

2101. Notwithstanding their "R3" zoning, the lands delineated as "R3-2101" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: *(552-94)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	470 m ²	16.5 m
Corner	600 m ²	20.0 m

- (2) the front yard of every lot shall have a minimum depth of 4.5 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) the coverage of all buildings and structures for every lot shall not exceed 40% of the lot area;
- (7) notwithstanding subsections (2) and (5) of this section, no garage shall be located closer than 6.0 m to any street line;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

- (SPA) **2102.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2102" 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: *(230-96), (0534-2000)*
- (1) the provisions of sections 21 and 53, subsections 83(1), (7), (9), (10), (15), (16), (18), (19), (21), (23), (24), (27), (28) and (30), and section 87 of this By-law shall not apply;
 - (2) in addition to the remaining uses permitted under section 83 of this By-law, the following uses shall be permitted:
 - (a) camera and photo finishing store;
 - (b) convenience store;
 - (c) video rental store;
 - (d) tanning salon;
 - (3) a maximum of one convenience store shall be permitted on lands zoned "DC-2102";
 - (4) a maximum of one food store, with a maximum gross leasable area of 350 m², shall be permitted on lands zoned "DC-2102"; *(0534-2000)*
 - (5) the total gross leasable area of all buildings and structures on lands zoned "DC-2102" shall not exceed 930 m²;
 - (6) the minimum setback to the lot line of any residential zone shall be 2.0 m; *(0534-2000)*
 - (7) the setback of all buildings and structures to any street shall be a minimum of 7.5 m.

- (SPA) **2103.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-2103" on Schedule "B" of this By-law shall only be used for an automobile service station or gas bar in compliance with the "AC6" zone provisions contained in this By-law, except that: *(230-96), (83-99), (0534-2000)*
- (1) accessory convenience uses shall be permitted;
 - (2) for the purposes of this section "ACCESSORY CONVENIENCE USES" means a shop accessory to an automobile service station or gas bar, with a maximum gross floor area of 134 m², where food and convenience goods are stored and offered for sale at retail, without seating for the consumption of food on the premises, and may include an internal automatic bank machine.

2104. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2104" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: *(249-96)*

- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10) and (11) and clauses 45A(1)(b), (c), (d) and (e) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

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

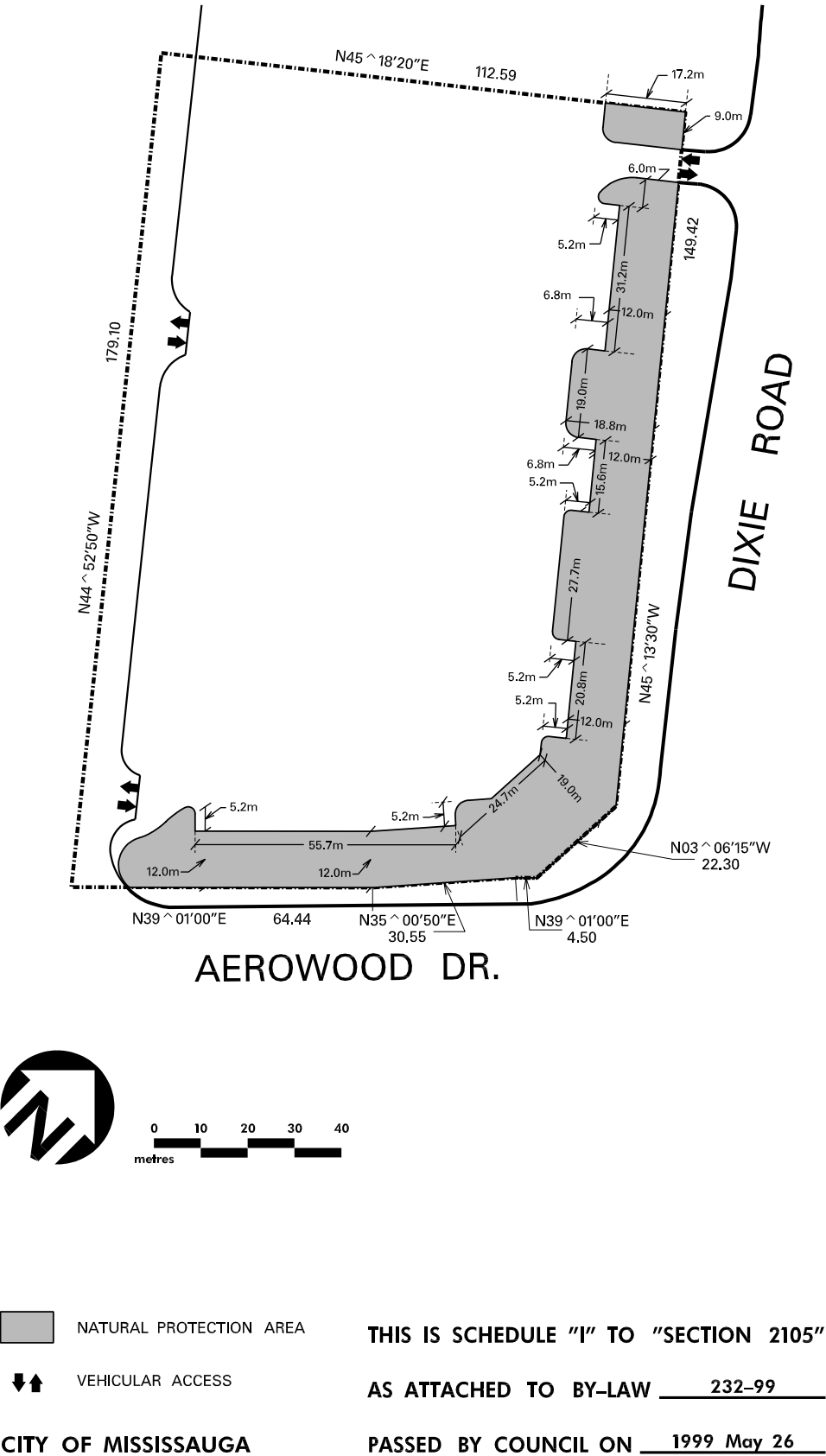
- (SPA) **2105.** The lands delineated as "AC6-2105" on Schedule "B" of this By-law shall only be used in compliance with the "AC6" zone provisions contained in this By-law, except that: *(463-97)*
- (1) in addition to the uses permitted under subsection 96B(1) of this By-law, the following uses shall be permitted:
 - (a) convenience restaurant;
 - (b) restaurant;
 - (c) car wash;
 - (d) gas bar with convenience store;
 - (e) office and computer supplies and equipment sales; *(232-99)*
 - (f) printing establishment accessory to office and computer supplies and equipment sales; *(232-99)*
 - (g) manufacturing or industrial undertaking conducted wholly within an enclosed building or structure; *(232-99)*
 - (2) the total gross floor area - non residential devoted to the convenience store accessory to the gas bar shall not exceed 134 m²;
 - (3) for the purposes of this section, "AUTOMOBILE SERVICE STATION" means a building or structure or part thereof, where oil, grease, anti-freeze, tires, tire accessories, electric light bulbs, spark plugs, automotive batteries, automotive upholstery, automotive glass and automotive audio and communication equipment are stored, kept for sale or installed, or where motor vehicles may be oiled, greased, rustproofed, have their ignition adjusted, tires inflated, or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed but does not include the sale of gasoline, propane or other similar products, nor an automobile repair garage in which automobile body repairs are performed;

- (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
Convenience Restaurant with a drive-through window	16.0 spaces per 100 m ² GFA (Restaurant) plus a stacking lane equivalent to 10 tandem parking spaces
Convenience Restaurant without a drive-through window	16.0 spaces per 100 m ² GFA (Restaurant)
Automobile Service Station	5.5 spaces per 100 m ² GFA

- (5) the area which is shaded on "Schedule I" of this section and identified as a natural protection area, shall only be used for conservation purposes, and no buildings or structures of any kind, including accessory buildings, and fencing, shall be erected or permitted within the natural protection area; (232-99)
- (6) notwithstanding subsection (5) of this section, ground signs and one walkway connection to the municipal sidewalk shall be permitted within the natural protection area. (232-99)

Schedule "I" to section 2105



- (SPA)

2106.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2106" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(551-94)*
- (1)

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

(2)

the number of dwelling units constructed shall not exceed 35.2 units per hectare;

(3)

the gross floor area of all buildings and structures shall not exceed 0.52 times the lot area;

(4)

the minimum open space shall be 40% of the lot area;

(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 matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, amenity areas, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.
- Schedule "I" to section 2106
- LEGEND:**

 - EACH DRIVEWAY IS TO BE A MINIMUM LENGTH OF 6.0m
 - LOCATION OF AMENITY AREA
 - VEHICULAR ACCESS

CITY OF MISSISSAUGA

THIS IS SCHEDULE 'I' TO SECTION '2106'

AS ANNEXED TO BY-LAW 551-94

PASSED BY COUNCIL ON DEC. 14, 1994

'H. McCALLION'
MAYOR

'T. L. JULIAN'
CLERK
- By-law Number 5500 ~ Mississauga

B-726

Updated: 2005 January 03

- (SPA)

2107.

Notwithstanding their "RM7D3" zoning, the lands delineated as "RM7D3-2107" on Schedule "B" of this By-law shall only be used for row dwellings and stacked row dwellings or any combination of the above uses, subject to compliance with the following: (20-95)
- (1)

the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15) and (16), clauses 44(17)(a), (b), (d), (e) and (g) and section 51 of this By-law shall not apply;

(2)

the maximum number of dwelling units constructed shall not exceed 75 units per ha;

(3)

no building or structure shall be located closer than 7.5 m to the streetline of Ninth Line;

(4)

notwithstanding subsection (3) of this section, no building or structure shall be located closer than 7.5 m to any other lot boundary;

(5)

the Maximum "Gross Floor Area" shall not exceed 0.75 times the lot area;

(6)

the "Minimum Open Space" shall not be less than 40% of the lot area;

(7)

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

Column 1	Column 2		
TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
	Resident	Visitor	Total
Row Dwelling and Stacked Row Dwelling			
One-Bedroom	1.20	0.25	1.45
Two-Bedroom	1.40	0.25	1.65
Three-Bedroom	1.55	0.25	1.80

- (8)

no motor vehicle shall be parked within 4.5 m of any street or within 7.5 m of any other lot boundary.

- (SPA)

2108.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2108" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (178-96)
- (1)

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

(2)

the number of dwelling units constructed on lands zoned "RM5-2108" shall not exceed 20;

(3)

the maximum "Gross Floor Area" of all buildings and structures shall not exceed 0.50 times the lot area;

(4)

the "Minimum Open Space" shall not be less than 45% of the lot area;

(5)

the streetline setback to Fifth Line West shall be a minimum of 7.5 m;

(6)

notwithstanding subsection (5) of this section, the minimum distance between a covered porch and Fifth Line West shall be 5.7 m;

(7)

no buildings or structures shall be located within 7.5 m of the lands zoned "RM5-1502";

(8)

notwithstanding subsection (7) of this section, the minimum distance between any end dwelling unit and lands zoned "RM5-1502" shall be 3.0 m;

(9)

notwithstanding subsection (7) of this section, the minimum distance between any wing wall and lands zoned "RM5-1502" shall be 4.7 m;

(10)

no buildings or structures shall be located within 3.0 m of the north property line;

(11)

no buildings or structures shall be located within 1.5 m of the lands zoned "G-2165" other than those required for flood and/or erosion management, fencing and wing wall purposes;

(12)

for the purposes of this section, "COVERED PORCH" means a platform, with at least one side open, covered by a roof, with or without a foundation and/or basement.
2109.

Notwithstanding their "G" zoning, the lands delineated as "G-2109" on Schedule "B" of this By-law shall only be used for a natural regeneration area, subject to the following: (372-95)
- (1)

no buildings or structures of any kind, including accessory buildings, swimming polls, tennis courts, any like recreational facilities shall be permitted other than that required for flood and/or erosion management and fencing;

(2)

for the purposes of this section, "NATURAL REGENERATION AREA" means any land within 5.0 m of a rear lot line, and this area is intended to allow for site remediation of ground and forest cover to attain a self-sustaining forest ecosystem.
2110.

Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2110" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings or detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (453-95)
- (1)

the provisions of section 15, subsections 44(1), (4), (5), (6), (7), (10) and (11) and clauses 45A(1)(b), (c), (d), (e), (i), (j) (k), and (l) of this By-law shall not apply;

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	15.0 m
Corner	550 m ²	18.6 m

- (3) every side yard other than an outside side yard of a corner lot shall have a minimum width of 0.9 m;
- (4) notwithstanding clause 45A(1)(g) of this By-law, projections shall be permitted to encroach a maximum of 0.5 m into an outside side yard of a corner lot;
- (5) for the purposes of this section, each detached dwelling shall conform to the provisions of the "R4(12)" zone.

2111. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2111" on Schedule "B" of this By-law shall only be used for the erection of semi-detached or detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (312-95)

- (1) the provisions of sections 15, subsections 44(1), (4), (5), (6), (7), (10) and (11), and clauses 45A(1)(b), (c), (d), (e), (i), (j), (k) and (l) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

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

- (3) every side yard other than an outside side yard of a corner lot shall have a minimum width of 0.9 m;
- (4) notwithstanding clause 45A(1)(g) of this section, projections shall be permitted to encroach a maximum of 0.5 m into an outside side yard of a corner lot;
- (5) for the purposes of this section, each detached dwelling shall conform to the provisions of the "R5" zone.

(SPA) **2112.** Notwithstanding their "R5" zoning, the lands delineated as "R5-2112" 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: (78-95)

- (1) the provisions of section 21 of this By-law shall not apply.

2113. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2113" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (78-95)

- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11) and clause 45A(1)(e) of this By-law shall not apply;
- (2) the frontage of every lot shall be a minimum of 13.6 m.

(SPA) **2114.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2114" 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: (114-95)

- (1) in addition to uses permitted in an "M1" zone, a garden centre shall be permitted;
- (2) the total gross floor area of all buildings and structures including indoor and outdoor display, sales and storage areas and accessory offices associated with the garden centre, shall not exceed 1 747 m²;
- (3) the total gross floor area devoted to the indoor and outdoor display and sales area and accessory offices associated with the garden centre shall not exceed 1 241 m²;
- (4) the total gross floor area devoted to the indoor and outdoor storage area associated with the garden centre shall not exceed 506 m²;
- (5) except for living plants, planters, and ancillary garden ornaments, there shall be no outdoor storage or retail display and sales associated with the garden centre of any goods and materials within 33 m of the centreline of Dundas Street East; (143-95)
- (6) for the purposes of this section, gross floor area shall include accessory offices and both the indoor and outdoor display, sales and storage areas associated with the garden centre;
- (7) the front yard shall be a minimum depth of 12.9 m;
- (8) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Garden Centre	
Indoor and outdoor display and sales area and accessory offices	3.2 spaces per 100 m ² GFA
Indoor and outdoor storage area	1.1 spaces per 100 m ² GFA

(1) no dwelling shall be located closer than 7.5 m from the easterly limit of the "G-1908" zone as indicated on Schedule "I" of this section.

[illegible]**DEPUTY CLERK**

CITY OF MISSISSAUGA

- (SPA)2117.
- Notwithstanding their "MC" zoning, the lands delineated as "MC-2117" on Schedule "B" of this By-law shall only be used in compliance with the "MC" zone provisions contained in this By-law, except that: (150-95)
- (1)

the provisions of subsections 109(a), (c), (d), (e), (f), (g), (i), (l) and (m) and 110(1) of this By-law shall apply;
- (2)

notwithstanding subsection (1) of this section, radio and television broadcasting establishments and radio and television transmission towers shall not be permitted;
- (3)

no hotels or motels shall exceed 6 storeys in height above established grade excluding any mechanical penthouse;
- (4)

land may be used for, or buildings or structures erected and/or used for the following:

(a)

retail sales of cars with outdoor display of cars and service, taxi or courier dispatching office, vehicle/leasing rental outlet, sale, installation and repair of automotive related equipment and products;

(b)

bulk food store, discount merchandising store;

(c)

recreational and entertainment establishment which may include, a mechanical pitching establishment, ceramic studio, video store, shop for the rental and sale of electronic and/or video equipment and computers, swimming pool equipment and supply store, craft store, camera and photo finishing store, photographic studio, art gallery, frame shop, travel agency;

(d)

tanning and hair dressing establishment;

(e)

restaurant, convenience restaurant and take-out restaurant;

(f)

carpet/floor covering cleaning service, tool, equipment and general rental establishment, business equipment and office supply store, veterinary clinic, pet store, pet food and equipment store, pet grooming, establishment for brewing beer and making wine, beer store, liquor store, catalogue sales outlet, card and gift store, florist, convenience store with a maximum gross leasable area of 235 m², drug dispensary, and a drug store with a maximum gross leasable area of 235 m²;

(g)

fruit and vegetable store with a maximum gross leasable area of 745 m², deli and meat store with a maximum gross leasable area of 745 m², poultry and fish store with a maximum gross leasable area of 745 m²; for the purposes of this clause, individual food stores may be combined to form a specialty food store with a maximum gross leasable area of 900 m², however, the total gross leasable area devoted to food stores shall not exceed 2 235 m²;
- (5)

motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law, except that where the Land Use is shown in Column 1 below, the Minimum Required Parking Standard shown opposite in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Convenience Restaurant (with or without a Drive Through Window)	16.5 spaces per 100 m ² GFA (Restaurant)
Recreation and Entertainment Establishment	3.2 spaces per 100 m ² GLA
Taxi or Courier Dispatching Office	1.6 spaces per 100 m ² GLA
Vehicle Leasing/Rental Outlet	1.6 spaces per 100 m ² GLA and 1.0 space per leased vehicle to be stored either within a building or structure or outdoors, tandem parking permitted
Carpet/Floor Covering Cleaning Service	1.6 spaces per 100 m ² GLA
Shop for the Sales, Installation and Repair of Automotive Related Equipment and Products	1.6 spaces per 100 m ² GLA
Catalogue Sales Outlet	1.6 spaces per 100 m ² GLA
Establishment for Brewing Beer and Making Wine	1.6 spaces per 100 m ² GLA
Private Club	2.7 spaces per 100 m ² GLA
Brewers Retail	5.2 spaces per 100 m ² GLA
Food Stores	5.9 spaces per 100 m ² GLA
Commercial Schools	3.2 spaces per 100 m ² GLA

2119. Notwithstanding their "AC" zoning, the lands delineated as "AC-2119" on Schedule "B" of this By-law shall only be used for an automotive muffler repair garage and a convenience restaurant subject to the following: (337-95)

- (1) the provisions of sections 21, and 59A of this By-law shall not apply;
- (2) the yard requirements shall conform to the following:

Minimum Yards	
Side adjacent to Residential	7.0 m
Side adjacent to Commercial	3.0 m
Rear	30 m
Front	4.5 m

- (3) the frontage shall be a minimum 65 m on Burnhamthorpe Road West;
- (4) motor vehicle parking and loading facilities shall be provided 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
Convenience Restaurant (with or without a Drive Through Window)	18.8 spaces per 100 m² GFA (Restaurant)
Automotive Muffler Repair Garage	5.5 spaces per 100 m² GFA (which 50% of the required parking spaces may be tandem parking spaces)

- (5) a maximum of 8 service bays within the automotive muffler repair garage may be counted for the purpose of calculating parking provided on site;
- (6) for lands zoned "AC-2119", a maximum of 19 spaces may be provided on adjacent City owned lands fronting onto Burnhamthorpe Road West;
- (7) for the purposes of this section, "AUTOMOTIVE MUFFLER REPAIR GARAGE" means a shop where repairs and replacement to automotive mufflers, shocks and brakes are carried out, but does not include an automobile repair garage.

2120. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2120" 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: (506-97)

- (1) the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (23), and (24), and clause 44(13)(ia) of this By-law shall not apply;
- (2) the minimum gross floor area of all buildings and structures located on all the lands zoned "RM7D5-2120" is 1.0 times the lot area;
- (3) the maximum gross floor area of all buildings and structures located on all the lands zoned "RM7D5-2120" is 1.8 times the lot area;
- (4) for the purposes of this section, the "Minimum Open Space" shall not be less than 50% of the lot area;
- (5) one convenience store may be permitted on the lands zoned "RM7D5-2120" provided that it is located within an apartment building and further provided that the service entrances to the convenience store shall be from within the building and no outdoor signs shall be used for the display of merchandise, identification or advertising;
- (6) for the purposes of this section, "CONVENIENCE STORE" means a shop with a maximum gross leasable area of 130 m² where food and convenience goods are stored and offered for sale at retail;
- (7) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, mechanical rooms, elevators, enclosed balconies, motor vehicle parking, common storage lockers, common laundry facilities, common facilities such as play areas and recreational facilities that are not contained within an individual dwelling unit and a convenience store;
- (8) notwithstanding anything in this By-law, the area which is indicated on Schedule "I" of this section as "Landscape Area", shall only be used for open space, swimming pools, tennis courts or any like recreational facilities and shall not include any buildings or structures;
- (9) a maximum of 10% of the total number of condominium resident parking spaces required may be tandem parking spaces;
- (10) for the purposes of this section, a minimum of 25% of the total number of dwelling units shall comply with the following standards:

Unit Type	Maximum Gross Floor Area
One-Bedroom	70 m²
Two-Bedroom	100 m²
Three-Bedroom	110 m²

- (11)

(a)

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

(b)

notwithstanding clause (11)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the building separations, the location and type of parking spaces, parking structure, balconies, internal driveways, aisles, walkways, patios, play space, accessory structures, ramps, garbage enclosures, retaining walls, canopies, fencing, landscaping features, stairs and stair enclosures to the underground parking garage, and the extent of landscape areas, shall be determined through the site development plan approval process;
- (12)

(a)

the construction or use of buildings or structures is prohibited unless sanitary sewer services satisfactory to the Regional Municipality of Peel in all respects including location, size, configuration and capacity are made available to service the buildings or structures;

(b)

the construction or use of buildings or structures is prohibited unless arrangements are made to the satisfaction of the City of Mississauga Transportation and Works Department, for the provision of an adequate storm sewer outlet to service the lands.
- Schedule "I" to section 2120
- NOTE:** WHERE THE TERM 'GRADUATED DOWN TO' IS USED TO INDICATE MAXIMUM BUILDING HEIGHT, THAT HEIGHT SHALL BE DETERMINED BY DRAWING A STRAIGHT LINE BETWEEN THE MAXIMUM BUILDING HEIGHTS INDICATED IN THAT PORTION OF THE BUILDABLE AREA. (See Pictogram)

THIS IS SCHEDULE "I" TO "SECTION 2120"

AS ANNEXED TO BY-LAW 506-97

PASSED BY COUNCIL ON 1997 Oct. 15

"H. McCALLION"
MAYOR

"A. GRANNUM"
DEPUTY CLERK

CITY OF MISSISSAUGA

LOCATION OF VEHICULAR ACCESS (V.A.)

BUILDABLE AREA
- By-law Number 5500 ~ Mississauga

B-730b

Updated: 2004 January 16

- (SPA)2121. Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-2121 on Schedule "B" of this By-law shall only be used for row dwellings, street row dwellings, multiple horizontal dwellings and apartment houses, or a combination of these uses, in compliance with the "RM7D4" zone provisions contained in this By-law, except that: (506-97)
- (1)

the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (23), and (24), and clause 44(13)(ia) of this By-law shall not apply;
- (2)

the number of dwelling units shall not exceed 78.0 units per ha;
- (3)

notwithstanding their "RM7D4" zoning, row dwellings constructed on lands zoned "RM7D4-2121" shall comply with subsection 49(2) except that the minimum lot area per dwelling unit shall be 200 m²;
- (4)

notwithstanding their "RM7D4" zoning, street row dwellings constructed on lands zoned "RM7D4-2121" shall comply with the provisions of subsection 49(3);
- (5)

for the purposes of this section, "MULTIPLE HORIZONTAL DWELLINGS" means a building or structure which contains three or more dwelling units and which may not exceed four storeys. For access purposes, not more than 20 dwelling units may have access to a shared ground level entrance;
- (6)

for the purposes of this section, an apartment house must be a minimum of 5 storeys in height;
- (7)

for the purposes of this section, the "Minimum Open Space" shall not be less than 40% of the lot area;
- (8)

a maximum of 10% of the total number of condominium resident parking spaces required may be tandem parking spaces;
- (9)

for the purposes of this section, a minimum of 25% of the total number of dwelling units shall comply with the following standards:

Unit Type	Maximum Gross Floor Area
One-Bedroom	70 m ²
Two-Bedroom	100 m ²
Three-Bedroom	110 m ²

- (10)

(a)

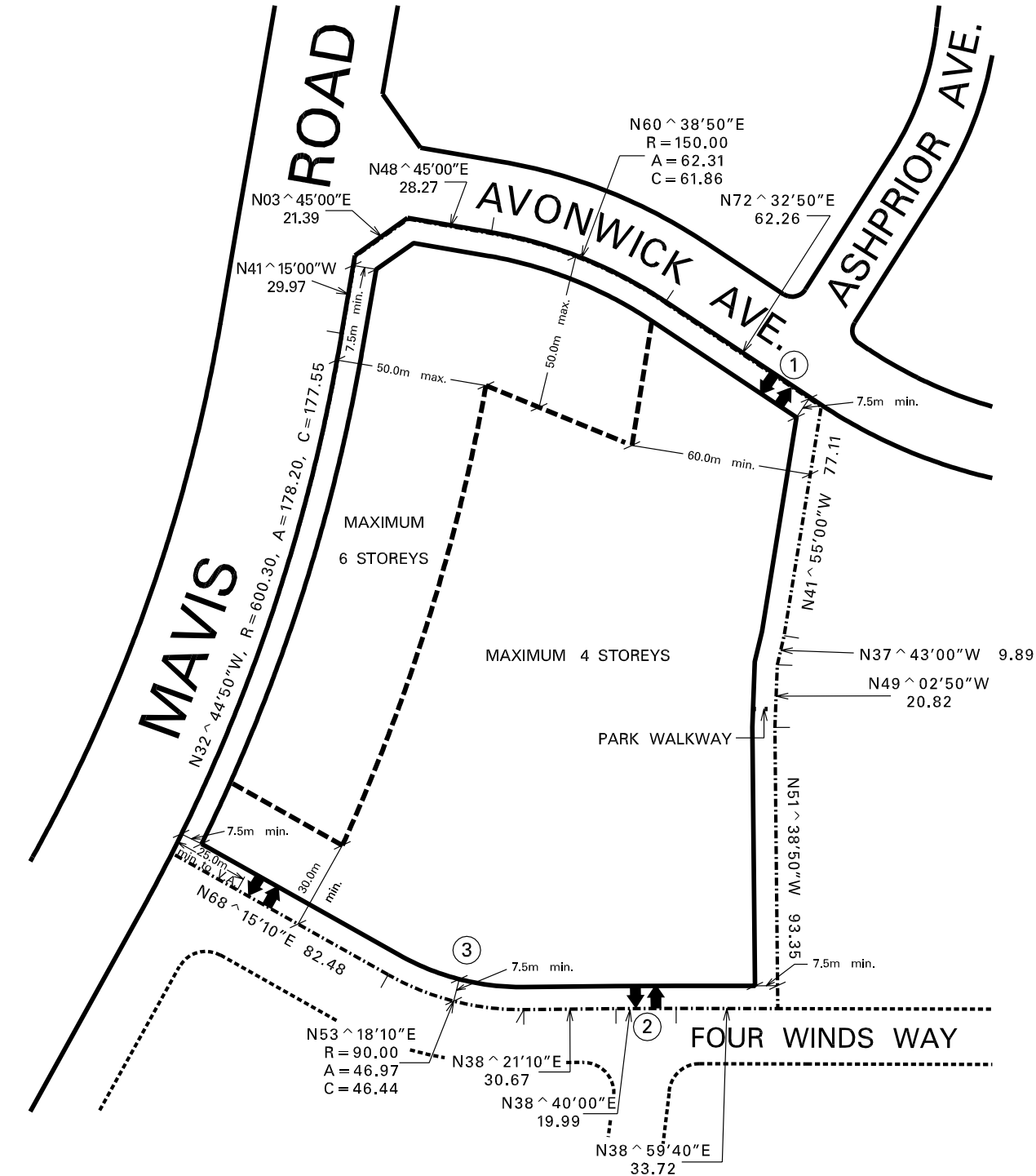
subject to subsections (3) and (4) of this section. all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b)

notwithstanding clause (10)(a) of this section, those matters which would otherwise be matters of site plan approval, such as building separations, the location and type of parking spaces, parking structure, balconies, internal driveways, aisles, walkways, patios, play space, ramps, garbage enclosures, retaining walls, canopies, fencing and landscaping features, accessory structures, stairs and stair enclosures to the underground parking garage, and the extent of landscape areas, shall be determined through the site development plan approval process;
- (11)

(a)

the erection or use of buildings or structures is prohibited unless sanitary sewer services satisfactory to the Regional Municipality of Peel in all respects including location, size, configuration and capacity are made available to service the buildings or structures;
- (b)

the erection or use of buildings or structures is prohibited unless arrangements are made to the satisfaction of the City of Mississauga Transportation and Works Department, for the provision of an adequate storm sewer outlet to service the lands.



- NOTE: ① VEHICULAR ACCESS TO ALIGN WITH ASHPRIOR AVENUE
- ② VEHICULAR ACCESS TO ALIGN WITH STREET LOCATED TO THE SOUTH
- ③ PRINCIPAL ENTRANCE OF BUILDINGS IS TO BE ORIENTED TO FOUR WINDS WAY – SEE DEVELOPMENT AGREEMENT



↓↑ LOCATION OF VEHICULAR ACCESS (V.A.)

□ BUILDABLE AREA

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2121 "

AS ANNEXED TO BY-LAW 506-97

PASSED BY COUNCIL ON 1997 Oct. 15

"H. McCALLION"
MAYOR

"A. GRANNUM"
DEPUTY CLERK

- (SPA) **2122.** Notwithstanding their "AC" zoning, the lands delineated as "AC-2122" on Schedule "B" of this By-law shall only be used for a donut shop in compliance with the "AC" zone provisions contained in this By-law, except that: (297-95)
- (1) the provisions of sections 15, 21 and 59A and subsection 97(a) of this By-law shall not apply; (402-95)
 - (2) the front yard shall have a minimum depth of 6.5 m;
 - (3) the gross floor area - restaurant shall not exceed 250 m²;
 - (4) for the purposes of this section, "DONUT SHOP" means a building or structure or part thereof, whose principal business is the preparation and sale of donuts and similar baked goods, in addition to other food, drink and refreshment items, for consumption either on or off the premises.

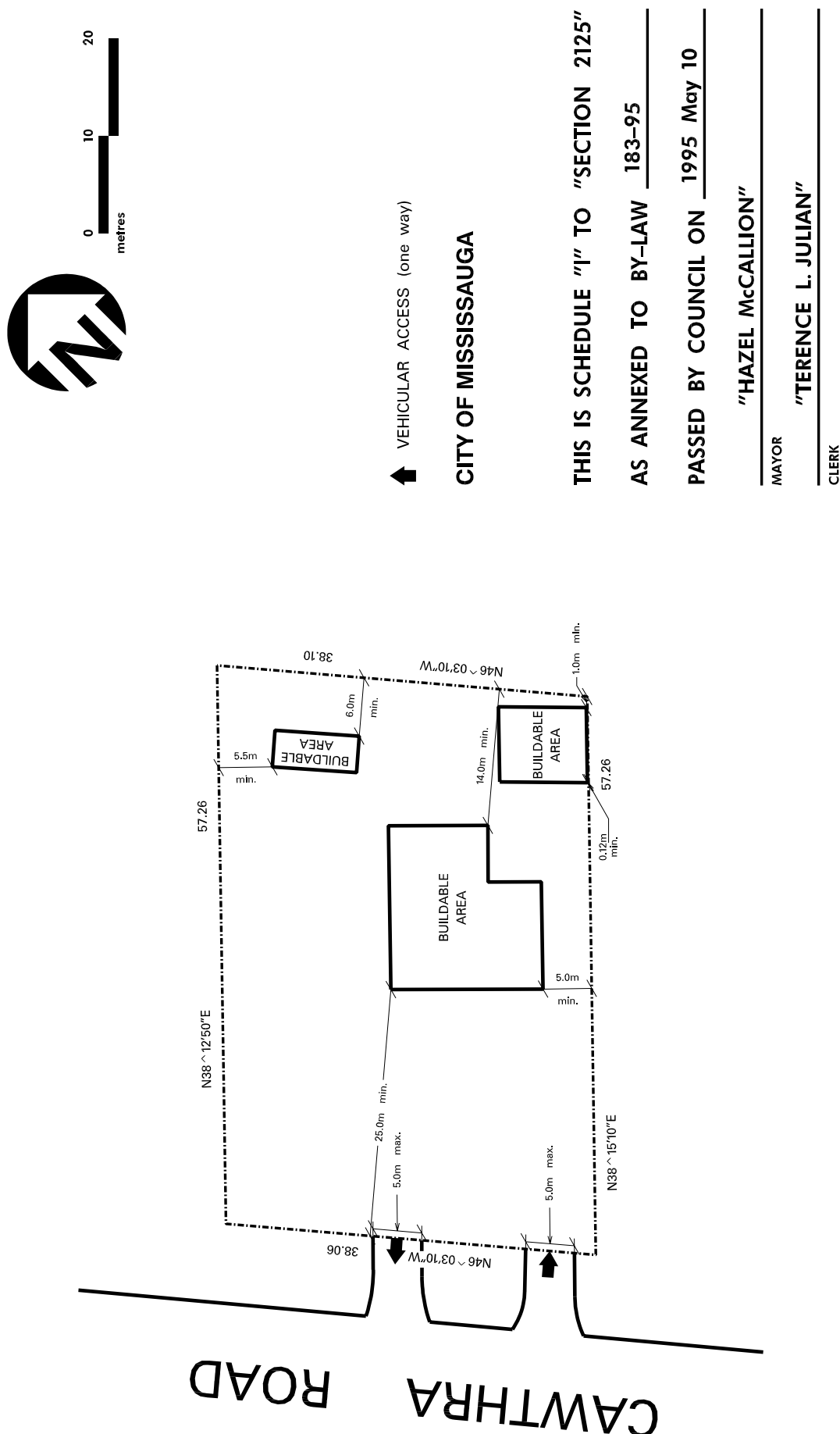
2123. Deleted by By-law 0126-2004. (180-95)

- 2124.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2124" 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: *(190-95)*
- (1) the provisions of subsections 96(b) and clauses 98(1)(a), (b), (c), (d), (e), (h), (i), and (l) of this By-law shall not apply;
 - (2) in addition to the car wash permitted under subsection 96(a) of this By-law, a gas bar and a convenience store, shall be permitted;
 - (3) a minimum street setback of 14.0 m shall be provided to any building or structure or the face of any canopy;
 - (4) rear and side yards shall be provided with a minimum 4.5 m for each;
 - (5) for the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, accessory to a gas bar, 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, and may also include accessory thereto an internal automatic banking machine;
 - (6) the total gross floor area of the convenience store shall not exceed 134 m²;
 - (7) notwithstanding Schedule "A" to section 22C of this By-law, a minimum of 5 parking spaces plus 10 car storage spaces shall be provided and maintained on the same lot for the car wash.

(SPA) **2125.** Notwithstanding their "R4" zoning, the lands delineated as "R4-2125" on Schedule "B" of this By-law shall only be used for a detached dwelling or offices for non-resident physicians, dentists and drugless practitioners subject to the following:
(183-95)

- (1) the detached dwelling shall comply with the "R4" zone provisions contained in this By-law and Schedule "I" of this section;
- (2) offices for non-resident physicians, dentists and drugless practitioners shall comply with the following:
 - (a) the number of non-resident physicians, dentists or drugless practitioners permitted to practice is restricted to 3;
 - (b) the gross floor area used for the purpose of carrying on a practice by non-resident physicians, dentists or drugless practitioners shall not exceed 433 m²;
 - (c) a minimum of 15 parking spaces shall be provided;
- (3)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (3)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2125



- (SPA)

2126.

Notwithstanding their "M2" zoning, the lands delineated as "M2-2126" on Schedule "B" of this By-law shall only be used for the following: *(187-95)*
- (1)

the provisions of sections 109, 110 and 114 of this By-law shall apply;
- (2)

truck leasing with outdoor storage for 25 vehicles and card-lock pumps shall be permitted;
- (3)

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
Truck Leasing with outdoor storage for 25 vehicles and card-lock pumps	1.6 spaces per 100 m ² GFA

- (SPA)

2127.

Notwithstanding their "M2" zoning, the lands delineated as "M2-2127" on Schedule "B" of this By-law shall only be used for the following: *(139-95)*
- (1)

truck leasing lot and dispatching with accessory fuel-dispensing;
- (2)

the provisions of sections 109, 110 and 114 of this By-law shall apply;
- (3)

notwithstanding subsection (2) of this section, the provisions of section 109(b), (g) and (j) of this By-law shall not apply.

2128.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2128" on Schedule "B" of this By-law shall only be used for the erection of detached dwellings, semi-detached dwellings, street row dwellings, or any combination of the above uses, in compliance with the following: *(259-95), (405-95), (229-96), (112-97)*
- (1)

for the purposes of this section, each detached dwelling shall conform to the provisions of the "R5" zone;
- (2)

each semi-detached dwelling shall comply with the following:

(a)

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

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

- (b)

every lot shall have a front yard of at least 4.5 m in depth;
- (c)

every corner lot shall have an exterior side yard of at least 4.5 m in width;
- (d)

notwithstanding clause (2)(c) of this section, window projections with or without foundations shall be permitted to encroach a maximum of 0.5 m into an exterior side yard of a corner lot;
- (e)

notwithstanding clauses (2)(b) and (c) of this section, no garage shall be located closer than 6.0 m from a street line;
- (f)

every corner lot shall have an interior side yard of at least 1.2 m in width;
- (g)

the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side;
- (h)

notwithstanding clause (2)(g) of this section, where the side lot line is also the side lot line of a street row dwelling, the minimum side yard shall be 1.2 m;
- (i)

a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by clause (2)(g) of this section;
- (j)

every lot shall have a rear yard of at least 7.5 m in depth;
- (k)

the gross floor area for all buildings or structures shall not exceed 0.75 times the lot area;
- (l)

for the purpose of clause (2)(k) of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for parking of motor vehicles;
- (3)

for the purposes of this section, each street row dwelling shall conform to the provisions of subsection 49(3) of this By-law.

- (SPA)

2129.

Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-2129" 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: *(263-95)*
- (1)

the gross floor area - non residential of all buildings and structures on all lands zoned "RCL1-2129" shall not exceed 9 290 m²;
- (2)

in addition to those uses permitted in an "RCL1" zone, the following uses shall be permitted:

(a)

manufacturing or industrial undertakings that are conducted within enclosed buildings or structures, including storage warehouses and research establishments;

(b)

an office supply store;

- (c) a blueprinting establishment;
- (d) laundromat, dry-cleaning and dyeing establishments;
- (e) a convenience store with a maximum gross floor area of 93 m²;
- (f) all uses permitted in the "DC-2130" zone provided however that the gross floor area - non residential for retail uses shall not exceed 24 154 m² for all lands zoned "DC-2130" and "RCL1-2129".

(SPA) **2130.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2130" 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: (263-95)

- (1) the provisions of section 21 and subsections 83(2), (13), (14), (22), (26) and section 87 of this By-law shall not apply;
- (2) the gross floor area - non residential of all buildings and structures on lands zoned "DC-2130" shall not exceed 23 225 m²;
- (3) the minimum gross floor area - non residential devoted to any uses permitted under section 83 of this By-law and clause (4)(k) of this section shall be 464 m²;
- (4) in addition to the remaining uses permitted under section 83 of this By-law, the following uses shall be permitted:
 - (a) retail-warehouse;
 - (b) warehouses;
 - (c) general retail-warehouse;
 - (d) manufacturing or industrial undertakings;
 - (e) travel agencies;
 - (f) shops for the repair or manufacture of small goods and wares;
 - (g) dry-cleaning, laundry and dyeing establishments;
 - (h) printing establishments;
 - (i) day nurseries;
 - (j) garden centre with accessory outdoor display and sales area;
 - (k) goods sold at retail.
- (5) parking and loading shall be provided and maintained on the same lot in accordance with section 22C except with respect to the following:

Land Use	Minimum Required Parking Standard	
Retail-Warehouse	1.6	spaces per 100 m ² GLA
General-Retail Warehouse	3.2	spaces per 100 m ² GLA used for retail sales and display of products and/or offices;
	1.1	and spaces per 100 m ² GLA used for warehousing;
	1.6	and spaces per 100 m ² GLA used for manufacturing
Printing Establishment	1.6	spaces per 100 m ² GLA
Dry-Cleaning, Laundry, and Dyeing Establishment	1.6	spaces per 100 m ² GLA
Shops for the Repair or Manufacture of Small Goods and Wares	1.6	spaces per 100 m ² GLA
Garden Centre	3.2	spaces per 100 m ² GLA used for retail sales and display of products and/or offices;
	1.1	and spaces per 100 m ² GLA used for warehousing and/or wholesaling

2131. Notwithstanding their "DC" zoning, the lands delineated as "DC-2131" 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: (263-95)

- (1) lands shall not be used for the erection thereon of any buildings or structures, or for the outdoor storage of equipment and materials;
- (2) parking on these lands shall only be permitted within 15 m of the zone property line abutting the "DC-2130" zone.

- 2133.** Notwithstanding their “RM2” zoning, the lands delineated as “RM2-2133” 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: *(321-95)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), and (11), clause 44(13)(ia), subsections 44(15) and 44(16), and clauses 45A(1)(b), (c), (d), (e), (j), (l), (n), 45(2)(o) and 45(2)(q) of this By-law shall not apply;
 - (2) the area and frontage of lots shall conform to the following requirements:

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

- (3) every side yard other than an outside side yard of a corner lot shall have a minimum width of 1.2 m;
- (4) a chimney and chimney breast shall be permitted to encroach a maximum of 0.6 m into the 1.2 m side yard setback;
- (5) no building or structure shall be located closer than 7.5 m from the road allowance of Thomas Street;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 13.5 m².

- (SPA) 2134. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2134" 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: (404-95)
- (1)

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

the number of dwelling units shall not exceed 134 units per ha;
- (3)

the number of dwelling units shall not exceed 328 for all lands zoned "RM7D5-2134";
- (4)

the "Minimum Open Space" shall not be less than 50% of the lot area;
- (5)

the height of Building 'C' as indicated on Schedule "I" to this section, shall not exceed 6 storeys above established grade, excluding the mechanical penthouse;
- (6)

notwithstanding subsection (5) of this section, Building 'C' may be 7 storeys if the seventh storey is constructed with a gabled roof, which shall contain dwelling units;
- (7)

Building 'C' shall contain a common recreational facility and be built in accordance with Schedule "I";
- (8)

for the purposes of this section “COMMON RECREATIONAL FACILITY” shall include but not be limited to, an indoor swimming pool, exercise room, multi-purpose room and change room facilities, for the use of all occupants of lands zoned "RM7D5-2134";
- (9)

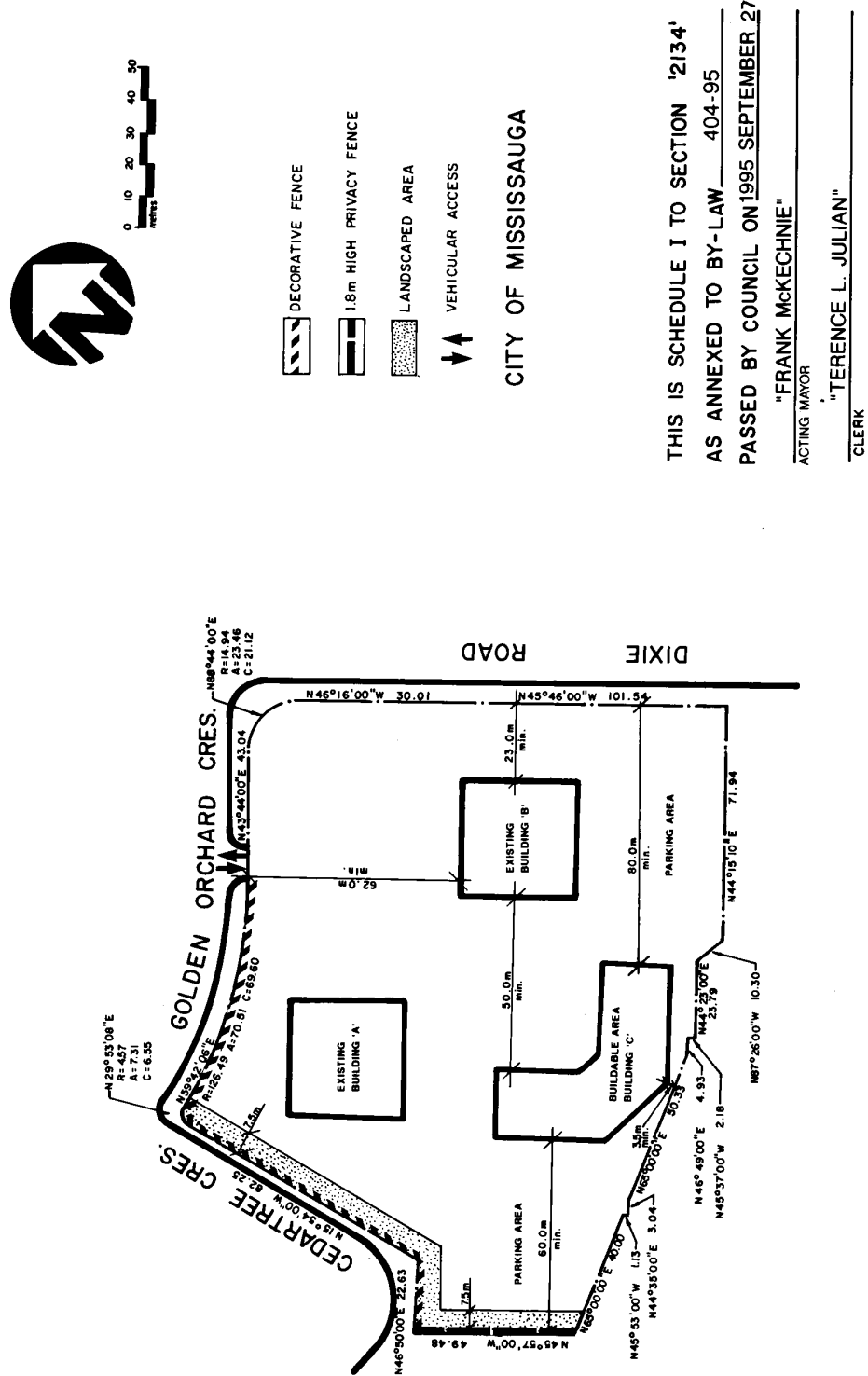
(a)

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

(b)

notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structures, internal driveways, aisles, vehicle access points, fencing and landscaping features, play equipment, garbage enclosures, exit stairwells and the extent of landscaped areas, shall be determined through the site development plan approval process.

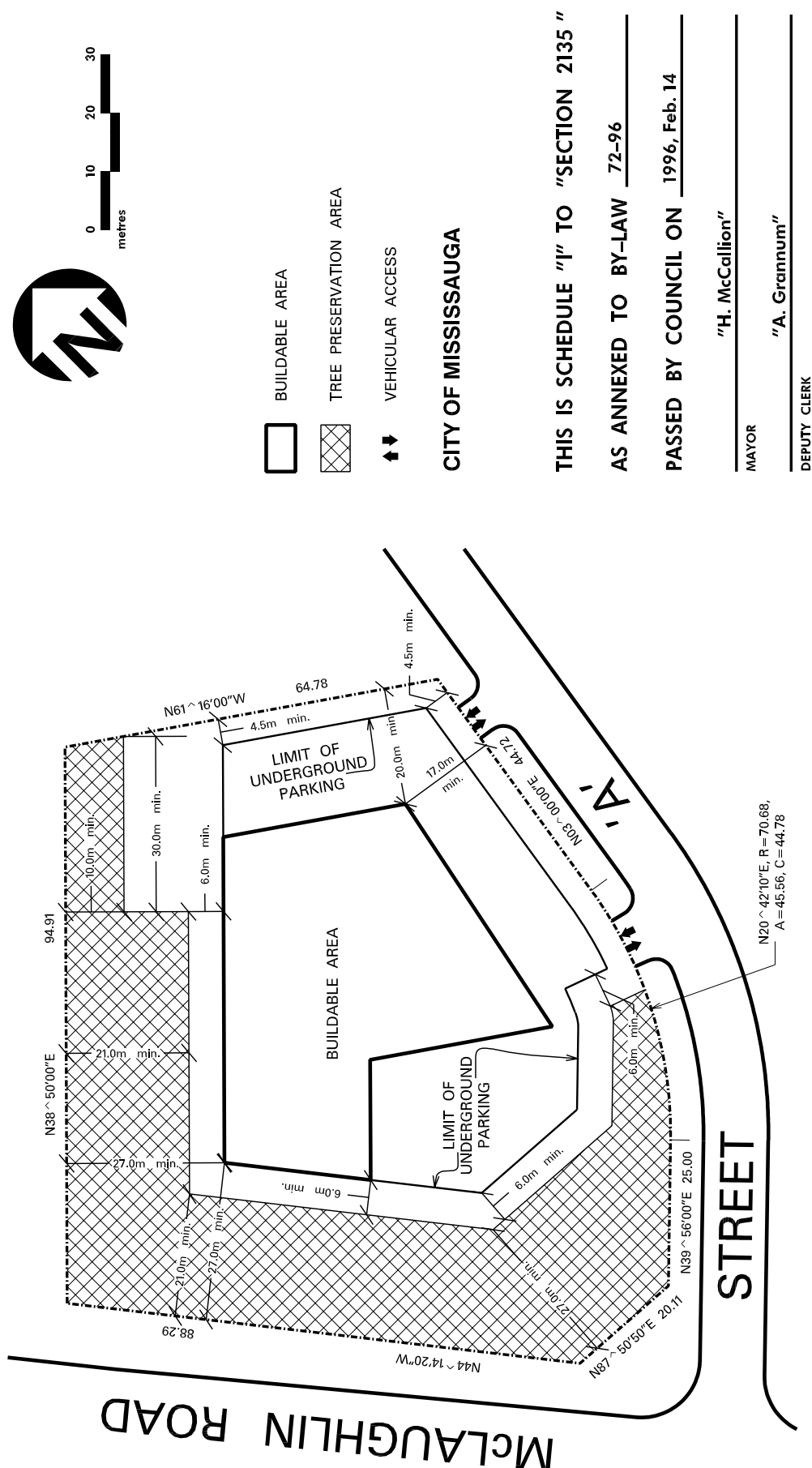
Schedule "I" to section 2134



(SPA) **2135.** Notwithstanding their "RM7D2" zoning, the lands delineated as "RM7D2-2135" on Schedule "B" of this By-law shall only be used for the erection of an apartment house in compliance with the "RM7D2" zone provisions contained in this By-law, except that: (72-96)

- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15),(16), (21), (23) and section 51 of this By-law shall not apply;
- (2) the number of dwelling units on all lands zoned "RM7D2-2135" shall not exceed 57;
- (3) the "Minimum Open Space" shall not be less than 60% of the lot area;
- (4) no building or structure shall exceed 6 storeys in height above established grade, excluding any mechanical penthouse;
- (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 matters of site plan approval, such as the location and type of parking spaces, parking structure, stairways, 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.

Schedule "I" to section 2135



- (SPA) **2136.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2136" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (72-96)
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), clauses 44(17)(d) and (e), subsection 44(23) and clause 49(2)(a) of this By-law shall not apply;
 - (2) the "Minimum Open Space" shall not be less than 45% of the lot area;
 - (3) no building or structure shall exceed 2 storeys in height above established grade;
 - (4) the number of dwelling units for all lands zoned "RM5-2136" shall not exceed 55 units per ha;
 - (5) a 9.0 m tree preservation area shall be provided immediately adjacent to the McLaughlin Road street line which shall be used exclusively for the preservation of existing trees and future replanting, and which shall not allow development of any kind;
 - (6) no buildings or structures shall be erected closer than 7.5 m from all street lines, except that no buildings or structures shall be erected closer than 15 m from the street line of McLaughlin Road;
 - (7) notwithstanding subsection (6) of this section, where a side wall of a building or structure faces the street line of McLaughlin Road, the minimum building setback shall be 9.0 m.

(SPA) **2138.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2138" on Schedule "B" of this By-law shall only be used for convenience restaurants in compliance with the following: *(177-96)*

- (1) the minimum parking requirement for the convenience restaurant with or without a drive-through window shall be 15.2 spaces per 100 m² GFA - Restaurant;
- (2) the minimum yard requirements shall conform to the following:

Minimum Yard		
Front	Side	Rear
13.0 m	12.0 m	33.0 m

(SPA) **2139.** The lands delineated as "R2-2139" on Schedule "B" of this By-law shall only be used for the following uses in compliance with the "R2" zone provisions contained in this By-law, except that: *(408-95), (0455-2004)*

- (1) one (1) detached dwelling or one (1) or more of the following uses shall be permitted:
 - (a) restaurant;
 - (b) business and professional offices;
 - (c) day nursery;
- (2) a restaurant, business and professional office or day nursery or any combination thereof, shall only be located within the structures existing at the time of the passing of this By-law (2004 Nov. 10), being the Brown-Vooro house and its existing accessory structure;
- (3) notwithstanding subsection (2) of this section, a day nursery use, with the exception of motor vehicle parking, shall not be permitted in an accessory structure;
- (4) motor vehicle parking shall be provided and maintained in accordance with section 22C of this By-law;
- (5) notwithstanding subsection (2) of this section, the gross floor area - non residential of the structures existing at the time of the passing of this By-law (2004 Nov. 10), may be increased by a maximum of 3 m² gross floor area - non residential;
- (6) notwithstanding anything in this By-law, play equipment accessory to a day nursery may be located in the front yard.

(SPA) **2140.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2140" 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: *(410-95), (0399-2004)*

- (1) the provisions of subsections 87(b) and (h) of this By-law shall not apply;
- (2) the following uses may be permitted in addition to those allowed under section 83 of this By-law:
 - (a) rental equipment outlet;
 - (b) automobile repair garage provided that it is accessory to an automotive retail outlet;
 - (c) garden centre;
 - (d) manufacturing or industrial undertakings;
 - (e) warehouse;
 - (f) retail warehouse;
 - (g) general retail-warehouse;
 - (h) convenience restaurant;
 - (i) beer store;
 - (j) the sale of business equipment, office supplies and furnishings;
 - (k) the sale of sporting and fitness goods;
 - (l) administrative offices;
- (3) notwithstanding section 83 of this By-law, a department store shall not be permitted;
- (4) the gross leasable area of all buildings and structures on lands zoned "DC-2140" shall not exceed 20 265 m²; *(529-99)*
- (5) except for the sale of business equipment, office supplies and furnishings, the sale of sporting and fitness goods, theatre or cinema, bank and financial institution, automotive retail outlet, business, professional and administrative offices, restaurant, convenience restaurant, take-out restaurant, and beer store, the uses permitted by section 83 of this By-law for all lands zoned "DC-2140" are subject to the following: *(633-97)*
 - (a) the total gross leasable area shall not exceed 18 580 m²;
 - (b) individual premises of less than 186 m² shall only be permitted up to a total gross leasable area of 2 325 m²;
- (6a) one interior mall shall be permitted on all lands zoned "DC-2140"; *(633-97)*
- (6b) for the purposes of this section, "INTERIOR MALL" means a building or structure having a maximum gross floor area of 2 325 m², where access to individual premises is gained through an interior common public hallway; *(633-97)*
- (7) the minimum setback to Rodeo Drive and Regal Drive shall be 4.5 m;
- (8) the minimum setback to Britannia Road West shall be 7.5 m;

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

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Retail-Warehouse	1.6 spaces per 100 m ² GLA
Garden Centre	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and, 1.1 spaces per 100 m ² GLA used for warehousing; and, 1.6 spaces per 100 m ² GLA used for manufacturing
The Sale of Business Equipment and Office Supplies and Furnishings	5.4 spaces per 100 m ² GFA
The Sale of Sporting and Fitness Goods	5.4 spaces per 100 m ² GFA
Automotive Retail Outlet	5.4 spaces per 100 m ² GFA
Automobile Repair Garage accessory to an Automotive Retail Outlet	5.5 spaces per 100 m ² GFA of which 50% of the required spaces may be tandem parking spaces
Medical Offices	5.0 spaces per practitioner, or 6.5 spaces per 100 m ² GFA whichever is greater
Beer Store	6.5 spaces per 100 m ² GFA

- (10) 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 (11) of this section;
- (11) notwithstanding subsection (9) of this section, parking may be calculated for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Industrial/Office	100	90	95	10
Retail	80	65	100	100
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	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 requirements 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 schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development;
- (12) for the purpose of subsection (11) of this section, retail-warehouse, garden centre, general retail-warehouse, establishments for the sale of business equipment and office supplies and furnishings, establishments for the sale of sporting and fitness goods, rental equipment outlet, banks and financial institutions, automotive retail outlet, and beer store, shall be deemed to be retail uses.

- (SPA) **2141.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2141" on Schedule "B" of this By-law shall only be used for food supermarket, warehouse and office uses in compliance with the "DC" zone provisions contained in this By-law, except that; (417-95)
- (1) the provisions of section 83 of this By-law shall not apply;
 - (2) a restaurant accessory to the food supermarket shall be permitted;
 - (3) the gross floor area - non residential of all buildings and structures located on the lands zoned "DC-2141" shall not exceed 16 397 m²;
 - (4) the gross floor area - non residential of retail space used for the food supermarket shall not exceed 9 105 m² of which a maximum of 185.5 m² gross floor area - restaurant may be used for an accessory restaurant;
 - (5) parking for food supermarket, warehouse and office uses shall be provided at the rate of 5.4 spaces per 100 m² GFA;
 - (6) for the purposes of this section, "RETAIL SPACE" shall mean the area of the building that is accessible to the public.

- (SPA)2142. Notwithstanding their "M1" zoning, the lands delineated as "M1-2142" 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: (466-96), (88-97), (0091-2000)
- (1)

the provisions of subsections 109(b), (g), (j), (k), 110(2) and (3), and 114(a), (b) and (g) of this By-law, shall not apply;
- (2)

in addition to the uses permitted under sections 109 and 110 of this By-law, the following uses shall be permitted:

(a)

outdoor storage of trucks and truck trailers accessory to the manufacturing of trucks and truck trailers;

(b)

repair and service of trucks and truck trailers, including the installation of heating/air conditioning equipment, with accessory temporary outdoor storage of trucks and truck trailers;

(c)

outdoor storage of heating/air conditioning equipment in accordance with subsection 110(2) of this By-law;
- (3)

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
Repair and service of trucks and truck trailers, and the installation of heating/air conditioning equipment on truck trailers	1.6 spaces per 100 m ² GFA
Offices accessory to the manufacturing, repair and service of trucks and truck trailers, and the installation of heating/air conditioning equipment on truck trailers	3.2 spaces per 100 m ² GFA

- (4)

notwithstanding subsection 109(c) of this By-law, the total 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;
- (5)

(a)

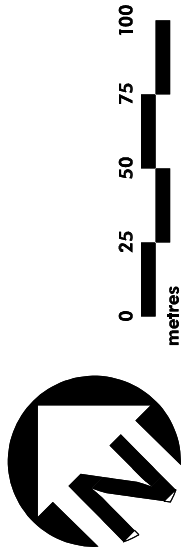
all site development plans shall conform to the provisions of Schedule "I" of this section;

(b)

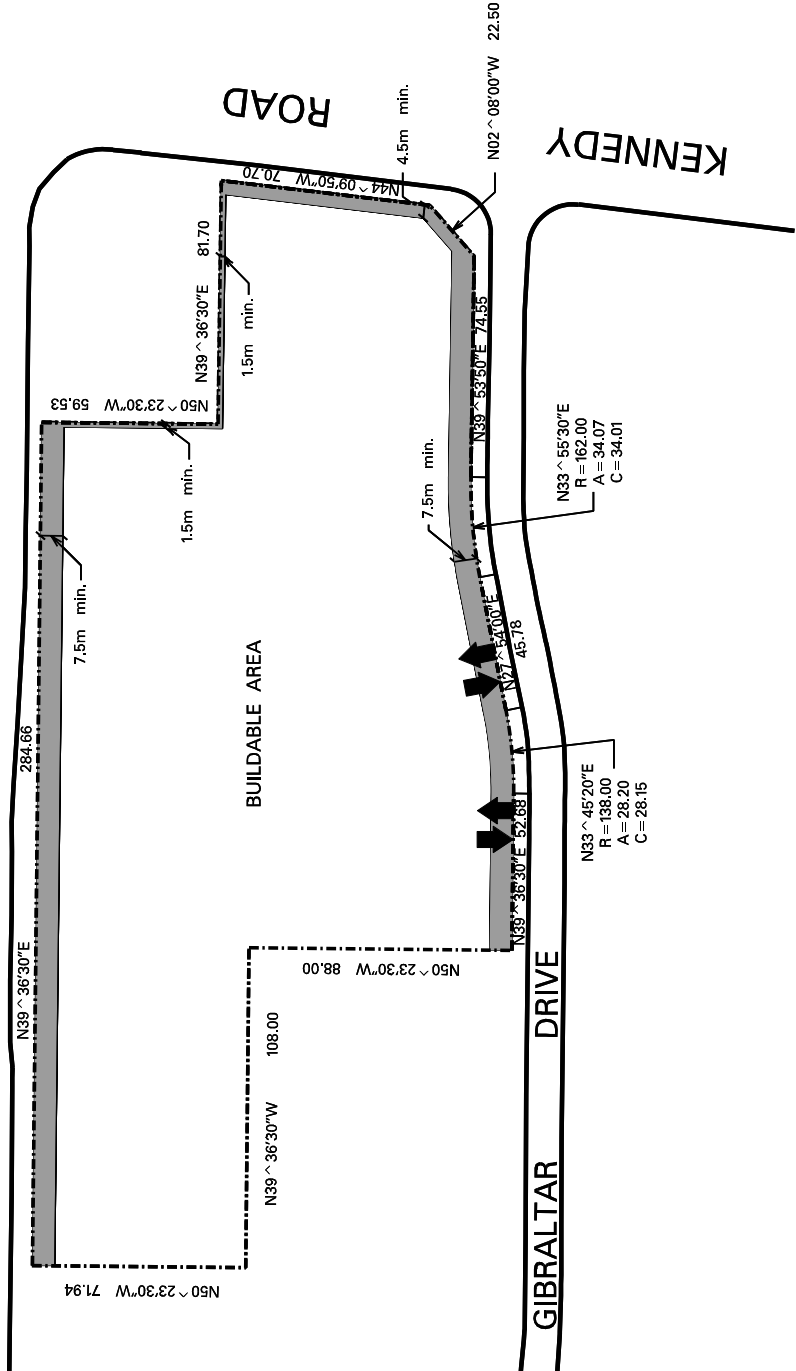
for the purposes of this section, "LANDSCAPE AREA" means unobstructed space on a lot which is used for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may include walkways;

(c)

notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, screening of storage areas, and landscaping features, shall be determined through the site development plan approval process.



DERRY ROAD EAST



MINIMUM LANDSCAPE AREA

NOTES: Exact locations of vehicular access to be determined through the Site Development Plan approval process.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2142"
AS ANNEXED TO BY-LAW 466-96
PASSED BY COUNCIL ON 1996, Oct. 30

"H. McCallion"

MAYOR

"A. Grannum"

DEPUTY CLERK

- (SPA)2143. Notwithstanding their "M1" zoning, the lands delineated as "M1-2143" 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: (496-95), (135-96), (88-97), (559-99), (0091-2000)
- (1)

the provisions of subsections 109(b), (g), (j), (k), 110(2) and (3), and 114(a), (b), and (g), of this By-law, shall not apply;
- (2)

in addition to the uses permitted under sections 109 and 110 of this By-law, the following uses shall be permitted:

(a)

manufacturing, sale and leasing of trucks and truck trailers, including accessory outdoor storage and display of trucks and truck trailers;

(b)

repair and service of trucks and truck trailers, including accessory outdoor storage of trucks and truck trailers;
- (3)

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
Sale, leasing, repair and servicing of trucks and truck trailers	1.6 spaces per 100 m ² GFA
Office accessory to the manufacturing, sale, leasing, repair and servicing of truck and truck trailers	3.2 spaces per 100 m ² GFA

- (4)

notwithstanding subsection 109(c) of this By-law, the total 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;
- (5)

(a)

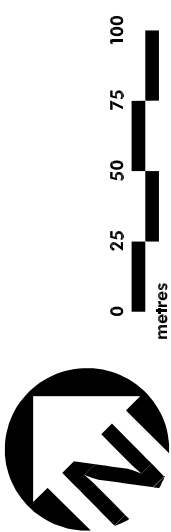
all site development plans shall conform to the provisions of Schedule "I" of this section;

(b)

for the purposes of this section, "LANDSCAPE AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may include walkways;

(c)

notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, and landscaping features, shall be determined through the site development plan approval process.



MINIMUM LANDSCAPE AREA

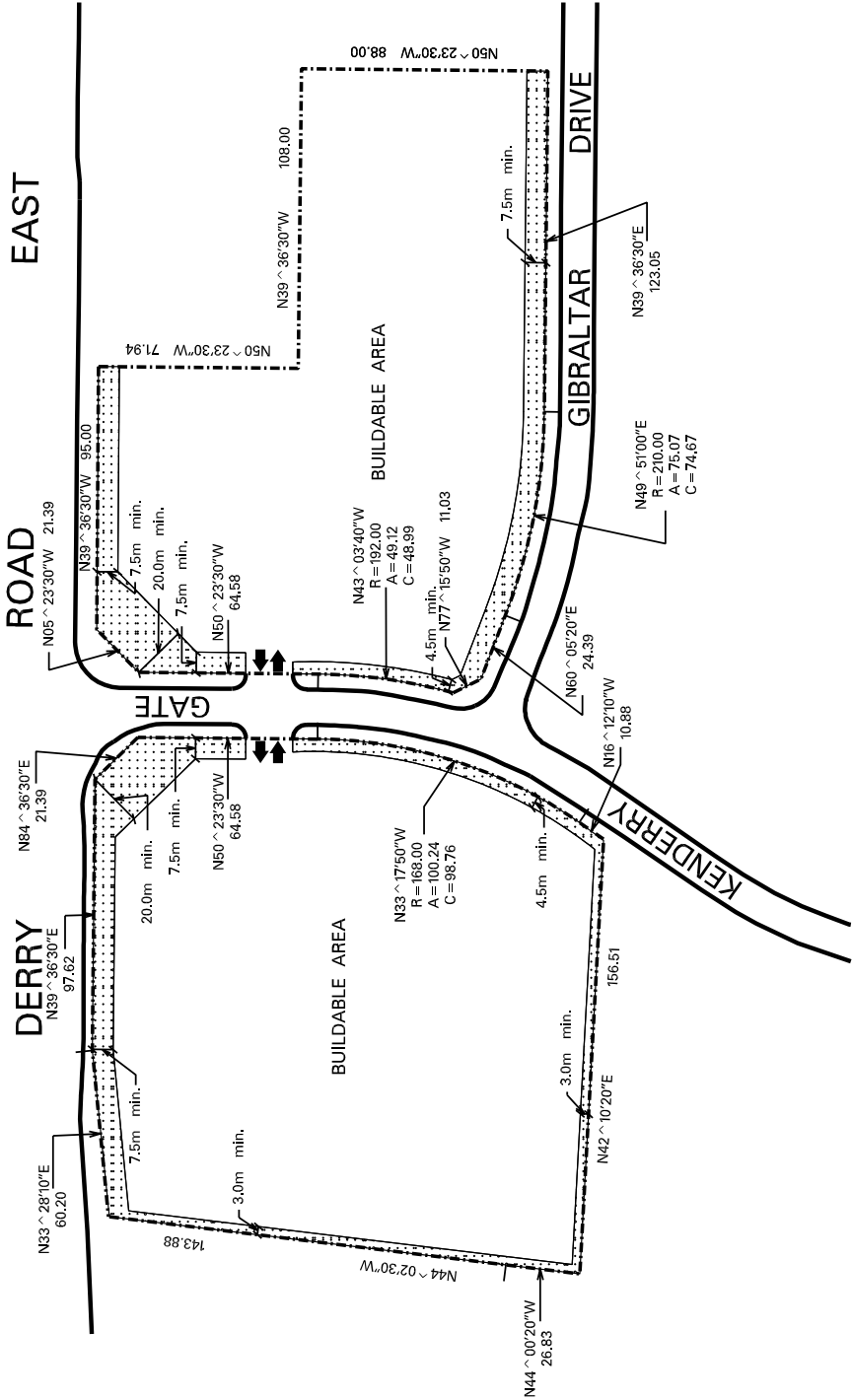
NOTES: Exact locations of vehicular access to be determined through the Site Development Plan approval process.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2143"
AS ANNEXED TO BY-LAW 496-95

PASSED BY COUNCIL ON 1995, Dec. 13

"H. McCallion"
MAYOR
"T. L. Julian"
CLERK



2144. Deleted by By-law 173-96. (55-96)

- (SPA) **2148.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2148" on Schedule "B" of this By-law shall only be used in compliance with the following zone provisions: *(462-95), (217-96), (351-97)*
- (1) the provisions of sections 21 and 59A of this By-law shall not apply;
 - (2) the following uses shall be permitted provided such uses are contained wholly within a building:
 - (a) goods sold at retail *(0285-2001)*
 - (b) bank or financial institution;
 - (c) convenience store;
 - (d) liquor store;
 - (e) barber shop/beauty parlour;
 - (f) take-out restaurant, convenience restaurant and restaurant;
 - (g) travel agency;
 - (h) photo processing and photo studio;
 - (i) bakery;
 - (j) printing establishment;
 - (k) dry cleaner;
 - (l) shoe repair;
 - (m) business, professional and administrative office;
 - (n) automotive muffler repair garage;
 - (o) drug store; *(0285-2001)*
 - (p) video store; *(0285-2001)*
 - (3) notwithstanding subsection (2) of this section outdoor patios accessory to take-out restaurant, convenience restaurant and restaurant shall be permitted;
 - (4) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "DC-2148" shall be 5 700 m²; *(351-97), (0285-2001)*
 - (5) notwithstanding subsection (2) of this section, an automatic banking machine may be attached to an outside wall of a building; *(0285-2001)*
 - (6) the minimum parking requirement for all uses shall be 5.4 spaces per 100 m² GFA;
 - (7) notwithstanding section 22C of this By-law, no loading spaces shall be required;
 - (8) a minimum landscape area of 4.5 m wide shall be provided adjacent to all rights-of-way;
 - (9) a minimum landscape area of 3.0 m wide shall be provided along the rear yards;
 - (10) for the purposes of this section, Hurontario Street shall be deemed to be the frontage;
 - (11) the front yard and side yards shall have a minimum depth and width of 4.5 m;
 - (12) the rear yard shall have a minimum depth of 8.5 m;
 - (13) for the purposes of this section, "AUTOMOTIVE MUFFLER REPAIR GARAGE" means a shop where repairs and/or replacement of automotive mufflers, shocks, struts, brakes are carried out and may include oil changes and tire sales and installation, but does not include an automobile repair garage;
 - (14) for the purposes of this section, "LANDSCAPE AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping features, and may include walkways, curbs, retaining walls, signs and patio areas;
 - (15) notwithstanding subsection 2(46) of this By-law, aisles located on one lot providing access to parking spaces located on the abutting lands zoned "DC-2148" shall be permitted. *(0285-2001)*

2149. Notwithstanding their "G" zoning, the lands delineated as "G-2149" on Schedule "B" of this By-law shall only be used for a natural regeneration area, subject to the following: (500-95)

- (1) no buildings or structures of any kind, including accessory buildings, shall be erected and no swimming pools, tennis courts or any like recreational facilities shall be permitted;
- (2) no outdoor storage of equipment and materials, and no parking shall be permitted;
- (3) for the purposes of this section, "NATURAL REGENERATION AREA" means lands specifically intended to allow succession of ground and forest cover to attain a self-sustaining forest ecosystem;
- (4) notwithstanding any provision of this By-law to the contrary, any dwelling unit in existence on or before the day this section comes into force (1995 Dec. 13) having minimum side yard setbacks of 1.2 m, is considered to be in compliance with the zone provisions contained in this section.

(H) 2150. Notwithstanding their "RG4(12)", "RG5", "RGM1", "RGM2" and "RGM5" zonings, the lands delineated as "RG4(12)-2150", "RG5-2150", "RGM1-2150", "RGM2-2150" or "RGM5-2150" on Schedule "B" of this By-law shall only be used in compliance with the "RG4(12)", "RG5", "RGM1", "RGM2" and "RGM5" zone provisions contained in this By-law, except that: (422-96), (423-96), (424-96), (425-96), (426-96), (427-96), (56-98), (60-98), (26-99), (24-99), (592-99), (0047-2000), (0048-2000), (0136-2000), (0242-2000), (0244-2000), (0246-2000), (0519-2000), (0582-2000), (0089-2001), (0206-2001), (0482-2001), (0626-2001), (0250-2002), (0284-2002), (0026-2004)

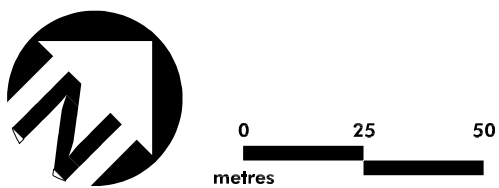
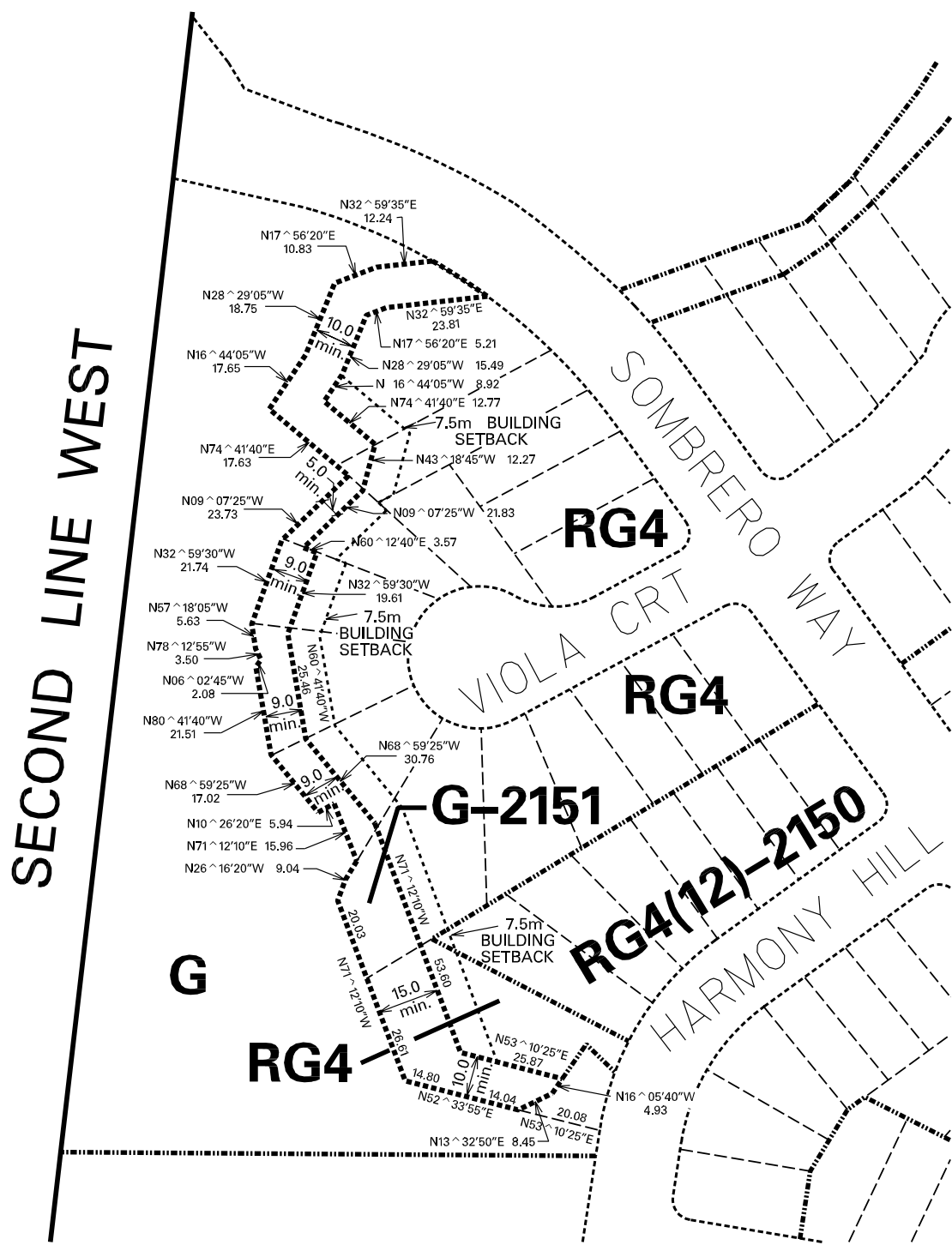
- (1) the provisions of subsection 43C(7) of this By-law shall not apply;
- (2) where a part of the land is zoned "G-2151", the minimum yards specified in subsection 43C(6), of this By-law, shall be measured from the "G-2151" zone boundary;
- (3) no garage may project more than 7.0 m beyond the main front entrance;
- (4) for dwellings of 2 storeys or more in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back to a maximum of 2.5 m from the front face of the garage;
- (5) notwithstanding subsection 43C(6) of this By-law, maximum lot coverage for all buildings and structures for every lot may be increased to 45% if:
 - (a) the garage does not project more than 1.0 m beyond the main entry feature; or
 - (b) the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the ground floor; or
 - (c) for lots zoned "RG4(12)-2150", "RG5-2150" and "RGM1-2150", the width of the garage is 5.0 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side; or
 - (d) for lots zoned "RGM2-2150" and "RGM5-2150", the width of the garage is 3.5 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side.

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, the holding symbol "H" is to be removed from the zoning designation "H-RG4(12)-2150" and "H-RG5-2150", if the school site is not required, by a further amendment to Maps 44W and 45E, of Schedule "B" attached to By-law Number 5500, as amended.

2151. Notwithstanding their "G" zoning, the lands delineated as "G-2151", on Schedule "B" of this By-law, shall only be used for a Natural Protection Area or, alternatively, a Natural Protection Area and a Natural Adjustment Area, subject to the following: (422-96), (423-96), (424-96), (425-96), (426-96), (60-98), (25-99), (26-99), (27-99), (83-99), (593-99), (0350-2000), (0193-2000)

- (1) for the purposes of this section, "NATURAL PROTECTION AREA" means a 5.0 m area for the protection of existing vegetation and potential site remediation;
- (2) for the purposes of this section, "NATURAL ADJUSTMENT AREA" means a transitional buffer area to a Natural Protection Area, which, where required, will be provided in accordance with Schedule "I" of this section;
- (3) no buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts or any like recreational facilities shall be permitted, other than that required for flood and/or erosion management and fencing;
- (4) notwithstanding subsection (1) of this section, a Natural Protection Area may be less than 5.0 m if identified on Schedule "I" of this section.



THIS IS SCHEDULE "I" TO "SECTION 2151"

AS ANNEXED TO BY-LAW 422-96

PASSED BY COUNCIL ON 1996 SEPT. 25

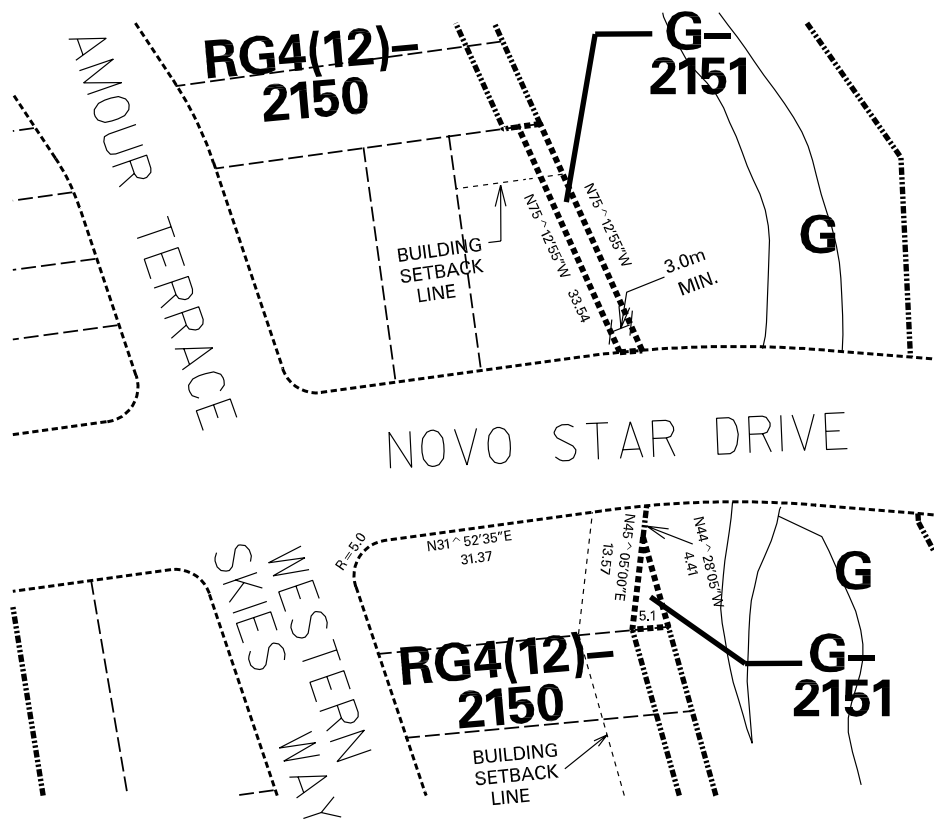
"H. McCALLION"

MAYOR

CITY OF MISSISSAUGA

"A. GRANNUM"

DEPUTY CLERK



THIS IS SCHEDULE "I" TO "SECTION 2151 "
AS ANNEXED TO BY-LAW 422-96
PASSED BY COUNCIL ON 1996 SEPT. 25

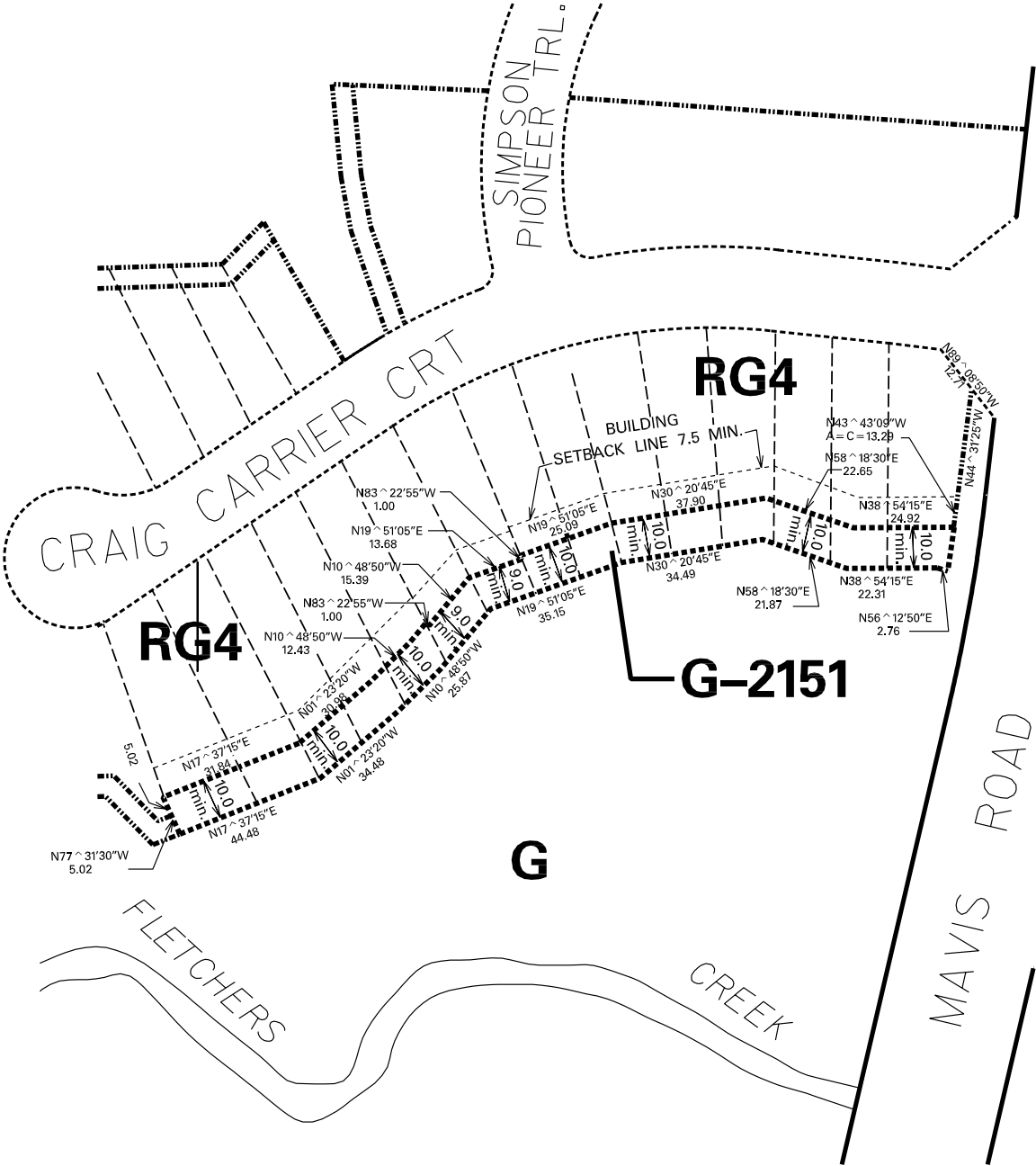
"H. McCALLION"

MAYOR

"A. GRANNUM"

DEPUTY CLERK

CITY OF MISSISSAUGA



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AS ANNEXED TO BY-LAW 422-96

PASSED BY COUNCIL ON 1996 SEPT. 25

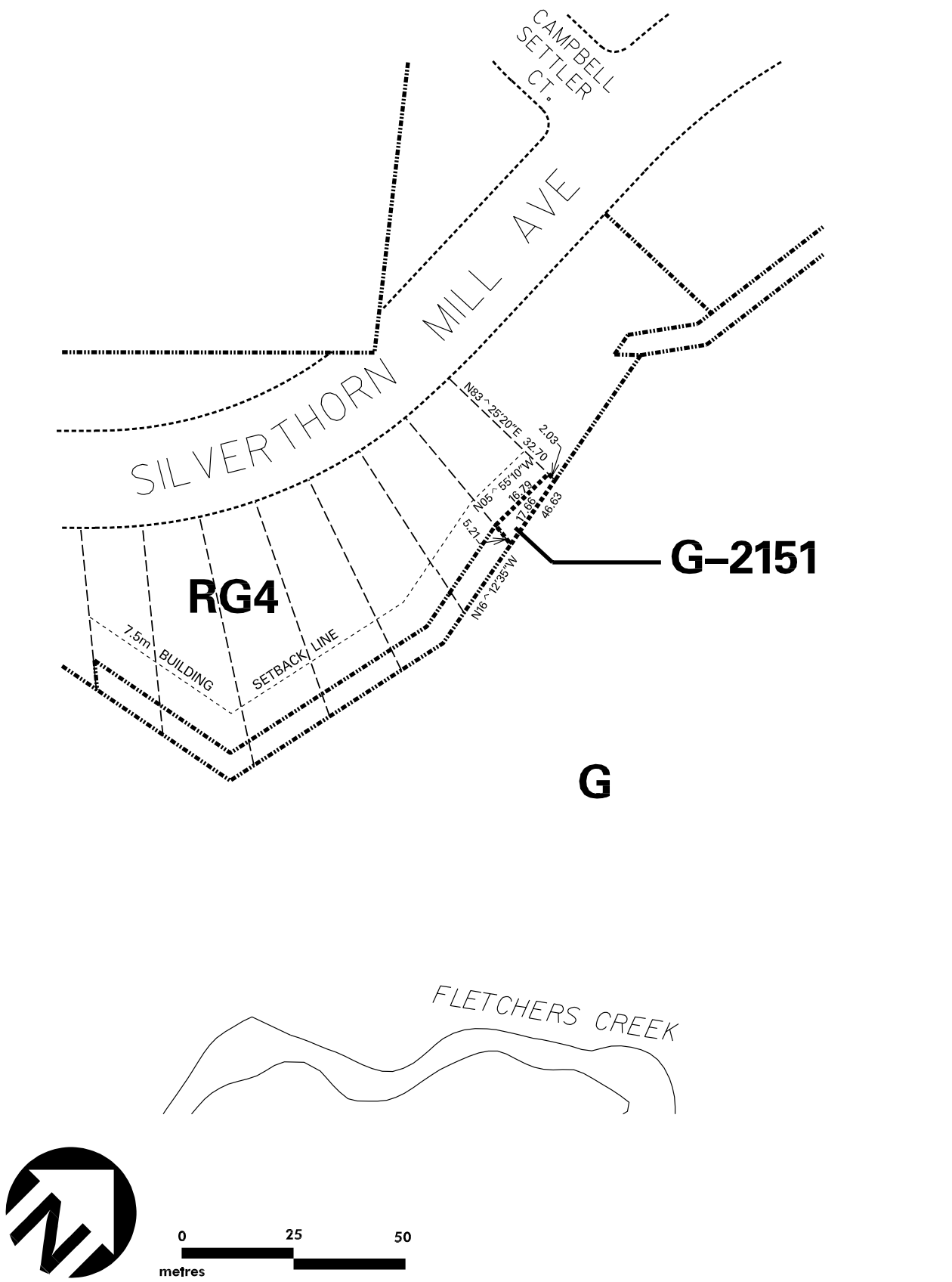
"H. McCALLION"

MAYOR

"A. GRANNUM"

DEPUTY CLERK

CITY OF MISSISSAUGA

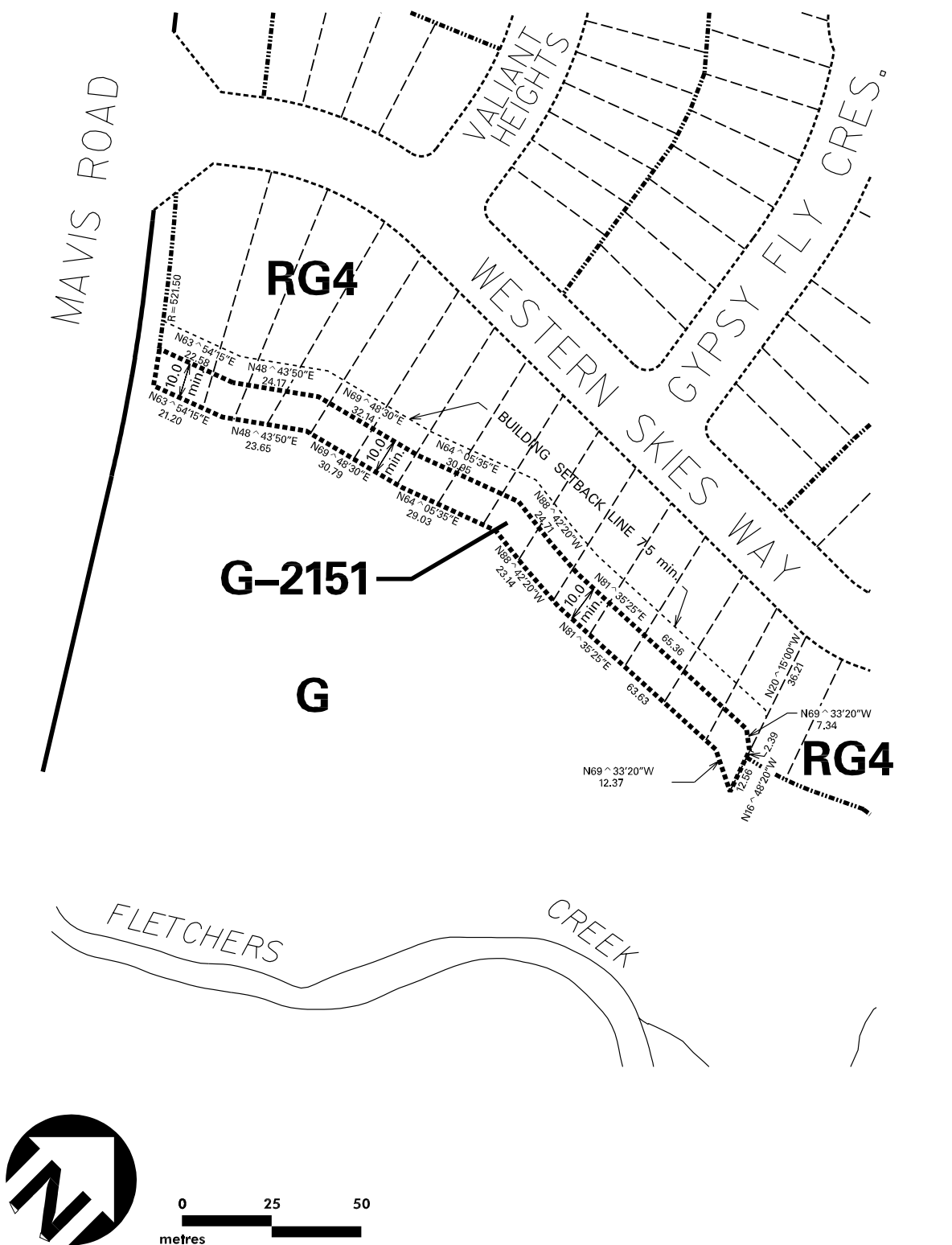


CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2151"
AS ANNEXED TO BY-LAW 422-96
PASSED BY COUNCIL ON 1996 SEPT. 25

"H. McCALLION"
MAYOR

"A. GRANNUM"
CLERK



THIS IS SCHEDULE "I" TO "SECTION 2151"

AS ANNEXED TO BY-LAW 422-96

PASSED BY COUNCIL ON 1996 SEPT. 25

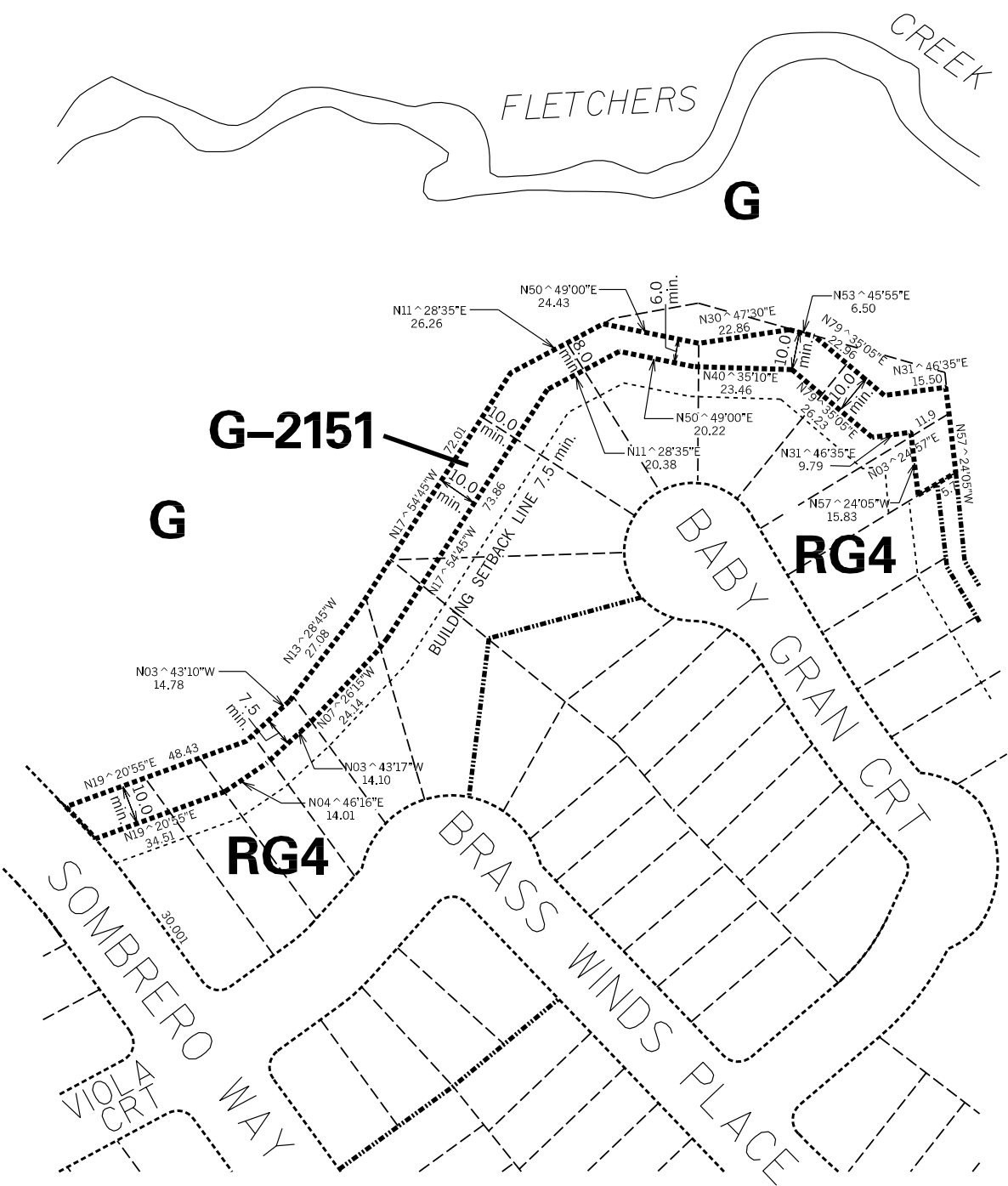
"H. McCALLION"

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DEPUTY CLERK

CITY OF MISSISSAUGA



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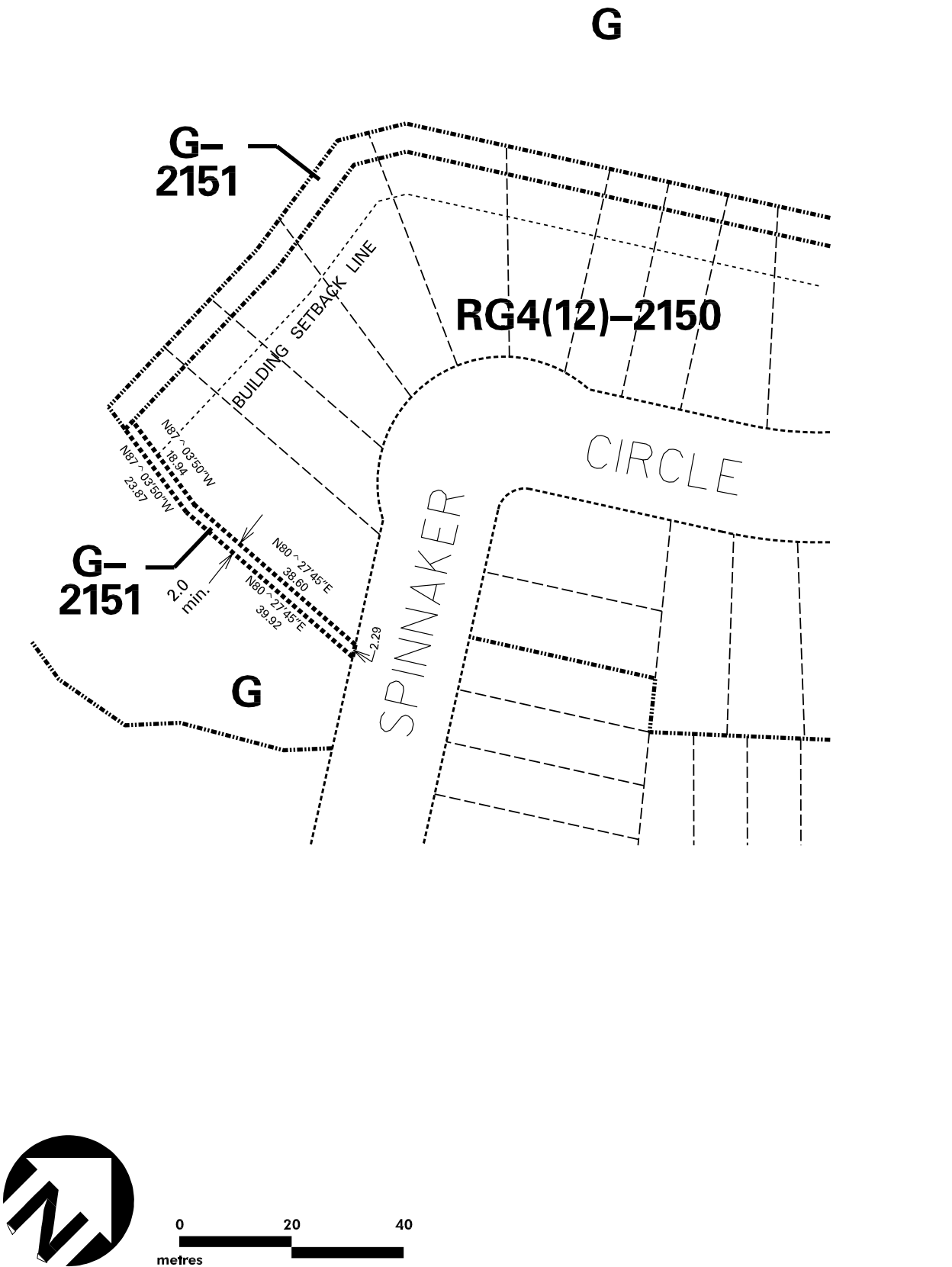
"H. McCALLION"

MAYOR

"A. GRANNUM"

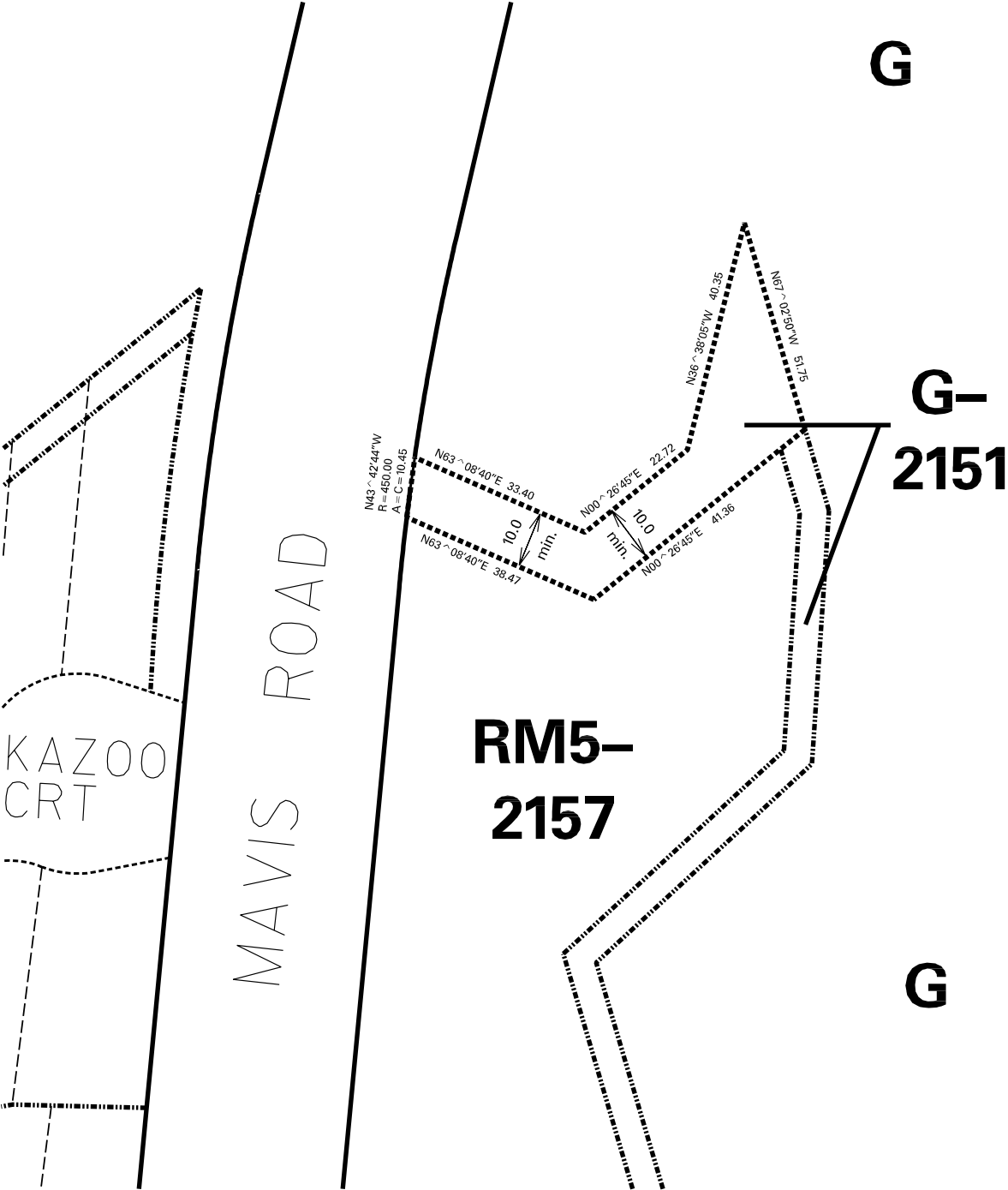
DEPUTY CLERK

CITY OF MISSISSAUGA



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PASSED BY COUNCIL ON 1996 SEPT. 25
"H. McCALLION"
MAYOR
"A. GRANNUM"
DEPUTY CLERK

CITY OF MISSISSAUGA



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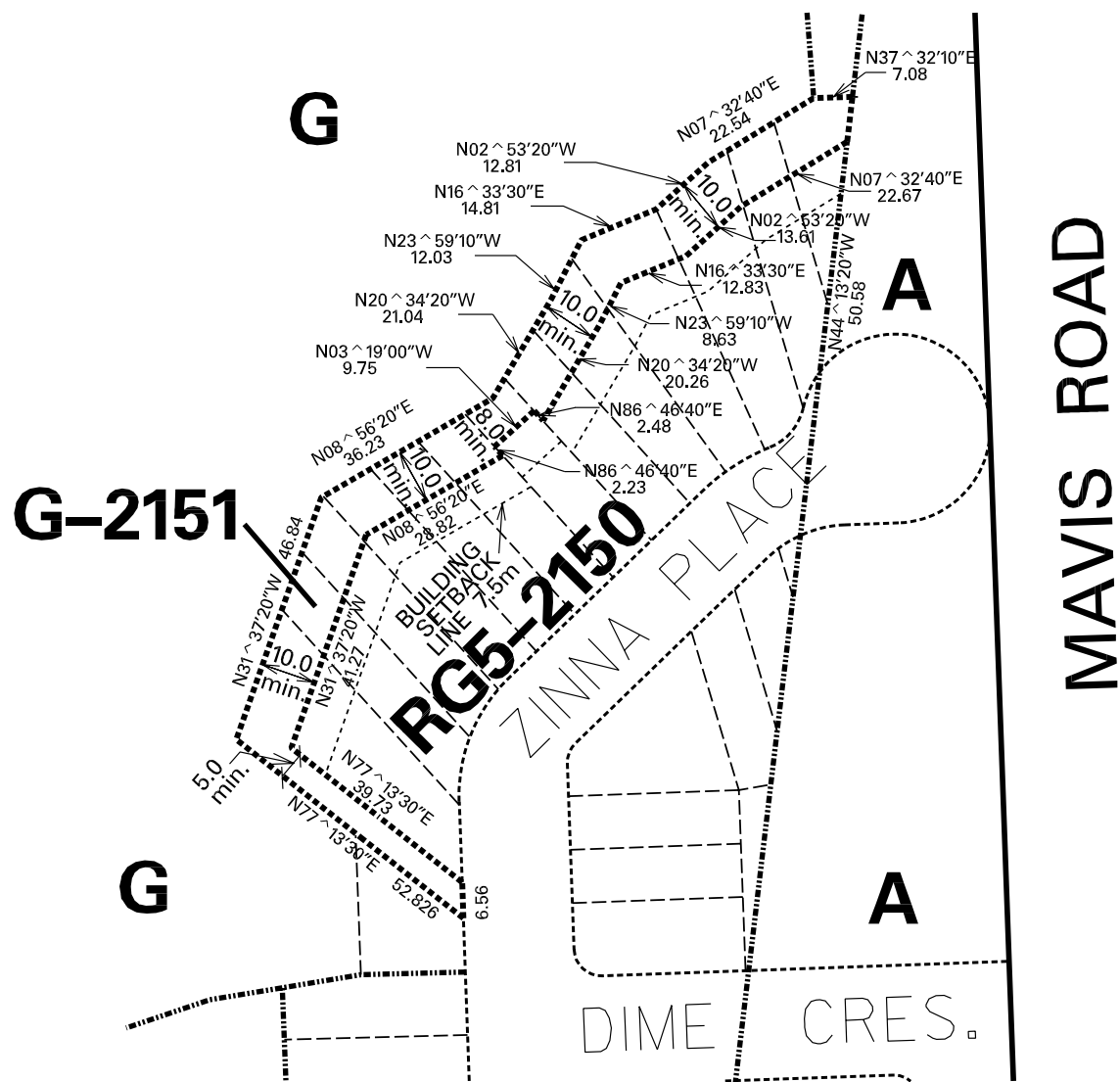
"H. McCALLION"

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"A. GRANNUM"

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CITY OF MISSISSAUGA



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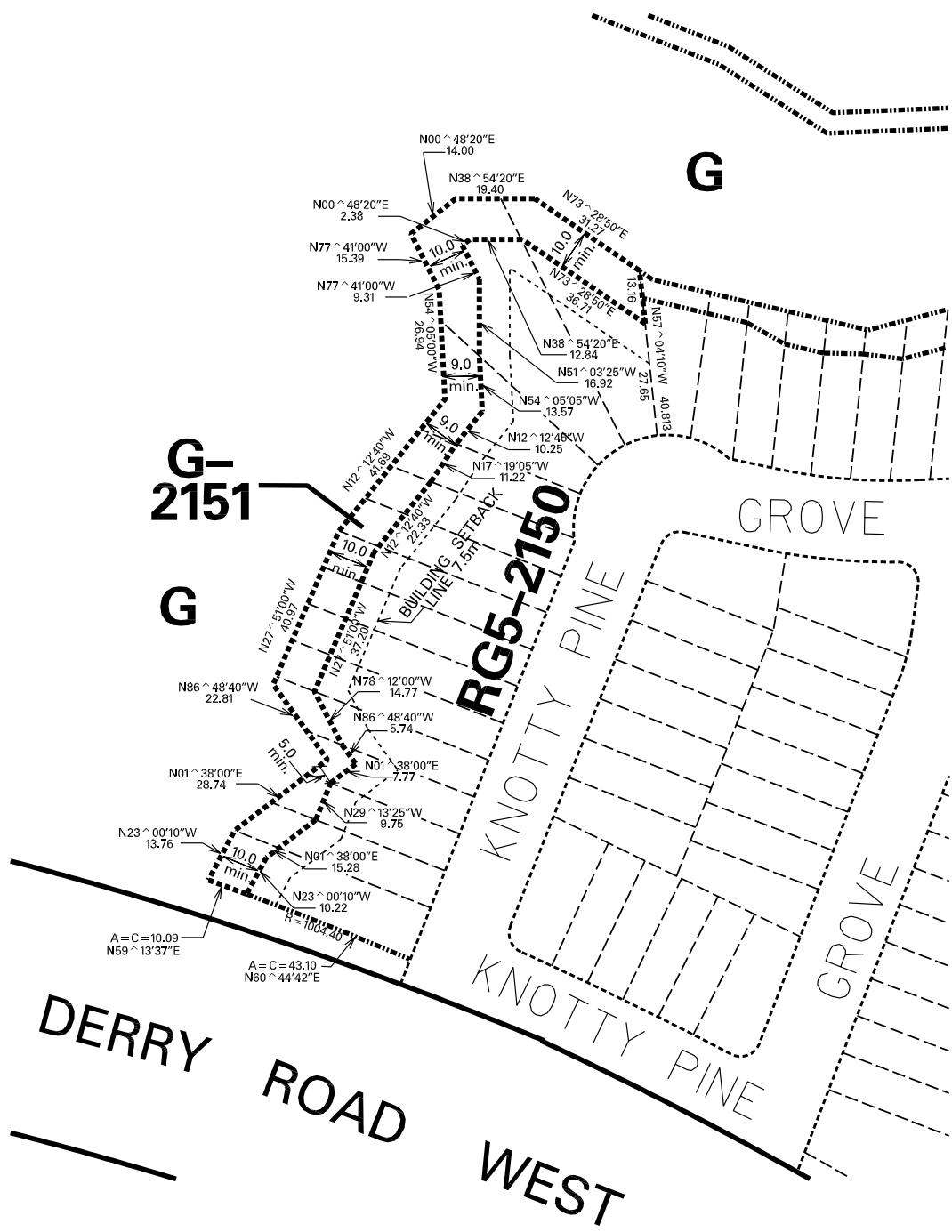
"H. McCALLION"

MAYOR

"A. GRANNUM"

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CITY OF MISSISSAUGA



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PASSED BY COUNCIL ON 1996 SEPT. 25

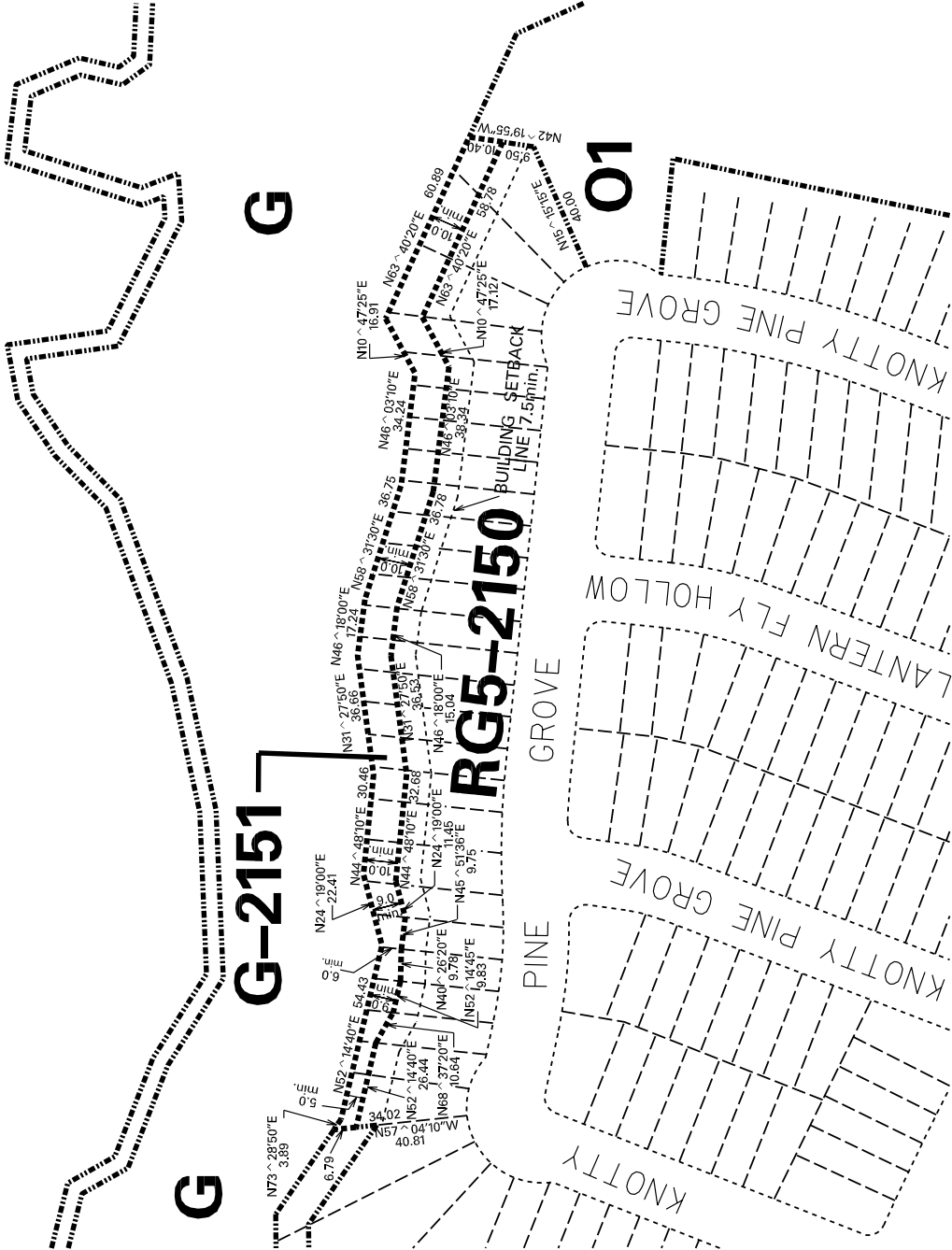
"H. McCALLION"

MAYOR

"A. GRANNUM"

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CITY OF MISSISSAUGA



CITY OF MISSISSAUGA

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AS ANNEXED TO BY-LAW 422-96

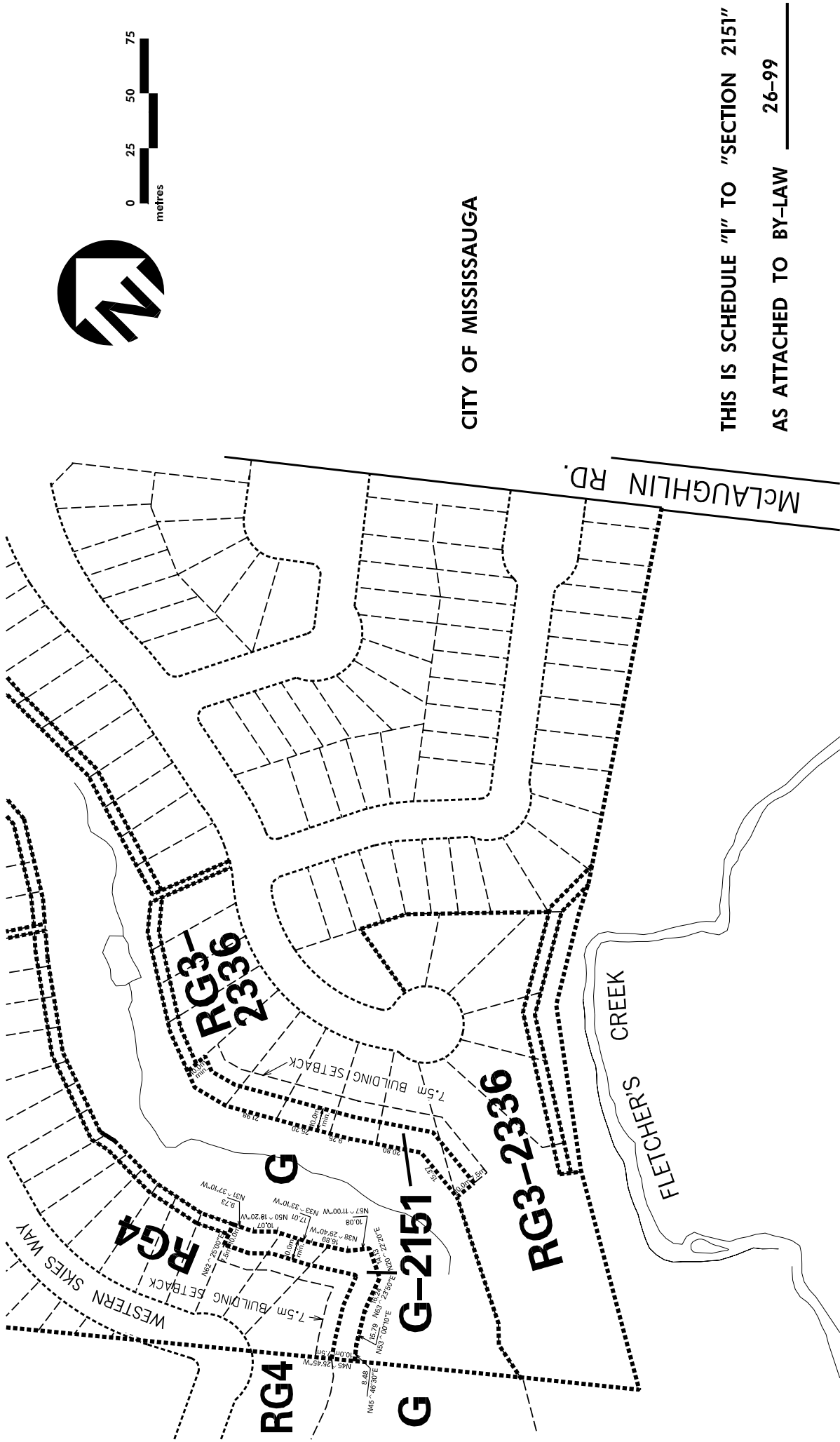
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"H. McCALLION"

MAYOR

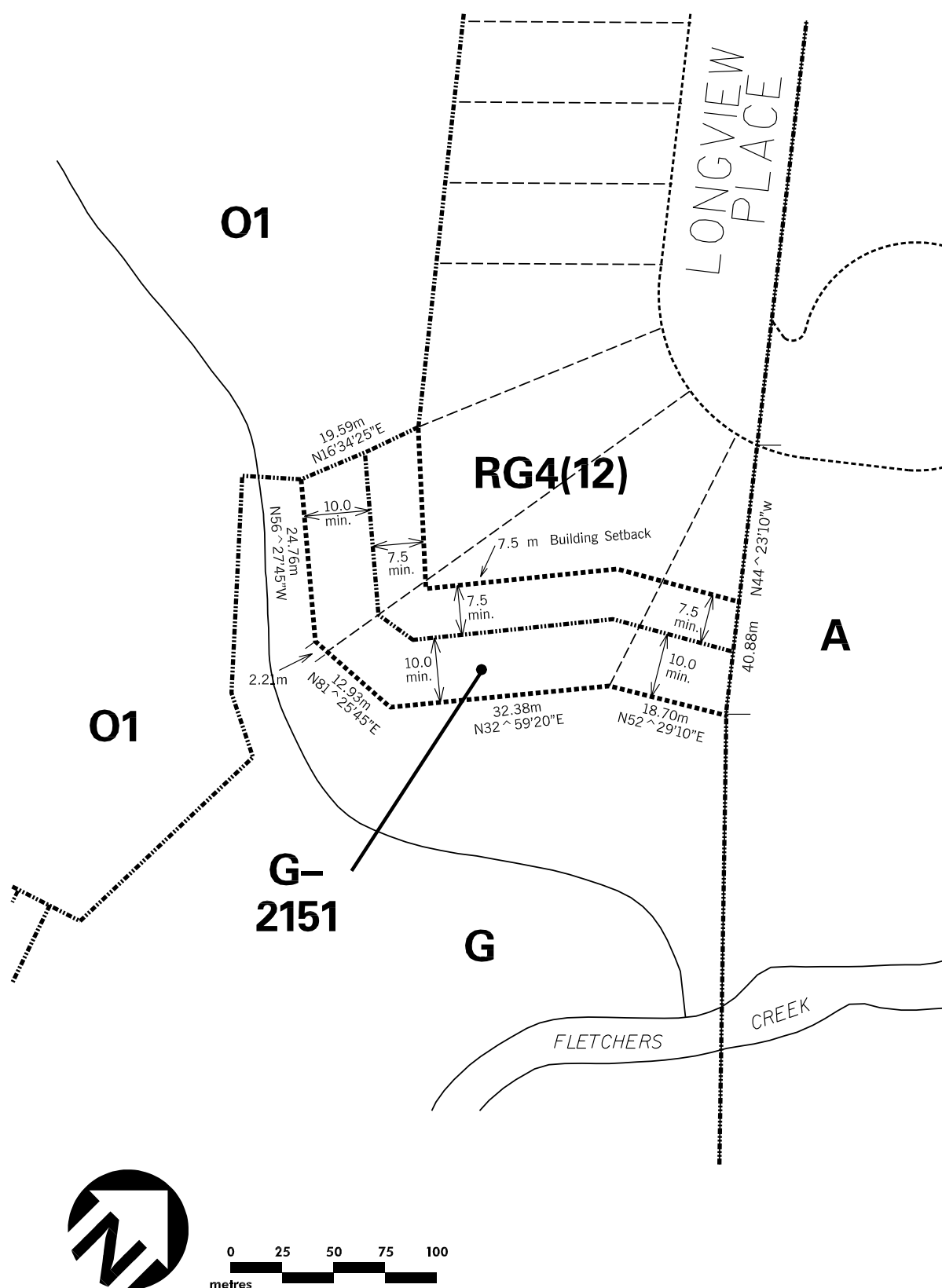
"A. GRANNUM"

DEPUTY CLERK



CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2151"
AS ATTACHED TO BY-LAW 26-99



THIS IS SCHEDULE "I" TO "SECTION 2151 "

AS ATTACHED TO SCHEDULE "C" OF O.M.B.

ORDER No. 0221

DATED 1999 February 04

CITY OF MISSISSAUGA

ATTACHED TO BY-LAW 83-99

2152. Notwithstanding their "RG4(12)", "RGM2" and "RGM5" zoning, the lands delineated as "RG4(12)-2152", "RGM2-2152" and "RGM5-2152" on Schedule "B" of this By-law, shall only be used in compliance with the "RG4(12)", "RGM2" and "RGM5" zone provisions contained in this By-law, except that: *(423-96)*

- (1) the provisions of subsection 43C(7) of this By-law shall not apply;
- (2) no garage may project more than 7.0 m beyond the main front entrance;
- (3) for dwellings of 2 storeys or more in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be setback to a maximum of 2.5 m from the front face of the garage;
- (4) notwithstanding subsection 43(C)(6) of this By-law, maximum lot coverage for all buildings and structures for every lot may be increased to 45% if:
 - (a) the garage does not project more than 1.0 m beyond the main entry feature; or
 - (b) the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the ground floor; or
 - (c) for lots zoned "RG4(12)-2152", the width of the garage is 5.0 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side; or
 - (d) for lots zoned "RGM2-2152" and "RGM5-2152", the width of the garage is 3.5 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side;
- (5) for lots zoned "RG4(12)-2152" the front yard of every lot shall have a minimum depth of 9.0 m;
- (6) for lots zoned "RGM2-2152" and "RGM5-2152", the exterior side yard of every lot shall have a minimum width of 9.0 m.

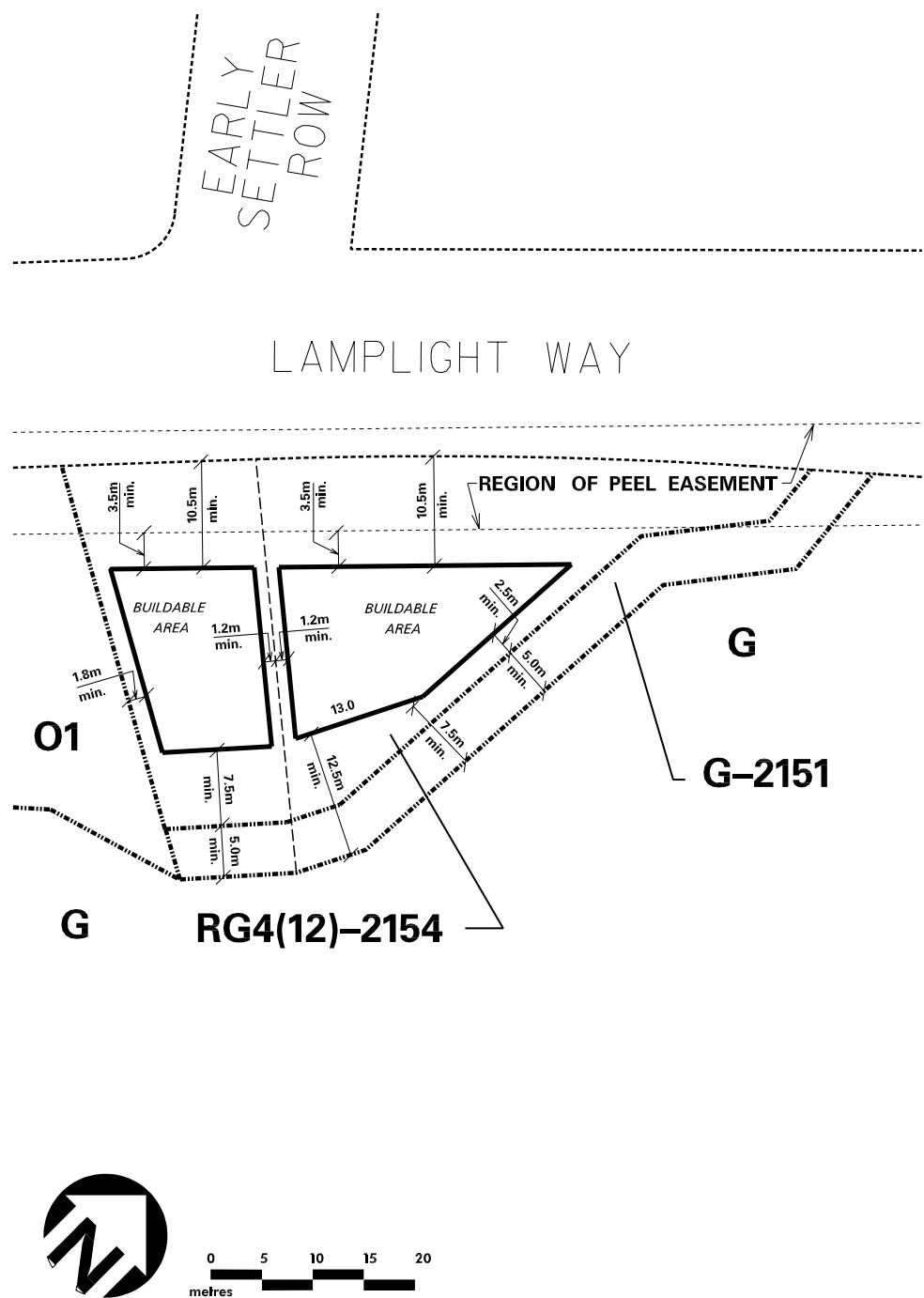
(SPA) **2153.** Notwithstanding their "RG2" zoning, the lands delineated as "RG2-2153" on Schedule "B" of this By-law, shall only be used for detached dwellings in compliance with the "RG2" zone provisions contained in this By-law, except that: *(424-96)*

- (1) the area, frontage, setbacks of corner lots shall conform to the following minimum requirements:

lot area	660 m ²
lot frontage	18.8 m
front yard setback	6 m
exterior side yard setback	6 m
setback to a covered platform from the front or exterior side lot line	3.5 m

- 2154.** Notwithstanding their "RG4(12)" zoning, the lands delineated as "RG4(12)-2154" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "RG4(12)" zone provisions contained in this By-law, except that: (424-96)
- (1) the provisions of subsection 43C(7) of this By-law shall not apply;
 - (2) no garage may project more than 7.0 m beyond the main front entrance;
 - (3) for dwellings of 2 storeys or more in height where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be setback to a maximum of 2.5 m from the front face of the garage;
 - (4) notwithstanding subsection 43(C)(6) of this By-law, maximum lot coverage for all buildings and structures for every lot may be increased to 45% if:
 - (a) the garage does not project more than 1.0 m beyond the main entry feature; or
 - (b) the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the ground floor; or
 - (c) the width of the garage is 5.0 m or less, as measured from the outside of exterior wall on one side to the outside of the exterior wall on the other side;
 - (5) all Development Plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 2154



THIS IS SCHEDULE "I" TO "SECTION 2154"

AS ANNEXED TO BY-LAW 424-96

PASSED BY COUNCIL ON 1996 SEPT. 25

"H. McCALLION"

MAYOR

"A. GRANNUM"

DEPUTY CLERK

CITY OF MISSISSAUGA

- (SPA) **2155.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2155" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (425-96), (0136-2000)
- (1) the provisions of section 21, section 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (23), and clauses 44(17)(d) and (e), and subsection 49(2) of this By-law shall not apply;
 - (2) the gross floor area of all buildings and structures shall not exceed 0.6 times the lot area;
 - (3) the number of dwelling units constructed shall not exceed 39 units per ha;
 - (4) the minimum open space shall be 40% of the lot area.
- (SPA) **2156.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2156" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (427-96), (425-96)
- (1) the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (23), 49(2) and clauses 44(17)(d) and (e) of this By-law shall not apply;
 - (2) the gross floor area of all buildings and structures shall not exceed 0.6 times the lot area;
 - (3) the number of dwelling units constructed shall not exceed 43 units per ha;
 - (4) the minimum open space shall be 40% of the lot area.
- (H) **2157.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2157" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (426-96)
- (1) the provisions of section 21, section 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (23) and clauses 44(17)(d) and (e), and subsection 49(2) of this By-law shall not apply;
 - (2) the gross floor area of all buildings and structures shall not exceed 0.6 times the lot area;
 - (3) the number of dwelling units constructed shall not exceed 35 units per ha;
 - (4) the minimum open space shall be 40% of the lot area.

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, the holding symbol "H" is to be removed from the zoning designation, "H-RM5-2157", designated for school purposes, if the school site is not required, by a further amendment to Map 44W of Schedule "B" attached to By-law Number 5500, as amended.

- (SPA) **2158.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-2158" 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: (426-96)
- (1) in addition to the uses permitted in the "AC6" zone, the following uses shall be permitted:
 - (a) retail store;
 - (b) dry cleaners;
 - (c) barber shop;
 - (d) hair salon;
 - (e) bank machine;
 - (f) video rental store;
 - (g) convenience store;
 - (h) car wash; (0256-2002)
 - (2) the maximum gross floor area - non residential of all uses permitted by clauses (1)(a) through (g) of this section shall be 160 m²; (0256-2002)
 - (3) the rear yard shall have a minimum depth of 7.5 m;
 - (4) the side yard shall be a minimum width of 7.5 m;
 - (5) no fuel pump on the lot shall be closer than 6 m to the lot line;
 - (6) all means of ingress or egress shall have a minimum width of 9 m;
 - (7) the provisions of subsection 96B(2) and section 97 of this By-law shall not apply. (0256-2002)

2159. Deleted by By-law 0089-2001. (426-96), (592-99)

- (SPA) **2161.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2161" 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: *(82-96), (0289-2001)*
- (1) the provisions of clause 110(1)(b) of this By-law shall not apply;
 - (2) the provisions of subsections 83(3), (4), (8), (13), (14), (22), (24), (25), (26), (27) and (30) of this By-law shall apply;
 - (3) in addition to those uses permitted in an "M1" zone, the following uses shall be permitted:
 - (a) a shop for the sale and installation of automotive audio and communication equipment;
 - (b) a convenience store;
 - (c) jewellery/watch repair shop;
 - (d) recreational establishments, including but not limited to, bowling centre, billiards hall, theatre, roller and ice skating;
 - (e) veterinary establishments;
 - (f) donut shop;
 - (g) convenience restaurant;
 - (4) the total gross floor area - non residential of all buildings and structures of lands zoned "M1-2161" shall not exceed 9 430 m²;
 - (5) the total gross floor area - non residential devoted to all food stores on lands zoned "M1-2161" shall not exceed 2 000 m²;
 - (6) only one convenience store shall be permitted, with a maximum gross floor area - non residential of 190 m²;
 - (7) only one drug store/pharmacy shall be permitted, with a maximum gross floor area - non residential of 240 m²;
 - (8) for the purposes of calculating parking standards, under Schedule "A" to section 22C of this By-law, the lands shall be construed to be a Neighbourhood Centre.

(SPA) **2162.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2162" 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: *(265-96)*

- (1) the following uses shall also be permitted;
 - (i) a truck terminal with accessory outdoor storage of trucks and truck trailers;
 - (ii) truck inspection and repair accessory to the truck terminal;
- (2) 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
Truck terminal	1.1 spaces per 100 m ² GFA
Truck inspection and repair	1.6 spaces per 100 m ² GFA
Office	3.2 spaces per 100 m ² GFA

(SPA) **2163.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2163" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(44-96), (136-96), (201-96)*

- (1) the provisions of section 30, and clauses 49(3)(b), (c), (d), and (e) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	175 m ²	5.85 m
Corner	310 m ²	10.35 m

2164. Notwithstanding their "RG4" zoning, the lands delineated as "RG4-2164" on Schedule "B" of this By-law, shall only be used in compliance with the "RG4" zone provisions contained in this By-law, except that the rear yard of every lot shall have a minimum of 15.0 m measured from the "G-2151" zone. *(423-96)*

2165. Notwithstanding their "G" zoning, the lands delineated as "G-2165" on Schedule "B" of this By-law shall only be used for a natural regeneration area, subject to the following: *(178-96), (163-97), (337-98), (422-99), (0461-2002)*

- (1) no buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts, or any like recreational facilities shall be permitted other than those required for flood and/or erosion management, fencing and wing wall purposes;
- (2) for the purposes of this section, "NATURAL REGENERATION AREA" means an area intended to allow for site remediation of ground and forest cover to attain a self-sustaining forest ecosystem.

- (SPA) **2166.** Notwithstanding their "RG2" zoning, the lands delineated as "RG2-2166" on Schedule "B" of this By-law, shall only be used for detached dwellings in compliance with the "RG2" zone provisions contained in this By-law, except that: *(428-96), (0206-2001)*
- (1) the minimum lot area for an interior lot shall be 600 m²;
 - (2) the minimum front yard on an interior lot shall be 6.0 m;
 - (3) the minimum exterior side yard setback shall be 6.0 m;
 - (4) the minimum setback to a covered platform from the front lot line or exterior side lot line shall be 3.5 m.
- (SPA) **2167.** Notwithstanding their "RG2" zoning, the lands delineated as "RG2-2167" on Schedule "B" of this By-law, shall only be used for a detached dwelling in compliance with the "RG2" zone provisions contained in this By-law, except that: *(428-96)*
- (1) in addition to the detached dwelling use permitted by the "RG2" zone, the following uses shall also be permitted provided that they are carried on within the existing heritage building or an addition thereto:
 - (a) art gallery;
 - (b) bank, financial institution or money lending agency; business, professional or administrative office;
 - (d) community centre or private community centre;
 - (e) library;
 - (f) medical building; *(457-97)*
 - (g) motel;
 - (h) personal service shop uses such as, but not limited to, barber shop, hairdressing and beauty salon, dry cleaning;
 - (i) private club;
 - (j) private school;
 - (k) commercial school;
 - (l) full service restaurant;
 - (m) convenience restaurant;
 - (n) apartment house;
 - (2) notwithstanding anything in this By-law, the minimum site area shall be 1.37 ha;
 - (3) for all uses permitted in subsection (1) of this section, motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C and subsection 44(17) of this By-law;
 - (4) the provisions of section 59A of this By-law shall not apply;
 - (5) the maximum gross floor area of all buildings and structures on all lands zoned "RG2-2167" shall not exceed 1 500 m²;
 - (6) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade, measured between the exterior faces of the exterior walls, but shall not include a garage used for the parking of motor vehicles;
 - (7) notwithstanding subsection 43C(16) of this By-law, accessory buildings or structures may be located within the exterior side yard.
- (SPA) **2168.** Notwithstanding their "RG4(12)" zoning, the lands delineated as "RG4(12)-2168" on schedule "B" of this By-law, shall only be used for detached dwellings in compliance with the "RG4(12)" zone provisions contained in this By-law, except that: *(428-96)*
- (1) the minimum exterior side yard setback shall be 6 m;
 - (2) the minimum lot area for a corner lot shall be 660 m²;
 - (3) the minimum lot frontage for a corner lot shall be 18.8 m.
- 2169.** Notwithstanding their "RG5" zoning, the lands delineated as "RG5-2169" on Schedule "B" of this By-law, shall only be used for detached dwellings in compliance with the "RG5" zone provisions contained in this By-law, except that: *(428-96)*
- (1) for the purposes of this section, the front lot line shall be the streetline abutting a public road with a right-of-way width of 20 m or greater;
 - (2) notwithstanding anything in this By-law, a minimum of 2 parking spaces shall be provided for each dwelling unit;
 - (3) the minimum exterior side yard on a corner lot shall be 3.0 m;
 - (4) the minimum lot frontage for an interior lot shall be 13.6 m;
 - (5) the minimum lot frontage for a corner lot shall be 16.7 m;
 - (6) a portion of the main building, up to a maximum floor area of 8.0 m² and one storey in height, shall be permitted to encroach into the required rear yard to within 6.0 m of the rear lot line;
 - (7) notwithstanding anything in this By-law, a garage shall only be located in the rear yard, and the width of the garage shall not exceed 50% of the width of the lot.

2170. Notwithstanding their "RM7D2" zoning, the lands delineated as "RM7D2-2170", on Schedule "B" of this By-law shall only be used for a long term care facility, in compliance with the following: *(428-96), (0350-2001)*

- (1) the provisions of clauses 44(13)(ii) and 44(17)(d) and (e) of this By-law shall apply;
- (2) the provisions of section 30 of this By-law shall not apply;
- (3) for the purposes of this section, "LONG TERM CARE FACILITY" means a residential building or structure which is operated under a provincial licence, where a broad range of personal care, support and health services are provided for elderly, disabled or chronically ill occupants in a supervised setting and may include a tuck shop and a beauty parlour;
- (4) for the purposes of this section, "GROSS FLOOR AREA - LONG TERM CARE FACILITY" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, and common facilities that are not contained within an individual bedroom but will include any area associated with a tuck shop and beauty parlour;
- (5) the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
26 m	30 m	7.5 m	7.5 m

- (6) the maximum "Gross Floor Area - Long Term Care Facility" of all buildings and structures, exclusive of the gazebo shall be 4 181 m²;
- (7) the maximum number of beds shall be 140;
- (8) no building or structure shall exceed two (2) storeys in height above established grade, excluding any mechanical penthouse;
- (9) motor vehicle parking facilities shall be provided and maintained on the same lot at a rate of 0.34 parking spaces per bed;
- (10) the minimum landscaped open space area on all lands zoned "RM7D2-2170" shall be 55% of the lot area;
- (11) the maximum building coverage of all buildings and structures shall be 22% of the lot area;
- (12) notwithstanding subsection (5) of this section the minimum setback of a gazebo to any lot line shall be 8 m;
- (13) the maximum height of a gazebo shall be 6.5 m;
- (14) the maximum floor area of a gazebo shall be 49 m².

2171. Deleted by By-law 0350-2001. *(428-96), (0206-2001)*

2172. Notwithstanding their "O1" zoning, the lands delineated as "O1-2172" on Schedule "B" of this By-law, shall only be used for a park, subject to the following: *(428-96)*

- (1) the maximum coverage for all buildings and structures shall not exceed 5% of the lot area.

2173. Notwithstanding their "RG5" zoning, the lands delineated as "RG5-2173" on Schedule "B" of this By-law, shall only be used for detached dwellings in compliance with the "RG5" zone provisions contained in this By-law, except that: *(428-96)*

- (1) the minimum exterior side yard on a corner lot shall be 3.0 m;
- (2) the minimum lot frontage for an interior lot shall be 13.6 m;
- (3) the minimum lot frontage for a corner lot shall be 16.7 m;
- (4) a portion of the main building, up to a maximum floor area of 8.0 m² and one storey in height, shall be permitted to encroach into the required rear yard to within 6.0 m to the rear lot line.

2174. Notwithstanding their "RG4(12)" zoning, the lands delineated as "RG4(12)-2174" on Schedule "B" of this By-law, shall only be used for detached dwellings in compliance with the "RG4(12)" zone provisions contained in this By-law, except that: *(428-96), (0206-2001)*

- (1) the minimum lot frontage for a corner lot shall be 15.8 m;
- (2) the minimum exterior side yard on a corner lot shall be 3.0 m;
- (3) the provisions of subsection 43C(7) of this By-law shall not apply;
- (4) no garage may project more than 7.0 m beyond the main front entrance;
- (5) for dwellings of 2 storeys or more in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back to a maximum of 2.5 m from the front face of the garage;
- (6) notwithstanding subsection 43(C)(6) of this By-law, maximum lot coverage for all buildings and structures for every lot may be increased to 45% if:
 - (a) the garage does not project more than 1.0 m beyond the main entry feature; or,
 - (b) the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the ground floor; or,
 - (c) the width of the garage is 5.0 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side.

2175. Notwithstanding their "R5" zoning, the lands delineated as "R5-2175" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions contained in this By-law, except that: (96-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	300 m ²	9.75 m
Corner	415 m ²	13.5 m

- (2) the coverage of all buildings and structures for every lot shall not exceed 45% of the lot area;
- (3) the minimum gross floor area shall be 240 m².

2176. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2176" on Schedule "B" of this By-law shall only be used in compliance with the "RM5" zone provisions contained in this By-law, except that: (176-96)

- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (23) clauses (44)(17)(d) and (e), and subsection 49(2) of this By-law shall not apply;
- (2) the maximum number of dwelling units on all lands zoned "RM5-2176" shall not exceed 140;
- (3) the maximum "Gross Floor Area" of all buildings and structures on any lot shall not exceed 0.6 times the lot area;
- (4) the yard requirements shall conform to the following:

Minimum Yards	
Front	7.5 m
Rear	5.5 m
Interior Side	3.0 m

- (5) no motor vehicle shall be parked within 3.0 m of any street line;
- (6) no motor vehicle shall be parked within 1.6 m of the walls of any residential building, except that a motor vehicle may be parked within 1.5 m of a wall which does not contain any window or opening into a habitable room.

(SPA) **2177.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2177" on Schedule "B" of this By-law shall only be used for a gas bar with a gas-convenience store and a roll-over car wash in compliance with the following: (505-97)

- (1) the provisions of section 21 and 59A of this By-law shall not apply;
- (2) the minimum lot area shall be 5 300 m² ;
- (3) the minimum building setback to the gas-convenience store shall be 15.0 m from any lot line;
- (4) the minimum building setback to the lot line opposite and parallel to Millcreek Drive shall be 1.5 m;
- (5) no fuel pump shall be located closer than 12.0 m to any lot line;
- (6) for the purpose of this section "GAS-CONVENIENCE STORE" means a building or structure accessory to a gas bar, with a maximum gross leasable area of 134 m², where food and convenience goods are stored and offered for sale at retail and may include accessory thereto an internal automatic bank machine and a take-out restaurant. A take-out restaurant shall not exceed 16% of the gross leasable area of the gas-convenience store and may have accessory to the take-out restaurant a drive-through window provided that it shall be exclusively used for the sale of food and beverages sold by the take-out restaurant;
- (7) for the purpose of this section a "ROLL-OVER CAR WASH" means a building or structure used in whole or in part for the operation of fully automated automobile washing equipment with a maximum capacity of 2 vehicles at a time within the building or structure;
- (8) the equivalent of at least 5 tandem parking spaces shall be provided behind the drive-through window associated with the take-out restaurant;
- (9) a minimum of 5 parking spaces shall be provided for the gas-convenience store;
- (10) a minimum of 5 parking spaces shall be provided for the roll-over car wash;
- (11) the equivalent of at least 10 tandem parking spaces shall be provided behind the entrance door to the roll-over car wash.

- (SPA) **2178.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2178" on Schedule "B" of this By-law shall only be used for a gas bar with a gas-convenience store, and a roll-over car wash in compliance with the following: (505-97)
- (1) the provisions of section 21 and 59A of this By-law shall not apply;
 - (2) the minimum building setback shall be 4.5 m to any lot line;
 - (3) the minimum lot area shall be 6 000 m²;
 - (4) no fuel pump shall be located closer than 6 m to any lot line;
 - (5) for the purpose of this section "GAS-CONVENIENCE STORE" means a building or structure accessory to a gas bar, with a maximum gross leasable area of 134 m², where food and convenience goods are stored and offered for sale at retail and may include accessory thereto an internal automatic bank machine and a take-out restaurant. A take-out restaurant shall not exceed 16% of the gross leasable area of the gas-convenience store and may have accessory to the take-out restaurant a drive-through window, provided that it shall be exclusively used for the sale of food and beverages sold by the take-out restaurant;
 - (6) for the purpose of this section a "ROLL-OVER CAR WASH" means a building or structure used in whole or in part for the operation of fully automated automobile washing equipment with a maximum capacity of 2 vehicles at a time within the building or structure;
 - (7) the equivalent of at least 5 tandem parking spaces shall be provided behind the drive-through window associated with the take-out restaurant;
 - (8) a minimum of 5 parking spaces shall be provided for the gas-convenience store;
 - (9) a minimum of 5 parking spaces shall be provided for the roll-over car wash;
 - (10) the equivalent of at least 10 tandem parking spaces shall be provided behind the entrance door to the roll-over car wash.

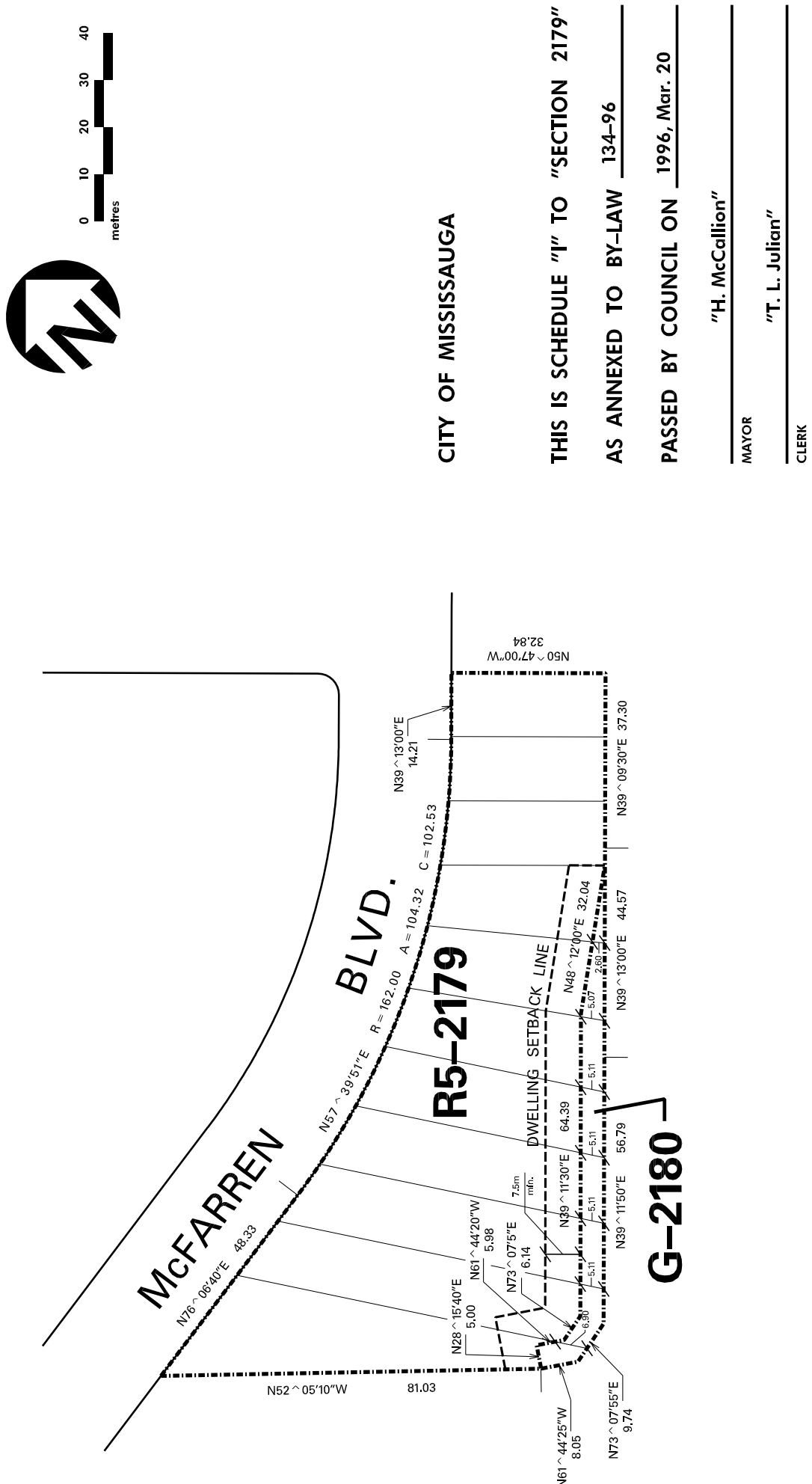
2179. Notwithstanding their "R5" zoning, the lands delineated as "R5-2179" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (134-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m ²	11 m

- (2) no dwelling shall be located closer than 7.5 m from the "G-2180" zone as indicated on Schedule "I" of this section.

Schedule "I" to section 2179



- 2180.** Notwithstanding their "G" zoning, the lands delineated as "G-2180" on Schedule "B" of this By-law shall only be used for a natural protection area subject to the following: *(134-96), (254-96), (286-96), (402-96), (112-97), (160-97), (464-97), (278-98), (593-99), (0033-2000)*
- (1) for the purposes of this section, "NATURAL PROTECTION AREA" means a 5.0 m buffer area for the protection of existing vegetation and natural regeneration; *(112-97)*
 - (2) no buildings or structures of any kind, including accessory buildings, shall be erected and no swimming pools, tennis courts or any like recreational facilities shall be permitted, other than fencing or erosion management measures;
 - (3) no outdoor storage of equipment and materials, and no parking shall be permitted;
 - (4) where a part of a lot or block contains the "G-2180" zoning, the minimum yards shall be measured from the "G-2180" zone boundary. *(112-97)*

(SPA) **2181.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2181" 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: *(129-96)*

- (1) the provisions of subsections 20(f), 20(g) and 22C(7), and sections 59A and 87 of this By-law shall not apply;
- (2) the total gross leasable area of all buildings and structures on lands zoned "DC-2181" shall not exceed 1 944 m²;
- (3) the minimum yard requirements shall conform to the following:

Minimum Yards			
Front	Northerly Side	Southerly Side	Rear
0 m	0 m	5.5 m	2 m

- (4) notwithstanding section 22C of this By-law, parking shall be provided at a minimum standard of 4.0 spaces per 100 m² gross leasable area;
- (5) notwithstanding section 22C of this By-law, one loading space shall be required.

2185. Notwithstanding their "R4" zoning, the lands delineated as "R4-2185" 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: (96-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m ²	12.0 m
Corner	535 m ²	16.0 m

- (2) the coverage of all buildings and structures for every lot shall not exceed 45% of the lot area;
- (3) the minimum gross floor area shall be 240 m²;
- (4) the front yard of every lot shall have a minimum depth of 4.5 m;
- (5) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side;
- (6) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (5) of this section;
- (7) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (8) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (9) notwithstanding subsections (4) and (8) of this section, the main front wall of a garage shall not be located closer than 6 m to any street line.

(SPA) **2186.** The lands delineated as "R2-2186" on Schedule "B" of this By-law shall only be used for a detached dwelling or for business, professional or administrative offices in compliance with the "R2" zone provisions contained in this By-law, except that: (406-97)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the minimum yard requirements shall conform to the following:

Front	Side	Rear
7.0 m	2.5 m	61.8 m

- (3) if the buildings or structures are used for business, professional or administrative offices, the following additional provisions shall apply:
- (a) the total gross floor area - non residential of all buildings and structures shall not exceed 200 m²;
- (b) 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
Business, Professional or Administrative Offices (excluding medical offices)	4.0 spaces per 100 m ² GFA

(SPA) **2187.** The lands delineated as "RM5-2187" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (266-96), (158-97)

- (1) the provisions of section 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (23) and 49(2) and clauses 44(17)(d), (e) and (f) of this By-law shall not apply;
- (2) the total number of dwelling units on all lands zoned "RM5-2187" shall not exceed 214;
- (3) the gross floor area of all buildings and structures on all lands zoned "RM5-2187" shall not exceed 0.6 times the lot area;
- (4) the minimum open space on all lands zoned "RM5-2187" shall be 40% of the lot area.

2188. Notwithstanding their "R1" zoning, the lands delineated as "R1-2188" on Schedule "B" of this By-law shall only be used in compliance with the "R1" zone provisions contained in this By-law, except that: (286-96)

- (1) the front yard shall have a minimum depth of 7.5 m.

2189. Notwithstanding their "M1" zoning, the lands delineated as "M1-2189" 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: (138-96)

- (1) in addition to those uses permitted under section 109 and 110 of this By-law, a tire sales, service and installation facility shall be permitted:
- (a) the area devoted to sales/office shall be restricted to 15% of the gross floor area - non residential of the building;
- (2) the minimum depth of the rear yard shall be 3.3 m;
- (3) the minimum height of all buildings and structures shall be 7.3 m;

- (4) notwithstanding subsection (3) of this section, the minimum height of 7.3 m shall not apply to the sales component of the tire installation facility;
- (5) 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
Warehouse, sales and office accessory to the tire sales, service and installation facility	1.6 spaces per 100 m ² GFA
Service bays	5.5 spaces per 100 m ² GFA

2190. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2190" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (286-96), (287-96), (464-97)

- (1) the provisions of subsections 44(4), (5), (6), (7), (10) and (11), clauses 45A(1)(b), (c), (d), (e), (g) and (l) of this By-law shall not apply;
- (2) the side yard of every corner lot shall have a minimum width of 3.5 m;
- (3) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	415 m ²	13.6 m
Corner	515 m ²	16.9 m

2191. Notwithstanding their "G" zoning, the lands delineated as "G-2191" on Schedule "B" of this By-law, shall only be used for a Natural Protection Area and a Natural Adjustment Area, subject to the following: (287-96), (112-97), (278-98), (593-99)

- (1) for the purposes of this section, "NATURAL PROTECTION AREA" means a 5.0 m area on lots or blocks for the protection of existing vegetation and Natural Regeneration;
- (2) for the purposes of this section, "NATURAL ADJUSTMENT AREA" means an additional 5.0 m adjacent to a Natural Protection Area;
- (3) no buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts or any like recreational facilities shall be permitted, other than those required for flood and/or erosion management and fencing;
- (4) no outdoor storage of equipment and materials, and no parking shall be permitted;
- (5) where a part of a lot or block contains the "G-2191" zoning, the minimum yards shall be measured from the "G-2191" zone boundary.

2192. Notwithstanding their "R4" zoning, the lands delineated as "R4-2192" 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: (229-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	335 m ²	14 m

- (2) the minimum yard requirements for interior lots shall conform to the following:

Minimum Yards		
Front	Side	Rear
5.0 m (4.5 m to covered porch)	1.2 m on one side and 0.61 m on the other side	7.5 m

- (3) notwithstanding subsection (2) of this section, no garage shall be located closer than 6.0 m from a street line;
- (4) for the purposes of this section, "COVERED PORCH" means a platform, with at least one side open, covered by a roof, with or without a foundation and/or basement.

- (SPA)2193.
- Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-2193" on Schedule "B" of this By-law shall only be used for the purposes of business, professional and administrative offices and a medical building in compliance with the following: (17-97), (457-97)
- (1)

the provisions of subsections 20(j) and (k), and section 21 of this By-law shall not apply;
- (2)

the total gross floor area non - residential of all buildings and structures on all lands zoned "RCL1-2193" shall not exceed 1 240 m²;
- (3)

for the purposes of this section "MEDICAL BUILDING" means a building or structure, other than a hospital, used for consultation, examination or therapeutical treatment by a physician, dentist or drugless practitioner or health professional, and which may include one pharmacy, one physiotherapy clinic, and one medical supply office; (457-97)
- (4)

the pharmacy shall not exceed 140 m² in gross floor area; the physiotherapy clinic shall not exceed 170 m² in gross floor area, and the medical supply office shall not exceed 200 m² in gross floor area;
- (5)

for the purposes of this section "MEDICAL SUPPLY OFFICE" means a building or structure, or part thereof, where the primary function is that of an office for the purposes of consultation and which may include accessory thereto, retail sales and display of medical goods and products such as, but not limited to, medical literature, prosthesis, wheelchairs, beds and chairs for the physically disabled, walkers, canes and medical gases;
- (6)

the total number of physicians, dentists, drugless practitioners, and health professionals permitted to practice is restricted to 5;
- (7)

notwithstanding subsection (6) of this section, only one physiotherapist is permitted to practice;
- (8)

the minimum lot frontage shall be 30.0 m;
- (9)

the minimum yard requirements shall conform to the following:

Minimum Yards			
Front	Easterly Side	Westerly Side	Rear
4.5 m	10.0 m	1.5 m	30.0 m

- (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
Physician/Dentist/ Drugless Practitioner/Health Professional	5.0 spaces per physician/dentist/drugless practitioner/health professional
Medical Supply Office	3.2 spaces per 100 m ² GFA

- (SPA)2194.
- Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2194" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (292-96), (368-96)
- (1)

the provisions of subsections 44(4), (5), (6), (7), (10), (11) and (12) and subsection 49(2) of this By-law shall not apply;
- (2)

the number of row dwellings shall not exceed a maximum density of 57 units per ha on lands zoned "RM5-2194";
- (3)

the maximum gross floor area of all buildings and structures shall not exceed 0.70 times the lot area;
- (4)

the minimum open space shall be 40% of the lot area;
- (5)

the lot frontage shall be a minimum of 19.0 m;
- (6)

the minimum row dwelling unit width shall be 4.26 m measured to the exterior of outside walls and to the mid-point of joint interior walls.

- (SPA)2195.
- Notwithstanding their "A" zoning, the lands delineated as "A-2195" on Schedule "B" of this By-law shall only be used for a detached dwelling and/or the professional offices of physicians, dentists or drugless practitioners in compliance with the following: (199-96), (514-98)
- (1)

the total number of physicians, dentists or drugless practitioners permitted to practice is restricted to 2;
- (2)

the minimum lot frontage shall be 60.0 m;
- (3)

the minimum yard requirements shall conform to the following:

Minimum Yards		
Front	Side	Rear
20.0 m	13.0 m	7.5 m

- (4)
- a minimum of 5 parking spaces shall be provided per practitioner.

2196. Notwithstanding their "R4" zoning, the lands delineated as "R4-2196" 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: (363-96), (248-97)

- (1) each detached dwelling shall comply with the "R5" zone provisions contained in this By-law, except that:
 - (a) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m ²	11.0 m
Corner	450 m ²	14.5 m

- (2) a porch, covered porch, uncovered platform or bay window shall be permitted to encroach a maximum of 0.5 m into an outside side yard of a corner lot.

2197. Notwithstanding their "R5" zoning, the lands delineated as "R5-2197" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions contained in this By-law, except that: (363-96), (248-97)

- (1) a porch, covered porch, uncovered platform or bay window shall be permitted to encroach a maximum of 0.5 m into an outside side yard of a corner lot.

2198. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2198" on Schedule "B" of this By-law shall only be used for detached dwellings, semi-detached dwellings, street row dwellings, or any combination of the above in compliance with the following: (363-96), (172-97), (248-97), (274-98), (181-99), (0372-2002)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) every rear yard where abutting the "G-1504" zone shall have a minimum depth of 15 m;
- (3) each detached dwelling shall comply with the "R5" zone provisions contained in this By-law;
- (4) each semi-detached dwelling shall comply with the "RM2" zone provisions contained in this By-law, except that:
 - (a) the area and frontage of lots shall conform to the following requirements:

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

- (b) a porch, covered porch, uncovered platform or bay window shall be permitted to encroach a maximum of 0.5 m into an outside side yard of a corner lot;
- (c) every side yard other than an outside side yard of a corner lot shall have a minimum width of 0.9 m;
- (d) notwithstanding clause (4)(c) of this section, where the side lot line is also the side lot line of a street row dwelling, the minimum side yard shall be 1.2 m;
- (e) the gross floor area for all buildings and structures shall not exceed 0.75 times the lot area;
- (5) each street row dwelling shall comply with the provisions of subsection 49(3) of this By-law.

2199. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2199" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (248-96)

- (1) the provisions of subsections 44(1), (4), (5), (6), (7), (10) and (11) of this By-law shall not apply;
- (2) the side yard opposite the yard flanking Winston Churchill Boulevard or Erin Centre Boulevard shall be 1.2 m;
- (3) notwithstanding subsection (2) of this section, a porch, covered porch or uncovered platform shall be permitted to encroach a maximum of 1.8 m into the 7.5 m streetline setback from Winston Churchill Boulevard and Erin Centre Boulevard;
- (4) notwithstanding clause 45A(1)(g) of this By-law, a chimney or chimney breast, porch, covered porch, uncovered platform, central air conditioning unit or heat pump shall be permitted to encroach a maximum of 1.8 m into every outside side yard of a corner lot.