

4.2.6R5 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.2.6.1	Exception: R5-1	Map # 06, 22	By-law:
In a R5-1 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.1.1	Minimum lot area - interior lot		275 m ²
4.2.6.1.2	Minimum lot area - corner lot		385 m ²
4.2.6.1.3	Minimum lot frontage - corner lot		13.0 m

4.2.6.2	Exception: R5-2	Map # 22	By-law:
In a R5-2 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.2.1	The provisions contained in Subsection 4.1.7 of this By-law shall not apply		
4.2.6.2.2	Minimum setback of a habitable room to a railway right-of-way		20.0 m

4.2.6.3	Exception: R5-3	Map # 46W	By-law:
In a R5-3 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.6.3.1	Minimum front yard		7.5 m

4.2.6.4	Exception: R5-4	Map # 22, 29, 36W, 37E, 37W, 38W, 39E, 56	By-law:
In a R5-4 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.6.4.1	Maximum lot coverage		45%

4.2.6.5	Exception: R5-5	Map # 30, 37W, 38E, 39E, 39W, 45E, 54W, 55, 56	By-law:
In a R5-5 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.5.1	Minimum lot area - interior lot		340 m ²
4.2.6.5.2	Minimum lot area - corner lot		450 m ²
4.2.6.5.3	Minimum lot frontage - interior lot		11.0 m
4.2.6.5.4	Minimum lot frontage - corner lot		14.5 m
4.2.6.5.5	Minimum interior side yard - interior lot		1.2 m

4.2.6.6	Exception: R5-6	Map # 46W	By-law:
In a R5-6 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.2.6.6.1	(1)	Linked Dwelling	
Regulation			
4.2.6.6.2	A linked dwelling shall comply with the R5 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum lot frontage - interior lot	9.0 m

4.2.6.7	Exception: R5-7	Map # 09	By-law:
In a R5-7 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.7.1	Minimum front yard		6.0 m
4.2.6.7.2	Minimum interior side yard - interior lot		1.2 m

4.2.6.8	Exception: R5-8	Map # 18, 22, 25, 26, 29, 30, 55	By-law:
In a R5-8 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.8.1	Minimum lot area - interior lot		275 m ²
4.2.6.8.2	Minimum lot frontage - interior lot		9.0 m
4.2.6.8.3	Maximum gross floor area - residential		0.6 times the lot area

4.2.6.9	Exception: R5-9	Map # 30	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-9 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.9.1	Maximum gross floor area - residential		0.6 times the lot area
4.2.6.9.2	Minimum interior side yard - where the side lot line is also the side lot line of a townhouse		1.2 m

4.2.6.10	Exception: R5-10	Map # 22, 37E, 37W	By-law:
In a R5-10 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.10.1	Minimum lot area - interior lot		275 m ²
4.2.6.10.2	Minimum lot area - corner lot		405 m ²
4.2.6.10.3	Maximum lot coverage		45%

4.2.6.11	Exception: R5-11	Map # 22, 38E	By-law:
In a R5-11 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.11.1	Minimum lot area - interior lot		290 m ²
4.2.6.11.2	Maximum lot coverage		45%
4.2.6.11.3	Minimum exterior side yard - lots abutting Confederation Parkway or Central Parkway West		6.0 m

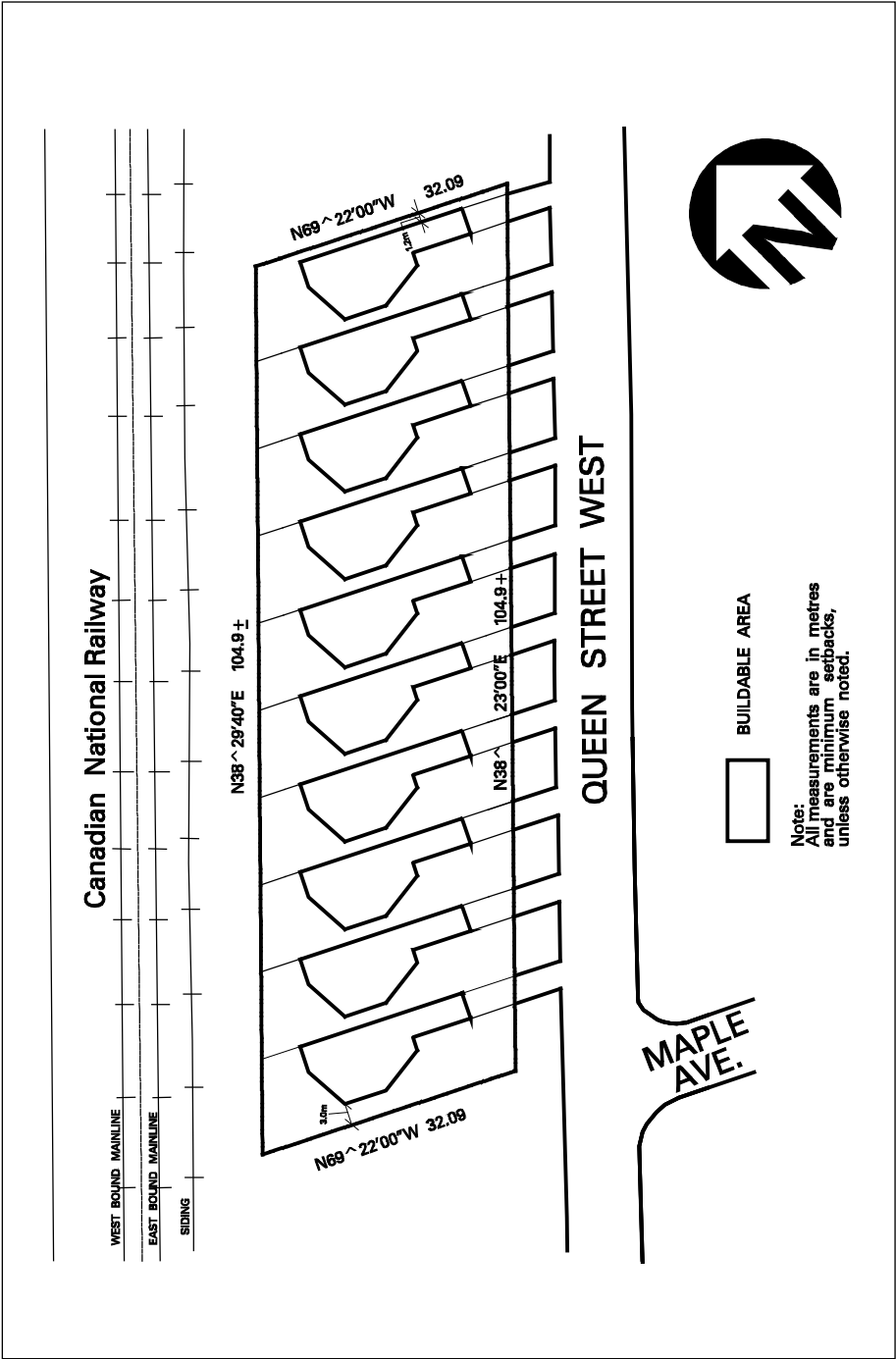
4.2.6.12	Exception: R5-12	Map # 27	By-law:
In a R5-12 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.12.1	Minimum lot area		405 m ²
4.2.6.12.2	Minimum lot frontage		9.0 m

4.2.6.13	Exception: R5-13	Map # 54W	By-law:
In a R5-13 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.13.1	Minimum rear yard where lands abut a B zone		19.0 m
4.2.6.13.2	Minimum setback of all buildings and structures and swimming pools to all lands zoned U-3		13.0 m

4.2.6.14	Exception: R5-14	Map # 37W, 44W, 45E, 55	By-law:
In a R5-14 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.14.1	Minimum lot area - interior lot		340 m ²
4.2.6.14.2	Minimum lot area - corner lot		440 m ²
4.2.6.14.3	Minimum lot frontage - interior lot		11.0 m
4.2.6.14.4	Minimum lot frontage - corner lot		14.0 m
4.2.6.14.5	Minimum front yard - interior lot		6.0 m

4.2.6.15	Exception: R5-15	Map # 55	By-law:
In a R5-15 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.6.15.1	Minimum rear yard where lands abut a B zone		15.0 m

4.2.6.16	Exception: R5-16	Map # 08	By-law:
In a R5-16 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.16.1	Minimum lot area		310 m ²
4.2.6.16.2	Minimum lot frontage		10.0 m
4.2.6.16.3	Minimum front yard		5.75 m
4.2.6.16.4	(1)	Minimum interior side yard - interior lot , unless otherwise identified on Schedule R5-16 of this Exception	1.8 m
	(2)	Minimum interior side yard - interior lot , for that part of a lot that adjoins an attached garage , unless otherwise identified on Schedule R5-16 of this Exception	0.0 m
4.2.6.16.5	Minimum rear yard		3.75 m
4.2.6.16.6	All site development plans shall comply with Schedule R5-16 of this Exception		



Schedule R5-16
Map 08

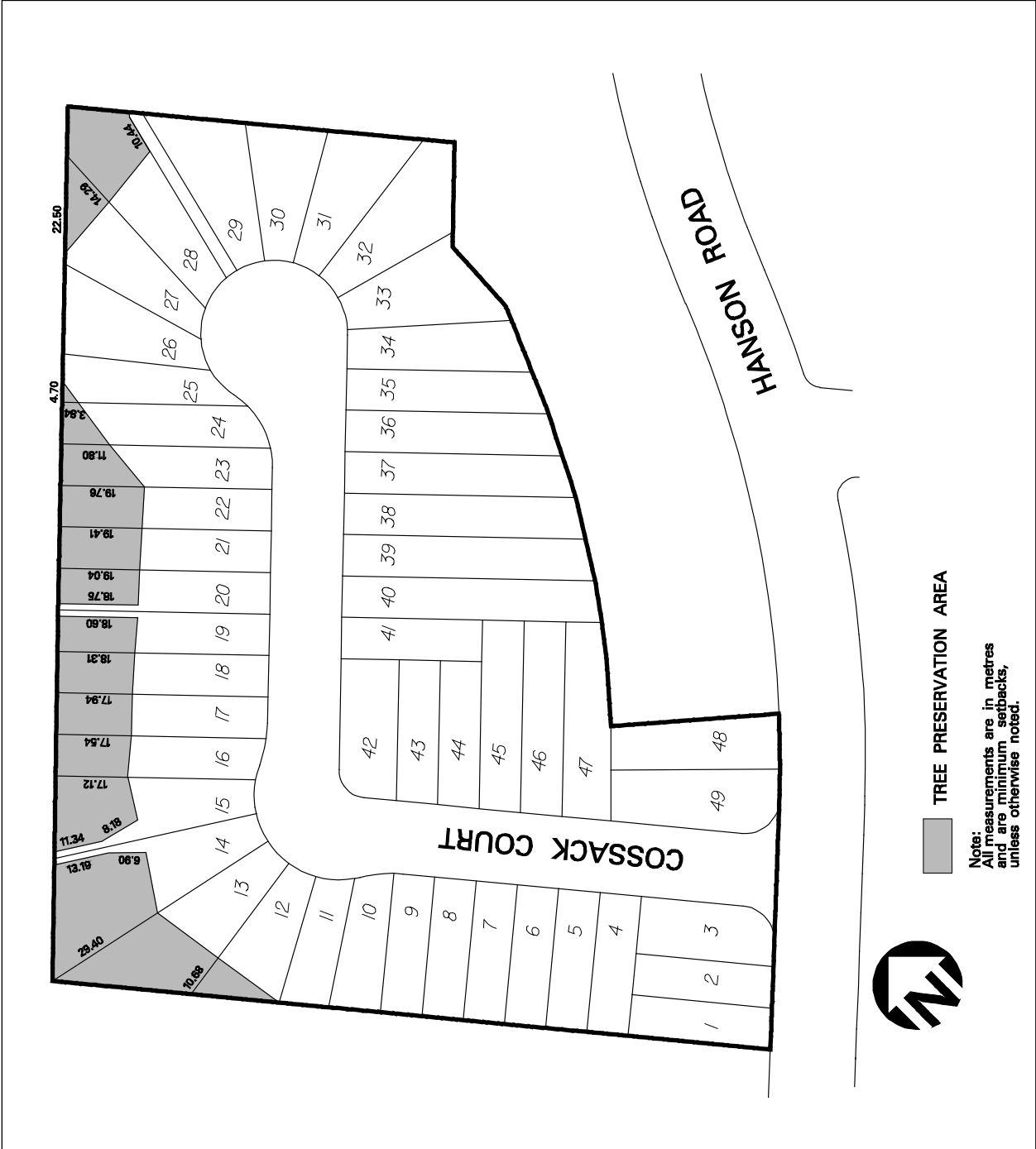
4.2.6.17	Exception: R5-17	Map # 56	By-law:
In a R5-17 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.17.1	Minimum lot frontage - interior lot		4.5 m
4.2.6.17.2	Minimum setback of a detached dwelling to Britannia Road West		13.5 m

4.2.6.18	Exception: R5-18	Map # 36W	By-law:
In a R5-18 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.6.18.1	Minimum rear yard where lands abut an E2-1 zone		15.0 m

4.2.6.19	Exception: R5-19	Map # 56	By-law:
In a R5-19 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.19.1	Minimum lot area - interior lot		260 m ²
4.2.6.19.2	Minimum lot area - corner lot		305 m ²
4.2.6.19.3	Minimum lot frontage - interior lot		12.2 m
4.2.6.19.4	Minimum front yard		3.65 m
4.2.6.19.5	Minimum exterior side yard		3.65 m
4.2.6.19.6	Minimum interior side yard		3.5 m on one side and 0.9 m on the other side
4.2.6.19.7	Minimum rear yard		7.0 m
4.2.6.19.8	Maximum encroachment of a porch , into the required front and exterior side yards		1.8 m
4.2.6.19.9	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		

4.2.6.20	Exception: R5-20	Map # 10, 26, 37W, 46W	By-law:
In a R5-20 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.20.1	Minimum lot frontage - interior lot		9.0 m
4.2.6.20.2	Minimum lot frontage - corner lot		13.0 m
4.2.6.20.3	Minimum interior side yard - interior lot		1.2 m on one side and 0.45 m on the other side

4.2.6.21	Exception: R5-21	Map # 22	By-law:
In a R5-21 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.21.1	The areas identified on Schedule R5-21 of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures, swimming pools, tennis courts or any like recreational facilities, except for fences along the lot lines , shall be permitted		
4.2.6.21.2	Minimum setback of a detached dwelling to a tree preservation area identified on Schedule R5-21 of this Exception	7.5 m	



Schedule R5-21
Map 22

4.2.6.22	Exception: R5-22	Map # 53W	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-22 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.22.1	Maximum lot coverage	45%	
4.2.6.22.2	Minimum front yard	3.65 m	
4.2.6.22.3	Minimum exterior side yard	3.65 m	
4.2.6.22.4	Minimum setback to garage face	4.5 m	
4.2.6.22.5	Maximum encroachment of a porch into the required front or exterior side yard	1.8 m	
4.2.6.22.6	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		

4.2.6.23	Exception: R5-23	Map # 53W	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-23 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.23.1	Maximum lot coverage	45%	
4.2.6.23.2	Minimum front yard	3.65 m	
4.2.6.23.3	Minimum exterior side yard	3.65 m	
4.2.6.23.4	Minimum setback to garage face	5.5 m	
4.2.6.23.5	Maximum encroachment of a porch into the required front or exterior side yard	1.8 m	
4.2.6.23.6	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		

4.2.6.24	Exception: R5-24	Map # 27	By-law:
In a R5-24 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.24.1	Minimum lot frontage - interior lot	9.2 m	
4.2.6.24.2	Minimum front yard	7.5 m	
4.2.6.24.3	Minimum interior side yard	1.2 m	
4.2.6.24.4	Maximum driveway width	3.8 m	

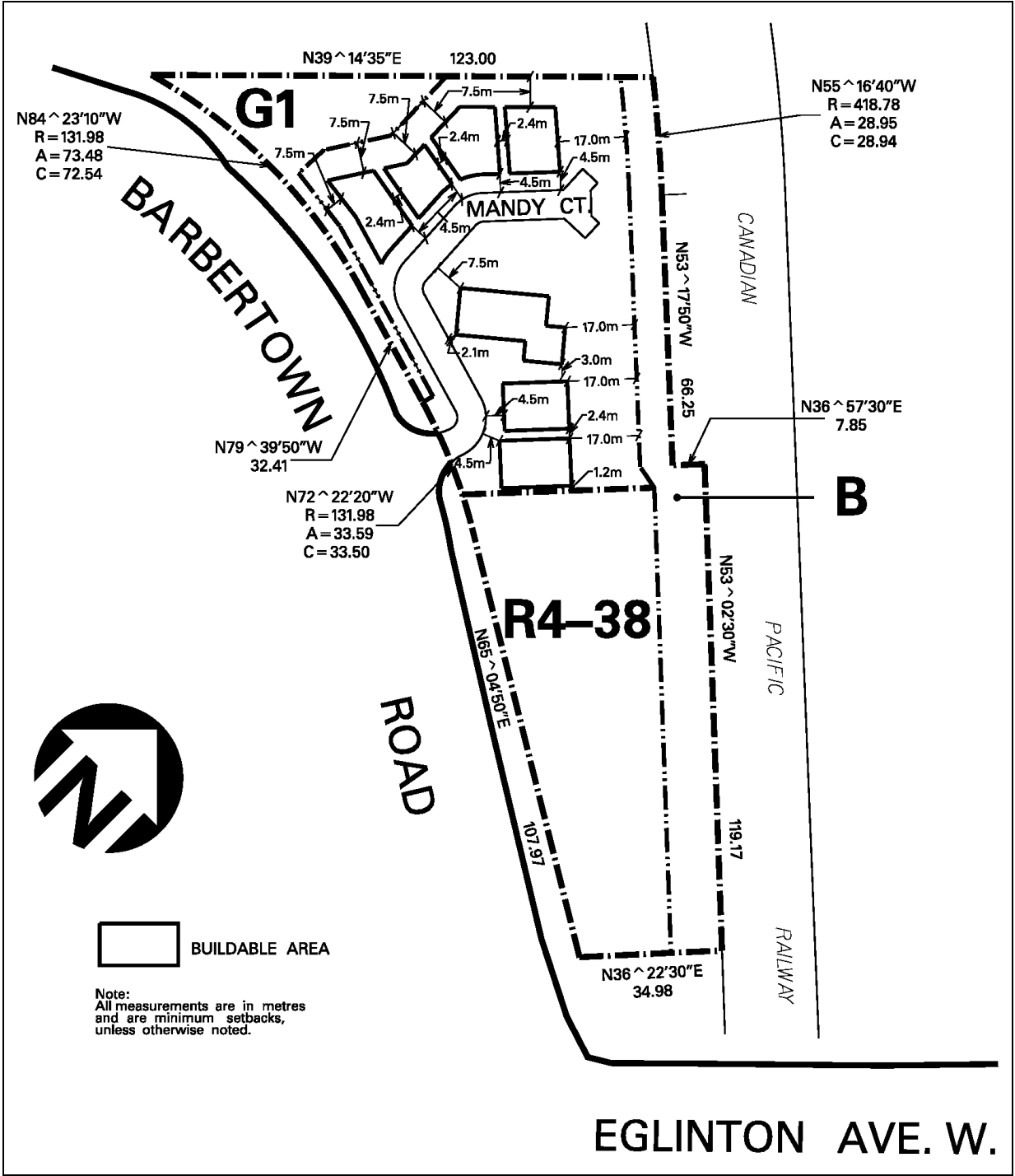
4.2.6.25	Exception: R5-25	Map # 53W	By-law:
In a R5-25 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.25.1	Maximum lot coverage	45%	
4.2.6.25.2	Minimum exterior side yard	3.65 m	
4.2.6.25.3	Maximum encroachment of a porch , into the required front or exterior side yard	1.8 m	

4.2.6.26	Exception: R5-26	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-26 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.26.1	Minimum lot area - interior lot	260 m ²	
4.2.6.26.2	Minimum lot area - corner lot	335 m ²	
4.2.6.26.3	Minimum lot frontage - interior lot	11.0 m	
4.2.6.26.4	Minimum lot frontage - corner lot	14.3 m	
4.2.6.26.5	Maximum lot coverage	45%	
4.2.6.26.6	Minimum front yard	3.0 m	
4.2.6.26.7	Minimum exterior side yard	3.5 m	
4.2.6.26.8	Minimum rear yard	7.0 m	
4.2.6.26.9	Minimum setback to garage face	7.0 m	
4.2.6.26.10	Maximum driveway width	3.8 m	
4.2.6.26.11	Maximum encroachment of a porch , into the required front yard	0.65 m	
4.2.6.26.12	Maximum encroachment of a bay window into the required exterior side yard	0.5 m	
4.2.6.26.13	The area of all porches in the front yard shall be excluded from the calculation of lot coverage		

4.2.6.27	Exception: R5-27	Map # 55	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-27 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.27.1	Minimum lot area - interior lot	280 m ²	
4.2.6.27.2	Minimum lot area - corner lot	390 m ²	
4.2.6.27.3	Minimum lot frontage - interior lot	9.8 m	
4.2.6.27.4	Minimum lot frontage - corner lot	13.0 m	
4.2.6.27.5	Minimum setback to garage face	7.0 m	



4.2.6.29	Exception: R5-29	Map # 38W	By-law:
In a R5-29 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.29.1	Height of all buildings and structures shall be measured from established grade		
4.2.6.29.2	All site development plans shall comply with Schedule R5-29 of this Exception		



Schedule R5-29
Map 38W

4.2.6.30	Exception: R5-30	Map # 55	By-law:
In a R5-30 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.30.1	Minimum lot area - interior lot	330 m ²	
4.2.6.30.2	Minimum lot frontage - interior lot	10.7 m	
4.2.6.30.3	Maximum encroachment of a porch and/or deck , inclusive of stairs, into a required rear yard	2.5 m	
4.2.6.30.4	Maximum encroachment of windows and other architectural features, with or without a foundation, into a required yard	0.6 m	

4.2.6.31	Exception: R5-31	Map # 55	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-31 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.31.1	Maximum lot coverage	45%	
4.2.6.31.2	Minimum exterior side yard	4.0 m	
4.2.6.31.3	Minimum setback to garage face	4.0 m	
4.2.6.31.4	Maximum garage width: measured from the inside face of the garage side walls	6.0 m	

4.2.6.32	Exception: R5-32	Map # 55	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-32 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.32.1	Maximum lot coverage	45%	
4.2.6.32.2	Minimum exterior side yard	4.0 m	
4.2.6.32.3	Minimum setback to garage face	5.0 m	
4.2.6.32.4	Minimum setback of a detached dwelling to Tenth Line West	4.5 m	
4.2.6.32.5	Maximum garage width: measured from the inside face of the garage side walls	6.0 m	

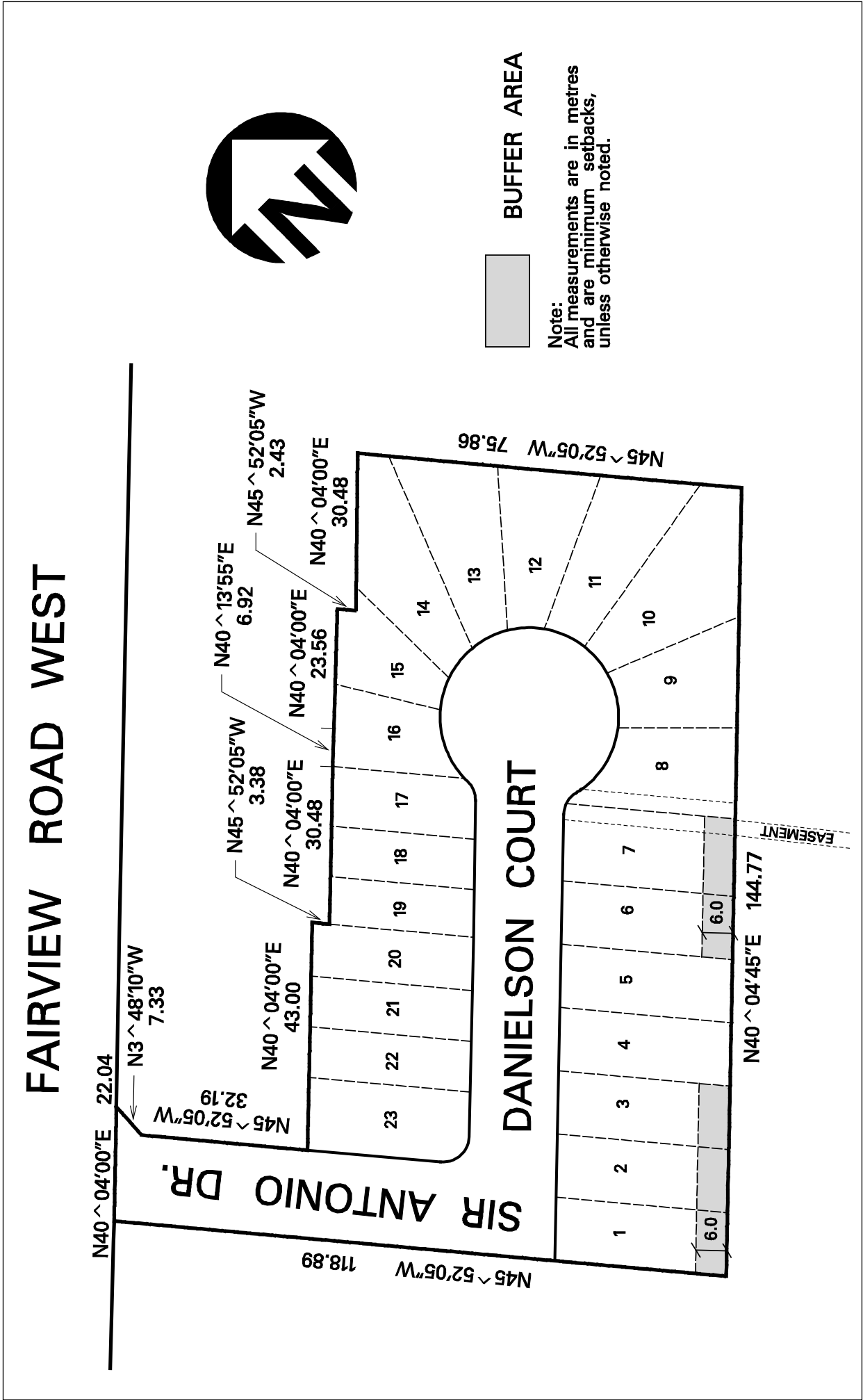
4.2.6.33	Exception: R5-33	Map # 55	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-33 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.33.1	Minimum lot area - interior lot		290 m ²
4.2.6.33.2	Minimum lot area - corner lot		375 m ²
4.2.6.33.3	Minimum lot frontage - corner lot		12.5 m
4.2.6.33.4	Maximum lot coverage		45%
4.2.6.33.5	Minimum exterior side yard		3.5 m
4.2.6.33.6	Minimum setback to garage face		4.5 m
4.2.6.33.7	Minimum setback of a detached dwelling to Tenth Line West		4.5 m
4.2.6.33.8	Maximum garage width: measured from the inside face of the garage side walls		6.0 m

4.2.6.34	Exception: R5-34	Map # 09	By-law:
In a R5-34 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.34.1	Minimum lot area - interior lot		225 m ²
4.2.6.34.2	Minimum lot area - corner lot		410 m ²
4.2.6.34.3	Minimum lot frontage - interior lot		7.5 m
4.2.6.34.4	Minimum lot frontage - corner lot		12.5 m
4.2.6.34.5	Maximum gross floor area - residential		0.6 times the lot area
4.2.6.34.6	Minimum front yard		7.5 m
4.2.6.34.7	Minimum setback of a detached dwelling to Lakeshore Road West		13.5 m

4.2.6.35	Exception: R5-35	Map # 30	By-law:
In a R5-35 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.2.6.35.1	(1)	Linked Dwelling	
Regulation			
4.2.6.35.2	A linked dwelling shall comply with the R5 zone regulations contained in Subsection 4.2.1 of this By-law		

4.2.6.36	Exception: R5-36	Map # 03	By-law:
In a R5-36 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.2.6.36.1	(1)	Linked Dwelling	
Regulations			
4.2.6.36.2	Minimum lot area - interior lot		275 m ²
4.2.6.36.3	Minimum lot frontage - interior lot		9.0 m
4.2.6.36.4	Maximum gross floor area - residential		0.6 times the lot area
4.2.6.36.5	A linked dwelling shall comply with the R5 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum lot area - interior lot	275 m ²
	(2)	minimum lot frontage - interior lot	9.0 m
	(3)	maximum gross floor area - residential	0.6 times the lot area

4.2.6.37	Exception: R5-37	Map # 22	By-law:
In a R5-37 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.37.1	Minimum lot area - interior lot		270 m ²
4.2.6.37.2	Minimum lot frontage - interior lots containing a buffer area identified on Schedule R5-37 of this Exception		12.2 m
4.2.6.37.3	Minimum setback of a detached dwelling to a buffer area identified on Schedule R5-37 of this Exception		6.0 m
4.2.6.37.4	No buildings or structures, swimming pools , tennis courts or any like recreational facilities, except for fences along the lot lines , shall be permitted within the buffer area identified on Schedule R5-37 of this Exception		



Schedule R5-37
Map 22

Part 4 - Residential Zones

4.2.6.38	Exception: R5-38	Map # 56	By-law: <i>deleted by 0137-2013, 0229-2014</i>
In a R5-38 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.38.1	Minimum lot frontage - interior lot		10.4 m
4.2.6.38.2	Maximum lot coverage		48%
4.2.6.38.3	Minimum interior side yard where a lot abuts lands zoned B		3.1 m
4.2.6.38.4	Minimum rear yard - interior lot		6.5 m
4.2.6.38.5	Maximum encroachment of a porch , exclusive of stairs, into the required front yard		2.0 m
4.2.6.38.6	Minimum setback of stairs from the front lot line		1.3 m
4.2.6.38.7	Maximum encroachment of a building projection not more than 3.0 m wide, consisting of a minimum of 50% windows, into a required interior side yard where a lot abuts lands zoned B		0.61 m
4.2.6.38.8	Maximum driveway width where the lot frontage is less than 11.0 m		3.5 m
4.2.6.38.9	The area of all porches shall be excluded from the calculation of lot coverage		

4.2.6.39	Exception: R5-39	Map # 39E	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-39 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.39.1	Minimum lot area - interior lot		350 m ²
4.2.6.39.2	Minimum front yard		7.5 m
4.2.6.39.3	Minimum rear yard		3.5 m
4.2.6.39.4	Minimum setback to garage face		4.5 m
4.2.6.39.5	Maximum encroachment of a porch , inclusive of stairs, into a required rear yard		2.0 m
4.2.6.39.6	Each detached dwelling shall have a garage		
4.2.6.39.7	A detached garage shall be permitted in the front yard		
4.2.6.39.8	Maximum floor area of a garage		51 m ²
4.2.6.39.9	Maximum height of a detached garage		7.3 m
4.2.6.39.10	The lot line abutting Thomas Street shall be deemed to be the rear lot line		

4.2.6.40	Exception: R5-40	Map # 06	By-law:
In a R5-40 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulation			
4.2.6.40.1	Minimum setback of a detached dwelling to the most northerly rear lot line		5.0 m

Part 4 - Residential Zones

4.2.6.41	Exception: R5-41	Map # 29	By-law:
In a R5-41 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.41.1	Maximum lot coverage	45%	
4.2.6.41.2	Maximum encroachment of a porch or balcony into a required front, interior or exterior side yard	2.0 m	
4.2.6.41.3	Maximum driveway width	6.0 m	
4.2.6.41.4	Maximum garage width: measured from the inside face of the garage side walls	5.5 m	

4.2.6.42	Exception: R5-42	Map # 29	By-law:
In a R5-42 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.42.1	Minimum lot area - interior lot	275 m ²	
4.2.6.42.2	Minimum lot area - corner lot	365 m ²	
4.2.6.42.3	Maximum lot coverage	45%	
4.2.6.42.4	Maximum encroachment of a porch or balcony into a required front, interior or exterior side yard	2.0 m	
4.2.6.42.5	Maximum driveway width	6.0 m	
4.2.6.42.6	Maximum garage width: measured from the inside face of the garage side walls	5.5 m	

4.2.6.43	Exception: R5-43	Map # 06	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-43 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.43.1	Minimum lot frontage - interior lot		10.8 m
4.2.6.43.2	Maximum lot coverage		42%
4.2.6.43.3	The floor area of a covered porch in a front yard shall be excluded from the calculation of lot coverage		
4.2.6.43.4	Minimum interior side yard - interior lot		1.2 m on one side of the lot and 0.6 m on the other side
4.2.6.43.5	Minimum interior side yard - interior lot with a side lot line abutting a condominium road on abutting lands zoned RM4-56		3.1 m

4.2.6.44	Exception: R5-44	Map # 29	By-law: 0286-2008, 0181-2018/LPAT Order 2019 February 15
In a R5-44 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.44.1	The regulations of Subsection 2.1.14 of this By-law shall not apply		
4.2.6.44.2	Maximum lot coverage	45%	
4.2.6.44.3	Minimum setback to garage face	7.0 m	
4.2.6.44.4	Minimum rear yard	7.0 m	
4.2.6.44.5	Minimum setback to Eglinton Avenue West	7.5 m	
4.2.6.44.6	Maximum area of a balcony on top of an attached garage	12 m ²	

4.2.6.45	Exception: R5-45	Map # 15	By-law: 0389-2009, 0188-2010
In a R5-45 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.45.1	Minimum lot area - interior lot	285 m ²	
4.2.6.45.2	Minimum lot area - corner lot	385 m ²	
4.2.6.45.3	Maximum lot coverage	49.5%	
4.2.6.45.4	Minimum interior side yard - corner lot	0.6 m	
4.2.6.45.5	Minimum interior side yard abutting a R1 or R1-7 zone	3.0 m	
4.2.6.45.6	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front yard	2.0 m	
4.2.6.45.7	Maximum encroachment of a balcony into a required rear yard	2.5 m	
4.2.6.45.8	Minimum number of parking spaces per dwelling unit	4.0	

4.2.6.46	Exception: R5-46	Map # 37W	By-law: 0024-2011, 0181-2018/LPAT Order 2019 February 15
In a R5-46 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.46.1	Minimum lot area - interior lot	335 m ²	
4.2.6.46.2	Minimum lot area - corner lot	400 m ²	
4.2.6.46.3	Minimum lot frontage - interior lot	11.0 m	
4.2.6.46.4	Minimum lot frontage - corner lot	13.0 m	
4.2.6.46.5	Maximum lot coverage	45%	
4.2.6.46.6	Minimum setback to garage face	7.0 m	
4.2.6.46.7	Minimum interior side yard - corner lot	0.61 m	
4.2.6.46.8	Minimum rear yard	7.0 m	
4.2.6.46.9	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard	2.0 m	

4.2.6.47	Exception: R5-47	Map # 06	By-law: OMB Order 2011 September 29
In a R5-47 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.6.47.1	Minimum interior side yard - interior lot	1.2 m on one side of the lot and 0.35 m on the other side	

4.2.6.48	Exception: R5-48	Map # 06	By-law: 0148-2015
In a R5-48 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.48.1	Minimum lot frontage - interior lot	10.5 m	
4.2.6.48.2	Minimum interior side yard where a lot abuts a side lot line of lands zoned RM1	2.0 m	
4.2.6.48.3	Maximum height: flat roof	7.5 m	

4.2.6.49	Exception: R5-49	Map # 20	By-law: LPAT Order 2019 March 26, 0048-2021
In a R5-49 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.6.49.1	Minimum interior side yard		1.0 m
4.2.6.49.2	Minimum rear yard		6.0 m
4.2.6.49.3	Maximum encroachment of a porch, deck or balcony into a front yard		1.8 m
4.2.6.49.4	Maximum encroachment of a balcony into a rear yard		1.7 m