

- (SPA) **2700.** The lands delineated as "R1-2700" on Schedule "B" of this By-law shall only be used for one (1) detached dwelling in compliance with the "R1" zone provisions contained in this By-law, except that: (0452-2004)
- (1) the minimum front yard to the detached dwelling shall be 5.0 m;
 - (2) the minimum rear yard to the detached dwelling shall be 5.0 m;
 - (3) the minimum southerly side yard to the detached dwelling shall be 66.0 m;
 - (4) the minimum northerly side yard to the detached dwelling shall be 4.2 m;
 - (5) the minimum front yard to the accessory detached garage shall be 7.3 m;
 - (6) the minimum northerly side yard to the accessory detached garage shall be 1.4 m.
- 2701.** Notwithstanding their "G" zoning, the lands delineated at "G-2701" on Schedule "B" of this By-law shall only be used for a Natural Protection Area subject to the following: (0141-2006)
- (1) for the purpose of this section, "NATURAL PROTECTION AREA" means an area having a minimum depth of 5.0 m, for the protection of existing vegetation and site remediation;
 - (2) no buildings or structures of any kind, including an uncovered or covered balcony, parking structures, accessory buildings, swimming pools, tennis courts or any like recreational facilities or parking shall be permitted;
 - (3) notwithstanding subsection (2) of this section, a heritage pond and fencing shall be permitted.
- (SPA) **2702.** The lands delineated as "RCL1-2702" 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: (0121-2006)
- (H)**
- (1) the provisions of sections 15 and 21 of this By-law shall not apply;
 - (2) the provisions of subsection 108(3) and clauses 108(4)(a), (b), (c) and (h), and 108(5)(c) of this By-law shall not apply;
 - (3) the following uses shall be permitted:
 - (a) bank, financial institution, or money lending agency;
 - (b) banquet hall;
 - (c) business, professional or administrative office;
 - (d) commercial school;
 - (e) convenience restaurant;
 - (f) general retail warehouse;
 - (g) office and computer supplies and equipment sales;
 - (h) take-out restaurant;
 - (i) accessory commercial uses;
 - (4) for the purposes of this section, "ACCESSORY COMMERCIAL USES" shall include only the following uses: shop in which goods are sold at retail; hairdressing and beauty salon; barber shop; drug store; drug dispensary; medical laboratory; shoe repair shop; photographic equipment and supplies shop; dress making establishment; tailoring establishment; news stand; cigar and smoke shop; convenience store; florist shop; optical shop; travel agency; and audio-visual shop;
 - (5) accessory commercial uses shall only be located within a building or structure principally used as a business, professional or administrative office;
 - (6) a maximum of 30% of the gross floor area - non residential of a building or structure principally used as a business, professional or administrative office may be used for accessory commercial uses;
 - (7) the maximum gross floor area - non residential devoted to all drug stores or drug dispensaries, or any combination thereof, shall be 250 m²;
 - (8) the yards shall conform to the following requirements:

Minimum Yards	
Side	Rear
2.0 m	7.5 m
 - (9) buildings or structures located in whole or in part within 50.0 m of the front lot line shall also comply with the following requirements:
 - (a) a minimum front yard setback of 6.0 m;
 - (b) a maximum front yard setback of 8.5 m;
 - (c) a minimum of two (2) storeys in height;
 - (10) a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the front lot line.

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-RCL1-2702" 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:

- (i) the submission of a site development plan and application to the satisfaction of the City of Mississauga that are consistent with the following urban design policies and guidelines:

- (a) *Mississauga Plan* - Section 4.15.5.3 (Gateway District Special Site 2 Policies);
- (b) *Mississauga Plan* - Section 3.10.3 (Node General Policies);
- (c) *Upper Hurontario Corridor: A design mandate for excellence* - Section 4.1 (Major Nodes).

Notwithstanding the urban design policies and guidelines referenced in (a), (b) and (c) of this section, the site plan application shall comply with the provisions of this By-law.

2703. The lands delineated as "M1-2703", 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: (0306-2005)

- (1) the provisions of section 21 and subsections 109(a), (b), (h), (j), (k) and (n) and subsection 110(1b) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) recreational establishment, including premises used for bowling, curling or skating, or any combination thereof;
 - (b) theatre;
 - (c) taxi dispatching centre;
 - (d) veterinary establishment;
 - (e) restaurant;
 - (f) convenience restaurant;
 - (g) take-out restaurant;
- (3) the maximum gross floor area of all buildings and structures used for business, professional, and administrative offices shall be 0.36 times the lot area;
- (4) a dwelling unit with a maximum gross floor area of 67 m² shall be permitted for caretaker or security staff, or any combination thereof, within an enclosed building or structure, provided such dwelling unit is accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
- (5) a landscape area shall be provided along the lot line abutting the following rights-of-way:

Minimum Landscape Area		
Burnhamthorpe Road West	Highway 403	The Collegeway
6.0 m	7.5 m	4.5 m

- (6) the minimum setback for all buildings and structures from the lot line abutting the Ridgeway Drive right-of-way shall be 20 m;
- (7) the maximum setback for all buildings and structures from the lot lines abutting the following rights-of-way shall be as follows:

Maximum Setback		
Burnhamthorpe Road West	Highway 403	The Collegeway
31.0 m	35.0 m	29.0 m

- (8) the minimum setback for all buildings and structures from any sight triangle shall be 0.0 m.

2704. The lands delineated as "M2-2704", 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: (0306-2005)

- (1) the provisions of section 21 and subsections 109(a), (b), (h), (j), (k) and (n) and subsections 111(1) and (2) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) manufacturing;
 - (b) warehousing;
 - (c) research establishment;
 - (d) automobile and truck repair garages in which automobile and truck body repairs may be performed;
 - (e) yards or shops of a contractor or contractor's supplies where equipment and materials are stored or where a contractor may perform shop or assembly work;
 - (f) recreational establishment, including premises used for bowling, curling or skating, or any combination thereof;
 - (g) theatre;
 - (h) taxi dispatching centre;
 - (i) veterinary establishment;
 - (j) restaurant;
 - (k) convenience restaurant;
 - (l) take-out restaurant.

- (3) the maximum gross floor area of all buildings and structures used for business, professional, and administrative offices shall be 0.36 times the lot area;
- (4) a dwelling unit with a maximum gross floor area of 67 m² shall be permitted for caretaker or security staff, or any combination thereof, within an enclosed building or structure, provided such dwelling unit is accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments.

2706. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2706" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0304-2006)

- (1) the provisions of subsection 44(17) of this By-law, save and except clauses 44(17)(d), (e), (j) and (k), shall apply;
- (2) the maximum number of row dwelling units shall be 36;
- (3) the maximum "Gross Floor Area" of all building and structures shall be 0.82 times the lot area;
- (4) the "Minimum Open Space" shall be 40% of 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 areas used for mechanical equipment, laundry facilities and stairwells and any part of the building or structure used for the parking of motor vehicles;
- (6) the yards shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
4.5 m	7.5 m	7.5 m

- (7) notwithstanding subsection (6) of this section, a covered or uncovered porch and stairs may encroach a maximum of 2.0 m into the required front yard;
- (8) notwithstanding subsection (6) of this section, the northern interior side yard shall be a minimum of 6.2 m measured to the side wall of a dwelling unit, and a covered or uncovered porch and stairs may encroach a maximum of 2.0 m into the required side yard;
- (9) notwithstanding subsection (6) of this section, wing walls may encroach a maximum of 5.5 m into the required side yards;
- (10) the minimum separation distance between the side walls of end row dwelling units shall be 3.0 m;
- (11) the maximum height of any building or structure measured from established grade to the highest point of a sloped roof shall be 12.25 m.

(SPA) **2707.** The lands delineated as "M1-2707" 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: (0082-2005)

- (1) a banquet hall use shall also be permitted;
- (2) the Loading Standards of Schedule "A" to section 22C of this By-law shall not apply to a banquet hall use;
- (3) the maximum gross floor area - non residential of all buildings, structures or parts thereof, used for business, professional and administrative offices on each lot shall not exceed 0.5 times the lot area.

2709. Notwithstanding their "G" zoning, the lands delineated as "G-2709" on Schedule "B" of this By-law shall only be used for natural regeneration area subject to the following: (0096-2005)

- (1) for the purposes of this section, "NATURAL REGENERATION AREA" means an area intended to allow for site remediation of ground and forest cover and to allow for its succession in order to attain a self-sustaining natural area and forest ecosystem;
- (2) no building or structure of any kind, including accessory buildings shall be erected and no landscape features, retaining walls, outdoor storage, parking, swimming pools, tennis courts or any other recreational facilities shall be permitted other than for erosion or drainage management works and fencing.

2710. The lands delineated as "R3-2710" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: (0305-2006)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	515 m ²	14.7 m

- (2) 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;
- (3) 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;
- (4) 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.

(SPA) **2712.** The lands delineated as "AC4-2712" on Schedule "B" of this By-law shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: (0152-2005)

- (1) the provisions of Schedule "A" to section 22G and clauses 22G(1)(b) and (c), sections 59A, 96(b) and (c), 98(1) and (4) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) gas bar;
 - (b) automotive convenience centre, accessory to a gas bar;
 - (c) restaurant;
 - (d) take-out restaurant;
 - (e) convenience restaurant;
 - (f) convenience store;
 - (g) shop in which goods are sold at retail;
 - (h) video store.
- (3) for the purposes of this section, "AUTOMOTIVE CONVENIENCE CENTRE" means a building or structure used for a convenience store, shop in which goods are sold at retail, or video store, and shall contain accessory thereto a restaurant, convenience restaurant, or-take-out restaurant, or any combination thereof;
- (4) a maximum of one (1) convenience restaurant shall be permitted;
- (5) the maximum gross floor area - non residential devoted to an automotive convenience centre shall be 900 m²;
- (6) the maximum gross floor area - non residential devoted to a convenience restaurant not located within an automotive convenience centre shall be 105 m²;
- (7) notwithstanding subsection 2(76) of this By-law, a convenience store shall not be restricted to a gross leasable area of 300 m²;
- (8) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "AC4-2712" shall be 1 210 m²;
- (9) motor vehicle parking shall be provided and maintained in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Automotive Convenience Centre	6.9 spaces per 100 m ² GFA

- (10) notwithstanding subsection (9) of this section, where a convenience restaurant is attached to a building or structure used for an automotive convenience centre, parking for the convenience restaurant may be provided in accordance with the automotive convenience centre parking standard;
- (11) the maximum height of any building or structure shall be 7.7 m;
- (12) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
18.0 m	10.5 m	3.4 m	10.5 m

- (13) the lot line abutting the Dixie Road right-of-way shall be deemed to be the front lot line.

(SPA) **2713.** The lands delineated as "O1-2713" on Schedule "B" of this By-law shall only be used in compliance with the following: (0227-2005)

- (1) the following uses shall be permitted:
 - (a) garden park;
 - (b) business, professional or administrative offices;
 - (c) commercial school;
 - (d) community centre;
 - (e) public library;
 - (f) conference centre;
 - (g) training and development centre;
 - (h) banquet hall;
 - (i) gift shop;
 - (j) restaurant;
 - (k) conservatory;
 - (l) greenhouse;
 - (m) garden centre;

- (n) place of religious assembly;
- (2) for the purposes of this section, a garden park is a facility for the display and demonstration of gardens;
- (3) the maximum gross floor area - non residential of all buildings and structures shall be 6 000 m²;
- (4) the minimum setback of all buildings and structures from the lot line abutting the Highway 403 right-of-way shall be 7.5 m;
- (5) the minimum setback of all buildings and structures from the lot line abutting the St. Lawrence and Hudson Railway right-of-way shall be 7.5 m;
- (6) the minimum setback of all buildings and structures from the lot line abutting the Burnhamthorpe Road West right-of-way shall be 9.5 m.

(SPA) **2714.** The lands delineated as "G-2714" on Schedule "B" of this By-law shall only be used in compliance with the following: (0227-2005)

- (1) the following uses shall be permitted:
 - (a) garden park;
 - (b) conservation area;
 - (c) art display;
- (2) for the purposes of this section, a garden park is a facility for the display and demonstration of gardens;
- (3) the maximum gross floor area - non residential of all buildings and structures shall be 100 m².

(SPA) **2715.** The lands delineated as "DC-2715" 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: (0192-2005)

- (1) the provisions of section 59A as they pertain to restaurants and take-out restaurants and subsections 83(1), (5), (7), (8), (9), (12), (15), (16), (17), (18), (19), (20), (21), (27), (28), (29) and (35), and 87(b) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) automobile service station, which may include a convenience retail and service kiosk;
 - (b) gas bar;
 - (c) car wash;
 - (d) automobile sales room or lot;
 - (e) automotive retail store with or without an accessory repair garage;
 - (f) hotel;
 - (g) printing/copy shop;
 - (h) sports rehabilitation clinic;
 - (i) dry cleaning depot;
- (3) for the purposes of this section, "SPORTS REHABILITATION CLINIC" means a building or structure, other than a hospital, used for the assessment, counselling and treatment for the rehabilitation of muscular or joint injuries to the human body by health professionals or an acupuncturist;
- (4) the maximum gross leasable area of all buildings and structures on all lands zoned "DC-2715" shall be 3 950 m²;
- (5) the maximum gross leasable area devoted to all food stores shall be 745 m²;
- (6) the maximum gross leasable area devoted to all drug stores, pharmaceutical agencies or dispensing druggists shall be 605 m²;
- (7) the minimum front yard setback shall be 12.0 m.

2716. The lands delineated as "R4-2716" on Schedule "B" of this By-law shall only be used in compliance with the "R4" provisions contained in this By-law, except that: (0229-2005)

- (1) a showroom for the retail display of windows and doors and accessory office shall also be permitted;
- (2) a showroom for the retail display of windows and doors and accessory office shall also comply with the following additional provisions:
 - (a) no building or structure, including parking spaces, shall be located within 9.0 m of the rear lot line;
 - (b) the maximum gross floor area - non residential for all buildings and structures devoted to a showroom for the retail display of windows and doors and accessory office shall be 150 m²;
 - (c) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;
 - (d) the minimum open space shall be 50% of the lot area;
 - (e) the maximum lot coverage shall be 15% of the lot area.

SPA) **2717.** The lands delineated as "M1-2717" on Schedule "B" of this By-law shall only be used in compliance with the "M1" provisions contained in this By-law, except that: (0250-2005)

- (1) the provisions of section 21 and subsections 109(b), (g), (j), (k) and (o) and 110(1b) of this By-law shall not apply;
- (2) the provisions of sections 97 and 98 of this By-law shall apply;
- (3) a place of religious assembly and a private school shall not be permitted;
- (4) the following uses shall also be permitted:
 - (a) shoe repair shop;
 - (b) diaper supply service;
 - (c) dressmaking or tailoring establishment;
 - (d) barber shop or beauty parlour;
 - (e) tanning salon;
 - (f) clothes or furniture cleaning agency or pressing establishment;
 - (g) automobile sales and leasing establishment;
 - (h) car wash;
 - (i) gas bar;
 - (j) lubrication centre;
 - (k) convenience store;
 - (l) restaurant;
 - (m) convenience restaurant;
 - (n) take-out restaurant;
 - (o) outdoor patio accessory to a restaurant or a convenience restaurant;
 - (p) shop in which goods are sold at retail;
 - (q) 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;
- (5) a maximum of 50% of the gross floor area - non residential of all buildings or structures on lands zoned "M1-2717" may be used for shop in which goods are sold at retail uses;
- (6) for the purposes of this section, "Lubrication Centre" means a building or place where motor vehicles may be oiled and/or greased.

(SPA) **2718.** Notwithstanding the "RM5" zoning, the lands delineated as "RM5-2718" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0210-2005)(0070-2007)

- (1) the provisions of clauses 44(13)(ii) and 44(17)(f), (h) and (k) of this By-law shall apply;
- (2) a minimum of 25 units per hectare shall be required;
- (3) a maximum of 50 units per hectare shall be permitted;
- (4) the "Minimum Open Space" shall be 40% of the lot area;
- (5) the maximum "Gross Floor Area" of all building and structures shall be 0.85 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 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) the yards shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
3.0 m	7.5 m	3.0 m

- (8) notwithstanding subsection (7) of this section, a covered or uncovered porch and stairs may encroach a maximum of 2.0 m into the required front yard;
- (9) notwithstanding subsection (7) of this section, wing walls may encroach a maximum of 5.0 m into the required side yards;
- (10) notwithstanding clause 44(17)(k) of this By-law and subsection (7) of this section, the front garage face shall not be located closer than 4.0 m to any lot line abutting a public laneway;
- (11) 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;
- (12) the minimum number of parking spaces per dwelling unit shall be 2.0;
- (13) the minimum number of visitor parking spaces per dwelling unit shall be 0.25;

- (14) a parking space on a private driveway serving as 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 this section, provided that such parking space shall not be used for computing the required visitor parking or the minimum parking requirements of any other dwelling unit;
- (15) notwithstanding subsection (12) of this section, where access to a private garage forming part of a dwelling unit is provided directly to a public laneway, the minimum number of parking spaces per dwelling unit shall be 1.0.

(SPA) **2720.** The lands delineated as "RCL1-2720" 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: (0267-2005)

- (1) the provisions of section 21, clauses 108(3)(c) and (d), subsection 108(4) and clauses 108(5)(a) and (c) of this By-law shall not apply;
- (2) the provisions of subsections 109(c), (d), (e), (f), (i) and (l) 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 having a maximum of ten (10) delivery vehicles stored or parked on-site;
 - (k) entertainment, recreation and sports facilities, including but not limited to a cinema or theatre, billiard hall, bowling alley, batting cage, miniature golf, arena, or curling rink, provided that any such facilities are located within a building or structure;
- (4)
 - (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;
- (5) for the purpose of this section, "Miscellaneous Uses" shall only 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; sales, service and installation of phones; mailbox rental; sale of stationary and offices supplies; jewellery/watch sales; photocopying establishment;
- (6) the yards shall conform to the following requirements:

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

- (7) notwithstanding subsection (6) of this section, the minimum setback of all buildings and structures from the property line abutting the Hurontario Street and Derry Road West rights-of-way shall be 7.5 m;
- (8) motor vehicle parking spaces and loading spaces shall not be permitted between any building or structure and the property line abutting the Hurontario Street right-of-way;
- (9) a landscape area shall be provided as follows:
 - (a) a minimum depth of 4.5 m along the property line abutting the Hurontario Street and Derry Road West rights-of-way;
 - (b) a minimum depth of 3.0 m along the property lines abutting any other street;
 - (c) a minimum depth of 3.0 m along the property lines abutting any lands zoned "A" Agriculture, "G" Greenbelt and/or "O1", "O2" Open Space.

(SPA) **2723.** The lands delineated as "RM7D5-2723" on Schedule "B" of this By-law shall only be used for apartment houses in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (0335-2006)

- (1) the provisions of sections 15 and 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (23), (24) and 51(2) and clauses 44(17)(d), (e), (j) and (k) of this By-law shall not apply;
- (2) the maximum height shall be seven (7) storeys, excluding any mechanical penthouse;
- (3) the "Minimum Open Space" shall be 42% of the lot area;
- (4) the maximum "Gross Floor Area" of all buildings and structures shall be 1.6 times the lot area;
- (5) the yards shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
7.5 m	5.5 m	8.0 m

- (6) the minimum setback from a lot line to an underground parking garage shall be 3.0 m;
- (7) notwithstanding subsections (5) and (6) of this section, the minimum setback from the "G-2180" zone boundary to a building, structure or underground parking garage shall be 3.0 m;
- (8) notwithstanding subsections (5) and (7) of this section, balconies may project 1.5 m into a required yard;
- (9) notwithstanding subsection (5) of this section, entrance vestibules may project 3.5 m into the required front yard.

- (SPA) **2725.** The lands delineated as "AC6-2725" 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: *(0299-2005)*
- (1) the provisions of subsection 68(3) and clause 96B(1)(b) and subsection 96B(2) save and except clauses (a), (b) (c) and (g) of this By-law, shall not apply;

- (2) notwithstanding the provisions of Schedule "A" to section 22C of this By-law, the minimum number of car storage spaces for the car wash shall be ten (10);
- (3) the following uses shall also be permitted:
 - (a) car wash;
 - (b) accessory convenience uses;
- (4) for the purposes of this section "ACCESSORY CONVENIENCE USES" means a shop accessory to a gas bar, with a maximum gross leasable area of 300 m², where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises, a take-out restaurant not exceeding a gross leasable area of 40 m² and an internal automatic bank machine;
- (5) the yards shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
18 m	3 m	3.5 m

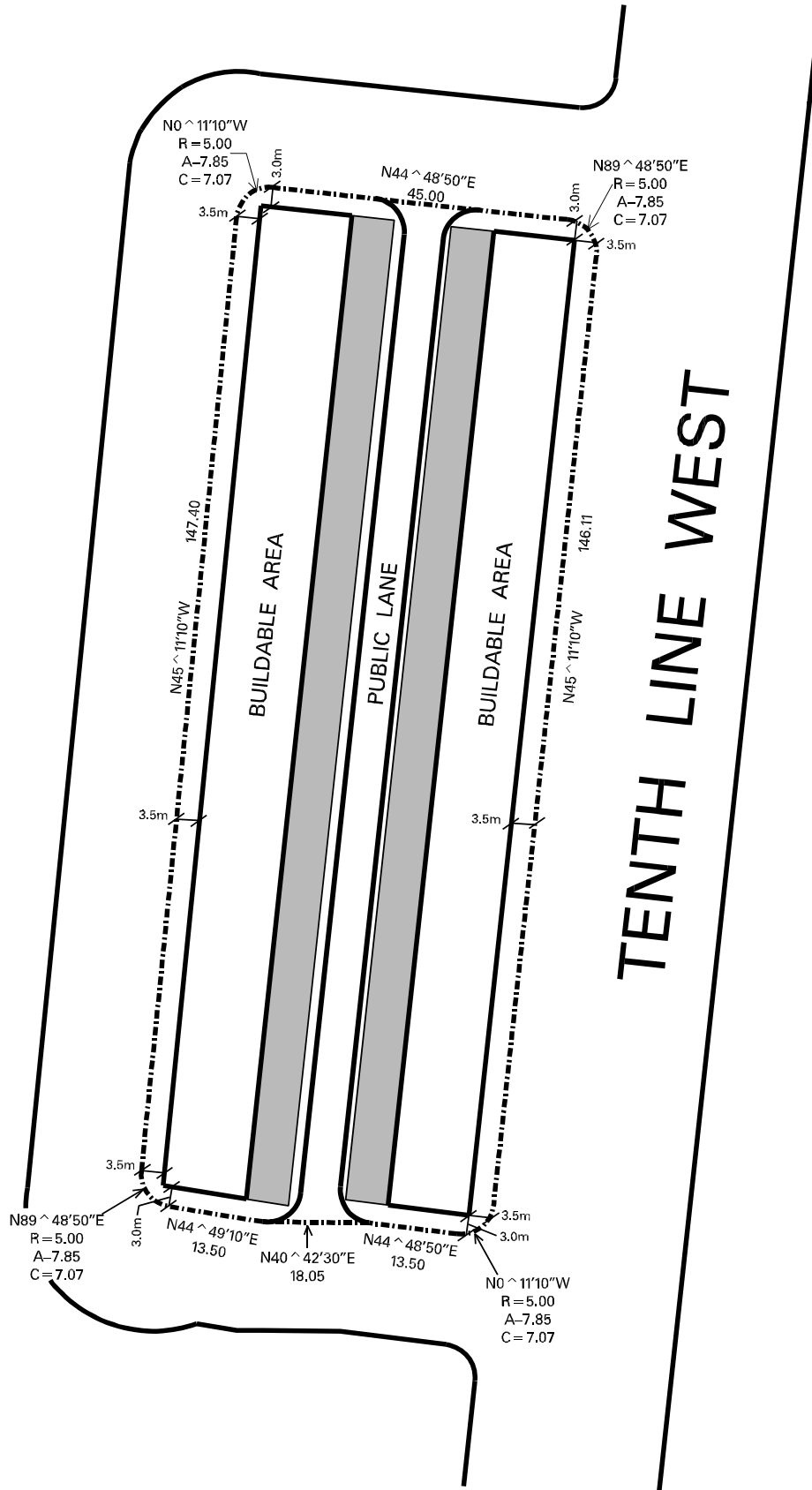
- (6) the lot line abutting the Derry Road West right-of-way shall be deemed to be the front lot line.

2726. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2726" on Schedule "B" of this By-law shall only be used for street row dwellings, in compliance with the following: (0337-2005)

- (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 frontage of all lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	170 m ²	7.5 m
Corner	235 m ²	10.5 m

- (3) all buildings and structures shall conform to the provisions of Schedule "I" of this section;
- (4) for the purposes of this section, "REAR LOT LINE" means the lot line that divides the lot from the public lane shown on Schedule "I" of this section;
- (5) for the purposes of this section, "FRONT LOT LINE" means the lot line opposite the rear lot line;
- (6) notwithstanding Schedule "I" of this section, a covered or uncovered porch or balcony may project outside the buildable area into a required front and exterior side yard in compliance with the following:
 - (a) a maximum encroachment of 1.5m shall be permitted;
 - (b) a maximum width of 50% of the width of the dwelling unit;
- (7) no covered or uncovered deck within the buildable area as shown on Schedule "I" of this section, shall exceed an area of 10 m²;
- (8) notwithstanding Schedule "I" of this section, 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;
- (9) notwithstanding Schedule "I" 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) a detached garage shall not be permitted;
- (11) notwithstanding Schedule "I" of this section, the minimum setback of all buildings or structures, except an attached garage, to a sight triangle shall be 0.0 m;
- (12) notwithstanding Schedule "I" of this section, an attached garage shall have a minimum side yard of 0.85 m on one side;
- (13) notwithstanding Schedule "I" of this section, the minimum separation distance between end units of street row dwelling blocks shall be 3.0 m;
- (14) a minimum of two (2) parking spaces shall be provided and maintained on each lot;
- (15) an attached garage shall comply with the following:
 - (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 building height of an attached private garage having no habitable area above, shall be 4.6 m, measured between established grade and the highest point of a roof;
 - (c) the maximum building height of an attached private garage having habitable area above, shall be 8.5 m, measured between established grade and the highest point of a roof;
- (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 minimum building height of a street row dwelling shall be 8.5 m;
- (18) notwithstanding subsection (17) of this section, the minimum building height of a street row dwelling located at the end of a street row dwelling block shall be 8.0 m.



NOTE: ALL BUILDABLE AREA
SETBACKS ARE MINIMUMS.

 ATTACHED GARAGE
BUILDABLE AREA



THIS IS SCHEDULE "I" TO "SECTION 2726"

AS ATTACHED TO BY-LAW 0337-2005

PASSED BY COUNCIL ON 2005 September 14

2727. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2727" on Schedule "B" of this By-law shall only be used for street row dwellings, in compliance with the following: (0337-2005)

- (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 lot frontage of all lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	170 m ²	5.4 m
Corner	235 m ²	10.5 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
4.5 m	3.5 m	1.5 m	7.0 m

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 5.5 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), (5) and (6) of this section, a covered or uncovered porch may encroach a maximum of 2.0 m into the required front yard and exterior side yard setbacks;
- (8) notwithstanding subsection (3), (5) and (6) of this section, awnings and canopies may encroach a maximum of 0.6 m into the required front yard setback and a maximum of 0.3 m into the required exterior side yard setback;
- (9) notwithstanding subsection (3), (5) and (6) of this section, window projections and other architectural elements, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required yard setback;
- (10) notwithstanding subsection (3), (5) and (6) of this section, a balcony may encroach a maximum of 2.0 m into the required front yard and exterior side yard setbacks;
- (11) notwithstanding subsection (3) of this section, the minimum setback of a building or structure from a sight triangle shall be 0.0 m;
- (12) 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, a minimum of 60% of the width of 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 shall 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 3.8 m for interior lots and 4.2 m for corner lots;
- (17) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (18) the maximum building height shall be 11.0 m;
- (19) a detached garage shall not be permitted.

2728. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2728" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (0302-2005)

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

Minimum Lot Area	Minimum Lot Frontage
450 m ²	14 m

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

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

- (4) notwithstanding subsection (3) of this section, the front garage face shall have a minimum setback of 6.0 m;
- (5) notwithstanding subsection (3) of this section, awnings and canopies may encroach a maximum of 0.61 m into the required front and rear yards and a maximum of 0.3 m into the required exterior side yard;

- (6) notwithstanding subsection (3) of this section, window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.61 m into the required front, rear and exterior side yards and into a required 1.2 m interior side yard;
- (7) notwithstanding subsection (3) of this section, a covered porch or balcony may encroach a maximum of 2.0 m into the required front yard or exterior side yard;
- (8) notwithstanding subsection (3) of this section, an uncovered platform may encroach a maximum of 2.0 m into the required front yard;
- (9) notwithstanding subsection (3) of this section, the minimum setback of any building or structure from lands zoned "PB1" shall be 17.15 m;
- (10) every dwelling unit shall have an attached private garage;
- (11) a detached garage shall not be permitted;
- (12) the maximum building height shall be 10.7 m;
- (13) the maximum coverage of all buildings and structures shall be 45% of the lot area;
- (14) the maximum garage width measured from the inside face of each of the garage walls shall be 3.8 m;
- (15) the maximum permitted driveway or hard surface parking area width per dwelling unit on each lot at any given point shall be 3.8 m.

2729. The lands delineated as "R5-2729" 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: (0302-2005)

- (1) the provisions of subsections 28(1) and 37B(1) and (2) of this By-law, shall not apply;
- (2) notwithstanding subsection 40(5) of this By-law, awnings and canopies may encroach a maximum of 0.61 m into the required front and rear yards and a maximum of 0.3 m into the required exterior side yard;
- (3) notwithstanding subsection 40(5) of this By-law, window projections and other architectural elements with or without a foundation such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.61 m into the required front, rear and exterior side yards and into a required 1.2 m interior side yard;
- (4) notwithstanding subsection 40(5) of this By-law, a covered porch or balcony may encroach a maximum of 2.0 m into the required front yard or required exterior side yard;
- (5) notwithstanding subsection 40(5) of this By-law, an uncovered platform may encroach a maximum of 2.0 m into the required front yard;
- (6) the maximum coverage of all buildings and structures shall be 45% of the lot area;
- (7) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (8) the maximum permitted driveway or hard surface parking area width per dwelling on each lot at any given point shall be 6.0 m.

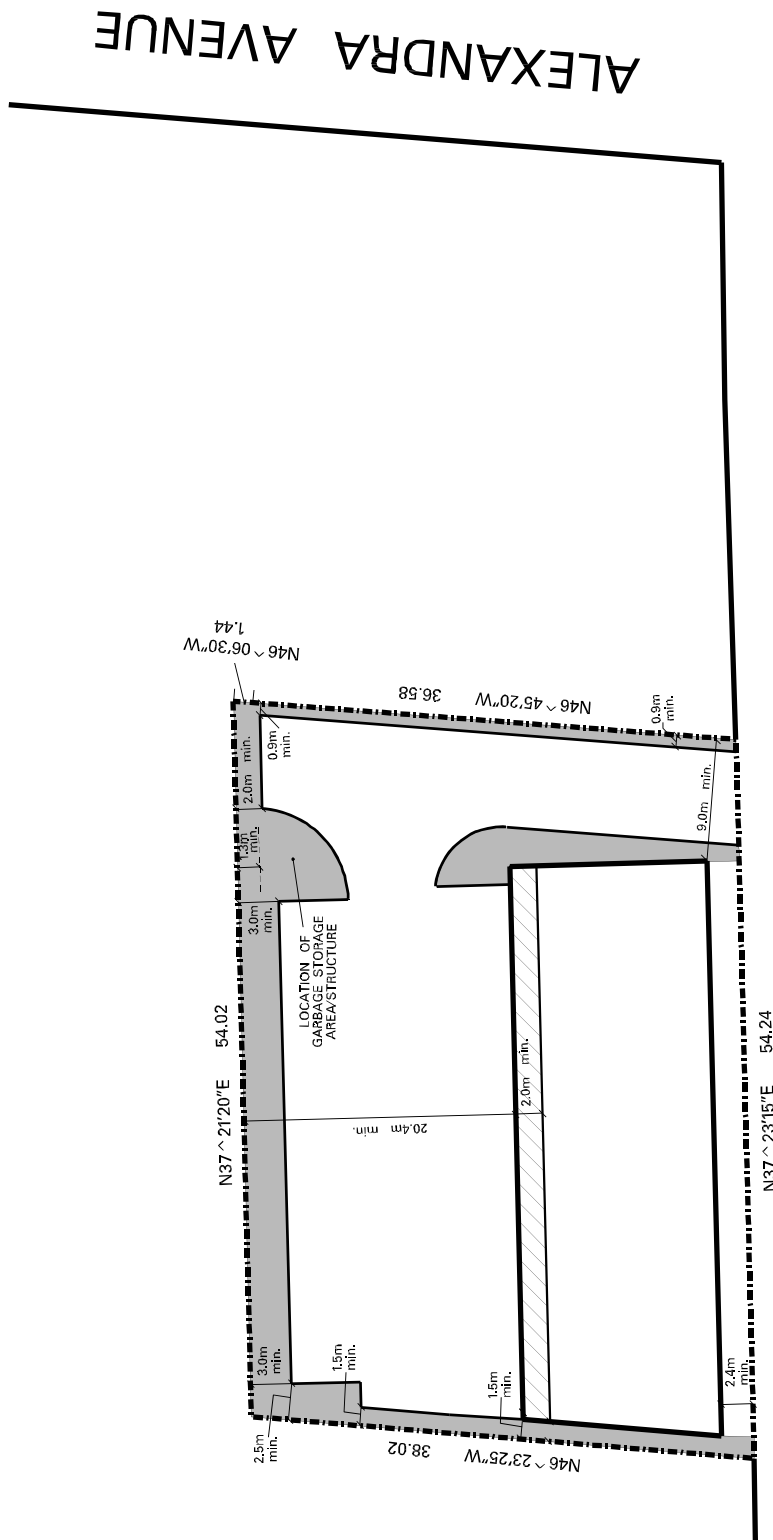
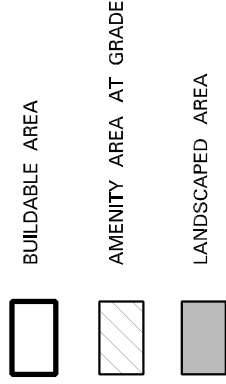
2730. The lands delineated as "R5-2730" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (0302-2005)

- (1) the provisions of subsections 28(1) and 37B(1) and (2) of this By-law, shall not apply;
- (2) the minimum area of all lots shall conform to the following requirements:

Corner Lot	Interior Lot
365 m ²	275 m ²

- (3) notwithstanding subsection 40(5) of this By-law, awnings and canopies may encroach a maximum of 0.61 m into the required front and rear yards and a maximum of 0.3 m into the required exterior side yard;
- (4) notwithstanding subsection 40(5) of this By-law, window projections and other architectural elements with or without a foundation, such as, but not limited to, fireplaces, pilasters, and corbels, may encroach a maximum of 0.61 m into the required front, rear and exterior side yards and into a required 1.2 m interior side yard;
- (5) notwithstanding subsection 40(5) of this By-law, a covered porch or balcony may encroach a maximum of 2.0 m into the required front yard or exterior side yard;
- (6) notwithstanding subsection 40(5) of this By-law, an uncovered platform may encroach a maximum of 2.0 m into the required front yard;
- (7) the maximum coverage of all buildings and structures shall be 45% of the lot area;
- (8) the maximum garage width measured from the inside face of each of the garage walls shall be 5.5 m;
- (9) the maximum permitted driveway or hard surface parking area width per dwelling on each lot at any given point shall be 6.0 m.

- (SPA) **2731.** Notwithstanding their "C2" zoning, the lands delineated as "C2-2731" on Schedule "B" of this By-law shall only be used in compliance with the following: (0448-2005)
- (1) the provisions of section 21 of this By-law shall not apply;
 - (2) the provisions of clause 44(17)(b) of this By-law shall apply;
 - (3) the following uses shall be permitted:
 - (a) sky-light apartment house;
 - (b) live/work unit;
 - (c) business, professional and administrative office accessory to a live/work unit;
 - (d) personal service commercial establishment accessory to a live/work unit;
 - (4) for the purpose of this section, personal service commercial establishment shall only include the following uses:
 - (a) barber shop or beauty parlour;
 - (b) dressmaking or tailoring establishment;
 - (c) tanning salon;
 - (d) service or repair shop for personal or consumer goods, excluding the repair of internal combustion engines;
 - (5) the maximum number of sky-light apartment house dwelling units on all lands zoned "C2-2731" shall be 6;
 - (6) the maximum number of live/work units on all lands zoned "C2-2731" shall be 6;
 - (7) a sky-light apartment house dwelling unit shall only be located above the first storey;
 - (8) for the purposes of this section, "LIVE/WORK UNIT" means a dwelling unit used partly for residential purposes and partly for business, professional and administrative office or personal service commercial establishments;
 - (9) all live/work units shall be established in accordance with the following:
 - (a) the required residential unit must be established in conjunction with a business, professional and administrative office or personal service commercial establishment;
 - (b) one (1) residential dwelling and one (1) business, professional and administrative office or one (1) residential dwelling and one (1) personal service commercial establishment, shall be located in each live/work unit;
 - (c) shall only be located on the first storey;
 - (d) the gross floor area - non residential devoted to each accessory business, professional and administrative office or personal service commercial establishment shall be 26 m²;
 - (10) the maximum gross floor area of all buildings and structures shall be 1 616 m²;
 - (11) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of each storey above established grade as measured from the exteriors of outside walls but shall exclude any part of the building or structure for the parking of motor vehicles;
 - (12) the maximum building height shall be 12 m;
 - (13) for the purposes of this section, "AMENITY AREA AT GRADE" as indicated on Schedule "I" of this section, means an at grade outdoor area consisting of landscaping or other surface treatment used for recreation or other leisure activities but shall not include a parking space or driveway;
 - (14) notwithstanding Schedule "I" of this section, a covered porch may encroach a maximum of 1.8 m into the required front yard;
 - (15)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (15)(a) of this section, those matters which would otherwise be the subject of site plan development plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, garbage storage area/structure, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



LAKESHORE ROAD EAST

THIS IS SCHEDULE "I" TO "SECTION 2731"
 AS ATTACHED TO BY-LAW 0448-2005
 PASSED BY COUNCIL ON 23 November 2005

- (SPA) **2732.** The lands delineated as "DC-2732" 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: *(0006-2006)*
- (1) the provisions of subsections 20(i), (j) and (k), sections 21, 53 and 59A, clauses 68(3)(d), (e), (f) and (h) and section 87 of this By-law, shall not apply;
 - (2) the following uses shall also be permitted:
 - (a) outdoor patio accessory to a restaurant, take-out restaurant and convenience restaurant;
 - (b) watch and/or jewellery repair shop;
 - (c) shop for repair/servicing of small goods and wares;
 - (d) photo processing and photo studios;
 - (e) fitness club;
 - (f) veterinary clinic;
 - (g) optical shop;
 - (h) day nursery;
 - (i) children's play centre;
 - (j) travel agency;
 - (k) mailbox rental, stationary and photocopying establishment;
 - (l) sale and/or service of office and business employment, supplies and software;
 - (m) equipment rental shop;
 - (n) garden centre;
 - (o) brew-on-premises establishment;
 - (p) mobile phone sales and service establishment;
 - (q) car wash, which may include a convenience retail and service kiosk;
 - (r) automobile service station, which may include a convenience retail and service kiosk;
 - (s) gas bar, which may include a convenience retail and service kiosk;
 - (3) drive-through facilities accessory to convenience restaurants, banks, and convenience retail and service kiosks, and drug stores shall be permitted;
 - (4) the minimum setback from the property line abutting the Bristol Road West and Mavis Road rights-of-way shall be 4.5 m;
 - (5) the minimum setback from the property line abutting a residential zone shall be 6.0 m;
 - (6) notwithstanding subsection (5) of this section, the minimum setback from an automobile service station, gas bar, car wash and outdoor patio to the property line abutting a residential zone shall be 60.0 m;
 - (7) the minimum width of the landscape area abutting the property lines shall be 4.5 m;
 - (8) outdoor patios shall be permitted within landscape areas, subject to the provisions of subsection (6) of this section;
 - (9) for the purpose of this section, "CONVENIENCE RETAIL AND SERVICE KIOSK" means a building or structure or part thereof associated with an automobile service station, a gas bar, or a car wash where convenience goods may be stored and offered for sale and may include accessory thereto a take-out restaurant, convenience restaurant, bank machine, and video store;
 - (10) the Neighbourhood Centre parking standard contained in Schedule "A" to section 22C of this By-law shall apply;
 - (11) loading spaces shall not be required;
 - (12) notwithstanding subsection (11) of this section, two (2) loading spaces shall be required for any food store greater than 2 300 m².
- (SPA) **2733.** The lands delineated as "M1-2733" 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: *(0499-2005)*
- (1) the minimum setback to a building or structure from the lot line abutting the Mississauga Road right-of-way shall be 25 m;
 - (2) for the purposes of this By-law, the lot line abutting the Mississauga Road right-of-way shall be deemed to be the front lot line;
 - (3) a landscape area with a minimum width equal to 40% of the front yard setback shall be provided along the front lot line;
 - (4) a maximum of one (1) aisle accommodating no more than two (2) rows of parking spaces shall be permitted in the front yard.

(SPA) **2734.** Notwithstanding the "RM5" zoning, the lands delineated as "RM5-2734" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (0013-2006)

- (1) the provisions of clauses 44(17)(a), (b), (f), (g) and (h) and subsection 44(21) of this By-law shall apply;
- (2) the provisions of section 21 of this By-law shall not apply;
- (3) a minimum of, but not more than ten (10) dwelling units shall be permitted;
- (4) the maximum building height measured from established grade to the peak of a sloped roof shall be 15.0 m;
- (5) the maximum "Gross Floor Area" of all buildings and structures shall be 1.0 times the lot area;
- (6) the "Minimum Open Space" shall be 50% of the lot area;
- (7) 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 for the parking of motor vehicles;
- (8) 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 the 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;
- (9) the minimum setback of all buildings or structures from a lot line abutting a street shall be 4.5 m;
- (10) notwithstanding subsection (9) of this section, the minimum setback to the front garage face shall be 5.2 m;
- (11) the minimum setback of all buildings or structures from lands zoned "G" shall be 5.0 m;
- (12) notwithstanding subsection (11) of this section, the minimum setback from the side wall of an end row dwelling unit from lands zoned "G" shall be 2.0 m;
- (13) notwithstanding subsection (9) of this section, a covered or uncovered porch inclusive of stairs may encroach a maximum of 2.0 m into the required setback.

(SPA) **2735.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2735" on Schedule "B" of this By-law shall only be used for row dwellings on a private road in compliance with the following: (0389-2005)

- (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" and "EXTERIOR SIDE 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 "RM5-2735" shall be 71;
- (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 for each lot shall conform to the following requirements:

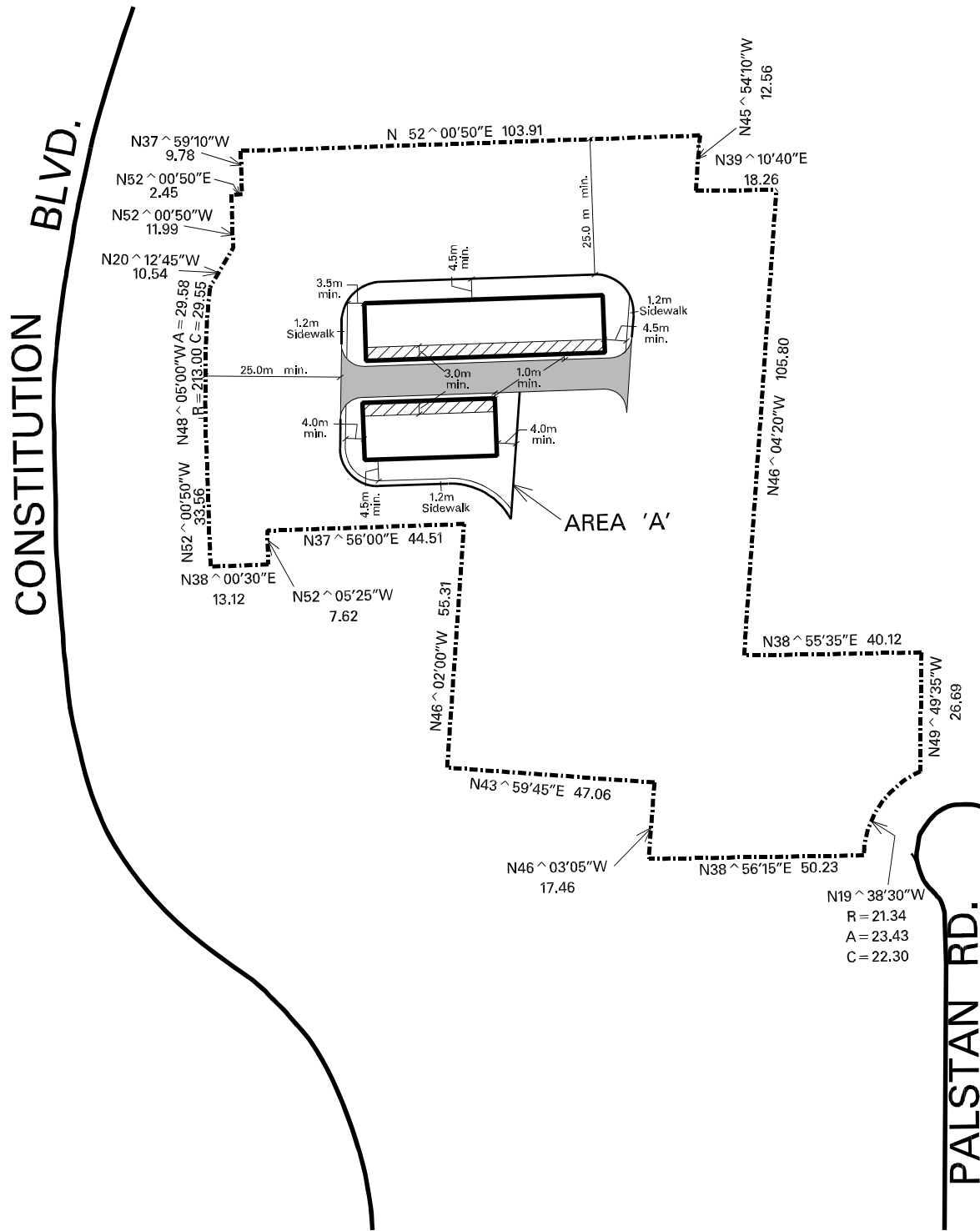
Minimum Yards			
Front	Exterior Side	Interior Side (End Dwelling Unit)	Rear
4.5 m	4.5 m	1.5 m	7.5 m




- (11) notwithstanding subsection (10) of this section, the minimum setback from the lot line abutting any public road right-of-way shall be 4.5 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), (11) and (13) 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;
- (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 rounding shall be 3.3 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	
	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 unit, at any given point shall be 3.8 m;
- (27) the minimum width of a private road shall be 7.4 m, with a minimum paved road width of 7.0 m;
- (28) the minimum width of a common element sidewalk shall be 1.2 m;
- (29) outdoor parking for any recreational equipment, as described in subclause 44(17)(i)(ii) of this By-law, shall not be permitted;
- (30) (a) notwithstanding subsections (10), (12), (13), (16) and (18) of this section, development of lands identified as Area 'A' shall conform to the provisions of Schedule "T" of this section;
- (b) notwithstanding clause (30)(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, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



-  BUILDABLE AREAS
-  PRIVATE ROAD
-  DECK AREA



THIS IS SCHEDULE "I" TO "SECTION 2735"
AS ATTACHED TO BY-LAW 0389-2005
PASSED BY COUNCIL ON 2005 October 12

(SPA) **2736.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2736" on Schedule "B" of this By-law shall only be used for row dwellings on a private road in compliance with the following: (0122-2006)
 (H)

- (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" and "EXTERIOR SIDE 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 section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls, but shall exclude any part of the building or structure used for the parking of motor vehicles;
- (8) the maximum number of dwelling units on all lands zoned "RM5-2736" shall be 71;
- (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 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

- (11) notwithstanding subsection (10) of this section, the minimum setback from the lot line abutting 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), (11) and (13) 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;
- (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 3.3 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 unit, 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, with a minimum paved road width of 7.0 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.

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-RM5-2736" 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 Number 20, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements to the satisfaction of the Planning and Building Department:

- (a) matters respecting the disposition of lands legally described as Block B, Plan M-173 be accommodated, to the satisfaction of the City of Mississauga, in any one of the following ways:
- (i) the completion and closing of the sale of lands from the City to Arthur Blakely (Woodstock) Inc., pursuant to an agreement of sale for valuable consideration representing fair market value, or;
 - (ii) the execution of a Maintenance Agreement to be assumed by the resultant condominium corporation providing for the complete maintenance of Block B on terms satisfactory to the City;
- (b) the formal closure of a portion of Haines Road, south of Riley Court, in accordance with the *Municipal Act*.

2737. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2737" on Schedule "B" of this By-law shall only be used for row dwellings, in compliance with the following: (0109-2006)

- (1) the provisions of clauses 44(17)(a), (f), (g), (h) and (k) of this By-law shall apply;
- (2) the provisions of section 21 and subsection 28(1) of this By-law shall not apply;
- (3) 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;
- (4) the yards shall conform to the following requirements:

Minimum Yards			
Front	North Side	South Side	Rear
18.5 m	6.5 m	4.7 m	7.5 m

- (5) the maximum Gross Floor Area of all buildings and structures shall be 0.9 times the lot area;
- (6) the maximum number of dwelling units on all lands zoned "RM5-2737" shall be 10;
- (7) a covered or uncovered porch, exclusive of stairs, may encroach a maximum of 1.5 m into a required front and north side yard;
- (8) notwithstanding subsection (7) 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 yard;
- (9) notwithstanding subsection (7) of this section, an uncovered balcony, or deck including stairs, may encroach a maximum of 2.5 m into a required rear yard;
- (10) the minimum width of a dwelling unit shall be 5.2 m;
- (11) the maximum height of a building or structure shall be 10.7 m;
- (12) the minimum open space shall be 40% of the lot area;

- (13) 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	
	Resident	Visitor
Row Dwelling	2.00	0.25

- (14) notwithstanding subsection (13) of this section, resident parking may be located in tandem;
- (15) the maximum permitted driveway or hard surface parking area width, per dwelling unit, at any given point shall be 3.8 m;
- (16) outdoor parking for any recreational equipment, as described in subclause 44(17)(i)(ii) of this By-law, shall not be permitted.

2738. The lands delineated as "R4-2738" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: *(0036-2006)(0091-2007)*

- (1) the following uses shall also be permitted:
- (a) personal service establishment;
 - (b) office;
- (2) a personal service establishment or an office shall also comply with the following additional provisions:
- (a) the maximum gross floor area - non residential on all lands zoned "R4-2738" shall be 350 m²;
 - (b) the maximum gross floor area - non residential devoted to all personal service establishments shall be 200 m²;
 - (c) a personal service establishment shall only be located on the ground floor;
 - (d) the minimum landscaped area shall be 30% of the lot area;
 - (e) a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the property line abutting the Stanfield Road right-of-way;
 - (f) the maximum height of all buildings and structures shall be 10.7 m or two (2) storeys, whichever is the lesser;
 - (g) 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;
- (3) for the purposes of this section, "PERSONAL SERVICE ESTABLISHMENT" means a building, structure or part thereof, where hair care and aesthetic services are provided and shall include accessory retail sale of goods;
- (4) for the purposes of this section, "OFFICE" means a building, structure or part thereof, used for the practice of a profession, business, or public administration that may include administrative and clerical functions, but shall not include a medical office;
- (5) for purposes of this section, "LANDSCAPED AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may include fencing, walkways, driveways, access and curbs;
- (6) a minimum lot frontage of 12 m shall be required for lands fronting on Baldwin Road.

(SPA) **2739.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2739" on Schedule "B" of this By-law shall only be used for row dwellings on a private road in compliance with the following: (0142-2006)

- (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" and "EXTERIOR SIDE 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 section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls, but shall exclude any part of the building or structure used for the parking of motor vehicles;
- (8) the maximum number of dwelling units on all lands zoned "RM5-2739" shall be 163;
- (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 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

- (11) notwithstanding subsection (10) of this section, the minimum setback from the lot line abutting 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), (11) and (13) 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;
- (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 3.3 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	
	Resident	Visitor (to be provided within a common element area)
Row Dwelling	2.00	0.25

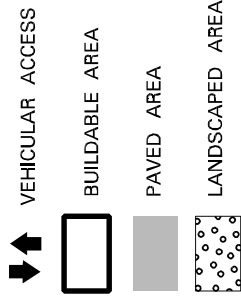
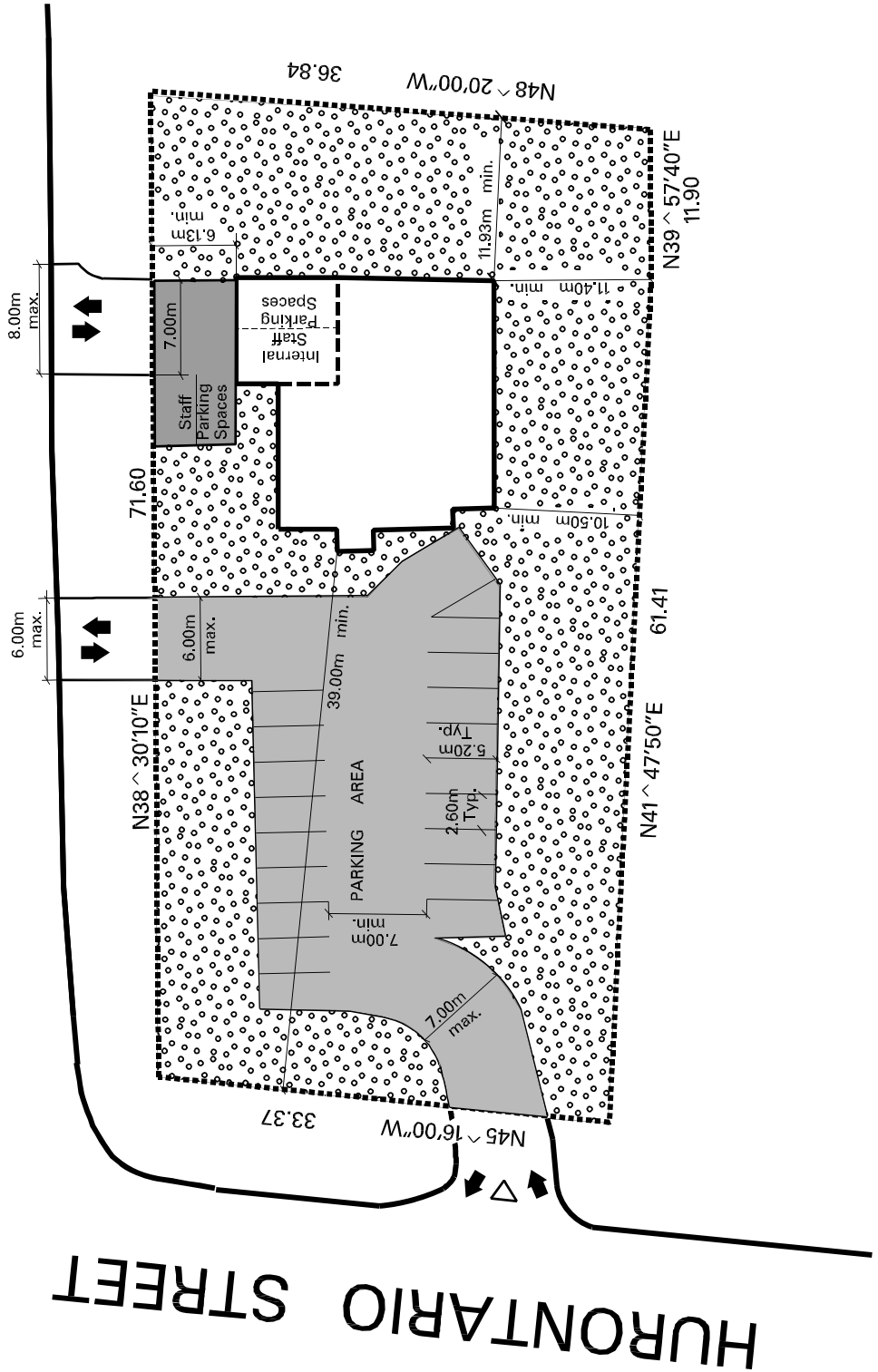
- (24) an attached private garage shall be provided on each lot;
- (25) notwithstanding subsection (23) of this section, resident parking may be located in tandem;
- (26) the maximum permitted driveway or hard surface parking area width, per dwelling unit, at any given point shall be 3.8 m;
- (27) the minimum width of a private road, inclusive of curbing, shall be 7.4 m, with a minimum paved road width of 7.0 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 shall be 2.6 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) **2740.** Notwithstanding their "R1" zoning, the lands delineated as "R1-2740" on Schedule "B" of this By-law shall only be used for business, professional, and administrative offices, in compliance with the following: (0236-2006)

- (1) the use of any part of the building located below established grade shall be restricted to the following:
- lunch rooms, lounges, and washrooms for the personal needs of occupants of the building;
 - storage incidental to permitted uses in the building;
 - stairwells;
 - mechanical equipment related to heating, ventilation, and air conditioning of the building;
 - communication devices, the electrical distribution panel, and accessory equipment;
 - storage of disposable and recyclable wastes generated within the building;
- (2) the maximum building height shall be 7.5 m as measured from established grade to the peak of the roof;
- (3) the maximum gross floor area shall be 350 m²;
- (4) for the purpose of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls, but excluding:
- the garage;
 - any part of the building below established grade;
- (5) the maximum permitted lot coverage shall be 13% of total lot area;
- (6) the maximum number of physicians and other health professionals operating on the site at any one time shall be five (5);
- (7) motor vehicle parking facilities shall be provided and maintained in accordance with Schedule "A" to section 22C of this By-law. In addition to the requirements of section 22C, the following shall apply:
- the maximum number of parking spaces located on site shall be 23;
 - any business, professional and administrative office use generating a cumulative parking requirement for all uses in excess of 23 spaces shall not be permitted;
 - a parking area for clients and visitors, having restricted access to Hurontario Street and full access to Pinewood Trail, shall conform to the provisions of Schedule "I" of this section;
 - four (4) parking spaces having access from the easterly driveway on Pinewood Trail shall be reserved for use by staff only;
 - loading facilities are not required;
- (8) the minimum exterior side yard setback from Pinewood Trail shall be 6.13 m;
- (9) a minimum aisle width of 6.13 m shall be provided for the two (2) parking spaces in the garage;
- (10) the minimum landscaped area shall be 50%;
- (11)
 - all site development plans shall conform to the provisions of Schedule "I" of this section;
 - notwithstanding clause (11)(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.



PINEWOOD TRAIL



NOTE:
 -COVERED OR UNCOVERED PORCHES
 MAY PROJECT A MAXIMUM OF 1.8m
 BEYOND THE BUILDABLE AREA
 -RAMP FOR DISABLED PERSONS
 MAY PROJECT BEYOND
 BUILDABLE AREA.

**THIS IS SCHEDULE "I" TO "SECTION 2740"
 TO ATTACHMENT "1" OF O.M.B.**

ORDER No. 2887

DATED November 2, 2005

AS ATTACHED TO BY-LAW 0236-2006

(SPA) **2741.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2741" on Schedule "B" of this By-law shall only be used
 (H) in compliance with the following: (0171-2006)

- (1) the provisions of subsections 20(a), (i), (j) and (k) and section 87 of this By-law shall not apply;
- (2) the following uses shall be permitted:
 - (a) retail store;
 - (b) veterinary clinic;
 - (c) personal service establishment;
 - (d) commercial school;
 - (e) financial establishment;
 - (f) repair establishment;
 - (g) office;
 - (h) recreational establishment;
 - (i) private club;
- (3) the minimum lot frontage shall be 40 m;
- (4) the yards shall conform to the following requirements:

Minimum Yards		
Front	Side	Rear
4.5 m	4.5 m	4.5 m

- (5) notwithstanding subsection (4) of this section, the side yard abutting a residential zone shall be 6.0 m;
- (6) the minimum depth of a landscaped buffer measured from a lot line that is a street line shall be 4.5 m;
- (7) the minimum depth of a landscaped buffer measured from a lot line where the lot line abuts a residential zone shall be 3.0 m;
- (8) the minimum depth of a landscaped buffer measured from a lot line where the lot line abuts a railway, or an industrial or commercial zone shall be 1.5 m;
- (9) the maximum height of any building or structure shall be three (3) storeys;
- (10) prior to the removal of the holding (H) provision, the following provisions shall apply:
 - (a) the following uses shall be permitted:
 - (i) retail sales and installation of pools, hot tubs and recreational home equipment including supplies and accessories;
 - (ii) warehousing, offices and outdoor storage and display accessory to the uses permitted in subclause (10)(a)(i) of this section;
 - (b) for the purposes of this section, "RECREATIONAL HOME EQUIPMENT" means leisure equipment, fitness equipment, patio furniture, gazebos and accessories;
 - (c) the following regulations shall apply:
 - (i) the maximum gross floor area - non residential shall be 1 053 m²;
 - (ii) the minimum required parking standard shall be 1.4 spaces per 100 m² gross floor area - non residential.

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-DC-2741" 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 21, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

- (i) the owner shall have submitted a Noise and Vibration Report satisfactory to the Planning and Building Department and the Transportation and Works Department;
- (ii) the owner shall have submitted a Phase I Environmental Site Assessment and any subsequent environmental report deemed necessary to the satisfaction of the Transportation and Works Department;
- (iii) the owner shall pay a cash contribution toward the reconstruction of Hensall Circle in an amount satisfactory to the Transportation and Works Department;
- (iv) the owner shall remove all of the parking from the municipal boulevard and pay an amount satisfactory to the Transportation and Works Department for the cost of the reinstatement of the municipal curb, boulevard, sidewalk and any required utility relocation;
- (v) the owner shall have executed and delivered the required Development Agreement and Warning Clause Agreement on terms satisfactory to the City and the Transportation and Works Department;
- (vi) the owner shall make a payment for the cash-in-lieu of parkland for park or other public recreational purposes.

- 2742.** The lands delineated as "M1-2742" 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: *(0088-2006)*
- (1) a power generating facility shall also be permitted.
- 2743.** The lands delineated as "M2-2743" 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: *(0088-2006)*
- (1) a power generating facility shall also be permitted.
- 2744.** Notwithstanding their "M2" zoning, the lands delineated as "M2-2744" 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: *(0088-2006)*
- (1) the maximum gross floor area - non residential of all buildings, structures or parts thereof, used for business, professional and administrative offices on each lot shall be 0.5 times the lot area;
 - (2) a power generating facility shall also be permitted.
- 2745.** Notwithstanding their "M2" zoning, the lands delineated as "M2-2745" 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: *(0088-2006)*
- (1) any outdoor storage shall be restricted to new vehicles which shall be visually screened by berms, planting and landscaping from Mississauga Road;
 - (2) a power generating facility shall also be permitted.
- 2746.** Notwithstanding their "M2" zoning, the lands delineated as "M2-2746" 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: *(0088-2006)*
- (1) no building permit shall be issued prior to the inclusion in industrial building plans of noise reduction features as specified in a noise reduction analysis approved by the City;
 - (2) a power generating facility shall also be permitted.

- (SPA) **2748.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-2748" on Schedule "B" of this By-law shall only
(H) used in compliance with the following: (0297-2006)
- (1) the provisions of section 21 of this By-law shall not apply;
 - (2) the provisions of clauses (44)(13)(ii) and (44)(17)(a), (b), (f), (g), (h), (i) and (k) of this By-law shall apply;
 - (3) the following uses shall be permitted:
 - (a) apartment house;
 - (b) row dwelling;
 - (4) the maximum Gross Floor Area - Apartment House shall be 16 200 m² on all lands zoned "RM7D4-2748";
 - (5) the maximum Gross Floor Area - Row Dwelling shall be 6 800 m² on all lands zoned "RM7D4-2748";
 - (6) for the purpose of this section "GROSS FLOOR AREA - ROW DWELLING" 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 maximum number of apartment house dwelling units shall be 210;
 - (8) the maximum number of row dwelling units shall be 32;
 - (9) unless otherwise identified on Schedule "I" of this section, the maximum height of an apartment house shall be six (6) storeys, excluding a mechanical penthouse;
 - (10) notwithstanding Schedule "I" of this section, balconies and covered or uncovered porches may project a maximum of 1.5 m beyond the building envelope;
 - (11) notwithstanding Schedule "I" of this section, the front wall of all row dwelling units shall be set back a minimum of 4.5 m from any internal roadway or sidewalk;
 - (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 the subject of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

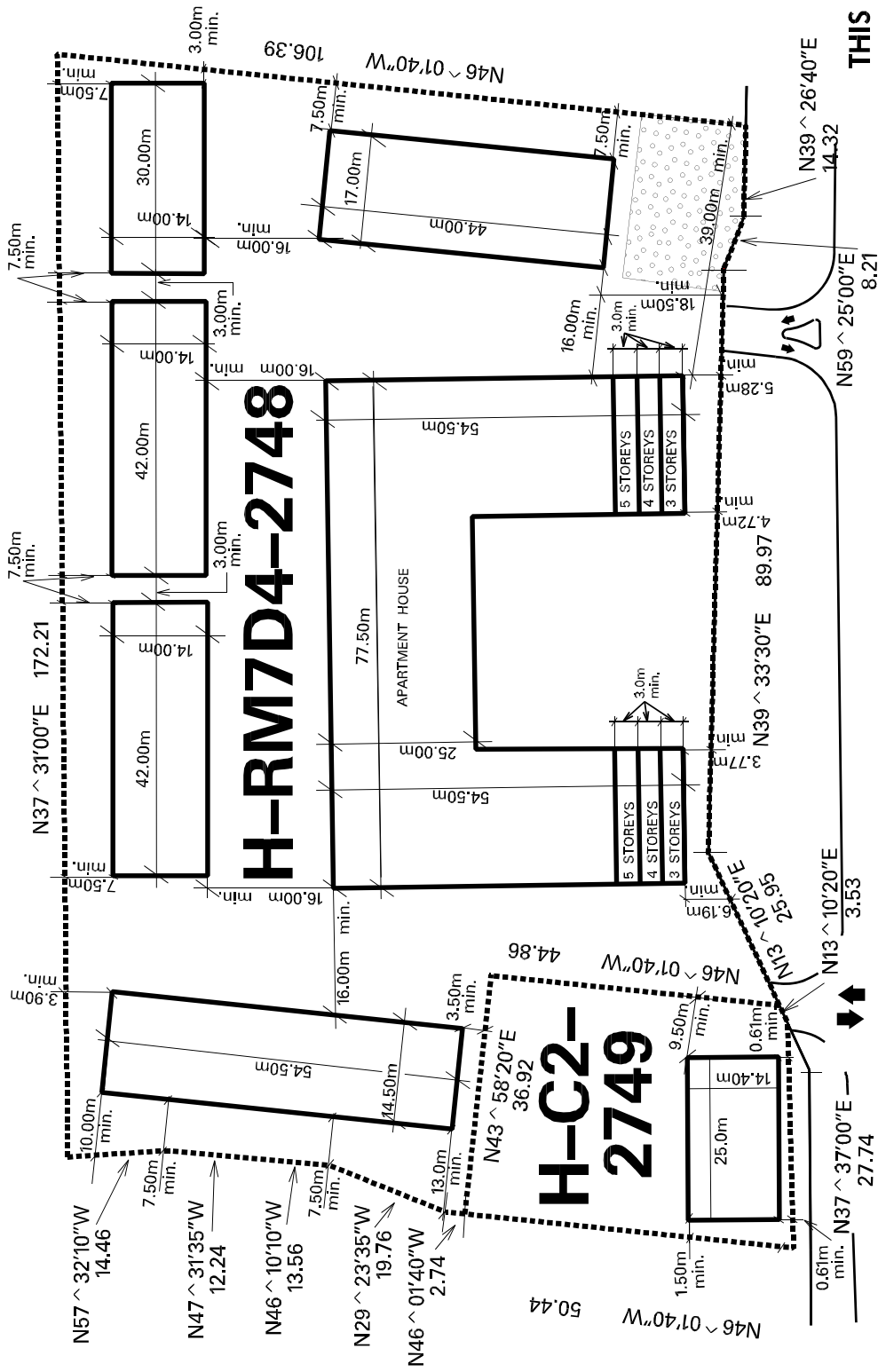
(SPA) **2749.** Notwithstanding their "C2" zoning, the lands delineated as "C2-2749" on Schedule "B" of this By-law shall only be used
(H) compliance with the following: (0297-2006)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of clause 44(17)(b) of this By-law shall apply;
- (3) the following use shall be permitted:
 - (a) live/work unit;
- (4) for the purpose of this section, "LIVE/WORK UNIT" means a row dwelling unit consisting of one (1) residential unit and one (1) non-residential unit which shall be used for one (1) or more of the following uses:
 - (a) business, professional and administrative office;
 - (b) barber shop or beauty parlour;
 - (c) dress making or tailoring establishment;
 - (d) tanning salon;
 - (e) service or repair shop for personal or consumer goods, excluding the repair of internal combustion engines or large consumer appliances;
 - (f) artisan studio and gallery;
 - (g) shop in which goods are sold at retail;
- (5) the maximum number of live/work units on lands zoned "C2-2749" shall be four (4);
- (6) all live/work units shall be established in accordance with the following:
 - (a) non-residential uses identified in subsection (4) of this section shall only be located on the first storey;
 - (b) the minimum gross floor area - non residential shall be 35 m² per unit;
 - (c) the maximum gross floor area - non residential shall be 60 m² per unit;
- (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 type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the designation "H-RM7D4-2748" and "H-C2-2749" with respect to the whole of 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 10 of Schedule "B", attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

- (i) submission of a satisfactory site plan, acoustical report, functional servicing report, grading plan, tree preservation plan and servicing plans;
- (ii) issuance of any required tree permit(s) in accordance with By-law No. 0474-2005;
- (iii) payment in an amount satisfactory to the City of Mississauga for street tree plantings along Lakeshore Road West;
- (iv) receipt of clearance from the Ministry of Culture with respect to the archaeological assessment;
- (v) gratuitous transfer and dedication of Lakeshore Road West right-of-way widening to the City of Mississauga;
- (vi) gratuitous transfer and dedication of all lands zoned "G" (greenbelt) to the City of Mississauga;
- (vii) provision of securities satisfactory to the City of Mississauga for parkland and greenbelt protection and reinstatement, tree protection hoarding and chain link fencing for the adjacent park and greenbelt lands;
- (viii) issuance of a permit from Credit Valley Conservation for the installation of the required Turtle Creek culvert;
- (ix) installation of the required Turtle Creek culvert works to the satisfaction of Credit Valley Conservation;
- (x) delivery of an executed development and/or servicing agreement in a form satisfactory to the City of Mississauga, including the implementation of all requirements and warning clauses outlined in any outstanding technical studies or reports, in addition to warning clauses advising prospective purchasers of the range of facilities within the abutting Birchwood Park;
- (xi) confirmation that satisfactory arrangements have been made with the Region of Peel, Public Works Department with respect to both the provision of municipal services (water and sanitary sewer) and the adequacy of services to the proposed development.



- VEHICULAR ACCESS
- BUILDABLE ENVELOPE
- AMENITY AREA
MINIMUM 350m²

* UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE MAXIMUMS

THIS IS SCHEDULE "I" TO "SECTIONS 2748 & 2749"
 AS ATTACHED TO BY-LAW 0297-2006
 PASSED BY COUNCIL ON July 6, 2006

LAKESHORE ROAD WEST

- (SPA) **2750.** The lands delineated as "M1-2750" 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: *(0161-2006)*
- (1) the provision of subsection 109(g) of this By-law shall not apply;
 - (2) sales, leasing, repair, and servicing of trucks and truck trailers and accessory outdoor storage and display of trucks and truck trailers shall also be permitted.
- (SPA) **2751.** The lands delineated as "M1-2751" 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: *(0235-2006)*
- (1) the following use shall also be permitted:
 - (a) motor vehicle sales and rentals;
 - (2) a maximum of 15 motor vehicle outdoor display spaces, associated with motor vehicle sales and rentals shall be permitted;
 - (3) mechanical or body repair or cleaning of vehicles shall not be permitted;
 - (4) a landscaped area having a minimum depth of 15 m shall be provided adjacent to Britannia Road West;
 - (5) notwithstanding subsection (4) of this section, the existing parking and display area for the existing motor vehicle sales and rentals facility may continue in its present location.
- (SPA) **2752.** The lands delineated as "DC-2752" 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: *(0273-2006)*
- (1) the provisions of subsections 83(7), (13) and (22) of this By-law shall not apply;
 - (2) notwithstanding the provisions of subsection 83(26) of this By-law the sale of automotive parts and accessories shall not be permitted;
 - (3) the provisions of subsection 110(1) of this By-law shall apply;
 - (4) a flea market shall be permitted;
 - (5) any individual establishment used for the sale of goods at retail shall have a maximum gross floor area - non residential of 9 300 m²;
 - (6) any individual establishment used for a food store shall have a maximum gross floor area - non residential of 600 m²;
 - (7) for the purposes of this section "FLEA MARKET" means a building or part thereof where new or used goods or secondhand personal property is offered for sale to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces, and where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise;
 - (8) a maximum of one (1) flea market shall be permitted;
 - (9) the maximum gross floor area - non residential of a flea market shall be 4 700 m²;
 - (10) notwithstanding anything in this By-law, all buildings and structures which legally exist on the day this By-law comes into effect (2006 July 19) are deemed to comply with the provisions of this By-law.
- (SPA) **2753.** The lands delineated as "DC-2753" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: *(0257-2006)*
- (1) the provisions of sections 15, 21, 59A and 87 and subsections 83(14), (15), (16), (17) and (35) of this By-law shall not apply;
 - (2) the following uses shall also be permitted:
 - (a) department store;
 - (b) general retail-warehouse;
 - (c) garden centre;
 - (d) rental equipment outlet;
 - (e) photo processing;
 - (f) warehouse store;
 - (3) for the purposes of this section, "WAREHOUSE STORE" means a building or structure or part thereof in which goods and food are sold at retail and/or wholesale in a configuration in which the floor area devoted to sales is integrated with the storage of goods sold and is accessible to patrons, and shall include the installation and servicing of automobile products sold on the premises; and may include accessory uses thereto including a restaurant, a takeout restaurant, a dry cleaning establishment, personal service uses, a garden centre including an outdoor sales and display area, photo finishing and processing, optical sales and service, a hearing aid dispensary, a pharmacy and an outdoor propane dispensing facility;
 - (4) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "DC-2753" shall be 13 355 m²;
 - (5) the minimum setback of any building or structure from the property line abutting the Argentia Road and Tenth Line West rights-of-way shall be 6.0 m;
 - (6) a landscape area having a minimum depth of 4.5 m shall be provided along the entire length of the property line abutting the Argentia Road and Tenth Line West rights-of-way;
 - (7) loading or service facilities shall not be permitted in any yard abutting the Argentia Road right-of-way;
 - (8) parking shall be provided and maintained on site at a rate of 5.4 spaces per 100 m² of gross floor area - non residential;

- (9) loading shall be provided in accordance with the following schedule:

Loading Standards	
GFA - non residential	Minimum Requirement
0 - 2 350 m ²	1.0 space
2 351 m ² - 13 355 m ²	2.0 spaces

2754. The lands delineated as "RGM2-2754" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RGM2" zone provisions contained in this By-law, except that:(0436-2006)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the minimum front yard shall be 6.0 m;
- (3) the minimum interior side yard shall be 0.9 m;
- (4) the maximum height of a semi-detached dwelling shall be the lesser of two (2) storeys or 9.0 m.

2755. The lands delineated as "RGM2-2755" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RGM2" zone provisions contained in this By-law, except that:(0436-2006)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the maximum height of a semi-detached dwelling shall be the lesser of three (3) storeys or 10.7 m.

2756. The lands delineated as "RGM2-2756" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RGM2" zone provisions contained in this By-law, except that:(0436-2006)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the minimum front yard shall be 6.0 m;
- (3) the minimum interior side yard shall be 1.8 m on one side and 0.9 m on the other side;
- (4) the maximum height of a semi-detached dwelling shall be the lesser of two (2) storeys or 9.0 m.

(SPA) 2757. The lands delineated as "DC-2757" 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:(0123-2007)

- (1) the provisions of sections 20(i) and 83(23) and sections 21, 53, 58, 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 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) for the purposes of this section, "MOTOR VEHICLE SALES CENTRE" means an establishment for the sale of new or used motor vehicles, and may include accessory thereto a motor vehicle repair garage, motor vehicle body repairs and the sale of motor vehicle parts and equipment, with no outdoor storage of parts or materials;
- (4) the minimum setback to a building or structure from the lot line abutting a public road right-of-way shall be 4.5 m;
- (5) a landscape area having a minimum depth of 3.0 m shall be provided along the lot lines abutting a public road right-of-way;
- (6) notwithstanding the provisions of subsection (5) of this section, a landscape area having a minimum depth of 7.5 m shall be provided along the lot line abutting the Matheson Boulevard West right-of-way;
- (7) 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;
- (8) 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 (7) of this section;
- (9) 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 (7) of this section;

- (10) 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 m ² GLA
Automobile Repair Garage Accessory to an Automotive Retail Store	5.5 spaces per 100 m ² 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 m ² GFA (restaurant)

- (11) for the purpose of this section, "Mixed Use Development" means a combination of any two or more of the uses indicated in the schedule referred to in subsection (12) of this section;
- (12) in addition to the provisions of subsection (10) 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 and take-out restaurant)	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 and take-out restaurant)	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 (10) of this section.

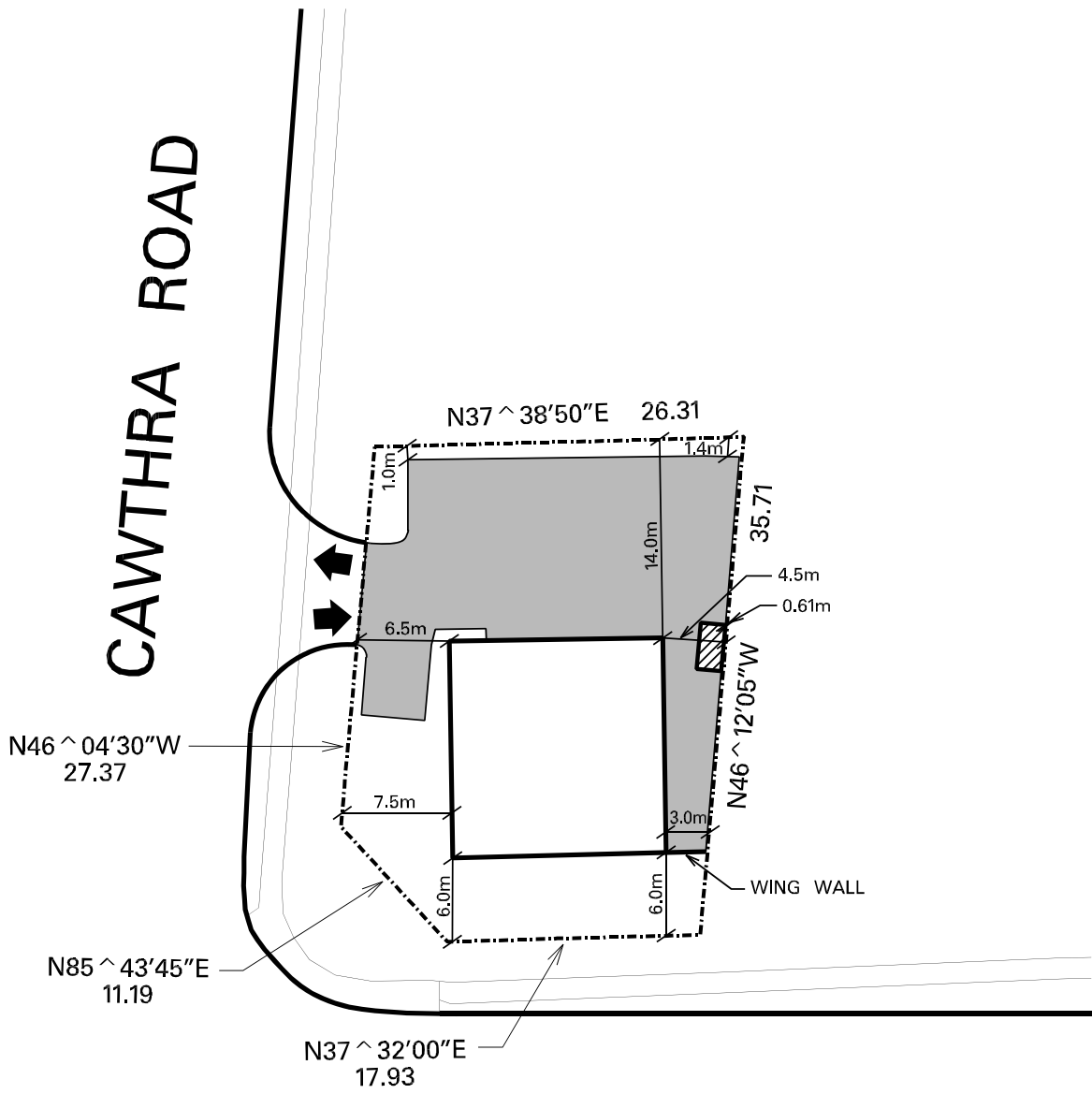
- (13) for the purposes of subsection (12) of this section, retail uses shall include the following: retail-warehouses; garden centres; equipment rental; banks and financial institutions; automotive retail stores; and automobile repair garages accessory to automotive retail stores;
- (14) notwithstanding section 22C, shared aisles and driveways and a maximum of 25 spaces of the required parking may be accommodated on the abutting lands located to the immediate west zoned DC-2683;

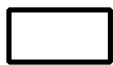

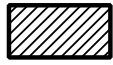

(SPA) **2758.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2758" on Schedule "B" of this By-law shall only be
 (PIL) used in compliance with the following: (0421-2006)

- (1) the provisions of sections 21 and 59A of this By-law shall not apply;
- (2) the following uses shall be permitted:
 - (a) restaurant;
 - (b) take-out restaurant;
 - (c) veterinary clinic;
 - (d) animal grooming and daytime care with no overnight boarding;
 - (e) funeral establishment;
 - (f) personal service establishment;
 - (g) commercial school;
 - (h) financial institution;
 - (i) service and repair of small goods or wares;
 - (j) business, professional and administrative office;
 - (k) hotel;
 - (l) motel;
 - (m) recreational establishment;
 - (n) theatre;
 - (o) shop in which goods are sold at retail;
 - (p) private club;
 - (q) parking lot;
- (3) the maximum gross floor area - restaurant devoted to seating area for the consumption of food shall be 52 m² within which a maximum of 20 seats shall be permitted;
- (4) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Restaurant	8.9 spaces per 100 m ² GFA (restaurant)

- (5) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (5)(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, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



-  BUILDABLE AREA
-  PARKING AREA
-  GARBAGE STORAGE AREA
-  VEHICULAR ACCESS



THIS IS SCHEDULE "I" TO "SECTION 2758"
AS ATTACHED TO BY-LAW 0421-2006
PASSED BY COUNCIL ON 2006 October 11

(SPA) **2759.** The lands delineated as "DC-2759" 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:(0060-2007)

- (1) the provisions of sections 21, 84 and 87 and subsection 83(23) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) department store, which may include as accessory thereto an automobile repair garage;
 - (b) automotive retail store, which may include as accessory thereto an automobile repair garage;
 - (c) motor vehicle sales centre;
 - (d) garden centre;
 - (e) equipment rental;
 - (f) retail-warehouse;
 - (g) outdoor patio accessory to a restaurant or a convenience restaurant;
 - (h) 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 garden centre 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 maximum gross floor area non-residential shall be 20 099 m² on all lands zoned DC-2759;
- (6) the minimum setback to a building or structure from the lot line abutting the Matheson Boulevard West right-of-way shall be 45 m, and 15 m from the lot line abutting the Plymouth Drive right-of-way;
- (7) a landscaped area having a minimum depth of 8.2 m shall be provided along the lot line abutting the Matheson Boulevard West right-of-way;
- (8) notwithstanding subsection (7) of this section, a landscaped area having a minimum depth of 15 m shall be provided along the lot line abutting the Matheson Boulevard West right-of-way, within 54.2 m of the westerly lot line;
- (9) a landscaped area having a minimum depth of 2.8 m shall be provided along the lot line abutting the Plymouth Drive right-of-way;
- (10) outdoor display and sales area accessory to a garden centre shall be in compliance with the following:
 - (a) maximum area devoted to outdoor display and sales area shall be 720 m²;
 - (b) a fence, wall or other screening with a maximum height of 3.1 m above established grade shall be provided around the perimeter of the outdoor display and sales area;
 - (c) the outdoor display and sale of materials, goods or products of any kind shall not be permitted outside of the fence, wall or other screening required by clause (b) of this subsection;
 - (d) the outdoor 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, but under no circumstances shall any such outdoor storage and display exceed the height of any fence, wall or other screening required under clause (b) of this subsection;
- (11) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except that 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 m ² GLA
Automobile Repair Garage Accessory to an Automotive Retail Store	5.5 spaces per 100 m ² 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 m ² GFA (restaurant)
Department Store, with or without an accessory automobile repair garage	5.4 spaces per 100 m ² GFA

- (12) for the purpose of this section, "Mixed Use Development" means a combination of any two or more of the uses indicated in the schedule referred to in subsection (13) of this section;

- (13) in addition to the provisions of subsection (11) 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
Office	100	90	95	10
Retail (includes department store with or without an accessory automobile repair garage, retail-warehouse, garden centre, equipment rental, bank and financial institution, motor vehicle retail store and motor vehicle repair facility accessory to a motor vehicle retail store.)	80	65	100	100
Restaurant (includes restaurant, convenience restaurant, take-out restaurant.)	20	100	30	100
Entertainment, recreation and sport's facilities	0	100	100	100
TOTAL				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	10	10	10	10
Retail (includes department store with or without an accessory automobile repair garage, retail-warehouse, garden centre, equipment rental, bank and financial institution, motor vehicle retail store and motor vehicle repair facility accessory to a motor vehicle retail store.)	80	100	100	30
Restaurant (includes restaurant, convenience restaurant, take-out restaurant.)	20	100	50	100
Entertainment, recreation and sport's facilities	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 (11) of this section.

- (14) notwithstanding subsection 22C(2), a portion of the required parking may be located on the abutting lands located to the immediate east zoned DC-2683 and DC-2759;

(SPA) **2760.** The lands delineated as "R4(12)-2760" 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: (0161-2007)

- (1) the minimum lot frontage shall be 14.9 m;
- (2) the minimum lot area shall be 362 m².

2761. The lands delineated as "R4-2761" 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:(0102-2007)

- (1) the minimum lot frontage shall be 13.0 m.
- (2) the maximum building height shall be 9.5 m.
- (3) Notwithstanding anything contained within this section, a dental office shall be permitted as a temporary use for a period of three years from the date of the enactment and passing of this By-law (March 28, 2007) in compliance with the following:
 - (a) the minimum lot frontage shall be 26.0 m;
 - (b) the minimum front yard shall be 17.0 m;
 - (c) the minimum interior side yard shall be 4.6 m;
 - (d) the minimum rear yard shall be 17.5 m;
 - (e) the maximum building height shall be 1 storey;
 - (f) the dental office shall have a maximum of three dental examination rooms;

- (g) accessory buildings or structures are not permitted;
- (h) a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the property line abutting the Queensway West right-of-way;
- (i) 8 parking spaces shall be provided;
- (j) vehicular access and egress shall be restricted to Queensway West;
- (k) For the purposes of this Section, a "DENTAL OFFICE" means a building, structure or part thereof, used for a consultation, examination or therapeutic treatment by a dentist licensed by the Province of Ontario and may include, accessory thereto, medical uses such as laboratories and facilities for medical, diagnostic and dental purposes.

(SPA) **2762.** Notwithstanding their "R4" zoning, the lands delineated as "R4-2762" on Schedule "B" of this By-law shall only be used for a detached dwelling or a dental office in compliance with the following:(0188-2007)

- (1) a detached dwelling shall comply with the "R4" zone provisions contained in this By-law;
- (2) a dental office shall comply with the following:
 - (a) The "R4" zone provisions contained in subsection 40(5) of this By-law shall apply;
 - (b) The provisions of section 37B shall not apply;
 - (c) The provisions of section 22C shall apply;
 - (d) Notwithstanding clause (2)(a) of this subsection, the maximum permitted lot coverage shall be 14% of the total lot area.

(SPA) **2763.** The lands delineated as "RM2-2763" on Schedule "B" of this By-law shall only be used in compliance with the "RM2" zone provisions contained in this By-law except that: (0161-2007)

- (1) the provisions of subsection 45A(e) of this By-law shall not apply;
- (2) the minimum lot area shall be 382 m²;
- (3) for the purposes of this section, the Front Lot Line is deemed to be the easterly lot line abutting lands zoned "R4".

