

6.2.5 C4 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

6.2.5.1	Exception: C4-1	Map # 08	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a C4-1 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Permitted Use			
6.2.5.1.1	Lands zoned C4-1 shall only be used for the following:		
	(1) Street Townhouse		
Regulations			
6.2.5.1.2	Minimum lot area		170 m ²
6.2.5.1.3	Minimum lot frontage		6.2 m
6.2.5.1.4	Maximum encroachment of a porch and deck into required yards		1.8 m
6.2.5.1.5	Stairs may project into required yards		
6.2.5.1.6	Maximum height of any street townhouse		15.0 m
6.2.5.1.7	Every dwelling unit shall have a garage		
6.2.5.1.8	Minimum area of a garage		27 m ²
6.2.5.1.9	Minimum setback of a garage to any street		5.5 m
6.2.5.1.10	All site development plans shall comply with Schedule C4-1 of this Exception		

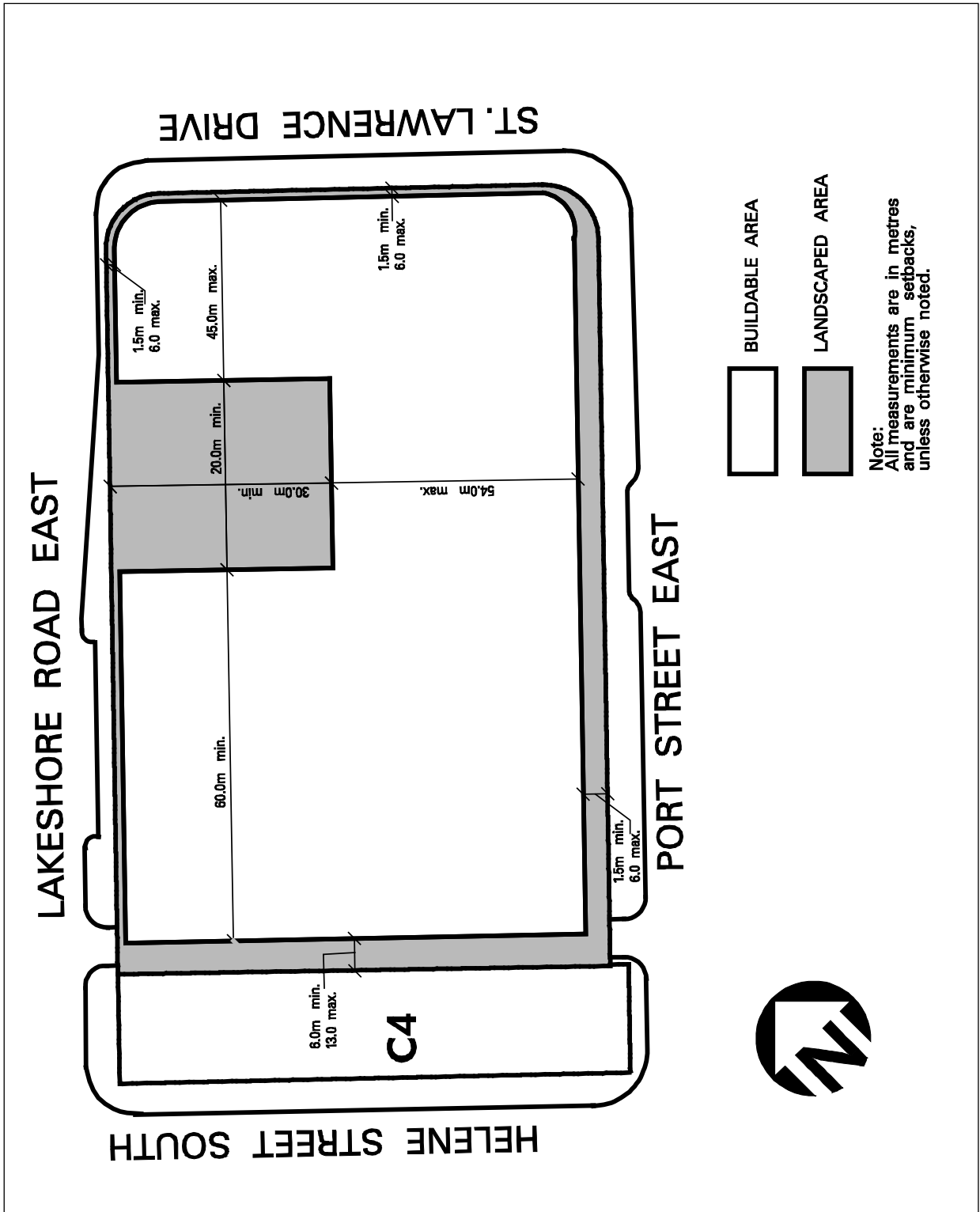
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6.2.5.3	Exception: C4-3	Map # 08	By-law: 0126-2015, 0174-2017, 0086-2018, 0208-2022, 0217-2023												
<p>In a C4-3 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>															
Permitted Uses															
6.2.5.3.1	Lands zoned C4-3 shall only be used for the following:														
	<ul style="list-style-type: none"> (1) Apartment (2) Retirement Building (3) Office (4) Medical Office - Restricted (5) Retail Store (6) Barber shop, hairdressing or beauty salon (7) Dressmaking or tailoring establishment (8) Tanning Salon (9) Parking Lot (10) Financial Institution (11) Restaurant (12) Take-out Restaurant (13) <i>deleted</i> (14) Parking required for lands zoned C4-5, C4-6 and RA2-33 														
Regulations															
6.2.5.3.2	Maximum number of apartment dwelling units or retirement dwelling units , or any combination thereof		150												
6.2.5.3.3	Combined maximum gross floor area - residential and gross floor area - non-residential		25 400 m ²												
6.2.5.3.4	Maximum gross floor area - residential of all buildings and structures used for apartments or retirement buildings , or any combination thereof		19 050 m ²												
6.2.5.3.5	Maximum gross floor area - non-residential of a retail store used for a food store		600 m ²												
6.2.5.3.6	Maximum gross floor area - non-residential used for office , medical office - restricted , retail store , barber shop, hairdressing and beauty salon, dressmaking or tailoring establishment, tanning salon, financial institution , restaurant or take-out restaurant		8 600 m ²												
6.2.5.3.7	That portion of the first storey of any building or structure located within 9.0 m of Lakeshore Road East shall only be used for an office , medical office - restricted , retail store , restaurant , take-out restaurant , barber shop and hairdressing and beauty salon, dressmaking or tailoring establishment or tanning salon, or any combination thereof														
6.2.5.3.8	Minimum landscaped area		15% of lot area												
6.2.5.3.9	The maximum height measured at the centreline of Lakeshore Road East right-of-way and the maximum number of storeys , excluding any mechanical penthouse or roof top equipment, for any building or structure or part thereof, as identified on Schedule C4-3 referred to in Sentence 6.2.5.3.19 of this Exception, shall comply to the following requirements:														
	<table border="1"> <thead> <tr> <th>DISTANCE from Lakeshore Road East Right-of-way</th> <th>MAXIMUM HEIGHT highest ridge: sloped roof</th> <th>MAXIMUM HEIGHT flat roof</th> <th>STOREYS</th> </tr> </thead> <tbody> <tr> <td>less than 15.0 m</td> <td>16.0 m</td> <td>12.0 m</td> <td>2</td> </tr> <tr> <td>15.0 m or greater</td> <td>29.0 m</td> <td>24.0 m</td> <td>6</td> </tr> </tbody> </table>	DISTANCE from Lakeshore Road East Right-of-way	MAXIMUM HEIGHT highest ridge: sloped roof	MAXIMUM HEIGHT flat roof	STOREYS	less than 15.0 m	16.0 m	12.0 m	2	15.0 m or greater	29.0 m	24.0 m	6		
DISTANCE from Lakeshore Road East Right-of-way	MAXIMUM HEIGHT highest ridge: sloped roof	MAXIMUM HEIGHT flat roof	STOREYS												
less than 15.0 m	16.0 m	12.0 m	2												
15.0 m or greater	29.0 m	24.0 m	6												

Exception C4-3 continued on next page

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6.2.5.3	Exception: C4-3	Map # 08	By-law: 0126-2015, 0174-2017, 0086-2018, 0208-2022, 0217-2023
Exception C4-3 continued from previous page			
6.2.5.3.10	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a barber shop, hairdressing and beauty salon, dressmaking or tailoring establishment or a tanning salon		4.0
6.2.5.3.11	Required public parking spaces		43
6.2.5.3.12	Minimum setback of motor vehicle surface parking and loading facilities from any street line		6.0 m
6.2.5.3.13	Any parking structure or part thereof shall be located wholly below the ground level measured at the centreline of Lakeshore Road East		
6.2.5.3.14	Minimum setback of a parking structure from any lot line		0.3 m
6.2.5.3.15	Minimum setback of all buildings and structures used for residential purposes to Hurontario Street and Port Street East		4.5 m
6.2.5.3.16	Notwithstanding Schedule C4-3 of this Exception, the minimum setback of all commercial uses to Port Street East shall be		1.5 m
6.2.5.3.17	Notwithstanding Schedule C4-3, a maximum of one building or structure on a lot may be set back beyond the maximum requirements for two sides of a building or structure only		
6.2.5.3.18	Notwithstanding Schedule C4-3 of this Exception, awnings may project beyond the buildable area a maximum of 0.60 m into any landscaped area identified on Schedule C4-3 of this Exception		
6.2.5.3.19	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		
6.2.5.3.20	All site development plans shall comply with Schedule C4-3 of this Exception		



Schedule C4-3
Map 08

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6.2.5.4	Exception: C4-4	Map # 07	By-law: OMB Order 2008 May 08, 0126-2015, 0174-2017, 0086-2018
In a C4-4 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.5.4.1	(1) Gas Bar (2) Motor Vehicle Wash Facility - Restricted		
Uses Not Permitted			
6.2.5.4.2	On a lot with a gas bar and/or motor vehicle wash facility - restricted the following uses shall not be permitted:		
	(1) Apartment (2) Dwelling unit located above the first storey of a commercial building		
Regulations			
6.2.5.4.3	Minimum depth of landscaped area adjacent to Lakeshore Road East		3.0 m
6.2.5.4.4	Minimum front yard for convenience retail and service kiosk structure		3.0 m
6.2.5.4.5	Minimum front yard to weather canopy		3.0 m
6.2.5.4.6	Minimum front yard to motor vehicle wash - restricted structure		18.5 m
6.2.5.4.7	Minimum easterly side yard		3.8 m
6.2.5.4.8	Minimum westerly side yard		0.3 m
6.2.5.4.9	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

6.2.5.5	Exception: C4-5	Map # 07	By-law: 0308-2011, 0126-2015, 0086-2018, 0181-2018/LPAT Order 2019 February 15
In a C4-5 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.5.5.1	Lands zoned C4-5 shall only be used for the following:		
	(1) Townhouse (2) Office (3) Medical Office - Restricted (4) Retail Store (5) Dressmaking or tailoring establishment (6) Repair Service		
Use Not Permitted			
6.2.5.5.2	(1) Pet Shop		

Exception C4-5 continued on next page

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6.2.5.5	Exception: C4-5	Map # 07	By-law: 0308-2011, 0126-2015, 0086-2018, 0181-2018/LPAT Order 2019 February 15
Exception C4-5 continued from previous page			
Regulations			
6.2.5.5.3	The provisions contained in Subsection 6.1.5 of this By-law shall not apply		
6.2.5.5.4	Maximum number of townhouse dwelling units		18
6.2.5.5.5	An office, medical office - restricted , retail store, dressmaking or tailoring establishment or repair service shall only be located wholly within a building principally used for townhouses , in addition to any other requirement of this Exception, and shall comply with the following requirements:		
	(1) any office, medical office - restricted , retail store, dressmaking or tailoring establishment or repair service shall be located only within the first storey		
	(2) for any townhouse dwelling unit , a maximum of one office or one medical office - restricted or one retail store or one dressmaking or tailoring establishment or one repair service shall be permitted		
	(3) for any townhouse dwelling unit , the maximum gross floor area - non-residential of any office, medical office - restricted , retail store, dressmaking or tailoring establishment or repair service shall be		65 m ²
	(4) for any townhouse dwelling unit , the minimum gross floor area - non-residential of any office, medical office - restricted , retail store, dressmaking or tailoring establishment or repair service shall be		30 m ²
6.2.5.5.6	That portion of the first storey area of any building or structure located within 6.0 m of Lakeshore Road East shall only be used for an office, medical office - restricted , retail store, dressmaking or tailoring establishment or repair service , or any combination thereof		
6.2.5.5.7	The minimum gross floor area - non-residential required by Clause 6.2.5.5.5(4) of this Exception must be developed concurrent with a townhouse		
6.2.5.5.8	Maximum gross floor area - non-residential used for all offices, medical offices - restricted , retail stores, dressmaking or tailoring establishments and repair services		720 m ²
6.2.5.5.9	Maximum gross floor area - residential of townhouses		4 300 m ²
6.2.5.5.10	Minimum landscaped area		20% of lot area
6.2.5.5.11	Maximum height :		
	(1) from established grade to the highest ridge of a sloped roof		16.0 m and 3 storeys
	(2) from established grade to the top of a flat roof		12.5 m and 3 storeys
6.2.5.5.12	The lot line abutting Lakeshore Road East shall be deemed to be the front lot line		
6.2.5.5.13	The lot line opposite the front lot line shall be deemed to be the rear lot line		
6.2.5.5.14	Maximum projection of a porch into a required yard		1.5 m
6.2.5.5.15	Maximum projection of awnings into a required yard		0.3 m
6.2.5.5.16	Maximum projection of windows with or without a foundation, pilasters, corbels, cornice, belt course, sill, or balustrade into a required yard		0.6 m

Exception C4-5 continued on next page

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6.2.5.5	Exception: C4-5	Map # 07	By-law: 0308-2011, 0126-2015, 0086-2018, 0181-2018/LPAT Order 2019 February 15
Exception C4-5 continued from previous page			
6.2.5.5.17	Maximum projection of a balcony into the required rear yard or exterior side yard		1.2 m
6.2.5.5.18	Total required parking spaces for all townhouse dwelling units		41
6.2.5.5.19	A parking space on a private driveway serving as an access to a second parking space in a private garage forming part of a dwelling unit shall be included in the number of parking spaces required by Sentence 6.2.5.5.18 of this Exception, excluding required number of visitor parking spaces		
6.2.5.5.20	Maximum number of visitor parking spaces that may be located on lands zoned RM4-19		5
6.2.5.5.21	Required parking for an office, medical office - restricted , retail store, dressmaking or tailoring establishment and repair service may be located on lands zoned C4-3		
6.2.5.5.22	Maximum garage width: from the inside face of the garage side walls		3.2 m
6.2.5.5.23	Maximum driveway width		3.2 m
6.2.5.5.24	"Retail Store" means a building, structure or part thereof, in which goods are offered for sale, lease and/or rental to consumers. Where the primary function of the retail store is the sale of food, food shall not be produced or prepared on the premises and shall not be offered for sale to the public for consumption on the premises.		
6.2.5.5.25	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

6.2.5.6	Exception: C4-6	Map # 07	By-law: 0126-2015, 0086-2018
In a C4-6 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.5.6.1	Lands zoned C4-6 shall only be used for the following:		
	<ul style="list-style-type: none"> (1) Office (2) Medical Office - Restricted (3) Financial Institution 		
Regulations			
6.2.5.6.2	Maximum gross floor area - non-residential		1 560 m ²
6.2.5.6.3	Minimum landscaped area		40% of lot area
6.2.5.6.4	The lot line abutting St. Lawrence Drive shall be deemed to be the front lot line		
6.2.5.6.5	Minimum front yard		2.0 m
6.2.5.6.6	Minimum exterior side yard		9.0 m
6.2.5.6.7	Minimum interior side yard		3.0 m

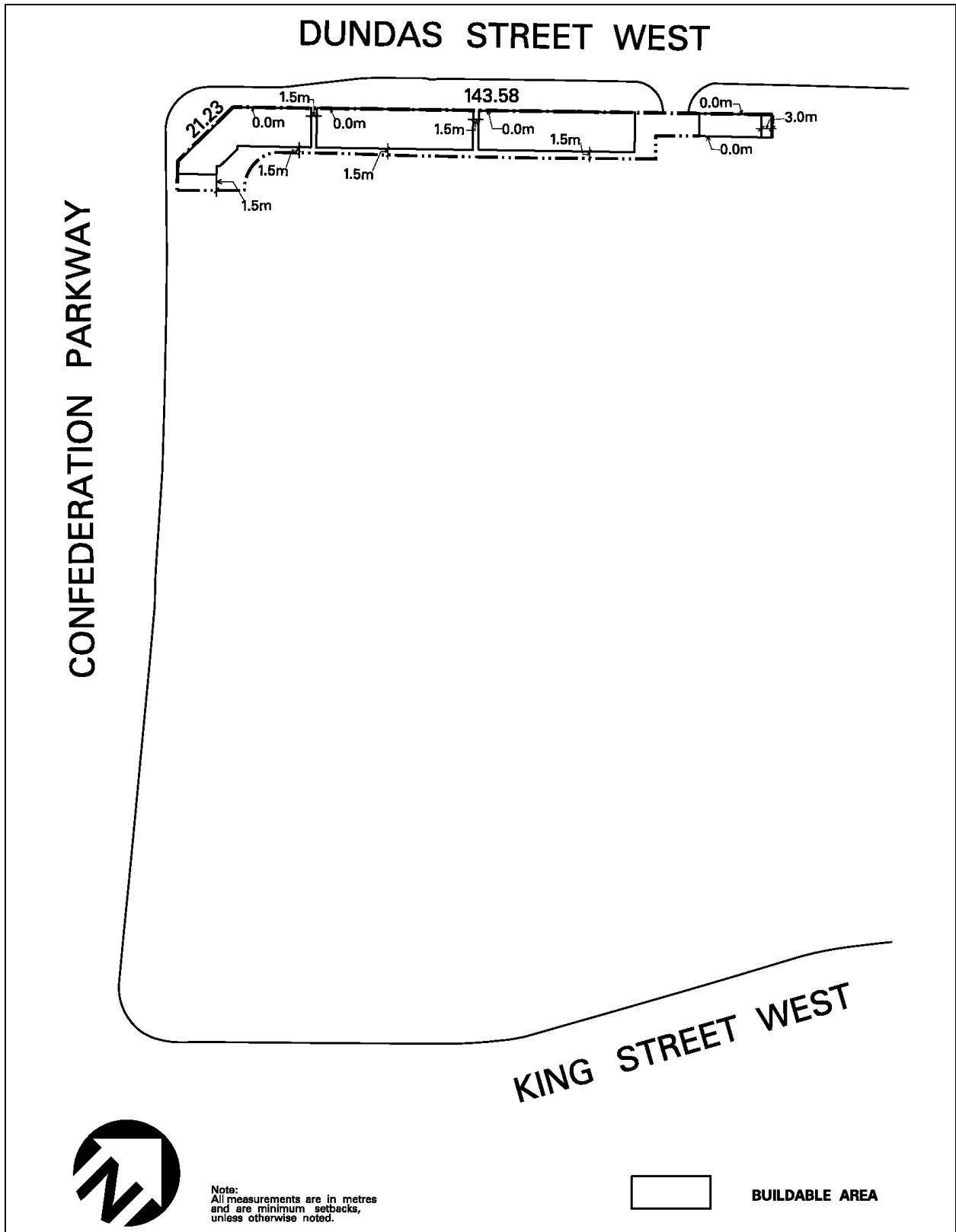
Exception C4-6 continued on next page

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6.2.5.6	Exception: C4-6	Map # 07	By-law: 0126-2015, 0086-2018
Exception C4-6 continued from previous page			
6.2.5.6.8	Minimum rear yard		20.0 m
6.2.5.6.9	Maximum projection of awnings into the exterior side yard		2.0 m
6.2.5.6.10	Required parking spaces		50
6.2.5.6.11	Required parking may be located on lands zoned C4-3		38
6.2.5.6.12	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

6.2.5.7	Exception: C4-7	Map # 17, 24	By-law:
In a C4-7 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
6.2.5.7.1	(1)	Restaurant	
	(2)	Take-out Restaurant	

6.2.5.8	Exception: C4-8	Map # 15	By-law: OMB Order 2015 January 22, 0130-2017, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a C4-8 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Use Not Permitted			
6.2.5.8.1	(1)	Apartment	
Regulations			
6.2.5.8.2	The provisions of Line 12.0 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.8.3	Maximum exterior side yard		6.0 m
6.2.5.8.4	Maximum number of dwelling units		20
6.2.5.8.5	Maximum gross floor area - non-residential		1 500 m ²
6.2.5.8.6	Maximum length of a building streetwall on the first storey that may be used for accessing residential uses above the first storey		33%
6.2.5.8.7	Minimum number of resident parking spaces per dwelling unit		2
6.2.5.8.8	Total number of shared visitor and non-residential parking spaces provided for all lands zoned RM6-15 and C4-8		72
6.2.5.8.9	Required shared visitor and non-residential parking spaces may be located on lands zoned RM6-15		
6.2.5.8.10	Required loading spaces may be located on lands zoned RM6-15		
6.2.5.8.11	Driveways, aisles and CEC - roads may be shared with abutting lands zoned RM6-15		
6.2.5.8.12	All site development plans shall comply with Schedule C4-8 of this Exception		



Schedule C4-8
Map 15

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6.2.5.9	Exception: C4-9	Map # 14, 15, 21	By-law: 0308-2011, 0174-2017, 0111-2019/ LPAT Order 2021 March 09
In a C4-9 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.9.1	(1)	<i>deleted</i>	
Regulations			
6.2.5.9.2		Maximum floor space index - non-residential	1.0
6.2.5.9.3		Maximum percentage of total gross floor area used for apartment, overnight accommodation, recreational establishment, community centre and office or any combination thereof	80%
6.2.5.9.4	Height:		
	(1)	minimum height - highest ridge: sloped roof	16.0 m and 3 storeys or
	(2)	minimum height top: flat roof	12.5 m and 3 storeys
6.2.5.9.5		Maximum height of a building , or portions thereof, located within 10.0 m of Dundas Street East and West or Hurontario Street	6 storeys
6.2.5.9.6		Maximum height of a building , or portion thereof, with a minimum setback of 10.0 m from any lot line	18 storeys
6.2.5.9.7		Apartments shall comply with the RA4 regulations contained in Subsection 4.15.1 of this By-law except that:	
	(1)	maximum floor space index - apartment zone	2.9
	(2)	minimum floor space index - apartment zone	1.0
	(3)	minimum height	3 storeys

6.2.5.10	Exception: C4-10	Map # 07, 21	By-law:
In a C4-10 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.5.10.1	(1)	Motor vehicle service station legally existing on the date of passing of this By-law	
	(2)	Motor vehicle repair facility - restricted legally existing on the date of passing of this By-law	

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6.2.5.11	Exception: C4-11	Map # 10	By-law: 0194-2014/ OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a C4-11 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.5.11.1	(1) Back to Back and Stacked Townhouses (2) Motor vehicle service station and motor vehicle wash facility - restricted legally existing on the date of passing of this By-law		
Uses Not Permitted			
6.2.5.11.2	(1) Retail store greater than 600 m ² gross floor area - non-residential (2) Parking Lot		
Regulations			
6.2.5.11.3	Maximum floor space index - residential		2.0
6.2.5.11.4	Minimum front yard		0.6 m
6.2.5.11.5	Minimum exterior side yard		0.6 m
6.2.5.11.6	Minimum interior side yard abutting lands zoned Residential or Greenlands		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.11.7	Minimum rear yard abutting lands zoned Residential or Greenlands		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.11.8	A minimum of 75% of the first storey of any building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West		
6.2.5.11.9	Maximum height		4 storeys
6.2.5.11.10	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling		4.5 m
6.2.5.11.11	Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure		6.0 m
6.2.5.11.12	Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street		70% of lot frontage
6.2.5.11.13	Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property		90% of lot frontage
6.2.5.11.14	Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West		
6.2.5.11.15	Minimum percentage of glazing of the first storey of a streetwall		60%
6.2.5.11.16	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store, animal care establishment, service establishment, repair establishment or office , provided that the gross floor area - non-residential is less than or equal to 300 m ²		3.0

Exception C4-11 continued on next page

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6.2.5.11	Exception: C4-11	Map # 10	By-law: 0194-2014/ OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
Exception C4-11 continued from previous page			
6.2.5.11.17	Where the floor space index - residential is greater than 1.0, required parking shall be provided within a parking structure located either above or below grade		
6.2.5.11.18	Maximum height of an above grade parking structure	2 storeys	
6.2.5.11.19	Above grade parking structures adjacent to a street shall have residential and/or non-residential uses with a minimum depth of 10.0 m along a streetwall of both the first and second storey		
6.2.5.11.20	"Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures , exclusive of gross floor area - non-residential , to the lot area		

6.2.5.12	Exception: C4-12	Map # 01, 06, 07, 09, 38W, 48E	By-law:
In a C4-12 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.12.1	(1)	Motor vehicle repair facility - restricted legally existing on the date of passing of this By-law	

6.2.5.13	Exception: C4-13	Map # 06, 08	By-law: 0007-2020
In a C4-13 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.13.1	(1)	Motor vehicle sales, leasing and/or rental facility - restricted legally existing on the date of passing of this By-law	

6.2.5.14	Exception: C4-14	Map # 07	By-law: 0086-2018
In a C4-14 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.14.1	(1)	Convenience restaurant legally existing on the date of passing of this By-law	
Regulation			
6.2.5.14.2	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

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6.2.5.15	Exception: C4-15	Map # 22	By-law: 0308-2011, 0174-2017																											
<p>In a C4-15 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>																														
Regulations																														
6.2.5.15.1	Maximum gross floor area - non-residential		5 850 m ²																											
6.2.5.15.2	Minimum northerly yard - non-residential building		2.0 m																											
6.2.5.15.3	Minimum southerly yard - non-residential building		3.5 m																											
6.2.5.15.4	Minimum easterly yard - non-residential building		3.0 m																											
6.2.5.15.5	Minimum setback to a sight triangle		2.0 m																											
6.2.5.15.6	Maximum height - highest ridge: sloped roof - non-residential building		16.0 m and 3 storeys																											
6.2.5.15.7	Maximum height - top: flat roof - non-residential building		12.5 m and 3 storeys																											
6.2.5.15.8	Maximum projection of a covered walkway into a required yard		2.0 m																											
6.2.5.15.9	<p>Apartments shall comply with the RA2 regulations contained in Subsection 4.15.1 of this By-law except that:</p> <table border="0"> <tr> <td>(1)</td> <td>maximum gross floor area - apartment zone</td> <td>2.2 times the lot area</td> </tr> <tr> <td>(2)</td> <td>minimum gross floor area - apartment zone</td> <td>1.0 times the lot area</td> </tr> <tr> <td>(3)</td> <td>minimum landscaped area</td> <td>30% of the lot area</td> </tr> <tr> <td>(4)</td> <td>minimum northerly yard - apartment</td> <td>3.0 m</td> </tr> <tr> <td>(5)</td> <td>minimum westerly yard - apartment</td> <td>4.5 m</td> </tr> <tr> <td>(6)</td> <td>maximum height - apartment</td> <td>8 storeys</td> </tr> <tr> <td>(7)</td> <td>minimum northerly setback to a parking area at established grade</td> <td>2.75 m</td> </tr> <tr> <td>(8)</td> <td>minimum side setback to a parking area at established grade</td> <td>1.0 m</td> </tr> <tr> <td>(9)</td> <td>minimum setback to a parking structure completely below finished grade</td> <td>0.0 m</td> </tr> </table>			(1)	maximum gross floor area - apartment zone	2.2 times the lot area	(2)	minimum gross floor area - apartment zone	1.0 times the lot area	(3)	minimum landscaped area	30% of the lot area	(4)	minimum northerly yard - apartment	3.0 m	(5)	minimum westerly yard - apartment	4.5 m	(6)	maximum height - apartment	8 storeys	(7)	minimum northerly setback to a parking area at established grade	2.75 m	(8)	minimum side setback to a parking area at established grade	1.0 m	(9)	minimum setback to a parking structure completely below finished grade	0.0 m
(1)	maximum gross floor area - apartment zone	2.2 times the lot area																												
(2)	minimum gross floor area - apartment zone	1.0 times the lot area																												
(3)	minimum landscaped area	30% of the lot area																												
(4)	minimum northerly yard - apartment	3.0 m																												
(5)	minimum westerly yard - apartment	4.5 m																												
(6)	maximum height - apartment	8 storeys																												
(7)	minimum northerly setback to a parking area at established grade	2.75 m																												
(8)	minimum side setback to a parking area at established grade	1.0 m																												
(9)	minimum setback to a parking structure completely below finished grade	0.0 m																												

6.2.5.16	Exception: C4-16	Map # 07	By-law: 0126-2015, 0086-2018
<p>In a C4-16 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Use			
6.2.5.16.1	(1)	Motor vehicle wash facility - restricted legally existing on the date of passing of this By-law	
Regulations			
6.2.5.16.2	A motor vehicle wash facility - restricted shall also include a coin-operated motor vehicle wash facility - restricted		
6.2.5.16.3	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

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6.2.5.17	Exception: C4-17	Map # 22	By-law: <i>deleted by 0281-2015, OLT Order 2022 July 12, 0217-2023</i>
In a C4-17 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.17.1	(1) Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted		
	(2) <i>deleted</i>		
Regulations			
6.2.5.17.2	<i>deleted</i>		
6.2.5.17.3	Maximum floor space index - apartment zone		4.0
6.2.5.17.4	Minimum gross floor area - non-residential		1 000 m ²
6.2.5.17.5	Maximum tower floor plate		800 m ²
6.2.5.17.6	The lot line abutting Burnhamthorpe Road West shall be deemed to be the front lot line		
6.2.5.17.7	Notwithstanding Sentence 6.2.5.17.15 of this Exception, maximum encroachment of a balcony into a required front yard or exterior side yard		1.5 m
6.2.5.17.8	Notwithstanding Sentence 6.2.5.17.15 of this Exception, stairs, landings, planters, canopies, ventilation shafts, and bicycle racks shall be permitted to encroach into a required yard and landscaped buffer		
6.2.5.17.9	Minimum number of resident parking spaces per condominium dwelling unit		1.0
6.2.5.17.10	Minimum number of visitor parking spaces per condominium dwelling unit		0.15
6.2.5.17.11	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for all non-residential uses , located in the same building or on the same lot as the residential use , except entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant Parking for entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
6.2.5.17.12	For the purposes of this By-law, driveways, aisles, and parking spaces are permitted to be shared with abutting lands zoned C3-5		
6.2.5.17.13	Minimum amenity area		4.0 m ² per dwelling unit
6.2.5.17.14	Minimum amenity area to be provided outside		2.0 m ² per dwelling unit

Exception C4-17 continued on next page

6.2.5.17	Exception: C4-17	Map # 22	By-law: <i>deleted by 0281-2015, OLT Order 2022 July 12, 0217-2023</i>
Exception C4-17 continued from previous page			
6.2.5.17.15	All site development plans shall comply with Schedule C4-17 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-C4-17 by further amendment to Map 22 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) filing of a Record of Site Condition (RSC) on the Ministry of Environment and Climate Change Environmental Site Registry, and the provision of a complete copy of the RSC and all supporting reports to the City of Mississauga ("City"); (2) delivery of an executed Development and/or Servicing Agreement for the provision of maintenance and operation of shared facilities and services, warning clauses, conditions of site plan approval, construction within municipal boulevard/streetscape works, land dedications and easements, on-site stormwater management, servicing connections, cash-in-lieu of parkland, school board signs, and legal matters; (3) streetscaping along Burnhamthorpe Road West and Grand Park Drive including the relocation of utilities to accommodate a tree corridor on Grand Park Drive to the satisfaction of the City; (4) delivery of an executed agreement for the provision of certain facilities, services or matters, pursuant to section 37 of the <i>Planning Act</i>, as it read on the day before section 9 of Schedule 12 to the <i>More Homes, More Choices Act, 2019</i> came into force, in a form and on terms satisfactory to the City; (5) submission of any outstanding technical plans, studies and reports to the satisfaction of the City and the Region of Peel. 			

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6.2.5.18	Exception: C4-18	Map # 08	By-law:
In a C4-18 zone the permitted uses and applicable regulations shall be as specified for C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.18.1	(1)	Boat repair, sales, service and storage legally existing on the date of passing of this By-law	
Regulation			
6.2.5.18.2	Boat repair, sales, service and storage shall be permitted both inside and/or outside any building or structure		

6.2.5.19	Exception: C4-19	Map # 08	By-law: 0379-2009, 0174-2017
In a C4-19 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.19.1	(1)	Apartment Hotel	
Regulations			
6.2.5.19.2	Maximum height	14 storeys	
6.2.5.19.3	"Apartment Hotel" means a building used mainly for the purposes of catering to the public by supplying food and furnishing sleeping accommodation of not less than 20 dwelling units , suites of rooms, and/or individual bedrooms in which each dwelling unit or separate bedroom or suite shall have access to a common hall, each of which halls shall have two distinct and separate entrances from the outside		
6.2.5.19.4	Parking requirements for an apartment hotel shall comply with the Rental Apartment regulations contained in Table 3.1.2.1 of this By-law		

6.2.5.20	Exception: C4-20	Map # 07	By-law: 0174-2017
In a C4-20 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.20.1	(1)	Triplex	

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6.2.5.21	Exception: C4-21	Map # 07	By-law: 0181-2018/LPAT Order 2019 February 15
In a C4-21 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.21.1	(1)	Stacked Townhouse	
Regulation			
6.2.5.21.2	Maximum number of dwelling units within a stacked townhouse		6

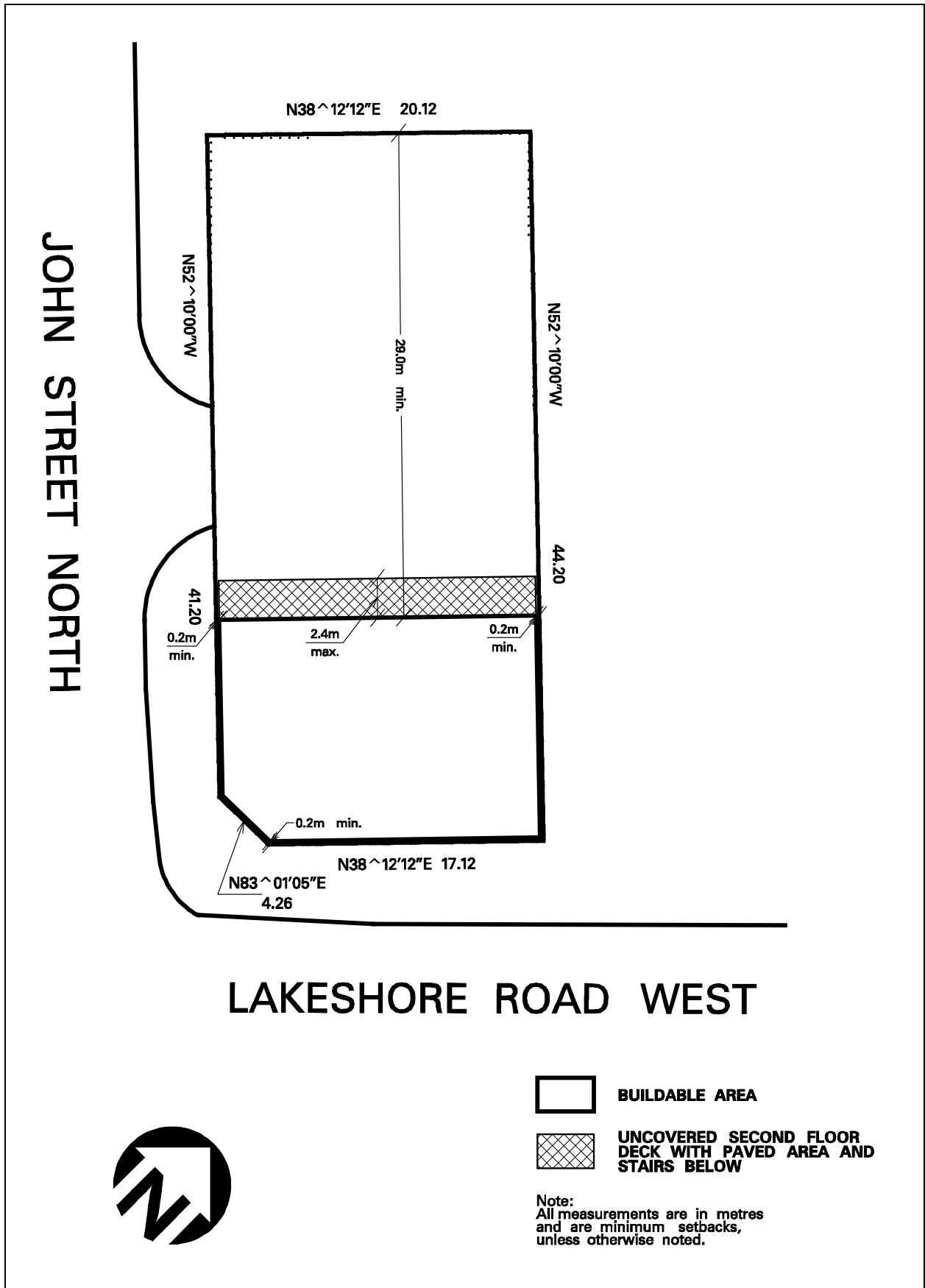
6.2.5.22	Exception: C4-22	Map # 08	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a C4-22 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.5.22.1	Lands zoned C4-22 shall only be used for the following:		
	(1)	Townhouse	
	(2)	Office	
Regulations			
6.2.5.22.2	Maximum number of townhouse dwelling units		12
6.2.5.22.3	Maximum number of offices		6
6.2.5.22.4	Offices shall only be located within the first storey of the buildable area fronting onto Lakeshore Road West identified on Schedule C4-22 of this Exception and the parking of motor vehicles		
6.2.5.22.5	Maximum gross floor area - non-residential		185 m ²
6.2.5.22.6	Maximum gross floor area - residential		1 980 m ²
6.2.5.22.7	For any townhouse dwelling unit , a maximum of one office shall be permitted		
6.2.5.22.8	Minimum gross floor area - non-residential		20 m ²
6.2.5.22.9	Maximum height		3 storeys , excluding a maximum 7.5 m ² enclosed area providing access to roof top deck
6.2.5.22.10	Required parking spaces for a townhouse		24 spaces for residents, plus 3 spaces for visitors
6.2.5.22.11	Required parking spaces for offices		6
6.2.5.22.12	Notwithstanding Schedule C4-22 of this Exception, the maximum projections permitted beyond the buildable area shall be in compliance with the following:		
	(1)	porch	1.5 m
	(2)	awnings	0.6 m
	(3)	window projection and other architectural elements, with or without a foundation, such as but not limited to fireplaces, pilasters and corbels	0.61 m
	(4)	balcony	1.2 m
6.2.5.22.13	All site development plans shall comply with Schedule C4-22 of this Exception		

Part 6 - Commercial Zones

6.2.5.23	Exception: C4-23	Map # 08	By-law:
In a C4-23 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.23.1	Maximum number of dwelling units		15
6.2.5.23.2	Maximum height		5 storeys

6.2.5.24	Exception: C4-24	Map # 08	By-law: 0111-2019/ LPAT Order 2021 March 09
In a C4-24 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.24.1	Maximum number of dwelling units		19
6.2.5.24.2	Maximum height		4 storeys

6.2.5.25	Exception: C4-25	Map # 08	By-law: 0126-2015, 0086-2018
In a C4-25 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.25.1	Maximum number of apartment dwelling units		4
6.2.5.25.2	Maximum lot coverage		33%
6.2.5.25.3	Maximum lot coverage shall not include the uncovered second storey deck		
6.2.5.25.4	Maximum gross floor area - non-residential		255 m ²
6.2.5.25.5	Maximum gross floor area - residential		580 m ²
6.2.5.25.6	All non-residential uses shall only be located on the first storey of the building		
6.2.5.25.7	All dwelling units shall be located above the first storey of the building or structure and shall have an independent entrance on the second storey , accessed by a common open corridor which is shared by two (2) apartment dwelling units		
6.2.5.25.8	Maximum height from established grade to the highest point of the building , including mechanical penthouse and equipment		13.0 m
6.2.5.25.9	Minimum number of parking spaces per apartment dwelling unit		1.55
6.2.5.25.10	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road West as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		
6.2.5.25.11	All site development plans shall comply with Schedule C4-25 of this Exception		



Schedule C4-25
Map 08

Part 6 - Commercial Zones

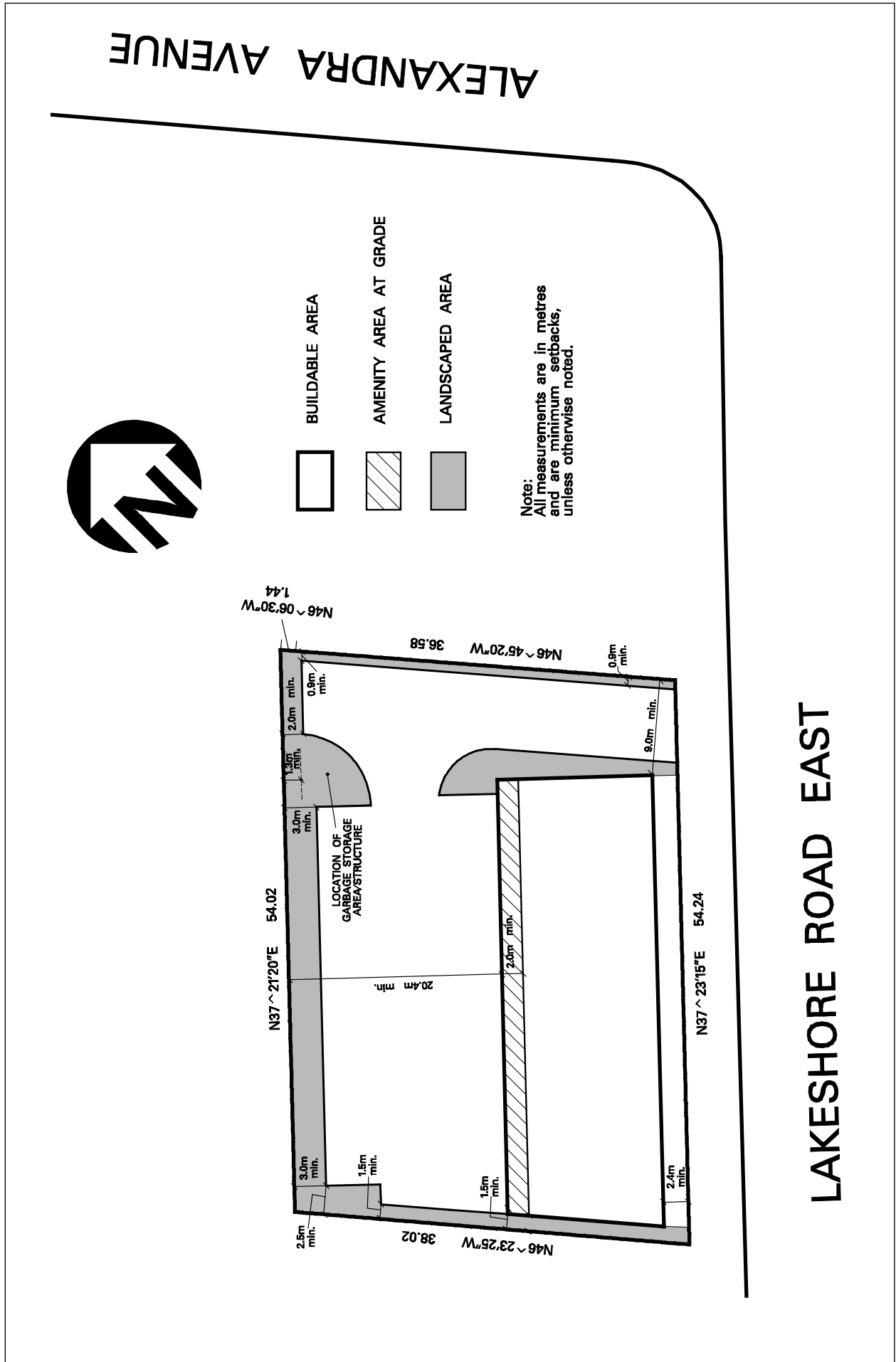
6.2.5.26	Exception: C4-26	Map # 08	By-law:
In a C4-26 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.26.1	Maximum number of dwelling units		32
6.2.5.26.2	Maximum height		5 storeys

6.2.5.27	Exception: C4-27	Map # 08	By-law: 0174-2017
In a C4-27 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.27.1	Maximum gross floor area - non-residential		837 m ²
6.2.5.27.2	Maximum floor space index - apartment zone		2.53
6.2.5.27.3	Maximum height		20 storeys
6.2.5.27.4	Required parking spaces		172

6.2.5.28	Exception: C4-28	Map # 38W	By-law:
In a C4-28 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.28.1	(1)	The existing adult video store located at 141 Queen Street South	

Part 6 - Commercial Zones

6.2.5.29	Exception: C4-29	Map # 06	By-law: 0325-2008, 0379-2009, 0174-2017
<p>In a C4-29 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
6.2.5.29.1	(1) Sky-light Apartment Dwelling (2) Live/Work Unit (3) Office accessory to a live/work unit (4) Personal service establishment accessory to a live/work unit		
Regulations			
6.2.5.29.2	Maximum number of sky-light apartment dwelling units		6
6.2.5.29.3	Maximum number of live/work units		6
6.2.5.29.4	Maximum gross floor area of all buildings and structures		1 616 m ²
6.2.5.29.5	Maximum gross floor area - non-residential for each office or personal service establishment use		26 m ²
6.2.5.29.6	Sky-light apartment dwellings shall only be located above the first storey		
6.2.5.29.7	Live/work units shall only be located within the first storey		
6.2.5.29.8	Live/work units shall only be established in conjunction with an office or personal service establishment use		
6.2.5.29.9	Live/work units must contain one office or one personal service establishment		
6.2.5.29.10	Maximum height		12.0 m
6.2.5.29.11	Encroachment of a covered porch into required front yard		1.8 m
6.2.5.29.12	"Sky-light Apartment Dwelling" means a building or structure where each dwelling unit has an independent entrance at the ground level only or through a common entrance at the ground level or at the first storey above established grade		
6.2.5.29.13	"Live/Work Unit" means a dwelling unit used partly for residential purposes and partly for offices or personal service establishments		
6.2.5.29.14	Personal Service Establishment accessory to a live/work unit shall also include a service or repair shop for personal or consumer goods excluding motor vehicles but shall not include a laundromat, laundry depot and/or dry cleaning establishment		
6.2.5.29.15	"Amenity Area at Grade" means an at grade outdoor area consisting of landscaping or other surface treatment used for recreation or other leisure activities but shall not include a parking space or driveway		
6.2.5.29.16	"Gross Floor Area" means the aggregate of each storey above established grade , excluding any part of the building or structure used for motor vehicle parking, as measured from the exteriors of outside walls		
6.2.5.29.17	Parking requirements for all residential uses shall comply with the condominium apartment regulations contained in Table 3.1.2.1 of this By-law		
6.2.5.29.18	All site development plans shall comply with Schedule C4-29 of this Exception		



Schedule C4-29
Map 06

Part 6 - Commercial Zones

6.2.5.30	Exception: C4-30	Map # 07	By-law: 0126-2015, 0086-2018
In a C4-30 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.30.1	Maximum number of dwelling units	30	
6.2.5.30.2	Maximum height	5 storeys	
6.2.5.30.3	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

6.2.5.31	Exception: C4-31	Map #	By-law: <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

6.2.5.32	Exception: C4-32	Map # 39E	By-law: 0174-2017
In a C4-32 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.32.1	(1)	Retirement Building	

6.2.5.33	Exception: C4-33	Map # 07	By-law: 0126-2015, 0086-2018
In a C4-33 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.33.1	Maximum number of dwelling units	26	
6.2.5.33.2	Maximum height	4 storeys	
6.2.5.33.3	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

Part 6 - Commercial Zones

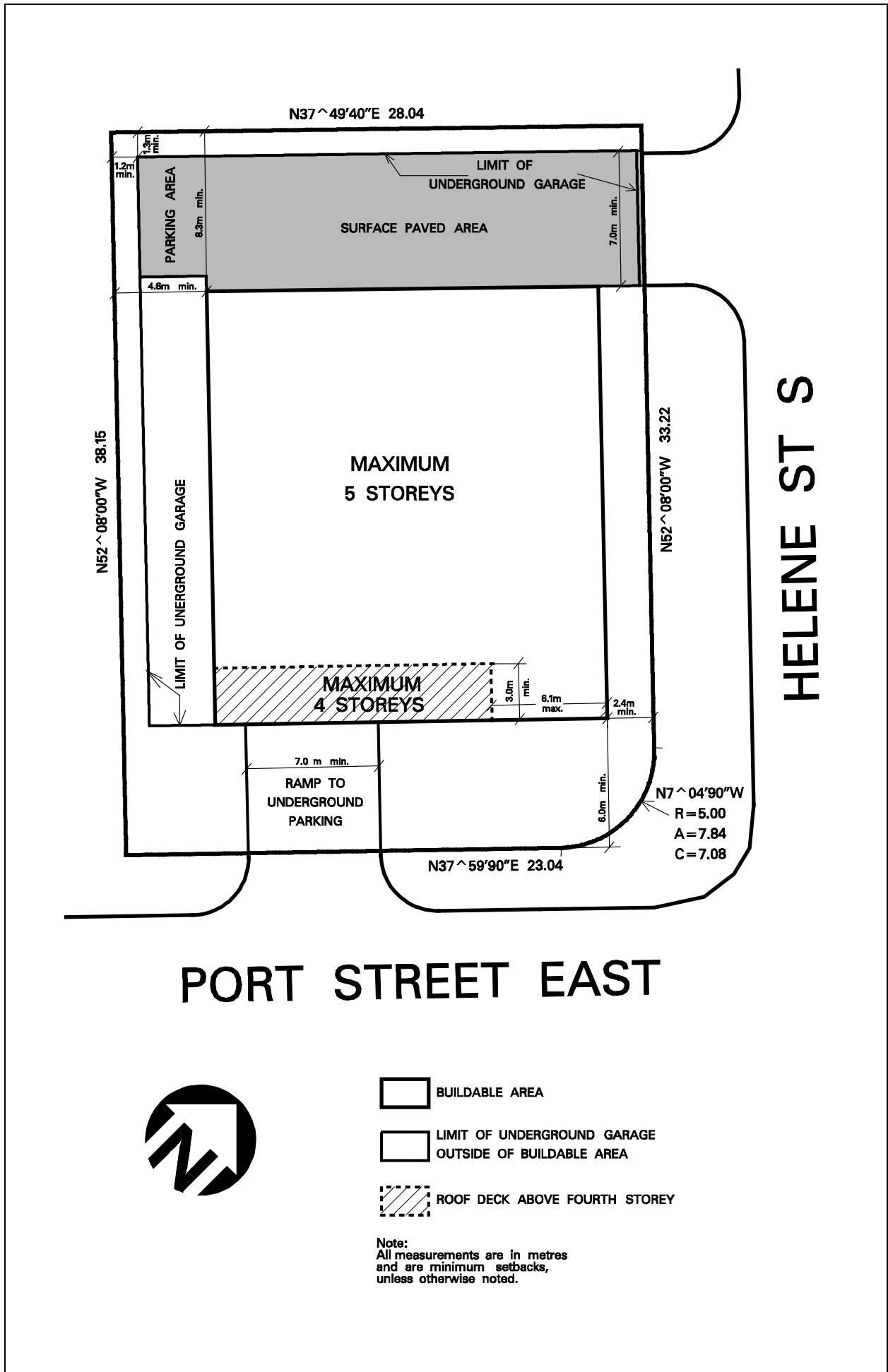
6.2.5.34	Exception: C4-34	Map # 17	By-law:
In a C4-34 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.5.34.1	Lands zoned C4-34 shall only be used for the following:		
	(1)	Office	
	(2)	Medical Office	
	(3)	Dwelling unit located above the first storey	
	(4)	Community Hall	
	(5)	Place of Religious Assembly	
	(6)	Public or Private School	

6.2.5.35	Exception: C4-35	Map # 08	By-law: 0126-2015, 0086-2018
In a C4-35 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.35.1	Maximum height		2 storeys
6.2.5.35.2	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road West as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

6.2.5.36	Exception: C4-36	Map # 21	By-law: 0308-2011, 0174-2017
In a C4-36 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.36.1	(1)	The existing adult video store located at 41A Dundas Street East	
Regulations			
6.2.5.36.2	Maximum floor space index - non-residential		1.0
6.2.5.36.3	Maximum percentage of total gross floor area - apartment zone, overnight accommodation, recreational establishment, community centre and office or any combination thereof		80%
6.2.5.36.4	Minimum height - highest ridge: sloped roof		16.0 m and 3 storeys
6.2.5.36.5	Minimum height top: flat roof		12.5 m and 3 storeys
6.2.5.36.6	Maximum height of a building , or portion thereof, with a minimum setback of 10.0 m from any lot line		18 storeys
6.2.5.36.7	Apartments shall comply with the RA4 regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	maximum floor space index - apartment zone	2.9
	(2)	minimum floor space index - apartment zone	1.0
	(3)	minimum height	3 storeys

Part 6 - Commercial Zones

6.2.5.37	Exception: C4-37	Map # 08	By-law: 0308-2011
<p>In a C4-37 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Regulations			
6.2.5.37.1	Commercial uses contained in Subsection 6.2.1 of this By-law shall only be located within the first storey		
6.2.5.37.2	Maximum number of dwelling units	12	
6.2.5.37.3	Maximum combined gross floor area - residential and gross floor area - non-residential	1.8 times lot area	
6.2.5.37.4	Minimum landscaped area	25% of the lot area	
6.2.5.37.5	Maximum height	18.0 m and 5 storeys	
6.2.5.37.6	Maximum projection of an awning, covered or uncovered balcony into a required front yard or exterior side yard	1.8 m	
6.2.5.37.7	An underground parking structure shall be located wholly below the ground level measured at the centreline of Port Street East		
6.2.5.37.8	All site development plans shall comply with Schedule C4-37 of this Exception		
6.2.5.37.9	The fifth storey must be set back from the fourth storey as identified on Schedule C4-37 of this Exception		



Schedule C4-37
Map 08

Part 6 - Commercial Zones

6.2.5.38	Exception: C4-38	Map # 38W, 39E	By-law: 0325-2008
In a C4-38 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.38.1	(1)	Detached dwelling legally existing on the date of passing of this By-law	
Regulations			
6.2.5.38.2	Minimum front yard		4.5 m
6.2.5.38.3	Maximum front yard		6.0 m
6.2.5.38.4	Maximum height		2 storeys

6.2.5.39	Exception: C4-39	Map # 38W, 39E	By-law:
In a C4-39 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.39.1	(1)	Detached dwelling legally existing on the date of passing of this By-law	
Regulation			
6.2.5.39.2	Maximum height		3 storeys

6.2.5.40	Exception: C4-40	Map # 39E	By-law:
In a C4-40 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.40.1	Maximum number of dwelling units		42
6.2.5.40.2	Maximum height		5 storeys

6.2.5.41	Exception: C4-41	Map # 39E	By-law:
In a C4-41 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.41.1	Maximum number of dwelling units		40
6.2.5.41.2	Maximum height		5 storeys

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6.2.5.42	Exception: C4-42	Map # 08	By-law:
In a C4-42 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.42.1	(1)	One (1) detached dwelling per lot	
Uses Not Permitted			
6.2.5.42.2	(1)	Retail Store	
	(2)	Overnight Accommodation	
Regulations			
6.2.5.42.3	Minimum lot area		495 m ²
6.2.5.42.4	Minimum lot frontage		12.0 m
6.2.5.42.5	Minimum landscaped area		25% of the lot area
6.2.5.42.6	Minimum front yard		4.5 m
6.2.5.42.7	Minimum interior and exterior side yards		1.2 m on one side of the lot and 2.0 m on the other side
6.2.5.42.8	Minimum rear yard		7.5 m
6.2.5.42.9	Maximum height		9.7 m
6.2.5.42.10	Minimum required parking space per dwelling unit		1.0
6.2.5.42.11	Maximum driveway width		lesser of 6.0 m or 50% of the lot frontage
6.2.5.42.12	Height of all buildings and structures shall be measured from established grade		

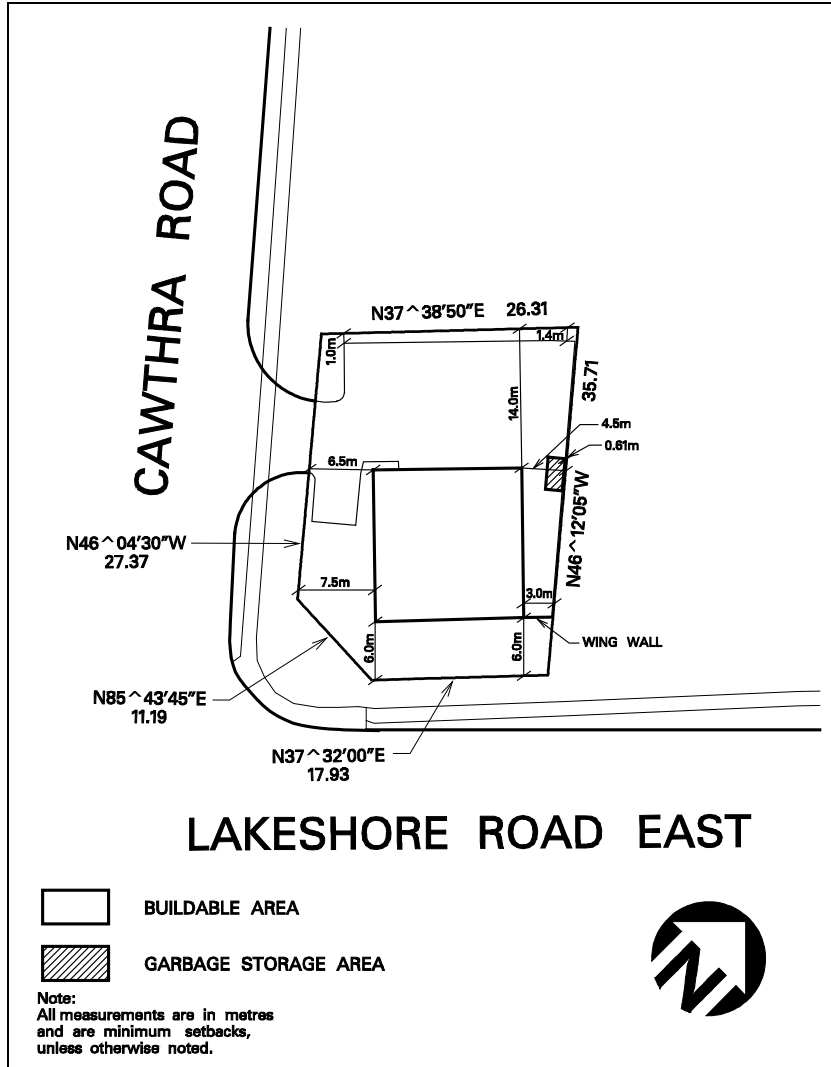
6.2.5.43	Exception: C4-43	Map # 07	By-law: 0126-2015, 0086-2018
In a C4-43 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.43.1	Maximum floor space index		1.5
6.2.5.43.2	Maximum height		6 storeys
6.2.5.43.3	Minimum required parking space per apartment dwelling unit		1.0
6.2.5.43.4	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

6.2.5.44	Exception: C4-44	Map # 08	By-law:
In a C4-44 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.44.1	(1)	Motor vehicle sales, leasing and/or rental facility - restricted legally existing on the date of passing of this By-law	

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6.2.5.45	Exception: C4-45	Map # 10	By-law: 0227-2014, 0119-2016
<p>In a C4-45 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Regulations			
6.2.5.45.1	Minimum depth of a landscaped buffer measured from a Residential Zone		0.0 m
6.2.5.45.2	Driveways, parking areas and aisles may be shared with abutting lands zoned RA2-46		
6.2.5.45.3	Minimum number of shared visitor/commercial parking spaces with lands zoned RA2-46		94

6.2.5.46	Exception: C4-46	Map # 06	By-law: 0212-2015
<p>In a C4-46 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Regulations			
6.2.5.46.1	Maximum area used for a restaurant seating area		52 m ²
6.2.5.46.2	Maximum number of seats		20
6.2.5.46.3	Minimum number of parking spaces per 100 m ² gross floor area - non-residential of a restaurant		8.9
6.2.5.46.4	All site development plans shall comply with Schedule C4-46 of this Exception		



Schedule C4-46
Map 06

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6.2.5.47	Exception: C4-47	Map # 49E	By-law: 0379-2009
<p>In a C4-47 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Regulations			
6.2.5.47.1	Maximum gross floor area - non-residential		905 m ²
6.2.5.47.2	Minimum depth of a landscaped buffer abutting the rear lot line		1.8 m
6.2.5.47.3	The lot line abutting Airport Road shall be deemed to be the front lot line		
6.2.5.47.4	Minimum front yard		3.2 m
6.2.5.47.5	Minimum interior side yard		3.0 m
6.2.5.47.6	Maximum height		1 storey
6.2.5.47.7	Parking for commercial uses shall be calculated at the rate for retail centre contained in Part 3 of this By-law		

6.2.5.48	Exception: C4-48	Map # 08	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15
<p>In a C4-48 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Use			
6.2.5.48.1	(1)	One detached dwelling per lot	
Uses Not Permitted			
6.2.5.48.2	(1)	Retail Store	
	(2)	Overnight Accommodation	
Regulations			
6.2.5.48.3	A detached dwelling shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law except that:		
	(1)	maximum gross floor area - infill residential	169 m ² plus 0.20 times the lot area to a maximum of 305 m ²
	(2)	minimum landscaped area	40% of the lot area
	(3)	minimum front yard	5.0 m
	(4)	minimum interior and exterior side yards	3.0 m on one side of the lot and 1.2 m on the other side
	(5)	maximum height - highest ridge: sloped roof	9.0 m and 2 storeys
	(6)	maximum height of eaves: from established grade to lower edge of the eaves	6.8 m
	(7)	flat roofs and mansard roofs shall not be permitted	
	(8)	maximum encroachment of a covered porch into a required front, exterior and interior side yard	1.8 m but not closer than 0.2 m to a lot line
	(9)	minimum setback of a garage face behind the front wall of a detached dwelling	3.0 m
	(10)	maximum gross floor area of a detached garage	30 m ²

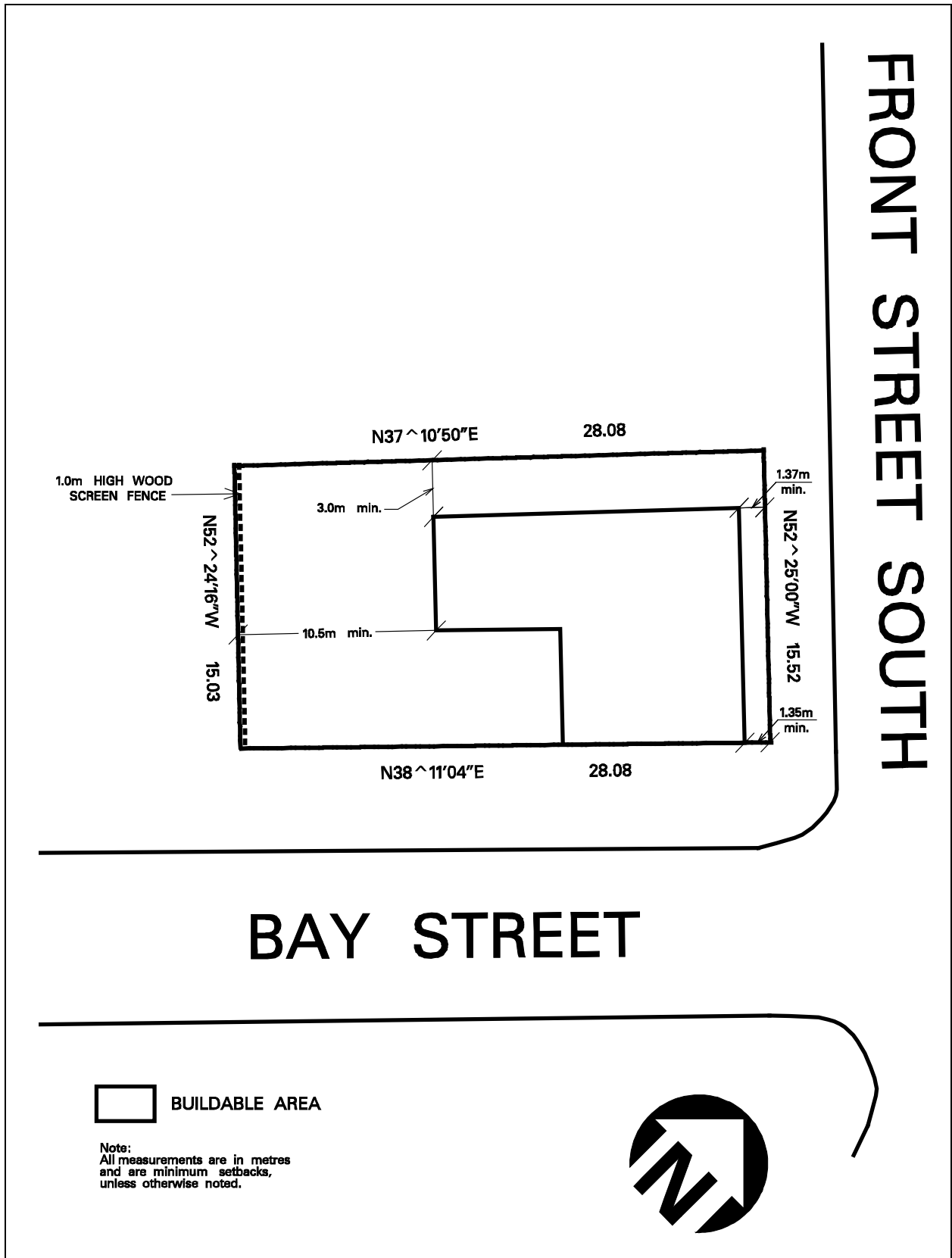
Exception C4-48 continued on next page

Part 6 - Commercial Zones

6.2.5.48	Exception: C4-48	Map # 08	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15
Exception C4-48 continued from previous page			
6.2.5.48.3 (continued)	(11)	"Front Wall" means the exterior wall containing the door which is designed as the primary access point into the detached dwelling	
6.2.5.48.4	The provisions of By-law Number 0272-2004 made pursuant to the <i>Ontario Heritage Act</i> shall not apply so as to require any reconstruction, alteration and/or enlargement of any building or structure to replicate the exterior faces or the exterior wall features of the building or structure		

6.2.5.49	Exception: C4-49	Map # 08	By-law: 0379-2009, 0174-2017
In a C4-49 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.5.49.1	(1)	Apartment Hotel	
Regulations			
6.2.5.49.2	Maximum height	7 storeys	
6.2.5.49.3	"Apartment Hotel" means a building used mainly for the purposes of catering to the public by supplying food and furnishing sleeping accommodation of not less than 20 dwelling units , suites of rooms, and/or individual bedrooms in which each dwelling unit or separate bedroom or suite shall have access to a common hall, each of which halls shall have two distinct and separate entrances from the outside		
6.2.5.49.4	Parking requirements for an apartment hotel shall comply with the Rental Apartment regulations contained in Table 3.1.2.1 of this By-law		

6.2.5.50	Exception: C4-50	Map # 08	By-law:
In a C4-50 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses /regulations shall apply:			
Regulation			
6.2.5.50.1	All site development plans shall comply with Schedule C4-50 of this Exception		



Schedule C4-50
Map 08

Part 6 - Commercial Zones

6.2.5.51	Exception: C4-51	Map # 39E	By-law:
In a C4-51 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.5.51.1	(1)	Active Recreational Use	
	(2)	Passive Recreational Use	

6.2.5.52	Exception: C4-52	Map # 21	By-law:
In a C4-52 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.52.1	Maximum height - overnight accommodation		42 storeys
6.2.5.52.2	Minimum number of parking spaces		1 space per 2 guest rooms plus 10.0 spaces per 100 m ² GFA - non-residential used for a public use
6.2.5.52.3	Public use areas include meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but exclude washrooms, lobbies, hallways and recreational facilities directly related to the function of the overnight accommodation		

6.2.5.53	Exception: C4-53	Map # 39E	By-law:
In a C4-53 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.53.1	(1)	Detached dwelling legally existing on the date of passing of this By-law	
Regulations			
6.2.5.53.2	Minimum depth of a landscaped buffer between a lot line that is a street line and a parking area		1.5 m
6.2.5.53.3	Maximum height of a detached dwelling		3 storeys

6.2.5.54	Exception: C4-54	Map # 10	By-law: 0325-2008
In a C4-54 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.54.1	(1)	Detached Dwelling	
Regulations			
6.2.5.54.2	A detached dwelling shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum interior side yard of all buildings and structures and swimming pools where lands abut a B zone	3.0 m

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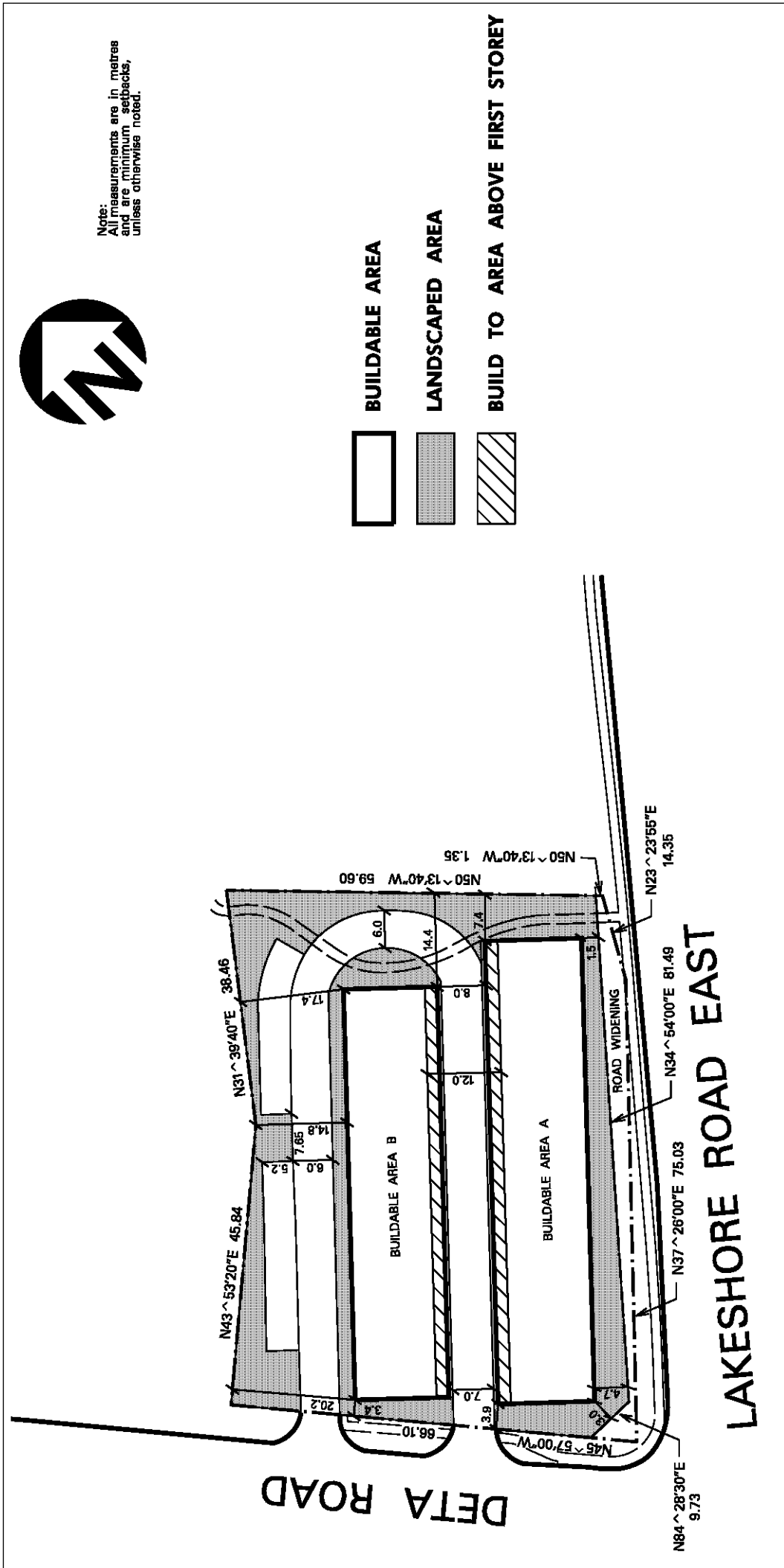
6.2.5.55	Exception: C4-55	Map # 08	By-law: 0169-2009 0126-2015, 0212-2015, 0086-2018, 0111-2019/ LPAT Order 2021 March 09, 0217-2023
In a C4-55 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.55.1	<i>deleted</i>		
Use Not Permitted			
6.2.5.55.2	(1) Medical Office (2) <i>deleted</i>		
Regulations			
6.2.5.55.3	The regulations of Line 3.0 contained in Table 3.1.4.3 of this By-law shall not apply		
6.2.5.55.4	Maximum gross floor area - non-residential of all restaurants and take-out restaurants	191 m ²	
6.2.5.55.5	Minimum rear yard of a building or structure legally existing on the date of passing of this By-law	0.0 m	
6.2.5.55.6	Minimum number of parking spaces per 100 m ² gross floor area - non-residential	2.7	
6.2.5.55.7	Maximum area of an outdoor patio accessory to a restaurant	15.1 m ²	
6.2.5.55.8	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

6.2.5.56	Exception: C4-56	Map # 05	By-law: 0349-2009, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09, 0208-2022
In a C4-56 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.5.56.1	Lands zoned C4-56 shall only be used for the following: (1) Stacked Townhouse (2) Live/Work Unit		
Regulations			
6.2.5.56.2	Maximum number of dwelling units , of which a maximum of five may be live/work units	47	
6.2.5.56.3	Maximum gross floor area in Buildable Area 'A' identified on Schedule C4-56 of this Exception	2 570 m ²	
6.2.5.56.4	Maximum gross floor area in Buildable Area 'B' identified on Schedule C4-56 of this Exception	2 330 m ²	

Exception C4-56 continued on next page

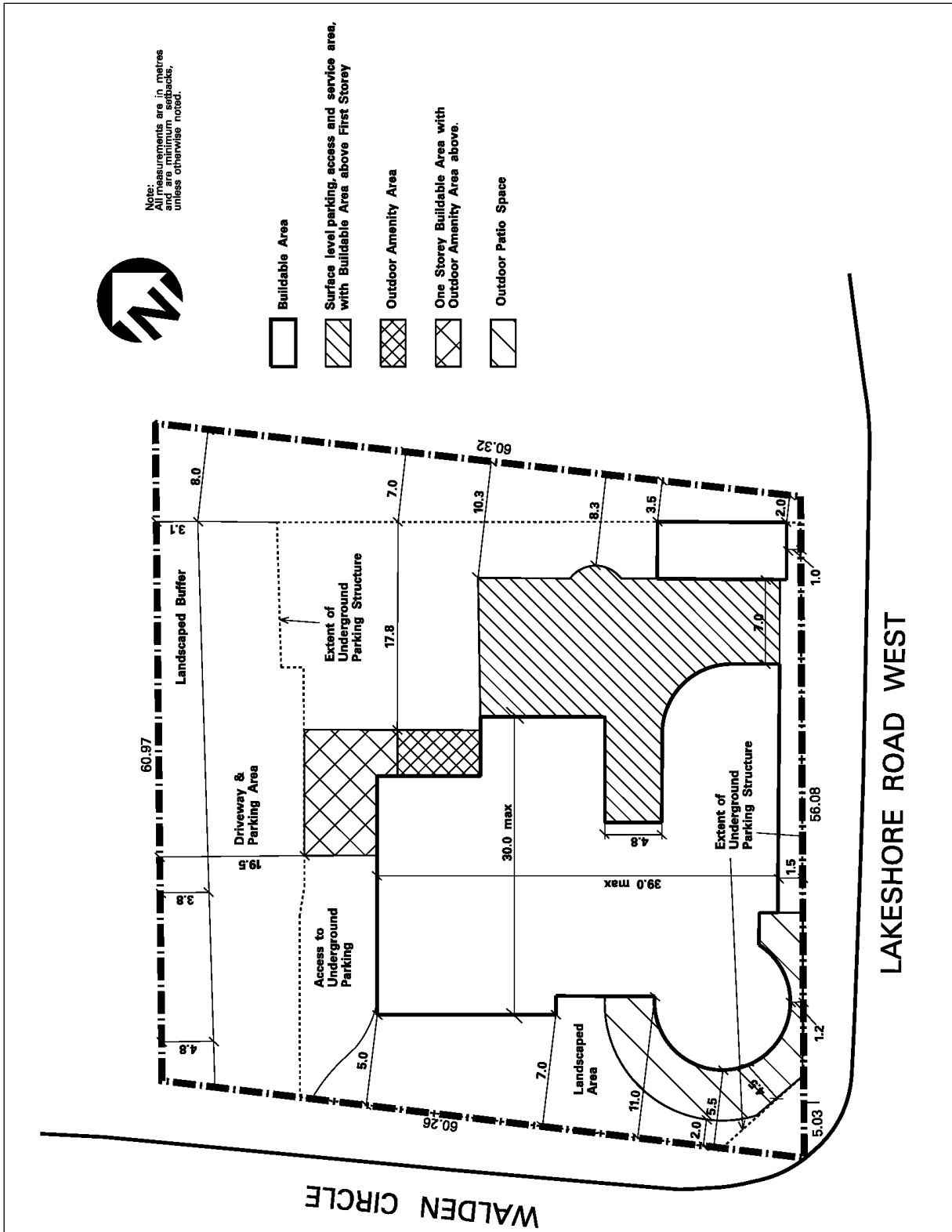
Part 6 - Commercial Zones

6.2.5.56	Exception: C4-56	Map # 05	By-law: 0349-2009, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09, 0208-2022
Exception C4-56 continued from previous page			
6.2.5.56.5	Maximum gross floor area - non-residential of an office, service establishment or retail store		40 m ²
6.2.5.56.6	Maximum floor space index		0.9
6.2.5.56.7	Live/work units shall only be located within the first storey of Buildable Area 'A' identified on Schedule C4-56 of this Exception and shall have the main front entrance facing Lakeshore Road East		
6.2.5.56.8	Maximum number of risers between a main front entrance and a lot line abutting Lakeshore Road East, exclusive of a riser at the threshold of a building		4
6.2.5.56.9	Maximum encroachment into a required yard of a window, chimney , pilaster or corbel, window well, or porch and stairs with a maximum of four risers		0.61 m
6.2.5.56.10	Minimum number of parking spaces per one bedroom condominium stacked townhouse dwelling unit without exclusive use garage and driveway		1.0
6.2.5.56.11	Minimum number of parking spaces per two bedroom condominium stacked townhouse dwelling unit without exclusive use garage and driveway		1.3
6.2.5.56.12	Minimum number of parking spaces per one bedroom live/work unit without exclusive use garage and driveway		1.0
6.2.5.56.13	Minimum number of parking spaces per two bedroom live/work unit without exclusive use garage and driveway		1.3
6.2.5.56.14	Visitor parking shall be provided at the greater of: 0.21 parking spaces per stacked townhouse dwelling unit and live/work unit, or parking required for office, service establishment and retail store uses in accordance with Table 3.1.2.2 of this By-law		
6.2.5.56.15	All required visitor parking spaces must be accessible to all users and may not be reserved for a particular use or occupant		
6.2.5.56.16	"Live/Work Unit" means a stacked townhouse dwelling unit used partly for residential purposes and partly for an office, service establishment or retail store		
6.2.5.56.17	All site development plans shall comply with Schedule C4-56 of this Exception		



Schedule C4-56
Map 05

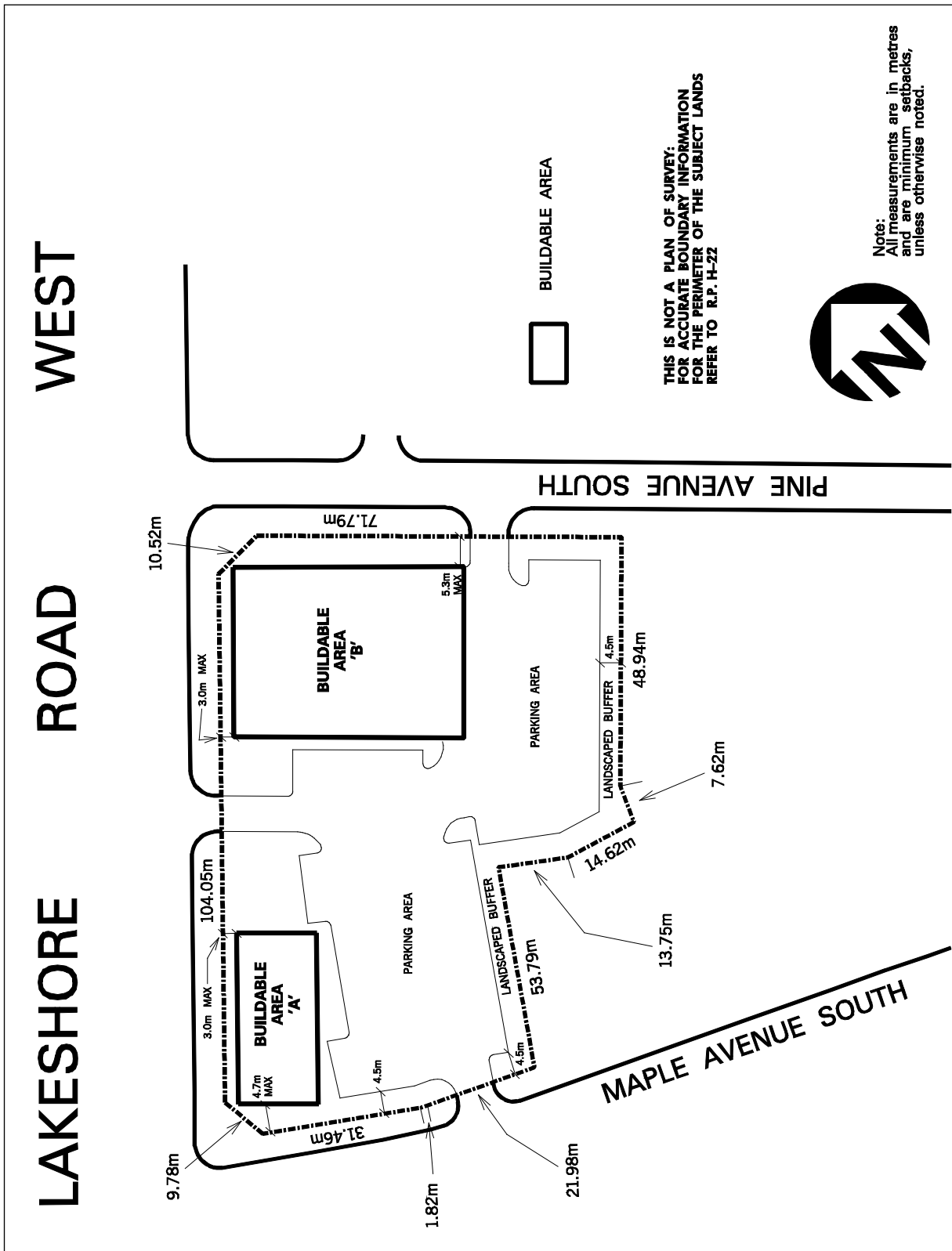
6.2.5.57	Exception: C4-57	Map # 10	By-law: OMB Order 2013 November 08/21, 0212-2015, 0174-2017, 0208-2022, 0217-2023
In a C4-57 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.5.57.1	<i>deleted</i>		
Regulations			
6.2.5.57.2	<i>deleted</i>		
6.2.5.57.3	All non-residential uses shall only be located on the first storey of the building		
6.2.5.57.4	All dwelling units shall be located above the first storey of the building		
6.2.5.57.5	Maximum number of apartment dwelling units	124	
6.2.5.57.6	Maximum floor space index - apartment zone	3.3	
6.2.5.57.7	Maximum gross floor area - non-residential	544 m ²	
6.2.5.57.8	Maximum gross floor area - non-residential for all restaurants and take-out restaurants	302 m ²	
6.2.5.57.9	Maximum height	54.0 m and 15 storeys	
6.2.5.57.10	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit	1.25	
6.2.5.57.11	Maximum number of resident parking spaces that may be tandem parking spaces	4	
6.2.5.57.12	A canopy may project outside the buildable area identified on Schedule C4-57 of this Exception		
6.2.5.57.13	All site development plans shall comply with Schedule C4-57 of this Exception		
Section 37 Financial Contribution			
<p>Pursuant to section 37 of the <i>Planning Act</i>, R.S.O. 1990, c. P13, as amended, the height and density of development provided by this Exception shall be permitted subject to:</p> <ol style="list-style-type: none"> (1) the owner of the lands zoned C4-57 entering into an agreement with The Corporation of the City of Mississauga ("City") for the provision of certain facilities, services or matters in return for the increase in height and density of the development granted by this Exception as provided by section 37(3) of the <i>Planning Act</i>, R.S.O. 1990, c.P13; (2) the registration of the agreement on title to the lands zoned C4-57; and, (3) the payment to the City by the owner of the lands zoned C4-57 of the sum of \$110,000.00 to be applied towards improvements to the Lakeshore Road West streetscape including park benches, bike racks, outdoor art and Village entrance signs and compliance with all other terms and conditions of the agreement referred to in paragraphs (1) and (2) above. 			



Schedule C4-57
Map 10

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6.2.5.58	Exception: C4-58	Map # 08	By-law: 0089-2011, 0208-2022
<p>In a C4-58 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Regulations			
6.2.5.58.1	Minimum number of parking spaces used for a medical office	5.8 spaces per 100 m ² GFA - non-residential	
6.2.5.58.2	Minimum number of parking spaces used for a retail store in Buildable Area 'B' identified on Schedule C4-58 of this Exception	2.8 spaces per 100 m ² GFA - non-residential	
6.2.5.58.3	All site development plans shall comply with Schedule C4-58 of this Exception		



Schedule C4-58
Map 08

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6.2.5.59	Exception: C4-59	Map # 08	By-law: 0281-2015, 0174-2017, 0130-2018, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09, 0208-2022, 0217-2023
<p>In a C4-59 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Permitted Uses			
6.2.5.59.1	Lands zoned C4-59 shall only be used for the following:		
	<ul style="list-style-type: none"> (1) Apartment (2) Retirement Building (3) Assisted Living Dwelling Unit (4) Townhouse (5) Financial Institution (6) Office (7) Medical Office (8) Service Establishment (9) Repair Establishment (10) Retail Store (11) Restaurant (12) Take-out Restaurant (13) <i>deleted</i> 		
Regulations			
6.2.5.59.2	The provisions contained in Subsections 2.1.2, 2.1.25 and the regulations of Lines 12.3, 12.4, 14.0 and 16.0 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.59.3	Maximum number of dwelling units		325
6.2.5.59.4	Maximum number of townhouse dwelling units		16
6.2.5.59.5	For the purposes of this By-law, all lands zoned C4-59 shall be considered one lot		
6.2.5.59.6	Maximum floor space index - apartment zone		2.4
6.2.5.59.7	Maximum gross floor area - non- residential used for an office, medical office, financial institution, service establishment, repair establishment, restaurant, take-out restaurant or retail store , or any combination thereof		775 m ²
6.2.5.59.8	An office, medical office, financial institution, service establishment, repair establishment, restaurant, take-out restaurant or retail store , or any combination thereof, shall be located within the first storey of a retirement building and/or apartment along Lakeshore Road West		
6.2.5.59.9	Stairwells and elevator enclosures providing direct access to a roof top terrace shall not be included in the number of storeys for a townhouse		
6.2.5.59.10	Minimum landscaped area		35%
6.2.5.59.11	The lot line abutting Lakeshore Road West shall be deemed to be the front lot line		
6.2.5.59.12	Minimum number of resident parking spaces per one-bedroom or two-bedroom apartment dwelling unit		1.0
6.2.5.59.13	Minimum number of visitor parking spaces per apartment dwelling unit		0.19
6.2.5.59.14	Minimum number of parking spaces per retirement dwelling unit		0.40
6.2.5.59.15	Minimum number of parking spaces per assisted living dwelling unit		0.33

Exception C4-59 continued on next page

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6.2.5.59	Exception: C4-59	Map # 08	By-law: 0281-2015, 0174-2017, 0130-2018, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09, 0208-2022, 0217-2023
Exception C4-59 continued from previous page			
6.2.5.59.16	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for an office, medical office, financial institution, service establishment, repair establishment, take-out restaurant or retail store		1.0
6.2.5.59.17	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a restaurant		7.65
6.2.5.59.18	Minimum number of loading spaces		1
6.2.5.59.19	Minimum setback from a parking structure completely below or above finished grade to a lot line unless otherwise identified on Schedule C4-59 of this Exception		0.0 m
6.2.5.59.20	The maximum projections permitted beyond the buildable area shall be in compliance with the following:		
	(1) porch		1.5 m
	(2) awnings		1.5 m
	(3) window projections and other architectural elements, with or without a foundation, such as but not limited to fireplaces, pilasters and corbel		1.0 m
	(4) balcony		1.8 m
6.2.5.59.21	Stairs, walkways, planters and ventilation shafts are permitted to encroach into a required landscaped area and are permitted outside the buildable area identified on Schedule C4-59 of this Exception		
6.2.5.59.22	"Assisted Living Dwelling Unit" means a retirement dwelling unit within a retirement building occupied by persons with memory and/or cognitive impairment where a higher level of supervised support and care is provided compared to the rest of the retirement building , but whose residents do not require the services and support provided in a long-term care building		
6.2.5.59.23	All site development plans shall comply with Schedule C4-59 of this Exception		

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6.2.5.60	Exception: C4-60	Map # 08	By-law: 0031-2014/ OMB Order 2015 March 09, 0212-2015, 0126-2016, 0174-2017, 0111-2019/ LPAT Order 2021 March 09, 0217-2023
In a C4-60 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.60.1	<i>deleted</i>		
Regulations			
6.2.5.60.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
6.2.5.60.3	For the purposes of this By-law, all lands zoned C4-60 shall be considered one lot		
6.2.5.60.4	A unit on the first storey abutting Lakeshore Road East shall only contain non-residential uses		
6.2.5.60.5	Maximum number of dwelling units	56	
6.2.5.60.6	Maximum total gross floor area - apartment zone and gross floor area - non-residential	14 650 m ²	
6.2.5.60.7	Maximum gross floor area - apartment zone of all buildings and structures used for apartments	10 444 m ²	
6.2.5.60.8	Maximum gross floor area - non-residential of all buildings and structures used for non-residential uses	4 206 m ²	
6.2.5.60.9	Maximum gross floor area - non-residential used for restaurants and take-out restaurants , or any combination thereof	650 m ²	
6.2.5.60.10	Minimum internal height of a first storey of a building or structure , measured between the top of the floor and the top of the floor next above it, of a unit abutting Lakeshore Road East, except for the historic Montgomery House identified on Schedule C4-60 of this Exception	5.0 m	
6.2.5.60.11	Minimum setback from a parking structure completely below finished grade inclusive of external above grade access stairwells, to any lot line , unless otherwise identified on Schedule C4-60 of this Exception	0.0 m	
6.2.5.60.12	An underground parking structure shall not be located beneath the historic Montgomery House identified on Schedule C4-60 of this Exception		
6.2.5.60.13	Minimum number of parking spaces for a restaurant	16.0 spaces per 100 m ² GFA - non-residential	

Exception C4-60 continued on next page

6.2.5.60	Exception: C4-60	Map # 08	By-law: 0031-2014/ OMB Order 2015 March 09, 0212-2015, 0126-2016, 0174-2017, 0111-2019/ LPAT Order 2021 March 09, 0217-2023
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Exception C4-60 continued from previous page

- 6.2.5.60.14 A shared parking formula may be used for the calculation of required parking for a mixed-use development. A mixed-use development means the following:
- (1) non-office **uses** in an **office** or **medical office building** or group of **buildings** on the same **lot**
 - (2) **office** or **medical office** space in a **building** or group of **buildings** on the same **lot** primarily occupied by retail **uses**
 - (3) a **building** or group of **buildings** on the same **lot** containing a mix of **office** or **medical office**, commercial **uses** and **dwelling units**
 - (4) non-residential **uses** in an **apartment**

Where the **use** is a mixed-use development, **motor vehicle** parking may be calculated in accordance with Tables 6.2.5.60.15 and 6.2.5.60.16 of this Exception. Any **use** permitted in a C4-60 zone that is not listed in Tables 6.2.5.60.15 and 6.2.5.60.16 of this Exception shall provide **parking spaces** in accordance with Tables 3.1.2.1 and 3.1.2.2 of this By-law and shall not have a reduced parking rate as provided for through the shared parking formula outlined in this Exception.

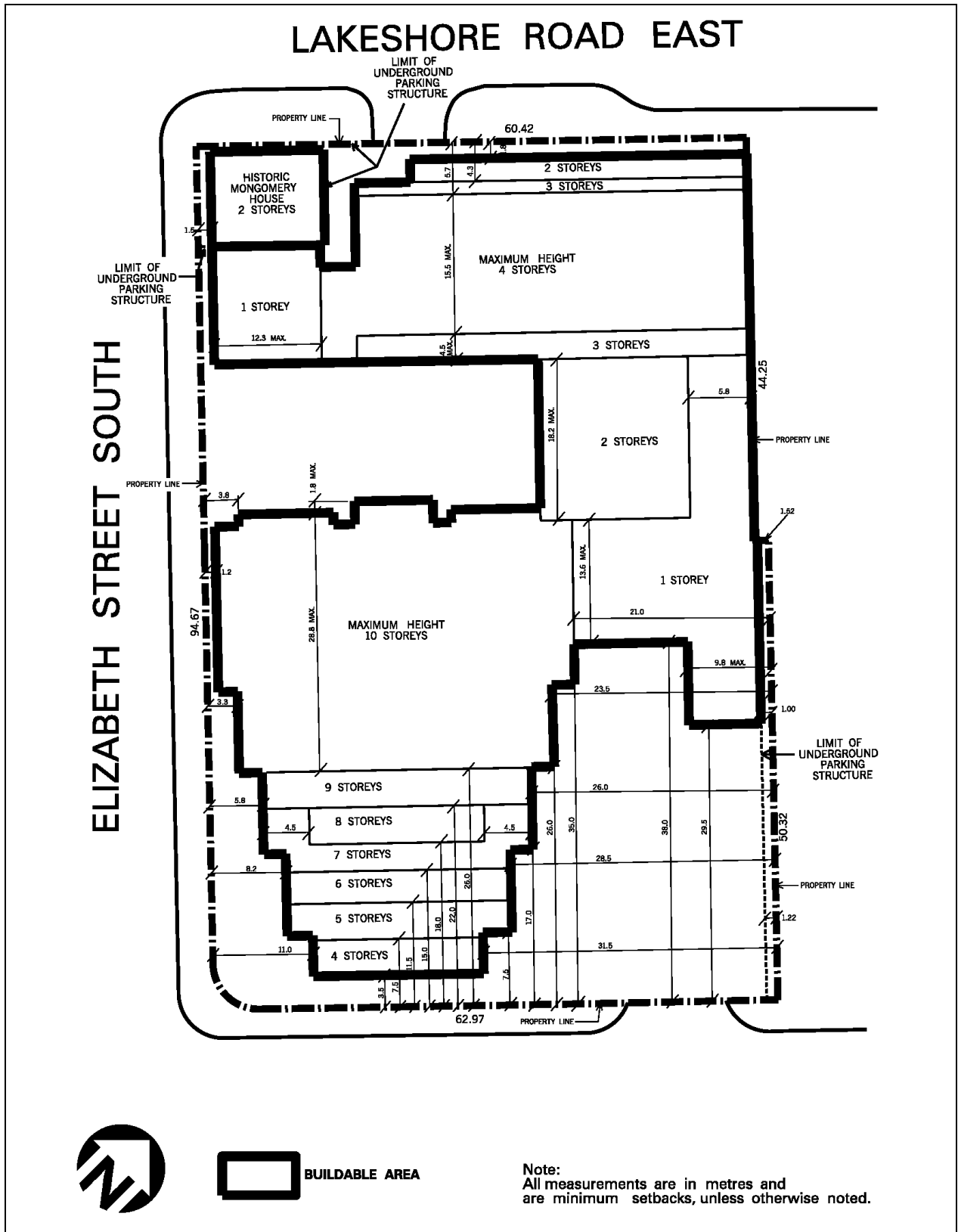
All required **parking spaces** must be accessible to all users participating in the shared parking arrangement and may not be reserved for specific users.

The initial step in determining required parking for a mixed-use development is to calculate the parking requirement for each **use** in the development as if these uses were free-standing **buildings**. The required parking for each **use** is then multiplied by the percent of the peak period for each time period contained in Tables 6.2.5.60.15 and 6.2.5.60.16 of this Exception. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed-use development.

Table 6.2.5.60.15	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office/ Financial Institution	100	90	95	10
	Retail Store/ Service Establishment	50	50	70	75
	Restaurant/take-out restaurant and accessory outdoor patio	25	50	25	100
	Residential - Visitor	20	20	20	100

Exception C4-60 continued on next page

6.2.5.60	Exception: C4-60	Map # 08	By-law: 0031-2014/ OMB Order 2015 March 09, 0212-2015, 0126-2016, 0174-2017, 0111-2019/ LPAT Order 2021 March 09, 0217-2023		
Exception C4-60 continued from previous page					
Table 6.2.5.60.16	Percentage of Peak Period (Saturday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office/ Financial Institution	10	10	10	10
	Retail Store/ Service Establishment	65	80	100	30
	Restaurant/take-out restaurant and accessory outdoor patio	20	85	50	100
Residential - Visitor	20	20	60	100	
6.2.5.60.17	All site development plans shall comply with Schedule C4-60 of this Exception				
Section 37 Financial Contribution					
<p>Pursuant to section 37 of the <i>Planning Act</i>, R.S.O. 1990, c. P13, as amended, the height and density of development provided by this Exception shall be permitted subject to the owner of the lands zoned C4-60 entering into an agreement with The Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increase in height and density of development granted by this Exception as provided by section 37(3) of the <i>Planning Act</i>, R.S.O. 1990, c. P13, as amended. This agreement shall be registered on title to the lands zoned C4-60 and shall require the owner to undertake several actions, including the following:</p> <ol style="list-style-type: none"> (1) the exterior restoration of the historic Montgomery House in keeping with the recommendations of the Heritage Impact Statement prepared by Joan Burt Architect dated February 2008, which shall cost at least \$140,000.00; (2) the owner shall agree to the designation of Montgomery House under the provisions of the <i>Ontario Heritage Act</i>; and, (3) installation of public artworks within the courtyard that is fully accessible to the public. The public artworks will be commissioned through a process approved by the City's Culture Division, the cost of which shall be at least \$40,000.00. 					



Schedule C4-60
Map 08

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6.2.5.61	Exception: C4-61	Map # 07	By-law: 0222-2013, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a C4-61 zone the applicable regulations shall be as specified for a C4 zone except that the following use/regulations shall apply:			
Permitted Use			
6.2.5.61.1	Lands zoned C4-61 shall only be used for the following: (1) Live/Work Unit		
Regulations			
6.2.5.61.2	Maximum number of live/work units		15
6.2.5.61.3	Minimum gross floor area - non-residential of an office, medical office - restricted, retail store, service establishment or repair establishment in each live/work unit		35 m ²
6.2.5.61.4	Maximum gross floor area - non-residential of an office, medical office - restricted, retail store, service establishment, or repair establishment in each live/work unit		94 m ²
6.2.5.61.5	An office, medical office - restricted, retail store, service establishment and repair establishment shall only be located within the first storey and basement and shall have the main front entrance facing Lakeshore Road East or facing lands zoned C4-14		
6.2.5.61.6	A maximum of one office or one medical office - restricted or one retail store or one service establishment or one repair establishment shall be permitted in each live/work unit		
6.2.5.61.7	The lot line abutting Lakeshore Road East and lands zoned C4-14 shall be deemed to be the front lot line		
6.2.5.61.8	Minimum lot area - interior lot		100 m ²
6.2.5.61.9	Minimum lot area - corner lot		190 m ²
6.2.5.61.10	Minimum lot frontage - interior lot		5.0 m
6.2.5.61.11	Minimum lot frontage - corner lot		8.3 m
6.2.5.61.12	Minimum dwelling unit width		5.0 m
6.2.5.61.13	Maximum front yard		5.6 m
6.2.5.61.14	Minimum exterior side yard - lot with an exterior side lot line abutting a CEC - road		3.4 m
6.2.5.61.15	Maximum exterior side yard - lot with an exterior side lot line abutting a CEC - road		6.5 m
6.2.5.61.16	Minimum interior side yard - attached side		0.0 m
6.2.5.61.17	Minimum interior side yard - lot with an interior side lot line abutting a CEC - sidewalk		1.0 m
6.2.5.61.18	Minimum setback to all lands zoned G1		4.0 m
6.2.5.61.19	Minimum rear yard		6.0 m
6.2.5.61.20	Minimum setback from a garage face to a CEC - road		6.0 m
6.2.5.61.21	Maximum height - highest ridge		16.0 m and 4 storeys
6.2.5.61.22	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts a Greenlands Zone		4.0 m
6.2.5.61.23	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey into the required rear yard		2.5 m

Exception C4-61 continued on next page

Part 6 - Commercial Zones

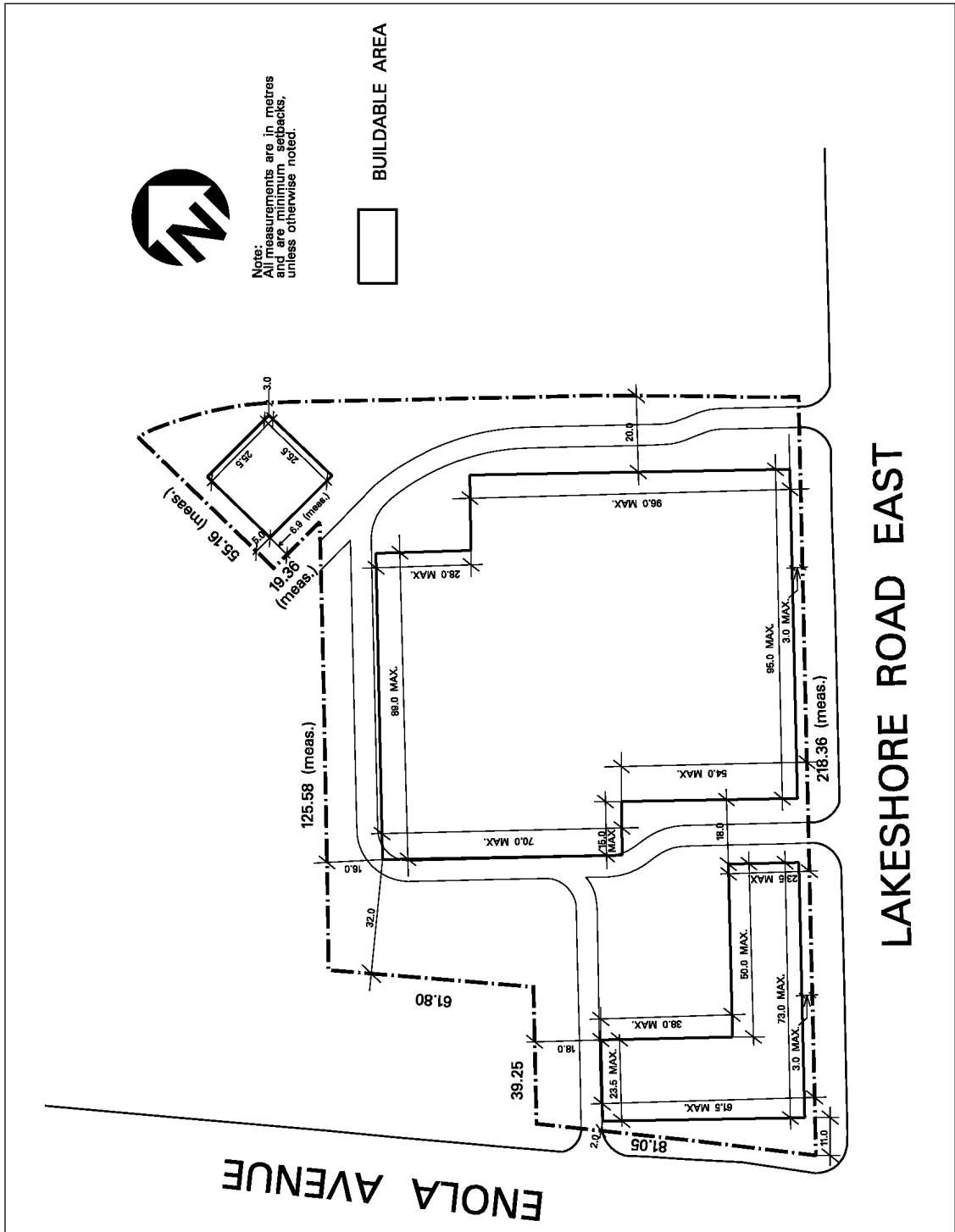
6.2.5.61	Exception: C4-61	Map # 07	By-law: 0222-2013, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
Exception C4-61 continued from previous page			
6.2.5.61.24	Maximum encroachment of a balcony into the required rear yard		1.5 m
6.2.5.61.25	Parking shall be permitted to be located between a streetwall and a lot line that is a street line		
6.2.5.61.26	Driveways, aisles, and visitor parking may be shared with abutting lands zoned RM6-16		
6.2.5.61.27	For the purposes of this By-law, all lands zoned C4-61 and RM6-16 shall be considered one lot		
6.2.5.61.28	"Live/Work Unit" means a townhouse unit used partly for residential purposes and partly for an office, medical office - restricted, retail store, service establishment or repair establishment		

6.2.5.62	Exception: C4-62	Map # 07	By-law: OMB Order 2013 November 13, 0049-2015, 0086-2017, 0086-2018, 0111-2019/ LPAT Order 2021 March 09, 0217-2023
In a C4-62 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.62.1	(1) <i>deleted</i>		
Regulations			
6.2.5.62.2	The provisions contained in Subsection 2.1.17 of this By-law shall not apply		
6.2.5.62.3	Maximum building height - flat roof		14.0 m and 3 storeys
6.2.5.62.4	Minimum depth of landscaped buffer abutting lands zoned G1		2.4 m
6.2.5.62.5	Minimum number of loading spaces		2
6.2.5.62.6	Motor vehicle parking shall be provided in accordance with Part 3 of this By-law and Table 6.2.5.62.6 of this Exception		
Table 6.2.5.62.6	Column 1		Column 2
	TYPE OF USE		MINIMUM OFF-STREET PARKING REGULATIONS
	Retail store, service establishment, repair establishment with a unit size less than or equal to 2 300 m ²		3.0 spaces per 100 m ² GFA - non-residential
	Retail store, service establishment, repair establishment with a unit size greater than 2 300 m ²		3.7 spaces per 100 m ² GFA - non-residential
	Financial institution and medical office		4.85 spaces per 100 m ² GFA - non-residential
	Take-out Restaurant		4.85 spaces per 100 m ² GFA - restaurant
	Office		3.0 spaces per 100 m ² GFA - non-residential

Exception C4-62 continued on next page

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6.2.5.62	Exception: C4-62	Map # 07	By-law: OMB Order 2013 November 13, 0049-2015, 0086-2017, 0086-2018, 0111-2019/ LPAT Order 2021 March 09, 0217-2023		
Exception C4-62 continued from previous page					
6.2.5.62.7	For the purpose of Article 3.1.2.3 - Mixed Use Development Shared Parking of this By-law, the following formula shall apply:				
Table 6.2.5.62.7	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	100	90	95	10
	<i>deleted</i>				
	Financial Institution	70	75	100	80
	Retail store/service establishment and repair establishment	50	50	70	75
	Restaurant/Take-out Restaurant	25	65	25	100
Table 6.2.5.62.8	Percentage of Peak Period (Weekend)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	10	10	10	10
	<i>deleted</i>				
	Financial Institution	90	90	90	20
	Retail store/service establishment and repair establishment	50	75	100	10
	Restaurant/Take-out Restaurant	20	90	50	100
6.2.5.62.9	For the purposes of this By-law, all lands zoned C4-62 shall be considered one lot				
6.2.5.62.10	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service, or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant and take-out restaurant , are permitted within the yard abutting Lakeshore Road East and Enola Avenue as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)				
6.2.5.62.11	All site development plans shall comply with Schedule C4-62 of this Exception				



Schedule C4-62
Map 07

Part 6 - Commercial Zones

6.2.5.63	Exception: C4-63	Map # 03, 10	By-law: 0194-2014/ OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a C4-63 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.63.1	(1)	Back to Back and Stacked Townhouses	
Uses Not Permitted			
6.2.5.63.2	(1)	Retail store greater than 600 m ² gross floor area - non-residential	
	(2)	Parking Lot	
Regulations			
6.2.5.63.3		Maximum floor space index - residential	2.0
6.2.5.63.4		Minimum front yard	0.6 m
6.2.5.63.5		Minimum exterior side yard	0.6 m
6.2.5.63.6		Minimum interior side yard abutting lands zoned Residential or Greenlands	7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.63.7		Minimum rear yard abutting lands zoned Residential or Greenlands	7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.63.8		A minimum of 75% of the first storey of a building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West	
6.2.5.63.9		Maximum height	4 storeys
6.2.5.63.10		Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling	4.5 m
6.2.5.63.11		Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure	6.0 m
6.2.5.63.12		Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street	70% of lot frontage
6.2.5.63.13		Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property	90% of lot frontage
6.2.5.63.14		Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West	
6.2.5.63.15		Minimum percentage of glazing of the first storey of a streetwall	60%
6.2.5.63.16		Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store, animal care establishment, service establishment, repair establishment or office , provided that the gross floor area - non-residential is less than or equal to 300 m ²	3.0
6.2.5.63.17		Where the floor space index - residential is greater than 1.0, required parking shall be provided within a parking structure located either above or below grade	
6.2.5.63.18		Maximum height of an above grade parking structure	2 storeys

Exception C4-63 continued on next page

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6.2.5.63	Exception: C4-63	Map # 03, 10	By-law: 0194-2014/OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
Exception C4-63 continued from previous page			
6.2.5.63.19	Above grade parking structures adjacent to a street shall have residential and/or non-residential uses with a minimum depth of 10.0 m along a streetwall of both the first and second storey		
6.2.5.63.20	"Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures , exclusive of gross floor area - non-residential , to the lot area		

6.2.5.64	Exception: C4-64	Map # 10	By-law: 0194-2014/OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a C4-64 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.64.1	(1)	Back to Back and Stacked Townhouses	
Uses Not Permitted			
6.2.5.64.2	(1)	Retail store greater than 600 m ² gross floor area - non-residential	
	(2)	Parking Lot	
Regulations			
6.2.5.64.3	Maximum floor space index - residential		1.5
6.2.5.64.4	Minimum front yard		0.6 m
6.2.5.64.5	Minimum exterior side yard		0.6 m
6.2.5.64.6	Minimum interior side yard abutting lands zoned Residential or Greenlands		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.64.7	Minimum rear yard abutting lands zoned Residential or Greenlands		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.64.8	A minimum of 75% of the first storey of any building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West		
6.2.5.64.9	Maximum height		3 storeys
6.2.5.64.10	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling		4.5 m
6.2.5.64.11	Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street		70% of lot frontage
6.2.5.64.12	Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property		90% of lot frontage

Exception C4-64 continued on next page

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6.2.5.64	Exception: C4-64	Map # 10	By-law: 0194-2014/ OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
Exception C4-64 continued from previous page			
6.2.5.64.13	Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West		
6.2.5.64.14	Minimum percentage of glazing of the first storey of a streetwall		60%
6.2.5.64.15	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store, animal care establishment, service establishment, repair establishment or office , provided that the gross floor area - non-residential is less than or equal to 300 m ²		3.0
6.2.5.64.16	Where the floor space index - residential is greater than 1.0, required parking shall be provided within a parking structure located below grade		
6.2.5.64.17	"Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures , exclusive of gross floor area - non-residential , to the lot area		

6.2.5.65	Exception: C4-65	Map # 03	By-law: 0194-2014/ OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a C4-65 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.65.1	(1)	Back to Back and Stacked Townhouses	
Uses Not Permitted			
6.2.5.65.2	(1)	Retail store greater than 600 m ² gross floor area - non-residential	
	(2)	Parking Lot	
Regulations			
6.2.5.65.3	Maximum floor space index - residential		1.5
6.2.5.65.4	Minimum front yard		0.6 m
6.2.5.65.5	Minimum exterior side yard		0.6 m
6.2.5.65.6	Minimum interior side yard abutting lands zoned Residential or Greenlands		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.65.7	Minimum rear yard abutting lands zoned Residential or Greenlands		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.65.8	A minimum of 75% of the first storey of any building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West		

Exception C4-65 continued on next page

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6.2.5.65	Exception: C4-65	Map # 03	By-law: 0194-2014/ OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
Exception C4-65 continued from previous page			
6.2.5.65.9	Maximum height		4 storeys
6.2.5.65.10	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling		4.5 m
6.2.5.65.11	Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure		6.0 m
6.2.5.65.12	Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street		70% of lot frontage
6.2.5.65.13	Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property		90% of lot frontage
6.2.5.65.14	Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West		
6.2.5.65.15	Minimum percentage of glazing of the first storey of a streetwall		60%
6.2.5.65.16	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store, animal care establishment, service establishment, repair establishment or office , provided that the gross floor area - non-residential is less than or equal to 300 m ²		3.0
6.2.5.65.17	Where the floor space index - residential is greater than 1.0, required parking shall be provided within a parking structure located below grade		
6.2.5.65.18	"Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures , exclusive of gross floor area - non-residential , to the lot area		

6.2.5.66	Exception: C4-66	Map # 07, 08	By-law: 0126-2015, 0086-2018
In a C4-66 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulation			
6.2.5.66.1	Notwithstanding Article 6.1.1.1 of this By-law, retail sales accessory to a Commercial, Service or Office use contained in Table 6.2.1 of this By-law, and outdoor patios accessory to a restaurant, take-out restaurant and billiard hall, are permitted within the yard abutting Lakeshore Road East and Lakeshore Road West as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		

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6.2.5.67	Exception: C4-67	Map # 10	By-law: 0194-2014/ OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a C4-67 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.5.67.1	(1) Back to Back and Stacked Townhouses (2) Commercial building legally existing on the date of passing of this By-law		
Use Not Permitted			
6.2.5.67.2	(1) Parking Lot		
Regulations			
6.2.5.67.3	The maximum number of retail stores greater than 600 m ² gross floor area - non-residential but less than or equal to 2 750 m ² gross floor area - non-residential		1
6.2.5.67.4	Expansion or alteration to the building legally existing on the date of passing of this By-law shall be permitted and shall not be subject to the regulation of Sentence 6.2.5.67.3 of this Exception		
6.2.5.67.5	Maximum floor space index - residential		2.5
6.2.5.67.6	Minimum front yard		0.6 m
6.2.5.67.7	Minimum exterior side yard		0.6 m
6.2.5.67.8	Minimum interior side yard abutting lands zoned Residential or Greenlands		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.67.9	Minimum rear yard abutting lands zoned Residential or Greenlands		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.67.10	A minimum of 75% of the first storey of a building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West		
6.2.5.67.11	Maximum height		8 storeys
6.2.5.67.12	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling		4.5 m
6.2.5.67.13	Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure		6.0 m
6.2.5.67.14	Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street		70% of lot frontage
6.2.5.67.15	Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property		90% of lot frontage
6.2.5.67.16	Non-residential uses located on the first storey and within 20.0 m of Lakeshore Road West shall have the main front entrance facing Lakeshore Road West		
6.2.5.67.17	Minimum percentage of glazing of the first storey of a streetwall		50%

Exception C4-67 continued on next page

6.2.5.67	Exception: C4-67	Map # 10	By-law: 0194-2014/ OMB Order 2016 March 11, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
Exception C4-67 continued from previous page			
6.2.5.67.18	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store, animal care establishment, service establishment, repair establishment or office , provided that the gross floor area - non-residential is less than or equal to 300 m ²		3.0
6.2.5.67.19	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for retail store, animal care establishment or office , provided that the gross floor area - non-residential is between 300 m ² and 2 750 m ²		4.0
6.2.5.67.20	Where the floor space index - residential is greater than 1.0, required parking shall be provided within a parking structure located either above or below grade		
6.2.5.67.21	Maximum height of an above grade parking structure		2 storeys
6.2.5.67.22	Above grade parking structures adjacent to a street shall have residential and/or non-residential uses with a minimum depth of 10.0 m along a streetwall of both the first and second storey		
6.2.5.67.23	"Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures , exclusive of gross floor area - non-residential , to the lot area		
6.2.5.67.24	"Urban Square" means an outdoor area on a lot , located at grade, for passive recreational uses, such as seating areas by the general public. An urban square may include hard and soft landscape elements such as grass, flowers, shrubs, trees, as well as walkways and berms, but shall not include driveways , ramps, aisles, condominium roads, parking areas or any exterior garbage or handling areas		
Section 37 Financial Contribution			
<p>Pursuant to section 37 of the <i>Planning Act</i>, R.S.O. 1990, c.P13, as amended, the height and density of development provided by this Exception shall be permitted subject to:</p> <ol style="list-style-type: none"> (1) the owner of the lands zoned C4-67 entering into an agreement with the Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increase in height and density of the development granted by this Exception as provided by section 37(3) of the <i>Planning Act</i>, R.S.O. 1990, c.P13; (2) the registration of the agreement on title to the lands zoned C4-67; and, (3) the owner undertaking to complete or providing full compensation for the completion of: <ol style="list-style-type: none"> (3.1) lay-by parking and streetscape improvements along the entire Lakeshore Road West frontage of the subject lands; (3.2) the provision of an urban square, to the satisfaction of the City, on site for the use of the public; and, (3.3) the granting of a public use easement in accordance with the Access Management Plan contained in Mississauga Official Plan and compliance with all other terms referred to in paragraphs (1) and (2) above. 			

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6.2.5.68	Exception: C4-68	Map # 48W	By-law: 0132-2017, 0111-2019/LPAT Order 2021 March 09
<p>In a C4-68 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Permitted Uses			
6.2.5.68.1	Lands zoned C4-68 shall only be used for the following:		
	<ul style="list-style-type: none"> (1) Retail Store (2) Service Establishment (3) Office (4) Dwelling unit located above the first storey of a commercial building 		
Regulations			
6.2.5.68.2	Maximum front yard		4.0 m
6.2.5.68.3	Maximum exterior side yard		4.5 m
6.2.5.68.4	Minimum depth of a landscaped buffer measured from any other lot line		3.0 m
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-C4-68 by further amendment to Map 48W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <ul style="list-style-type: none"> (1) submission of a complete Record of Site Condition (RSC) and final Environmental Report satisfactory to the City confirming satisfactory environmental remediation of the lands; (2) delivery of an executed agreement for community benefits pursuant to section 37 of the <i>Planning Act</i>, as amended, in a form and on terms satisfactory to the City. 			

6.2.5.69	Exception: C4-69	Map #	By-law: 0179-2017, <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

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6.2.5.70	Exception: C4-70	Map # 06	By-law: 0179-2017, 0181-2018/LPAT Order 2019 February 15, <i>deleted</i> by 0111-2019/LPAT Order 2021 March 09

6.2.5.71	Exception: C4-71	Map # 15	By-law: 0125-2020, 0111-2019/LPAT Order 2021 March 09
In a C4-71 zone the applicable regulations shall be as specified for a C4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
6.2.5.71.1	Lands zoned C4-71 shall only be used for the following:		
	<ul style="list-style-type: none"> (1) Dwelling unit located above the first storey of a commercial building (2) Back to Back and Stacked Townhouses (3) Retail Store (4) Service Establishment (5) Office 		
Regulations			
6.2.5.71.2	The regulations of Article 3.1.2.2 and Subsection 3.1.4 of this By-law shall not apply		
6.2.5.71.3	The uses contained in Clauses 6.2.5.71.1(3) to 6.2.5.71.1(5) of this Exception shall not be located above the first storey		
6.2.5.71.4	For the purposes of this By-law, all lands zoned C4-71 shall be considered one lot		
6.2.5.71.5	Minimum interior side yard abutting lands with a Residential Zone		1.2 m
6.2.5.71.6	Minimum depth of a landscaped buffer abutting interior side lot lines		1.2 m
6.2.5.71.7	Minimum depth of a landscaped buffer abutting the rear lot line		2.7 m
6.2.6.71.8	Minimum depth of a landscaped buffer abutting the front lot line , inclusive of stairs with a maximum of three risers		2.5 m
6.2.5.71.9	Minimum number of resident parking spaces per dwelling unit , which may be located within a garage		1.25
6.2.5.71.10	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for uses identified in Clauses 6.2.5.71.1(3) to 6.2.5.71(5) of this Exception		4.0

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6.2.5.72	Exception: C4-72	Map # 10	By-law: OMB Order 2018 March 08, 0181-2018/ LPAT Order 2019 February 15, 0191-2021
In a C4-72 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.72.1	(1)	Back to Back Stacked Townhouse	
Regulations			
6.2.5.72.2	The regulation of Line 14.0 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.72.3	Minimum setback of a dwelling to a railway right-of-way		20.0 m
6.2.5.72.4	Maximum number of dwelling units		136
6.2.5.72.5	Maximum gross floor area - residential		15 665 m ²
6.2.5.72.6	Maximum gross floor area - non-residential		2 675 m ²
6.2.5.72.7	Maximum height		14.5 m and 4 storeys
6.2.5.72.8	Minimum front yard to a residential building		4.0 m
6.2.5.72.9	Minimum front yard to a non-residential building		5.8 m
6.2.5.72.10	Minimum interior side yard abutting lands zoned OS1		3.0 m
6.2.5.72.11	Minimum interior side yard abutting a railway right-of-way		0.0 m
6.2.5.72.12	Minimum rear yard		6.4 m
6.2.5.72.13	Maximum encroachment into a front and rear yard of a porch , inclusive of stairs, located at or below the first storey of a dwelling unit		4.0 m
6.2.5.72.14	Maximum encroachment of an awning, window, chimney , pilaster or corbel into a required yard		0.6 m
6.2.5.72.15	Minimum depth of a landscaped buffer abutting lands zoned OS1		3.0 m
6.2.5.72.16	Minimum landscaped buffer abutting the rear lot line		3.0 m
6.2.5.72.17	Planters and walkways shall be permitted to encroach into a landscaped buffer abutting the rear lot line		
6.2.5.72.18	Minimum internal setback from a front wall of a building containing a dwelling unit to a front wall of another building containing a dwelling unit on the same lot		13.0 m
6.2.5.72.19	Minimum setback of a residential building to a condominium road		1.5 m
6.2.5.72.20	Minimum setback of a non-residential building to a condominium road		3.0 m
6.2.5.72.21	Minimum width of a condominium road		6.0 m
6.2.5.72.22	Minimum number of resident parking spaces per one-bedroom dwelling unit		1.0
6.2.5.72.23	Minimum number of resident parking spaces per two-bedroom dwelling unit		1.3
6.2.5.72.24	Minimum number of visitor parking spaces per dwelling unit		0.2
6.2.5.72.25	Maximum number of residential visitor parking spaces that may be used as shared parking for office uses		15

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6.2.5.73	Exception: C4-73	Map # 59	By-law: LPAT Order 2020 March 17, 0208-2022, 0217-2023
In a C4-73 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.5.73.1	(1)	Stacked Townhouse	
Regulations			
6.2.5.73.2	The provisions contained in Subsection 2.1.19 of this By-law shall not apply		
6.2.5.73.3	Residential uses shall not be located on the first storey in Area 'A1' identified on Schedule C4-73 of this Exception		
6.2.5.73.4	Non-residential uses shall only be located in Area 'A1' identified on Schedule C4-73 of this Exception		
6.2.5.73.5	Minimum gross floor area - non-residential		2 475 m ²
6.2.5.73.6	Maximum combined floor space index		1.65
6.2.5.73.7	Maximum building height: flat roof		16.5 m and 4 storeys
6.2.5.73.8	Maximum projection of a porch or patio, inclusive of stairs, facing The Collegeway, outside the buildable areas identified on Schedule C4-73 of this Exception		1.6 m
6.2.5.73.9	Maximum projection of a porch or patio, inclusive of stairs, facing Colonial Drive, outside the buildable areas identified on Schedule C4-73 of this Exception		3.5 m
6.2.5.73.10	Maximum projection of an awning, window or other architectural feature outside the buildable areas identified on Schedule C4-73 of this Exception		0.6 m
6.2.5.73.11	Maximum projection of a balcony located at or above the first storey of a stacked townhouse outside the buildable areas identified on Schedule C4-73 of this Exception		1.0 m
6.2.5.73.12	External access stairwells and ventilation shafts shall be permitted outside the buildable areas		
6.2.5.73.13	Minimum width of a condominium road		6.5 m
6.2.5.73.14	Minimum width of a sidewalk		1.5 m
6.2.5.73.15	Minimum number of resident parking spaces per stacked townhouse dwelling unit		1.2
6.2.5.73.16	Required number of parking spaces for combined visitor/ non-residential uses		0.2 visitor/ non-residential spaces per dwelling unit
6.2.5.73.17	Required number of accessible parking spaces		3
6.2.5.73.18	Required number of loading spaces		1
6.2.5.73.19	Minimum amenity area in Area 'A' identified on Schedule C4-73 of this Exception		1 230 m ²
6.2.5.73.20	Minimum amenity area in Area 'B' identified on Schedule C4-73 of this Exception		1 186 m ²
6.2.5.73.21	Maximum gross floor area - non-residential of a utility or maintenance structure		20 m ²
6.2.5.73.22	Utility or maintenance structures shall not be located in a landscaped buffer		
6.2.5.73.23	All site development plans shall comply with Schedule C4-73 of this Exception		

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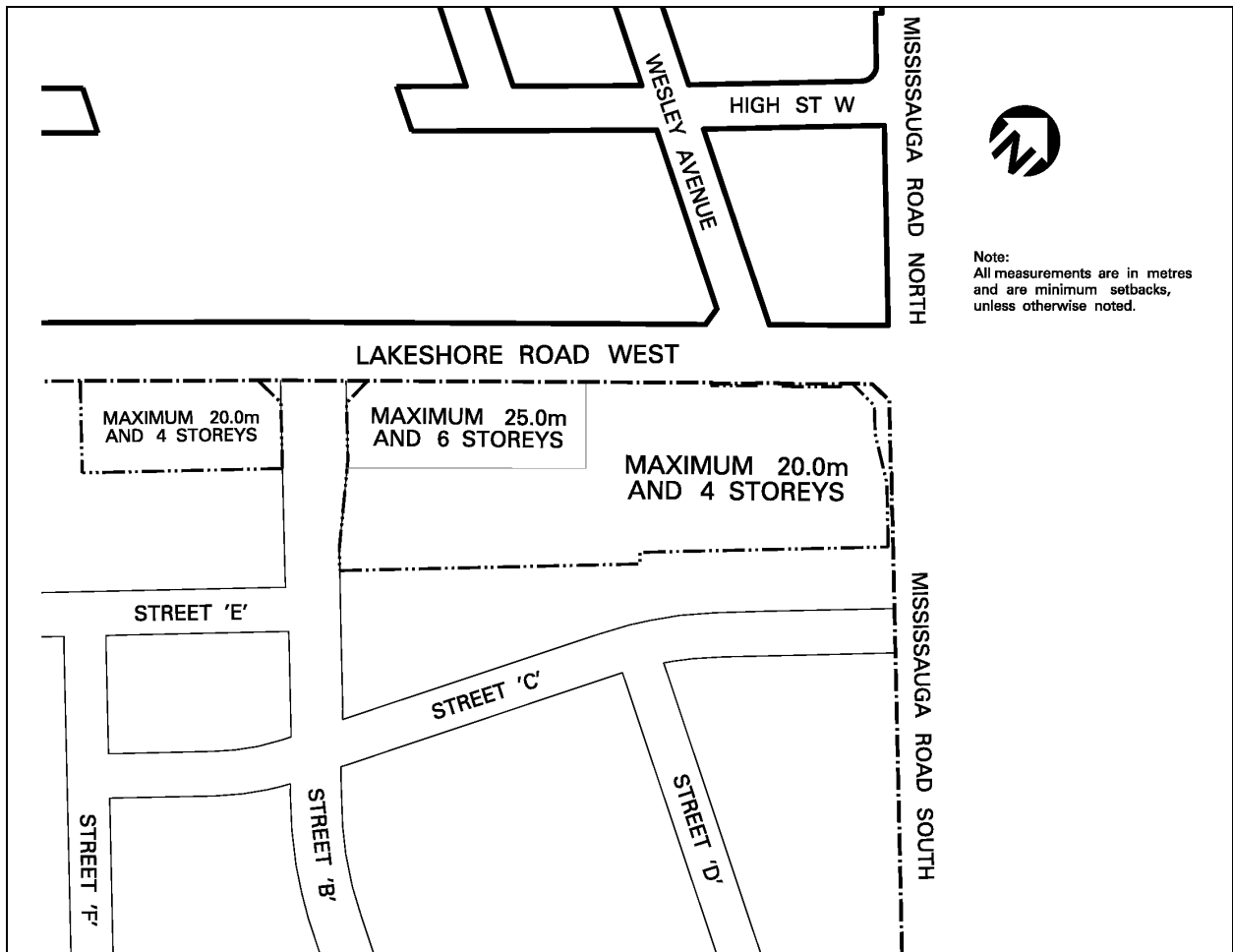
6.2.5.74	Exception: C4-74	Map # 08	By-law: LPAT Order 2019 November 15, 0217-2023
<p>In a C4-74 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
6.2.5.74.1	(1) Townhouse (2) <i>deleted</i> (3) Custom Workshop		
Regulations			
6.2.5.74.2	Dwelling units shall not be permitted on the first storey within 6.0 m of Lakeshore Road West		
6.2.5.74.3	The lot line abutting Lakeshore Road West shall be deemed to be the front lot line		
6.2.5.74.4	Maximum front and exterior side yards		6.0 m
6.2.5.74.5	Minimum setback to Lakeshore Road West		4.0 m
6.2.5.74.6	Maximum height: flat roof		15.0 m and 4 storeys
6.2.5.74.7	Minimum depth of a landscaped buffer in an exterior side yard		1.5 m
6.2.5.74.8	Minimum number of resident parking spaces per dwelling unit		1.0
6.2.5.74.9	Minimum number of visitor parking spaces per dwelling unit		0.15

6.2.5.75	Exception: C4-75	Map # 08	By-law: LPAT Order 2019 November 15, 0217-2023
<p>In a C4-75 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
6.2.5.75.1	(1) Retirement Building (2) Outdoor Market (3) <i>deleted</i> (4) Custom Workshop (5) Temporary Sales Centre (6) Science and Technology Facility (7) Cogeneration Facility		
Regulations			
6.2.5.75.2	The regulations of Lines 11.0, 12.1, 12.2, 12.3 and 12.4 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.75.3	For the purpose of this By-law, Lakeshore Road West will be deemed to be the front lot line		
6.2.5.75.4	Dwelling units are not permitted on the first storey		
6.2.5.75.5	Maximum setback to Mississauga Road South		6.0 m
6.2.5.75.6	Minimum setback from a one storey building or structure to Street 'B'		5.0 m
6.2.5.75.7	Maximum setback from a one storey building or structure to Street 'B'		25.0 m
6.2.5.75.8	Minimum rear yard abutting a Residential Zone		3.0 m

Exception C4-75 continued on next page

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6.2.5.75	Exception: C4-75	Map # 08	By-law: LPAT Order 2019 November 15, 0217-2023
Exception C4-75 continued from previous page			
6.2.5.75.9	Minimum setback, exclusive of a sight triangle, to Lakeshore Road West		4.0 m
6.2.5.75.10	Maximum setback to Lakeshore Road West		6.0 m
6.2.5.75.11	Minimum height of a building within 15.0 m of Lakeshore Road West		2 storeys
6.2.5.75.12	Notwithstanding Sentence 6.2.5.75.11 of this Exception, the maximum length of the streetwall of a building that may be one storey abutting Lakeshore Road West		12.0 m
6.2.5.75.13	Minimum number of resident parking spaces per dwelling unit		1.0
6.2.5.75.14	Minimum number of visitor parking spaces per dwelling unit		0.15
6.2.5.75.15	Minimum number of parking spaces per retirement dwelling unit		0.3
6.2.5.75.16	"Temporary Sales Centre" means a one storey building or structure used for the sale, lease or rent of dwelling units . A temporary sales centre shall be permitted for a period of three years from the date of enactment of this By-law		
6.2.5.75.17	All site development plans shall comply with Schedule C4-75 of this Exception		



Schedule C4-75
Map 08

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6.2.5.76	Exception: C4-76	Map # 01	By-law: 0119-2022, 0217-2023
<p>In a C4-76 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
6.2.5.76.1	(1) Long-Term Care Building (2) Retirement Building (3) <i>deleted</i>		
Uses Not Permitted			
6.2.5.76.2	(1) Funeral Establishment (2) Private Club (3) University/College		
Regulations			
6.2.5.76.3	Residential uses shall not be permitted on the first storey facing Lakeshore Road East		
6.2.5.76.4	Maximum gross floor area - apartment zone per storey for each storey above 12 storeys		1 000 m ²
6.2.5.76.5	The lot line abutting Lakeshore Road East shall be deemed to be the front lot line		
6.2.5.76.6	Minimum front yard for the portion of the building with a height less than or equal to 15.0 m		4.0 m
6.2.5.76.7	Minimum front yard for the portion of the building with a height greater than 15.0 m		7.0 m
6.2.5.76.8	Minimum exterior side yard for the portion of the building with a height less than or equal to 15.0 m		2.0 m
6.2.5.76.9	Minimum exterior side yard for the portion of the building with a height less than or equal to 15.0 m		5.0 m
6.2.5.76.10	Minimum exterior side yard for the portion of the building containing residential uses and with a height less than or equal to 15.0 m		4.0 m
6.2.5.76.11	Minimum exterior side yard for the portion of the building containing residential uses and with a height greater than 15.0 m		7.0 m
6.2.5.76.12	Minimum rear yard		7.5 m
6.2.5.76.13	Maximum height		52.5 m and 15 storeys
6.2.5.76.14	Notwithstanding Sentence 6.2.5.76.7 of this Exception, minimum setback for that portion of the dwelling with a height greater than eight storeys and facing the lot line abutting Lakeshore Road East		25.0 m
6.2.5.76.15	Notwithstanding Sentence 6.2.5.76.3 of this Exception, maximum length of a building streetwall on the first storey facing Lakeshore Road East that may be used for accessing residential uses located above the first storey		15%
6.2.5.76.16	Minimum setback of all buildings and above grade structures to all lands zoned G2-5		5.0 m
6.2.5.76.17	Minimum depth of a landscaped buffer measured to a G2-5 zone		2.0 m
6.2.5.76.18	Minimum setback of parking areas, driveways, loading spaces, other paved areas to a G2-5 zone		2.0 m

Exception C4-76 continued on next page

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6.2.5.76	Exception: C4-76	Map # 01	By-law: 0119-2022, 0217-2023
Exception C4-76 continued from previous page			
6.2.5.76.19	Minimum setback of an underground parking structure to a G2-5 zone		3.0 m
6.2.5.76.20	Minimum gross floor area - non-residential located on the first storey		4 000 m ²
6.2.5.76.21	Minimum setback from a parking structure below finished grade, inclusive of external access stairwells, to a lot line		1.0 m
6.2.5.76.22	Notwithstanding Sentence 6.2.5.76.21 of this Exception, minimum setback from a parking structure below finished grade, inclusive of external access stairwells, to the front lot line abutting Lakeshore Road East		3.0 m
6.2.5.76.23	Driveways, aisles and parking areas may be shared with abutting lands zoned RM9-3 and RA5-59		
6.2.5.76.24	Maximum amount of required resident parking spaces that may be tandem		10%
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-C4-76 by further amendment to Map 01 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) the provisions contained in Article 2.1.33.7 of this By-law as they relate to lands zoned H-C4-76 and subject to holding provisions H1, H2, H3 and H5.</p>			

6.2.5.77	Exception: C4-77	Map # 01	By-law: 0119-2022, 0217-2023
<p>In a C4-77 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
6.2.5.77.1	(1) Retirement Building (2) Brewery Restaurant (3) Outdoor patio accessory to a brewery restaurant		
Uses Not Permitted			
6.2.5.77.2	(1) Funeral Establishment (2) Private Club		
Regulations			
6.2.5.77.3	Residential uses shall not be permitted on the first storey		
6.2.5.77.4	Maximum gross floor area - non-residential of a retail store		550 m ²
6.2.5.77.5	Maximum gross floor area - non-residential of a recreational establishment		300 m ²
6.2.5.77.6	Minimum front and exterior side yards on the first storey		3.0 m
6.2.5.77.7	Minimum front yard for that portion of the dwelling with a height greater than six storeys facing Street 'D'		15.0 m
6.2.5.77.8	Minimum rear yard for that portion of the dwelling with a height greater than six storeys		7.5 m
6.2.5.77.9	Minimum interior side yard on the first storey abutting an OS2-19 zone		3.0 m

Exception C4-77 continued on next page

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6.2.5.77	Exception: C4-77	Map # 01	By-law: 0119-2022, 0217-2023
Exception C4-77 continued from previous page			
6.2.5.77.10	Minimum interior side yard above the first storey and below the seventh storey abutting an OS2-19 zone		0.0 m
6.2.5.77.11	Minimum interior side yard for that portion of the dwelling with a height greater than six storeys abutting an OS2-19 zone		3.0 m
6.2.5.77.12	Minimum interior side and rear yards for that portion of the dwelling with a height up to and including six storeys abutting a C4-78 zone		4.5 m
6.2.5.77.13	Minimum interior side yard for that portion of the dwelling with a height greater than six storeys abutting a C4-78 zone		7.5 m
6.2.5.77.14	Maximum height		42.5 m and 12 storeys
6.2.5.77.15	Notwithstanding Sentence 6.2.5.77.14 of this Exception, maximum height for a building at the southeast corner of Street 'A' and Street 'H' identified on Schedule 2.1.33 of this By-law		75.5 m and 22 storeys
6.2.5.77.16	Minimum above grade separation between buildings for that portion of the dwelling with a height greater than eight storeys		30.0 m
6.2.5.77.17	Notwithstanding Sentence 6.2.5.77.3 of this Exception, maximum length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey		15%
6.2.5.77.18	Minimum setback from a parking structure below finished grade, inclusive of stairwells, to a lot line		1.0 m
6.2.5.77.19	Minimum depth of a landscaped buffer abutting the lot line of an OS2-19 zone		0.0 m
6.2.5.77.20	Driveways, aisles and parking areas may be shared with abutting lands zoned C4-78 and RA5-59		
6.2.5.77.21	Maximum amount of required resident parking spaces that may be tandem		10%
6.2.5.77.22	"Brewery Restaurant" means a building, structure or part thereof, used for the purpose of manufacturing alcoholic beverages and shall contain a restaurant with a maximum gross floor area - non-residential of 220 m ² or 50% of the total gross floor area - non-residential whichever is lesser		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-C4-77 by further amendment to Map 01 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) the provisions contained in Article 2.1.33.7 of this By-law as they relate to lands zoned H-C4-77 and subject to holding provisions H1, H2 and H3.</p>			

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6.2.5.78	Exception: C4-78	Map # 01	By-law: 0119-2022, 0217-2023
<p>In a C4-78 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
6.2.5.78.1	(1)	Science and Technology Facility	
	(2)	Banquet Hall/Conference Centre/Convention Centre	
	(3)	Custom Workshop	
	(4)	Live/Work Unit	
	(5)	<i>deleted</i>	
	(6)	Contractor's yard operated on or on behalf of a public authority	
	(7)	Community Cultural Centre	
Uses Not Permitted			
6.2.5.78.2	(1)	Funeral Establishment	
	(2)	Private Club	
Regulations			
6.2.5.78.3	Apartment dwelling units shall only be permitted above the first storey of a building		
6.2.5.78.4	Maximum height	29.5 m and 8 storeys	
6.2.5.78.5	Maximum length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey	15%	
6.2.5.78.6	Maximum gross floor area - non-residential of a retail store	250 m ²	
6.2.5.78.7	Driveways and aisles may be shared with abutting lands zoned C4-77		
6.2.5.78.8	Required parking may be located on lands zoned C4-78 or E1-30		
6.2.5.78.9	"Community Cultural Centre" means a building, structure or part thereof, for the provision of community activities, such as, but not limited to, recreation, arts, crafts, museums, social and charitable activities		
6.2.5.78.10	"Live/Work Unit" means a townhouse used partly for residential purposes and partly for an office, retail store, service establishment, custom workshop or repair establishment		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-C4-78 by further amendment to Map 01 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p>			
	(1)	the provisions contained in Article 2.1.33.7 of this By-law as they relate to lands zoned H-C4-78 and subject to holding provisions H1, H2 and H3.	

