

4.2R1 TO R5 ZONES
(DETACHED DWELLINGS - TYPICAL LOTS)

4.2.1R1 to R5 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.2.1 - R1 to R5 Permitted Uses and Zone Regulations.

Table 4.2.1 - R1 to R5 Permitted Uses and Zone Regulations
(0379-2009), (0190-2014), (0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09), (0018-2021)

Column A		B	C	D	E	F
Line 1.0	ZONES	R1	R2	R3	R4	R5
PERMITTED USES						
2.0	RESIDENTIAL					
2.1	Detached Dwelling	✓ (1)	✓ (1)	✓ (1)	✓ (1)	✓ (1)
ZONE REGULATIONS						
3.0	MINIMUM LOT AREA					
3.1	Interior lot	750 m ²	695 m ²	550 m ²	365 m ²	295 m ²
3.2	Corner lot	835 m ²	810 m ²	720 m ²	500 m ²	415 m ²
4.0	MINIMUM LOT FRONTAGE					
4.1	Interior lot	22.5 m	18.0 m	15.0 m	12.0 m	9.75 m
4.2	Corner lot	22.5 m	21.0 m	19.5 m	16.5 m	13.5 m
5.0	MAXIMUM LOT COVERAGE	25%	30%	35%	40%	40%
6.0	MINIMUM FRONT YARD					
6.1	Interior lot	9.0 m or 12.0 m where the lot abuts a lot with an existing front yard of 12.0 m or more on the same street (2)	9.0 m (2)	7.5 m (2)	6.0 m (2)	4.5 m (2)
6.2	Corner lot	7.5 m (2)	7.5 m (2)	6.0 m (2)	6.0 m (2)	4.5 m (2)
6.3	Garage face - interior lot	Equal to the front yard	Equal to the front yard	Equal to the front yard	Equal to the front yard	6.0 m
6.4	Garage face - corner lot	Equal to the front yard	Equal to the front yard	Equal to the front yard	Equal to the front yard	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	7.5 m (2)	7.5 m (2)	6.0 m (2)	4.5 m (2)	4.5 m (2)
7.1	Garage face	Equal to the exterior side yard	Equal to the exterior side yard	Equal to the exterior side yard	6.0 m (2)	6.0 m (2)

Table 4.2.1 continued on next page

Column A		B	C	D	E	F
Line 1.0	ZONES	R1	R2	R3	R4	R5
Table 4.2.1 continued from previous page						
8.0	MINIMUM INTERIOR SIDE YARD					
8.1	Interior lot	1.8 m on one side of the lot and 4.2 m on the other side ⁽²⁾	1.8 m + 0.61 m for each additional storey or portion thereof above one storey ⁽²⁾	1.2 m + 0.61 m for each additional storey or portion thereof above one storey ⁽²⁾	1.2 m ⁽²⁾	1.2 m on one side of the lot and 0.61 m on the other side ⁽²⁾
8.2	Corner lot	3.0 m ⁽²⁾	3.0 m ⁽²⁾	1.2 m + 0.61 m for each additional storey above one storey ⁽²⁾	1.2 m ⁽²⁾	1.2 m ⁽²⁾
9.0	MINIMUM REAR YARD					
9.1	Interior lot	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾
9.2	Corner lot	3.0 m ⁽²⁾	3.0 m ⁽²⁾	3.0 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾
10.0	MAXIMUM HEIGHT	10.7 m	10.7 m	10.7 m	10.7 m	10.7 m
11.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS					
11.1	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	n/a	n/a	n/a	n/a	2.5 m
11.2	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	n/a	n/a	n/a	n/a	5.0 m
11.3	For a detached dwelling more than one storey in height , where the garage projects beyond the main front entrance , a minimum of 75% of the width of the garage , measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	n/a	n/a	n/a	n/a	✓
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY					
12.1	Attached garage	Permitted ⁽³⁾	Permitted ⁽³⁾	Permitted ⁽³⁾	Permitted ⁽³⁾	Required ⁽³⁾
12.2	Minimum parking spaces	✓ ⁽⁴⁾⁽⁵⁾	✓ ⁽⁴⁾⁽⁵⁾	✓ ⁽⁴⁾⁽⁵⁾	✓ ⁽⁴⁾⁽⁵⁾	✓ ⁽⁴⁾⁽⁵⁾

Table 4.2.1 continued on next page

Column A		B	C	D	E	F
Line 1.0	ZONES	R1	R2	R3	R4	R5
Table 4.2.1 continued from previous page						
12.3	Maximum driveway width ⁽⁴⁾	Width of garage door opening(s) plus 2.0 m up to a maximum of 8.5 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m
12.4	Minimum landscaped soft area in the yard containing the driveway	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	30% of the front yard and/or exterior side yard
13.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽⁶⁾	✓ ⁽⁶⁾	✓ ⁽⁶⁾	✓ ⁽⁶⁾	✓ ⁽⁶⁾

- NOTES:
- (1) See also Subsections 4.1.1, 4.1.16 and 4.1.17 of this By-law.
 - (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (3) See Subsection 4.1.12 of this By-law.
 - (4) See Subsection 4.1.9 of this By-law.
 - (5) See Part 3 of this By-law.
 - (6) See Subsection 4.1.2 of this By-law.
 - (7) *deleted by 0018-2021.*
 - (8) *(0379-2009), (0181-2018/LPAT Order 2019 February 15), deleted by 0018-2021.*
 - (9) *(0379-2009), (0181-2018/LPAT Order 2019 February 15), deleted by 0018-2021.*

4.2.2 R1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

In addition to the **uses** and regulations contained in Subsection 4.2.1 - R1 to R5 Permitted Uses and Regulations, the regulations contained in Subsection 4.2.2 - R1 Infill Exception Regulations shall apply where specified by an R1 Exception Zone.

Table 4.2.2 - R1 Infill Exception Regulations

Column		A	B
Line			
1.0		MINIMUM INTERIOR SIDE YARD	
1.1	Interior lot		1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey
2.0		MINIMUM COMBINED WIDTH OF SIDE YARDS : interior lots having a lot frontage equal to or greater than 18.0 m	
2.1	One (1) storey detached dwelling		20% of the lot frontage
2.2	Dwelling having more than one (1) storey		27% of the lot frontage
3.0		MAXIMUM HEIGHT - HIGHEST RIDGE : lots having a lot frontage equal to or greater than 22.5 m sloped roof	9.5 m
4.0		MAXIMUM HEIGHT - HIGHEST RIDGE : lots having a lot frontage less than 22.5 m sloped roof	9.0 m
5.0		MAXIMUM HEIGHT: flat roof	7.5 m
6.0		MAXIMUM HEIGHT OF EAVES: from average grade to lower edge of the eaves	6.4 m
7.0		MAXIMUM GROSS FLOOR AREA - INFILL RESIDENTIAL	190 m ² plus 0.20 times the lot area
8.0		GARAGE PROJECTION : maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008), (0308-2011)	0.0 m
9.0		MAXIMUM DWELLING UNIT DEPTH	20.0 m
10.0		deleted by 0190-2014	

Part 4 - Residential Zones

4.2.2.1	Exception: R1-1	Map # 02, 07, 08	By-law:
In a R1-1 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.2.1.1	The regulations contained in Subsection 4.2.2 of this By-law shall apply		

4.2.2.2	Exception: R1-2	Map # 02, 03, 07, 08, 09	By-law:
In a R1-2 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.2.1	The regulations contained in Subsection 4.2.2 of this By-law shall apply		
4.2.2.2.2	Minimum lot frontage		30.0 m

4.2.2.3	Exception: R1-3	Map # 08	By-law:
In a R1-3 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.3.1	The regulations contained in Subsection 4.2.2 of this By-law shall apply		
4.2.2.3.2	Minimum lot area		1 160 m ²
4.2.2.3.3	Minimum lot frontage		24.0 m

4.2.2.4	Exception: R1-4	Map # 10	By-law:
In a R1-4 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.4.1	Minimum lot area		2 160 m ²
4.2.2.4.2	Minimum lot frontage		45.0 m
4.2.2.4.3	Minimum setback from Clarkson Road North		18.0 m

4.2.2.5	Exception: R1-5	Map # 17	By-law: 0379-2009
In a R1-5 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.5.1	The provisions contained in Subsection 4.1.16 and 4.1.17 of this By-law shall not apply		
4.2.2.5.2	Minimum lot area - interior lot fronting on Mississauga Road	2 023 m ²	
4.2.2.5.3	Minimum lot area - all other lots	3 035 m ²	
4.2.2.5.4	Minimum lot frontage - interior lot fronting on Mississauga Road	30.0 m	
4.2.2.5.5	Minimum lot frontage - all other lots	38.0 m	
4.2.2.5.6	Minimum front yard :		
	(1) where a detached dwelling is to be constructed adjacent to a lot with an existing dwelling	distance equal to the front yard of the existing dwelling on the adjacent lot	
	(2) where a detached dwelling is to be constructed between two (2) lots , each with an existing dwelling	distance equal to the average of the front yards of the two existing dwellings	
	(3) all other lots	12.0 m	
4.2.2.5.7	Minimum interior side yard	6.0 m	
4.2.2.5.8	Tennis courts or any like recreational facilities shall not be permitted in the front yard		

4.2.2.6	Exception: R1-6	Map # 15	By-law:
In a R1-6 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.6.1	Minimum lot area	3 500 m ²	
4.2.2.6.2	Minimum lot frontage	30.0 m	

4.2.2.7	Exception: R1-7	Map # 10, 15, 24, 55	By-law:
In a R1-7 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.7.1	Minimum lot area	1 140 m ²	
4.2.2.7.2	Minimum lot frontage	30.0 m	
4.2.2.7.3	Minimum setback from Mississauga Road	9.0 m	

4.2.2.8	Exception: R1-8	Map # 15, 16	By-law:
In a R1-8 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.8.1	Minimum lot area	1 400 m ²	
4.2.2.8.2	Minimum lot frontage	30.0 m	

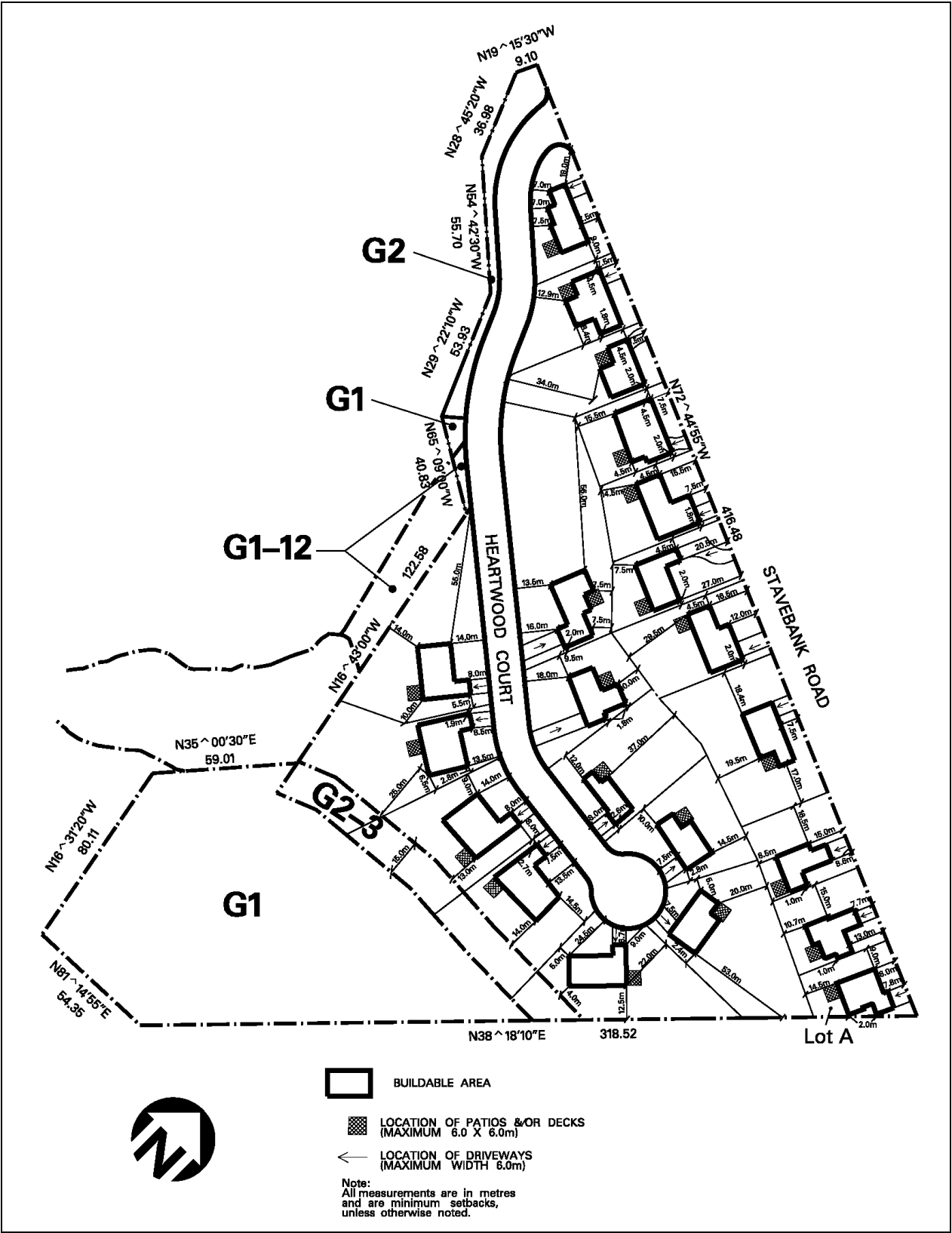
4.2.2.9	Exception: R1-9	Map # 16	By-law:
In a R1-9 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.9.1	Maximum lot coverage	35%	
4.2.2.9.2	Minimum front yard - interior lot	7.5 m	
4.2.2.9.3	Minimum front yard - corner lot	6.0 m	
4.2.2.9.4	Minimum exterior side yard	6.0 m	
4.2.2.9.5	Minimum interior side yard	1.2 m + 0.61 m for each additional storey or portion thereof above one (1) storey	

4.2.2.10	Exception: R1-10	Map # 24	By-law:
In a R1-10 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.10.1	Minimum lot area	803 m ²	
4.2.2.10.2	Minimum lot frontage	18.1 m	
4.2.2.10.3	Minimum interior side yard - interior lot	1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey	
4.2.2.10.4	Maximum height - highest ridge: sloped roof	9.5 m	
4.2.2.10.5	Maximum height: flat roof	9.5 m	
4.2.2.10.6	Minimum number of parking spaces per dwelling unit	2	
4.2.2.10.7	Maximum projection of a garage beyond the main front entrance	0.0 m	
4.2.2.10.8	Maximum garage width: measured from the inside face of the garage side walls	5.5 m	
4.2.2.10.9	Maximum driveway width per lot	5.5 m	

4.2.2.11	Exception: R1-11	Map # 31	By-law: 0308-2011
In a R1-11 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.11.1	Maximum lot coverage	35%	
4.2.2.11.2	Minimum front yard	6.5 m	
4.2.2.11.3	Minimum exterior side yard	4.5 m	
4.2.2.11.4	Minimum interior side yard - interior lot	1.2 m on one side and 0.61 m on the other side	
4.2.2.11.5	Minimum interior side yard - corner lot	1.2 m	
4.2.2.11.6	Minimum setback to the rear lot line , where lands contain or abut a G2-3 or G2-4(12) zone	29.0 m	

4.2.2.12	Exception: R1-12	Map # 38W	By-law:
In a R1-12 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulation			
4.2.2.12.1	Minimum front yard	7.5 m	

4.2.2.13	Exception: R1-13	Map # 15	By-law: 0325-2008
In a R1-13 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.13.1	Minimum lot area		1 200 m ²
4.2.2.13.2	Minimum lot area - Lot A identified on Schedule R1-13 of this Exception		995 m ²
4.2.2.13.3	Minimum lot frontage		23.5 m
4.2.2.13.4	The areas outside of the buildable areas and driveway locations identified on Schedule R1-13 of this Exception are tree preservation areas and shall only be used for conservation purposes and no buildings or structures , swimming pools , tennis courts or any like recreational facilities shall be permitted outside of the buildable areas, except for fences along the lot lines , patios and/or decks		
4.2.2.13.5	All site development plans shall comply with Schedule R1-13 of this Exception		



Schedule R1-13
Map 15

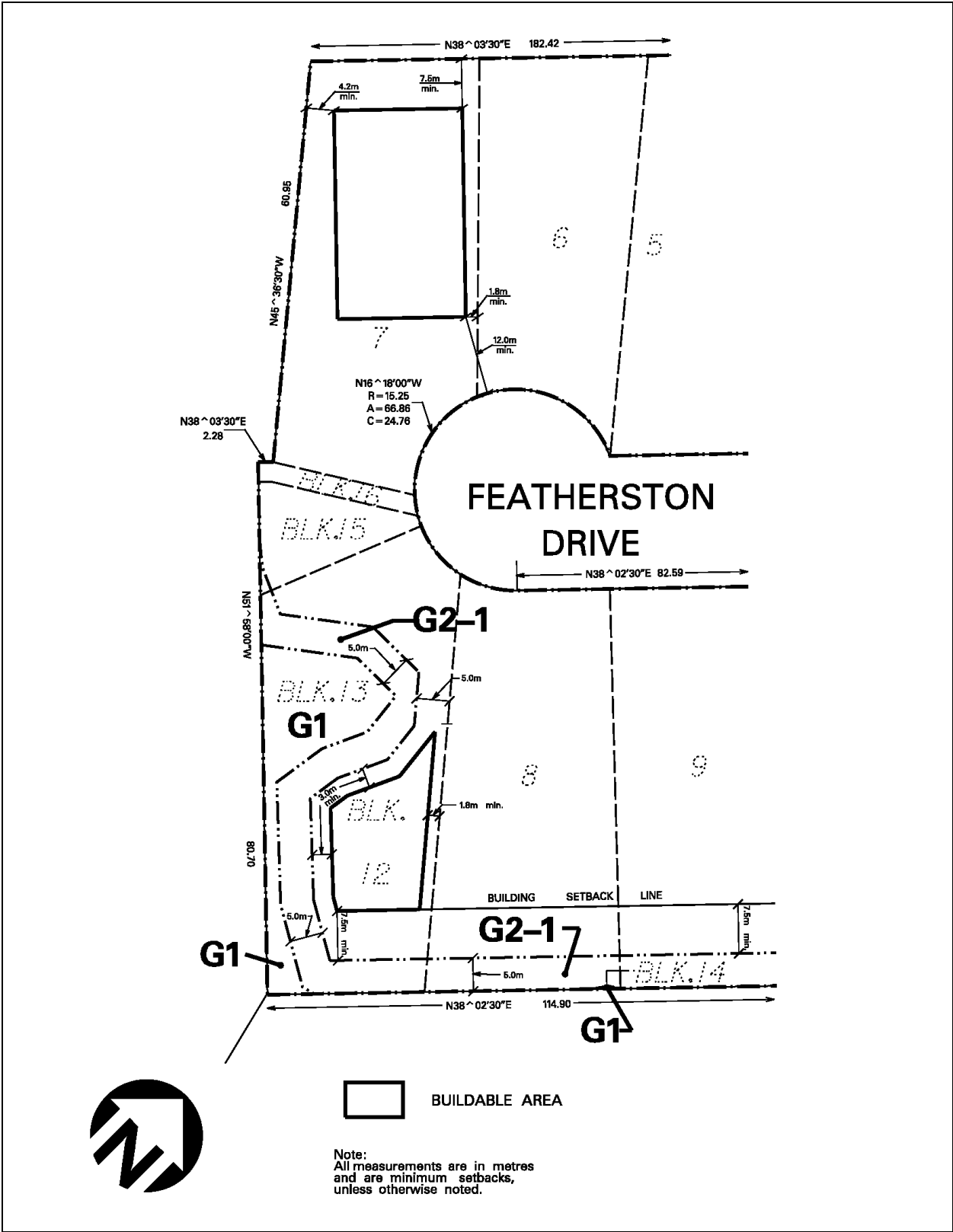
4.2.2.14	Exception: R1-14	Map # 31	By-law: 0308-2011
In a R1-14 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.14.1	Maximum lot coverage	35%	
4.2.2.14.2	Minimum front yard	6.5 m	
4.2.2.14.3	Minimum interior side yard	1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey	
4.2.2.14.4	Minimum setback to the rear lot line	30.0 m	
4.2.2.14.5	Notwithstanding Sentence 4.2.2.14.4, minimum setback to the rear lot line of all accessory buildings and structures and swimming pools	15.0 m	

4.2.2.15	Exception: R1-15	Map # 38W	By-law:
In a R1-15 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.15.1	Maximum lot coverage - detached dwelling not exceeding one (1) storey	40%	
4.2.2.15.2	Maximum lot coverage - detached dwelling more than one (1) storey	35%	
4.2.2.15.3	Minimum front yard	7.5 m	
4.2.2.15.4	Minimum interior side yard - interior lot	1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey	
4.2.2.15.5	Minimum rear yard	30.0 m	
4.2.2.15.6	Minimum setback to the rear lot line of all accessory buildings and structures and swimming pools	15.0 m	

4.2.2.16	Exception: R1-16	Map # 39E	By-law:
In a R1-16 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.16.1	Maximum lot coverage - detached dwelling not exceeding one (1) storey	40%	
4.2.2.16.2	Maximum lot coverage - detached dwelling more than one (1) storey	35%	
4.2.2.16.3	Minimum front yard	7.5 m	
4.2.2.16.4	Minimum interior side yard - interior lot	1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey	

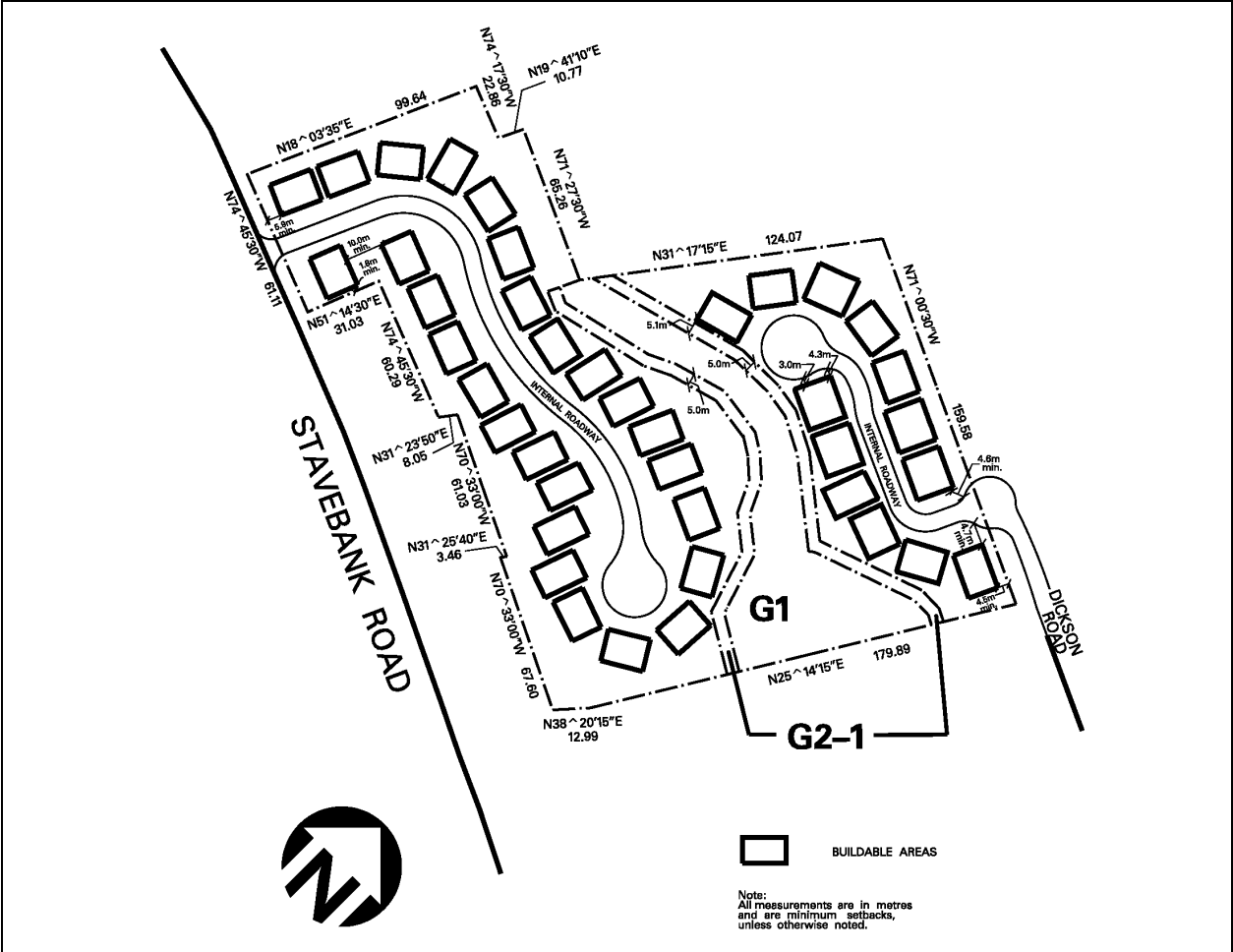
4.2.2.17	Exception: R1-17	Map # 56	By-law:
In a R1-17 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.2.2.17.1	(1)	Veterinary Clinic	
Regulations			
4.2.2.17.2	A veterinary clinic shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum depth of a landscaped buffer measured from the lot line abutting Britannia Road West	4.5 m
	(2)	"Veterinary Clinic" means a building, structure or part thereof, where domesticated animals, excluding livestock, are given medical and/or surgical treatment, grooming or care by a veterinarian licensed by the Province of Ontario. Indoor overnight boarding of animals shall be permitted.	

4.2.2.18	Exception: R1-18	Map # 24	By-law:
In a R1-18 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.18.1	Minimum lot area - interior lot		1 200 m ²
4.2.2.18.2	Minimum lot frontage - interior lot		22.8 m
4.2.2.18.3	Maximum lot coverage		285 m ²
4.2.2.18.4	Minimum front yard - interior lot		12.0 m
4.2.2.18.5	Minimum interior side yard - interior lot		4.2 m on one side and 1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey on the other side
4.2.2.18.6	Minimum rear yard - interior lot that abuts an R2 zone		7.5 m
4.2.2.18.7	Minimum rear yard - all other interior lots		12.5 m
4.2.2.18.8	Maximum height - highest ridge: sloped roof		9.5 m
4.2.2.18.9	All site development plans shall comply with Schedule R1-18 of this Exception		



Schedule R1-18
Map 24

4.2.2.19	Exception: R1-19	Map # 15	By-law: 0181-2018/LPAT Order 2019 February 15
In a R1-19 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.19.1	Maximum number of dwelling units on all lands zoned R1-19	40	
4.2.2.19.2	Minimum landscaped area	45% of lot area	
4.2.2.19.3	Maximum gross floor area - residential per detached dwelling	445 m ²	
4.2.2.19.4	Minimum setback to a condominium road	4.5 m	
4.2.2.19.5	Minimum setback of a garage face to a condominium road	6.0 m	
4.2.2.19.6	Minimum distance between buildings	3.0 m	
4.2.2.19.7	Minimum setback of all buildings and structures to any lot line or lands zoned G1	7.5 m	
4.2.2.19.8	Maximum height - highest ridge: sloped roof	11.5 m	
4.2.2.19.9	Maximum height: flat roof	7.5 m	
4.2.2.19.10	Height of all buildings and structures shall be measured from established grade		
4.2.2.19.11	Maximum projection of a porch or deck outside the buildable area identified on Schedule R1-19 of this Exception, provided that the minimum distance between any building or structure shall be 3.0 m	2.5 m	
4.2.2.19.12	Maximum projection of a bay window, with or without a foundation or chimney outside the buildable area identified on Schedule R1-19 of this Exception, provided that the minimum distance between any buildings or structures shall be 3.0 m	1.5 m	
4.2.2.19.13	Minimum number of parking spaces per dwelling unit	4	
4.2.2.19.14	All site development plans shall comply with Schedule R1-19 of this Exception		



Schedule R1-19
Map 15

4.2.2.20	Exception: R1-20	Map # 07	By-law: 0054-2009, 0171-2015/OMB Order 2016 April 04, 0193-2016/ OMB Order 2017 May 30
In a R1-20 zone the applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.2.2.20.1	Lands zoned R1-20 shall only be used for the following: (1) Detached Dwelling or (2) Office or (3) Office with one (1) dwelling unit (4) Outdoor swimming pool accessory to an office or an office with one (1) dwelling unit		
Regulations			
4.2.2.20.2	Minimum lot frontage - interior lot	30.0 m	
4.2.2.20.3	Maximum gross floor area - non-residential	383 m ²	
4.2.2.20.4	Maximum driveway width for an office or an office with one (1) dwelling unit	13.0 m	
4.2.2.20.5	Minimum depth of a landscaped buffer adjacent to Hurontario Street	7.5 m	
4.2.2.20.6	Maximum height - highest ridge of a detached dwelling: sloped roof	9.5 m	
4.2.2.20.7	Maximum height of a detached dwelling: flat roof	7.5 m	
4.2.2.20.8	Maximum height of eaves of a detached dwelling: from average grade to lower edge of eaves	6.4 m	
4.2.2.20.9	Maximum dwelling unit depth	20.0 m	
4.2.2.20.10	Maximum number of accessory buildings and structures for an office or an office with one (1) dwelling unit	2	
4.2.2.20.11	Maximum number of tandem parking spaces	4	
4.2.2.20.12	An aisle adjacent to tandem parking spaces shall not be required		
4.2.2.20.13	Parking areas may be constructed of a permeable type of material		
4.2.2.20.14	An outdoor swimming pool permitted in Clause 4.2.2.20.1(4) shall comply with the provisions contained in Sentences 4.1.4.1.1 and 4.1.4.1.2 of this By-law		

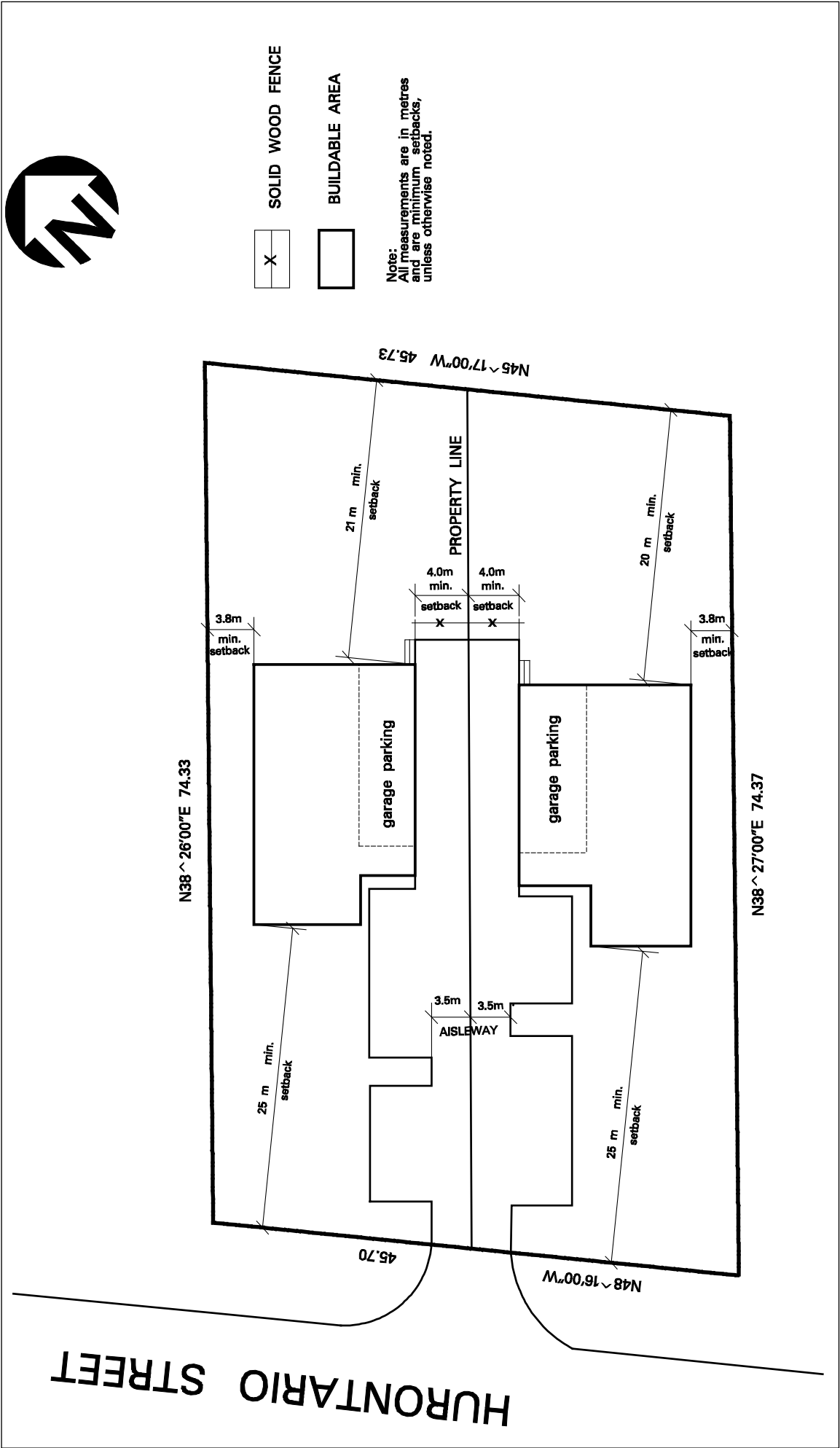
Part 4 - Residential Zones

4.2.2.21	Exception: R1-21	Map # 07	By-law: 0171-2015/OMB Order 2016 April 04, 0212-2015, 0193-2016/OMB Order 2017 May 30
In a R1-21 zone the applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.2.21.1	Lands zoned R1-21 shall only be used for the following: (1) Detached Dwelling or (2) Office (3) Medical Office - Restricted		
Regulation			
4.2.2.21.2	Maximum total gross floor area - non-residential		130 m ²
4.2.2.21.3	Maximum height - highest ridge of a detached dwelling: sloped roof		9.5 m
4.2.2.21.4	Maximum height of a detached dwelling: flat roof		7.5 m
4.2.2.21.5	Maximum height of eaves of a detached dwelling: from average grade to lower edge of eaves		6.4 m
4.2.2.21.6	Maximum dwelling unit depth		20.0 m
4.2.2.21.7	<i>deleted by 0212-2015</i>		

4.2.2.22	Exception: R1-22	Map # 07	By-law: 0171-2015/OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30
In a R1-22 zone the applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.2.22.1	Lands zoned R1-22 shall only be used for the following: (1) Detached Dwelling or (2) Dental Laboratory or (3) Office and/or Medical Office - Restricted		
Regulations			
4.2.2.22.2	Minimum lot frontage	20.0 m	
4.2.2.21.3	Maximum height - highest ridge of a detached dwelling: sloped roof	9.5 m	
4.2.2.22.4	Maximum height of a detached dwelling: flat roof	7.5 m	
4.2.2.21.5	Maximum height of eaves of a detached dwelling: from average grade to lower edge of eaves	6.4 m	
4.2.2.21.6	Maximum dwelling unit depth	20.0 m	
4.2.2.22.7	A dental laboratory, office and a medical office - restricted shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that: (1) minimum lot frontage - interior lot 20.0 m (2) maximum total gross floor area - non-residential 80 m ² (3) minimum parking spaces per 100 m ² gross floor area - non-residential used for a dental laboratory 3.2		

4.2.2.23	Exception: R1-23	Map # 07	By-law:
In a R1-23 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.2.23.1	Lands zoned R1-23 shall only be used for the following:		
	(1)	Office	
	(2)	Medical Office - Restricted	
Regulations			
4.2.2.23.2	Minimum lot frontage - interior lot		30.0 m
4.2.2.23.3	Maximum total gross floor area - non-residential		585 m ²

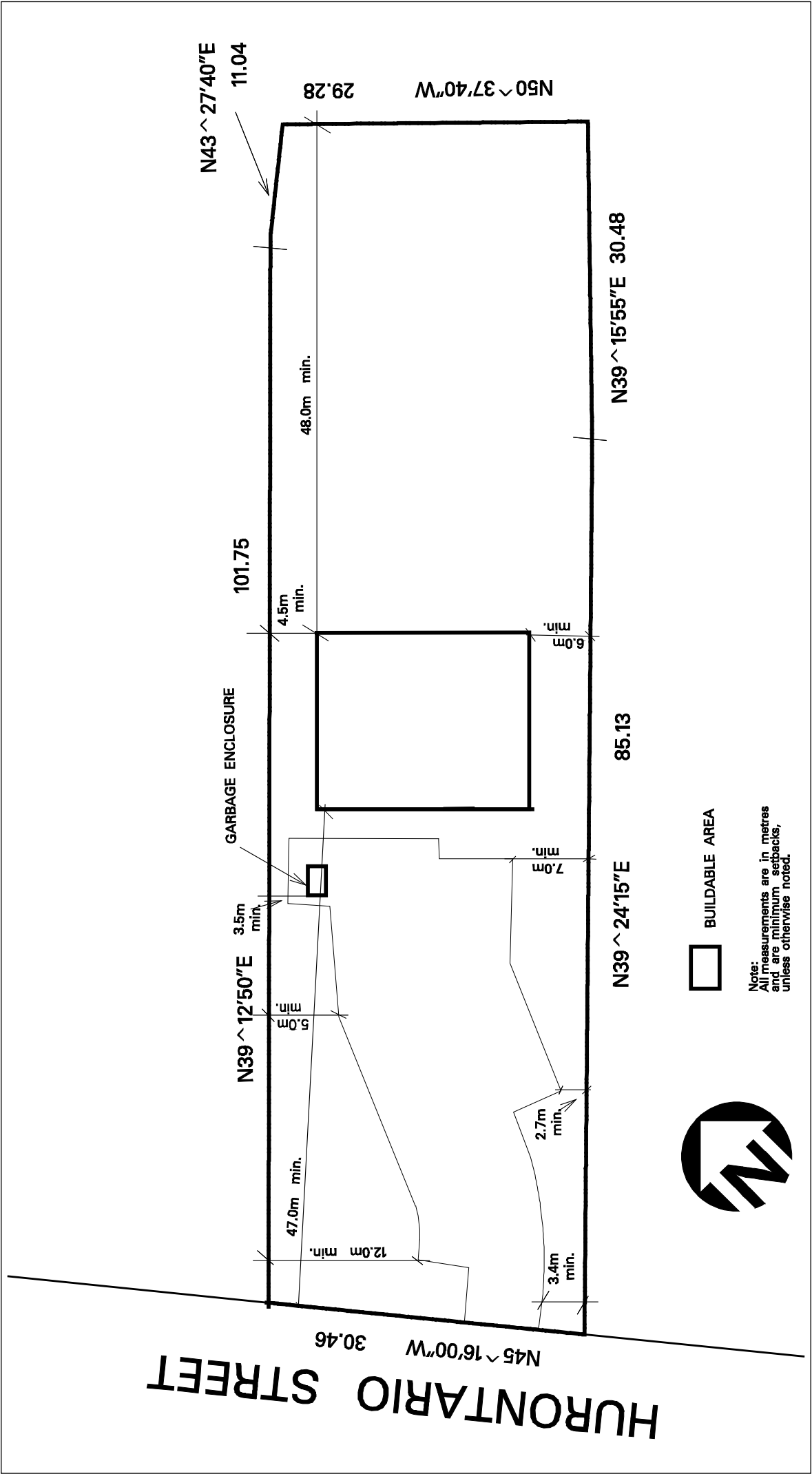
4.2.2.24	Exception: R1-24	Map # 07	By-law:
In a R1-24 zone the applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.2.24.1	Lands zoned R1-24 shall only be used for the following:		
	(1)	Office	
	(2)	Medical Office - Restricted	
Regulations			
4.2.2.24.2	Maximum gross floor area - non-residential		418 m ²
4.2.2.24.3	An office and medical office - restricted shall not be permitted below average grade		
4.2.2.24.4	Minimum number of parking spaces for a medical office - restricted		The greater of 5.0 spaces per practitioner, or 6.5 spaces per 100 m ² gross floor area - non-residential
4.2.2.24.5	No outdoor storage shall be permitted		
4.2.2.24.6	All site development plans shall comply with Schedule R1-24 of this Exception		



Schedule R1-24
Map 07

4.2.2.25	Exception: R1-25	Map # 15	By-law:
In a R1-25 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.25.1	The regulations of Line 4.1 contained in Table 4.2.1 of this By-law shall not apply		
4.2.2.25.2	Minimum setback of all buildings and structures to G1 and G1-12 zones		10.0 m
4.2.2.25.3	Access shall be permitted from lands zoned G1-12		

4.2.2.26	Exception: R1-26	Map # 07	By-law:
In a R1-26 zone the applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.2.26.1	Lands zoned R1-26 shall only be used for the following:		
	(1)	Office	
	(2)	Medical Office - Restricted	
Use Not Permitted			
4.2.2.26.2	(1)	Office and/or medical office - restricted that requires more than twenty-three (23) parking spaces	
Regulations			
4.2.2.26.3	Minimum landscaped area	65% of lot area	
4.2.2.26.4	Maximum gross floor area - non-residential	552 m ²	
4.2.2.26.5	The use of any part of the building below established grade shall be restricted to the following:		
	(1)	climate control, electrical, energy generation and distribution, mechanical equipment related to the operation or maintenance of the building;	
	(2)	areas of stairwells, washrooms or elevators;	
	(3)	collection or storage of disposable or recyclable waste generated within the building;	
	(4)	storage incidental to permitted uses in the building;	
	(5)	lunch rooms, lounges or washrooms for the personal needs of occupants of the building.	
4.2.2.26.6	Maximum height - highest ridge: sloped roof	11.6 m	
4.2.2.26.7	Maximum encroachment of a porch outside the buildable area identified on Schedule R1-26 of this Exception, into the required front yard	1.7 m	
4.2.2.26.8	Maximum encroachment of an uncovered ramp for handicapped access outside the buildable area identified on Schedule R1-26 of this Exception into the required northerly interior side yard	3.0 m	
4.2.2.26.9	Maximum number of parking spaces	23	
4.2.2.26.10	All site development plans shall comply with Schedule R1-26 of this Exception		



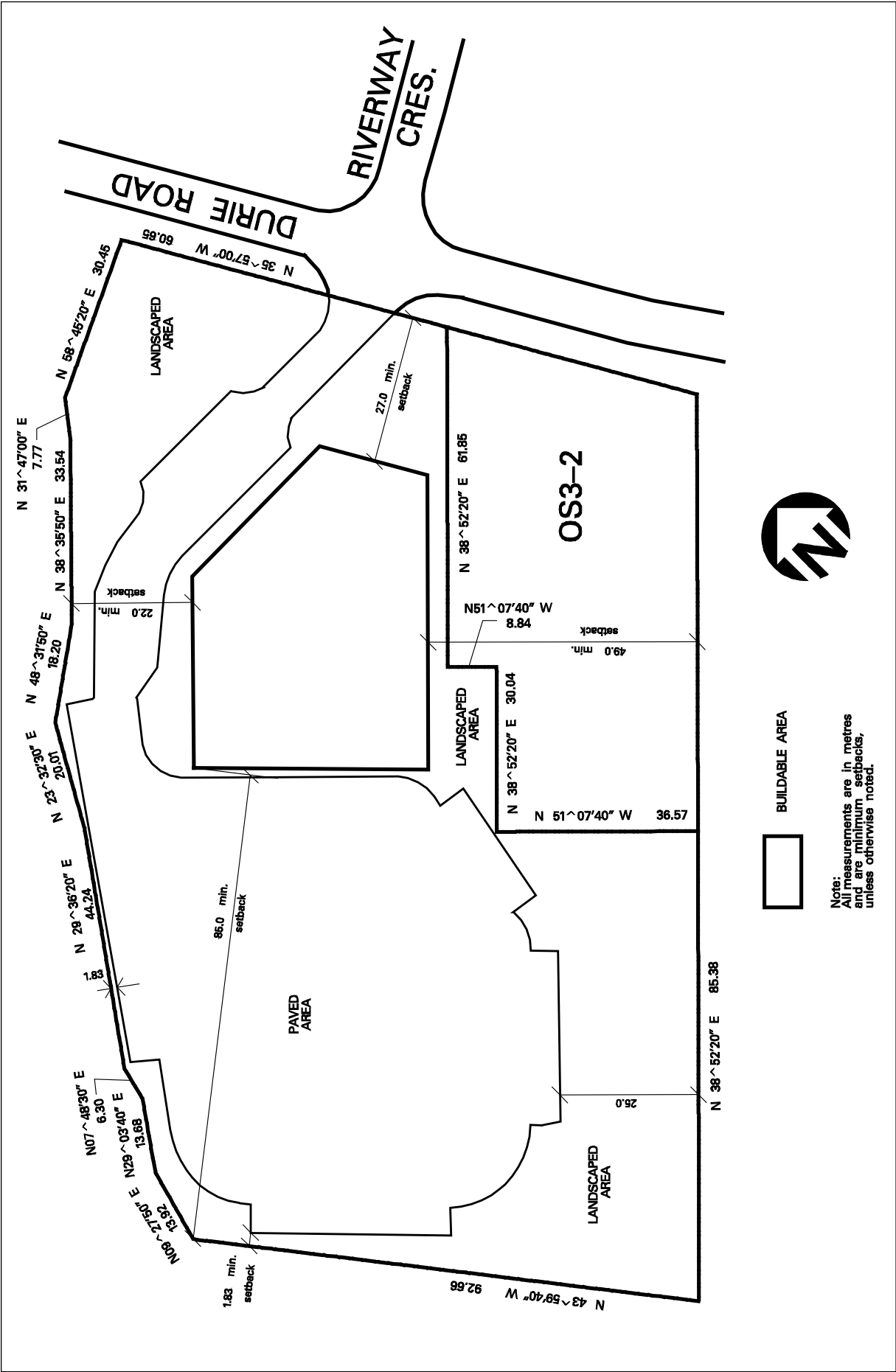
Schedule R1-26
Map 07

4.2.2.27	Exception: R1-27	Map # 17	By-law:
In a R1-27 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.2.27.1	Minimum interior side yard - interior lot		1.8 m plus 0.61 m for each additional storey or portion thereof above one (1) storey

4.2.2.28	Exception: R1-28	Map # 38E	By-law:
In a R1-28 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.2.28.1	Lands zoned R1-28 shall only be used for the following:		
	(1) Place of Religious Assembly		
	(2) Accessory uses to a place of religious assembly		
Regulations			
4.2.2.28.2	The regulations of Line 2.2 contained in Table 2.1.9.3 of this By-law shall not apply		
4.2.2.28.3	Minimum interior side yard - interior lot		12.0 m
4.2.2.28.4	Maximum height		13.5 m
4.2.2.28.5	Accessory uses to a place of religious assembly shall only include administrative offices associated with a place of religious assembly , a day care and a private community centre		

4.2.2.29	Exception: R1-29	Map # 38W, 45E	By-law:
In a R1-29 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.29.1	Minimum lot area - interior lot		2 000 m ²
4.2.2.29.2	Minimum lot frontage - interior lot		19.0 m

4.2.2.30	Exception: R1-30	Map # 38W	By-law:
In a R1-30 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.2.30.1	Lands zoned R1-30 shall only be used for the following:		
	(1)	Place of Religious Assembly	
	(2)	Accessory uses to a place of religious assembly	
Regulations			
4.2.2.30.2	Maximum gross floor area - non-residential	1 430 m ²	
4.2.2.30.3	Minimum front yard - interior lot	27.0 m	
4.2.2.30.4	Minimum interior side yard - interior lot	49.0 m on one side and 22.0 m on the other side	
4.2.2.30.5	Minimum rear yard - interior lot	85.0 m	
4.2.2.30.6	Maximum height including any steeple or spire	12.2 m	
4.2.2.30.7	Minimum number of parking spaces	198	
4.2.2.30.8	A basement shall not be permitted under the nave or parish hall		
4.2.2.30.9	Maximum seating within the nave, based on a seat width of 0.51 m per person and 0.914 m between the back of each seat and the back of the seat immediately behind it	690 persons	
4.2.2.30.10	The interior wall separating the nave and the parish hall shall be of solid block construction, with no doorway, windows or openings of any kind		
4.2.2.30.11	Accessory uses to a place of religious assembly shall only include a parish hall, rectory and office , but shall not include a day care		
4.2.2.30.12	All site development plans shall comply with Schedule R1-30 of this Exception		



Schedule R1-30
Map 38W

4.2.2.31	Exception: R1-31	Map # 37E	By-law:
In a R1-31 zone the applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.2.2.31.1	Lands zoned R1-31 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Medical Office - Restricted	
Regulations			
4.2.2.31.2	A medical office - restricted shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise	2
	(2)	minimum lot frontage	60.0 m
	(3)	minimum front yard	20.0 m
	(4)	minimum interior side yard	13.0 m
	(5)	minimum parking spaces per professional/practitioner	5

4.2.2.32	Exception: R1-32	Map # 44W, 45E, 52W, 53E	By-law: 0308-2011, 0192-2014, 0181-2018/LPAT Order 2019 February 15
In a R1-32 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.32.1	The regulations of Sentence 3.1.1.7.1 of this By-law shall not apply		
4.2.2.32.2	Minimum lot area		1 050 m ²
4.2.2.32.3	Minimum combined width of side yards :		
	(1)	one storey detached dwelling	20% of the lot frontage
	(2)	two storey detached dwelling	27% of the lot frontage
4.2.2.32.4	A flat roof shall not be permitted		
4.2.2.32.5	Maximum height - highest ridge: sloped roof		7.5 m
4.2.2.32.6	Maximum gross floor area - infill residential		160 m ² plus 0.10 times the lot area
4.2.2.32.7	An attached garage shall not be permitted		
4.2.2.32.8	Maximum floor area of a detached garage		50 m ²
4.2.2.32.9	Maximum projection of the garage face of a detached garage beyond any portion of the first floor front wall or exterior side wall		0.0 m
4.2.2.32.10	Maximum driveway width		3.0 m

4.2.2.33	Exception: R1-33	Map # 03	By-law:
In a R1-33 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.2.33.1	Lands zoned R1-33 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Office	
	(3)	Medical Office - Restricted	

4.2.2.34	Exception: R1-34	Map # 18	By-law:
In a R1-34 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.34.1	Minimum lot area	1 575 m ²	
4.2.2.34.2	Minimum lot frontage	30.0 m	

4.2.2.35	Exception: R1-35	Map # 38W	By-law: 0174-2017
In a R1-35 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.2.35.1	Lands zoned R1-35 shall only be used for the following:		
	(1)	Long-Term Care Building	
Regulations			
4.2.2.35.2	A long-term care building shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	the provisions contained in Article 4.1.15.1 of this By-law shall apply	
	(2)	maximum lot coverage	30%
	(3)	minimum landscaped area	30% of the lot area
	(4)	minimum front yard	7.5 m
	(5)	minimum exterior side yard	7.5 m
	(6)	minimum interior side yard	6.0 m
	(7)	minimum rear yard	7.5 m
	(8)	maximum height - highest ridge: sloped roof	12.2 m

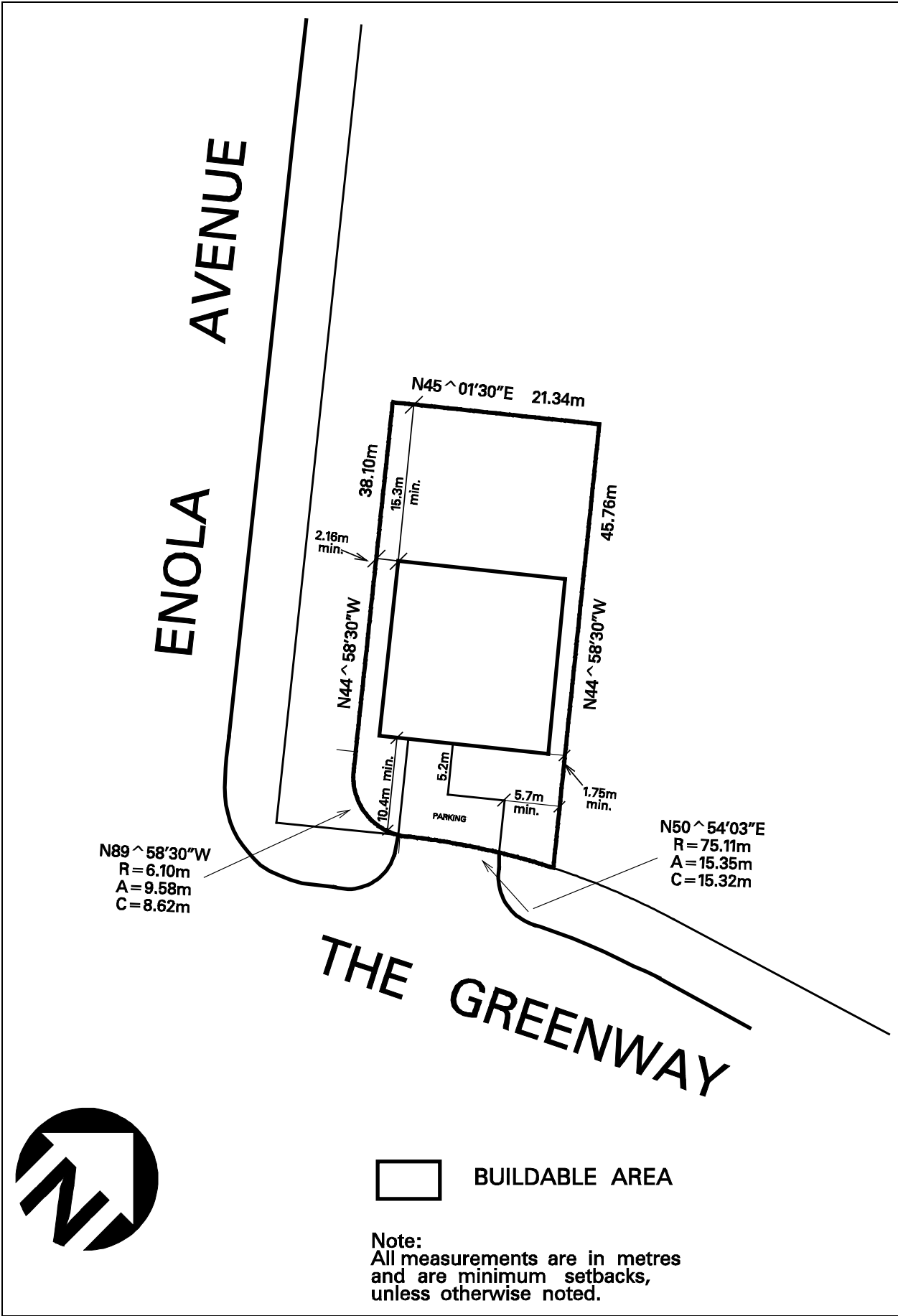
4.2.2.36	Exception: R1-36	Map # 03	By-law: 0308-2011, 0174-2017
In a R1-36 zone the applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.2.2.36.1	Lands zoned R1-36 shall only be used for the following:		
	(1) Retirement Building		
Regulations			
4.2.2.36.2	A retirement building shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1) the provisions contained in Article 4.1.15.1 of this By-law shall apply		
	(2) maximum height	10.7 m and 3 storeys	

4.2.2.37	Exception: R1-37	Map # 07	By-law:
In a R1-37 zone the applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.2.37.1	Lands zoned R1-37 shall only be used for the following:		
	(1) Office		
	(2) Medical Office - Restricted		
Regulations			
4.2.2.37.2	Maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise		1
4.2.2.37.3	Maximum lot coverage		25%
4.2.2.37.4	Minimum landscaped area		40% of the lot area
4.2.2.37.5	Maximum total gross floor area - non-residential		420 m²
4.2.2.37.6	Maximum gross floor area - non-residential used for a medical office - restricted		138 m²
4.2.2.37.7	The use of any part of the building below grade shall be restricted to the following:		
	(1) climate control, electrical, energy generation and distribution, mechanical equipment related to the operation or maintenance of the building;		
	(2) areas of stairwells, washrooms or elevators;		
	(3) collection or storage of disposable or recyclable waste generated within the building;		
	(4) storage incidental to permitted uses in the building;		
	(5) lunch rooms, lounges or fitness rooms for the personal needs of occupants of the building.		
4.2.2.37.8	Maximum height - highest ridge: sloped roof		10.7 m
4.2.2.37.9	Maximum height: flat roof		7.5 m
4.2.2.37.10	Minimum required parking spaces per 100 m² gross floor area - non- residential used for a dental office		4.3

Exception R1-37 continued on next page

4.2.2.37	Exception: R1-37	Map # 07	By-law:
Exception R1-37 continued from previous page			
4.2.2.37.11	Maximum number of parking spaces		14
4.2.2.37.12	Maximum number of tandem parking spaces		4
4.2.2.37.13	Maximum encroachment of an uncovered ramp for handicapped access into required yards as follows:		
	(1) northerly side yard		1.0 m
	(2) front yard		8.0 m

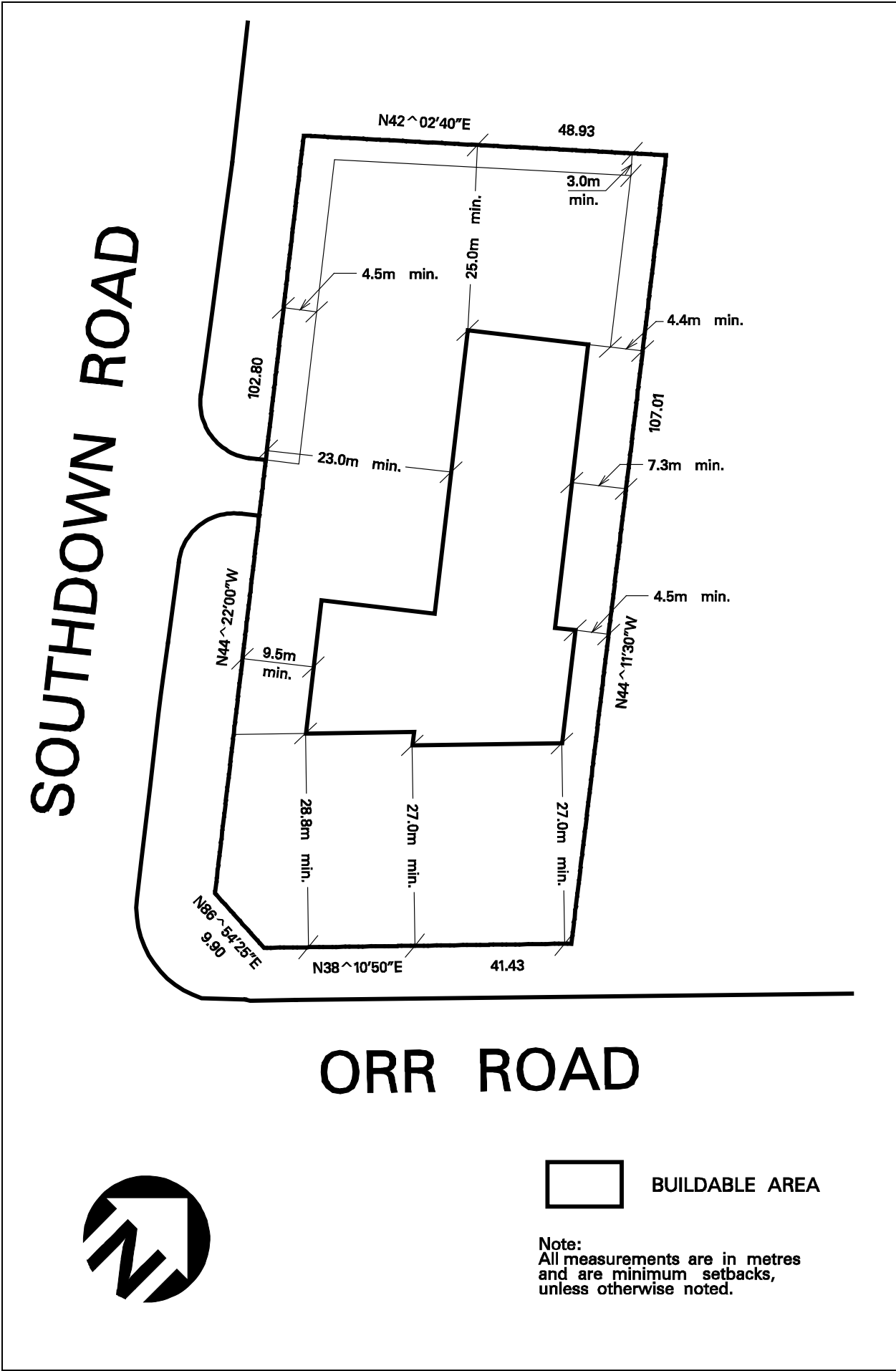
4.2.2.38	Exception: R1-38	Map # 07	By-law: 0171-2015/OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30, 0174-2017
In a R1-38 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.2.2.38.1	(1)	Retirement Building	
Regulations			
4.2.2.38.2	Maximum height - highest ridge of a detached dwelling: sloped roof		9.5 m
4.2.2.38.3	Maximum height of a detached dwelling: flat roof		7.5 m
4.2.2.38.4	Maximum height of eaves of a detached dwelling: from average grade to lower edge of eaves		6.4 m
4.2.2.38.5	Maximum dwelling unit depth		20.0 m
4.2.2.38.6	A retirement building shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - apartment zone	417 m ²
	(2)	maximum number of retirement dwelling units	14
	(3)	maximum height - highest ridge: sloped roof	10.7 m
	(4)	minimum number of resident parking spaces per retirement dwelling unit	0.15
	(5)	minimum number of visitor parking spaces per retirement dwelling unit	0.15
	(6)	maximum number of tandem parking spaces	3
	(7)	all site development plans shall comply with Schedule R1-38 of this Exception	



Schedule R1-38
Map 07

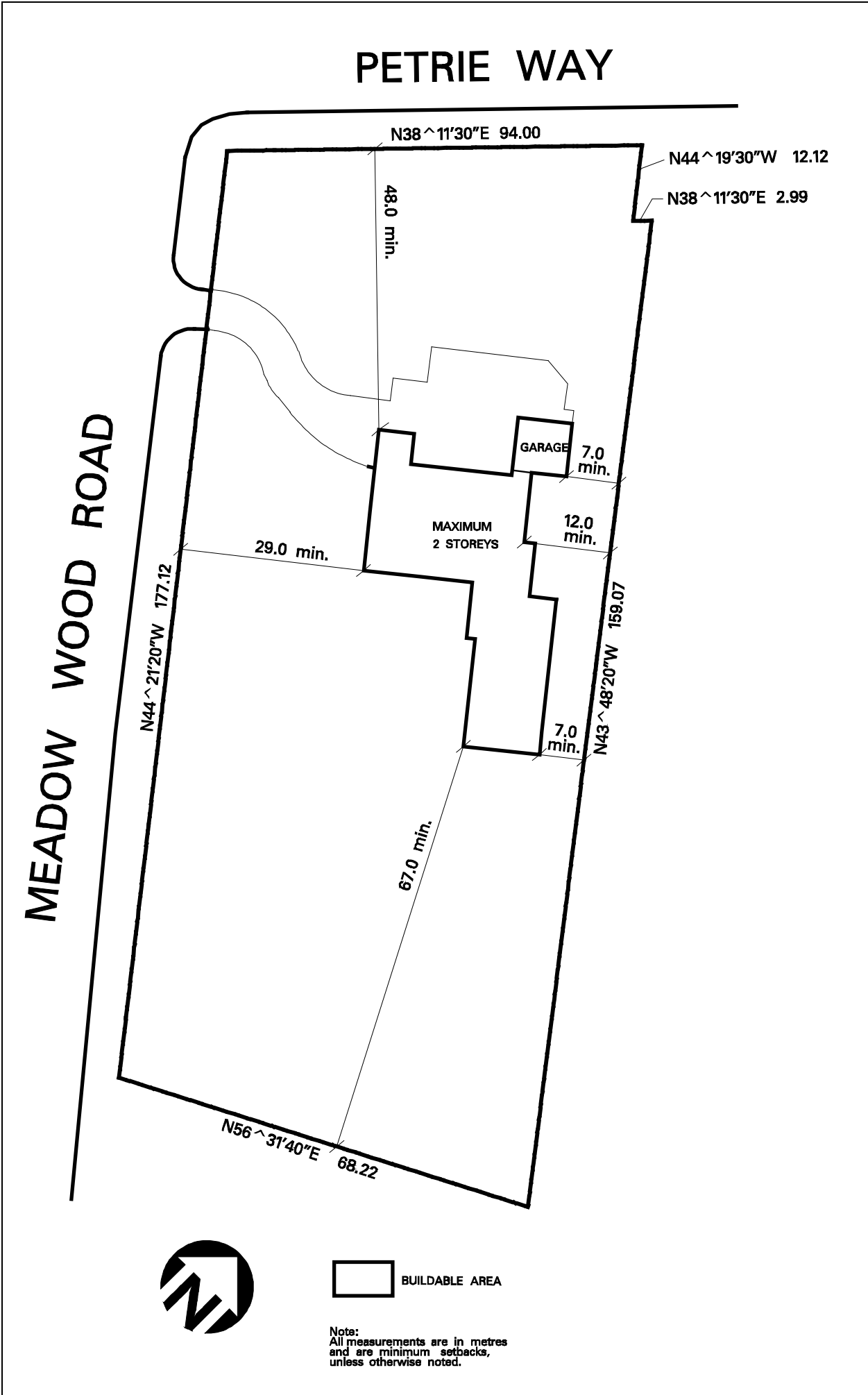
4.2.2.39	Exception: R1-39	Map # 11	By-law: 0174-2017, 0092-2021
In a R1-39 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.2.39.1	Lands zoned R1-39 shall only be used for the following:		
	(1) Long-Term Care Building		
Regulation			
4.2.2.39.2	A long-term care building shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1) the provisions contained in Article 4.1.15.1 of this By-law shall apply		

4.2.2.40	Exception: R1-40	Map # 03	By-law: 0174-2017
In a R1 -40 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.2.40.1	Lands zoned R1-40 shall only be used for the following:		
	(1) Supportive Housing Dwelling		
	(2) Office accessory to a supportive housing dwelling		
Regulations			
4.2.2.40.2	A supportive housing dwelling and office accessory to a supportive housing dwelling shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	maximum number of bedrooms	14
	(2)	maximum total gross floor area - apartment zone and gross floor area - non-residential	2 100 m ²
	(3)	maximum gross floor area - non-residential of office	560 m ²
	(4)	maximum height	10.7 m
	(5)	minimum number of parking spaces	38
	(6)	"Supportive Housing Dwelling" means a building or part thereof which is licensed, approved or supervised by the Province under the Supportive Housing Program: Family Violence Initiative, approved under the <i>Ministry of Community and Social Services Act</i> , R.S.O. 1990, c.M.20, and its regulations	
	(7)	all site development plans shall comply with Schedule R1-40 of this Exception	



4.2.2.41	Exception: R1-41	Map # 52W	By-law: 0174-2017, 0112-2019
In a R1-41 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.2.41.1	Lands zoned R1-41 shall only be used for the following:		
	(1) Long-Term Care Building		
Regulations			
4.2.2.41.2	A long-term care building shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1) the provisions contained in Article 4.1.15.1 of this By-law shall apply		
	(2)	maximum number of beds	140
	(3)	maximum lot coverage	22%
	(4)	minimum landscaped area	55% of lot area
	(5)	maximum gross floor area - apartment zone	4 181 m ²
	(6)	minimum front yard - corner lot	26.0 m
	(7)	minimum exterior side yard	30.0 m
	(8)	minimum interior side yard - corner lot	7.5 m
	(9)	minimum rear yard - corner lot	7.5 m
	(10)	maximum height	2 storeys
	(11)	minimum number of parking spaces per bed	0.34
	(12)	minimum setback of a parking area to the street	7.5 m
	(13)	minimum setback of a parking area to any other lot line	1.5 m
	(14)	minimum setback of a parking area to a wall of a dwelling that does not have a window or any other opening into a habitable room	1.5 m
	(15)	minimum setback of parking to any other wall of a dwelling	6.0 m
	(16)	a maximum of one gazebo is permitted accessory to a long-term care dwelling	
	(17)	maximum area of a gazebo	49 m ²
	(18)	minimum setback of a gazebo to any lot line	8.0 m
	(19)	maximum height of a gazebo	6.5 m
4.2.2.41.3	"Gazebo" means an unenclosed structure with a roof		

4.2.2.42	Exception: R1-42	Map # 03	By-law:
In a R1-42 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.2.42.1	Lands zoned R1-42 shall only be used for the following:		
	(1) Supportive Housing Dwelling		
Regulations			
4.2.2.42.2	A supportive housing dwelling shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum number of self-contained apartment dwelling units used to accommodate a maximum of eight (8) adults and sixteen (16) children requiring specialized or group care	8
	(2)	maximum total gross floor area used for an apartment dwelling unit for staff and an office	580 m ²
	(3)	minimum number of parking spaces required	10
	(4)	"Supportive Housing Dwelling" means a building or part thereof which is licensed, approved or supervised by the Province under the Supportive Housing Program: Family Violence Initiative, approved under the <i>Ministry of Community and Social Services Act</i> , R.S.O. 1990, c.M.20, and its regulations	
	(5)	all site development plans shall comply with Schedule R1-42 of this Exception	



Schedule R1-42
Map 03

4.2.2.43	Exception: R1-43	Map # 38E	By-law:
In a R1-43 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.2.43.1	Lands zoned R1-43 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Medical Office - Restricted	

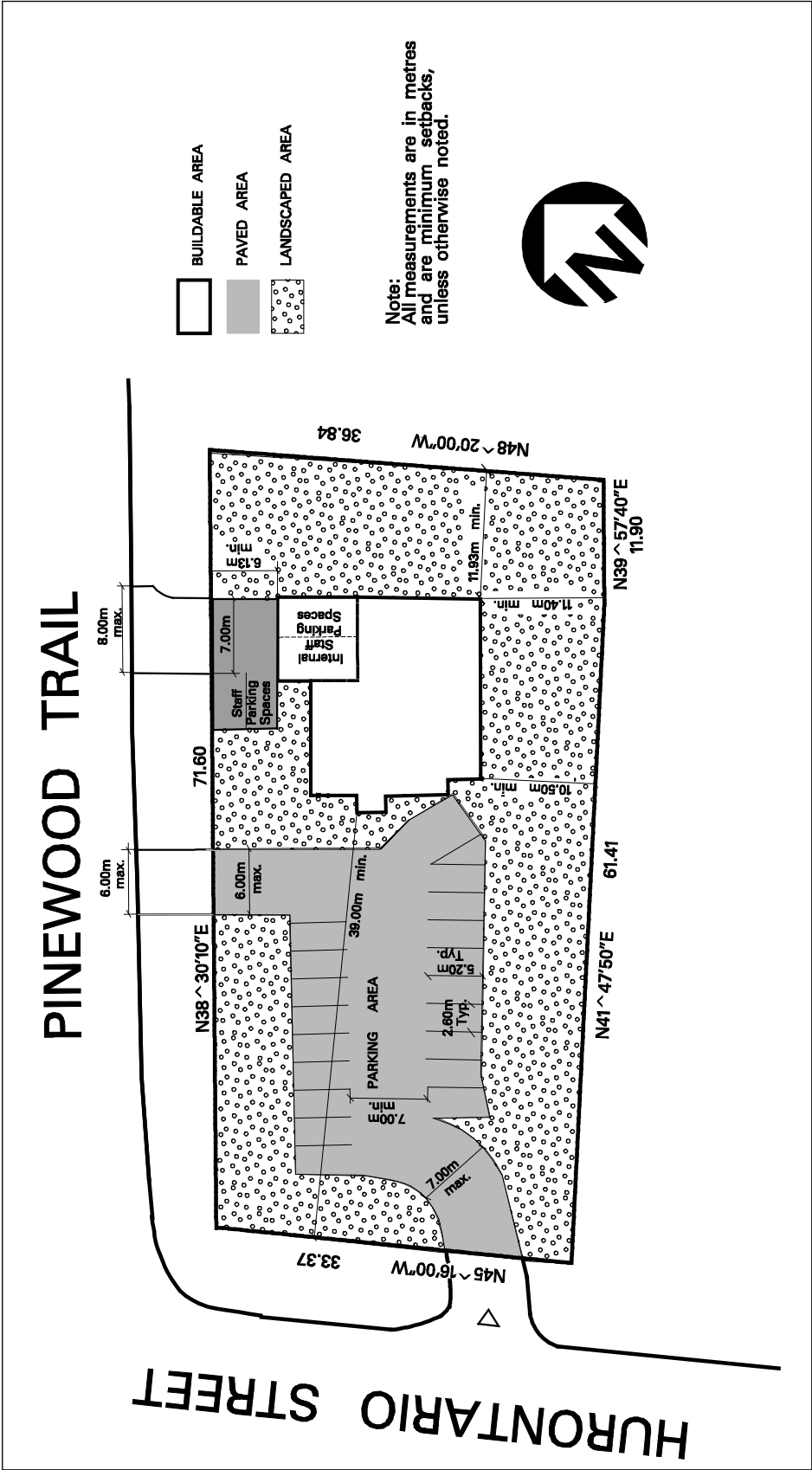
4.2.2.44	Exception: R1-44	Map # 38W	By-law:
In a R1-44 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.2.44.1	Lands zoned R1-44 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Private Club	

4.2.2.45	Exception: R1-45	Map # 17	By-law:
In a R1-45 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.2.45.1	Minimum exterior side yard		6.4 m

4.2.2.46	Exception: R1-46	Map # 07	By-law:
In a R1-46 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.2.46.1	Lands zoned R1-46 shall only be used for the following:		
	(1)	Office	
	(2)	Medical Office - Restricted	
Use Not Permitted			
4.2.2.46.2	(1)	Office and/or medical office - restricted that requires more than twenty-three (23) parking spaces	
Regulations			
4.2.2.46.3	An office and medical office - restricted shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practice at any one time	5
	(2)	maximum gross floor area	350 m ²
	(3)	maximum lot coverage	13%
	(4)	minimum landscaped area	50% of lot area
	(5)	the use of any part of the building below established grade shall be restricted to the following:	
	(5.1)	lunch rooms, lounges or fitness rooms for the personal needs of occupants of the building;	
	(5.2)	storage incidental to permitted uses in the building;	
	(5.3)	stairwells;	
	(5.4)	mechanical equipment related to heating, ventilation, and air conditioning of the building;	
	(5.5)	communication devices, the electrical distribution panel, and accessory equipment;	
	(5.6)	storage of disposable or recyclable waste generated within the building	
	(6)	maximum height - highest ridge: sloped roof	7.5 m
	(7)	maximum projection of a porch outside the buildable area identified on Schedule R1-46 of this Exception	1.8 m
	(8)	maximum number of parking spaces	23
	(9)	the parking area identified on Schedule R1-46 of this Exception for clients and visitors shall have full access to Pinewood Trail and restricted access to Hurontario Street	
	(10)	the four (4) parking spaces identified on Schedule R1-46 of this Exception that have access from the easterly driveway on Pinewood Trail shall be reserved for use by staff only	
	(11)	a ramp for disabled persons may project outside the buildable area identified on Schedule R1-46 of this Exception	

Exception R1-46 continued on next page

4.2.2.46	Exception: R1-46	Map # 07	By-law:
Exception R1-46 continued from previous page			
4.2.2.46.3 (continued)	(12)	minimum aisle width for the two (2) parking spaces in the garage	6.13 m
	(13)	"Gross Floor Area" means the sum of the areas of each storey measured between the exterior of the faces of the exterior walls excluding the garage and any part of the building located below established grade	
	(14)	all site development plans shall comply with Schedule R1-46 of this Exception	



Schedule R1-46
Map 07

4.2.2.47	Exception: R1-47	Map # 56	By-law: <i>deleted by 0389-2009, 0146-2012</i>
In a R1-47 zone the applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.2.47.1	Lands zoned R1-47 shall only be used for the following:		
	(1)	The existing heritage dwelling	
	(2)	The existing heritage outbuilding	

4.2.2.48	Exception: R1-48	Map # 17	By-law: 0174-2017
In a R1-48 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
4.2.2.48.1	(1)	Retirement building legally existing on the date of passing of this By-law	
	(2)	Convent legally existing on the date of passing of this By-law	

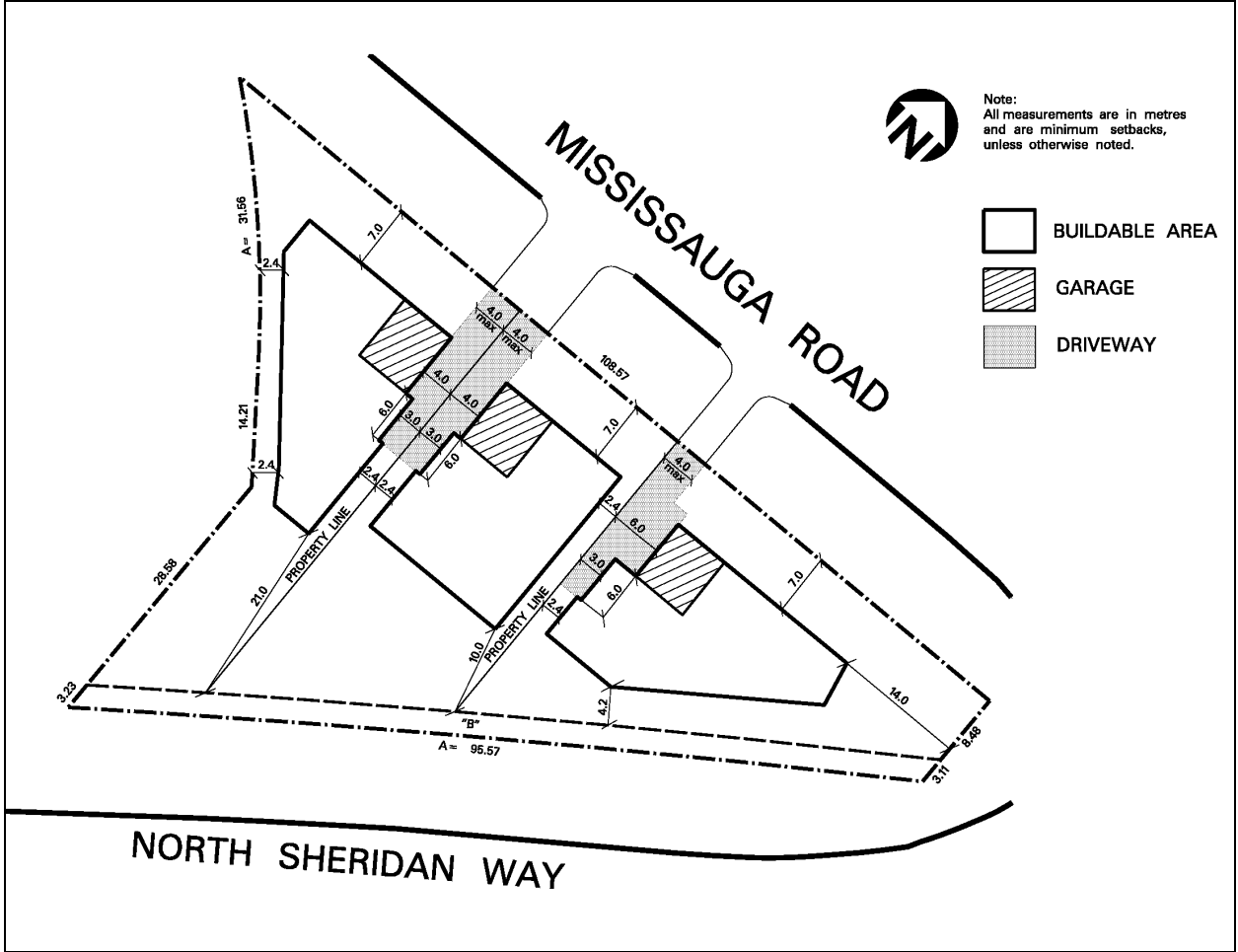
4.2.2.49	Exception: R1-49	Map # 53E	By-law:
In a R1-49 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.2.49.1	A detached dwelling shall comply with the R3 zone provisions contained in Subsection 4.2.1 of this By-law		

4.2.2.50	Exception: R1-50	Map # 53E	By-law: 0192-2014
In a R1-50 zone the permitted uses and applicable regulations shall be as specified for a R1-32 zone except that the following regulation shall apply:			
Regulation			
4.2.2.50.1	Minimum lot area		900 m ²

4.2.2.51	Exception: R1-51	Map # 05, 07	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30
In a R1-51 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.51.1	Maximum height - highest ridge: sloped roof	9.5 m	
4.2.2.51.2	Maximum height: flat roof	7.5 m	
4.2.2.51.3	Maximum height of eaves: from average grade to lower edge of eaves	6.4 m	
4.2.2.51.4	Maximum dwelling unit depth	20.0 m	

4.2.2.52	Exception: R1-52	Map # 16	By-law: OMB Order 2015 August 11
In a R1-52 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.2.52.1	Minimum lot frontage	20.0 m	
4.2.2.52.2	Maximum lot coverage	35%	
4.2.2.52.3	Minimum front yard - interior lot	9.0 m	
4.2.2.52.4	Minimum interior side yard	1.2 m + 0.61 m for each additional storey or portion thereof above 2 storeys	

4.2.2.53	Exception: R1-53	Map # 16	By-law: 0181-2016
In a R1-53 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.53.1	Minimum lot area	1 000 m ²	
4.2.2.53.2	Minimum lot frontage - interior lot	23.0 m	
4.2.2.53.3	Minimum lot frontage - corner lot	45.0 m	
4.2.2.53.4	Maximum lot coverage	35%	
4.2.2.53.5	The lot line abutting Mississauga Road shall be deemed to be the front lot line		
4.2.2.53.6	Maximum height - highest ridge: sloped roof	10.4 m	
4.2.2.53.7	Maximum height of eaves: from average grade to lower edge of the eaves	7.5 m	
4.2.2.53.8	Driveways and parking areas shall be constructed of a pervious material		
4.2.2.53.9	Accessory buildings and structures and swimming pools may be located outside of the buildable area and shall only be located in the rear yard		
4.2.2.53.10	All site development plans shall comply with Schedule R1-53 of this Exception		



Schedule R1-53
Map 16

