard from the property line abutting lands zoned "RM5-471" shall be 30.5 m;
- (6)

a landscaped area with a minimum width of 12 m shall be provided along the rear property line;
- (7)

for the purposes of calculating parking, the site shall be deemed a Convenience Centre.

- (SPA) **2649.** The lands delineated as "RM7D5-2649" on Schedule "B" of this By-law shall only be used for a retirement dwelling in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(0381-2005) (0303-2007)*
- (1) the provisions of sections 21 and 51, subsections 44 (4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (23) and (24) and clauses 44 (13)(ia) and (ib), and clauses 44 (17)(a), (b), (d), (e), (g), (i), (j) and (k) shall not apply;
 - (2) for the purposes of this section, "RETIREMENT DWELLING" means a building or part thereof, containing retirement dwelling units where common facilities are provided for the preparation and consumption of food and where housekeeping services and on-site medical services are provided, as required. A retirement dwelling may contain accessory personal service establishment, retail and recreational uses for the residents. A retirement dwelling is intended to be occupied by persons who are retired from the work force, or by reason of age or infirmity require the services provided in a semi-independent living environment, but who do not require the services and support provided in a long-term care dwelling;
 - (3) for the purposes of this section, "RETIREMENT DWELLING UNIT" means one (1) or more habitable rooms in a retirement dwelling, designed or intended for the lodging of not more than two (2) persons with a separate entrance from a common hall, in which separate sanitary facilities are provided. A retirement dwelling unit may contain limited culinary facilities but shall not include a stove top and/or oven;
 - (4) for the purposes of this section, "PERSONAL SERVICE ESTABLISHMENT" means a building, structure or part thereof where services provided and administered to individual and personal needs and where retail sale of goods accessory to the service provided is permitted and includes, but is not limited to, hair care, aesthetics, health and beauty treatment, dressmaking, tailoring, shoe shining and repair, laundromat, laundry depot and/or dry cleaning establishment;
 - (5) for the purposes of this section, "GROSS FLOOR AREA" means the sum of the areas of each storey of a building above or below established grade, measured from the exterior of outside walls of the building including floor area occupied by interior walls but excluding any part of the building used for mechanical floor area, stairwells, elevators, motor vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for the collection or storage of disposables or recyclable waste generated within the building, common facilities for the use of residents of the building, a day care and amenity area;
 - (6) for the purposes of this section, "MECHANICAL FLOOR AREA" means a room or enclosed area, including its enclosing walls, within a building, structure or part thereof, above or below established grade that is used exclusively for heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment related to the operation and maintenance of the building, structure or part thereof;
 - (7) the maximum number of retirement dwelling units shall be 144;
 - (8) the maximum gross floor area for all buildings and structures shall be 1.7 times the lot area;
 - (9) the minimum open space shall be 50% of the lot area;
 - (10) the maximum building height shall be eight (8) storeys, excluding mechanical floor area;
 - (11) for the purposes of this section, the front lot line shall be the northerly lot line abutting the Walden Circle right-of-way;
 - (12) the minimum lot frontage shall be 85.0 m;
 - (13) the minimum interior side yard setback shall be 16.4 m;
 - (14) notwithstanding subsection (13), the minimum interior side yard setback to an underground parking structure shall be 12.0 m;
 - (15) notwithstanding subsection (13) and (14), the minimum interior side yard setback to the ramp leading to the underground parking structure shall be 5.75 m;
 - (16) the minimum exterior side yard setback shall be 7.5 m;
 - (17) the minimum rear yard setback shall be 3.0 m;
 - (18) the maximum rear yard setback shall be 4.0 m for a minimum length of 40.0 m of the exterior wall of the ground floor fronting onto the Lakeshore Road West right-of-way;
 - (19) the minimum front yard setback shall be 12.0 m;
 - (20) parking shall be provided at a rate of 0.50 spaces per retirement dwelling unit.

- (SPA) **2650.** The lands delineated as "RM5-2650" 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: *(0083-2004)*
- (1) the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (14), (15), (16), (23) and (24) and clauses 44(13)(ia), 44(13)(ib), 44(17)(d) and (e) of this By-law shall not apply;
 - (2) the maximum number of row dwelling units on all lands zoned "RM5-2650" shall be 52;
 - (3) the maximum height of any building or structure shall be three (3) storeys above the established grade;
 - (4) the maximum height of any building or structure shall be 11 m above the established grade;
 - (5) notwithstanding clause 49(2)(a) of this By-law, the minimum lot frontage shall be 10 m;
 - (6) notwithstanding subsection 44(12) of this By-law, the maximum gross floor area of all buildings and structures on all lands zoned "RM5-2650" shall be 0.75 times the lot area;
 - (7) no dwelling shall be located closer than 30 m to the Canadian National Railway right-of-way;
 - (8) For the purpose 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.
- (SPA) **2651.** Notwithstanding their "R4" zoning, the lands delineated as "R4-2651" on Schedule "B" of this By-law shall only be used for a place of religious assembly in compliance with the following: *(0039-2005)*
- (1) the provisions of section 18 and subsection 22E(c) of this By-law shall not apply;
 - (2) a funeral preparation room shall be permitted as an accessory use to a place of religious assembly;
 - (3) the maximum gross floor area - non-residential of all buildings or structures shall be 610 m²;
 - (4) the maximum gross floor area - non-residential of the worship area shall be 184 m²;
 - (5) the maximum gross floor area - non-residential of the multi-use rooms shall be 183 m²;
 - (6) the minimum side yard shall be 6.0 m;
 - (7) the maximum height shall be 12.5 m;
 - (8) notwithstanding subsection (7) of this section, the maximum height of any combination of a spire, ornamental dome, cupola, minaret or other like feature shall be 25 m;
 - (9) for the purposes of this section, "MULTI-USE ROOM" means any room or rooms located within a place of religious assembly that are used or intended to be used as a place of conduct of social, recreational and charitable activities, and any rooms deemed accessory to such a room or rooms.

2652. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2652" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (0392-2003)

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

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

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

Minimum Yards				
Front	Exterior Side	Interior Side Corner Lot	Interior Side	Rear
4.5 m	4.5 m	1.2 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 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 required 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 required 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 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 required front yard or the minimum exterior side yard;
- (14) notwithstanding subsection (4) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (15) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (16) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature where provided;
- (17) for dwellings of 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;
- (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 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.

2653. Notwithstanding their "RM5" zoning, the lands delineated as "RM5- 2653" on Schedule "B" of this By-law shall only be used for semi-detached dwellings, street row dwellings, or any combination thereof, in compliance with the following: (0392-2003)

- (1) each semi-detached dwelling shall comply with the "RM2-2652" zone provisions contained in this By-law;
- (2) each street row dwelling shall comply with the following provisions:
 - (a) the provisions of section 21 and subsection 37B(1) of this By-law shall not apply;
 - (b) the area and frontage of lots shall conform to the following requirements:

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

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

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

- (d) notwithstanding clause (c) of this subsection, the front garage face shall have a minimum setback of 5.8 m;
- (e) notwithstanding clause (c) of this subsection, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard may be reduced to 3.5 m;
- (f) notwithstanding clause (c) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard may be reduced to 3.5 m;
- (g) notwithstanding clause (c) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard may be reduced to 3.5 m;
- (h) notwithstanding clauses (c), (e), (f) and (g) of this subsection, a covered porch may encroach a maximum of 2.0 m into the required front yard or exterior side yard;
- (i) notwithstanding clauses (c), (e), (f) and (g) of this subsection, awnings and canopies may encroach a maximum of 0.6 m into the required front yard and a maximum of 0.3 m into the required exterior side yard;
- (j) notwithstanding clauses (c), (e), (f) and (g) of this subsection, window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard;
- (k) notwithstanding clauses (c), (e), (f) and (g) of this subsection, a balcony may encroach a maximum of 2.0 m into the required front yard or exterior side yard;
- (l) notwithstanding clause (c) of this subsection, the setback of a building or structure from a sight triangle may be 0.0 m;
- (m) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (n) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature where provided;
- (o) for dwellings of 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;
- (p) the main front entrance may be set back a maximum of 5.0 m from the front garage face where a main entry feature is also provided;
- (q) the maximum permitted driveway or hard surface parking area width on each lot at any given point shall be 3.8 m;
- (r) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (s) the maximum building height shall be 11.0 m;
- (t) a detached garage shall not be permitted in a rear yard.

(SPA) **2654.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2654" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(0418-2003)*

- (1) the provisions of clauses 44(13)(ii), (17)(f), (h) and (k) of this By-law shall apply;
- (2) the maximum number of dwelling units on all lands zoned "RM5-2654" shall be 14;
- (3) the yards shall conform to the following requirements:

Minimum Yards			
Front	Westerly Side	Easterly Side	Rear
10 m	2.2 m	4.2 m	7.5 m

- (4) the maximum gross floor area of all building and structures shall be 0.65 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) a minimum of 37 parking spaces shall be required on all lands zoned "RM5-2654", of which a minimum of three (3) parking spaces shall be required for visitors parking;
- (8) parking spaces on a private driveway serving as an access to a 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;
- (9) the maximum height of a dwelling unit measured from the established grade to the highest ridge of a sloped roof shall be 10.7 m.

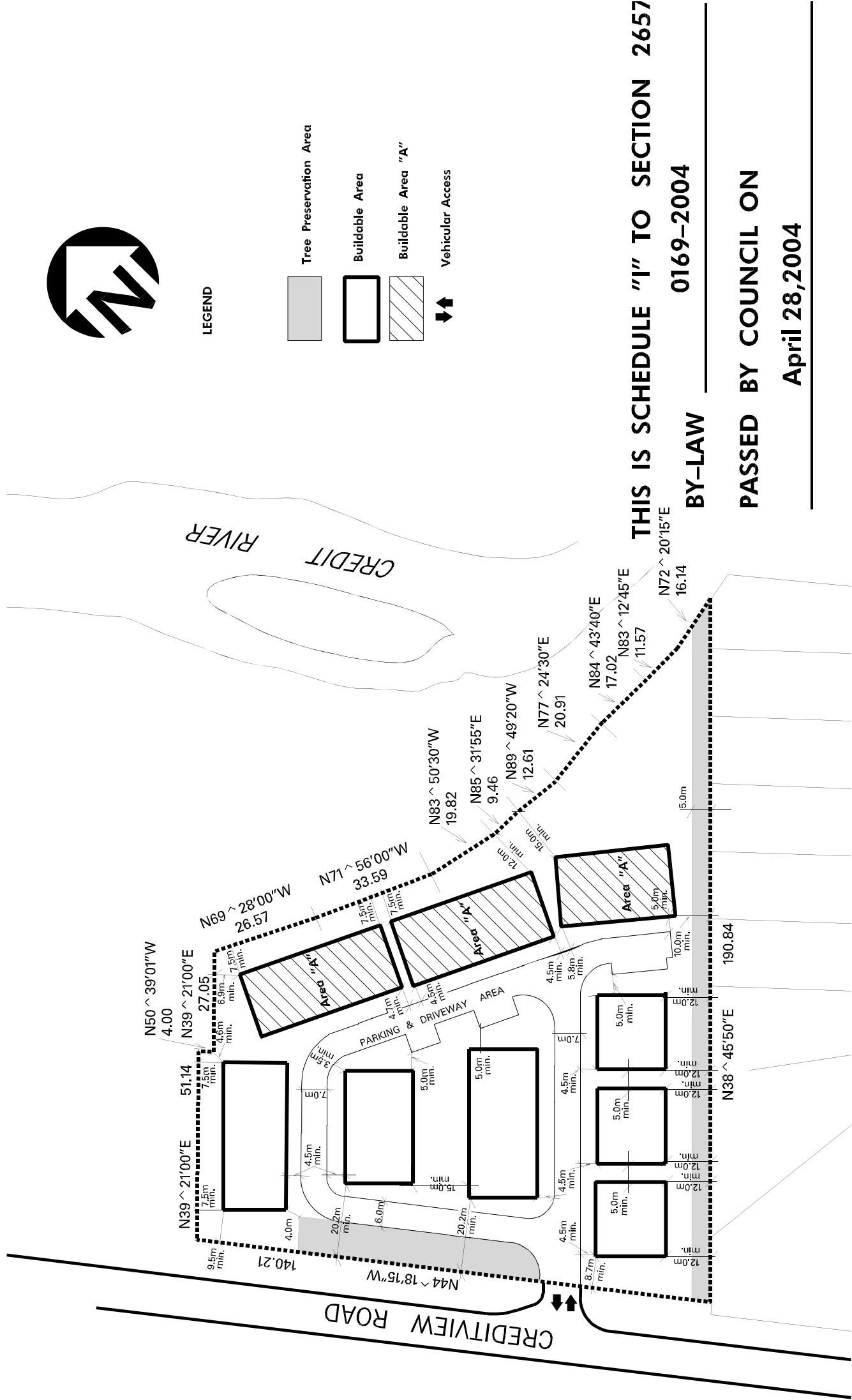
2655. Notwithstanding their "G" zoning, the lands delineated as "G-2655" on Schedule "B" of this By-law shall only be used for driveways and landscaped area. *(0397-2003)*

(SPA) **2657.** The lands delineated as "RM5-2657" on Schedule "B" of this By-law shall only be used for row dwellings and semi-detached dwellings in compliance with the following: *(0169-2004)*

- (1) the provisions of section 21 and section 37B of this By-law shall not apply;
- (2) the provisions of subsections 44(17)(f), (g) and (h) of this By-law shall apply;
- (3) the maximum number of row dwellings on all lands zoned "RM5-2657" shall be 21;
- (4) the maximum number of semi-detached dwellings on all lands zoned "RM5-2657" shall be six (6);
- (5) parking shall be provided and maintained on the same lot in accordance with the following:

Minimum Required Parking	
Resident	2.0 spaces per dwelling unit
Visitor	0.25 spaces per dwelling unit
Recreation Vehicle	0.05 spaces per dwelling unit

- (6) the maximum building height shall be one (1) storey;
- (7) notwithstanding subsection (6) of this section, where a walkout basement condition exists in Buildable Area "A" as shown on Schedule "I" of this section, the basement shall not be deemed to be a storey;
- (8) the maximum permitted driveway or hard surface parking area width at any given point shall be 5.74 m for each dwelling unit;
- (9)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as location and type of parking spaces, internal driveways, vehicle access points, transformers, amenity areas, fencing and landscaping features, and the extent of landscape areas, shall be determined through the site development plan process;
- (10) notwithstanding Schedule "I" to this section, a covered or uncovered porch may encroach a maximum of 1.6 m into a required yard;
- (11) notwithstanding Schedule "I" to this section, window projections and other architectural elements with or without foundation such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into required yards;
- (12) notwithstanding Schedule "I" to this section, an uncovered deck or balcony may project a maximum of 1.8 m from the rear wall of a dwelling unit;
- (13) notwithstanding subsection (12) and Schedule "I" to this section, an uncovered deck or balcony may project a maximum of 2.5 m from the rear wall of a dwelling unit located in Buildable Area "A" as shown on Schedule "I" of this section;
- (14) notwithstanding Schedule "I" to this section, the front garage face shall not be located closer than 6.0 m to any internal roadway;
- (15) notwithstanding the provisions of this section, the area which is shaded on Schedule "I" of this section and identified as a tree preservation area, shall only be used for conservation purposes and the preservation of existing trees and no buildings or structures of any kind, including accessory buildings, shall be erected or permitted within the tree preservation area; no parking shall be permitted within the tree preservation area.



THIS IS SCHEDULE "I" TO SECTION 2657
BY-LAW 0169-2004
PASSED BY COUNCIL ON April 28,2004

(SPA) **2658.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2658" on Schedule "B" of this By-law shall only be used in compliance with the following: (0237-2004)

- (1) the provisions of sections 15 and 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) business, professional and administrative offices;
 - (c) dry-cleaning establishment;
 - (d) printing establishment;
 - (e) take-out restaurant;
- (3) notwithstanding subsection (2) of this section, a take-out restaurant must be wholly contained within a building used for any other permitted use or uses;
- (4) the yards shall conform to the following requirements:

Minimum Yards				
Front	Sight Triangle	Exterior Side	Interior Side	Rear
3.0 m	3.0 m	5.0 m	5.0 m	7.5 m

- (5) for the purposes of this section, the lot line abutting the Eglinton Avenue East right-of-way shall be deemed to be the front lot line.

(SPA) **2659.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2659" on Schedule "B" of this By-law shall only be used for row dwellings on a private road in compliance with the following: (0504-2003)

- (1) the provisions of subsections 6(3), 20(a) and 28(1) and section 37A of this By-law shall not apply;
- (2) for the purposes of this section, "PRIVATE ROAD" means a right-of-way, with or without a sidewalk, for vehicular and pedestrian access over common elements that are privately maintained by a common element road condominium corporation to be created pursuant to the *Condominium Act, 1998*, as amended, and is not a highway as defined by the *Municipal Act, 2001*, as amended;
- (3) for the purposes of this section, "COMMON ELEMENT" means an area, forming part of the common elements of a common element road condominium corporation, that may include private roads, walkways, sidewalks, parking and common amenity areas;
- (4) for the purposes of this section, "COMMON AMENITY AREA" means an area, forming part of the common elements of a common element road condominium corporation, comprised of outdoor space designed for active or passive recreational uses, such as, but not limited to, children’s play structures, seating areas and sport facilities;
- (5) for the purposes of this section, "FRONT LOT LINE" means a line that divides a lot from a private road;
- (6) for the purposes of this section, "CORNER LOT" means a lot situated at the intersection of two (2) or more private roads, or at the intersection of a private road and a street having an angle of intersection of not more than 135°;
- (7) for the purpose 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;
- (8) setbacks required to lot lines adjacent to a private road shall be measured to that edge of the curb adjacent to the property line;
- (9) the maximum number of dwelling units on all lands zoned "RM5-2659" shall be 135;
- (10) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	115 m ²	5.0 m
Corner	190 m ²	8.3 m

- (11) the yards for each lot shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side (End Dwelling Unit)	Rear
4.5 m	4.5 m	1.5 m	7.5 m

- (12) notwithstanding subsection (11) of this section, the minimum setback from the lot line abutting any public road right-of-way shall be 7.5 m;
- (13) notwithstanding subsection (11) of this section, the front garage face shall have a minimum setback of 6.0 m to any private road;
- (14) notwithstanding subsection (11) of this section, where a corner lot is located on a private road with a common element sidewalk along the exterior side lot line, the minimum exterior side yard shall be 3.3 m;
- (15) notwithstanding subsections (11), (12) and (14) of this section, a covered or uncovered platform including stairs may encroach:
 - (a) a maximum of 1.5 m into a required front yard;

- (b) a maximum of 1.5 m into an exterior side yard where a corner lot is located on a private road without a common element sidewalk;
- (c) a maximum of 0.3 m into an exterior side yard where a corner lot is located on a private road with a common element sidewalk;
- (d) a maximum of 1.5 m into an exterior side yard where a lot abuts a public road right-of-way;
- (16) notwithstanding subsections (11), (12) and (14) of this section, awnings, canopies, window projections and architectural features, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required front yard and a maximum of 0.3 m into a required exterior side yard;
- (17) notwithstanding subsection (11) of this section, an uncovered balcony or deck, including stairs, may encroach a maximum of 2.5 m into a required rear yard;
- (18) notwithstanding subsection (11) of this section, the minimum distance between a building face and a common element visitor parking area shall be 3.3 m;
- (19) notwithstanding subsection (11) of this section, where an interior side lot line abuts a rear lot line, the minimum interior side yard of an end dwelling unit shall be 2.5 m;
- (20) notwithstanding subsection (11) of this section, the minimum setback of a building or structure to a private road rounding shall be 3.5 m;
- (21) the minimum width of a dwelling unit shall be 5.0 m;
- (22) the minimum Gross Floor Area of each dwelling unit shall be 60 m²;
- (23) the maximum height of a building or structure shall be 10.7 m;
- (24) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

Type of Building	Minimum Required Parking Spaces per Dwelling Unit	
Land Use	Resident	Visitor (to be provided within a common element area)
Row Dwelling	2.00	0.25

- (25) an attached private garage shall be provided on each lot;
- (26) notwithstanding subsection (24) of this section, resident parking may be located in tandem;
- (27) the maximum permitted driveway or hard surface parking area width, per dwelling unit, at any given point shall be 3.8 m;
- (28) the minimum width of a private road, inclusive of curbing, shall be 7.4 m;
- (29) the minimum width of a common element sidewalk shall be 1.2 m;
- (30) outdoor parking for any recreational equipment, as described in subclause 44(17)(i)(ii) of this By-law, shall not be permitted.

(SPA) **2660.** Notwithstanding their "R1" zoning, the lands delineated as "R1-2660" on Schedule "B" of this By-law shall only be used for business, professional and administrative offices, in compliance with the following: *(0022-2004)*

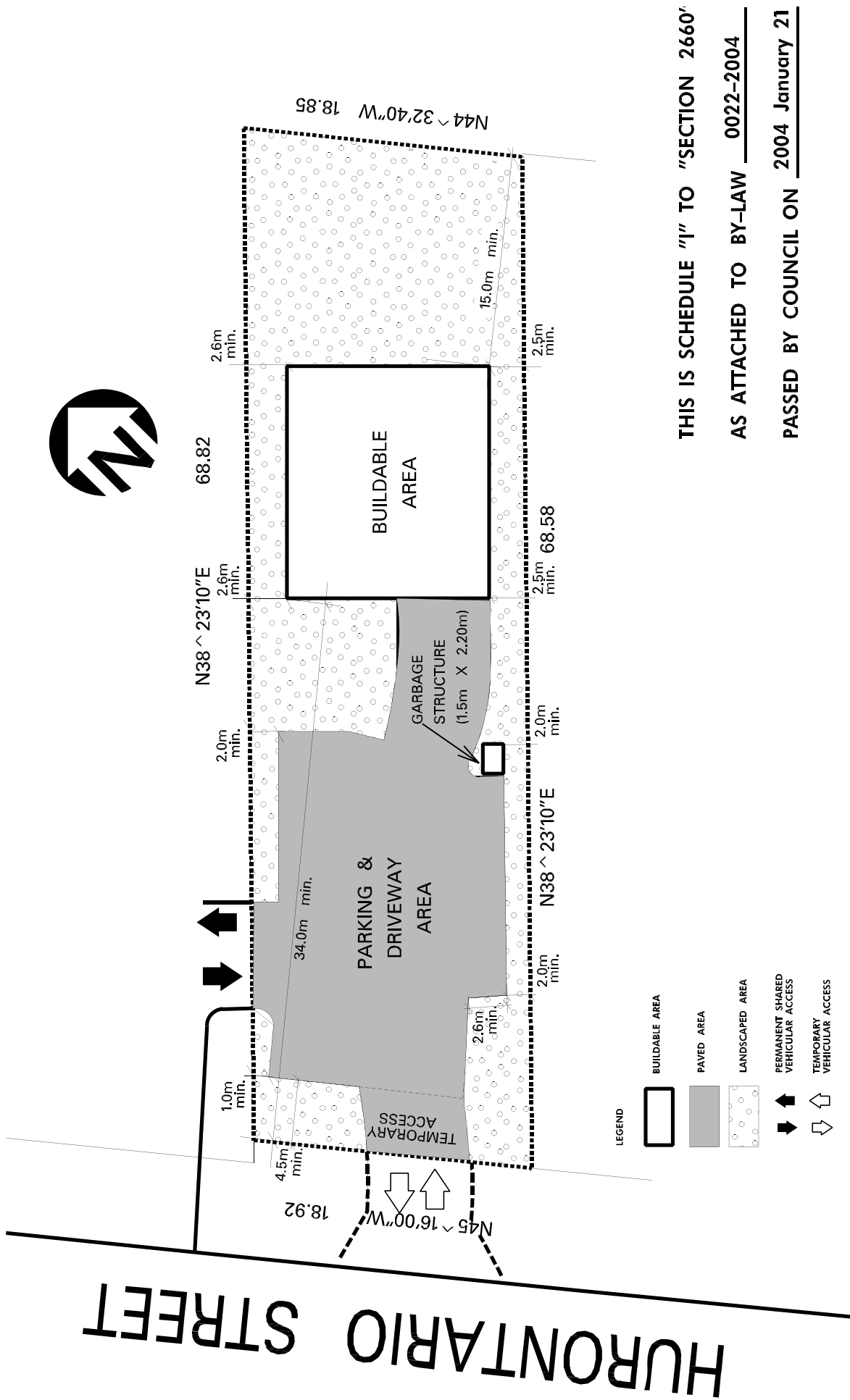
- (1) the use of any part of the building located below established grade shall be restricted to the following:
 - (a) climate control, electrical, energy generation and distribution, or mechanical equipment related to the operation or maintenance of the building;
 - (b) areas of stairwells, washrooms or elevators;
 - (c) collection or storage of disposable or recyclable waste generated within the building;
 - (d) storage incidental to permitted uses in the building;
 - (e) lunch rooms, lounges or fitness rooms for the personal needs of occupants of the building;
- (2) the maximum gross floor area - non residential for all buildings and structures shall be 420 m²;
- (3) the maximum gross floor area - non residential devoted to a dental office shall be 138 m²;
- (4) the maximum number of dentists shall be one (1);
- (5) the maximum permitted lot coverage shall be 25% of the total lot area;
- (6) the maximum building height shall be:
 - (a) 10.7 m as measured from established grade to the peak of a sloped roof;
 - (b) 7.5 m as measured from established grade to the highest part of a flat roof or parapet wall;
- (7) motor vehicle parking and loading 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
Dental Office	4.3 spaces per 100 m² GFA

- (8) any business, professional and administrative office requiring more than 14 parking spaces shall not be permitted;

- (9) the maximum number of parking spaces located on site shall be 14;
- (10) a maximum of four (4) of the required parking spaces may be provided in a tandem configuration;
- (11) notwithstanding Schedule "I" of this section, an uncovered ramp for handicapped access may encroach 1.0 m into the required northerly side yard and 8.0 m into the required front yard;
- (12) temporary vehicular access shall be permitted directly from Hurontario Street within the front yard landscaped area until such time as the permanent shared vehicular access in accordance with Schedule "I" of this section can be accommodated, at which time the temporary vehicular access shall no longer be permitted;
- (13) the minimum landscaped area shall be 40%;
- (14) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (14)(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, vehicular access, fencing, walkways and landscape features shall be determined through the site development approval process.

Schedule "I" to section 2660



(SPA) **2661.** Notwithstanding their "R1" zoning, the lands delineated as "R1-2661" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the following: (0505-2005)

- (1) the provisions of subsections 6(3) and 20(a), section 21, subsection 28(1) and section 37A of this By-law shall not apply;
- (2) for the purposes of this section, "PRIVATE ROAD" means a right-of-way, with or without a sidewalk, for vehicular and pedestrian access over common elements that are privately maintained by a condominium corporation to be created pursuant to the *Condominium Act, 1998*, as amended, and is not a highway as defined by the *Municipal Act, 2001*, as amended;
- (3) for the purposes of this section, "COMMON ELEMENT" means an area, forming part of the common elements of a condominium corporation, that may include private roads, walkways, sidewalks, parking and common amenity areas;
- (4) for the purpose of this subsection, "LOT" means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description;
- (5) for the purposes of this section, "FRONT LOT LINE" means a line that divides a lot from a private road;
- (6) for the purposes of this section, where a lot situated is at the intersection of two (2) or more private roads, one (1) side yard shall be deemed an exterior side yard;
- (7) the maximum number of dwelling units on all lands zoned "R1-2661" shall be 14;
- (8) the area and frontage of lots shall conform to the following requirements:

Minimum Lot Area	Minimum Lot Frontage
750 m ²	22.5 m

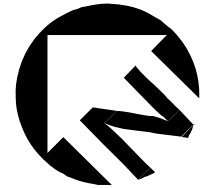
- (9) except where shown on Schedule "I" of this section, the yards shall conform to the following requirements:

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

- (10) the maximum height of a building or structure shall be 10.7 m;
- (11) an attached private garage shall be provided on each lot;
- (12) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

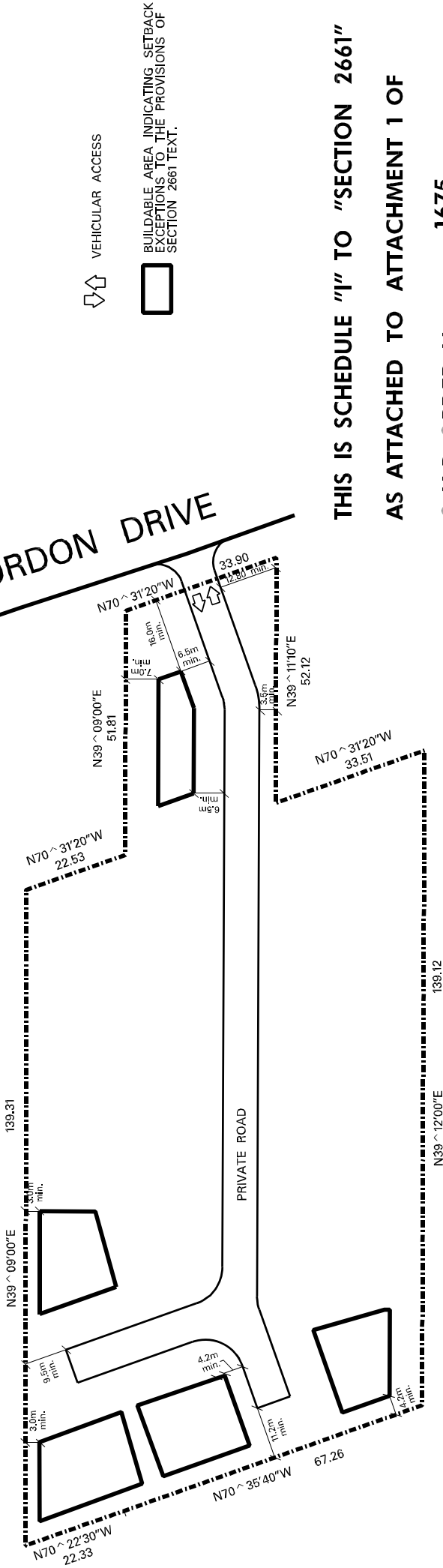
Minimum Required Parking Spaces per Dwelling Unit	
Resident	Visitor (to be provided within a common element area)
2.00	0.25

- (13) the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 8.5 m;
- (14) the minimum width of a private road inclusive of curbing shall be 7.4 m;
- (15) outdoor parking for any recreational equipment, as described in subclause 44(17)(i)(ii) of this By-law, shall not be permitted;
- (16) unless otherwise indicated in this section, all site development plans shall conform to the provisions of Schedule "I" of this section.



QUEENSWAY WEST

GORDON DRIVE



THIS IS SCHEDULE "I" TO "SECTION 2661"
AS ATTACHED TO ATTACHMENT 1 OF

O.M.B. ORDER No. 1675

DATED 2005 June 28

ATTACHED TO BY-LAW
0505-2005

- (SPA)

2662.

The lands delineated as "AC6-2662" on Schedule "B" of this By-law shall only be used in compliance with the "AC6" zone provisions contained in this By-law, except that: *(0507-2003)*

(1)

the provisions of sections 21 and 97, subsections 20(i) and 96B(2), and clause 96B(1)(b) of this By-law shall not apply;

(2)

the maximum gross floor area - non residential of all buildings and structures shall be 160 m²;

(3)

for the purposes of this section, the lot line abutting the Dundas Street East right-of-way shall be deemed to be the front lot line;

(4)

the yards shall conform to the following requirements:

Minimum Yards			
Front	Easterly Side Yard	Westerly Side Yard	Rear
4.5 m	12 m	60 m	8.5 m

(5)

notwithstanding subsection (4) of this section:

(a)

the minimum westerly side yard setback to the gas bar canopy shall be 32 m;

(b)

the minimum rear side yard setback to the gas bar canopy shall be 6.5 m;

(6)

notwithstanding subsection (4) of this section, the minimum setback from any sight triangle shall be 7.5 m.

(SPA)

2663.

Notwithstanding their "DC" zoning, the lands delineated as "DC-2663" 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: *(0505-2003), (0480-2004)*

(1)

the following uses shall also be permitted:

(a)

retail-warehouse including accessory outdoor sales and display;

(b)

garden centre;

(c)

truck terminal;

(2)

the maximum gross floor area - non residential of all buildings and structures on all lands zoned "DC-2663" used for a truck terminal shall be 510 m²;

(3)

the following uses shall not be permitted:

(a)

department store;

(b)

food supermarket;

(c)

more than 930 m² of floor area, in any store, which is devoted to the sale and display of food products measured from the centre line of adjacent aisles;

(d)

theatre;

(4)

an interior mall shall not be permitted;

(5)

a canopy connecting separate buildings shall not be permitted;

(6)

an internal building connection between stores shall not be permitted;

(7)

for the purpose of this section, "DEPARTMENT STORE" means a major retail facility offering for retail sale a wide range and depth of merchandise including full-line department store, discount department store, or junior department store;

(8)

for purposes of this section, "INTERIOR MALL" means a building or structure where access to individual premises is gained through an interior common public hallway.

(SPA)

2664.

The lands delineated as "DC-2664" on Schedule "B" of this By-law shall only be used for a retail-warehouse in compliance with the "DC" zone provisions contained in this By-law. *(0166-2004)*

By-law Number 5500 ~ Mississauga

B-1088

Updated: 2007 August 24

- (SPA) **2670.** The lands delineated as "M1-2670" 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: *(0350-2004), (0376-2005)*
- (1) the provisions of subsections 109(b), (g), (j), (k), (n) and (o) and subsections 114(a), (d) and (f) of this By-law shall not apply;
 - (2) a minimum side yard and rear yard shall be 4.5 m;
 - (3) a landscaped area having a minimum depth of 7.5 m shall be provided along the entire length of the property line abutting the Hurontario Street right-of-way;
 - (4) a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the property lines abutting the future Maritz Drive and Ambassador Drive rights-of-way;
 - (5) no parking spaces, drive aisles or loading areas shall be located between the entire length of the property line abutting the Hurontario Street right-of-way and any wall of a building.
- 2671.** Notwithstanding their "O1" zoning, the lands delineated as "O1-2671" on Schedule "B" of this By-law shall only be used in compliance with the "O1" zone provisions contained in this By-law, except that: *(0126-2004)*
- (1) the following uses shall also be permitted provided that they are carried on within the building existing as of the date this by-law comes into force (2004 Mar. 31):
 - (a) commercial school;
 - (b) art gallery or studio;
 - (c) museum;
 - (d) business, professional or administrative office;
 - (e) conference centre for meetings, seminars, workshops and other similar activities;
 - (2) for the purpose of this section, "COMMERCIAL SCHOOL" means an establishment that provides specialized instruction and may include, but is not limited to, a business school, a driving school, a dance school, a music school, an arts school, a crafts school, or a martial arts school but shall not include a trade school or a private school;
 - (3) the provisions of section 22K of this By-law shall not apply.
- 2672.** The lands delineated as "G-2672" on Schedule "B" of this By-law shall only be used for a conservation area in compliance with the "G" zone provisions contained in this By-law, except that: *(0126-2004)*
- (1) the provisions of section 19 of this By-law shall not apply;
 - (2) no building of any kind, including accessory buildings, shall be erected and no parking, swimming pools, tennis courts, sports fields, outdoor storage of equipment and materials shall be permitted;
 - (3) for the purpose of this section, "CONSERVATION AREA" means lands specifically intended to allow the conservation, regeneration and management of the natural area and permits existing cultural heritage features, such as, but not limited to, buildings, structures, walls, fences, and passive recreational uses;
 - (4) for the purpose of this section, "PASSIVE RECREATIONAL USES" means recreational or maintenance trails and existing features such as but not limited to buildings, structures, walls and fences.
- 2673.** The lands delineated as "O1-2673" on Schedule "B" of this By-law shall only be used in compliance with the "O1" zone provisions contained in this By-law, except that: *(0126-2004)*
- (1) the following uses shall also be permitted:
 - (a) sports facility clubhouse with an accessory refreshment stand;
 - (2) notwithstanding the provisions of section 19 of this By-law, no building or structure of any kind shall be erected within 5.0 m of the "G-2672" zone abutting this zone;
 - (3) notwithstanding anything set out in this section, buildings, structures, driveways, aisles or parking areas lawfully existing on the day this By-law comes into force (2004 Mar. 31) shall be deemed to comply with the provisions of this By-law.
- 2674.** The lands delineated as "M1-2674" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: *(0118-2006)*
- (1) the provisions of section 21, subsections 109(a), (b), (g), (j), (k), (n) and (o) and subsections 114(a) and (d) of this By-law shall not apply;
 - (2) a truck fuel dispensing station with a weigh scale and an accessory commercial building shall also be permitted;
 - (3) for the purposes of this section, "TRUCK FUEL DISPENSING STATION" means a building or place, including a weigh scale, where diesel fuel, gasoline and oil, and other similar products used in the operation of truck internal combustion engines are sold to account customers of commercial motor vehicles only via card lock controllers;
 - (4) for the purposes of this section, "ACCESSORY COMMERCIAL BUILDING" shall include the following uses:
 - (a) automatic bank machine;
 - (b) restaurant;
 - (c) laundromat;
 - (d) showers for use of truck fuel dispensing station customers only;
 - (e) convenience store;

- (5) an accessory commercial building shall comply with the following:
 - (a) the maximum gross floor area - non residential, of a building for accessory convenience commercial uses to a truck fuel dispensing station shall be 375 m²;
 - (b) motor vehicle parking shall be provided and maintained on the same lot at a rate of 5.4 spaces per 100 m² gross floor area - non residential;
 - (c) an accessory commercial building shall be located a minimum of 6 m from Dixie Road, a minimum of 5 m from Drew Road and a maximum of 11 m from the lot lines abutting both the Dixie Road and Drew Road rights-of-way;
- (6) a landscaped area having a minimum depth of 6 m shall be provided along the entire length of both the lot lines abutting both the northern property boundary and the Dixie Road right-of-way;
- (7) a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the lot line abutting the Drew Road frontage;
- (8) notwithstanding subsection (5) of this section, no other building or structure shall be located closer than 19 m to the rear lot line and 80 m to the side lot line;
- (9) no parking spaces, drive aisles or loading areas shall be located between the Dixie Road and Drew Road rights-of-way and the wall of any building.

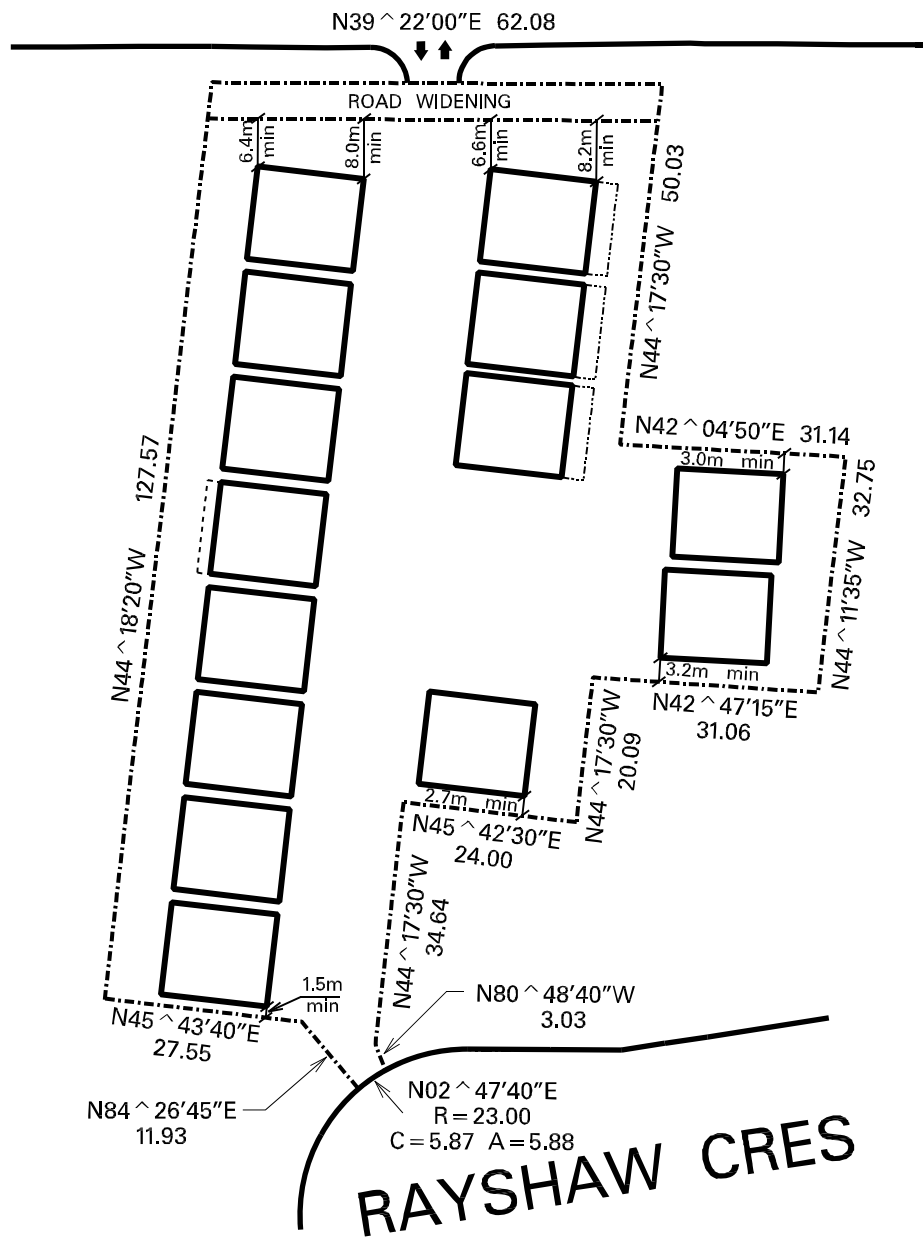
(SPA) **2675.** Notwithstanding their "RM2" zoning the lands delineated as "RM2-2675" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: *(0312-2004)*

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of clauses 44(13)(ii) and 44(17)(k) of this By-law shall apply;
- (3) the maximum number of semi-detached dwellings on all lands zoned "RM2-2675" shall be 28;
- (4) unless otherwise shown on Schedule "I" of this section, the following shall apply;
 - (a) the minimum setback from any internal roadway to the front wall of a dwelling unit shall be 4.5 m;
 - (b) the minimum setback between a rear wall of a dwelling unit and a lot line shall be 7.5 m;
 - (c) the minimum distance separation between side walls of dwelling units shall be 1.8 m;
- (5) notwithstanding clause (4)(a) of this section, stairs and landings may project a maximum of 1.8 m beyond the buildable area;
- (6) the "Minimum Open Space" shall be 40% of the lot area;
- (7) the maximum height of a semi-detached dwelling measured from established grade to the highest ridge of a sloped roof shall be 11 m;
- (8) 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	
Residents	Visitor
2.00	0.32

- (9) (a) all site development plans shall conform to the provisions outlined on Schedule "I" of this section;
- (b) notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of surface parking spaces, internal driveways, vehicular access points, play equipment, transformers, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

BRITANNIA ROAD WEST



BUILDING ENVELOPE



STAIRS AND LANDINGS MAY PROJECT A MAXIMUM OF 1.8 M BEYOND THE BUILDABLE AREA



STAIRS AND LANDINGS MAY PROJECT A MAXIMUM OF 3.0 M BEYOND THE BUILDABLE AREA



VEHICULAR ACCESS



THIS IS SCHEDULE "I" TO "SECTION 2675"

AS ATTACHED TO BY-LAW 0312-2004

PASSED BY COUNCIL ON 2004 July 7

- (SPA)
(H)

2676.

The lands delineated as "RM7D4-2676" on Schedule "B" of this By-law shall only be used for apartment houses and a recreation centre in compliance with the "RM7D4" zone provisions contained in this By-law, except that: (0112-2005)
- (1)

the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), clauses (17)(a), (b), (e), (i) and (j), 44(13)(ia), 44(13)(ib) and 44(17)(21) of this By-law shall not apply;
- (2)

the maximum number of apartment house dwelling units shall be 500;
- (3)

the apartment house dwelling units shall only be permitted in Buildings A, B, and C, as shown on Schedule "I" of this section;
- (4)

the maximum gross floor area - apartment house permitted in Building A, outlined on Schedule "I" of this section, shall be 13 020 m²;
- (5)

the maximum gross floor area - apartment house permitted in Building B, outlined on Schedule "I" of this section, shall be 19 340 m²;
- (6)

the maximum gross floor area - apartment house permitted in Building C, outlined on Schedule "I" of this section, shall be 14 145 m²;
- (7)

Building D outlined on Schedule "I" of this section, shall only be used for a recreation centre;
- (8)

a recreation centre shall also be permitted in Buildings A, B and C outlined on Scheduled "I" of this section;
- (9)

a "RECREATION CENTRE" means a building or structure used for active or passive recreational uses, such as but not limited to sport facilities and fitness rooms for the communal use of the residents of the apartment house and may include accessory uses thereto;
- (10)

the maximum gross floor area - non residential permitted in Building D, outlined on Schedule "I" of this section, shall be 820 m²;
- (11)

the maximum gross floor area - apartment house of the main lobby area between Buildings A and B as outlined on Schedule "I" of this section, shall be 900 m²;
- (12)

notwithstanding subsections (4), (5), (6), (10) and (11) of this section, the maximum combined gross floor area - apartment house and gross floor area - non residential on all lands zoned "RM7D4-2676" shall be 47 325 m²;
- (13)

motor vehicle parking shall be provided and maintained on the same lot in accordance with the following:

PARKING SPACES PER DWELLING UNIT				
Condominium Apartment House	Resident		Visitor	
	minimum	maximum	minimum	maximum
One (1) Bedroom Unit	1.00	1.25	0.15	0.20
Two (2) or More Bedroom Units	1.25	1.75	0.15	0.20

- (14)

a parking structure shall be constructed completely below finished grade and shall have a minimum setback of 0.0 m from any lot line;
- (15)

notwithstanding subsection (14) of this section, enclosed ramps and stairs for the parking structure may be located above finished grade;
- (16)

the maximum height of any building or structure or part thereof shall not exceed the height indicated on Schedule "I" of this section, excluding the mechanical penthouse;
- (17)

notwithstanding the provisions of Schedule "I" of this section, unenclosed balconies, bay windows, canopies and porticos may project a maximum of 2.0 m outside the building envelope;
- (18)

a mechanical penthouse may cover a maximum of 35% of the roof area of each building on which it is located;
- (19)

the "Minimum Open Space" shall not be less than 45% of the lot area and shall include the landscaped buffer area;
- (20)

a "LANDSCAPED BUFFER" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs and trees and may include walkways and shall have appropriate soil depth to accommodate large tree species;
- (21)

(a)

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

(b)

notwithstanding clause (21)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the design of fencing or screening, patios, stairs, the location of internal driveways, ramps, accessory structures, vehicle access points, service areas, recreational areas, garbage enclosures, transformers, parking, amenity areas, landscape features, and the extent of landscaped areas with appropriate soil depths, shall be determined through the site development plan approval process.

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O 1990, c.P.13, the holding symbol "H" is to be removed from the zoning designation "H-RM7D4-2676" with respect to the whole or any part of lands in respect to which such zoning designation applies from time to time, by further amendment to Map 30, of Schedule "B" attached to By-law 5500, upon satisfaction of the following requirements:

- (a)

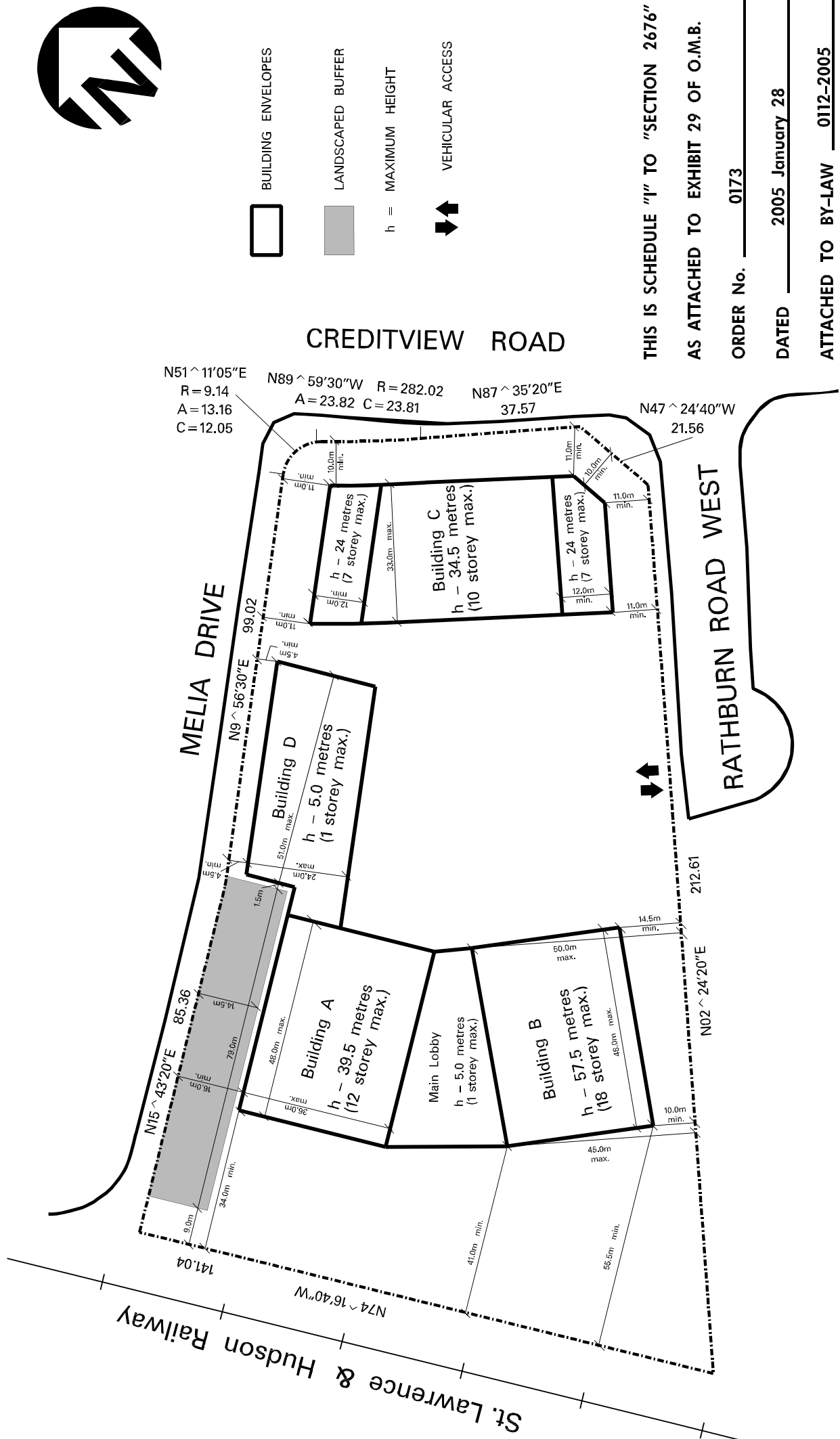
the owner shall have executed and delivered the required Development Agreement on terms satisfactory to the City which shall include appropriate provisions to the satisfaction of the Commissioner of Transportation and Works and the Commissioner of Planning and Building to provide for and ensure that the one-storey enclosed recreation centre shown as Building D outlined on Schedule "I" to section 2676 is constructed prior to or concurrently with Building A outlined on Schedule "I" to section 2676;
- (b)

the owner shall have executed and delivered the required Servicing Agreement on terms satisfactory to the City, together with the delivery of all required letters of credit in a form and in an amount satisfactory to the Commissioner of Transportation and Works to secure the construction of all works and improvements under the Servicing Agreement, including, the construction and installation of the required Rathburn Road West modifications and site access improvements all in accordance with the final plans and drawings as approved by the Commissioner of Transportation and Works;
- (c)

the owner shall have submitted an application for site development approval under section 41 of the *Planning Act*, R.S.O 1990, c.P.13, which shall, amongst other matters, provide for details respecting the landscaping of the lands including the landscaped area open space buffer as shown on Schedule "I" to section 2676 adjacent to Building A outlined on Schedule "I" to section 2676 and the St. Lawrence and Hudson Railway corridor;

- (d) the City shall have been advised by the Peel District School Board and the Dufferin Peel Catholic District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the school boards.

Schedule "I" to section 2676



- (SPA)

2677.

Notwithstanding their "DC " zoning, the lands delineated as "DC-2677" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0230-2004)*

(1)

the provisions of sections 15, 21, 53 and 59A of this By-law shall not apply;

(2)

the provisions of section 83 of this By-law, save and except subsections 83(7), (9), (10), (15), (16), (19), (21) and (23) of this By-law shall apply;

(3)

the following uses shall also be permitted:

(a)

service or repair shop;

(b)

brew-on-premises establishment;

(c)

printing and photo processing;

(d)

outdoor patio accessory to a convenience restaurant;

(4)

for the purposes of this section, "FOOD STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 600 m², where food and convenience goods are stored and offered for sale at retail and which may include, as accessory thereto, the sale of food prepared on the premises without seating for consumption of food on the premises;

(5)

for the purposes of this section, service or repair shop shall not include automotive services or repairs;

(6)

the yards shall conform to the following requirements:

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

(7)

for the purposes of this section, "FRONT LOT LINE" means the lot line abutting the Erin Centre Boulevard right-of-way;

(8)

notwithstanding subsection (6) of this section, the maximum front yard shall be 16.0 m;

(9)

notwithstanding subsection (6) of this section, the maximum exterior side yard shall be 16.0 m;

(10)

for the purpose of calculating parking, the site shall be deemed to be a Convenience Centre.

(SPA)

2678.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2678" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(0230-2004)*

(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) of this By-law, 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 0.7 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 "R5-2350", shall exceed two (2) storeys in height above established grade;

(10)

the minimum setback from any lot line shall be 7.5 m;

(11)

notwithstanding subsection (10) of this section, awnings and canopies may encroach a maximum of 0.6 m beyond the front or rear wall of a building or structure and a maximum of 0.3 m beyond the exterior side wall of a building or structure;

(12)

notwithstanding subsection (10) 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 beyond any wall of a building or structure;

(13)

notwithstanding subsection (10) of this section, a balcony may encroach a maximum of 2.0 m beyond the front wall or an exterior side wall of a building or structure;

(14)

notwithstanding subsection (10) of this section, where the main front entrance of dwelling units faces Erin Centre Boulevard, the minimum building setback from the Erin Centre Boulevard right-of-way may be reduced to 4.5 m.

(SPA)

2679.

Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-2679" on Schedule "B" of this By-law shall only be used for stacked row dwellings and/or an apartment house in compliance with the "RM7D4" zone provisions contained in this By-law, except that: *(0230-2004)*

(1)

the provisions of section 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)

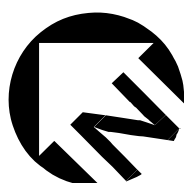
for the purposes of this section, Eglinton Avenue West shall be deemed to be the front lot line;
- By-law Number 5500 ~ Mississauga

B-1097

Updated: 2007 August 24

- (6) notwithstanding subsection (4) of this section, no building or structure, or part thereof, within 30 m of the rear lot line or the interior side lot line, shall exceed five (5) storeys in height above established grade, excluding any mechanical penthouses;
- (7) the minimum setback from any lot line shall be 7.5 m;
- (8) notwithstanding subsection (7) of this section, an underground garage shall have a minimum front, side and rear yard of 0.0 m;
- (9) notwithstanding subsection (7) of this section, the maximum setback from the lot line abutting the Eglinton Avenue West or the Ninth Line rights-of-way shall be 16.0 m;
- (10) the "Minimum Open Space" shall be 40% of the lot area.

- (SPA) **2681.** The lands delineated as "RM5-2681" 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: *(0414-2004)*
- (1) the provisions of sections 21 and 37D and subsections 44(4), (5), (6), (7), (10), (11), (12), (13), (14), (15), (16) and (23) and clauses 44(17)(d), (e) and (k) of this By-law shall not apply;
 - (2) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exterior of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles;
 - (3) for the purposes of this section, "HEIGHT" means the vertical distance between established grade and the highest ridge of a sloped roof;
 - (4) for the purposes of this section, "LANDSCAPED AREA" means an unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may include walkways, a patio, access, curbs, berms retaining walls, a garbage enclosure and signs;
 - (5) the maximum number of dwellings units on all lands zoned "RM5-2681" shall be six (6);
 - (6) the maximum height of any building or structure shall not exceed 10.7 m;
 - (7) the maximum gross floor area shall be 1 000 m²;
 - (8) the minimum landscaped area shall be 40% of the lot area;
 - (9) the maximum lot coverage shall be 25%, excluding covered and uncovered porches and uncovered decks;
 - (10) covered and uncovered porches, excluding stairs, as shown on Schedule "I" of this section, may project a maximum of 2.4 m outside the building envelope;
 - (11) uncovered decks as shown on Schedule "I" of this section may project a maximum of 3.0 m outside the building envelope;
 - (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 architectural elevations, building orientation, internal roadways, tree preservation, fencing and landscaping features, shall be determined through the site development plan approval process.



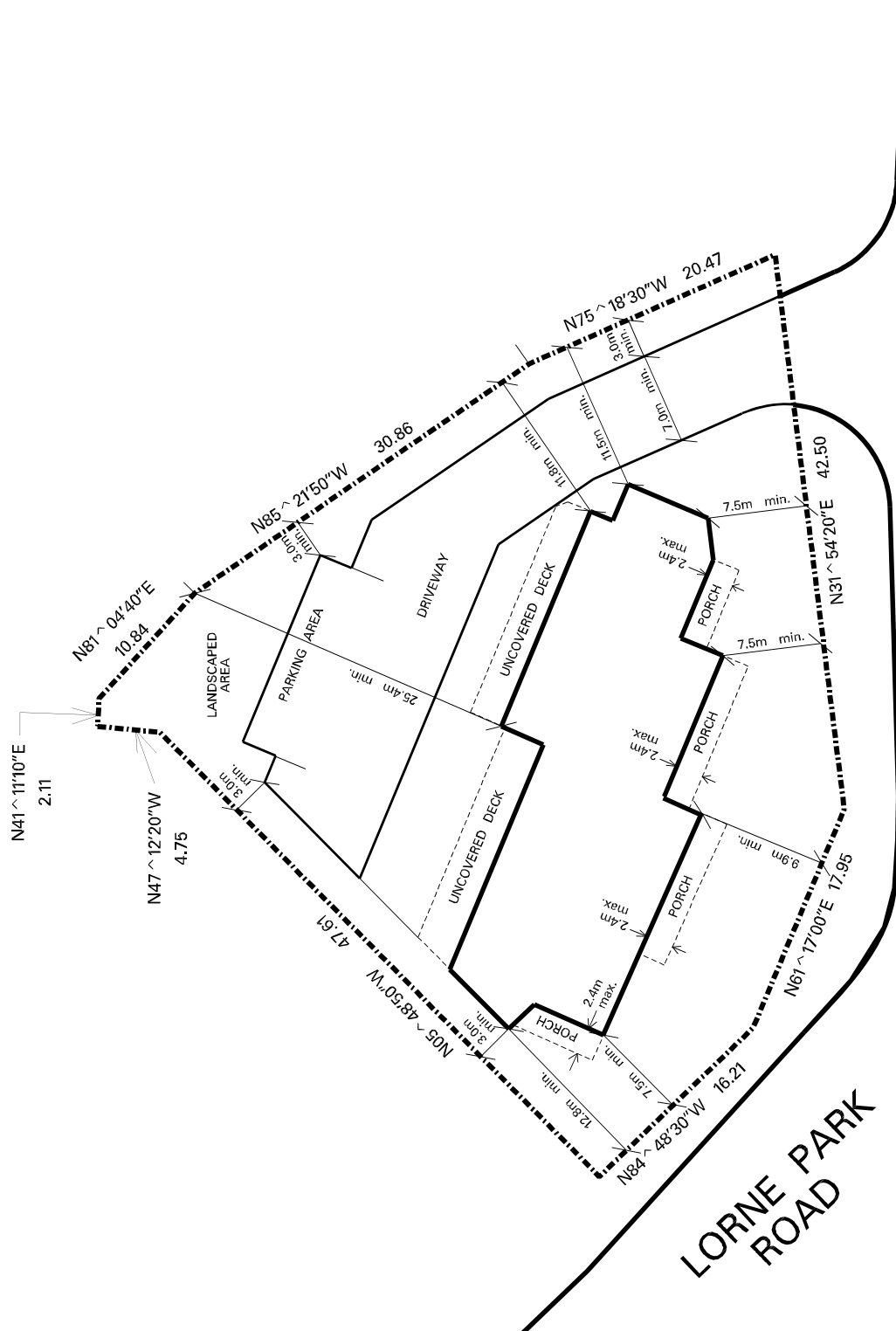
BUILDING ENVELOPE



THIS IS SCHEDULE "I" TO "SECTION 2681"

AS ATTACHED TO BY-LAW

PASSED BY COUNCIL ON 2004 September 29



LAKESHORE ROAD WEST

2682. Notwithstanding their " DC" zoning, the lands delineated as "DC-2682" on Schedule "B" of this By-law shall only be used in compliance with the following: *(0370-2004)*

- (1) the provisions of sections 15, 21 and 53 and the Loading Standards of Schedule "A" to section 22C of this By-law shall not apply;
- (2) the provisions of subsections 83(4), (13), (31), (32) and (33) of this By-law shall apply;
- (3) the following uses may also be permitted:
 - (a) dry cleaning depot;
 - (b) medical office
- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3 m	3 m	3 m	3 m

- (5) for the purposes of calculating parking, the site shall be deemed a Convenience Centre;
- (6) no buildings or structures shall exceed one (1) storey in height, above established grade.

(SPA) **2683.** The lands delineated as "DC-2683" 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: *(0399-2004)*

- (1) the provisions of subsections 20(i) and 83(23) and sections 21, 53, 58, 59A, 84 and 87 of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) automotive retail store, which may include as accessory thereto an automobile repair garage;
 - (b) motor vehicle sales centre;
 - (c) garden centre;
 - (d) equipment rental;
 - (e) retail-warehouse;
 - (f) outdoor patio accessory to a restaurant or a convenience restaurant;
 - (g) entertainment, recreation and sport's facilities, including but not limited to a cinema or theatre, billiard hall, bowling alley, batting cage, miniature golf, arena, curling rink, or a stadium, provided that any such facilities are located within a building or structure;
- (3) notwithstanding the provisions of section 83 of this By-law, outdoor display and sales areas accessory to a permitted use shall be permitted;
- (4) 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;
- (5) the minimum setback to a building or structure from the lot line abutting a public road right-of-way shall be 4.5 m;
- (6) notwithstanding the provisions of subsection (5) of this section, the minimum setback to a building or structure abutting the Mavis Road and Britannia Road West rights-of-way shall be 7.5 m;
- (7) a landscaped area having a minimum depth of 4.5 m shall be provided along the lot lines abutting a public road right-of-way;
- (8) notwithstanding the provisions of subsection (7) of this section, 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;
- (9) a fence, wall or other screening with a minimum height of 3.1 m above established grade shall be provided around the perimeter of the outdoor display and sales area accessory to a garden centre;
- (10) the outdoor display and sales of materials, goods or products of any kind accessory to a garden centre shall not be permitted outside of the fence, wall or other screening required by subsection (9) of this section;
- (11) the outdoor storage and display of all materials, goods or products of any kind accessory to a garden centre whether individual or stacked shall not exceed a total height of 3.1 m above established grade, but in no circumstance shall any such outdoor storage and display exceed the height of any fence, wall or other screening required under subsection (9) of this section;
- (12) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Retail-Warehouse	1.6 spaces per 100 m² GLA
Automobile Repair Garage Accessory to an Automotive Retail Store	5.5 spaces per 100 m² GFA of which 50% of the required spaces may be tandem parking spaces
Restaurant, Convenience Restaurant and Take-out Restaurant	5.4 spaces per 100 m² GFA (restaurant)

- (13) for the purpose of this section, "Mixed Use Development" means a combination of any two (2) or more of the uses indicated in the schedule referred to in subsection (14) of this section;
- (14) in addition to the provisions of subsection (12) of this section, where the use is a mixed use development, parking may be calculated in accordance with the following schedules:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Industrial/Office	100	90	95	10
Retail	80	65	100	100
Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall)	20	100	30	100
Theatre/Cinema	0	100	100	100
TOTAL				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Industrial/Office	10	10	10	10
Retail	80	100	100	30
Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall)	20	100	50	100
Theatre/Cinema	0	100	100	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirement for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedules. Each column is totalled for weekdays and Saturdays. The highest figure obtained from all time periods shall become the parking requirement for the mixed use development, and shall be applied to reduce the requirements specified under subsection (12) of this section.

- (15) for the purposes of subsection (14) of this section, retail uses shall include the following: retail-warehouses; garden centres; equipment rental; banks and financial institutions; automotive retail stores; and automobile repair garages accessory to automotive retail stores.

(SPA) **2684.** The lands delineated as "M1-2684" 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: *(0335-2004)*

- (1) the provisions of section 21 and subsections 20(e), (i) and (j) and 109(b), (g), (j), (k) and (o) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
- (a) public hall;
 - (b) banquet hall;
 - (c) outdoor patio accessory to a restaurant or a convenience restaurant;
 - (d) truck terminal;
 - (e) courier or messenger service, provided any such service is limited to the outdoor storage of a maximum of 10 delivery vehicles;
 - (f) entertainment, recreation and sports facilities, including but not limited to a cinema or theatre, billiard hall, bowling alley, batting cage, miniature golf, arena, curling rink, or a stadium, provided that any such facilities are located within a building or structure;
- (3) the maximum gross floor area - non residential of all buildings and structures devoted to business, professional or administrative offices shall be 0.5 times the lot area;
- (4) no buildings or structures devoted to business, professional or administrative offices shall exceed two (2) storeys in height above established grade;
- (5) the yards shall conform to the following requirements:

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

- (6) notwithstanding subsection (5) of this section, the minimum setback of all buildings and structures from the property line abutting the Highway 401 right-of-way shall be 13.7 m;
- (7) notwithstanding subsection (5) of this section, the minimum setback of all buildings and structures from the property line abutting the McLaughlin Road right-of-way shall be 7.5 m;

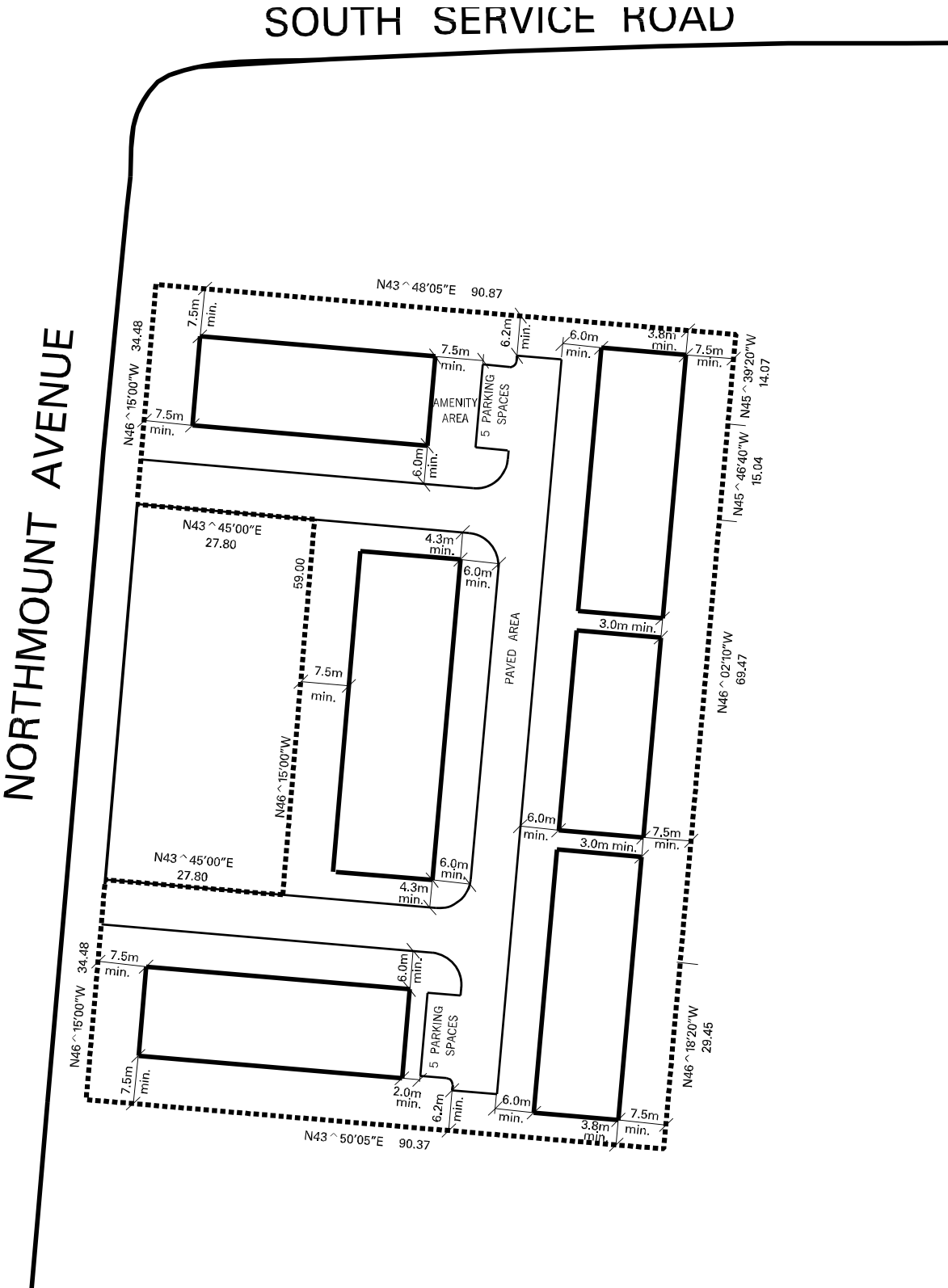
- (8) a landscape area having a minimum depth of 4.5 m shall be provided along the property line abutting the Highway 401, McLaughlin Road and Madill Boulevard rights-of-way.


(SPA) **2685.** The lands delineated as "R5-2685" 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: (0419-2005)

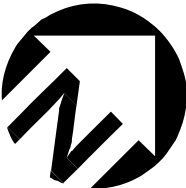
- (1) the minimum lot frontage shall be 10.8 m;
- (2) the minimum side yard shall be 1.2 m on one side and 0.60 m on the other side;
- (3) notwithstanding subsection (2) of this section, the minimum side yard to a property line abutting a private road shall be 3.1 m;
- (4) the maximum lot coverage shall be 42% excluding covered porches in the front yard.

(SPA) **2686.** The lands delineated as "RM5-2686" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the following: (0419-2005)

- (1) the provisions of clauses 44(13)(ii), 44(17)(f), (g), (h) and (k) and 49(3)(p) of this By-law shall apply;
- (2) the maximum number of dwelling units shall be 30;
- (3) the maximum gross floor area shall be 0.56 times the lot area;
- (4) the minimum open space shall be 39% of the lot area;
- (5) an Amenity Area comprised of a minimum of 150 m² shall be provided;
- (6) no dwelling unit shall exceed 9.75 m in height measured from the established grade to the highest ridge of a sloped roof;
- (7) a minimum of ten (10) visitor parking spaces shall be provided and maintained;
- (8) a minimum of two (2) resident parking spaces per dwelling unit shall be provided;
- (9)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding the provisions of clause (9)(a) of this section, covered or uncovered porches shall be permitted to encroach a maximum of 1.8 m beyond the front or side walls of the buildable area shown on Schedule "I" of this section;
 - (c) notwithstanding clause (9)(a) of this section, those matters that would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, amenity areas, fencing and landscaping features and the extent of landscape areas, shall be determined through the site development plan approval process.



 BUILDABLE AREAS



THIS IS SCHEDULE "I" TO "SECTION 2686"
AS ATTACHED TO ATTACHMENT "1" OF O.M.
ORDER No. 1303
DATED 2005 May 19
ATTACHED TO BY-LAW 0419-2005

2687. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2687" on Schedule "B" of this By-law shall only be used for detached dwellings, semi-detached dwellings, street row dwellings, or any combination thereof, in compliance with the following: (0304-2004)

- (1) each detached dwelling shall comply with the "R5-2371" zone provisions contained in this By-law;
- (2) notwithstanding the provisions of the "R5-2371" zone, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 11.6 m;
- (3) each semi-detached dwelling shall comply with the "RM2-2356" zone provisions contained in this By-law;
- (4) notwithstanding the provisions of the "RM2-2356" zone, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 11.6 m;
- (5) each street row dwelling shall comply with the "RM5-2369" zone provisions contained in this By-law;
- (6) notwithstanding the provisions of the "RM5-2369" zone, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 11.6 m.

2688. Notwithstanding their RM1" zoning, the lands delineated as "RM1-2688" on Schedule "B" of this By-law shall only be used for detached or semi-detached dwellings in compliance with the following: (0304-2004)

- (1) each detached dwelling shall comply with the "R4(12)-2344" zone provisions contained in this By-law except that where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 13.0 m;
- (2) each semi-detached dwelling shall comply with the following:
 - (a) the provisions of clause 45(2)(q) of this By-law shall apply;
 - (b) the provisions of section 21 and subsection 37B(1) of this By-law shall not apply;
 - (c) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m²	17.0 m
Corner	525 m²	20.3 m

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

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

- (e) notwithstanding clause (d) of this subsection, the front garage face shall have a minimum setback of 5.8 m;
- (f) notwithstanding clause (d) of this subsection, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (g) notwithstanding clause (d) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (h) notwithstanding clause (d) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (i) notwithstanding clause (d) of this subsection, where a corner lot is located adjacent to a public lane, the minimum exterior side yard setback may be reduced to 1.8 m;
- (j) notwithstanding clause (d) of this subsection, the minimum rear yard setback may be reduced as follows:
 - (i) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.5 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m;
 - (ii) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.0 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the dwelling;
- (k) notwithstanding clauses (d) and (j) of this subsection, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 13.0 m;
- (l) notwithstanding clauses (d), (f), (g) and (h) of this subsection, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (m) notwithstanding clauses (d), (f), (g) and (h) of this subsection, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (n) notwithstanding clauses (d), (f), (g), (h) and (j) of this subsection, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (o) notwithstanding clauses (d), (f), (g) and (h) of this subsection, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (p) notwithstanding clause (d) of this subsection, the setback of a building or structure to a sight triangle may be 0.0 m;
- (q) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (r) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;

- (s) for dwellings of 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;
- (t) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (u) the maximum permitted driveway or hard surface parking area width per unit shall be 4.3 m for interior lots and 4.7 m for corner lots;
- (v) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (w) the maximum building height shall be 11.0 m;
- (x) a detached garage shall not be permitted in a rear yard.

2689. The lands delineated as "R4(12)-2689" 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: *(0304-2004)*

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

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

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.8 m;
- (5) notwithstanding subsection (3) of this section, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (6) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (7) notwithstanding subsection (3) of this section, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (8) notwithstanding subsections (3), (5), (6) and (7) of this section, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (9) notwithstanding subsections (3), (5), (6) and (7) of this section, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and 0.3 m into the minimum exterior side yard setback;
- (10) notwithstanding subsections (3), (5), (6) and (7) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (11) notwithstanding subsections (3), (5), (6) and (7) of this section, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (12) notwithstanding subsection (3) of this section, the setback of a building or structure to a sight triangle may be 0.0 m;
- (13) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (14) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (15) for dwellings of two (2) storeys or more in height, and where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face;
- (16) the main front entrance may be set back a maximum of 5.0 m from the front garage face, where a main entry feature is also provided;
- (17) the maximum permitted driveways or hard surface parking area width on each lot at any given point shall be 50% of the lot frontage or 6.1 m, whichever is less;
- (18) the maximum garage width measured from the inside face of each of the garage walls shall be 50% of the lot frontage or 6.1 m, whichever is less;
- (19) the maximum building height shall be 11.0 m;
- (20) a detached garage shall not be permitted in a rear yard;
- (21) notwithstanding anything in this section, where a lot abuts lands zoned "G-2601" the minimum setback from the "G-2601" zone boundary shall be 13.6 m.

2690. Notwithstanding their RM1" zoning, the lands delineated as "RM1-2690" on Schedule "B" of this By-law shall only be used for detached or semi-detached dwellings in compliance with the following: (0304-2004)

- (1) each detached dwelling shall comply with the "R4(12)-2344" zone provisions contained in this By-law except that where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 11.0 m;
- (2) each semi-detached dwelling shall comply with the following:
 - (a) the provisions of clause 45(2)(q) of this By-law shall apply;
 - (b) the provisions of section 21 and subsection 37B(1) of this By-law shall not apply;
 - (c) the area and frontage of lots shall conform to the following requirements:

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

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

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

- (e) notwithstanding clause (d) of this subsection, the front garage face shall have a minimum setback of 5.8 m;
- (f) notwithstanding clause (d) of this subsection, where an interior lot is located on a street without a municipal sidewalk, the minimum front yard setback may be reduced to 3.5 m;
- (g) notwithstanding clause (d) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the front lot line, the minimum front yard setback may be reduced to 3.5 m;
- (h) notwithstanding clause (d) of this subsection, where a corner lot is located on a street without a municipal sidewalk along the exterior side lot line, the minimum exterior side yard setback may be reduced to 3.5 m;
- (i) notwithstanding clause (d) of this subsection, where a corner lot is located adjacent to a public lane, the minimum exterior side yard setback may be reduced to 1.8 m;
- (j) notwithstanding clause (d) of this subsection, the minimum rear yard setback may be reduced as follows:
 - (i) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.5 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m;
 - (ii) where the abutting lot to the rear of the subject lot has a minimum rear yard setback of 7.0 m, the minimum rear yard setback of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the dwelling;
- (k) notwithstanding clauses (d) and (j) of this subsection, where a lot abuts lands zoned "G-2601", the minimum setback from the "G-2601" zone boundary shall be 11.0 m;
- (l) notwithstanding clauses (d), (f), (g) and (h) of this subsection, a covered porch may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (m) notwithstanding clauses (d), (f), (g) and (h) of this subsection, awnings and canopies may encroach a maximum of 0.6 m into the minimum front yard setback and a maximum of 0.3 m into the minimum exterior side yard setback;
- (n) notwithstanding clauses (d), (f), (g), (h) and (j) of this subsection, window projections and architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (o) notwithstanding clauses (d), (f), (g) and (h) of this subsection, a balcony may encroach a maximum of 2.0 m into the minimum front yard setback or the minimum exterior side yard setback;
- (p) notwithstanding clause (d) of this subsection, the setback of a building or structure to a sight triangle may be 0.0 m;
- (q) a minimum of 2.0 parking spaces shall be provided and maintained on each lot;
- (r) no part of any garage may project more than 2.5 m beyond the main front entrance or beyond a main entry feature, where provided;
- (s) for dwellings of 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;
- (t) the main front entrance may be set back a maximum of 5.0 m from the front face of the garage, where a main entry feature is also provided;
- (u) the maximum permitted driveway or hard surface parking area width per unit shall be 4.3 m for interior lots and 4.7 m for corner lots;
- (v) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (w) the maximum building height shall be 11.0 m;
- (x) a detached garage shall not be permitted in a rear yard.

(SPA) **2692.** The lands delineated as "RCL1-2692" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: *(0335-2004)*

- (1) the provisions of section 21 and subsections 108(3)(c) and (d), 108(4) and 108(5)(c) of this By-law shall not apply;
- (2) the provisions of subsections 109(c), (d), (e), (f), (i), (l) and (m) of this By-law shall apply;
- (3) the following uses shall also be permitted:
 - (a) manufacturing or industrial undertaking, provided such undertaking is conducted wholly within an enclosed building or structure;
 - (b) storage warehouse;
 - (c) research establishment;
 - (d) public hall;
 - (e) banquet hall;
 - (f) restaurant;
 - (g) convenience restaurant;
 - (h) take-out restaurant;
 - (i) outdoor patio accessory to a restaurant or a convenience restaurant;
 - (j) courier or messenger service, provided any such service is limited to the outdoor storage of a maximum of 10 delivery vehicles;
 - (k) entertainment, recreation and sports facilities, including but not limited to a cinema or theatre, billiard hall, bowling alley, batting cage, miniature golf, arena, curling rink, or a stadium, provided that any such facilities are located within a building or structure;
- (4) the maximum gross floor area - non residential of all buildings and structures devoted to business, professional or administrative offices shall be 1.0 times the lot area;
- (5) (a) a maximum of 20% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
- (b) the miscellaneous uses shall be contained wholly within a building or structure principally used for business, professional or administrative offices;
- (6) for the purpose of this section, "Miscellaneous Uses" shall include the following uses: hairdressing and beauty salon; barber shop; drug store; dispensary; shoe repair shop; art or antique shop; shop for the sale of photographic or office supplies; dressmaking and tailoring establishment; news stand; cigar and smoke shop; florist shop; optical shop; travel agency; audio-visual or computer shop; convenience store; video shop; card store; sale and leasing of business equipment and office supplies; key cutting and engraving; phone sales, service and installation shop; mailbox rental; sale of stationary and offices supplies; jewellery/watch sales; photocopying establishment;
- (7) the yards shall conform to the following requirements:

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

- (8) notwithstanding subsection (7) of this section, the minimum setback of all buildings and structures from the property line abutting the Hurontario Street right-of-way shall be 4.5 m;
- (9) motor vehicle parking spaces and loading spaces shall not be permitted between the exterior wall of any building or structure and the property line abutting the Hurontario Street right-of-way;
- (10) a landscape area having a minimum depth of 4.5 m shall be provided along the property line abutting the Hurontario Street right-of-way;
- (11) a landscape area having a minimum depth of 3.0 m shall be provided along the property lines abutting any other street.

(SPA) **2693.** The lands delineated as "RCL1-2693" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: *(0335-2004)*
(H)

- (1) the provisions of section 21 and subsections 108(3)(c) and (d), 108(4) and 108(5)(c) of this By-law shall not apply;
- (2) the provisions of subsections 109(c), (d), (e), (f), (i), (l) and (m) of this By-law shall apply;
- (3) the following uses shall also be permitted:
 - (a) manufacturing or industrial undertaking, provided such undertaking is conducted wholly within an enclosed building or structure;
 - (b) storage warehouse;
 - (c) research establishment;
 - (d) public hall;
 - (e) banquet hall;
 - (f) restaurant;
 - (g) convenience restaurant;
 - (h) take-out restaurant;
 - (i) outdoor patio accessory to a restaurant or a convenience restaurant;
 - (j) courier or messenger service, provided any such service is limited to the outdoor storage of a maximum of 10 delivery vehicles;
 - (k) entertainment, recreation and sports facilities, including but not limited to a cinema or theatre, billiard hall, bowling alley, batting cage, miniature golf, arena, curling rink, or a stadium, provided that any such facilities are located within a building or structure;
- (4) the maximum gross floor area - non residential of all buildings and structures devoted to business, professional or administrative offices shall be 1.0 times the lot area;
- (5)
 - (a) a maximum of 20% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
 - (b) the miscellaneous uses shall be contained wholly within a building or structure principally used for business, professional or administrative offices;
- (6) for the purpose of this section, "Miscellaneous Uses" shall include the following uses: hairdressing and beauty salon; barber shop; drug store; dispensary; shoe repair shop; art or antique shop; shop for the sale of photographic or office supplies; dressmaking and tailoring establishment; news stand; cigar and smoke shop; florist shop; optical shop; travel agency; audio-visual or computer shop; convenience store; video shop; card store; sale and leasing of business equipment and office supplies; key cutting and engraving; phone sales, service and installation shop; mailbox rental; sale of stationary and offices supplies; jewellery/watch sales; photocopying establishment;
- (7) the yards shall conform to the following requirements:

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

- (8) notwithstanding subsection (7) of this section, the minimum setback of all buildings and structures from the property line abutting the Hurontario Street and Highway 401 rights-of-way shall be 13.7 m;
- (9) a landscape area having a minimum depth of 4.5 m shall be provided along the property line abutting the Hurontario Street and Highway 401 rights-of-way, where less than 50% of the area between the exterior wall of the building and the street line is occupied by motor vehicle parking, aisle and driveway areas;
- (10) a landscape area having a minimum depth of 7.5 m shall be provided along the property line abutting the Hurontario Street and Highway 401 rights-of-way, where greater than 50% of the area between the exterior wall of the building and the street line is occupied by motor vehicle parking, aisle and driveway areas;
- (11) a landscape area having a minimum depth of 3.0 m shall be provided along the property lines abutting any other street.

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-RCL1-2693" 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 44E, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements to the satisfaction of the Transportation and Works Department:

- (i) the finalization of the road grades upon Ministry of Transportation approval of the design details for the proposed ramp connection;
- (ii) the identification of and granting of temporary construction easements within Block 3 to the City for the proposed ramp connection;
- (iii) the determination of and gratuitous dedication of lands to the City necessary for side sloping within Block 3 for the proposed ramp connection;
- (iv) satisfactory access arrangements being made for the Madill lands to the internal road, Street 'B' (proposed Kateson Drive) as noted by the Ministry of Transportation.

(SPA) **2694.** The lands delineated as "RCL1-2694" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: *(0335-2004)*
(H)

- (1) the provisions of section 21 and subsections 108(3)(c) and (d), 108(4) and 108(5)(c) of this By-law shall not apply;
- (2) the provisions of subsections 109(c), (d), (e), (f), (i), (l) and (m) of this By-law shall apply;

- (3) the following uses shall also be permitted:
- (a) manufacturing or industrial undertaking, provided such undertaking is conducted wholly within an enclosed building or structure;
 - (b) storage warehouse;
 - (c) research establishment;
 - (d) public hall;
 - (e) banquet hall;
 - (f) restaurant;
 - (g) convenience restaurant;
 - (h) take-out restaurant;
 - (i) outdoor patio accessory to a restaurant or a convenience restaurant;
 - (j) courier or messenger service, provided any such service is limited to the outdoor storage of a maximum of 10 delivery vehicles;
 - (k) entertainment, recreation and sports facilities, including but not limited to a cinema or theatre, billiard hall, bowling alley, batting cage, miniature golf, arena, curling rink, or a stadium, provided that any such facilities are located within a building or structure;
- (4) the maximum gross floor area - non residential of all buildings and structures devoted to business, professional or administrative offices shall be 1.0 times the lot area;
- (5) (a) a maximum of 20% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
- (b) the miscellaneous uses shall be contained wholly within a building or structure principally used for business, professional or administrative offices;
- (6) for the purpose of this section, "Miscellaneous Uses" shall include the following uses: hairdressing and beauty salon; barber shop; drug store; dispensary; shoe repair shop; art or antique shop; shop for the sale of photographic or office supplies; dressmaking and tailoring establishment; news stand; cigar and smoke shop; florist shop; optical shop; travel agency; audio-visual or computer shop; convenience store; video shop; card store; sale and leasing of business equipment and office supplies; key cutting and engraving; phone sales, service and installation shop; mailbox rental; sale of stationary and offices supplies; jewellery/watch sales; photocopying establishment;
- (7) the yards shall conform to the following requirements:

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

- (8) a landscape area having a minimum depth of 3.0 m shall be provided along the property lines abutting any street.

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-RCL1-2694" 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 44E, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements to the satisfaction of the Transportation and Works Department:

- (i) the finalization of the road grades upon Ministry of Transportation approval of the design details for the proposed ramp connection;
- (ii) the identification of and granting of temporary construction easements within Block 3 to the City for the proposed ramp connection;
- (iii) the determination of and gratuitous dedication of lands to the City necessary for side sloping within Block 3 for the proposed ramp connection;
- (iv) satisfactory access arrangements being made for the Madill lands to the internal road, Street 'B' (proposed Kateson Drive) as noted by the Ministry of Transportation.

2695. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2695" on Schedule "B" of this By-law shall only be used for detached dwellings and row dwellings, in compliance with the following: (0477-2004)

- (1) the provisions of clauses 44(13)(ii), (17)(h) and (k) of this By-law, shall apply;
- (2) a maximum of nine (9) detached dwellings and 23 row dwellings shall be permitted on all lands zoned "RM5-2695";
- (3) yards for detached dwellings shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
4.5 m	1.2 m	40.0 m

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

Minimum Yards			
Front	Northerly Side	Southerly Side	Rear
35.0 m	9.5 m	2.0 m	7.5 m

- (5) notwithstanding subsection (3) of this section, the front garage face shall not be located closer than 6.0 m to any street line;
- (6) notwithstanding subsection (3) and (4) of this section, a covered or uncovered platform exclusive of stairs may encroach a maximum of 1.0 m into a required front yard;
- (7) notwithstanding subsection (3) and (4) of this section, a covered or uncovered platform inclusive of stairs may encroach a maximum of 3.5 m into a required rear yard;
- (8) notwithstanding subsections (3) and (4) of this section, awnings, canopies, window projections and architectural features, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required front yard;
- (9) a minimum separation of 1.8 m shall be provided between each detached dwelling;
- (10) a minimum separation of 3.0 m shall be provided between each row dwelling block;
- (11) the maximum gross floor area - non residential for all buildings and structures on all lands zoned "RM5-2695" shall be 0.75 times the lot area;
- (12) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles;
- (13) the minimum open space for all lands zoned "RM5-2695" shall be 40% of the lot area;
- (14) motor vehicle parking shall be provided and maintained on the same lot in accordance with the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES	
	Resident	Visitor
Row Dwellings	2 per dwelling unit	7.00
Detached Dwellings	2 per dwelling unit	0.00

- (15) parking spaces on a private driveway serving as an access to a 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 (11) of this section;
- (16) the minimum width of a row dwelling unit shall be 5.0 m;
- (17) the maximum height of a dwelling unit shall be 10.7 m;
- (18) each dwelling unit shall have an attached private garage.

(SPA) **2696.** The lands delineated as "M2-2696" 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: *(0315-2004)*

- (1) (a) manufacturing and industrial undertakings, quarries, contractor yards, automobile and truck repair garages shall not be permitted;
- (b) a community recycling centre shall also be permitted;
- (2) a community recycling centre shall comply with the following:
 - (a) the provisions of section 21 and clause 111(2)(b) of this By-law shall not apply;
 - (b) for the purposes of this section, "COMMUNITY RECYCLING CENTRE" means a waste transfer and processing facility where reusable, recyclable and non-recyclable goods are dropped off by households and small businesses, sorted or processed and shipped off-site for final disposal and may include the retail sale of reusable goods and accessory administrative offices;
 - (c) no food waste shall be received, sorted, processed or stored on-site;
- (3) a minimum front yard setback of 8.0 m shall be required;
- (4) (a) a landscaped area with a minimum depth of 8.0 m shall be required along the lot line abutting the Lakeshore Road West right-of-way;
- (b) a stairway shall also be permitted within the landscaped area required by clause (4)(a) of this section.

(SPA) **2697.** Notwithstanding their "AC" zoning, the lands delineated as "AC-2697" on Schedule "B" of this By-law shall only be used for a gas bar and convenience retail and service kiosk in compliance with the following: *(0337-2004)*

- (1) the provisions of sections 21 and 59A of this By-law shall not apply;
- (2) the maximum gross floor area - non residential of all buildings and structures shall be 185.0 m²;
- (3) for the purposes of this section, the lot line abutting the Erin Mills Parkway right-of-way shall be deemed to be the front lot line;
- (4) the yards shall conform to the following requirements:

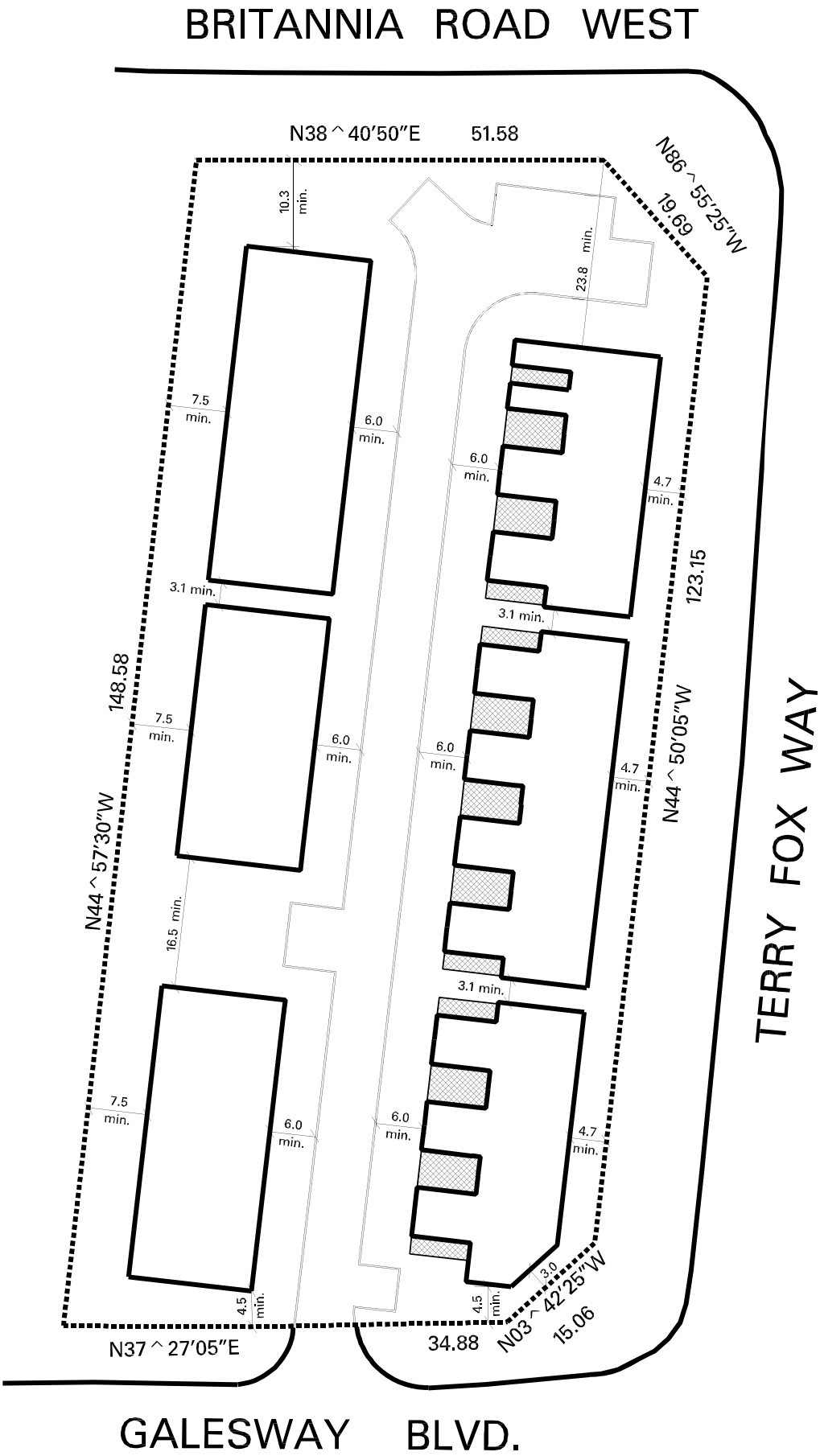
Minimum Yards			
Front	Northerly Side Yard	Southerly Side Yard	Rear
39.0 m	19.0 m	10.0 m	4.5 m



- (5) notwithstanding subsection (4) of this section, the minimum setback from any sight triangle shall be 30.5 m.

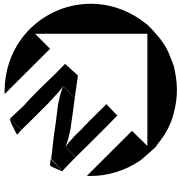
(6) notwithstanding subsections (4) and (5) of this section the setbacks to the gas bar canopy shall be:

Minimum Setbacks			
Westerly	Northerly Side Yard	Southerly Side Yard	Rear
14.0 m	15.5 m	2.5 m	13.0 m

- 2698.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2698" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(0347-2004)*
- (1) the provisions of sections 44(17)(a), (b), (f), (g), (h), (i) and (k) of this By-law shall apply;
 - (2) 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;
 - (3) the maximum gross floor area of all buildings and structures shall not exceed 0.72 times the lot area;
 - (4) notwithstanding Schedule "I" of this section, the minimum setback from any visitor's parking space to a building or structure shall be 4.0 m;
 - (5) notwithstanding the provisions of clause 44(17)(b) of this By-law, visitor parking shall be provided and maintained on the subject lands at a rate of 0.24 spaces per dwelling unit;
 - (6) notwithstanding Schedule "I" of this section, window projections and other architectural elements with or without a foundation, such as, but not limited to, entrance features, stairs, landings, pilasters and corbels, may encroach a maximum of 2.0 m into required front or rear yards facing an external roadway;
 - (7)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (7)(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, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



-  BUILDING ENVELOPE
-  OUTDOOR AMENITY AREA
(min. 17.8 m² per dwelling unit)



THIS IS SCHEDULE "I" TO "SECTION 2698"

AS ATTACHED TO BY-LAW 0347-2004

PASSED BY COUNCIL ON 2004 August 11

- (SPA) **2699.** The lands delineated as "M1-2699" 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: *(0334-2004)*
- (1) the following uses shall also be permitted accessory to a warehouse and distribution facility:
 - (a) outdoor storage of trucks or trailers located in front of loading bay doors provided that storage or parking does not obstruct required aisles or driveways;
 - (b) maintenance of trucks or trailers operated by the warehouse and distribution facility;
 - (2) the maximum gross floor area - non-residential devoted to accessory truck or trailer maintenance shall be 1 200 m²;
 - (3) a minimum setback of 400 m shall be required from a building or structure devoted to accessory truck or trailer maintenance to the property line abutting the Kennedy Road right-of-way.