

4.2.6 R5 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%	

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4.2.6.5	Exception: R5-5	Map # 30, 37W, 38E, 39E, 39W, 45E, 54W, 55, 56	By-law:
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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:
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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
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4.2.6.7	Exception: R5-7	Map # 09	By-law:
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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:
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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

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4.2.6.9	Exception: R5-9	Map # 30	By-law: 0181-2018/LPAT Order 2019 February 15
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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:
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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:
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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:
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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

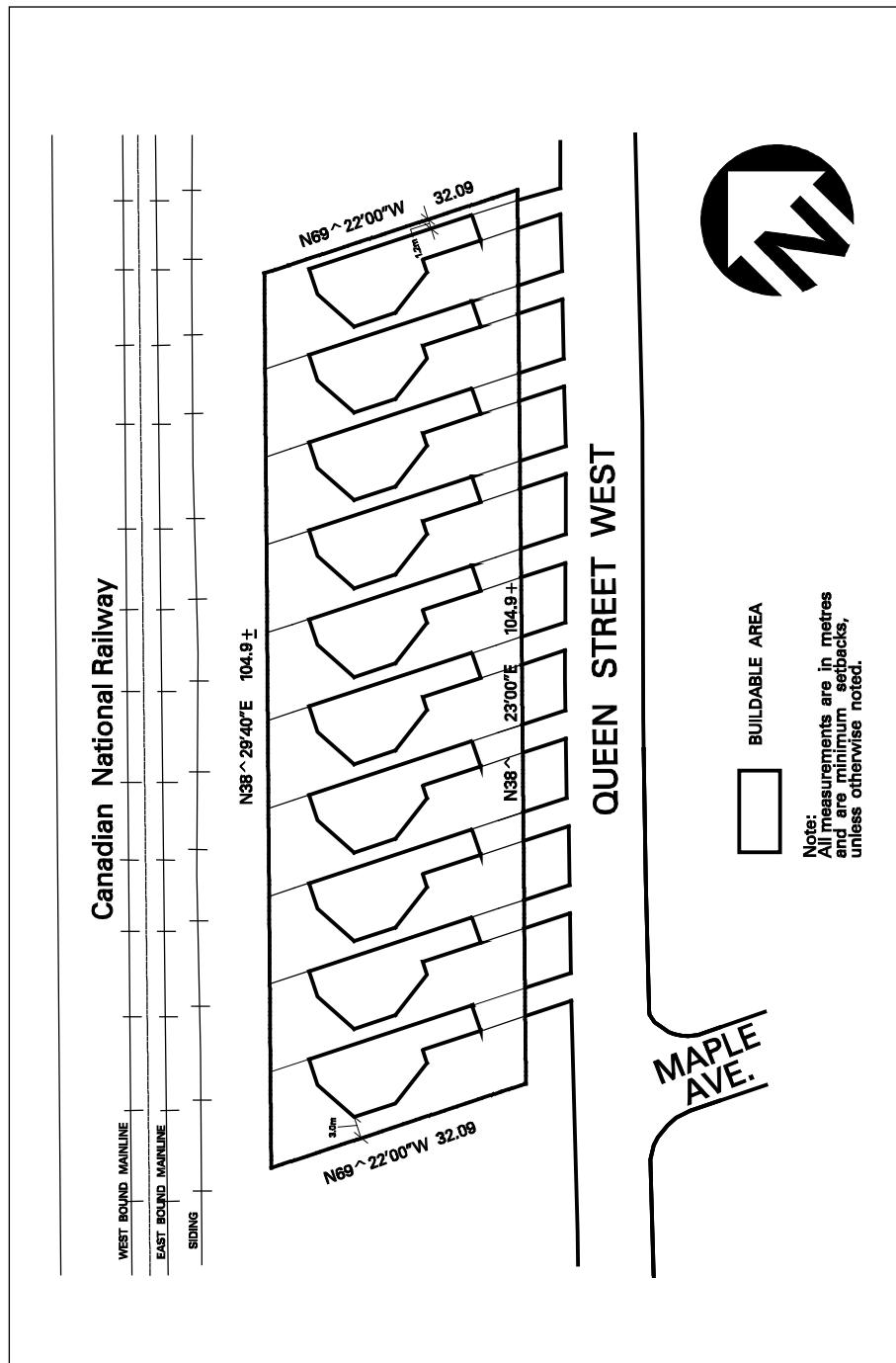
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4.2.6.13	Exception: R5-13	Map # 54W	By-law:
In a R5-13 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.13.1	Minimum rear yard where 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 (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		1.8 m 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

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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	

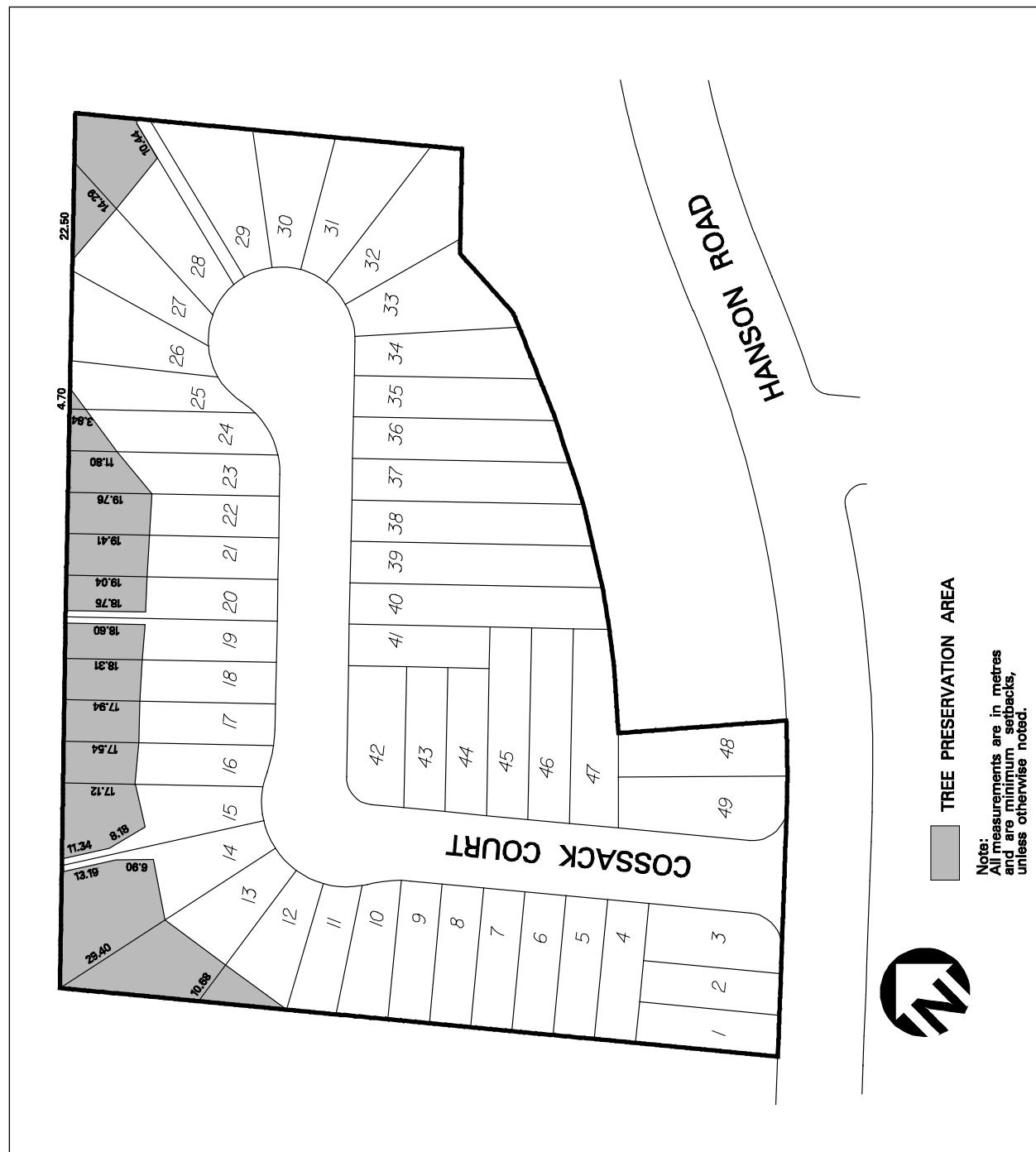
4.2.6.18	Exception: R5-18	Map # 36W	By-law:
In a R5-18 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulation			
4.2.6.18.1	Minimum rear yard where lands abut an E2-1 zone	15.0 m	

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	

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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

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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		

4.2.6.24	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			

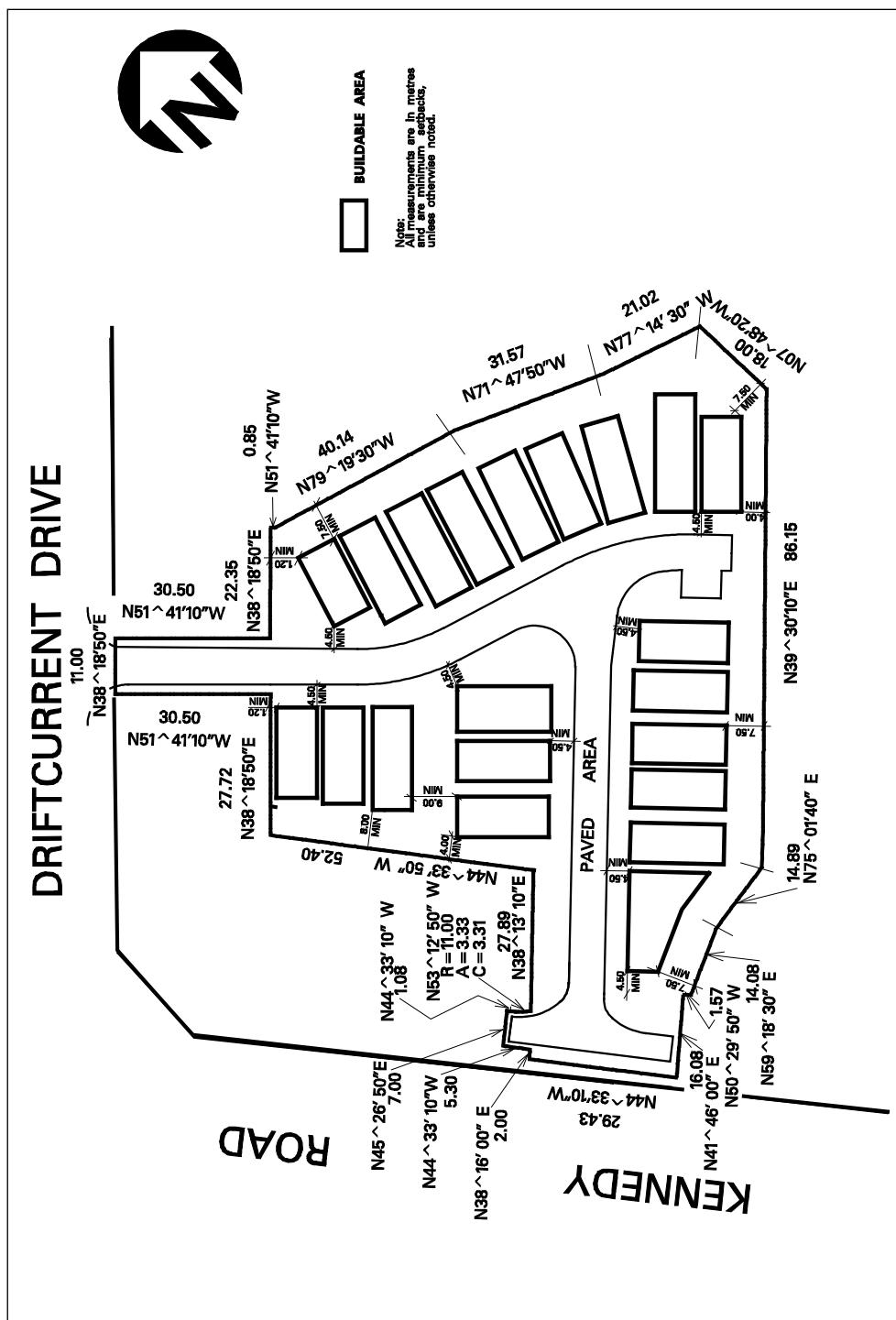
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4.2.6.25	Exception: R5-25	Map # 53W	By-law:
In a R5-25 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.25.1	Maximum lot coverage	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		

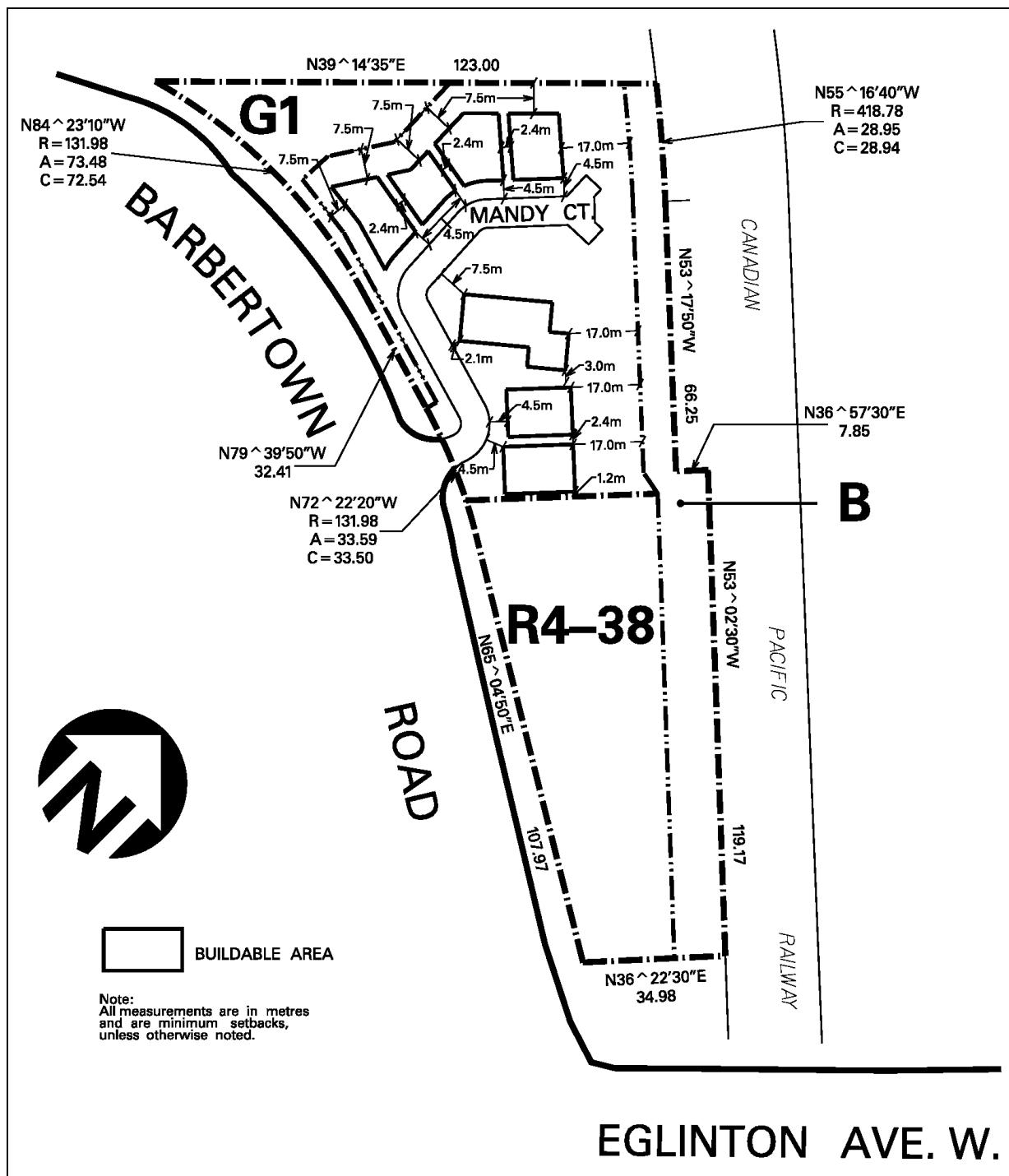
4.2.6.27	Exception: R5-27	Map # 55	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-27 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.27.1	Minimum lot area - interior lot	280 m 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	

4.2.6.28	Exception: R5-28	Map # 36E	By-law:
In a R5-28 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.28.1	Maximum number of dwelling units on all lands zoned R5-28	21	
4.2.6.28.2	Minimum landscaped area	55% of lot area	
4.2.6.28.3	Minimum separation between detached dwellings	1.2 m	
4.2.6.28.4	Height of all buildings and structures shall be measured from established grade		
4.2.6.28.5	Bay windows are permitted to project beyond the rear wall of a detached dwelling outside the buildable area identified on Schedule R5-28 of this Exception		
4.2.6.28.6	Minimum number of parking spaces per dwelling unit	3	
4.2.6.28.7	All site development plans shall comply with Schedule R5-28 of this Exception		



Schedule R5-28
Map 36E

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

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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

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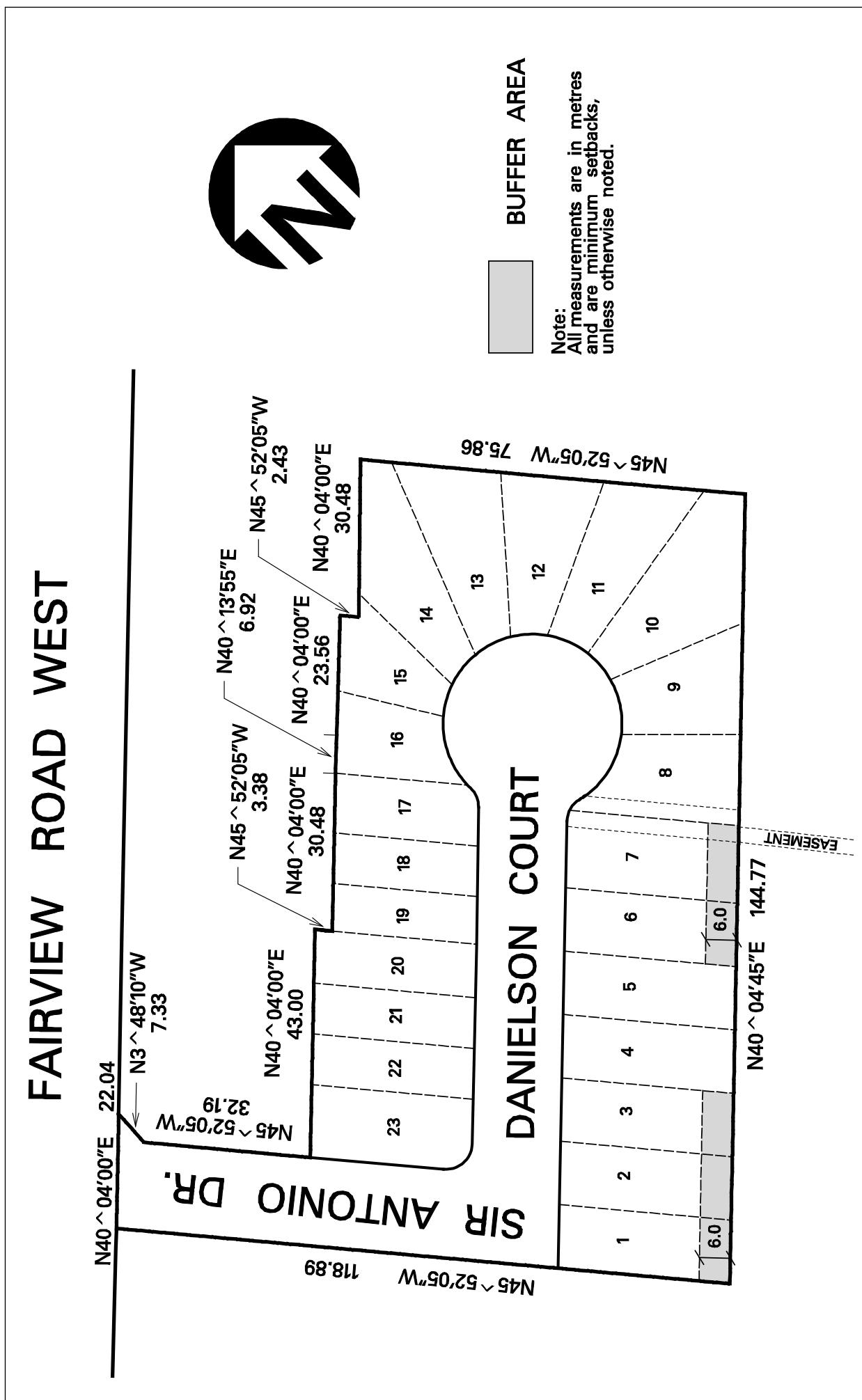
4.2.6.33	Exception: R5-33	Map # 55	By-law: 0181-2018/LPAT Order 2019 February 15
In a R5-33 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.33.1	Minimum lot area - interior lot	290 m 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	

4.2.6.35	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			

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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

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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

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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	

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4.2.6.46	Exception: R5-46	Map # 37W	By-law: 0024-2011, 0181-2018/LPAT Order 2019 February 15
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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
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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
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4.2.6.48	Exception: R5-48	Map # 06	By-law: 0148-2015
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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

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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