

**TOWNSHIP OF TORONTO**  
**NOW THE CITY OF MISSISSAUGA**  
**ZONING BY-LAW NO. 5500**

**NOTICE:**

THIS COPY OF THE ZONING BY-LAW SHOULD **NOT** BE USED AS AN AUTHORITY ON WHICH TO BUY REAL ESTATE, FINALIZE DEVELOPMENT PROPOSALS OR SEEK BUILDING PERMITS.

This document is subject to continual amendment and revision and permitted uses under indicated zoning may be affected by the Official Plan.

Please consult the Planning and Building Department, Building Division, regarding inquiries and interpretation of Zoning By-laws.

**NOTE:**

This is an "OFFICE CONSOLIDATION" of By-law No. 5500, Township of Toronto Zoning By-law, now the City of Mississauga Zoning By-law, approved by the Ontario Municipal Board, 1966 January 26, and incorporates all amendments made to the said By-law.

For accurate reference the "ORIGINAL" of the individual By-laws should be consulted. Copies of "ORIGINAL" By-laws are available at the Corporate Services Department, Office of the City Clerk. Copies of the "OFFICE CONSOLIDATION" are available from the Planning and Building Department, Administration and Technology Division (10<sup>th</sup> Floor Tower, City Hall).

The number in brackets and italics, eg. *(1234-91)*, at the end of a section, subsection, paragraph, subparagraph, etc., is the number of the By-law amending By-law No. 5500 that implemented or amended that section, subsection, paragraph, or subparagraph, etc.

"Office Consolidation" latest By-law in force:

By-law 729-79	1980 Jan. 28 (OMB)	By-law 0006-2006	2005 Dec. 07 (OMB)
582-80	1980 Sept. 22	0177-2006	2006 Apr. 26
218-81	1981 May 22	0305-2006	2006 July 05
859-81	1981 Dec. 08	0335-2006	2006 Aug. 24
484-82	1982 July 30	0421-2006	2006 Oct. 11
862-82	1983 Jan. 13	0161-2007	2007 May 23
589-83	1983 Sept. 16		
130-85	1985 Feb. 25		
782-85	1985 Sept. 16		
723-87	1987 Sept. 17		
65-89	1988 Nov. 30 (OMB)		
697-89	1989 Sept. 25		
404-90	1990 June 25		
600-91	1991 Nov. 28		
538-92	1992 Nov. 09		
662-93	1993 Apr. 20 (OMB)		
558-94	1994 Dec. 14		
500-95	1995 Dec. 13		
110-97	1997 Feb. 26		
75-98	1997 Nov. 26 (OMB)		
84-99	1999 Feb. 04 (OMB)		
0091-2000	2000 Feb. 23		
0033-2001	1993 Nov. 10 (OMB)		
0019-2002	2002 Jan. 16		
0565-2002	2002 Dec. 11		
0518-2003	2003 Dec. 17		
0533-2004	2004 Dec. 15		
0115-2005	2005 Mar. 30		
0192-2005	2005 June 22		
0505-2005	2005 June 28 (OMB)		
0306-2005	2005 Aug. 10		



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## **SCHEDULES TO BY-LAW 5500**

**PLEASE REFER TO 11"x17" FORMAT MAPS IN SEPARATE BINDER**

**SCHEDULE "A" - KEY MAP and SCHEDULE "B" ZONING MAPS**

# THE CORPORATION OF THE TOWNSHIP OF TORONTO

## (NOW THE CITY OF MISSISSAUGA)

### ZONING BY-LAW (CONSOLIDATED) 1965

#### NO. 5500

A By-law to consolidate Zoning By-laws which prohibit or regulate the use of land and the erection, use, bulk, height and location of buildings in part of the Township of Toronto.

WHEREAS By-law 1614 was passed on the 10th day of April, 1953, to restrict and regulate the use of lands and the erection, use, bulk, height and location of buildings in part of the Township of Toronto;

AND WHEREAS By-law 2813 was passed on the 4th day of May, 1959, to remove doubts as to the validity of some or all of the By-laws which repealed or amended By-law 1614, and such By-law 2813 contained in Schedule "A" thereto, certified copies of such repealing or amending By-laws;

AND WHEREAS from time to time further By-laws were passed repealing or amending By-law 1614, and the By-laws in Schedule "A" of By-law 2813;

AND WHEREAS it is advisable to consolidate all of the existing By-laws which prohibit or regulate the use of land and the erection, use, bulk, height and location of buildings in part of the Township of Toronto and which are in force on the date hereof;

THEREFORE, the Council of The Corporation of the Township of Toronto enacts as follows:

#### TITLE

- TITLE                                1.        This By-law may be cited as the Township of Toronto Zoning By-law (Consolidated) 1965.

#### DEFINITIONS

(IN NUMERICAL ORDER, DETAILED DEFINITIONS FOLLOWING IN ALPHABETICAL ORDER)

DEFINITIONS IN  
NUMERICAL ORDER  
(see alphabetical  
listing following)

2.        (1)        "ACCESSORY"  
          (2)        "ACCESSORY BUILDING"  
          (3)        "ART GALLERY"  
          (4)        "AUTOMOBILE SERVICE STATION"  
          (5)        "BLOCK"  
                  (a)        "BLOCK ON A REGISTERED PLAN"  
          (6)        "BULK STORAGE YARD"  
          (7)        "CAR WASH"  
          (8)        "PLACE OF RELIGIOUS ASSEMBLY"  
          (9)        "COMMUNITY CENTRE"  
                  (a)        "PRIVATE COMMUNITY CENTRE"  
          (9a)        "DRUGLESS PRACTITIONER"  
          (9b)        "DENTIST"  
          (9c)        "PHYSICIAN"  
          (10)        "DWELLING UNIT" or "HOUSEKEEPING UNIT"  
                  (a)        "ONE-FAMILY DETACHED DWELLING"  
                  (b)        "SEMI-DETACHED DWELLING"  
                  (c)        "DUPLEX"  
                  (d)        "DOUBLE DUPLEX"  
                  (e)        "TRIPLEX"  
                  (f)        "ROW DWELLING"  
                  (g)        "MULTIPLE HORIZONTAL DWELLING"  
                  (h)        "MAISONETTE"  
                  (i)        "QUADRIFOIL"  
                  (j)        "GARDEN COURT HOUSE"  
                  (k)        "APARTMENT HOUSE"  
                  (l)        "STREET ROW DWELLING"  
                  (m)        "TERRACE ROW DWELLING"  
                  (n)        "STACKED ROW DWELLING"  
                  (o)        "SKY-LIGHT APARTMENT HOUSE"  
          (11)        "ERECT"  
          (12)        "ESTABLISHED GRADE"  
          (13)        "FAMILY" or "HOUSEHOLD"  
          (14)        "FARM"  
          (15)        "FLOOR AREA"  
          (16)        "FLOOR SPACE INDEX"  
          (16a)        "GAS BAR"  
          (17)        "GROUND FLOOR"  
          (17a)        "GROUP HOME"  
          (18)        "HABITABLE ROOM"  
          (19)        "HEIGHT"  
          (20)        "HOTEL"  
          (21)        "LOT"  
                  (a)        "CORNER LOT"  
                  (b)        "KEY LOT"  
                  (c)        "REVERSED CORNER LOT"  
                  (d)        "THROUGH LOT"  
                  (e)        "LOT AREA"  
                  (f)        "DEPTH OF A LOT"  
                  (g)        "FRONTAGE"  
                  (h)        "WIDTH OF A LOT"  
                  (i)        "FRONT LOT LINE"  
                  (j)        "REAR LOT LINE"  
                  (k)        "SIDE LOT LINES"  
                  (l)        "LOT LINE"  
                  (m)        "MODULAR LOT"  
                  (n)        "CORNER MODULAR LOT"

- (22) "BUSINESS, PROFESSIONAL, OR ADMINISTRATIVE OFFICE"
  - (a) "GOVERNMENT OFFICE"
- (23) "OPEN SPACE"
- (24) "PARKING SPACE"
- (25) "PERSON" includes "INDIVIDUALS", "ASSOCIATION", "FIRM", "PARTNERSHIP" and "CORPORATION";
- (26) "PRIVATE CLUB"
- (27) "PRIVATE SCHOOL"
- (28) "PUBLIC AUTHORITY"
- (29) "PUBLIC LIBRARY"
- (30) "PUBLIC MUSEUM"
- (31) "PUBLIC SCHOOL"
- (31a) "RETAIL-WAREHOUSE"
- (32) "STOREY"
  - (a) "FIRST STOREY"
  - (b) "HALF STOREY"
- (33) "SHOPPING CENTRE"
- (34) "STREET"
- (35) "STORAGE WAREHOUSE"
- (36) "TRADE"
- (37) "TRADE SCHOOL"
- (38) "TRUCK TERMINAL"
- (39) "USE"
- (40) "YARD"
  - (a) "FRONT YARD"
  - (b) "REAR YARD"
  - (c) "SIDE YARD"
  - (d) "OUTSIDE SIDE YARD"
- (41) "RESTAURANT"
- (42) "CONVENIENCE RESTAURANT"
- (43) "TAKE-OUT RESTAURANT"
- (44) "DAY NURSERY"
- (45) "SITE DEVELOPMENT PLAN"
- (46) "AISLE"
- (47) "AUTOMOBILE REPAIR GARAGE AND BODY SHOP"
- (48) "DRIVEWAY"
- (49) "TANDEM PARKING SPACE"
- (50) "LOADING SPACE"
- (51) "PUBLIC HALL"
- (52) "HOSPITAL"
- (53) "TAVERN"
- (54) "BODY-RUB PARLOUR"
- (55) "PARTY WALL"
- (56) "FOOD SUPERMARKET"
- (57) "GROCERY STORE"
- (58) "BULK FOOD STORE"
- (59) "DISCOUNT MERCHANDISING STORE"
- (60) "GENERAL RETAIL-WAREHOUSE"
- (61) "GARDEN CENTRE"
- (62) "ADULT ENTERTAINMENT PARLOUR"
- (63) "AMUSEMENT ARCADE"
- (64) "MODULE"
- (65) "COMMERCIAL SCHOOL"
- (66) "GROSS FLOOR AREA - NON RESIDENTIAL"
- (67) "GROSS LEASABLE AREA"
- (68) "DEPARTMENT STORE"
- (69) "GROSS FLOOR AREA - RESTAURANT"
- (70) "RETAIL-WAREHOUSING OF BULK FROZEN FOODSTUFFS"
- (71) "PHYSICAL DISABILITY"
- (72) "MEDICAL BUILDING"
- (73) "SATELLITE RECEIVING DISH"
- (74) "TRAILER"
- (75) "GROSS FLOOR AREA - APARTMENT HOUSE"
- (76) "CONVENIENCE STORE"
- (77) "NIGHT CLUB"
- (78) "WORSHIP AREA"
- (79) "GARAGE, PRIVATE"
- (80) "CONVENIENCE CENTRE"
- (81) "MODEL HOME"
- (82) "WASTE"
- (83) "WASTE PROCESSING STATION"
- (84) "WASTE TRANSFER STATION"
- (85) "COMPOSTING FACILITY"
- (86) "TEMPORARY TENT"
- (87) "COMMERCIAL MOTOR VEHICLE"
- (88) "PUBLIC GARAGE"
- (89) "CONVENIENCE RETAIL AND SERVICE KIOSK"
- (90) "SIGHT TRIANGLE"
- (91) "COVERED PORCH"
- (92) "MEDICAL OFFICE"
- (93) "HEALTH PROFESSIONAL"
- (94) "MAIN FRONT ENTRANCE"
- (95) "MAIN ENTRY FEATURE"
- (96) "FRONT GARAGE FACE"
- (97) "BUILD-TO AREA" (CITY CENTRE ZONES)
- (98) "STREETWALL" (CITY CENTRE ZONES)
- (99) "GROSS FLOOR AREA - RESIDENTIAL" (CITY CENTRE ZONES)
- (100) "BREW-ON-PREMISES ESTABLISHMENT"
- (101) "FUNERAL ESTABLISHMENT"
- (102) "PARKING ANGLE"
- (103) "PARALLEL PARKING SPACE"
- (104) "PARKING SPACE - DISABLED"
- (105) "ELECTRICAL DISTRIBUTION FACILITY"
- (106) "FLAT ROOF OF A DETACHED PRIVATE GARAGE"
- (107) "HEIGHT OF ACCESSORY BUILDING OTHER THAN AN ATTACHED PRIVATE GARAGE"
- (108) "PLAY EQUIPMENT"
- (109) (1) "ADULT VIDEOTAPE STORE"
  - (2) "ADULT VIDEOTAPE"
  - (3) "SPECIFIED BODY AREAS"
  - (4) "SPECIFIED SEXUAL ACTIVITIES"
  - (5) "VIDEOTAPE"
- (110) "LANDSCAPED AREA"



- (111) "MOTOR VEHICLE RENTAL FACILITY"
- (112) "POWER GENERATING FACILITY"
- (113) "COGENERATION"
- (114) "COGENERATION FACILITY"
- (115) "COMBINED CYCLE"
- (116) "RENEWABLE ENERGY"



(FOR CONVENIENCE ARRANGED IN ALPHABETICAL ORDER)

DEFINITIONS IN  
ALPHABETICAL  
ORDER

A

2. In this By-law unless the context otherwise requires:
- (1) "ACCESSORY"  
when used to describe a use, building or structure, means a use, or a building or structure that is naturally and normally incidental, subordinate and exclusively devoted to a principal use of a building or structure and located on the same lot herewith;
  - (2) "ACCESSORY BUILDING"  
means a subordinate building or structure on the same lot as the main building to which it is subordinate, or subordinate to part of the main building, devoted exclusively to a use incidental to the main use of the premises;
  - (62) "ADULT ENTERTAINMENT PARLOUR"  
means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations which include: (727-84)
    - (a) services of which a principal feature or characteristic is the nudity or partial nudity of any person;
    - (b) services in respect of which any of the words "nude", "naked", "topless", "bottomless", "sexy", "exotic", or any other word, picture, symbol or representation having like meaning or implication is used in any advertisement; (8-92)
  - (109) (1) "ADULT VIDEOTAPE STORE"  
means any premises where the principal use is the carrying on of the business of selling, offering to sell or displaying for sale by retail or renting, offering to rent or displaying for rental adult videotapes, whether or not the cost, fee or other consideration passes at the time of such sale or rental, or is effected through the cost of membership, subscription, admission or any other manner. (118-93)
    - (2) For the purposes of this subsection "ADULT VIDEOTAPE" means: (118-93)
      - (a) any videotape the content of which is designed or held out as designed, to appeal to erotic or sexual appetites or inclinations, through the pictorial, photographic or other graphic depiction of subject-matter distinguished or characterized by the portrayal of one (1) or more persons involved or engaging in specified sexual activities, or by an emphasis on the display of human specified body areas; and
      - (b) in the absence to the contrary, a videotape classified by the Ontario Film Review Board as "restricted" with the added information piece "adult sex film" shall be deemed to be an adult videotape, while a videotape without such classification and the information piece shall be deemed not to be an adult videotape.
    - (3) For the purposes of this subsection, "SPECIFIED BODY AREAS" means any one (1) or more of the following: (118-93)
      - (a) in the case of a female person, her areolae; and
      - (b) in the case of all persons, the genitals and the anus.
    - (4) For the purposes of this subsection, "SPECIFIED SEXUAL ACTIVITIES" means one (1) or more of the following: (118-93)
      - (a) actual or simulated sexual intercourse, masturbation, urination, defecation, ejaculation, sodomy, including bestiality, anal intercourse, and oral sexual intercourse, direct physical stimulation of unclothed genital organs, flagellation and torture in relation to a sexual activity.
    - (5) For the purposes of this subsection: "VIDEOTAPE" means cinematographic film, videotape and any other medium from which may be produced visual images that may be viewed as moving pictures. (118-93)
  - (46) "AISLE"  
means an internal roadway adjacent to a parking or loading space which provides vehicular ingress and egress to and from the parking or loading space; (186-81), (442-87), (0039-2001)
  - (63) "AMUSEMENT ARCADE"  
means a building or part thereof which is open to the public and which contains more than two (2) amusement devices as defined in the City's Licensing By-law for use by the public, but does not include premises in which more than two (2) amusement devices are being operated for a period of 14 days or less as a special fund raising event by or on behalf of a bona fide charitable organization; (727-84), (38-93)
  - (3) "ART GALLERY"  
means a building used for the public or private preservation or exhibition of collections of paintings or other works of art, whether by the proprietor or others and whether or not the same are for sale;
  - (47) "AUTOMOBILE REPAIR GARAGE AND BODY SHOP"  
means a building or place where mechanical repairs to motor vehicles are carried out or where minor alterations are made to motor vehicles or where structural changes or repairs are made to the bodies of motor vehicles; (186-81)
  - (4) "AUTOMOBILE SERVICE STATION"  
means a building or place where gasoline, propane, oil, grease, anti-freeze, tires, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased, or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed, but does not include a gas bar; (478-78), (1137-85), (434-96)

**B**

- (5) "BLOCK"  
means all land fronting on one (1) side of a street between the nearest streets that intersect, meet or cross the street;
- (a) "BLOCK ON A REGISTERED PLAN"  
means a parcel of land that is indicated by the word and letter Block 'A', 'B', 'C', or as the case may be;
- (54) "BODY-RUB PARLOUR"  
includes any premises or parts thereof where a body-rub is performed, offered, or solicited in pursuant to a trade, calling, business or occupation, but does not include any premises or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario; (401-82)
- (100) "BREW-ON-PREMISES ESTABLISHMENT"  
means a building or structure, or part thereof, where persons can make and package beer and wine, for their personal consumption off the premises only, and may include the sale of raw material ingredients and related equipment to such persons; (0026-2000)
- (97) "BUILD-TO AREA" (CITY CENTRE ZONES)  
means the area of the lands within which a streetwall of a building or structure shall be located; (0005-2001)
- (58) "BULK FOOD STORE"  
means a building or structure, or part thereof, where packaged foodstuffs primarily displayed in open case boxes and/or unpackaged foodstuffs stored in quantities in bins or other containers are stored and offered for sale at retail, and a maximum of 50 m<sup>2</sup> of the gross leasable area may be used for dairy products and/or frozen foods stored and sold in quantities but excluding refrigerated and perishable foods such as fresh fruits and vegetables, fresh meats, poultry and fish; (124-84)
- (6) "BULK STORAGE YARD"  
means a place where land is used for the storage in the open of goods and materials such as coal, lumber, building supplies, construction equipment and like uses, but does not include salvage, junk, or scrap yards;
- (22) "BUSINESS, PROFESSIONAL, OR ADMINISTRATIVE OFFICE"  
means a building or structure used for the purpose of providing accommodation for the offices of a professional person or persons such as a physician, dentist, drugless practitioner, barrister, solicitor, engineer, architect, Ontario Land Surveyor, and for any purpose incidental thereto; the administrative office of a non-profit organization; a business administrative office;
- (a) "GOVERNMENT OFFICE"  
includes a Municipal Office, Court House, Registry Office, Health and Welfare Centre, Employment Office, Post Office, or other such use for the purpose of local or other government administration;

**C**

- (7) "CAR WASH"  
means a building or part thereof devoted to the washing of motor vehicles with automatically operated equipment located wholly within an enclosed building, but shall not include time-pay washing facilities, coin-operated washing facilities, wand washing facilities or other manually operated equipment or facilities for the washing of motor vehicles and a building shall not include a tent or other temporary facilities; (434-96), (427-99)
- (113) "COGENERATION"  
means the production of heat energy and electrical or mechanical power from one (1) fuel source in the same facility; (0088-2006)
- (114) "COGENERATION FACILITY"  
means a building or structure or parts thereof used for the production of electrical power, where the method of production is by means of cogeneration; (0088-2006)
- (115) "COMBINED CYCLE"  
means a generation technology in which electricity is produced from an integrated cycle comprised of one (1) or more gas combustion turbines where steam is generated through the recovery of thermal energy in the exhaust flow of the combustion turbine(s) to power the steam turbine; (0088-2006)
- (87) "COMMERCIAL MOTOR VEHICLE"  
means a motor vehicle registered as a commercial motor vehicle under Provincial legislation and may or may not include an attached delivery body; (318-95)
- (65) "COMMERCIAL SCHOOL"  
**See Schools**
- (9) "COMMUNITY CENTRE"  
means a building or part of a building used for community activities and not used for any commercial purpose;
- (a) "PRIVATE COMMUNITY CENTRE"  
means a building used for community activities including, such as but not so as to restrict the generality of the foregoing, arts, crafts, social, charitable and educational activities;

- (85) "COMPOSTING FACILITY"  
means a facility whose primary purpose is the composting of food waste and organic materials;  
(376-94)
- (80) "CONVENIENCE CENTRE"  
means one (1) or more retail and service establishments, not exceeding a GFA of 1 800 m<sup>2</sup>,  
designed to serve the daily needs of the residents of a neighbourhood, in a predominantly  
residential area; (38-93)
- (42) "CONVENIENCE RESTAURANT"  
**See Restaurants**
- (89) "CONVENIENCE RETAIL AND SERVICE KIOSK"  
means a building or structure or part thereof accessory to an automobile service station, a gas bar  
or a car wash, with a maximum gross leasable area of 300 m<sup>2</sup>, and where convenience goods may  
be stored or offered for sale, and may include as accessory thereto a take-out restaurant not  
exceeding a gross leasable area of 26 m<sup>2</sup> or 12% of the gross leasable area, whichever is greater,  
and a banking machine; (46-97)
- (76) "CONVENIENCE STORE"  
means a building or structure, or part thereof, with a maximum gross leasable area of 300 m<sup>2</sup>,  
where food and convenience goods are stored and offered for sale at retail, and may include  
accessory thereto the sale of food prepared on the premises, without seating for the consumption  
of food on the premises; (479-90)
- (91) "COVERED PORCH"  
means a platform, with at least one (1) side open, covered by a roof, with or without a foundation  
and/or basement; (248-96)

## D

- (44) "DAY NURSERY"  
means a day nursery as defined in, and which is subject to the provisions of the *Day Nurseries  
Act*, R.S.O. 1980, c.111, and amendments thereto; (9878), (154-83)
- (9b) "DENTIST"  
means a person authorized to practise dentistry under the *Dentistry Act, 1991*, S.O. 1991, c.24,  
as amended; (174-79), (341-97)
- (68) "DEPARTMENT STORE"  
means a major retail facility with minimum gross leasable area of 9 300 m<sup>2</sup>, offering for sale a  
wide range of merchandise and personal and professional service uses; (1271-86)
- (59) "DISCOUNT MERCHANDISING STORE"  
means a building or structure, or part thereof, where retail goods are sold at discounted prices to  
the general public, including factory-outlets, and excluding full-line department stores,  
promotional department stores, specialty retail stores, food supermarkets and grocery stores;  
(124-84)
- (48) "DRIVEWAY"  
means a roadway used to provide vehicular ingress and egress from a street or private lane to  
parking or loading spaces; (186-81)
- (9a) "DRUGLESS PRACTITIONER"  
means a person authorized to practise as a drugless practitioner under the *Drugless Practitioners  
Act*, R.S.O. 1990, c.D.18, as amended; a person authorized to practise the profession of  
chiropractic under the *Chiropractic Act, 1991*, S.O. 1991, c.21, as amended; a person authorized  
to practise massage therapy under the *Massage Therapy Act, 1991*, S.O. 1991, c.27, as amended;  
and a person authorized to practise physiotherapy under the *Physiotherapy Act, 1991*, S.O. 1991,  
c.37, as amended; (463-77), (341-97)
- (10) "DWELLING UNIT" or "HOUSEKEEPING UNIT"  
means one (1) or more habitable rooms designed, occupied or intended to be occupied as living  
quarters for a single family or single household and shall, as a minimum standard contain sanitary  
facilities, accommodation for sleeping and not more than one (1) kitchen; (104-91)
- (a) "ONE-FAMILY DETACHED DWELLING"  
means a separate building designed and intended to be occupied as a single housekeeping  
unit; (932-86)
- (b) "SEMI-DETACHED DWELLING"  
means one (1) of a pair of attached dwelling units which are divided vertically above grade  
by a party wall of at least 5.5 m in length and having a minimum height of at least 2.0 m;  
(158-83)
- (c) "DUPLEX"  
means a separate building that is divided horizontally into two (2) separate housekeeping  
units, each of which has an independent entrance either directly or through a common  
vestibule;
- (d) "DOUBLE DUPLEX"  
means a separate building that consists of two (2) duplexes attached to each other;
- (e) "TRIPLEX"  
means a building or structure that is divided horizontally into three (3) separate dwelling  
units, each of which has an independent entrance through a common vestibule;

- (f) "ROW DWELLING"  
means a building or structure not exceeding three (3) storeys in height consisting of more than two (2) attached dwelling units, which are divided vertically above grade by a party wall at least 5.5 m in length and at least 2.0 m in height, and having a yard abutting at least two (2) exterior walls of each dwelling unit; (158-83)
- (g) "MULTIPLE HORIZONTAL DWELLING"  
means a building or structure other than a row dwelling not exceeding three (3) storeys in height where direct access is gained to each and every dwelling unit from a common corridor at the ground level only;
- (h) "MAISONETTE"  
means a building one (1) unit high comprising a series of vertically separated and horizontally attached housekeeping units under one (1) roof linked by a central corridor;
- (i) "QUADRIFOIL"  
means four (4) housekeeping units arranged as a group so that each unit has two (2) common party walls;
- (j) "GARDEN COURT HOUSE"  
means a group of attached housekeeping units not more than two (2) units high arranged so that at grade the buildings enclose at least 70% of the perimeter of the open space associated with the units and the top units having their open space on the same level;
- (k) "APARTMENT HOUSE"  
means a building or structure other than a triplex, a double duplex, multiple horizontal dwelling or row dwelling, and containing more than three (3) dwelling units, with shared entrances and with shared exit facilities above the first storey;
- (l) "STREET ROW DWELLING"  
means a row dwelling, each dwelling unit of which is built upon a lot which fronts upon a street; (158-83)
- (m) "TERRACE ROW DWELLING"  
means a building or structure not exceeding three (3) storeys in height above established grade where direct access is gained to each dwelling unit by a separate and individual entrance at the ground level only; (575-92)
- (n) "STACKED ROW DWELLING"  
means a building or structure not exceeding four (4) storeys in height above established grade where direct access is gained to each dwelling unit by a separate and individual entrance through a common vestibule at the ground level or at the first storey above ground; (624-92)
- (o) "SKY-LIGHT APARTMENT HOUSE"  
means a building or structure where each dwelling unit has an independent entrance at the ground level only or through a common entrance at the ground level or at the first storey above ground; (372-97), (374-97), (375-97)

**E** (105) "ELECTRICAL DISTRIBUTION FACILITY"  
means a system for distributing or transmitting electricity or telecommunications and includes any buildings, structures, or other equipment used for such purpose, but shall not include the generation of such electricity; (0329-2000)

(11) "ERECT"  
includes alter, re-erect, remove, relocate, and any work preparatory to erection;

(12) "ESTABLISHED GRADE"  
means the average level of proposed or finished ground adjoining a building at all exterior walls; (186-81)

**F** (13) "FAMILY" or "HOUSEHOLD"  
means one (1) or more persons occupying a dwelling unit or a housekeeping unit who have access to all areas of the dwelling unit or housekeeping unit, but does not include a group of persons occupying a boarding, rooming or lodging house; (7258), (932-86), (104-91)

(14) "FARM"  
means land that is used chiefly for agricultural purposes by the owner or tenant;

(106) "FLAT ROOF OF A DETACHED PRIVATE GARAGE"  
means a roof or part thereof of a detached private garage having either a parapet or a slope incline less than 15° measured from the horizontal plane; (0548-2000)

(15) "FLOOR AREA"  
means the maximum habitable area contained within but measured by the outside walls or outside finished furred partitions of the walls excluding any private garage, porch, verandah, unfinished attic and basement of a dwelling;

(16) "FLOOR SPACE INDEX"  
means the ratio of the lot area to the gross floor area;

(56) "FOOD SUPERMARKET"  
means a building or structure, or part thereof, with a minimum gross leasable area of 600 m<sup>2</sup>, where a wide range of food and household goods are stored and offered for sale at retail; (124-84)

- (96) "FRONT GARAGE FACE"  
means the face which is designed as the primary vehicular access point into the garage; (425-99), (562-99)
- (101) "FUNERAL ESTABLISHMENT"  
means a building or structure, or part thereof, where funeral supplies and services are offered for sale or provided by a Provincially licensed operator of a funeral establishment or Provincially licensed operator of a transfer service, or an agent or employee thereof, including the preparation of corpses for interment or cremation and may include facilities such as viewing rooms and a chapel, but such establishment shall not include a crematorium; (318-99), (0363-2001)

**G**

- (79) "GARAGE, PRIVATE"  
means a building or structure to be used for the parking or storage of motor vehicles having adequate access to a public street; (226-92)
- (61) "GARDEN CENTRE"  
means a building or structure or part thereof, where plants, nursery stock, flowers, garden supplies and ornaments, hardware and crafts and pottery related to the garden centre are stored or kept for sale, and may include an outdoor display and sales area; (124-84), (526-91), (400-91)
- (16a) "GAS BAR"  
means a building or place where the following products are sold: (478-78)
- (a) gasoline and oil, and other similar products used in the operation of the internal combustion engine;
  - (b) windshield wipers;
  - (c) electrical fuses, and light bulbs;
  - (d) tire patching kits;
  - (e) road maps;
- but where no repairs or other automotive services are performed other than the washing of automobile windows and lights;
- (60) "GENERAL RETAIL-WAREHOUSE"  
**See Warehouses**
- (57) "GROCERY STORE"  
means a building or structure, or part thereof, with a gross leasable area of less than 600 m<sup>2</sup>, where food and convenience goods are stored and offered for sale at retail; (124-84)
- (75) "GROSS FLOOR AREA - APARTMENT HOUSE"  
means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of the exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment mechanical rooms, elevators, enclosed balconies, motor vehicle parking, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are not contained within an individual dwelling unit; (439-90)
- (66) "GROSS FLOOR AREA - NON RESIDENTIAL"  
means the aggregate of the areas of each floor above or below established grade, measured from the exteriors of outside walls, including the area of any floor system or assembly located within a storey which is designed or used for access and passage by persons, and including all parts of the building below established grade used for retail commercial, office or industrial warehousing purposes, but excluding the following: (1271-86) (169-92)
- (a) any enclosed area used for climate control, electrical, energy generation and distribution, or mechanical equipment related to the operation or maintenance of the building;
  - (b) areas of stairwells, washrooms or elevators;
  - (c) any enclosed area devoted to the collection or storage of disposable or recyclable waste generated within the building;
  - (d) any part of the building or structure above or below established grade used exclusively for the parking of motor vehicles or the provision of loading spaces as required by this By-law;
  - (e) any part of the building below established grade used for storage incidental to other uses in the building, or provided and reserved for the personal needs of the occupants of the building including lunch rooms, lounges or fitness rooms;
- (99) "GROSS FLOOR AREA - RESIDENTIAL" (CITY CENTRE ZONES)  
means the aggregate of the floor areas of each storey above and below established grade, measured at floor level between the exterior faces of exterior walls of each storey of the building or structure, but shall not include the following areas: (0005-2001)
- (a) any enclosed area used for climate control, electrical, and energy distribution equipment, or other mechanical equipment devoted to the operation or maintenance of the building;
  - (b) any enclosed area devoted to elevators;
  - (c) any enclosed area devoted to the collection or storage of disposable or recyclable waste generated within the building;
  - (d) any part of a building or structure above or below established grade used exclusively for the parking of motor vehicles or the provision of parking or loading spaces required by this By-law;

- (e) any part of the building above or below established grade that is not contained within an individual unit and which is devoted exclusively to one or more common storage areas, common laundry facilities or other common facilities, such as play areas or other recreational uses;
  - (f) any enclosed balcony.
- (69) "GROSS FLOOR AREA - RESTAURANT"  
means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade; (65-87)
- (67) "GROSS LEASABLE AREA" (GLA)  
means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales areas, display areas, and storage areas, but excluding storage areas below established grade and common areas; (1271-86)
- (17) "GROUND FLOOR"  
means the floor of a building at or first above the established grade;
- (17a) "GROUP HOME"  
means a one-family detached dwelling in which a minimum of three (3) persons excluding staff or receiving family and a maximum of eight (8) persons including staff or receiving family, requiring specialized or group care reside in the style of a family, and which is licensed, approved or supervised by the Province as: (291-83)
- (a) an Approved Home, approved under the *Mental Hospitals Act*, R.S.O. 1980, c.263;
  - (b) a Home for Special Care, licensed under the *Homes for Special Care Act*, R.S.O. 1980, c.202;
  - (c) A Halfway House for the Socially Disadvantaged, approved under the *Charitable Institutions Act*, R.S.O. 1980, c.64;
  - (d) a Satellite Residence for Seniors, approved under the *Homes for Aged and Rest Homes Act*, R.S.O. 1980, c.203;
  - (e) Accommodation Services for the Mentally Retarded, approved under the *Homes for Retarded Persons Act*, R.S.O. 1980, c.201, (ADULTS) and the *Development Services Act*, R.S.O. 1980, c.118, (CHILDREN);
  - (f) a Children's Residence, licensed under the *Children's Residential Services Act*, R.S.O. 1980, c.71, exclusive of Observation Homes, Detention Homes and Children's Aid Foster Homes;
  - (g) Supportive Housing Programs:  
Adult Community Mental Health Program, approved under the *Ministry of Health Act*, R.S.O. 1980, c.280; (1243-86)
- A home which provides accommodation and care for any other purposes including the observation, detention and rehabilitation of offenders or ex-offenders shall not be deemed to be a group home;

## H

- (18) "HABITABLE ROOM"  
means a room commonly used for living purposes, including a bedroom and kitchen, but does not include any space in a dwelling used as a lobby, hallway, closet, or bathroom, or any room having a floor space of less than 4.5 m<sup>2</sup>;
- (93) "HEALTH PROFESSIONAL"  
means a health professional as set out in Schedule 1 of the *Regulated Health Professions Act, 1991*, S.O. 1991, c.18, as amended, and a person authorized to practise as a drugless practitioner under the *Drugless Practitioners Act*, R.S.O. 1990, c.D.18, as amended; (341-97)
- (19) "HEIGHT"  
where it refers to the height of a building means the vertical distance between the established grade and:
- (i) the highest point of the roof surface of a flat roof;
  - (ii) the deck line of a mansard roof; or
  - (iii) the mean height level between eaves and ridge of a gabled, hip or gambrel roof;
- (107) "HEIGHT OF ACCESSORY BUILDING OTHER THAN AN ATTACHED PRIVATE GARAGE"  
means the vertical distance between the established grade and the highest point of a sloped roof or the parapet of a flat roof, not including chimneys or antennae; (0548-2000)
- (52) "HOSPITAL"  
means any institution, building or other premises or place established for the treatment of persons afflicted with or suffering from sickness, disease, injury or the treatment of convalescent or chronically ill persons that is approved under the provision of the *Public Hospitals Act*; (186-81)
- (20) "HOTEL"  
means a building or structure that contains a general kitchen and dining and other public rooms, as well as at least 20 bedrooms;



**L**

- (110) "LANDSCAPED AREA"  
means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may include walkways, access, curbs, berms, retaining walls, and signs; (0541-2000)
- (50) "LOADING SPACE"  
means a rectangular area on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial motor vehicle while loading or unloading goods. A loading space shall have a minimum width of 3.5 m, a minimum length of 9 m and a minimum overhead clearance of 4.25 m at all points; (186-81)
- (21) "LOT"  
means any parcel of land used or intended to be used for a particular purpose, whether or not such parcel is described in a registered deed or shown on a registered plan of subdivision;
- (a) "CORNER LOT"  
means a lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than 135°;
- (b) "KEY LOT"  
means an adjoining lot in the rear of a reversed corner lot that is not separated from the corner lot by a lane;
- (c) "REVERSED CORNER LOT"  
means a corner lot, the side street line of which is substantially a continuation of the front line of the lot to its rear;
- (d) "THROUGH LOT"  
means a lot other than a corner lot having a line on two (2) streets;
- (e) "LOT AREA"  
means the horizontal area within the boundary lines of a lot;
- (f) "DEPTH OF A LOT"  
means the horizontal distance between the front and rear lot lines and where these lines are not parallel, the length of a line adjoining the mid-points of the front and rear lot lines;
- (g) "FRONTAGE"  
means width of lot;
- (h) "WIDTH OF A LOT"  
means the horizontal distance between the side lot lines and where the lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line;
- (i) "FRONT LOT LINE"  
means the line that divides the lot from the street;
- (j) "REAR LOT LINE"  
means the lot line opposite the front lot line;
- (k) "SIDE LOT LINES"  
means any lot lines other than the front or rear lot line;
- (l) "LOT LINE"  
means any boundary of a lot; (291-83)
- (m) "MODULAR LOT"  
means one (1) of a series of six (6) lots, served by a public street (cul-de-sac) having a minimum width of 10 m; (551-84)
- (n) "CORNER MODULAR LOT"  
means a modular lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than 135°; (551-84)

**M**

- (95) "MAIN ENTRY FEATURE"  
means a platform, with at least one (1) side open, covered by either a roof, balcony or enclosed space, with or without a foundation or basement; (425-99), (562-99)
- (94) "MAIN FRONT ENTRANCE"  
means the door which is designed as the primary access point into the dwelling; (425-99), (562-99)
- (72) "MEDICAL BUILDING"  
means a building or structure, other than a hospital, used for one (1) or more medical offices and, as accessory thereto, may include accessory medical uses including, but not limited to, laboratories, facilities for medical, diagnostic and dental purposes, a drug dispensary and an optical dispensary; (457-97)
- (92) "MEDICAL OFFICE"  
means the office of a health professional; (341-97)
- (81) "MODEL HOME"  
means a detached, semi-detached or street row dwelling constructed for the purpose of display and sale of dwelling units to be constructed on lots within a registered plan of subdivision; (153-94)
- (64) "MODULE"  
means two (2) groups of three (3) modular lots each divided by the centre line and the projection of the centre line of a public street (cul-de-sac) having a minimum width of 10 m; (551-84)

(111) "MOTOR VEHICLE RENTAL FACILITY"  
means a building or structure or part thereof, or area, for the rental or leasing of new or used motor vehicles, excluding commercial vehicles, motorized construction equipment, farm equipment, truck bodies, truck tractors or tractor trailers, provided there is no on-site repair or cleaning of new or used vehicles; (0412-2004)

**N** (77) "NIGHT CLUB"  
means a building or structure or part thereof whose primary function is the provision of theatrical performances, pre-recorded music, or live musical entertainment, whether such pre-recorded or live music is provided for listening or dancing by the patrons, or any combination of the above functions, and whose secondary function is the sale and consumption on the premises of food and alcoholic beverages, but does not include a restaurant, a tavern, or an adult entertainment parlour; (8-92)

**O** (23) "OPEN SPACE"  
means an unoccupied space open to the sky on the same lot with a building;

**P** (103) "PARALLEL PARKING SPACE"  
means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a parking angle not exceeding 15°, and having a minimum width of 2.6 m and a minimum length of 7.25 m, exclusive of any aisle or driveway; (0039-2001)

(102) "PARKING ANGLE"  
means an angle not exceeding 90° formed by the intersection of the side of a parking space and a line parallel to the adjacent aisle or driveway; (0039-2001)

(24) "PARKING SPACE"  
means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a minimum width of 2.6 m and a minimum length of 5.2 m, exclusive of any aisle or driveway; (186-81), (442-87), (0039-2001)

(104) "PARKING SPACE - DISABLED"  
means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a minimum width of 4.6 m and a minimum length of 5.2 m, exclusive of any aisle or driveway, designated in accordance with The Corporation of the City of Mississauga's Disabled Persons Parking By-law 134-83, as amended; (0039-2001)

(55) "PARTY WALL"  
means a wall jointly owned and jointly used by two (2) parties under easement agreement or by right in law, and erected at or upon a line separating two (2) parcels of land each of which is, or is capable of being, a separate real estate entity; (158-83)

(25) "PERSON"  
includes "INDIVIDUALS", "ASSOCIATION", "FIRM", "PARTNERSHIP" and "CORPORATION";

(71) "PHYSICAL DISABILITY"  
means any disability which permanently confines or restricts a person to the use of a wheelchair, crutches, braces, or other similar remedial appliance or device, or which otherwise seriously restricts a persons mobility; (682-87)

(9c) "PHYSICIAN"  
means a person authorized to practise medicine under the *Medicine Act, 1991*, S.O. 1991, c.30, as amended; (174-79), (341-97)

(8) "PLACE OF RELIGIOUS ASSEMBLY"  
means any building which is used primarily as a place of public worship and is also used for administrative offices in conjunction with the place of worship as well as a place of conduct of social, recreational and charitable activities; (667-85)

(108) "PLAY EQUIPMENT"  
means apparatus which is designed and used for play and recreation; (0548-2000)

(112) "POWER GENERATING FACILITY"  
means a building or structure used for the production of electrical power, where output is 10 megawatts or greater and where the method of production is limited to natural gas-fired, cogeneration and renewable energy; (0088-2006)

(26) "PRIVATE CLUB"  
means a social, athletic or recreational club located on private lands and not operated for profit and includes the premises of a fraternal organization;

(27) "PRIVATE SCHOOL"  
**See Schools**

- (28) "PUBLIC AUTHORITY"  
means any school board, public utility commission, transportation commission, public library board, board of park management, board of health, board of commissioners of police, planning board or other board, commission, committee of local authority established or exercising any power or authority under any general or special Statute of Ontario with respect to any of the affairs or purposes of a municipality or a portion thereof and includes any committee or local authority established by By-law of the council;
- (88) "PUBLIC GARAGE"  
means a parking station or a parking lot or a building or place where motor vehicles or gasoline or propane or oil are stored or kept for sale, and a building or place used as a motor vehicle repair shop, but does not include a gas bar; (434-96), (0412-2004)
- (51) "PUBLIC HALL"  
means a building with seating capacity for one-hundred (100) persons or more that is offered for use as a place of public assembly or as a place for the conduct of dances but does not include theatres within the meaning of the *Theatres Act*; (186-81)
- (29) "PUBLIC LIBRARY"  
means a library to which the provisions of the *Public Libraries Act*, R.S.O. 1960, c.325 apply;
- (30) "PUBLIC MUSEUM"  
means a public museum within the meaning of the *Mortmain and Charitable Uses Act*, R.S.O. 1960, c.246;
- (31) "PUBLIC SCHOOL"  
**See Schools**

## R

- (116) "RENEWABLE ENERGY"  
means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy; (0088-2006)

### Restaurants

- (41) "RESTAURANT"  
means a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the building or structure or off the premises, and does not include a drive-through window; (7704), (24-80), (528-98)
- (42) "CONVENIENCE RESTAURANT"  
means a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the building or structure or off the premises, and includes a drive-through window; (7704), (433-83), (528-98)
- (43) "TAKE-OUT RESTAURANT"  
means a building or structure or part thereof where food, prepared on or off the premises, is offered for sale to the public with consumption of all food occurring off the premises, and does not include a drive-through window; (8058), (528-98)
- (31a) "RETAIL-WAREHOUSE"  
**See Warehouses**
- (70) "RETAIL-WAREHOUSING OF BULK FROZEN FOODSTUFFS"  
**See Warehouses**

## S

- (73) "SATELLITE RECEIVING DISH"  
means a device used for or intended to be used for reception of communication signals from a satellite; (901-89)

### Schools

- (65) "COMMERCIAL SCHOOL"  
means an establishment that provides specialized instruction and may include, but is not limited to, a business school, a trade school, a driving school, a dance school, a music school, or a martial arts school; (880-85), (56-99)
- (27) "PRIVATE SCHOOL"  
means an institution that provides academic instruction in any of the subjects of the elementary or secondary school courses of study and that is not a public school; (56-99), (0146-2002)
- (31) "PUBLIC SCHOOL"  
means an institution that provides academic instruction in any of the subjects of the elementary or secondary school courses of study under the jurisdiction of the Peel District School Board, the Dufferin-Peel Catholic District School Board, the Conseil Scolaire de District Centre-Sud-Ouest, or the Conseil Scolaire de District Catholique Centre-Sud; (56-99), (0146-2002)
- (37) "TRADE SCHOOL"  
*Deleted by By-law 880-85;*

- (33) "SHOPPING CENTRE"  
*Deleted by By-law 186-81;*
- (90) "SIGHT TRIANGLE" means the area between the point of intersection of the front and side lot lines, when projected into the road allowance, and the property line, inclusive of the 0.3 m reserve; *(425-99), (562-99)*
- (45) "SITE DEVELOPMENT PLAN"  
*Deleted by By-law 173-76; (285-74)*
- (35) "STORAGE WAREHOUSE"  
**See Warehouses**
- (32) "STOREY"  
means that portion of a building other than a cellar or basement included between any floor level and the floor, roof deck, or deck ridge next above it;
- (a) "FIRST STOREY"  
means the lowest storey of the building;
- (b) "HALF STOREY"  
means that portion of a building situated wholly or in part within the roof or having its floor level not lower than 1.4 m below the line where the roof and outer walls meet, and having a roof not steeper than 45° above the horizontal;
- (34) "STREET"  
means any public highway;
- (98) "STREETWALL" (CITY CENTRE ZONES)  
means any exterior wall of a building facing a lot line abutting a public right-of-way; *(0005-2001)*

## T

- (43) "TAKE-OUT RESTAURANT"  
**See Restaurants**
- (49) "TANDEM PARKING SPACE"  
means two (2) or more parking spaces abutting each other end to end with only one (1) having access to an aisle; *(186-81)*
- (53) "TAVERN"  
means a building or place having as its primary purpose the sale and consumption of alcoholic beverages on the premises only, and shall include a lounge, beverage room, and a public house licensed under the *Liquor License Act of Ontario*, but shall exclude a dining room, restaurant, dining lounge or club where full course meals are served; *(186-81)*
- (86) "TEMPORARY TENT"  
means a tent structure placed on lands for a temporary period and to be used for social, charitable or business events; *(413-94)*
- (36) "TRADE"  
*Deleted by By-law 880-85;*
- (37) "TRADE SCHOOL"  
**See Schools**
- (74) "TRAILER"  
means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn by the motor vehicle; *(731-90)*
- (38) "TRUCK TERMINAL"  
means a building, structure or place where trucks or transports are rented, leased, kept for hire, or stored, or parked for remuneration or from which trucks or transports are dispatched for hire as common carriers;

## U

- (39) "USE"  
means the purpose for which any land or any building is arranged, designed, or intended or for which either land or building is or may be occupied or maintained;

## W

### Warehouses

- (60) "GENERAL RETAIL-WAREHOUSE"  
means a building or structure, or part thereof, used for industrial, manufacturing and/or warehousing purposes, with ancillary retail sales and display of products manufactured or stored on the premises comprising a maximum of 50% of the gross leasable area of the establishment, excluding food supermarkets, grocery stores, pharmacies and/or drug stores, hardware stores, and apparel and accessories outlets without associated manufacturing on the premises, but including apparel and accessories outlets which retail only goods manufactured on the premises; *(124-84)*

- (31a) "RETAIL-WAREHOUSE"  
means a building or structure, or part thereof, where commodities are stored and offered for sale and shall include only the following home furnishing and home improvement products: furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paints and wallpaper; (38-81), (124-84)
- (70) "RETAIL-WAREHOUSING OF BULK FROZEN FOODSTUFFS"  
means a building or structure, or part thereof, where bulk frozen foodstuffs, such as meats, poultry, fish and vegetables, are stored, displayed and offered for sale in bulk within frozen compartments at retail, but excluding refrigerated and perishable foods such as fresh fruits and vegetables, fresh meats, poultry and fish; (65-87)
- (35) "STORAGE WAREHOUSE"  
means a building or structure for the storage and distribution of goods, wares, merchandise, substance, article or thing, but does not include any storage and distribution of goods connected with any salvage operations or a bulk storage yard or truck terminal;
- (82) "WASTE"  
means a material not needed by the generator of that material, that is destined for either final disposal or for reprocessing to create a useable product or material, but does not include a by-product of a manufacturing process that is used, unaltered, in another manufacturing process; (376-94)
- (83) "WASTE PROCESSING STATION"  
means a facility whose primary purpose is the sorting and processing of waste to create a new product or raw material; (376-94)
- (84) "WASTE TRANSFER STATION"  
means a facility whose primary purpose is the collection of waste for shipment, and which may include limited sorting or preparation of that waste to facilitate its shipment, for final disposal or to a waste processing station; (376-94)
- (78) "WORSHIP AREA"  
means the aggregate of those areas whether above or below established grade measured between the walls of the main sanctuary, hall or meeting room which a religious group, organization or denomination utilizes for the observance of its religious services, including any balcony or area which can be opened on a temporary basis to such a sanctuary, hall or meeting room by the removal or opening of any walls or partitions, and any pulpit, altar area, choir or musicians' area, but excluding any vestibule; (209-92)

Y

- (40) "YARD"  
means any open, uncovered, unoccupied space appurtenant to a building;
- (a) "FRONT YARD"  
means a yard extending across the full width of a lot between the front lot line and the nearest part of any building or structure on the lot, and "DEPTH OF FRONT YARD" means the distance between the front lot line and the nearest part of any building or structure on the lot;
- (b) "REAR YARD"  
means a yard extending across the full width of a lot between the rear lot line and the nearest main wall of any building or structure on the lot and the "DEPTH OF REAR YARD" means the distance between the rear lot line and the nearest main wall of any building or structure on the lot;
- (c) "SIDE YARD"  
means a yard extending from the front yard to the rear yard between the side lot line and the nearest part of any building or structure on the lot, and "WIDTH OF SIDE YARD" means the distance between the side lot line and the nearest part of any building or structure on the lot;
- (d) "OUTSIDE SIDE YARD"  
means the side yard of a corner lot which side yard extends from the front yard to the rear yard between the side street line and the nearest part of any building or structure on the corner lot;



**GENERAL PROVISIONS FOR THE PLANNING AREA**

- PLANNING AREA      3.      (1) All that part of the Township of Toronto shown outlined in red on the map attached hereto and marked as Schedule "A" to this By-law is defined as the planning area to which this By-law applies.
- (2) Detailed maps of the planning area are attached hereto and marked as Schedule "B" to this By-law.

- ZONES                    4.      (1) For the purpose of this By-law the planning area is divided into zones the boundaries of which are shown on Schedule "B".
- (2) The zones are referred to by the names or symbols shown in the Schedule in subsection (3) and are identified on Schedule "B" by such symbols or the respective markings shown in the legend on Schedule "B".
- (3) The Schedule:

<b>Names</b>	<b>Symbols</b>
Agriculture	A
City Centre <i>(0005-2001)</i>	CC1, CC2, CC3, CC4 and CCOS <i>(0511-2005)</i>
Residential <i>(158-83), (551-84), (171-93), (422-96)</i>	RR, RS, R1, R2, R3, R4, R4(12), R5, RL1, RL2, RL3, RL4, RL5, RL6, RG2, RG3, RG4, RG4(12), RG5, RGM1, RGM2, RGM5, RM1, RM2, RM3D1, RM3D2, RM4, RM5, RM6, RM7D2, RM7D3, RM7D4, and RM7D5
Industrial <i>(8409), (38-81)</i>	M1, M2, M2a, M3, M5, MC, and MC1
Commercial <i>(8059), (8409), (478-78), (756-78)</i>	AC, AC1, AC2, AC3, AC4, AC5, AC6, ACS, C1, C2, CM1, CM2, CM3, DC, EC, NC, RC, HC, and CVC
Greenbelt	G
Open Space	O1, O2 or O3
Parkway Belt <i>(137-86)</i>	PB1, PB2 and PB3
Institutional <i>(0035-2001)</i>	I
Holding Zone <i>(6074)</i>	H

- BOUNDARY OF ANY ZONE      5.      (1) Where the boundary of any zone is uncertain; and,
- (a) the boundary is shown in Schedule "A" or "B" as following a street, lane, railway right-of-way, electric transmission line, right-of-way or watercourse, the centre line of the street, lane, right-of-way, electric transmission line, right-of-way or watercourse is the boundary;
- (b) the boundary is shown in Schedule "A" or "B" as substantially following lot lines shown on a registered plan of subdivision, the lot lines are the boundary;
- (c) the boundary is shown in Schedule "A" or "B" as running substantially parallel to a street line and the distance from the street line is not indicated, the boundary is parallel to the street line and the distance from the street line shall be determined according to the scale shown on Schedule "B";
- (d) where paragraphs (a), (b) and (c) of subsection (1) of this section are not applicable, the boundary shall be determined on the basis of the minimum dimension measured according to the scale shown on Schedule "B". *(5985)*
- (2) Where a street or lane is shown on Schedule "A" or "B" as being closed, the land in the closed street or lane is included in the zone of the adjoining land.
- (3) Where a closed street is the boundary between two (2) or more zones, the centre line of the closed street is the boundary.

- USE OF LAND            6.      (1) No person shall within the planning area use any land or erect or use a building or structure except for a purpose permitted by this By-law and in compliance with the regulations of this By-law.
- (2) Without restricting the generality of subsection (1):
- (a) where a lot is described in and is within a registered plan of subdivision, no person shall erect more than one (1) one-family detached dwelling on the lot;
- (b) where a lot is not described in and is not within a registered plan of subdivision and the area of the lot is 2 ha or less but more than the minimum area required for a residential purpose by this By-law, no person shall erect more than one (1) one-family detached dwelling on the lot;
- (c) where a lot is not described in and is not within a registered plan of subdivision and the area of the lot is more than 2 ha, no person shall erect more than one (1) one-family detached dwelling on each parcel of land containing 2 ha within the lot and fronting on a street;

PIT OR QUARRY IN "M2" ZONE	(d)	no person shall within the planning area make or establish a pit or quarry except within an area designated as an Industrial "M2" zone.
LOTS FRONTING ON A PRIVATE LANE OR ROAD	(3)	Without restricting the generality of subsection (1), no person shall erect or use a building or structure for a residential purpose on a lot that fronts on a private lane or road other than: <ul style="list-style-type: none"> <li>(a) any of the road shown on Registered Plan A-23, B-88, or C-89;</li> <li>(b) Littlejohn Lane;</li> <li>(c) the southerly 121.92 m of Johnson's Lane;</li> <li>(d) the easterly 191.07 m of the private road leading west from the Streetsville Road across parts of Lots 2 and 3 in Range 3, North of Dundas Street in the Credit Indian Reserve;</li> <li>(e) Cluny Lane;</li> <li>(f) Madigan's Lane;</li> <li>(g) Oak Lane;</li> <li>(h) Cedar Creek Drive;</li> <li>(i) Glatt's Lane;</li> <li>(j) The Pines. (0138-2000)</li> </ul>
ACCESSORY USES	(4)	Where this By-law provides that land may be used or a building or structure may be erected or used for a purpose, the purpose includes any purpose incidental to the purpose.
	(5)	Every person who erects or causes to be erected a building or structure for a purpose permitted by this By-law shall comply with the requirements of this By-law as to the size and location both of the building or structure and of the lot on which the building or structure is erected for the zone in which the lot is situated.
HOLDING ZONE	(6)	<ul style="list-style-type: none"> <li>(a) Where any of the zone symbols described in subsection (3) of section 4 are shown on Schedule "B" of this By-law preceded by the symbol "H", the use of land and the erection of buildings or structures in conformity with the respective zone designations shall await the rezoning from the "H" symbol. (6074)</li> <li>(b) In an "H" Holding zone any person may use land or erect buildings or structures for the purposes permitted in section 23 and in accordance with the regulations contained in section 24 of the By-law 5500.</li> </ul>
LEGAL NON-CONFORMING USES	7.	Nothing in this By-law shall apply to any land, building or structure, which on the 10th day of April, 1953, was used or erected for any purpose prohibited by this By-law so long as it continues to be for that purpose, nor shall this By-law apply to any building or structure the plans for which have been approved by the building inspector prior to the day of the passing of this By-law, so long as the building or structure when erected is used for the purpose for which it was created.
NON-CONTRAVENTION DUE TO CONVEYANCE OR ACQUISITION OF LAND BY CERTAIN PUBLIC AUTHORITIES	7A.	No person shall be deemed to have contravened any provisions of this By-law if the contravention is a result of the transfer to or acquisition by The Corporation of the City of Mississauga, The Regional Municipality of Peel, Her Majesty in Right of Ontario, or Her Majesty in Right of Canada of a part or parts of any lot. (246-95)
ENLARGEMENT OR ALTERATION TO NON-CONFORMING BUILDINGS OR STRUCTURES	7B.	Where a building or structure, the use of which is permitted by this By-law, and which has been lawfully erected is deficient in respect of any regulation required by this By-law, said building or structure may be enlarged or altered provided that the enlargement or alteration itself complies with all applicable provisions of this By-law and does not cause a contravention or further contravention to any provision contained herein. (246-95)
AGRICULTURAL USES IN OTHER THAN AGRICULTURAL ZONE	8.	<ul style="list-style-type: none"> <li>(1) Where a lot is continuing in agricultural use in other than an Agricultural zone pursuant to section 7 of this By-law, any person may erect or use on the lot: <ul style="list-style-type: none"> <li>(a) a one-family detached dwelling and notwithstanding subsection (2) of section 6 dwellings for staff employed on the lot; or,</li> <li>(b) any building or structure for agricultural purposes.</li> </ul> </li> <li>(2) Where a building or structure is erected pursuant to subsection (1): <ul style="list-style-type: none"> <li>(a) the minimum area of the lot is 2 ha;</li> <li>(b) the minimum width of the lot is 90 m;</li> <li>(c) the minimum depth of a front yard is 18 m;</li> <li>(d) the minimum width of each side yard is the same as that provided in this By-law for the side yard width in the zone in which the dwelling is erected;</li> <li>(e) the minimum depth of a rear yard is 15 m;</li> <li>(f) the minimum ground floor area of a one-family detached dwelling is the same as that provided in this By-law for the ground floor area in the zone in which the dwelling is erected;</li> <li>(g) the minimum ground floor area of a dwelling for staff is the same as that provided in this By-law for an "R4" zone;</li> <li>(h) the maximum height of the one-family detached dwelling is 10.7 m;</li> <li>(i) all buildings, including additional buildings permitted shall not cover more than 30% of the area of the farm lot.</li> </ul> </li> </ul>



	(3)	Notwithstanding subsection (2) where the area of the lot referred to in subsection (1) is less than 2 ha or where the lot is less than 90 m wide on the 10th day of April, 1953, the minimum area of the lot is the area of the lot and the minimum width of the lot is the width of the lot.
	(4)	Notwithstanding subsection (5) of section 6 or subsection (2) of this section, a lot referred to in subsection (1) of any size may be used for agricultural purposes other than the erection of a building or structure for residential use.
RESTORATION TO SAFE CONDITIONS	9.	Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part of any building or structure, provided the strengthening or restoration will not increase the height, size, or volume, or change the use of the building or structure.
COMPLIANCE WITH ANY BY-LAW IN FORCE	10.	Nothing in this By-law shall exempt any person from complying with the requirements of any By-law in force within the Township, or from obtaining any license, permission, permit, authority or approval required by this or any other By-law of the Township or by any other law in force at the time.
REDUCTION OF LOT AREA	11.	No person shall reduce any lot in area, either by the conveyance or alienation of any portion thereof or otherwise, so that the area covered by buildings or structures on the lot exceeds the maximum permitted by this By-law and the yards provided are less than the minimum permitted by this By-law for the zone in which the lot is situated.
REDUCTION OF YARDS	12.	When any part of a lot is required by this By-law to be reserved as a yard or other open space, the part shall continue to be so used regardless of any change in ownership of the lot or any part thereof, and shall not be deemed to form a part of any adjoining lot for the purpose of computing the area of the adjoining lot available for building purposes.
LOT ABUTS A LANE	13.	Where a lot abuts on a lane one-half (½) of the width of the lane may be considered a part of the lot for the purpose of computing the area of the lot and for the purpose of computing the depth of any rear yard required under this By-law.
REVERSED CORNER LOT - SIDE YARDS	14.	Where a building is erected on a reversed corner lot the minimum width of the side yard on the street side is the lesser of 3 m or half the required depth of the front yard of the lot in the rear of the reversed corner lot.
LOT LINE BETWEEN TWO (2) ZONES	15.	Where a lot line is part of a boundary line between two (2) zones the minimum width or depth of the side yard or rear yard that abuts on the boundary line in the less restricted zone is the average of the minimum width or depth of such yards in the two (2) zones.
USE OF LOTS WITHOUT BUILDINGS	16.	Where a lot is used for a permitted purpose other than for gardening or public playgrounds, and there are no buildings or structures on the lot, the minimum side and front yard requirements of the zone within which the lot is situated shall be complied with as if there were a building or structure on the lot.
FRONT LOT LINE OF A THROUGH LOT	17.	(1) The administrator of this By-law may designate either street line of a through lot as the front lot line. (2) When a line of a through lot has been designated a front lot line, the minimum depth of the rear yard is 6 m.
HEIGHT LIMITATION EXEMPTIONS	18.	The provisions of this By-law do not limit the height of any farm building or structure other than a dwelling house, or of any belfry, place of religious assembly spire, ornamental dome, cupola, clock tower, water storage tank, or any wireless or transmitting aerial. (667-85)
SPECIAL USES EXEMPTED FROM PROVISIONS OF THE BY-LAW	19.	In the planning area, notwithstanding any provision to the contrary in any general or specific zoning on the land, land may be used or buildings or structures may be erected or used for: (393-79), (59-81), (214-81), (308-82), (121-84) (1) a construction camp, scaffold or other building or structure incidental to construction on the premises while the building or structure is necessary for work that has neither been finished nor abandoned; (2) an authorized traffic sign or signal;
UNDERTAKING BY PUBLIC AUTHORITY	(3)	any undertaking incidental to the provision of a public service by the City of Mississauga, provided that no goods, material or equipment shall be stored in the open except as permitted by the zone in which the land is situated;
UNDERTAKING BY PUBLIC AUTHORITY	(4)	any undertaking incidental to the provision of a public service by the Regional Municipality of Peel, any local board of the City of Mississauga, any public utility, the Consumers' Gas Company, Bell Canada, any Ministry or Department of the Government of Ontario or Canada, or any Crown Corporation, provided that: (a) any building or structure to be used or erected shall comply with the minimum front, side and rear yard setbacks, lot coverage, landscaped open space and parking requirements of the zone in which the land is situated; (b) no goods, material or equipment shall be stored in the open except as permitted by the zone in which the land is situated;

UNDERTAKING  
INCIDENTAL TO  
AN ELECTRICAL  
DISTRIBUTION  
FACILITY

- (5) any undertaking incidental to an electrical distribution facility, provided that: (0329-2000)
  - (a) any building or structure to be used or erected shall comply with the minimum front, side and rear yard setbacks, lot coverage, landscaped open space and parking requirements of the zone in which the land is situated;
  - (b) no goods, material or equipment shall be stored in the open except as permitted by the zone in which the land is situated;
  - (c) buildings or structures existing on the day this By-law comes into force (2000 June 28) are not subject to the minimum front, side and rear yard setbacks, lot coverage, landscaped open space and parking requirements of the zone in which the land is situated.

PARKING  
FACILITIES  
OTHER THAN FOR  
DETACHED  
DWELLINGS

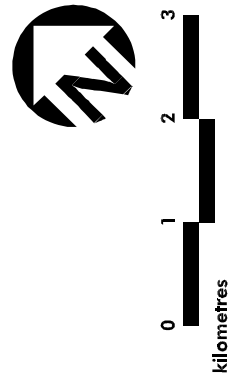
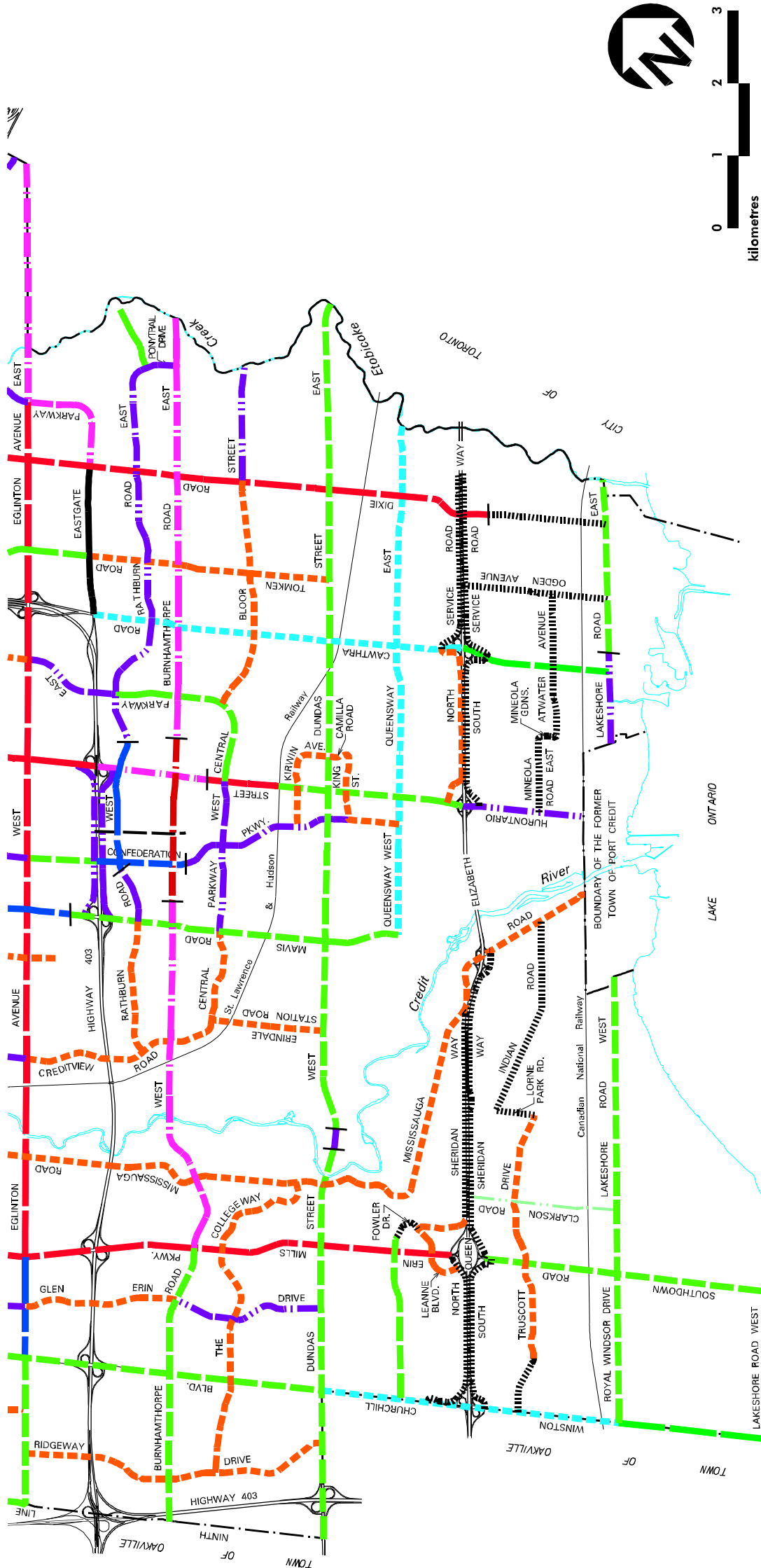
- 20. Where in this By-law parking facilities other than parking space for one (1) vehicle for a one-family detached dwelling are required or permitted:
  - (a) a shelter not more than 4.5 m in height and not more than 4.5 m<sup>2</sup> in area may be erected in the parking area for the use of attendants in the area;
  - (b) *deleted by By-law 284-94;*
  - (c) the parking area shall be maintained with a stable surface that is treated so as to prevent the raising of dust or loose particles;
  - (d) the parking area may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder or any permanent type of surfacing with provision for drainage facilities that comply with the requirements of the Township;
  - (e) where the parking area is adjacent to a Residential zone or a Greenbelt zone, the lighting facilities shall be so arranged as to deflect the light away from the Residential or Greenbelt zones;
  - (f) at least one (1) entrance and one (1) exit shall be provided for a parking area by means of a street or a lane adjoining or extending through a Commercial or an Industrial zone or by a private roadway extending through the zone;
  - (g) every entrance and every exit shall be by means of a street or a lane adjoining or extending through a Commercial or an Industrial zone or by a private roadway extending through the zone;
  - (h) every entrance and every exit shall be surfaced in the same manner as the parking area;
  - (i) where a lot of a parking area is part of the boundary between a Commercial or an Industrial zone and a Residential or Greenbelt zone, a barrier against refuse and debris at least 1 m in height shall be erected and maintained at least 1 m from the lot line;
  - (j) when a barrier required by paragraph (i) is erected the land between the barrier and the boundary of the Commercial or the Industrial zone shall be landscaped with at least one (1) hedgerow of hardy shrubs not less than 1.5 m in height placed next to the barrier and the remainder of the land shall be planted in lawn and the whole maintained in a healthy growing condition free from refuse and debris; and,
  - (k) where if a barrier were erected in compliance with paragraph (i) it would extend to a lane that is an entrance to or an exit from a parking area, the barrier may be stopped not more than 3 m from the near side of the lane.

21. (1) Notwithstanding anything in this By-law, where a lot abuts any of the highways or parts of highways designated on Schedules 1 and 2 of this section 21, the minimum distance required between the nearest part of any building or structure to such designated highway shall be the greater of the street line or centre line setbacks as specified in the Schedule in subsection (2) of this section. (5986), (6149), (8495), (9819), (662-78), (218-81), (341-82), (18-84), (0026-2000), (0476-2000)
- (2) The following is the Schedule referred to in subsection (1) of this section: (308-82), (18-84), (0026-2000)

Designated Right-of-Way Width	Minimum Centre Line Setback	Minimum Street Line Setback *
67 m	41 m	7.5 m
60 m	37.5 m	7.5 m
50 m	32.5 m	7.5 m
45 m	30 m	7.5 m
43.5 m	29.25 m	7.5 m
40 m	27.5 m (30 m within 110 m of the intersecting centre line of a major intersection)	7.5 m
36/45 m	23.5/30 m respectively	7.5 m
36 m	25.5 m	7.5 m
35 m	25 m (28 m within 110 m of the intersecting centre line of a major intersection)	7.5 m
30 m	22.5 m (25.5 m within 90 m of the intersecting centre line of a major intersection)	7.5 m
27.5 m	21.25 m	7.5 m
26 m	20.5 m (23.5 m within 90 m of the intersecting centre line of a major intersection)	7.5 m
22 m	18.5 m	7.5 m
20 m	20 m	7.5 m

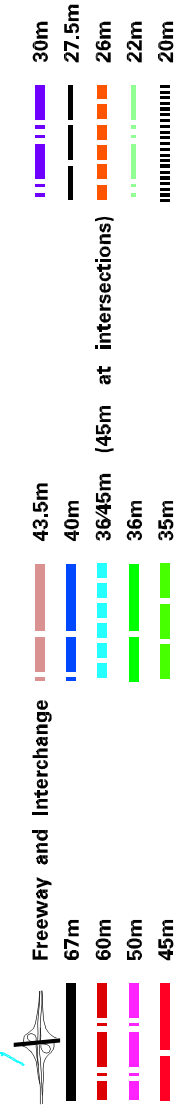
\* Where specific zones require front yard setbacks in excess of 7.5 m, the zone requirements shall apply and shall be measured from the limit of the designated right-of-way or the actual front lot line, whichever is the farther from the centre line.

- (3) For the purposes of determining setbacks or the depth of lot in this By-law, the front lot line shall be deemed to be the limit of the designated right-of-way for any of the highways delineated on Schedules 1 and 2 of this section, and the front yard or street line setbacks shall be measured from this line or the actual front lot line, whichever is the farther from the centre line.
- (4) No surface parking or underground structures shall be permitted within the designated right-of-way width specified on Schedules 1 and 2 of this section.
- (5) For the purpose of determining the minimum centre line setback on roads at a major intersection, in subsection (2) of this section, a major intersection is where a highway with a designated right-of-way width of 26 m or more intersects a highway with a designated right-of-way width of 30 m or more.
- (6) The minimum required centre line and street line setbacks for designated highways indicated on Schedules "1" and "2" of this section and as set out in subsection (2) of this section shall apply upon registration of such highways or parts thereof. (18-84)
- (7) Deleted by By-law 18-84.
- (8) Deleted by By-law 718-80.
- (9) Deleted by By-law 18-84. (10185)

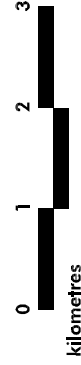
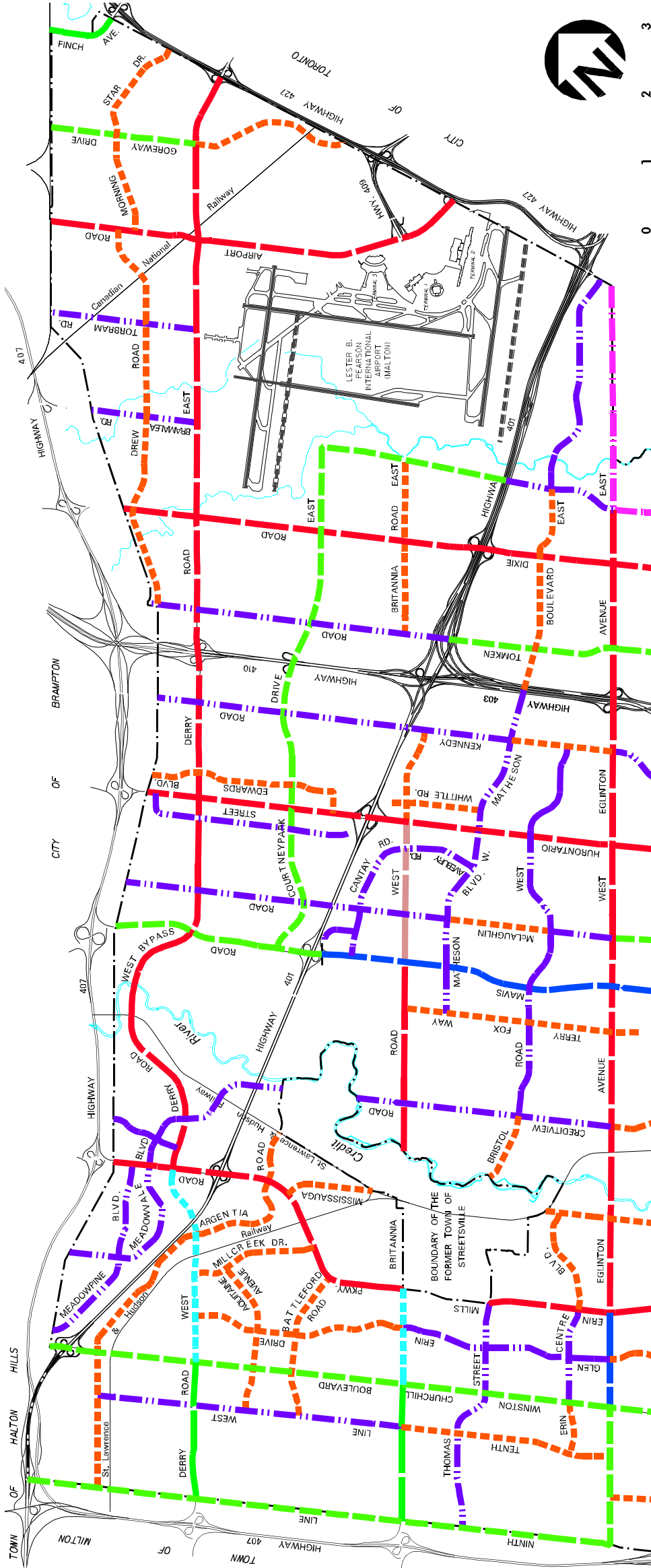


**DESIGNATED RIGHT-OF-WAY WIDTHS**

**THIS IS SCHEDULE "1" TO "SECTION 21(1)  
AS ATTACHED TO BY-LAW 0026-2000  
PASSED BY COUNCIL ON 2000 January 15**



- NOTES:
1. "Designated right-of-way widths" are considered the basic required rights-of-way along roadway sections. At intersection grade separations or major topographical features, wider rights-of-way may be required in order to accommodate bus bays, auxiliary lanes, side slopes, etc.



**DESIGNATED RIGHT-OF-WAY WIDTHS**

**NOTES:**

1. "Designated right-of-way widths" are considered the basic required rights-of-way along roadway sections. At intersection grade separations or major topographical features wider rights-of-way may be required in order to accommodate bus bays, auxiliary lanes, side slopes, etc.

	Freeway and interchange		43.5m
	67m		40m
	60m		36/45m (45m at intersections)
	50m		35m
	45m		30m
	27.5m		26m
	22m		20m

**THIS IS SCHEDULE "2" TO "SECTION 21(1)"**  
**AS ATTACHED TO BY-LAW 0476-2000**  
**PASSED BY COUNCIL ON 2000 September 27**

STREET FRONTAGE  
OF PARCEL  
SEPARATED BY  
HYDRO LANDS

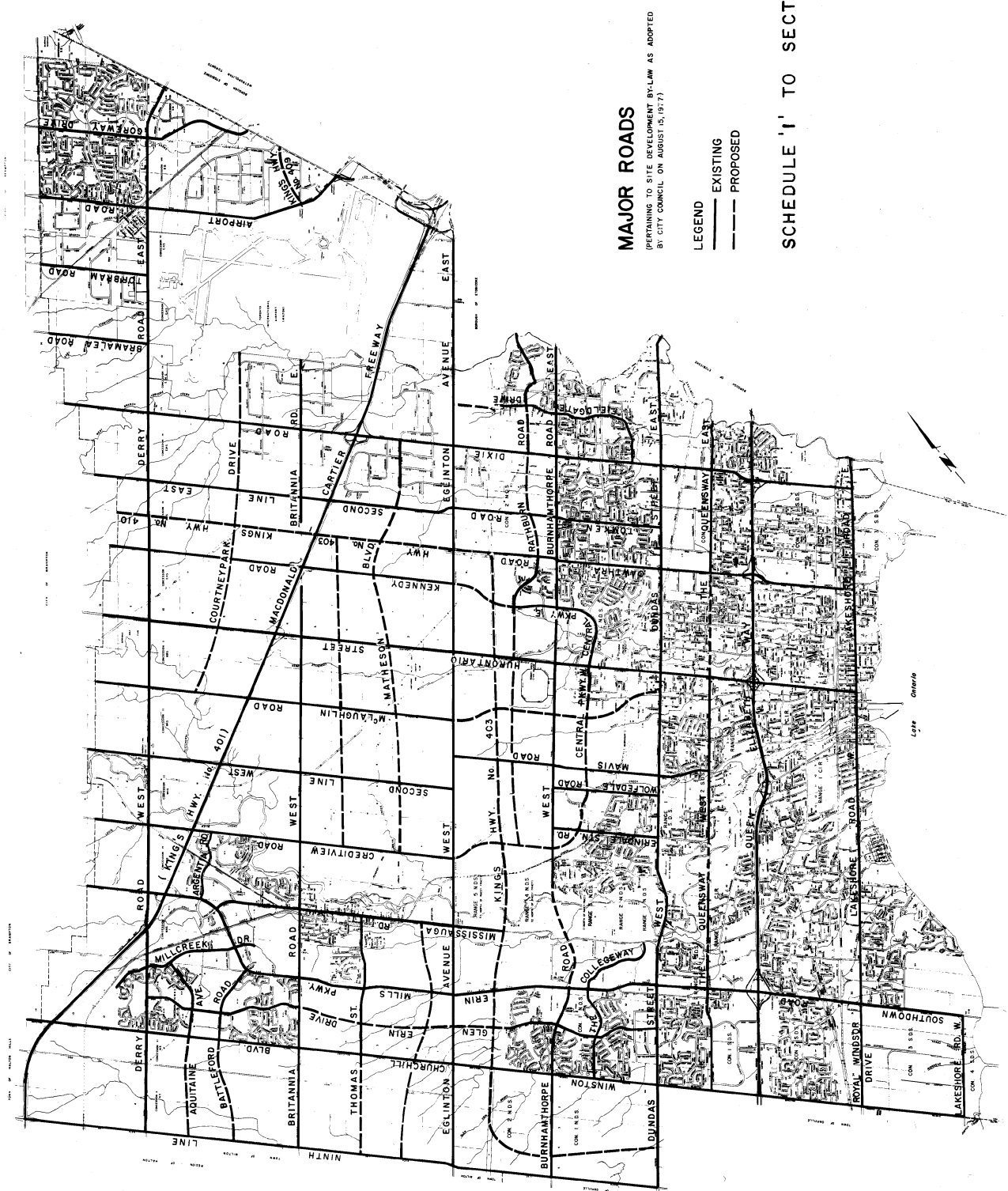
22. Where a Hydro-Electric Power Commission acquires land for the purpose of a distribution or transmission line and such acquisition deprives a parcel of land of street frontage, the part of such parcel so deprived of street frontage shall be deemed for the purpose of this By-law to have frontage on such street provided the land has a permanent right of access to such street.

SITE  
DEVELOPMENT  
PLAN

- 22A. (1) For the purposes of this section: (173-76), (94-78)
- (a) "CITY" means the Corporation of the City of Mississauga;
  - (b) "COUNCIL" means the Council of the Corporation of the City of Mississauga;
  - (c) "OWNER" means any owner of land whose name is specified in an instrument in the proper Registry Office or Land Titles Office and includes a purchaser under a valid Agreement or Purchase and Sale, and includes the agent of any such purchaser or owner of land;
  - (d) "REDEVELOPMENT" means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereon and "REDEVELOP" has a corresponding meaning;
  - (e) "SITE DEVELOPMENT PLAN" means a plan, or set of plans, or drawings, or three (3) dimensional models, of land which is to be developed or redeveloped, drawn or constructed to a suitable scale and showing thereon the following details:
    - (i) the dimensions and area of land and the boundary lines of all lots that comprise the land, certified by or taken from a drawing prepared by an Ontario Land Surveyor;
    - (ii) the location, size and design of all:
      - (a) buildings and structures which are to remain or be constructed on the land, and all setback measurements related thereto;
      - (b) swimming pools, playgrounds and other similar recreational facilities;
      - (c) walkways or other means of pedestrian access;
      - (d) off-street parking and loading facilities including driveways, entrances, exits, paved areas, curbs and traffic circulation patterns and the nature of the surfacing and nature of construction of such works;
      - (e) all fences including dimensions and construction details thereof;
      - (f) facilities for storage of garbage and other waste material for collection;
      - (g) floodlighting to be used on the land or any buildings or structures;
      - (h) all signs on the buildings and on the site;
    - (iii) location, size and description of all hedges, trees, shrubs and other landscaping;
    - (iv) grading or change in elevation or contour of the land and the method of disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
    - (v) the location of all existing easements as well as those required to be conveyed to the City, the Region or any Public Utility for construction, maintenance, or improvement of any watercourse, ditch, or land drainage works or other utility;
    - (vi) the highways that abut the land and any widenings thereof that may be required;
    - (vii) perspective drawings and plans showing building elevations and cross-sections of industrial and commercial buildings and residential buildings containing twenty-five (25) or more dwelling units;
    - (viii) such other architectural and engineering data as may be required to illustrate the proposal or determine that the development or redevelopment is in conformity with all City Building and Zoning By-laws.
- (2) (a) Except as provided in paragraphs (b) and (c) next following, the provisions of this section apply to those lands which constituted the Town of Mississauga and which are described in section 2(1)(a) of the *Regional Municipality of Peel Act*, S.O. 1973, c.60.
- (b) Nothing in this section shall apply to the development or redevelopment of one-family detached dwellings or semi-detached dwellings except where such dwellings contain the office of a physician, dentist or drugless practitioner. (174-79)
- (c) Nothing in this section shall apply to the development or redevelopment of lands zoned for industrial purposes except those of such lands which abut the major roads both existing and proposed, as shown on Schedule "I" to this section.
- (3) In any development or redevelopment of land or building, the City shall prohibit or require the provision, maintenance and use of the following facilities and matters:
- (a) widenings of highways that abut the land that is being developed or redeveloped;
  - (b) subject to the *Public Transportation and Highway Improvement Act*, facilities to provide access to and from the land such as access ramps and curbs including the number, location and size of such facilities and the direction of traffic thereon;
  - (c) off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways;
  - (d) walkways and all other means of pedestrian access;
  - (e) removal of snow from access ramps, driveways, parking areas and walkways;
  - (f) grading or change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;

- (g) conveyance to the City, without cost, of easements required for the construction, maintenance or improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewerage facilities on the land;
  - (h) floodlighting of the land or of any buildings or structures thereon;
  - (i) walls, fences, hedges, trees, shrubs, or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands;
  - (j) vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material;
  - (k) plans showing the location of all buildings and structures to be erected on the land and the location of all other facilities required by this section;
  - (l) perspective drawings and plans showing building elevations and cross-sections of industrial and commercial buildings and residential buildings containing twenty-five (25) or more dwelling units.
- (4) As a condition of development or redevelopment of land or buildings, the City shall require the owner thereof to enter into one (1) or more agreements, satisfactory to the City, dealing with the facilities and matters set out in subsection (3) of this section.
- (5) Any facility or matter which is required to be provided pursuant to subsection (4) of this section, shall be provided in accordance with, and maintained to, the standards of the City, at the sole risk and expense of the owner, and in default of the owner so providing and maintaining the facility or matter, the provisions of section 469 of the *Municipal Act*, R.S.O. 1970, c.248, as amended, shall apply.
- (6) The City may make regulations governing the maintenance and use of the facilities and matters required to be provided pursuant to subsection (4) of this section.
- (7) No building permit shall be issued in respect of any land to which this section applies, unless and until:
- (a) a site development plan, approved by the City; and,
  - (b) agreements as required by subsection (4) of this section, executed by the owner and in registrable form;

are filed with the City.



**MAJOR ROADS**  
 (PERTAINING TO SITE DEVELOPMENT BY-LAW AS ADOPTED  
 BY CITY COUNCIL ON AUGUST 15, 1977)

**LEGEND**  
 ——— EXISTING  
 - - - - PROPOSED

**SCHEDULE 'I' TO SECTION 22A**



METRIC  
CONVERSION

**22B.** Notwithstanding anything in this By-law, any land which was used, or any building or structure which was erected or for which building permits were issued, in conformity with the imperial measurements contained in this By-law prior to, 1979 November 05, shall be deemed to be in conformity with the respective metric measurements contained herein. (835-79)

PARKING AND  
LOADING  
STANDARDS FOR  
NON-RESIDENTIAL  
LAND USES

**22C.** Parking and Loading Standards for Non-Residential Land Uses. (186-81), (265-94)

- (1) In this section:
- (a) "GROSS FLOOR AREA" (GFA) means the aggregate of the areas of each storey above or below established grade, measured from the exteriors of outside walls, but shall exclude any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, or any parts of the building below established grade other than that used for retail commercial or office purposes;
  - (b) "GROSS FLOOR AREA - RESTAURANT" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
  - (c) "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales areas, display areas, storage areas, but excluding storage areas below established grade and common areas;
  - (d) "CONVENIENCE CENTRE" means one (1) or more retail and service establishments, not exceeding a GFA of 1 800 m<sup>2</sup>, designed to serve the daily needs of the residents of a neighbourhood, in a predominantly residential area; (38-93)
  - (e) "NEIGHBOURHOOD CENTRE" means a grouping of retail and service establishments with ancillary office uses and a food supermarket all occupying a total site of not more than 4 ha for the purpose of serving the needs of the residents in an area;
  - (f) "DISTRICT CENTRE" means a grouping of retail, office and service establishments including a junior department store, or discount department store and a supermarket as the prime tenants all occupying a total site of not more than 12 ha designed to provide the residents in the surrounding district with a variety of goods and services;
  - (g) "REGIONAL CENTRE" means a group of stores occupying a site of more than 12 ha providing a variety of goods and services and recreational facilities containing two (2) department stores, each of which is not less than 9 300 m<sup>2</sup> Gross Leasable Area;
  - (h) "GENERAL RETAIL ESTABLISHMENT/PERSONAL SERVICE SHOP" means a building or place where goods or materials are sold or kept for sale to the general public or where services are provided and administered to individual and personal needs and without limiting the generality of the foregoing, shall include barber shops, hairdressing shops and shoe repair shops;
  - (i) *deleted by By-law 457-97.*
- (2) Where land is used for a purpose set forth in Column 1 or Column 2 in Schedule "A" of this section, parking spaces and loading spaces shall be provided and maintained on the same lot in accordance with the minimum requirement prescribed in Column 3 for each such use. (0039-2001)
- (3) Parking spaces - disabled shall be provided and maintained on the same lot in proximity to the main entrances to a building or structure in accordance with the minimum requirement prescribed in the following table, which spaces shall be included in the total number of required parking spaces: (0039-2001)

Total Number of Required Parking Spaces	Minimum Requirement Parking Spaces - Disabled
0 -9	Nil
10 -100	1 space
101 - 2 500	1% of the total number of required parking spaces
2 501 and greater	25 spaces

- (4) When the computation of the number of parking spaces required by subsection (2) of this section results in a requirement of a fractional parking space, any fraction less than one-half (½) of a parking space may be disregarded, but a fraction of one-half (½) or more of a parking space shall be counted as one (1) parking space.
- (5) This By-law will not apply to parking and loading spaces lawfully provided on the effective date of this By-law (1981 May 08).
- (6) *Deleted by By-law 0039-2001.*
- (7) Ingress and egress to and from the parking and loading facilities shall be provided by sufficient aisles and driveways.
- (8) All lighting provided for parking and loading shall be arranged so that the light is deflected away from any adjacent residential area.

PARKING SPACES  
- DISABLED

PARKING  
STANDARDS FOR  
MIXED USE  
DEVELOPMENT

- (9) (a) In addition to the provisions of subsection (2) of this section, where the use is a mixed use development, the parking may be calculated by using the following Schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	100	90	95	10
Retail District	65	90	80	100
Neighbourhood	70	80	100	75
General	80	65	100	100
Restaurant	20	100	30	100
Residential	80	55	80	100
<b>TOTAL</b>				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	10	10	10	10
Retail District	80	85	100	40
Neighbourhood	80	100	100	30
General	80	100	100	30
Restaurant	20	100	50	100
Residential	100	100	100	100
<b>TOTAL</b>				

The initial step in determining the parking for a mixed use development is to calculate the parking requirement for each use contained within the development (i.e. (office) as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period (i.e. noon) contained in the above Schedule. Each column is totalled for week-days and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for that specific mixed use development and shall be applied to reduce the requirements made under subsection (2) of this section.

- (b) In this subsection "MIXED USE DEVELOPMENT" means:
- (1) non-office space (retail, restaurant, recreational, residential) in an office building (a building that has as its predominant function the provision of office space) which does not exceed 30% of the Gross Floor Area devoted to office uses;
  - (2) office space in a retail building;
  - (3) office/retail/residential combination.

PARKING  
REQUIREMENTS  
FOR A PLACE OF  
RELIGIOUS  
ASSEMBLY

- (10) Parking Requirements for a Place of Religious Assembly (209-92)
- (a) Parking shall be provided in accordance with section 22C of this By-law.
  - (b) Where the permanent fixed seating described in Schedule "A" to section 22C of this By-law, is open-style bench or pew, then each 0.5 m of bench or pew space is equal to one (1) seat for the purpose of calculating required parking.
  - (c) Where the worship area of a Place of Religious Assembly includes permanent fixed seating or non-fixed moveable seating for clergy, leaders, choirs, or musicians, such seating or area shall be included in the calculation of seating for the purpose of calculating required parking subject to Schedule "A" to section 22C of this By-law.
  - (d) Notwithstanding any provision of this By-law to the contrary any Place of Religious Assembly in existence, or any Place of Religious Assembly for which a building permit has been issued, or any Place of Religious Assembly for which a site development plan has been approved on or before the day this subsection comes into force (1992 April 27) are considered to be in compliance with the parking requirements of this By-law.
  - (e) The parking requirements of Schedule "A" to section 22C of this By-law for a Place of Religious Assembly shall not apply to the following Places of Religious Assembly:
    - (1) Erindale Presbyterian Church, 1560 Dundas Street West, described as part of Lots 3 and 4, Range 1, South of Dundas Street and part of Lot 3, Range 2, South of Dundas Street;
    - (2) San Salvador Do Mundo Church, 275 Central Parkway West, described as part of Block 245, Registered Plan 43M-595 and part of Block 173, Registered Plan 43M-678;
    - (3) Derry Road Kingdom Hall, 257 Derry Road West, described as part of Lot 11, Concession 1, West of Hurontario Street;
    - (4) Mississauga Missionary Baptist Church, 1580 South Sheridan Way, described as part of Lot 14, Range 2, Credit Indian Reserve;
    - (5) St. Ilija Macedonian Orthodox Church, 290 Derry Road West, described as part of Lot 10, Concession 1, West of Hurontario Street;

- (6) Erin Mills United Church, 3010 The Collegeway, described as Block 124, Registered Plan 43M-745;
- (7) Unnamed Place of Religious Assembly, 7211 Second Line West, described as part of Lot 12, Concession 2, West of Hurontario Street.
- (f) The parking requirements for the Places of Religious Assembly listed in clause (e) of this subsection will be determined during the processing of the application for Site Development Plan approval.
- (g) Where a public hall, banquet hall or community/multi-use hall and a Place of Religious Assembly are permitted uses on the same lot, and where the area of the public hall, banquet hall or community/multi-use hall is the same size or larger than the worship area of the Place of Religious Assembly, parking will be required for the public hall, banquet hall or community/multi-use hall in accordance with the banquet hall requirement in Schedule "A" to section 22C of this By-law in addition to the parking required for the Place of Religious Assembly. (0320-2002)

**SCHEDULE "A" TO SECTION 22C**

**PARKING AND LOADING STANDARDS FOR NON-RESIDENTIAL LAND USES (265-94)**

<b>1. PARKING STANDARDS</b>			
<b>1 Land Use Category</b>	<b>2 Land Use</b>	<b>3 Minimum Requirement</b>	
Retail Commercial	Bulk Food Store (680-87)	5.9 spaces per 100 m <sup>2</sup> GLA	
	Convenience Centre	4.3 spaces per 100 m <sup>2</sup> GLA Parking for restaurant and convenience restaurant uses will be provided in accordance with the applicable requirements contained in Schedule "A". (528-98)	
	Discount Merchandising Store (680-87)	5.4 spaces per 100 m <sup>2</sup> GLA	
	District Centre	5.4 spaces per 100 m <sup>2</sup> GLA	
	General Retail Establishment	5.4 spaces per 100 m <sup>2</sup> GLA	
	Neighbourhood Centre	5.4 spaces per 100 m <sup>2</sup> GLA	
	Regional Centre	5.4 spaces per 100 m <sup>2</sup> GLA	
	Specific Retail Use:		
	Automotive Retail Outlet	8.0 spaces per 100 m <sup>2</sup> GFA	
	Brewers' Retail Store	6.5 spaces per 100 m <sup>2</sup> GFA	
	Food Supermarket	5.9 spaces per 100 m <sup>2</sup> GFA	
	L.C.B.O. Store	3.2 spaces per 100 m <sup>2</sup> GFA	
Office Commercial	Offices	3.2 spaces per 100 m <sup>2</sup> GFA Where the non-office commercial component (retail, residential, recreational, etc.) is greater than 10% but does not exceed 30% of the gross floor area of the office spaces, separate parking will be provided for those land uses in accordance with the requirements contained in Schedule "A" with provision for shared parking.	
	Specific Office Use:		
	Bank/Financial Institution/ Money Lending Agency (427-97)	6.5 spaces per 100 m <sup>2</sup> GFA	
	Medical Building, Medical Office (457-97)	6.5 spaces per 100 m <sup>2</sup> GFA	
	Real Estate	4.5 spaces per 100 m <sup>2</sup> GFA	
Industrial/Manufacturing	Multiple-Occupancy Mixed-Use Building <sup>(2)(3)</sup> (265-94), (0053-2000)	1.6 spaces per 100 m <sup>2</sup> GFA Parking for restaurant, convenience restaurant, banquet hall, public hall, tavern, night club, and adult entertainment parlour will be provided in accordance with the applicable requirements contained in Schedule "A" to Section 22C, Parking and Loading Standards for Non-Residential Land Uses.	
	Single-Occupancy Building <sup>(1)</sup> (265-94)	1.6 spaces per 100 m <sup>2</sup> GFA up to 2 325 m <sup>2</sup> GFA; and 1.1 spaces per 100 m <sup>2</sup> GFA between 2 325 m <sup>2</sup> and 9 300 m <sup>2</sup> GFA; and 0.6 spaces per 100 m <sup>2</sup> GFA over 9 300 m <sup>2</sup> GFA	
Warehousing/Wholesaling	General Retail Warehouse (0053-2000)	3.2 spaces per 100 m <sup>2</sup> GLA used for retail sales and display of products and/or office; and 1.1 spaces per 100 m <sup>2</sup> GLA used for warehousing; and 1.6 spaces per 100 m <sup>2</sup> GLA used for manufacturing	
	Retail Warehousing	3.2 spaces per 100 m <sup>2</sup> GFA used for retail and/or offices; plus 1.1 spaces per 100 m <sup>2</sup> GFA used for warehousing	
	Single-Occupancy Building <sup>(7)</sup> (0053-2000)	1.1 spaces per 100 m <sup>2</sup> GFA up to 6 975 m <sup>2</sup> GFA; and 0.6 spaces per 100 m <sup>2</sup> GFA over 6 975 m <sup>2</sup> GFA	
	Specific Warehousing Use:		
	Furniture, Carpet, Appliance Store Outlet	1.6 spaces per 100 m <sup>2</sup> GFA	

1. PARKING STANDARDS		
1 Land Use Category	2 Land Use	3 Minimum Requirement
Highway Commercial	Automobile Repair Garage	5.5 spaces per 100 m <sup>2</sup> GFA, of which 50% of the required spaces may be tandem parking spaces
	Automobile Service Station	4.3 spaces per 100 m <sup>2</sup> GFA (including service bays)
	Car Wash	5.0 spaces plus twenty (20) car storage spaces
	Convenience Retail and Service Kiosk (46-97)	5.4 spaces per 100 m <sup>2</sup> GLA
	Convenience Retail and Service Kiosk with a drive-through window (46-97)	5.4 spaces per 100 m <sup>2</sup> GLA plus a stacking lane to accommodate the equivalent of five (5) tandem parking spaces
Other Uses (667-85), (71-89), (265-94), (457-97)	Adult Entertainment Parlour (8-92)	16.3 spaces per 100 m <sup>2</sup> GFA
	Animal Hospital/ Veterinary Establishment	3.6 spaces per 100 m <sup>2</sup> GFA
	Arena	1.0 spaces per three (3) seats
	Banquet Hall (0053-2000)	10.8 spaces per 100 m <sup>2</sup> GFA
	Billiard Room	2.7 spaces per 100 m <sup>2</sup> GFA
	Bowling Alley	4.0 spaces per lane
	Convenience Restaurant (433-83), (528-98)	16.0 spaces per 100 m <sup>2</sup> GFA (Restaurant) plus a stacking lane <sup>(5)</sup> behind the pick-up window to accommodate the equivalent of a minimum of ten (10) tandem parking spaces
	Curling Rink	8.0 spaces per sheet of ice
	Day Nursery	1.0 spaces per staff member; plus 1.0 spaces per service vehicle related to the function of the school
	Fitness Club	6.0 spaces per 100 m <sup>2</sup> GFA
	Garden Centre (0053-2000)	3.2 spaces per 100 m <sup>2</sup> GLA used for retail sales and display of products and/or office; and 1.1 spaces per 100 m <sup>2</sup> GLA used for warehousing and/or wholesaling
	Golf Course	50.0 spaces per every nine (9) tees
	Hospital	1.25 spaces per patient bed; plus 1.0 spaces per ambulance
	Hotel	1.0 spaces per 2 bedrooms; plus 10.0 spaces per 100 m <sup>2</sup> GFA used for public use <sup>(4)</sup> other than bedrooms
	Laundromat, Dry Cleaning	5.4 spaces per 100 m <sup>2</sup> GFA
	Motel	1.0 spaces per bedroom
	Museum, Art Gallery	3.6 spaces per 100 m <sup>2</sup> GFA
	Night Club (8-92)	25.2 spaces per 100 m <sup>2</sup> GFA
	Personal Service Shop	5.4 spaces per 100 m <sup>2</sup> GFA
	Places of Religious Assembly <sup>(6)</sup> (209-92)	1.0 spaces per 4.5 seats for permanent fixed seating; plus 27.1 spaces for any non-fixed moveable seating per 100 m <sup>2</sup> GFA, all in the worship area or 27.1 spaces for all non-fixed moveable seating per 100 m <sup>2</sup> GFA, in the worship area
	Public Hall	10.8 spaces per 100 m <sup>2</sup> GFA
	Racquet Club	6.0 spaces per court
	Restaurant (528-98)	16.0 spaces per 100 m <sup>2</sup> GFA (Restaurant)
	Stadium, Auditorium	1.0 spaces for every six (6) seats
	Take-out Restaurant (528-98)	6.0 spaces per 100 m <sup>2</sup> GFA (Restaurant)
	Tavern	0.4 spaces per licensed person
Theatre, Cinema	1.0 spaces for every six (6) seats	

1. PARKING STANDARDS		
1 Land Use Category	2 Land Use	3 Minimum Requirement
Other Uses (cont.) (667-85), (71-89), (265-94), (457-97)	Funeral Establishment (0363-2001)	7.5 spaces per 100 m <sup>2</sup> GFA for the area accessible to the public (0363-2001)
	Other Non-Residential Uses (265-94)	5.4 spaces per 100 m <sup>2</sup> GFA
Major Governmental and Institutional Uses	Fire Station:	
	Satellite Station	10.0 spaces minimum
	Double Station	18.0 spaces minimum
	Library	3.2 spaces per 100 m <sup>2</sup> GFA
	Multi-Use Recreational Facility:	
	Community Centre	2.0 spaces per five (5) seats
	Public School and Private School <sup>(8)</sup> (up to and including grade 8) (56-99), (0146-2002)	1.0 spaces per 100 m <sup>2</sup> GFA (excluding portables) plus 1.0 spaces per portable classroom
	Public School and Private School <sup>(8)</sup> (grade 9 and above) (56-99), (0146-2002)	1.5 spaces per 100 m <sup>2</sup> GFA (excluding portables) plus 1.0 spaces per portable classroom
	University and College	1.1 spaces per 100 m <sup>2</sup> GFA used for academic purposes; plus 0.15 spaces per resident student

**NOTES:**

- (1) Single-Occupancy Building (Industrial/Manufacturing) - a building with only one (1) occupant whose primary function is industrial/manufacturing. (265-94)
- (2) Multiple-Occupancy Mixed-Use Building (Industrial/Manufacturing) - a building occupied by more than one (1) occupant, where the primary function is industrial/manufacturing, but may contain other non-industrial/non-manufacturing uses. (265-94), (0053-2000)
- (3) (a) Parking for individual industrial/manufacturing occupancies which exceed a gross floor area - non residential of 2 325 m<sup>2</sup> shall be calculated in accordance with the provisions applicable to single-occupancy buildings. (265-94), (0053-2000)
- (b) Parking for individual warehousing/wholesaling occupancies which exceed a gross floor area - non residential of 6 975 m<sup>2</sup> shall be calculated in accordance with the provisions applicable to single-occupancy buildings. (265-94), (0053-2000)
- (4) Public use in a hotel includes meeting rooms, conference rooms, recreational facilities, dining and lounge areas, and other commercial facilities, but excludes washrooms, lobbies, and recreational facilities directly related to the function of the hotel. (265-94)
- (5) The stacking lane shall not obstruct the required parking facilities. (528-98)
- (6) See subsection 22C(10). (209-92)
- (7) Single-Occupancy Building (Warehousing/Wholesaling) - a building with only one (1) occupant where the primary function is warehousing/wholesaling. (0053-2000)
- (8) Where any part of a public school or private school is used as a place of public worship or for the conduct of religious activities on a weekly or other frequent and regular basis in compliance with the provisions of this By-law, and such public worship or religious activity is not part of the school curriculum or is attended by persons not enrolled or employed in the school, the portion of the public school or private school used for public worship or religious activity shall be deemed to be a place of religious assembly for the purpose of calculating required parking. (0146-2002)

Where any part of a public school or private school is used for other permitted non-residential land uses, the portion of the public school or private school used for the said uses shall provide the required parking in accordance with the minimum parking requirements of the respective uses. (0146-2002)

When parking for multiple uses is calculated, the parking requirement will not be accumulative, but the higher parking requirement will apply. (0146-2002)

**2. LOADING STANDARDS**

<b>1 Land Use Category</b>	<b>2 Land Use</b>	<b>3 Minimum Requirement</b>
Retail Commercial	--	1.0 spaces 0 - 2 350 m <sup>2</sup> GFA 2.0 spaces 2 351 - 7 450 m <sup>2</sup> GFA 3.0 spaces 7 451 - 14 000 m <sup>2</sup> GFA 1.0 spaces each additional 9 300 m <sup>2</sup> GFA or portion thereof
Office Commercial	--	1.0 spaces 2 350 - 11 600 m <sup>2</sup> GFA 1.0 spaces each additional 9 300 m <sup>2</sup> GFA or portion thereof
Industrial	--	1.0 spaces 0 - 280 m <sup>2</sup> GFA 2.0 spaces 281 - 7 450 m <sup>2</sup> GFA 3.0 spaces 7 451 - 14 000 m <sup>2</sup> GFA 1.0 spaces each additional 9 300 m <sup>2</sup> GFA or portion thereof

PLACES OF  
RELIGIOUS  
ASSEMBLY  
PRIOR TO  
1985 JULY 17

**22D.** Notwithstanding anything in this By-law all places of religious assembly, including those for which a building permit has been issued, which lawfully exist on the day this By-law comes into effect (1985 July 17) are deemed to comply with the provisions of this By-law. (667-85)

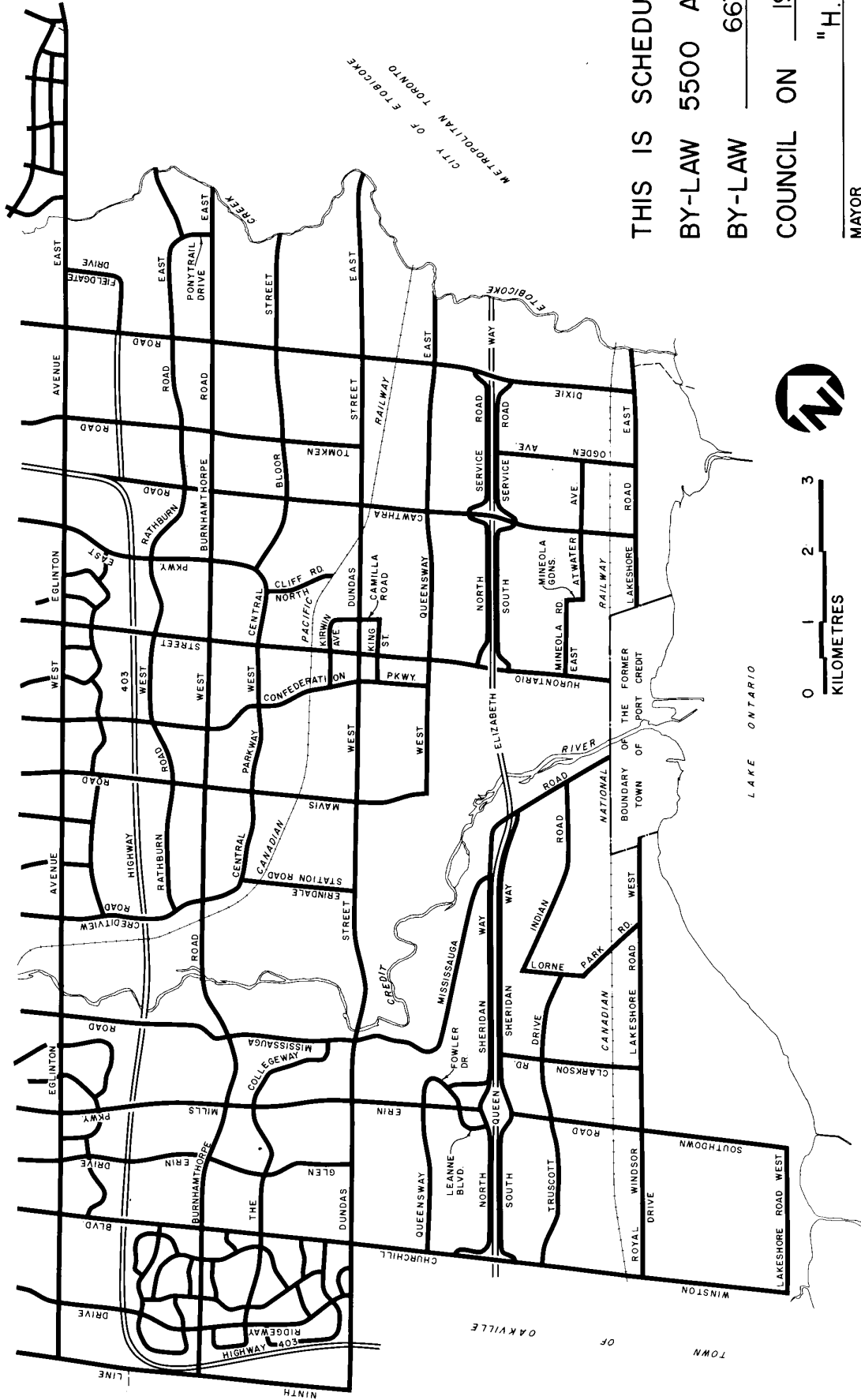
PLACES OF  
RELIGIOUS  
ASSEMBLY IN  
RESIDENTIAL  
ZONES  
(see also section 32  
and subsection 41(3))

**22E.** No person shall use land or erect or use a building or structure for a place of religious assembly in a Residential zone except in compliance with the following requirements: (667-85)

- (a) every lot shall have a front yard or side yard which abuts a highway or part thereof designated on Schedules "1" and "2" of this section;
- (b) every lot shall have a minimum front yard of at least 18 m;
- (c) the minimum width of each side yard is the height of the place of religious assembly or 15% of the width of the lot, whichever is lesser;
- (d) every lot shall have a minimum rear yard of 7.5 m;
- (e) all lots fronting on the east side of Hurontario Street from Mineola Road East north to Pinewood Trail, including all lots fronting on the east side of Hurontario Street extending approximately 307 m north from Pinewood Trail; as well as, all lots fronting on the west side of Hurontario Street extending approximately 235 m south from Mineola Road West, and all lots fronting on the west side of Hurontario Street from Mineola Road West, north to Indian Valley Trail, and all lots fronting on the west side of Hurontario Street approximately 377 m north from Indian Valley Trail, including all lots within Registered Plans 43M-558 and 43M-559; may be used and a building and structure may be erected or used for a place of religious assembly provided it is not located closer than 800 m from an existing place of religious assembly measured in a straight line from the nearest lot line of the existing place of religious assembly to the lot line of the proposed place of religious assembly. (512-87)

See Schedule "B"  
Maps 07 and 08





THIS IS SCHEDULE 1 TO SECTION 22E  
 BY-LAW 5500 AS INCORPORATED BY  
 BY-LAW 667-85 PASSED BY  
 COUNCIL ON 1985 JULY 17

"H. McCALLION"

MAYOR

"T.L. JULIAN"

CLERK

CITY OF MISSISSAUGA



THIS IS SCHEDULE 2 TO SECTION 22E  
 BY-LAW 5500 AS INCORPORATED BY

BY-LAW 667-85 PASSED BY

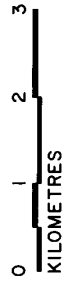
COUNCIL ON 1985 JULY 17

"H. McCALLION"

MAYOR

"T.L. JULIAN"

CLERK



CITY OF MISSISSAUGA

COMPLIANCE WITH THE DEFINITION OF SEMI-DETACHED AND ROW DWELLINGS

**22F.** Notwithstanding anything in this By-law, all semi-detached dwellings and row dwellings which lawfully exist, including those for which a building permit has been issued, on the day this By-law comes into force (1983 September 01), are deemed to comply with the definitions contained in clauses 2(10)(b) and 2(10)(f), respectively. (471-83)

PROPANE STORAGE TANK REGULATIONS

**22G.** Propane Storage Tank Regulations. (1137-85)

- (1) No person shall erect, install or use a propane storage tank except in accordance with the minimum distance requirements contained in Schedule "A" of this section and subject to the following:
  - (a) all propane storage tank installations with an aggregate capacity in excess of 15 142 L shall be provided with at least one (1) of the following devices, to be designed and installed to the satisfaction of the City of Mississauga Fire Department:
    - (i) an insulating cover;
    - (ii) an automatic operating fixed water spray system;
    - (iii) an automatic operating monitor system;
  - (b) no propane storage tank with a capacity in excess of 7 571 L shall be permitted within 120 m, measured in a straight line from the nearest part of the propane storage tank to the lot line of a residential zone, school, hospital, theatre or other place of public assembly;
  - (c) no propane storage tank shall be located in a required yard which abuts a street;
  - (d) no propane storage tank shall be located on a lot which abuts a property zoned residential;
  - (e) *deleted by By-law 427-97.*
- (2) For the purposes of this section, "SOURCES OF IGNITION" means devices or equipment which, because of their modes of use or operation, are capable of providing sufficient thermal energy to ignite flammable propane vapour/air mixtures when introduced into such a mixture or when such a mixture comes into contact with them, and which will permit propagation of flame away from them.

SCHEDULE "A" TO SECTION 22G					
PROPANE TANK LOCATION STANDARDS					
Capacity	Minimum Distance Between a Tank and:				
	Property Lines, Buildings and Sources of Ignition		Adjacent Propane Tanks	Underground Gasoline or Other Fuel Tanks	Railway Tracks
Type of Tank	Aboveground	Underground	All Types	All Types	All Types
Less than 473.2 L	0	3 m	0	4.5 m	6 m
473.2 L to 946.4 L	3 m	3 m	1 m	4.5 m	6 m
951 L to 1 893 L	3 m	3 m	1 m	4.5 m	6 m
1 897 L to 7 571 L	7.5 m	7.5 m	1 m	4.5 m	6 m
7 575 L to 37 854 L	15 m	15 m	3 m	4.5 m	22.5 m
37 858 L to 340 686 L	30 m	30 m	1/4 of sum of diameters of adjacent tanks (not less than 3 m)	4.5 m	30 m
over 340 686 L	37.5 m	37.5 m	1/4 of sum of diameters of adjacent tanks (not less than 3 m)	4.5 m	30 m

HOME OCCUPATION REGULATIONS

**22H.** Home Occupation Regulations. (682-87)

- (1) Any person with a physical disability may establish an occupation or business as an accessory use in any dwelling unit subject to the provisions of this By-law and the following:
  - (a) no persons who are not residents of the dwelling unit shall be employed on the premises in carrying out the occupation;
  - (b) the dwelling unit is the principal private residence and the person with a physical disability is not a casual or occasional resident thereof;
  - (c) no exterior alterations shall be made which change the residential character of the dwelling;
  - (d) the use shall be conducted entirely within the dwelling unit with no outdoor storage of goods, material or equipment other than a commercial motor vehicle as permitted in section 37 of this By-law;
  - (e) no goods, wares or merchandise shall be visible from outside any building;
  - (f) no goods or merchandise shall be offered for sale which are not produced on the premises;
  - (g) no manufacturing, assembly or repair process shall be carried out except for the manufacture or repair of handmade articles of clothing, arts, toys or crafts;
  - (h) no commercial food preparation or service shall be permitted;
  - (i) no lodging or boarding unless otherwise permitted by this By-law;

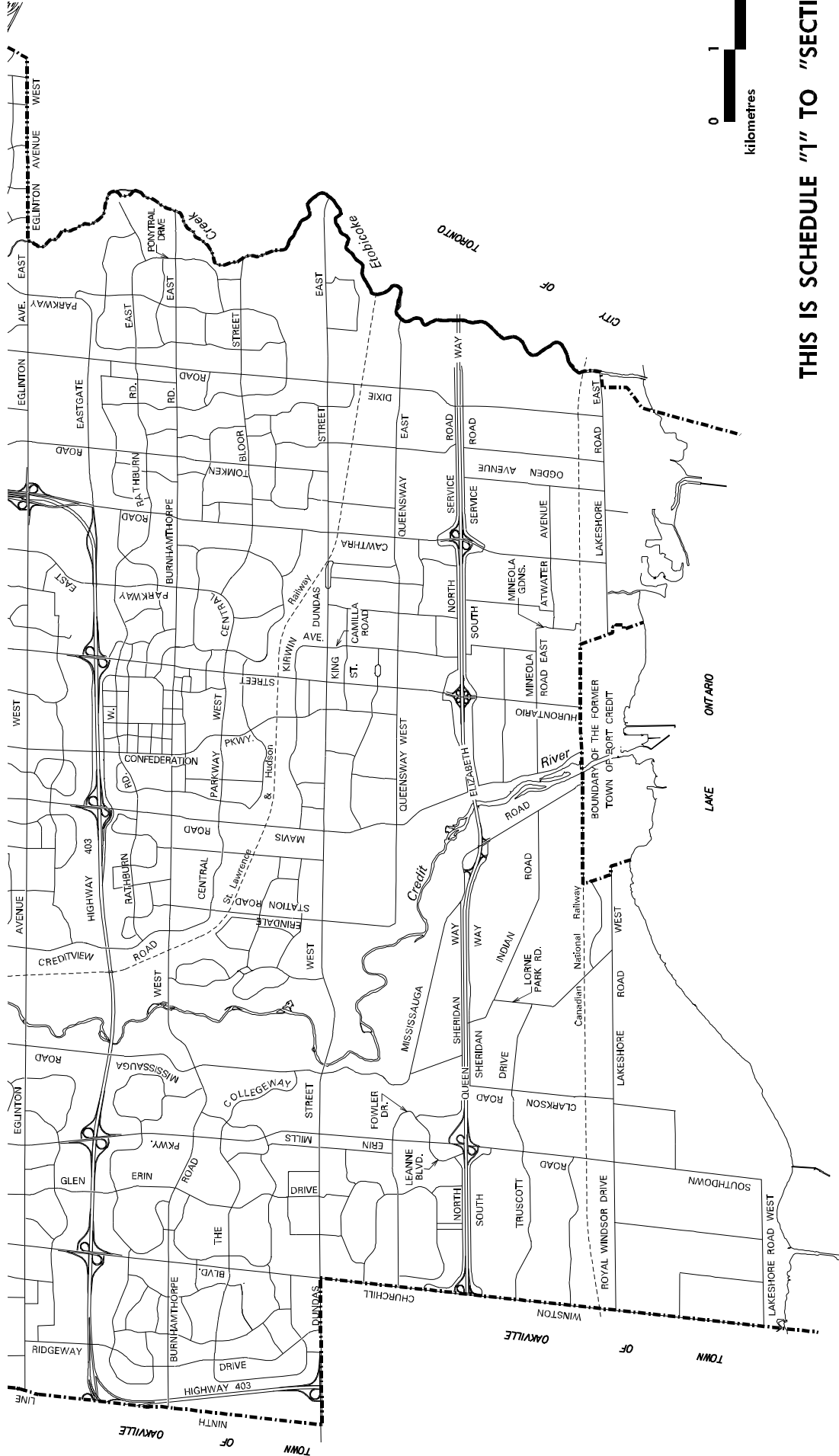
(j) the provisions of section 22C of this By-law shall not apply.

ADULT ENTERTAINMENT PARLOURS	<b>22I.</b> Notwithstanding anything in this By-law, adult entertainment parlours shall only be permitted in an industrial zone and shall not be located in a building which is closer than 800 m, measured in a straight line, from the nearest part of the adult entertainment parlour building to the lot line of a residential zone or a school site. (118-93)
MODEL HOMES	<b>22J.</b> Notwithstanding any provisions to the contrary, model homes shall be permitted subject to the following: (153-94) <ul style="list-style-type: none"><li>(a) the lands on which the model homes are to be constructed have received draft plan approval under the <i>Planning Act</i>;</li><li>(b) the lands are zoned to permit detached, semi-detached and or street row dwellings;</li><li>(c) the location of the model homes shall comply with the provisions of this By-law upon registration of the plan of subdivision;</li><li>(d) the number of model homes for any draft approved plan of subdivision shall not exceed the lesser of six (6) dwelling units or ten per cent (10%) of the total number of lots.</li></ul>
TEMPORARY TENTS	<b>22K.</b> Notwithstanding any provisions to the contrary, temporary tents may be erected on lands for a period not to exceed fourteen (14) consecutive days provided that no lands shall be used for the erection of temporary tents for more than a total of twenty-eight (28) days in any calendar year. (413-94), (517-94)
NIGHT CLUB	<b>22L.</b> No person shall use land or erect or use a building or structure for the purpose of the operation of a night club except in compliance with the provisions of this By-law subject to the following: (142-99) <ul style="list-style-type: none"><li>(a) the gross floor area of a night club shall not exceed 1 115 m<sup>2</sup>;</li><li>(b) a night club shall not be located closer than 800 m, measured in a straight line, from the nearest part of the night club building to the nearest part of the lot line of a residential zone or the nearest part of another night club building; (0444-2000)</li><li>(c) every lot shall have frontage on a highway, or part thereof, designated on Schedules "1" and "2" to subsection 21(1) of this By-law. (0444-2000)</li></ul>
AISLE WIDTH	<b>22M.</b> Aisle Width. (0039-2001) <ul style="list-style-type: none"><li>(1) The minimum aisle width shall be 7.0 m.</li><li>(2) Notwithstanding subsection (1) of this section, where a one-way aisle is provided for ingress and egress to and from parking spaces with a parking angle not exceeding 60°, the minimum aisle width may be 5.5 m.</li></ul>
ADULT VIDEOTAPE STORES	<b>22N.</b> Notwithstanding anything in this By-law, adult videotape stores shall only be permitted in an industrial zone. (118-93) <ul style="list-style-type: none"><li>(a) Notwithstanding anything in this By-law, an adult videotape store is a permitted use of the premises at 1370 Dundas Street East, Unit 9 and the premises at 41A Dundas Street East, Unit 3.</li></ul>
FUNERAL ESTABLISHMENT	<b>22O.</b> Funeral Establishment. (0363-2001) No person shall use land or erect or use buildings or structures or parts thereof for the purpose of the operation of a funeral establishment except where permitted by this By-law and in compliance with the following: <ul style="list-style-type: none"><li>(a) every lot shall have frontage on a highway, or part thereof, as designated on Schedules "1" and "2" to subsection 21(1) of this By-law.</li></ul>

**22P.** Private Schools in Residential Zones (0146-2002)

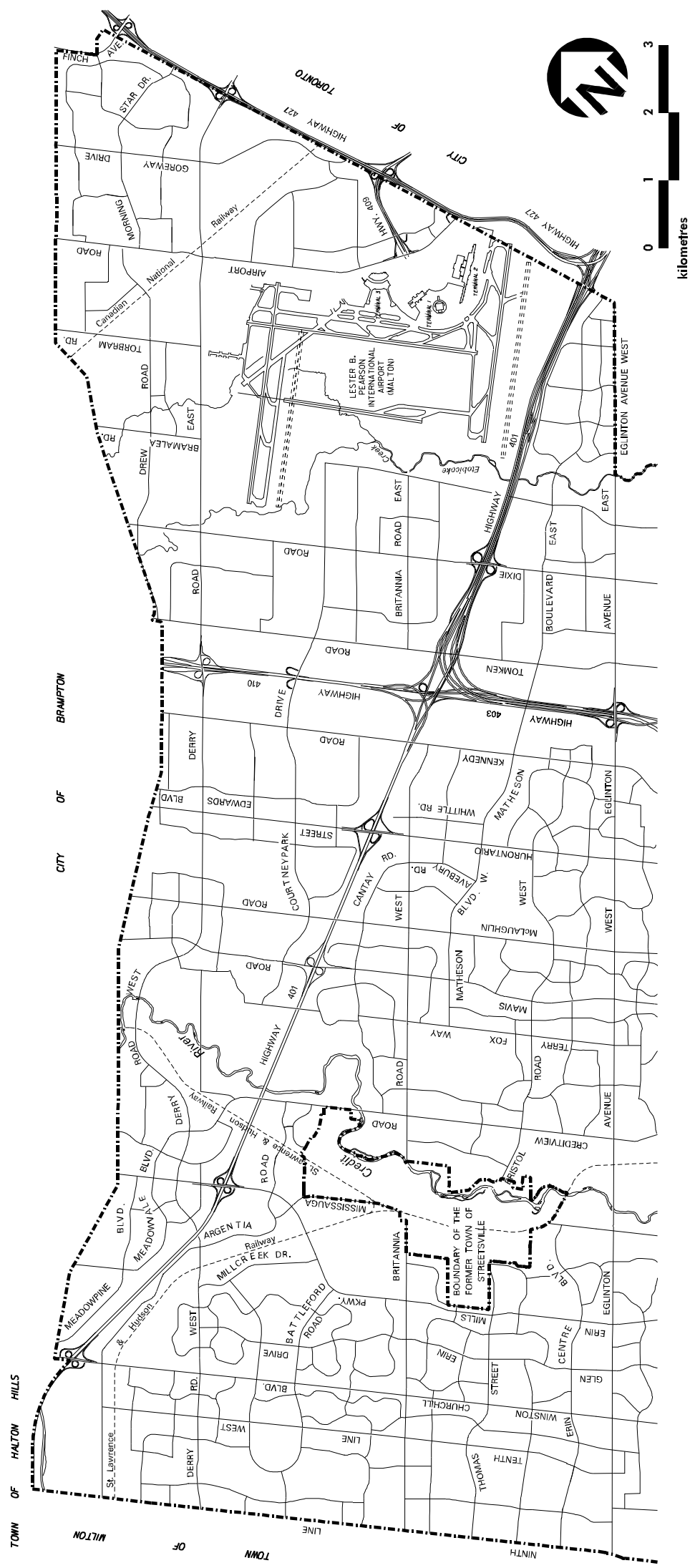
No person shall use land or erect or use buildings or structures, or parts thereof, for a private school in a residential zone except in compliance with the following:

- (1) every lot shall have frontage on a highway, or part thereof, designated on Schedules "1" and "2" of this section;
- (2) the minimum lot frontage shall be 45 m;
- (3) the minimum front yard shall be in accordance with the respective residential zone provisions;
- (4) the minimum exterior side yard shall be the greater of the following:
  - (a) the minimum exterior side yard requirement of the respective residential zone for the subject corner lot; or
  - (b) the minimum exterior side yard requirement of an adjacent residential lot having a rear lot line abutting the rear lot line of the subject corner lot; or
  - (c) the minimum front yard requirement of an adjacent residential lot having a side lot line abutting the rear lot line of the subject corner lot; or
  - (d) the height of the building or 10% of the width of the lot, whichever is the lesser;
- (5) the minimum interior side yard shall be the height of the building or 10% of the width of the lot, whichever is the lesser;
- (6) the minimum rear yard shall be 7.5 m;
- (7) the maximum lot coverage shall be 20% of the lot area;
- (8) the maximum gross floor area - non residential of all buildings and structures shall be 190 m<sup>2</sup> plus 0.20 times the lot area;
- (9) the maximum building height shall be:
  - (a) 9.5 m as measured from the established grade to the highest ridge of a sloped roof;
  - (b) 7.5 m as measured from the established grade to the top of a parapet of a flat roof;
- (10) the "Minimum Open Space" shall be 40% of the lot area;
- (11) for the purposes of this section, the provisions of clause 44(13)(ii) of this By-law shall apply.



**THIS IS SCHEDULE "1" TO "SECTION 22P"**  
**AS ATTACHED TO BY-LAW 0146-2002**  
**PASSED BY COUNCIL ON 2002 March 27**

design file

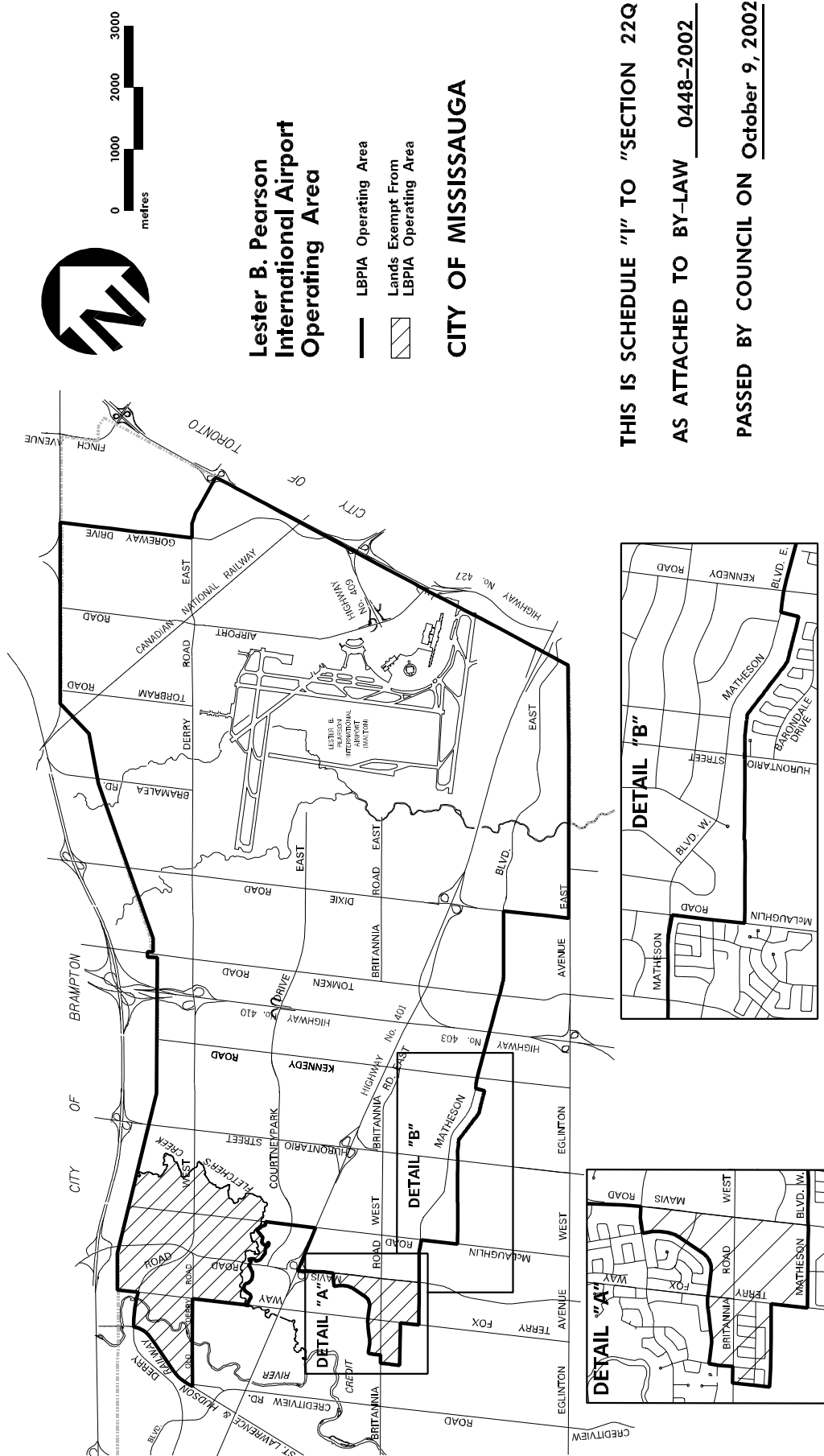


**THIS IS SCHEDULE "2" TO "SECTION 22P "**  
**AS ATTACHED TO BY-LAW 0146-2002**  
**PASSED BY COUNCIL ON 2002 March 27**

22Q. Notwithstanding any provision in this By-law to the contrary, the uses permitted by this By-law in any zone situated within the area identified as the "Lester B. Pearson International Airport (LBPIA) Operating Area" on Schedule "I" of this section shall not include a day nursery, hospital, nursing home, a public school and a private school, either as accessory or principle uses, provided that: (0448-2002)

- (1) the provisions of this section shall not apply to the following:
  - (a) the lands identified as "Lands Exempt from LBPIA Operating Area" on Schedule "I" of this section;
  - (b) a day nursery, hospital, nursing home, a public school and a private school which legally exists on the day this section comes into effect (2002 Nov. 13) and in conformity with this By-law, and such uses shall continue to be subject to the provisions of this By-law as they exist on the day this section comes into effect (2002 Nov. 13);
- (2) notwithstanding clauses (1)(a) and (b) of this section, in the case of a day nursery, hospital, nursing home, public school or private school which legally exists on the day this section comes into effect (2002 Nov. 13) by way of having obtained a time limited minor variance under section 45 of the *Planning Act*, the provisions of this section shall apply at the expiration of the time limited variance.

Schedule "I" to section 22Q





**22R.** Cooksville Creek Flood Plain Area (0228-2004)

- (1) Notwithstanding any other zone provisions of this By-law, no buildings or structures of any kind shall be constructed or erected within the Cooksville Creek Floodway Area.
- (2) Notwithstanding any other zone provisions of this By-law, the following uses shall not be permitted within the Cooksville Creek Flood Fringe Area: hospitals; nursing homes; private and public schools; and day nurseries.
- (3) In addition to other zone provisions of this By-law, any building or structure located within the Cooksville Creek Flood Fringe Area shall be in compliance with the following:
  - (a) habitable floor space shall not be permitted below the regulatory flood level;
  - (b) mechanical, heating equipment and the electrical panel or electrical room shall not be permitted below the regulatory flood level;
  - (c) windows, doors and other openings to habitable floor space shall not be permitted below the regulatory flood level.
- (4) For the purposes of this section, "COOKSVILLE CREEK FLOOD FRINGE AREA" means the lands in the outer portion of the flood plain between the floodway area and the flooding hazard limit as delimited by Credit Valley Conservation Authority.
- (5) For the purposes of this section, "COOKSVILLE CREEK FLOODWAY AREA" means the portion of the flood plain that is required for the safe passage of flood water as delimited by Credit Valley Conservation Authority.
- (6) For the purposes of this section, "REGULATORY FLOOD LEVEL" means the elevation of the regulatory flood.
- (7) For the purposes of this section, "REGULATORY FLOOD" means the inundation of areas adjacent to a river or stream system, not ordinarily covered by water as delimited by Credit Valley Conservation Authority.
- (8) For the purposes of this section "HABITABLE FLOOR SPACE" means a room commonly used for living purposes, including a bedroom, kitchen, washroom, lobby, hallway and closet but does not include a parking garage.



## AGRICULTURAL ZONE

### "A" Zone

- |                           |   |
|---------------------------|---|
| USES PERMITTED            | <p><b>23.</b> In an Agricultural zone:</p> <ul style="list-style-type: none"><li>(a) Any person may:<ul style="list-style-type: none"><li>(i) use land and erect or use a building or structure for agricultural purposes;</li><li>(ii) erect or use on a lot a one-family detached dwelling and notwithstanding subsection (2) of section 6, dwellings for staff employed on the lot;</li><li>(iii) establish a public or private golf course including a driving tee, range, miniature course or similar use operated for commercial purposes;</li><li>(iv) <i>deleted by By-law 214-81;</i></li><li>(v) park a maximum of one (1) school bus on any lot which is used in accordance with paragraph (ii) of this subsection. (220-77)</li></ul></li><li>(b) A physician, dentist or drugless practitioner may establish his/her professional practice in a one-family detached dwelling subject to the following: (463-77), (174-79)<ul style="list-style-type: none"><li>(i) the dwelling must be the principal private residence of the physician, dentist or drugless practitioner and the physician, dentist or drugless practitioner must not be a special, occasional or casual resident thereof and the dwelling must not be closer than 800 m from an existing medical office in the same zone, measured along the street centre line and following the shortest street route;</li><li>(ii) notwithstanding section 131(2) of this By-law, no building and/or occupancy permit shall be issued prior to the approval of a site development plan by the City;</li><li>(iii) a maximum of 100 m<sup>2</sup> may be used for the purposes of carrying on the practice of a physician, dentist, or drugless practitioner, such area to be called the office;</li><li>(iv) <i>deleted by By-law 214-81;</i></li><li>(v) the office shall not be used to provide overnight accommodation for patients;</li><li>(vi) notwithstanding anything in this paragraph (b) any office of a physician, dentist or drugless practitioner in a one-family detached dwelling for which a building and/or occupancy permit was issued prior to, 1978 October 30, will be considered to be a permitted use in conformity with the provisions of this section of the By-law.</li></ul></li><li>(c) A public authority may establish parks, playground, recreational areas and community centres; or,</li><li>(d) Land may be used and a building or structure may be erected or used for:<ul style="list-style-type: none"><li>(i) a place of religious assembly or educational purpose, other than the operation of a commercial school or a day nursery, provided that prior to the issuance of a building permit a site development plan is approved by City Council; (9878), (10897), (667-85), (880-85)</li><li>(ii) a public or private hospital or clinic licensed or approved under a Statute of Ontario;</li><li>(iii) a cemetery, mausoleum, columbarium or crematorium established with the approval of the Department of Health under the <i>Cemeteries Act</i>, and in compliance with section 43 of this By-law.</li></ul></li><li>(e) Any person with a physical disability may establish an occupation or business in a one-family detached dwelling in compliance with the provisions contained in section 22H of this By-law. (682-87)</li><li>(f) Notwithstanding clause (d)(i) of this section, a day nursery may be permitted as an accessory use in a public school or place of religious assembly. (204-88)</li></ul> |
| STANDARDS FOR DEVELOPMENT | <p><b>24.</b> (1) In an Agricultural zone:</p> <ul style="list-style-type: none"><li>(a) the minimum area of a lot is 10 ha;</li><li>(b) the minimum width of a lot is 150 m;</li><li>(c) the maximum height of a building is 15.3 m;</li><li>(d) the minimum ground floor area of a one-family detached dwelling or a dwelling for staff is the same as that provided in this By-law for an "R4" zone;</li><li>(e) the minimum depth of the front yard is 18 m;</li><li>(f) the minimum width of each side yard is 7.5 m;</li><li>(g) the minimum depth of the rear yard is 15 m.</li></ul> <p>(2) Notwithstanding subsection (1) where the area of a lot in an Agricultural zone is less than 10 ha or where the lot is less than 150 m wide on the 10th day of April, 1953, the minimum area of the lot is the area of the lot and the minimum width of the lot is the width of the lot.</p> <p>(3) Notwithstanding subsection (5) of section 6 or subsection (1) of this section, a lot of any size in an Agricultural zone may be used for agricultural purposes except the erection or use of a dwelling thereon.</p> <p>(4) Notwithstanding anything in this By-law, any person who prior to the 24th day of November, 1955, purchased a lot the area of which is more than 4 ha and less than 10 ha in an Agricultural zone may erect or use on the lot a one-family detached dwelling.</p>   |

- (5) Notwithstanding anything in this By-law, in an Agricultural zone any person may erect or use a one-family detached dwelling, in compliance with the following regulations, on a lot described in a deed registered on or before the 1st day of January, 1960, or in a deed registered after the 1st day of January, 1960, and endorsed with the consent of the Township of Toronto Planning Board under section 24(3)(c) of the *Planning Act, 1955*:
- (a) no lot shall have an area less than 0.5 ha or more than 0.8 ha;
  - (b) no lot shall have a frontage less than 60 m;
  - (c) a front yard shall be provided which shall have a depth of at least 22.5 m;
  - (d) side yards shall be provided each of which shall have a width of at least 1.8 m;
  - (e) a rear yard shall be provided which shall have a depth of at least 10.5 m;
  - (f) no person shall erect a dwelling that has a floor area less than 66 m<sup>2</sup>;
  - (g) no person shall erect a dwelling that has a height in excess of 10.7 m;
  - (h) no person shall erect a dwelling that covers more than 10% of the area of the lot.

PLACES OF  
RELIGIOUS  
ASSEMBLY

- (6) Notwithstanding anything contained in this section, in an Agricultural zone a building may be erected or used for a place of religious assembly in compliance with the following regulations: *(667-85), (571-91)*
- (a) no lot shall have an area less than 1.2 ha;
  - (b) no lot shall have a frontage less than 105 m;
  - (c) a front yard shall be provided which shall have a depth of at least 22.5 m;
  - (d) side yards shall be provided each of which shall have a width of at least 7.5 m;
  - (e) a rear yard shall be provided of at least 15 m;
  - (f) the maximum height of a place of religious assembly is 15.3 m; *(667-85)*
  - (g) no motor vehicle shall be parked closer to a street line than the distance of 22.5 m, except that this provision shall not apply to casual use for such purposes, of a properly constructed and hard surfaced driveway;
  - (h) a site development plan must be approved by Town Council prior to issuance of a building permit; *(10897)*
  - (i) every lot shall have a front yard or side yard which abuts a highway or part thereof designated on Schedules "1" and "2" to section 22E of this By-law; *(571-91)*
  - (j) notwithstanding anything in this By-law, all places of religious assembly, including those for which a building permit has been issued, which lawfully exist on the day By-law Number 571-91 comes into force (1991 Nov. 01) are deemed to comply with the provisions of this By-law. *(571-91)*

PUBLIC SCHOOLS

- (7) Notwithstanding anything contained in this section, in an Agricultural zone a building may be erected or used for a public school in compliance with the following: *(212-85)*
- (a) the frontage of every lot shall have a minimum width of 20 m;
  - (b) the minimum area of every lot shall be 720 m<sup>2</sup>;
  - (c) the front yard of every lot shall have a minimum depth of 18 m;
  - (d) each side yard shall have a minimum width equal to the height of the building or 10% of the width of the lot, whichever is the lesser;
  - (e) the rear yard of every lot shall have a minimum depth of 7.5 m;
  - (f) the height of any building shall not exceed 10.7 m.

## CITY CENTRE ZONES

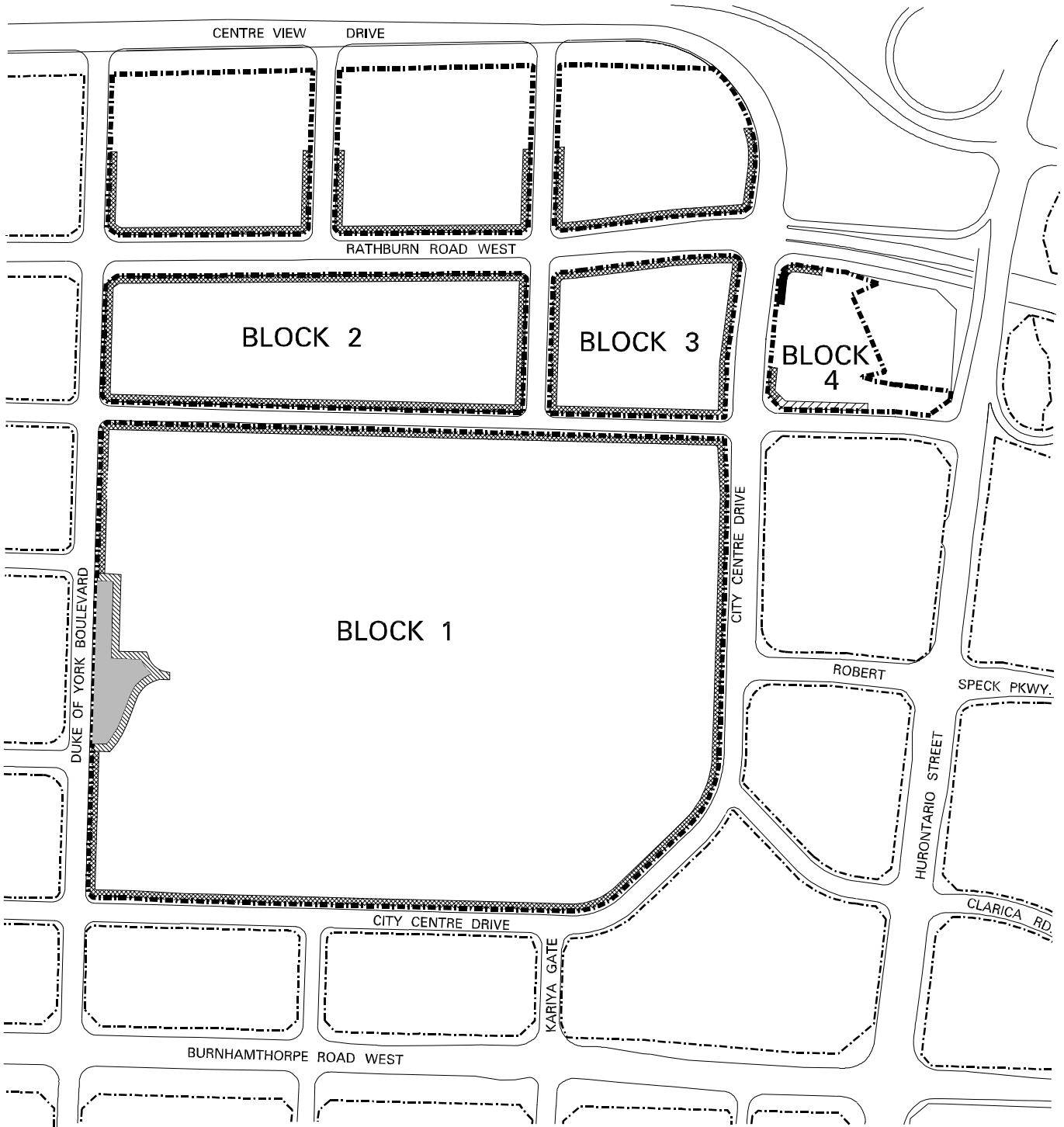
### "CC1" Zone

- (H) 24A. In a "CC1" zone: (0005-2001)
- USES PERMITTED
- (1) any person may use land or erect or use a building or structure for the following uses:
- (a) business, professional and administrative office;
  - (b) apartment house;
  - (c) commercial uses;
  - (d) conference facility;
  - (e) health care facility;
  - (f) educational facility;
  - (g) place of religious assembly;
  - (h) outdoor patio accessory to a restaurant, convenience restaurant, take-out restaurant;
  - (i) park;
  - (j) parking lot;
- USES NOT PERMITTED
- (2) notwithstanding clause (1)(c) of this section, the following uses are not permitted:
- (a) automobile service station, public garage, motor vehicle repair shop, including motor vehicle body repair shop;
  - (b) amusement arcade;
  - (c) adult entertainment parlour;
  - (d) body rub parlour;
  - (e) adult videotape store;
  - (f) mausoleum, columbarium, crematorium;
  - (g) funeral establishment; (0363-2001)
  - (h) waste transfer station, waste processing station;
- STANDARDS FOR DEVELOPMENT
- (3) the minimum gross floor area - apartment house of all buildings or structures shall be 1.0 times the lot area;
- (4) motor vehicle parking for apartment house uses shall be provided and maintained on the same lot at a minimum rate of 1.0 space per dwelling unit;
- (5) a driveway, aisle or parking area shall not be permitted within 7.6 m of a lot line abutting a public right-of-way;
- (6) a driveway, aisle or parking area shall not be permitted between a wall of a building or structure and a lot line abutting a public right-of-way;
- (7) notwithstanding subsection (6) of this section, where a property has a lot line abutting more than two (2) public rights-of-way, a driveway, aisle or parking area shall not be permitted between the wall of a building or structure and a lot line abutting two (2) of the public rights-of-way;
- (8) no person shall use land or erect or use a building or structure except in compliance with all requirements related to the build-to area, and any other requirements as shown on Schedule "I" of this section;
- (9) notwithstanding subsection (8) of this section, where a property has build-to areas along more than two (2) lot lines, the building or structure shall be located along a minimum of two (2) build-to areas;
- (10) notwithstanding subsection (8) of this section, a maximum of 30% of the length of the streetwall may be set back beyond the build-to area;
- (11) notwithstanding the requirements related to build-to areas, vehicular entrances for the purposes of ingress and egress to and from the lands shall be permitted;
- (12) notwithstanding anything set out in this section, buildings, structures, driveways, aisles or parking areas lawfully existing on the day this By-law comes into force (2001 January 17) shall be deemed to comply with the provisions of this By-law;
- (13) additions which are constructed onto any building or structure lawfully existing on the day this By-law comes into force (2001 January 17) shall not be subject to the requirements of subsection (8) of this section;
- (14) notwithstanding subsection (1)(c) of this section, motor vehicle rental facilities shall comply with the following: (0412-2004)
- (a) motor vehicles offered for rent or lease shall not be parked or stored on required parking;
  - (b) no motor vehicles having a vehicle weight over 2 300 Kg shall be offered for rent or lease.
- (15) notwithstanding the provisions of subsection 22C(2) of this By-law, motor vehicle parking for commercial uses located on Blocks 1, 2 and 3, as shown on Schedule "I" of this section shall be provided and maintained at a minimum rate of 4.57 spaces per 100 m<sup>2</sup> GLA; (0423-2005)






- (16) any building or structure located within Block 4, as shown on Schedule "I" of this section, shall also comply with the following: (0423-2005)
- (a) notwithstanding subsection (8) of this section, the minimum building setback from the streetline shall be 1.0 m;
  - (b) a minimum of one (1) main front entrance to each building shall be located within at least one (1) build-to area;
  - (c) notwithstanding clause (16)(b) of this section, a maximum of one (1) building may have its main front entrance outside the build-to area provided such building shall have a maximum gross floor area - non residential of 1 400 m<sup>2</sup>;
  - (d) all buildings and structures shall have a minimum building height of 6.1 m measured from established grade to the top of the roof line;
  - (e) notwithstanding subsection (6) of this section, a driveway, aisle or parking area shall be permitted between a wall of a building or structure not containing the main front entrance and a lot line abutting a public right-of-way;
  - (f) for the purposes of this section, "MAIN FRONT ENTRANCE" means the door which is designed as the primary access point into the building or structure and shall face the build-to area.

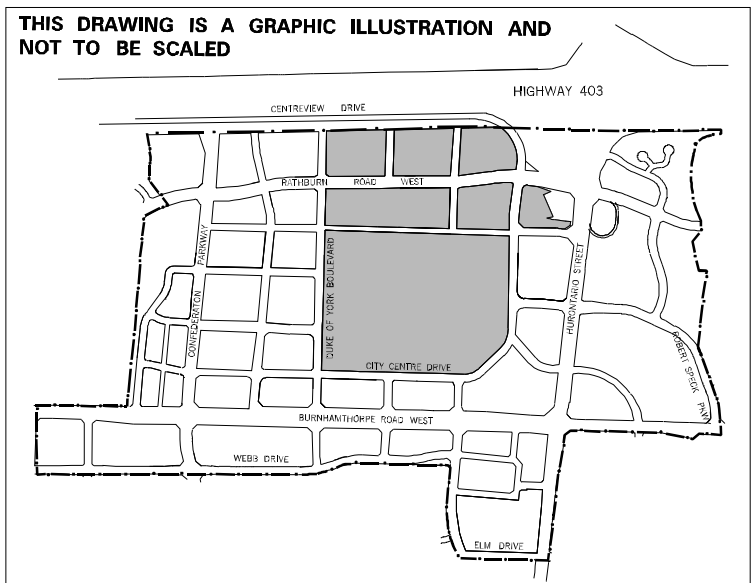
**NOTE:**

1. In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from any of the designations "H-CC1", "H-CC2" and "H-CC3" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time, by further amendment to Maps 22, 28 and 29 of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:
  - (i) delivery of an executed Servicing Agreement and/or Development Agreement in a form satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to the installation or placement of all required municipal works, including municipal walkways, the provision of land dedication for future public road widenings, and transit rights-of-way and easements, including the provision of parkland, the provisions of required securities, and related provisions provided that the Servicing and Development Agreements will not require the gratuitous dedication of land for new public roads, including realignments of roads, where not otherwise permitted under the *Planning Act* or impose an obligation upon a landowner to construct or pay for the construction of a new road.
2. The holding "H" symbol shall not prevent the use of buildings and structures lawfully existing on the day this By-law comes into force (2001 January 17) for those uses which are permitted by the Zoning symbol preceded by the holding "H" symbol relating to those lands, or the expansion of parking facilities to support the uses within these existing buildings and structures.



**REQUIREMENTS:**

-  BUILD-TO AREA [0 - 7.6m FROM STREETLINE]
-  BUILD-TO AREA [0 - 7.6m FROM LANDSCAPED AREA]
-  BUILD-TO AREA [0 - 10m FROM STREETLINE]
-  BUILD-TO AREA [0 - 15m FROM STREETLINE]
-  LANDSCAPED AREA



**CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "I" TO "SECTION 24A"**

**AS ATTACHED TO BY-LAW 0423-2005**

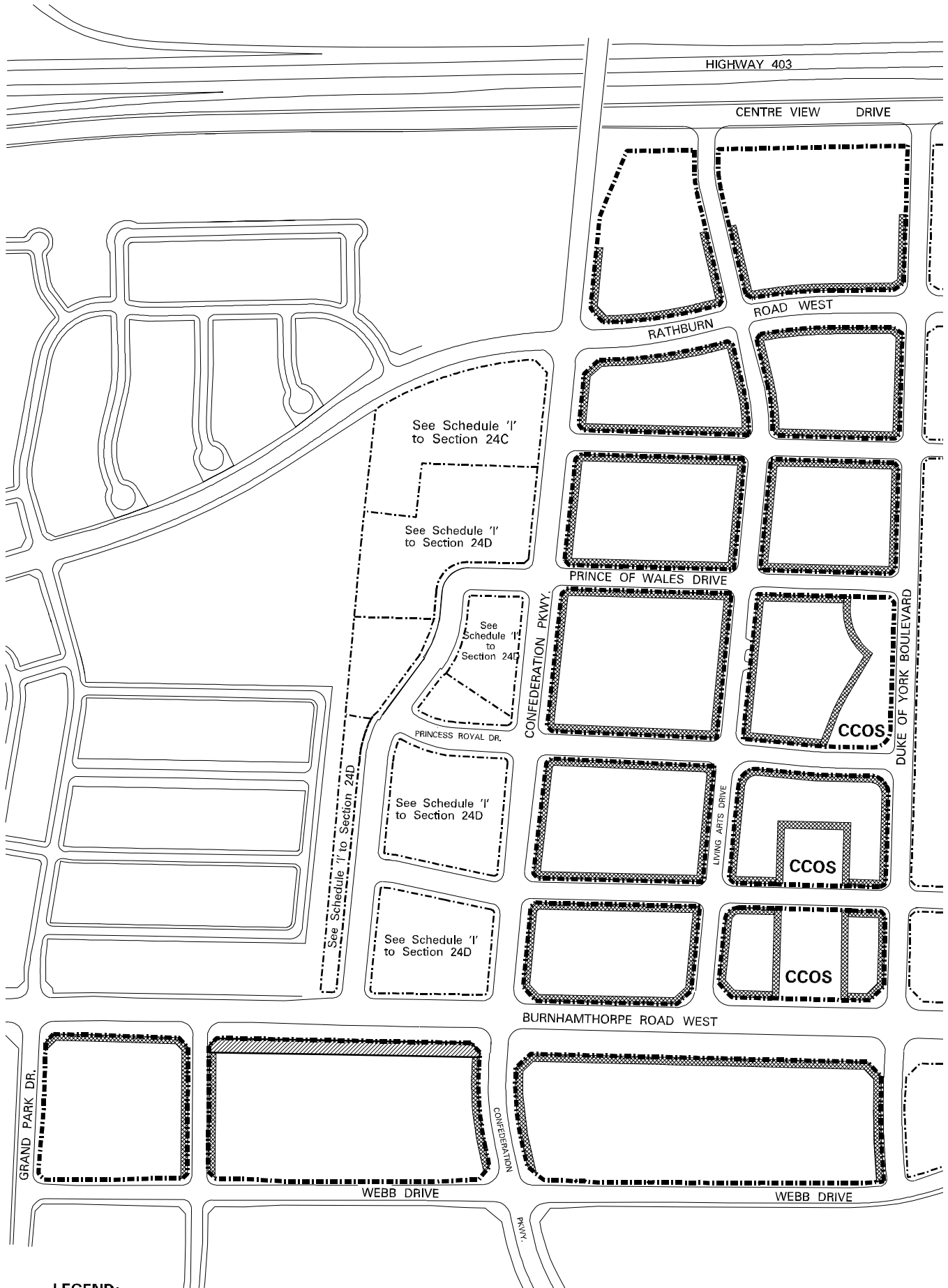
**PASSED BY COUNCIL ON 2005, November 9**





**NOTE:**

1. In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from any of the designations "H-CC1", "H-CC2" and "H-CC3" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time, by further amendment to Maps 22, 28 and 29 of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:
  - (i) delivery of an executed Servicing Agreement and/or Development Agreement in a form satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to the installation or placement of all required municipal works, including municipal walkways, the provision of land dedication for future public road widenings, and transit rights-of-way and easements, including the provision of parkland, the provisions of required securities, and related provisions provided that the Servicing and Development Agreements will not require the gratuitous dedication of land for new public roads, including realignments of roads, where not otherwise permitted under the *Planning Act* or impose an obligation upon a landowner to construct or pay for the construction of a new road.
2. The holding "H" symbol shall not prevent the use of buildings and structures lawfully existing on the day this By-law comes into force (2001 January 17) for those uses which are permitted by the Zoning symbol preceded by the holding "H" symbol relating to those lands, or the expansion of parking facilities to support the uses within these existing buildings and structures.



**LEGEND:**

- BUILD-TO AREA  
[0 - 7.6m FROM STREETLINE OR "CCOS" ZONE]
- BUILD-TO AREA  
[0 - 15.0m FROM STREETLINE ]

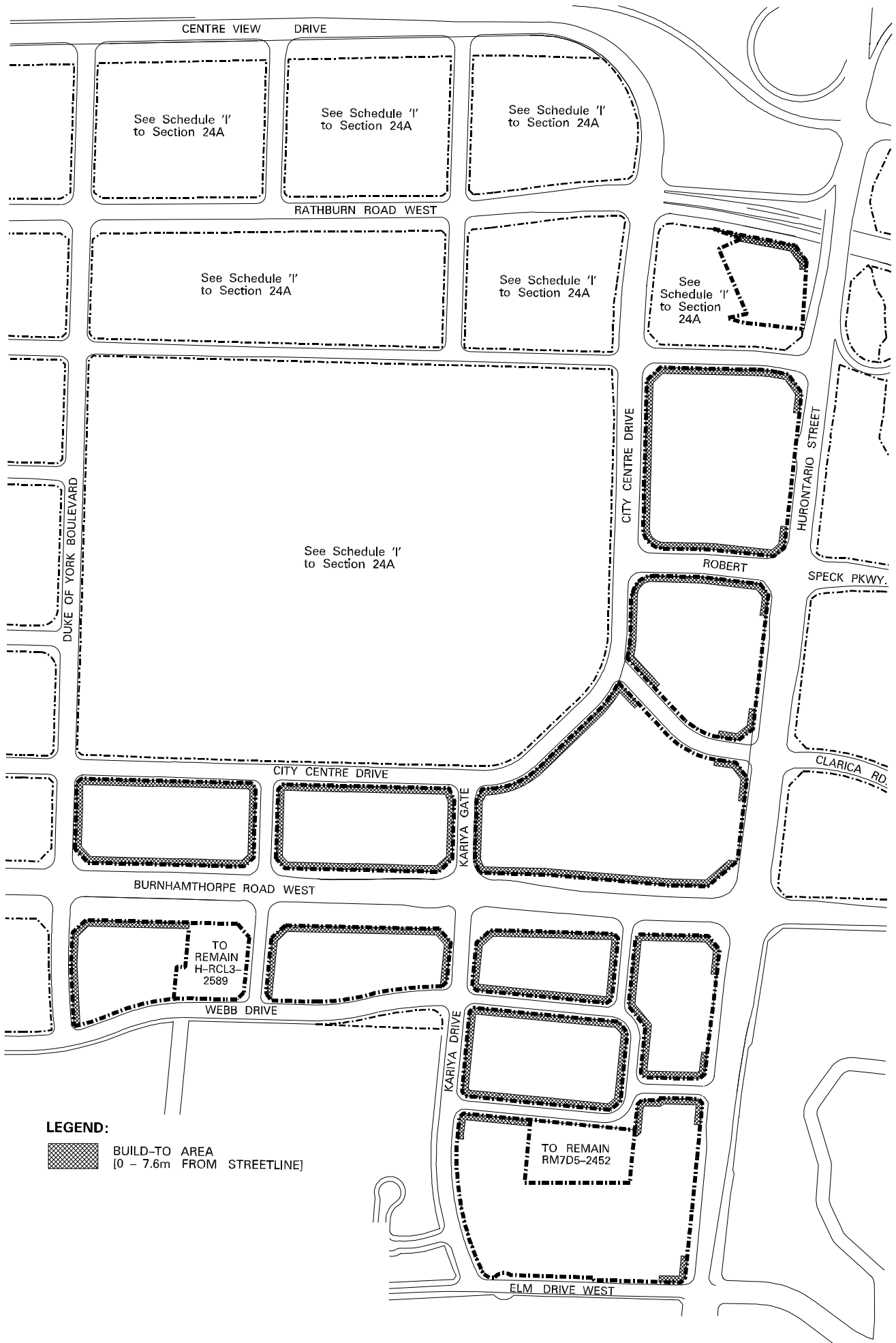


**CITY OF MISSISSAUGA**

**PART 1 OF SCHEDULE "I" TO "SECTION 24B"**

**AS ATTACHED TO BY-LAW 0511-2005**

**PASSED BY COUNCIL ON December 14, 2005**

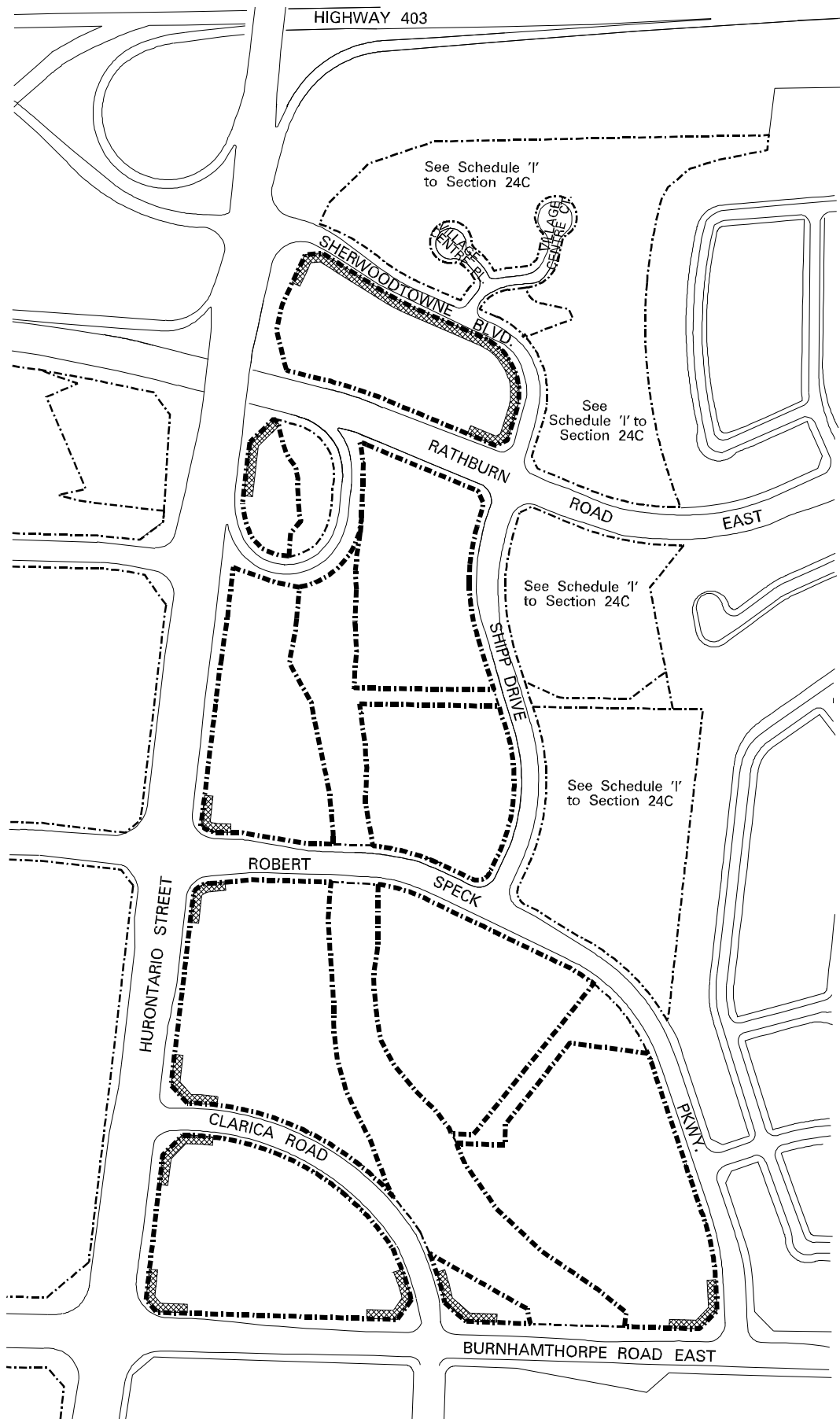


CITY OF MISSISSAUGA


PART 2 OF SCHEDULE "I" TO "SECTION 24B"

AS ATTACHED TO BY-LAW 0423 2005

PASSED BY COUNCIL ON 2005 November 9



**LEGEND:**

 BUILD-TO AREA  
[0 - 7.6m FROM STREETLINE]



**CITY OF MISSISSAUGA**

**PART 3 OF SCHEDULE "I" TO "SECTION 24B"**

**AS ATTACHED TO BY-LAW 0423 2005**

**PASSED BY COUNCIL ON 2005, November 9**

**"CC3" Zone**

**(H)**

**24C.** In a "CC3" zone: (0005-2001), (0511-2005), (0107-2006)

USES PERMITTED

- (1) any person may use land or erect or use a building or structure for the following uses:
  - (a) business, professional and administrative office;
  - (b) apartment house, row dwelling, street row dwelling;
  - (c) hotel;
  - (d) conference facility;
  - (e) health care facility;
  - (f) educational facility;
  - (g) place of religious assembly;
  - (h) park;
  - (i) parking lot;

ADDITIONAL  
USES PERMITTED  
WITH RESTRICTIONS

- (2) the following additional uses shall also be permitted provided such uses are contained wholly within buildings or structures used for business, professional or administrative offices, apartment house uses, hotels, conference facilities or any combination thereof:
  - (a) bank, financial institution, money lending agency;
  - (b) personal service shop;
  - (c) recreational establishment, which shall include but not be limited to billiards, bowling, curling, swimming pool, roller skating, and ice skating;
  - (d) restaurant, convenience restaurant or take-out restaurant, with or without an outdoor patio;
  - (e) service or repair shop;
  - (f) shop in which goods are sold or rented at retail;
  - (g) entertainment uses;

STANDARDS FOR  
DEVELOPMENT

- (3) for the purposes of this section, entertainment uses shall not include amusement arcades, adult entertainment parlours, adult videotape stores and body rub parlours;
- (4) notwithstanding subsections (1) and (2) of this section, hotels, conference facilities, restaurants, convenience restaurants, take-out restaurants and entertainment uses shall not be permitted in Area 'A', Area 'B' or Area 'C' as shown on each of Parts 1 through 6 inclusive, on Schedule "I" of this section; (0107-2006)
- (5) notwithstanding clause (1)(b) of this section, row dwellings and street row dwellings shall only be permitted within Area 'A' or Area 'B' as shown on each of Parts 1 through 6 inclusive, and all of Part 7, on Schedule "I" of this section; (0107-2006)
- (6) a maximum of 20% of the total gross floor area - non residential of any building or structure used for business, professional or administration offices, hotels, conference facilities and a maximum of 20% of the total gross floor area - apartment house of any building or structure uses for apartment house uses, or any combination thereof, may be used for any use permitted under clauses (2)(a) to (g) inclusive, of this section;
- (7) the provisions of section 21 of this By-law shall not apply;
- (8) the minimum gross floor area - apartment house of all buildings or structures used for apartment house uses shall be 1.0 times the lot area;
- (9) motor vehicle parking for all residential uses shall be provided and maintained on the same lot at a minimum rate of 1.0 spaces per dwelling unit;
- (10) a driveway, aisle or parking area shall not be permitted within 7.6 m of a lot line abutting a public right-of-way;
- (11) a driveway, aisle or parking area shall not be permitted between a wall of a building or structure and a lot line abutting a public right-of-way;
- (12) notwithstanding subsection (11) of this section, where a property has a lot line abutting more than two (2) public rights-of-way, a driveway, aisle or parking area shall not be permitted between the wall of a building or structure and a lot line abutting two (2) of the public rights-of-way;
- (13) no person shall use land or erect or use a building or structure except in compliance with all requirements related to the build-to area, and any other requirements as shown on each of Parts 1 through to 7 inclusive, on Schedule "I" of this section;
- (14) notwithstanding subsection (13) of this section, where a property has build-to areas along more than two (2) lot lines, the building or structure shall be located along a minimum of two (2) build-to areas;
- (15) notwithstanding subsection (13) of this section, a maximum of 30% of the length of the streetwall may be set back beyond the build-to area;
- (16) notwithstanding the requirements related to build-to areas, vehicular entrances for the purposes of ingress and egress to and from the lands shall be permitted;
- (17) notwithstanding anything set out in this section, buildings, structures, driveways, aisles or parking areas lawfully existing on the day this By-law comes into force (2001 January 17) shall be deemed to comply with the provisions of this By-law;
- (18) additions which are constructed onto any building or structure lawfully existing on the day this By-law comes into force (2001 January 17) shall not be subject to the requirements of subsection (13) of this section.

(19) any building or structure located on lands shown on Part 7 of Schedule "I" of this section shall also comply with the following: (0107-2006)

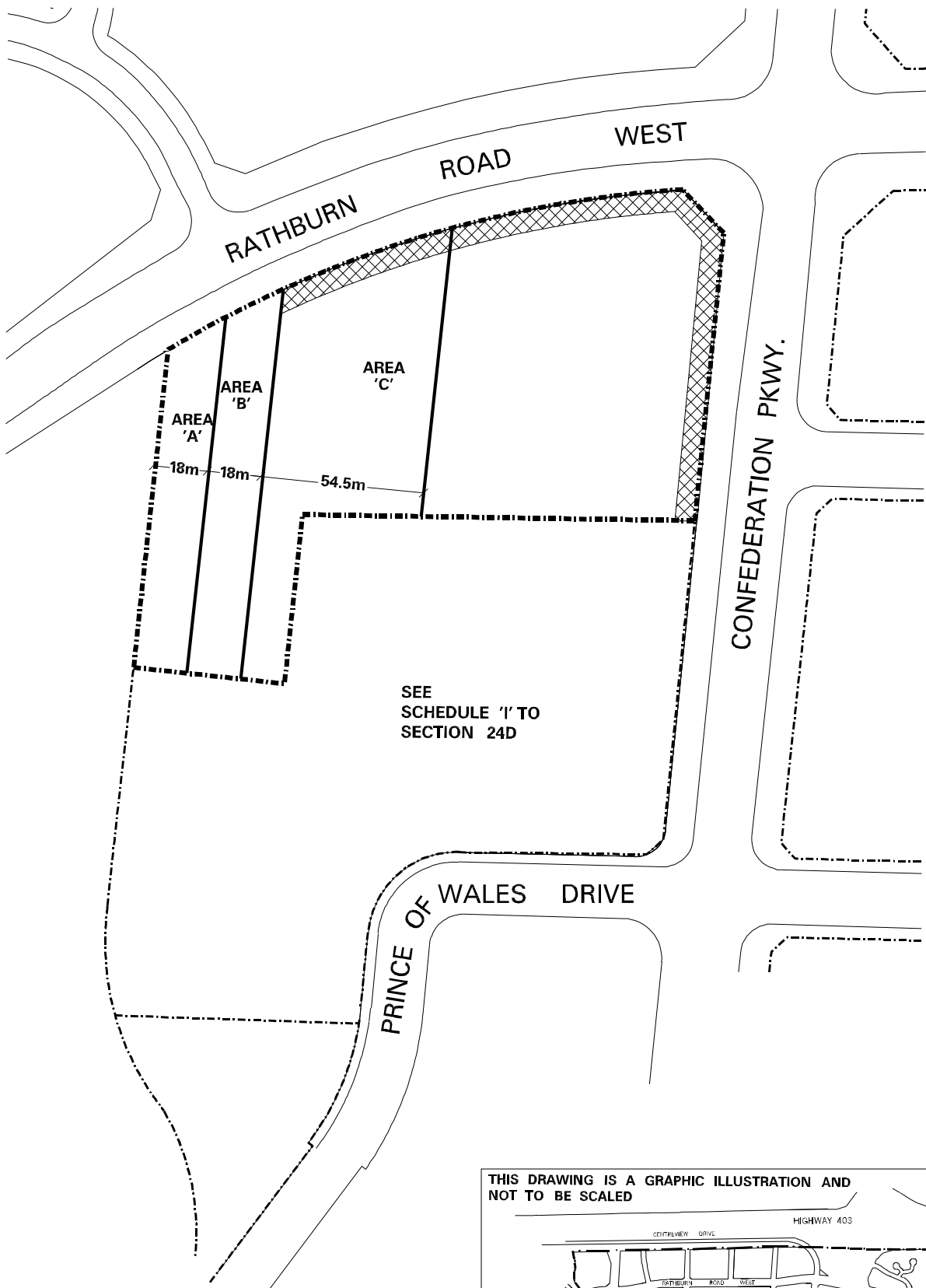
- (a) notwithstanding the provisions of section 22M of this By-law, the minimum aisle width shall be 6.0 m;
- (b) the maximum gross floor area - residential (City Centre Zones) on all lands shown on Part 7 of Schedule "I" of this section shall be 20 000 m<sup>2</sup>;
- (c) notwithstanding subsections (1) and (2) of this section, hotels, conference facilities, restaurants, convenience restaurants, take-out restaurants and entertainment uses shall have a minimum separation distance of 60 m;
- (d) for the purposes of this subsection, "SEPARATION DISTANCE" means a distance measured in a straight line from the nearest part of the building or structure or portion of the building or structure containing the use, to the closest lot line of lands zoned "RM5-888";
- (e) notwithstanding Part 7 of Schedule "I" of this section, eaves, gutters, belt courses, cornices, pilasters, fireplaces, bays and box windows, with or without a foundation, may project a maximum of 0.6 m beyond the buildable area;
- (f) notwithstanding Part 7 of Schedule "I" of this section, covered or uncovered porches, balconies and terraces, with or without a foundation, may project a maximum of 2.0 m, exclusive of stairs, beyond the buildable area;
- (g) notwithstanding the provisions of subsection (9) of this section, motor vehicle parking shall be provided and maintained on the same lot in accordance with the following schedule:

Minimum Required Parking Spaces per Dwelling Unit	
Residents	Visitor
2.0	0.30





- (h) the minimum landscaped open space shall be 40% of the lot area;
- (i) for the purposes of this subsection, "LANDSCAPED OPEN SPACE" means the unobstructed space on a lot, located at-grade and/or above grade atop a building or structure, suitable for the growth and maintenance of grass, flowers, shrubs, trees, and/or decorative paving and other landscape features and may include private and common amenity spaces, patios, walkways, landscaped roof tops and podiums but does not include any vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicular parking area or any open space beneath or within any building or structure;
- (j) unless otherwise shown on Part 7 of Schedule "I" of this section, the maximum height of a row dwelling measured from established grade to the highest ridge of a sloped roof shall be 13 m;
- (k) all site development plans shall conform to the provisions of Part 7 of Schedule "I" of this section;
- (l) notwithstanding clause (19)(k) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of surface parking spaces, internal driveways, vehicular access points, play equipment, transformers, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

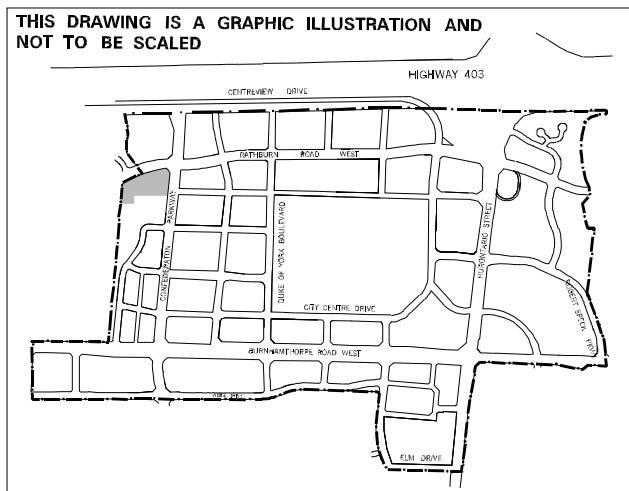
**NOTE:**

1. In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from any of the designations "H-CC1", "H-CC2" and "H-CC3" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time, by further amendment to Maps 22, 28 and 29 of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:
  - (i) delivery of an executed Servicing Agreement and/or Development Agreement in a form satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to the installation or placement of all required municipal works, including municipal walkways, the provision of land dedication for future public road widenings, and transit rights-of-way and easements, including the provision of parkland, the provisions of required securities, and related provisions provided that the Servicing and Development Agreements will not require the gratuitous dedication of land for new public roads, including realignments of roads, where not otherwise permitted under the *Planning Act* or impose an obligation upon a landowner to construct or pay for the construction of a new road.
2. The holding "H" symbol shall not prevent the use of buildings and structures lawfully existing on the day this By-law comes into force (2001 January 17) for those uses which are permitted by the Zoning symbol preceded by the holding "H" symbol relating to those lands, or the expansion of parking facilities to support the uses within these existing buildings and structures.



**REQUIREMENTS:**

-  BUILD-TO AREA [0 - 7.6m FROM STREETLINE]
-  BUILDING HEIGHT: MAXIMUM 7.3m
-  BUILDING HEIGHT: MAXIMUM 14.6m
-  BUILDING HEIGHT: MAXIMUM 29.2m



**PART 1 OF SCHEDULE "I" TO "SECTION 24C"**  
**AS ATTACHED TO BY-LAW 0511-2005**  
**PASSED BY COUNCIL ON December 14, 2005**

Part 2 of Schedule "I" to section 24C

*Deleted by By-law 0511-2005. (0005-2001)*

Part 3 of Schedule "I" to section 24C

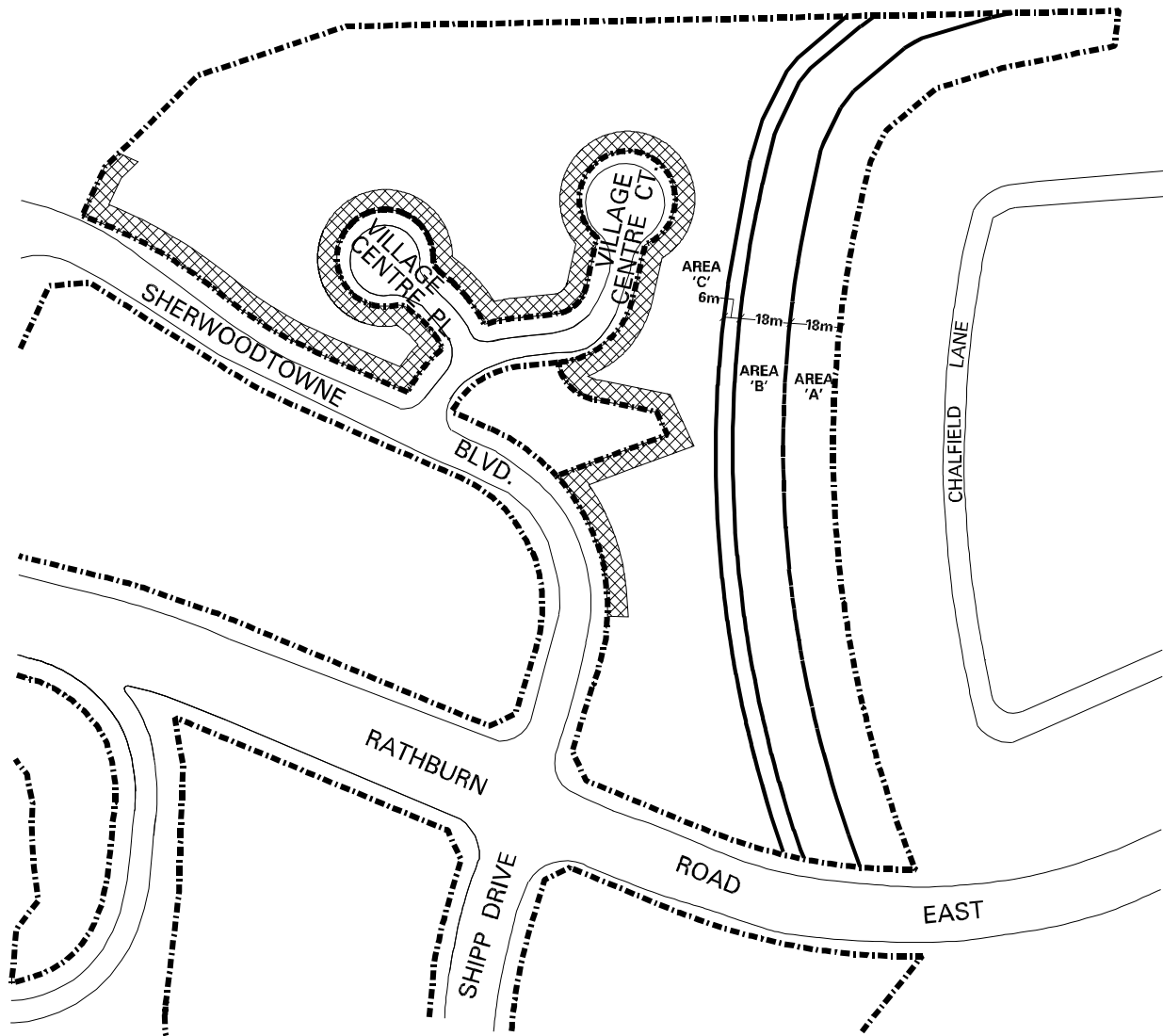
*Deleted by By-law 0511-2005. (0005-2001)*

Part 4 of Schedule "I" to section 24C





*Deleted by By-law 0511-2005. (0005-2001)*

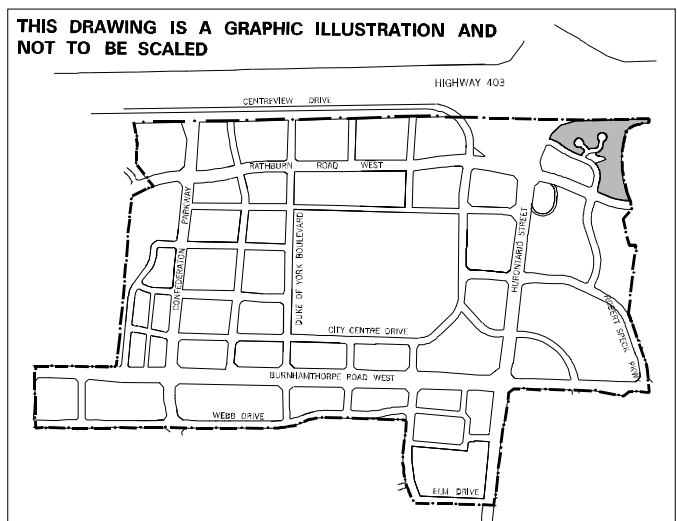


HIGHWAY 403



**REQUIREMENTS:**

-  BUILD-TO AREA  
[0 - 7.6m FROM STREETLINE]
-  **AREA 'A'** BUILDING HEIGHT: MAXIMUM 7.3m
-  **AREA 'B'** BUILDING HEIGHT: MAXIMUM 14.6m
-  **AREA 'C'** BUILDING HEIGHT: MAXIMUM 29.2m

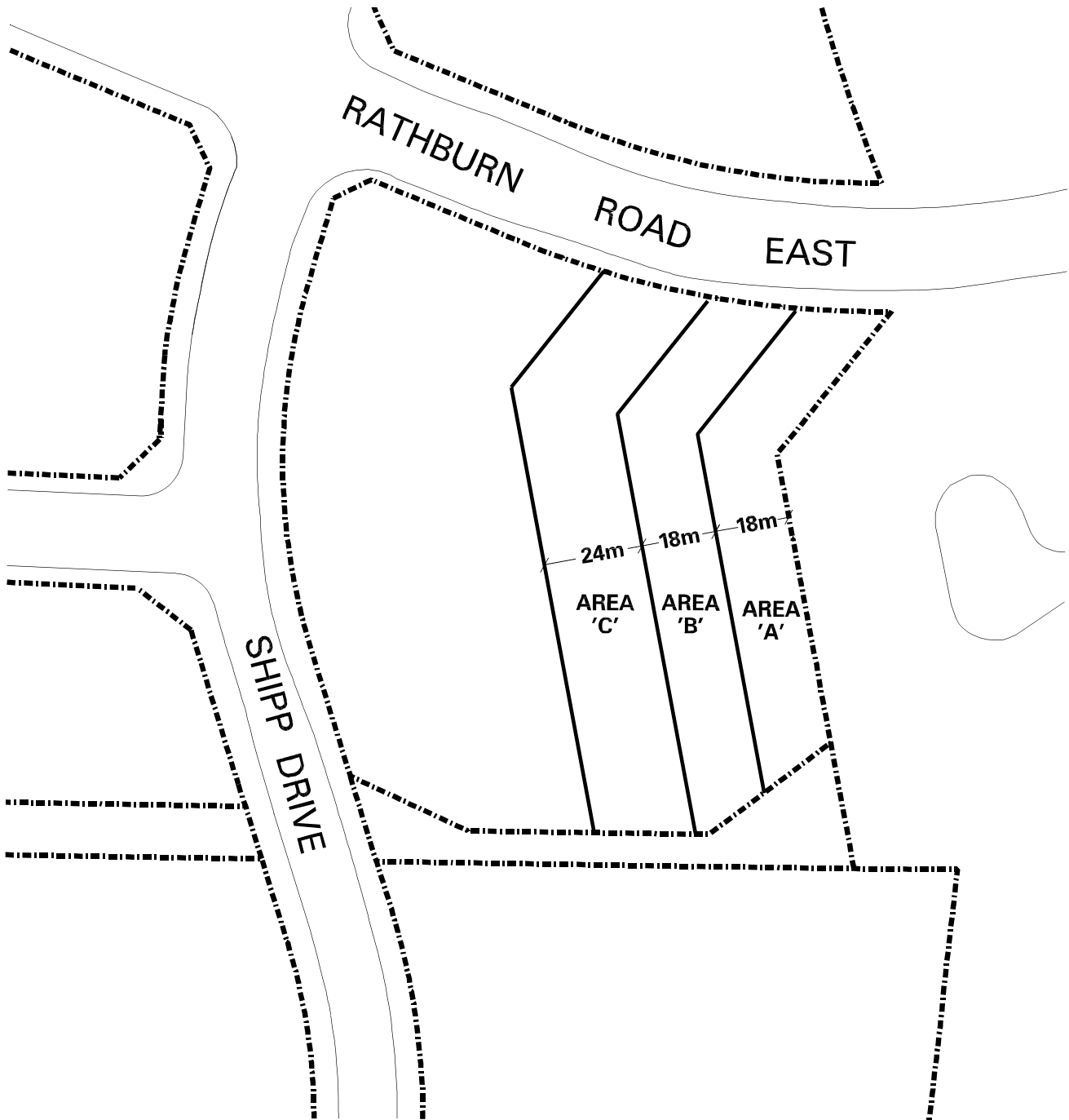


**CITY OF MISSISSAUGA**

**PART 5 OF SCHEDULE "I" TO "SECTION 24C"**

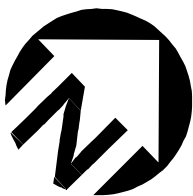
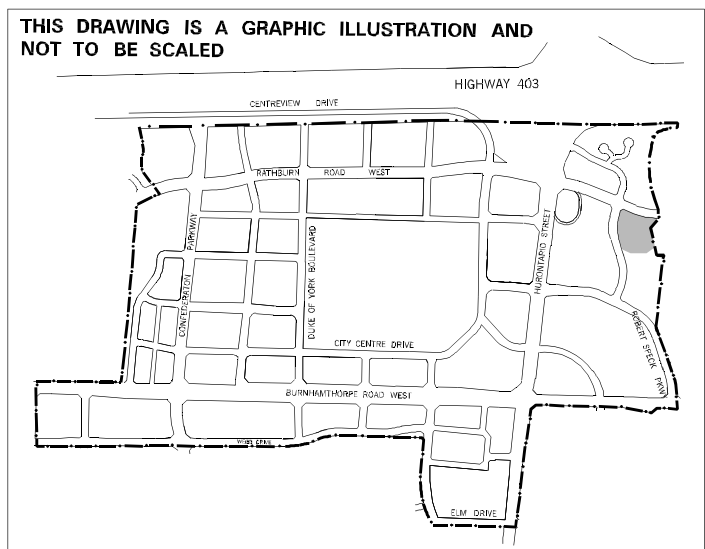
**AS ATTACHED TO BY-LAW 0005-2001**

**PASSED BY COUNCIL ON 2001 January 17**



**REQUIREMENTS:**

- AREA 'A'** BUILDING HEIGHT: MAXIMUM 7.3m
- AREA 'B'** BUILDING HEIGHT: MAXIMUM 14.6m
- AREA 'C'** BUILDING HEIGHT: MAXIMUM 29.2m

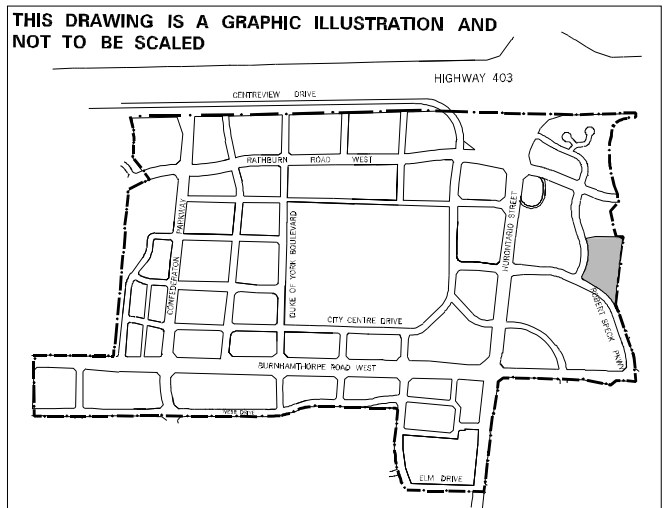
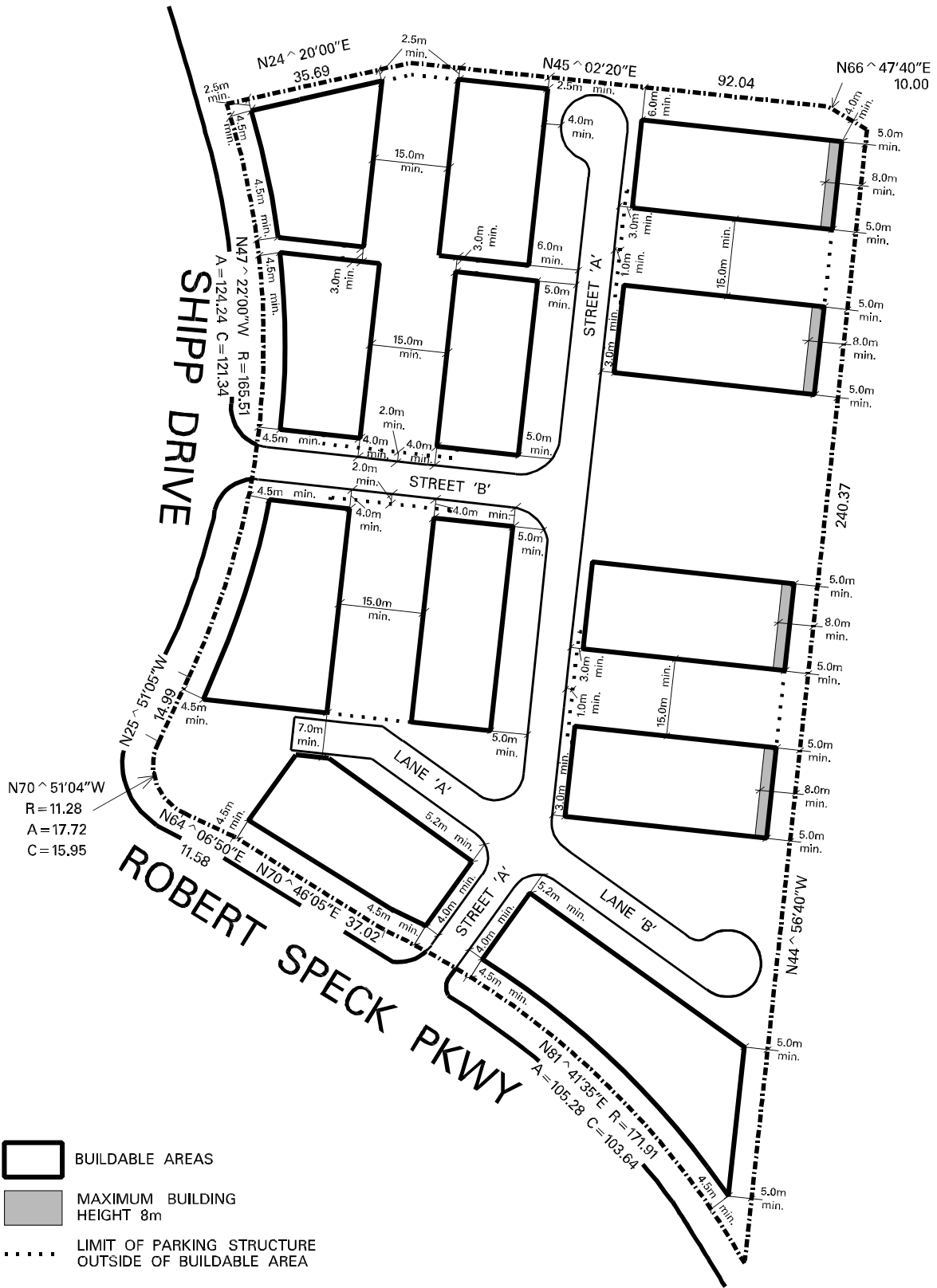


**CITY OF MISSISSAUGA**

**PART 6 OF SCHEDULE "I" TO "SECTION 24C"**

**AS ATTACHED TO BY-LAW 0005-2001**

**PASSED BY COUNCIL ON 2001 January 17**



**PART 7 OF SCHEDULE "I" TO "SECTION 24C"**  
**AS ATTACHED TO BY-LAW** 0107-2006  
**PASSED BY COUNCIL ON** 2006 March 29

**"CC4" Zone"**

**(H)**

**24D.** In a "CC4" zone: (0511-2005)

USES PERMITTED

- (1) any person may use land or erect or use a building or structure for the following uses:
  - (a) business, professional and administrative office;
  - (b) apartment house;
  - (c) hotel;
  - (d) conference facility;
  - (e) health care facility;
  - (f) educational facility;
  - (g) place of religious assembly;
  - (h) park;
  - (i) parking lot;

ADDITIONAL  
USES PERMITTED  
WITH RESTRICTIONS

- (2) for the purposes of this section, "APARTMENT HOUSE" means a building or structure containing more than three (3) dwelling units and three (3) or more storeys in height which may have separate, direct and/or shared access to the dwelling units at the ground floor and/or above the first storey and/or a private or shared corridor;
- (3) the following additional uses shall also be permitted provided such uses are contained wholly within buildings or structures principally used for business, professional or administrative offices, apartment house uses, hotels, conference facilities or any combination thereof:
  - (a) bank, financial institution, money lending agency;
  - (b) personal service shop;
  - (c) recreational establishment, which shall include, but not be limited to, billiards, bowling, curling, swimming pool, roller skating, and ice skating;
  - (d) restaurant, convenience restaurant or take out restaurant, with or without an outdoor patio;
  - (e) service or repair shop;
  - (f) shop in which goods are sold or rented at retail;
  - (g) entertainment uses;

STANDARDS FOR  
DEVELOPMENT

- (4) for the purposes of this section, entertainment uses shall not include amusement arcades, adult entertainment parlours, adult videotape stores and body rub parlours;
- (5) notwithstanding subsections (1) and (3) of this section, only apartment house uses shall be permitted on Part 1 on Schedule "I" of this section within 40 m of lands zoned "H-CC3", "O1" and "CC3";
- (6) notwithstanding subsections (1) and (3) of this section, only apartment house uses shall be permitted on Part 5 of Schedule "I" of this section;
- (7) a maximum of 20% of the total gross floor area - non residential of any building or structure principally used for business, professional or administration offices, hotels, conference facilities and a maximum of 20% of the total gross floor area - residential of any building or structure used for apartment house uses, or any combination thereof, may be used for any use permitted under clauses (3)(a) to (g) inclusive, of this section;
- (8)
  - (a) the portion of the ground floor of all buildings and structures located on Part 2 of Schedule "I" of this section that abut Confederation Parkway shall be devoted to uses described under clauses (3)(a) to (g) inclusive, of this section;
  - (b) notwithstanding clause (8)(a) of this section, a maximum of 40% of the linear building frontage located on lands shown on Part 2 of Schedule "I" of this section that abut Confederation Parkway may be devoted to uses other than those described under clauses (3)(a) to (g) inclusive, of this section;
- (9)
  - (a) the portion of the ground floor of all buildings and structures located on lands shown on Part 2 of Schedule "I" of this section that are adjacent to lands zoned "CCOS" shall be devoted to uses described under clauses (3)(a) to (g) inclusive, of this section;
  - (b) notwithstanding clause (9)(a) of this section, a maximum of 30% of the linear building frontage located on lands shown on Part 2 of Schedule "I" of this section that are adjacent to lands zoned "CCOS" may be devoted to uses other than those described under clauses (3)(a) to (g) inclusive, of this section;
- (10) notwithstanding clause (9)(a) of this section, the ground floor area of any building or structure located within the shaded area of Parcel Block 2D shown on Part 2 of Schedule "I" of this section shall be restricted to the use of a restaurant having a minimum of 100 m<sup>2</sup> gross floor area - restaurant, with or without a patio;
- (11)
  - (a) the portion of the ground floor of all buildings and structures located on Part 3 of Schedule "I" of this section that abut Confederation Parkway shall be devoted to uses described under clauses (3)(a) to (g) inclusive, of this section;
  - (b) notwithstanding clause (11)(a) of this section, a maximum of 40% of the linear building frontage located on lands shown on Part 2 of Schedule "I" of this section that abut Confederation Parkway may be devoted to uses other than those described under clauses (3)(a) to (g) inclusive, of this section;
- (12) for the purposes of subsections (8), (10) and (11) of this section, each individual unit, located at or within the build-to area, containing a use permitted under clauses (3)(a) to (g) inclusive, of this section, shall be required to provide a pedestrian ingress and egress through a main front entrance which shall face the Confederation Parkway right-of-way;

- (13) for the purposes of this section, "MAIN FRONT ENTRANCE" means the door which is designed as the primary access point into the building or structure or part thereof;
- (14) for the purposes of subsections (9)(a) and (9)(b) of this section, each individual unit permitted under clauses (3)(a) to (g) inclusive, of this section, shall have pedestrian ingress and egress through a main front entrance which shall face lands zoned "CCOS";
- (15) (a) the portion of the ground floor of all buildings and structures located within Parcel Blocks 3E and 3H located on lands shown on Part 3 of Schedule "I" of this section that abut Princess Royal Drive shall be devoted to uses described under clauses (3)(a) to (g) inclusive, of this section;
- (b) notwithstanding clause (15)(a) of this section, a maximum of 40% of the linear building frontage located within Parcel Blocks 3E and 3H located on lands shown on Part 3 of Schedule "I" of this section that abut Princess Royal Drive may be devoted to uses other than those described under clauses (3)(a) to (g) inclusive, of this section;
- (16) for the purposes of this section, linear building frontage shall be measured for that portion of the building located at or within the build-to area measured from the exterior of outside walls parallel to the streetline;
- (17) the provisions of section 21 of this By-law shall not apply;
- (18) the minimum gross floor area - residential of all buildings or structures used for apartment house uses shall be 1.0 times the lot area;
- (19) the heights and floor plates of all buildings and structures on all blocks shown on each of Parts 1 through to 5 inclusive, on Schedule "I" of this section, shall conform to the following requirements:
- (a) parcel blocks shown on Part 1 of Schedule "I" to section 24D;

Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
1A	58 m 18 storeys	605 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
1B	58 m 18 storeys	605 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
1C	58 m 18 storeys	605 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
1D	79 m 25 storeys	605 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
1E	97 m 31 storeys	605 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
1F	12 m 3 storeys	n/a	n/a	n/a
1G	109 m 35 storeys	641 m <sup>2</sup>	12 m 3 storeys	25 m 7 storeys
1H	139 m 45 storeys	790 m <sup>2</sup>	12 m 3 storeys	25 m 7 storeys

- (b) parcel blocks shown on Part 2 of Schedule "I" to section 24D;

Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
2A	124 m 40 storeys	790 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
2B	40 m 12 storeys	1 000 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
2C	25 m 7 storeys	n/a	12 m 3 storeys	25 m 7 storeys
2D	154 m 50 storeys	929 m <sup>2</sup>	12 m 3 storeys	25 m 7 storeys

(c) parcel blocks shown on Part 3 of Schedule "I" to section 24D;

Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
3A	43 m 13 storeys	1 000 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
3B	25 m 7 storeys	1 000 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
3C	25 m 7 storeys	1 000 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
3D	12 m 3 storeys	n/a	7 m 2 storeys	12 m 3 storeys
3E	100 m 32 storeys	640 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
3F	12 m 3 storeys	n/a	7 m 2 storeys	12 m 3 storeys
3G	100 m 32 storeys	640 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
3H	25 m 7 storeys	n/a	12 m 3 storeys	25 m 7 storeys
3I	124 m 40 storeys	790 m <sup>2</sup>	12 m 3 storeys	25 m 7 storeys
3J	25 m 7 storeys	n/a	12 m 3 storeys	25 m 7 storeys

(d) parcel blocks shown on Part 4 of Schedule "I" to section 24D;

Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
4A	25 m 7 storeys	1 000 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
4B	25 m 7 storeys	1 000 m <sup>2</sup>	7 m 2 storeys	18 m 5 storeys
4C	79 m 25 storeys	790 m <sup>2</sup>	7 m 2 storeys	25 m 7 storeys
4D	12 m 3 storeys	n/a	7 m 2 storeys	12 m 3 storeys
4E	25 m 7 storeys	n/a	7 m 2 storeys	25 m 7 storeys
4F	25 m 7 storeys	n/a	12 m 3 storeys	25 m 7 storeys
4G	12 m 3 storeys	n/a	7 m 2 storeys	12 m 3 storeys
4H	25 m 7 storeys	1 000 m <sup>2</sup>	12 m 3 storeys	18 m 5 storeys
4I	115 m 37 storeys	790 m <sup>2</sup>	7 m 2 storeys	25 m 7 storeys
4J	25 m 7 storeys	n/a	7 m 2 storeys	25 m 7 storeys
4K	139 m 45 storeys	790 m <sup>2</sup>	12 m 3 storeys	25 m 7 storeys

(e) parcel blocks shown on Part 5 of Schedule "I" to section 24D;

Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height
5A	20 m 5 storeys	n/a	7 m 2 storeys
5B	16 m 4 storeys	n/a	7 m 2 storeys
5C	16 m 4 storeys	n/a	7 m 2 storeys
5D	20 m 5 storeys	n/a	7 m 2 storeys

- (20) the maximum number of dwelling units on all lands zoned "CC4" shall not exceed 5 321;
- (21) (a) motor vehicle parking for all residential uses shall be provided and maintained on the same lot at a minimum rate of 1.0 spaces per dwelling unit;
- (b) notwithstanding clause (21)(a) of this section, motor vehicle parking for all uses shall be permitted off-site on lands zoned "CC4" as described on Parts 1 to 5 inclusive, as shown on Schedule "I" of this section, provided such off-site parking is located on the same Part as the building for which the parking is required in accordance with the following:
- (i) buildings located on Part 1 must have parking provided on Part 1;
  - (ii) buildings located on Part 2 must have parking provided on Part 2;
  - (iii) buildings located on Part 3 must have parking provided on Part 3;
  - (iv) buildings located on Part 4 must have parking provided on Part 4;
  - (v) buildings located on Part 5 must have parking provided on Part 5;
- (22) notwithstanding clauses (21)(a) and (21)(b) of this section, underground parking shall be permitted below a public right-of-way in accordance with the following:

Right-of-way	Maximum Encroachment	Minimum Vertical Depth
12.5 m	6.25 m on each side of the right-of-way	1.0 m
23.5 m	1.25 m on each side of the right-of-way	1.0 m
40.0 m	1.25 m	1.0 m

- (23) for the purposes of this section, "VERTICAL DEPTH" means the distance between the lowest grade level of the public right-of-way measured to the top of the roof membrane of a below-grade parking structure;
- (24) an at-grade driveway, aisle or parking area shall not be permitted within 7.6 m of a lot line abutting a public right-of-way;
- (25) an at-grade driveway, aisle or parking area shall not be permitted between a wall of a building or structure and a lot line abutting a public right-of-way;
- (26) notwithstanding subsection (25) of this section, where a property has a lot line abutting more than two (2) public rights-of-way, an at-grade driveway, aisle or parking area shall not be permitted between the wall of a building or structure and a lot line abutting two (2) of the public rights-of-way;
- (27) no person shall use land or erect or use a building or structure except in compliance with all requirements related to the build-to area, and any other requirements as shown on each of Parts 1 to 5 inclusive, on Schedule "I" of this section;
- (28) notwithstanding subsection (27) of this section, where a property has build-to areas along more than two (2) lot lines, the building or structure shall be located along a minimum of two (2) build-to areas;
- (29) notwithstanding the minimum dimensions of the build-to areas as shown on Parts 1 to 5 inclusive, on Schedule "I" of this section, where any building or structure or part thereof permitted under subsection (1)(b) of this section is situated at-grade, the minimum street line setback shall be 3.0 m to that portion of the building or structure containing that use;
- (30) notwithstanding subsection (29) of this section, lobbies situated on the ground floor level may encroach a maximum of 1.5 m into a required yard;
- (31) notwithstanding subsection (29) of this section, balconies and bay windows may encroach a maximum of 1.5 m into a required yard;
- (32) notwithstanding subsection (29) of this section, open staircases and porches, situated on the ground floor level, may encroach a maximum of 1.5 m into a required yard;
- (33) the provisions of subsection (31) of this section shall not apply to buildings or structures or parts thereof located as follows:
- (a) within Parcel Blocks 2C and 2D facing Confederation Parkway, located on Part 2 of Schedule "I" of this section;
  - (b) within Parcel Blocks 3H, 3I and 3J facing Confederation Parkway, located on Part 3 of Schedule "I" of this section;
- (34) the provisions of subsection (29) of this section shall not apply to those parts of buildings or structures located on the ground floor level, at or within the build-to area and used for uses permitted under subsection (3) of this section;
- (35) the provisions of subsections (29) and (30) of this section shall not apply to those parts of buildings or structures located above the ground floor level, as described in subsection (33) of this section;
- (36) notwithstanding the requirements related to build-to areas, vehicular and pedestrian entrances for the purposes of ingress and egress to and from the lands and landscaped areas abutting vehicular and pedestrian entrances shall be permitted and shall not be included in the calculation of build-to area;
- (37) for the purposes of this section, "PODIUM HEIGHT" is the vertical distance between established grade and the top of a roof surface of the podium;
- (38) for the purposes of this section, "PODIUM" means that portion of any building or structure located at or above established grade to the maximum podium height, as set out in subsection (19) of this section;

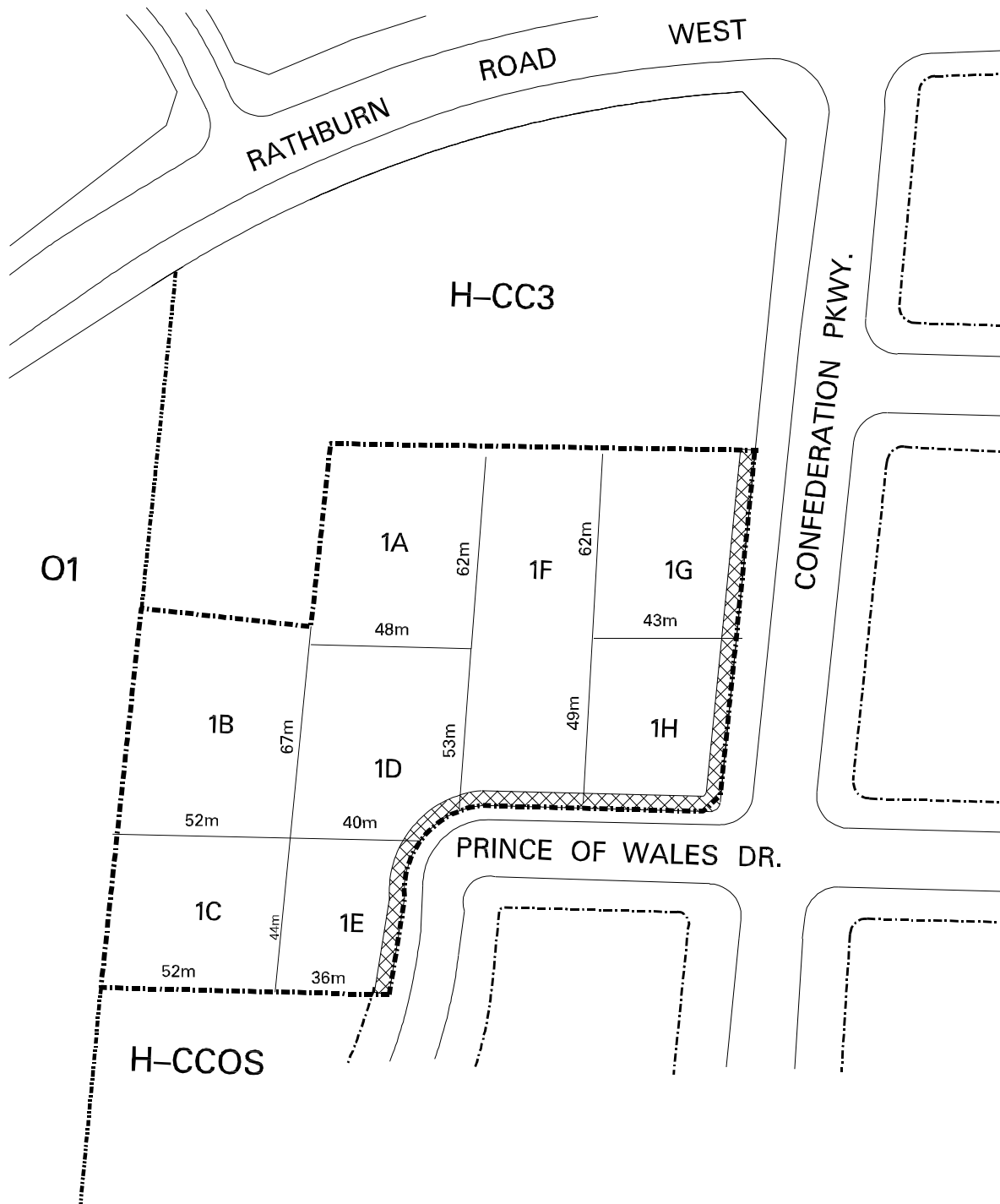
- (39) for the purposes of this section, "BUILDING HEIGHT" is the vertical distance between established grade and:
- (a) the highest point of the roof surface of a flat roof, but shall not include mechanical penthouses, stairways and structures providing access to roof tops;
  - (b) the mean height level between the eaves and ridge of a sloped roof, but shall not include mechanical penthouses, stairways and structures providing access to roof tops;
- (40) for the purposes of this section, "TOWER FLOOR PLATE" means the average floor area of all storeys within that portion of a building or structure or part thereof located above the podium, measured to the exterior faces of exterior walls of each storey of a building or structure;
- (41) all building and structures or parts thereof located above the height of a podium shall be set back a minimum of 3.0 m from the exterior face of the podium structure;
- (42) notwithstanding subsection (41) of this section, portions of a building or structure may encroach a maximum of 1.5 m into the required set back;
- (43) where a lot or block abut lands zoned "CCOS" and is located within Parcel Blocks 2B and 2D as shown on Part 2 of Schedule "I" of this section, the minimum building setback to lands zoned "CCOS" shall be in accordance with Part 2 of Schedule "I" of this section;
- (44) notwithstanding subsection (43) of this section, cantilevered canopies may encroach a maximum of 3.0 m into a required yard;
- (45) where a lot or block shown on Part 5 of Schedule "I" of this section abut lands zoned "O1", the minimum building setback shall be 4.5 m to the lot lines abutting lands zoned "O1";
- (46) notwithstanding subsection (45) of this section, open staircases, porches, balconies and bay windows may encroach a maximum of 1.5 m into a required yard setback to the lot lines abutting lands zoned "O1";
- (47) where a lot or block shown on Part 1 of Schedule "I" of this section abut lands zoned "CCOS" and "O1", the minimum building setback shall be 5.75 m to the lot lines abutting lands zoned "CCOS" and "O1";
- (48) where a lot or block shown on Part 5 of Schedule "I" of this section abut lands zoned "CCOS", the minimum building setback shall be 3.0 m to the lot lines abutting lands zoned "CCOS";
- (49) where a lot or block shown on Part 1 of Schedule "I" of this section abuts any internal roadway, the minimum setback from the internal roadway to any building or structure shall be 4.5 m;
- (50) notwithstanding subsection (49) of this section, balconies, open staircases, porches and bay windows may encroach a maximum of 1.5 m into a required yard;
- (51) the encroachment permitted under subsection (50) of this section shall only be permitted where the building or structure, or part thereof, abutting the internal roadway has a minimum separation distance of 18.5 m from another building or structure, or part thereof, located on the opposite side of the same internal roadway;
- (52) where a lot or block shown on Part 1 of Schedule "I" of this section abuts any internal roadway, the maximum setback from the internal roadway to any building or structure shall be 6.0 m;
- (53) the provisions of subsection (52) of this section shall only apply to any building or structure or part thereof containing a dwelling unit;
- (54) the minimum landscaped open space area shall be 40% of the lot area;
- (55) for the purposes of this section, "LANDSCAPED OPEN SPACE AREA" means the unobstructed space on a lot, located at-grade and/or above-grade atop a building or structure, suitable for the growth and maintenance of grass, flowers, shrubs, trees, and/or decorative paving and other landscape features and may include private and common amenity spaces, patios, walkways, landscaped roof tops and podiums but does not include any vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicular parking area or any open space beneath or within any building or structure.

**NOTE:**


In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, the holding symbol "H" is to be removed from any of the designations "H-CC1", "H-CC2", "H-CC3", "H-CC4" and "H-CCOS" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time, by further amendment to Map 29 of Schedule "B" attached to By law Number 5500, as amended, upon satisfaction of the following requirements:

- (i) delivery of an executed Servicing Agreement and/or Development Agreement in a form satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to the installation or placement of all required municipal works, including municipal walkways, the provision of land dedication for future public road widenings, and transit rights-of-way and easements, including the provision of parkland, the provisions of required securities, and related provisions provided that the Servicing and Development Agreements will not require the gratuitous dedication of land for new public roads, including realignments of roads, where not otherwise permitted under the *Planning Act* or impose an obligation upon a landowner to construct or pay for the construction of a new road.

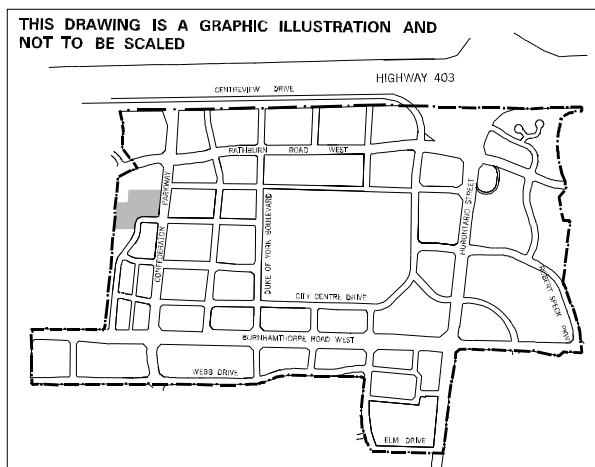




**REQUIREMENTS:**

 BUILD-TO AREA  
[0 – 4.5 FROM STREETLINE]

**NOTE: ALL DIMENSIONS ARE MINIMUMS  
UNLESS OTHERWISE NOTED**

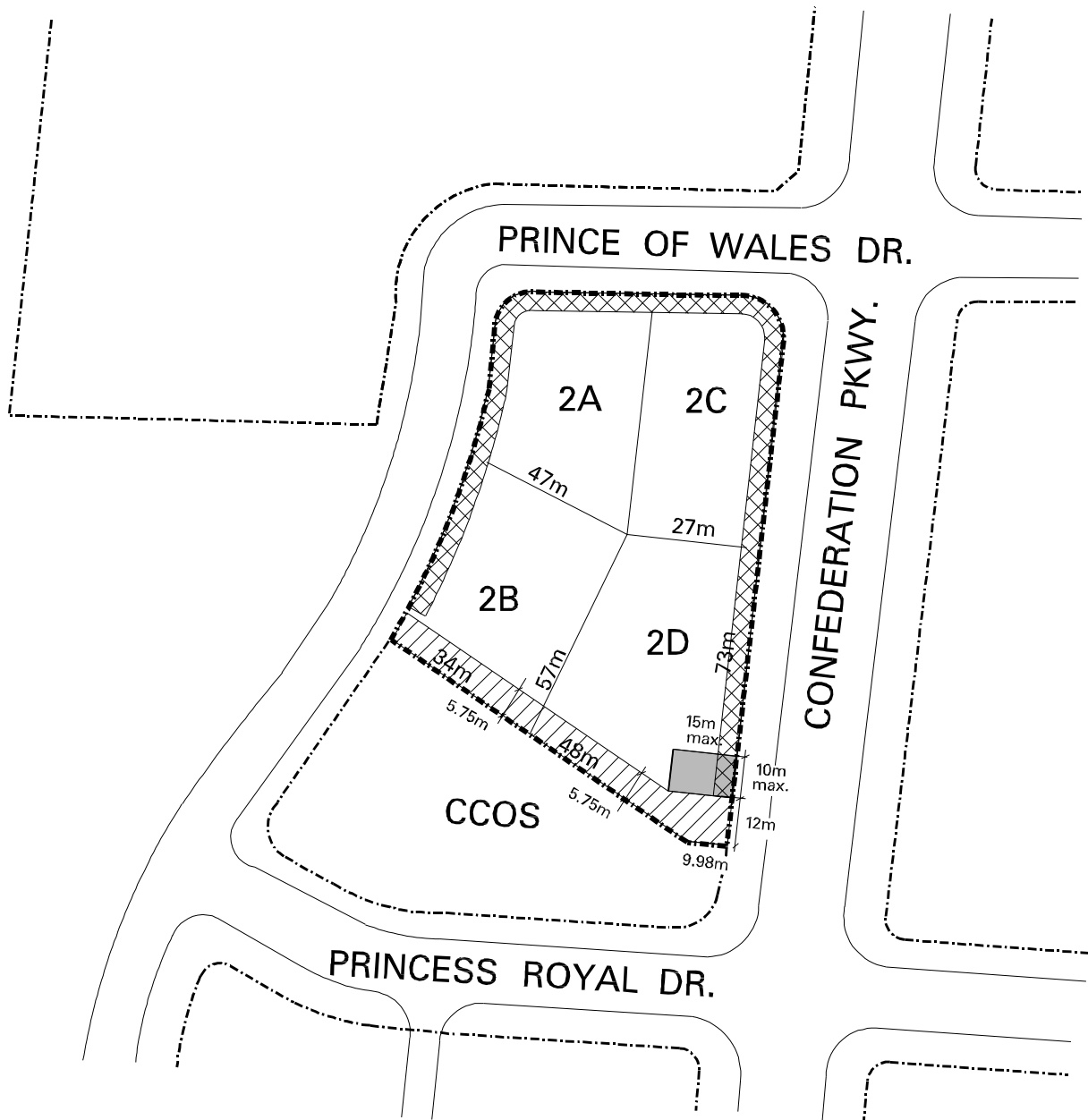





**CITY OF MISSISSAUGA**

**PART 1 OF SCHEDULE "I" TO "SECTION 24D"**

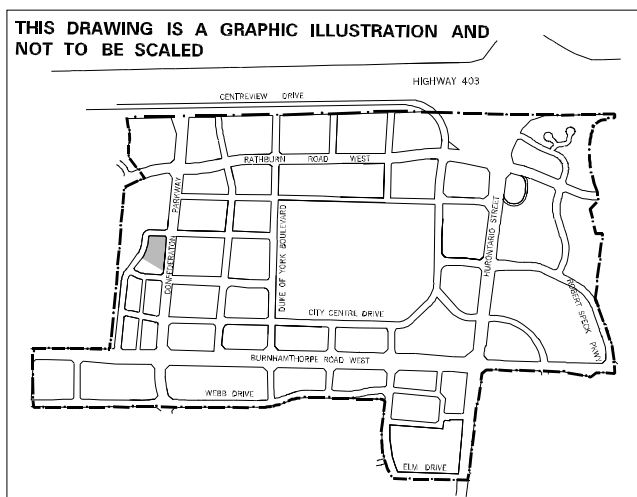
**AS ATTACHED TO BY-LAW 0511-2005**

**PASSED BY COUNCIL ON December 14, 2005**



-  BUILD-TO AREA  
[0 - 4.5 FROM STREETLINE]
-  BUILDING SETBACK  
TO LANDS ZONED "CCOS"
-  SHADED AREA

NOTE: ALL DIMENSIONS ARE MINIMUMS  
UNLESS OTHERWISE NOTED

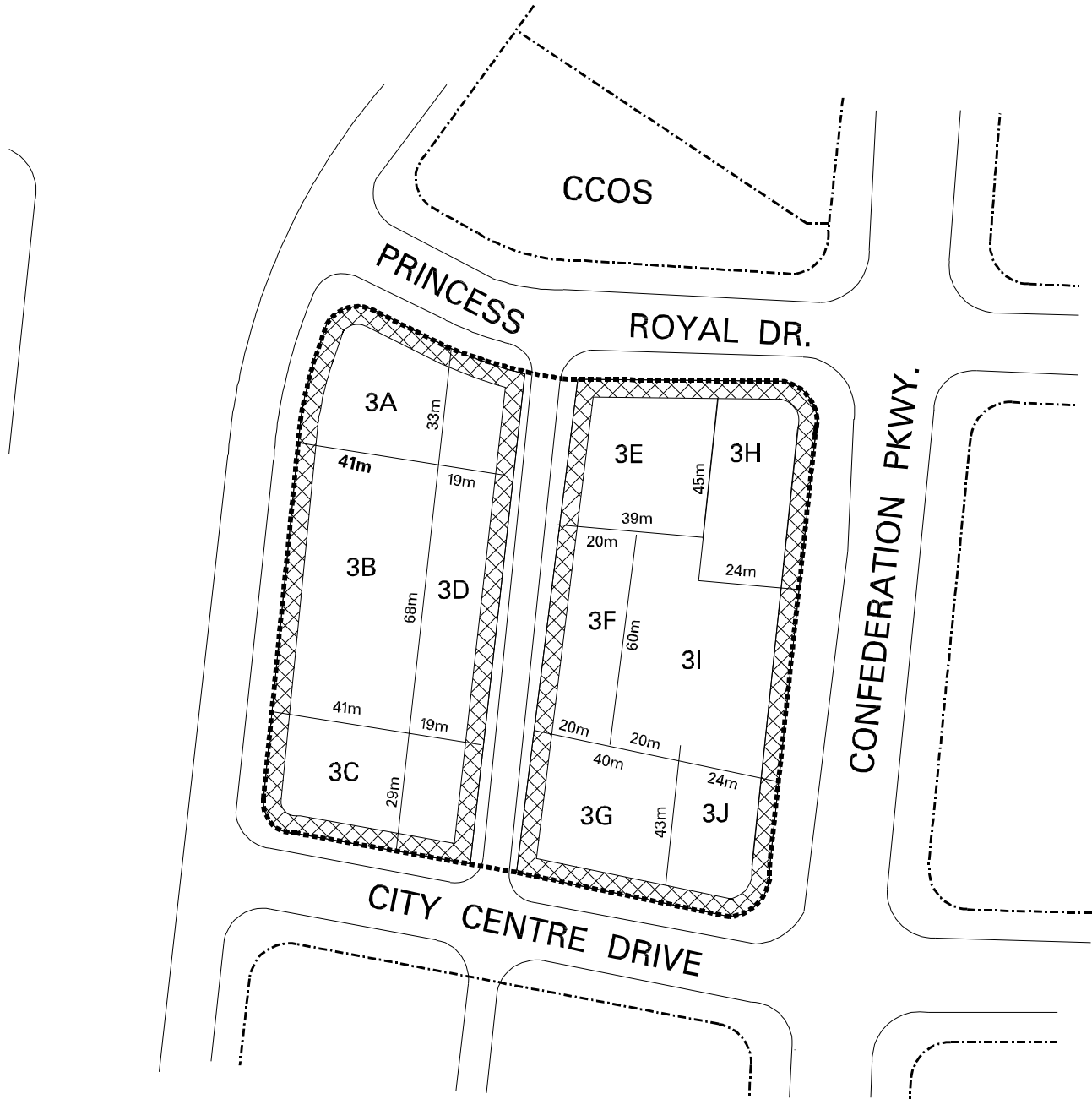


CITY OF MISSISSAUGA


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AS ATTACHED TO BY-LAW 0511-2005

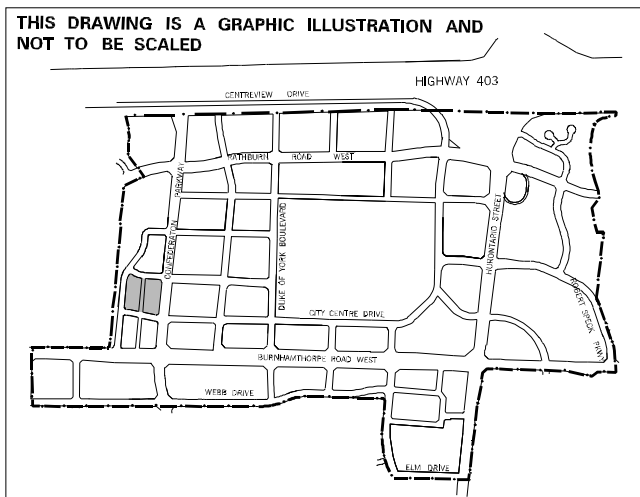
PASSED BY COUNCIL ON December 14, 2005



**REQUIREMENTS:**

 BUILD-TO AREA  
[0 - 4.5 FROM STREETLINE]

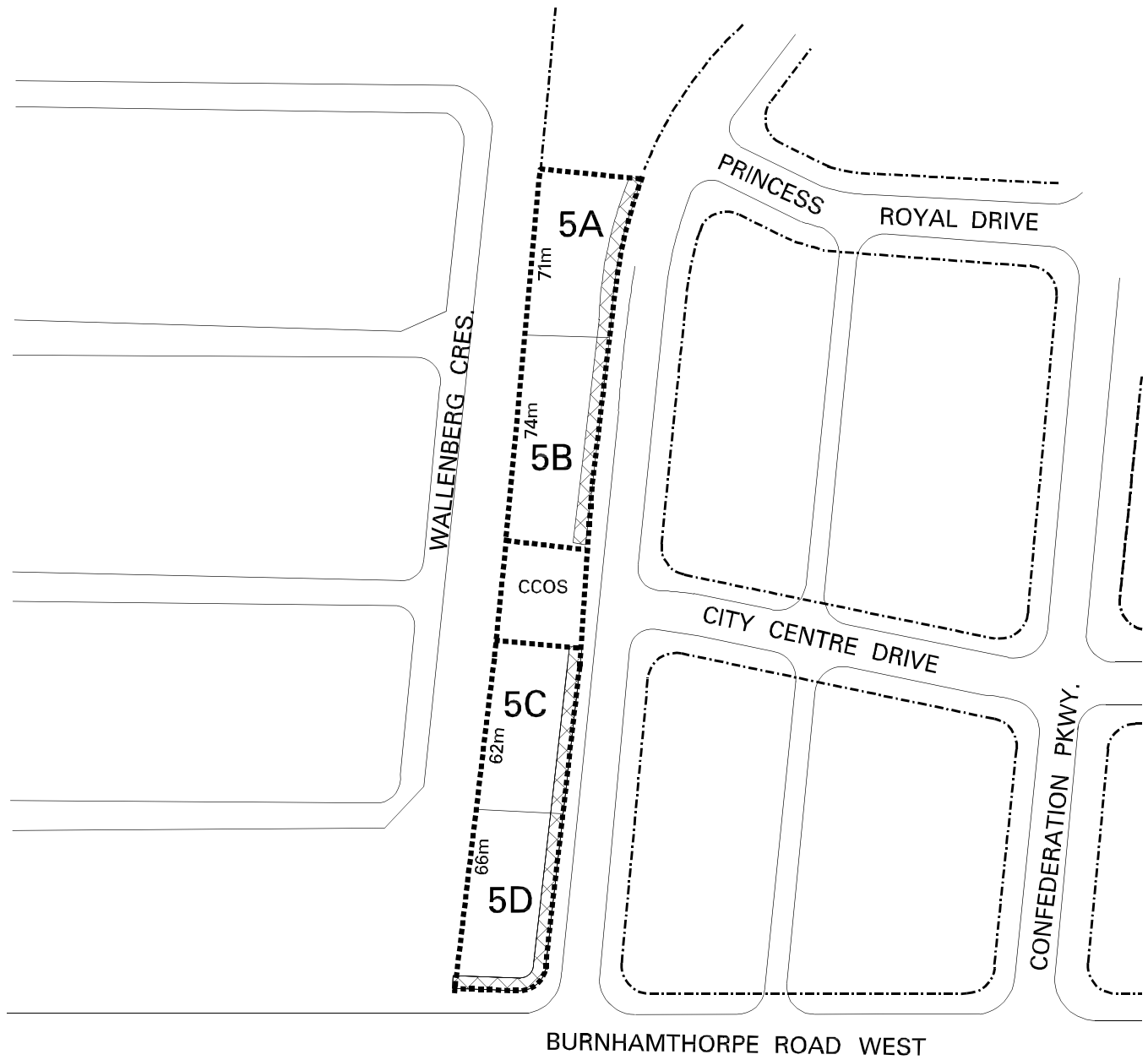
**NOTE: ALL DIMENSIONS ARE MINIMUMS  
UNLESS OTHERWISE NOTED**




**CITY OF MISSISSAUGA**

**PART 3 OF SCHEDULE "I" TO "SECTION 24D"  
AS ATTACHED TO BY-LAW 0511-2005  
PASSED BY COUNCIL ON December 14, 2005**

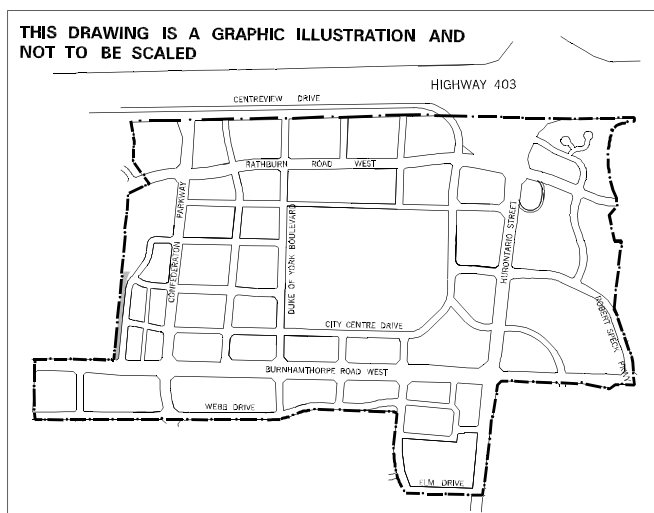




**REQUIREMENTS:**

 BUILD-TO AREA  
[0 - 4.5 FROM STREETLINE]

**NOTE: ALL DIMENSIONS ARE MINIMUMS  
UNLESS OTHERWISE NOTED**



**CITY OF MISSISSAUGA**

**PART 5 OF SCHEDULE "I" TO "SECTION 24D"**

**AS ATTACHED TO BY-LAW 0511-2005**

**PASSED BY COUNCIL ON December 14, 2005**

**"CCOS" Zone**

**24E.** In a "CCOS" zone: *(0005-2001), (0511-2005)*

USES PERMITTED

- (1) any person may use land or erect or use a building or structure for the following uses:
- (a) public park, including accessory buildings or structures;
  - (b) below-grade parking structure.

**RESIDENTIAL ZONES**

**GENERAL PROVISIONS**

APPLICATION OF SECTIONS 26 to 51

25. Sections 26 to 51 inclusive apply only to the use of land and the erection or use of a building or structure in a Residential zone but do not exclude the application to a Residential zone of any other sections that are not inconsistent.

FRONT YARD OF A KEY LOT

26. (1) The minimum depth of a front yard of a key lot is the average of the corresponding depth for the adjoining interior lot and the required distance from the side lot line on the street side of the building on the adjoining reversed corner lot.  
 (2) Where existing buildings on either or both of the lots adjoining a key lot are situated nearer to the front or side lot line than the distance required by subsection (1) the average of distance established by the existing buildings shall be used in computing the minimum depth of the front yard for a key lot.

FRONTAGE ON A STREET LESS THAN 20 m WIDE

27. (1) Where a lot fronts on a street less than 20 m wide the minimum distance from the nearest part of a dwelling on the lot to the centre line of the street is set forth in Column 2 of the Schedule in subsection (2) in the corresponding zone set forth in Column 1 of the Schedule.  
 (2) The Schedule:

1	2
Zone	On Streets Less Than 20 m Wide
RR	22 m
RS	22 m
R1	22 m
R2	19 m
R3	17.5 m
R4	17.5 m
RM1	22 m
RM4	22 m
RM6	22 m

(3) Where a lot fronts on a street 17 m wide as shown on a plan registered on or after, 1978 March 01, the provisions of subsections (1) and (2) of this section shall not apply. (223-78)

UNCOVERED PLATFORM

28. (1) Notwithstanding anything in this By-law, any person may erect an uncovered platform with a projection of not more than 1.6 m from the main front wall of the building nearest the front lot line.

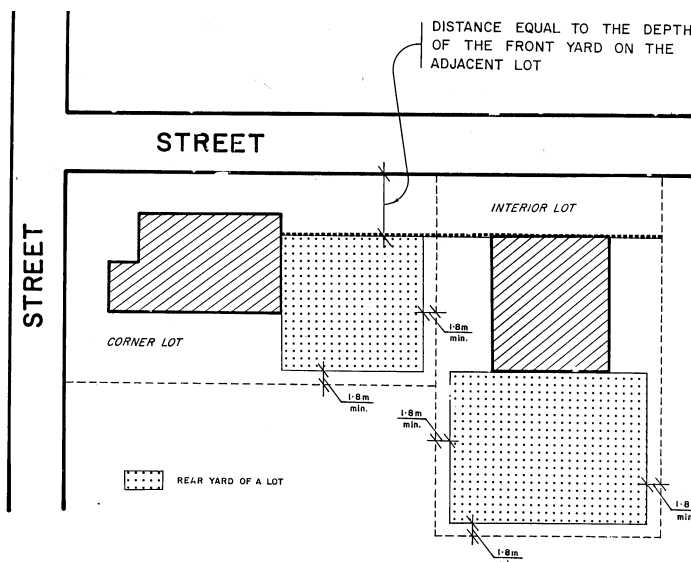
UNCOVERED PLATFORM

(2) Except for an uncovered platform that may be erected in compliance with subsection (1), or external heating and air conditioning equipment which may be installed in the required side yard of a lot on a Registered Plan registered after 1991 Apr. 01, no person shall obstruct in any manner whatsoever a front or side yard required by this By-law. (356-89)

SATELLITE RECEIVING DISH

(3) Notwithstanding the provisions of section 18 of this By-law, no satellite receiving dish shall be installed, erected or placed anywhere within a residential zone, other than in the rear yard of a lot, and provided that such satellite receiving dish shall not exceed 4.0 m in height to the top of the dish above existing grade and shall be no closer than 1.8 m from any property line, and provided that, where a satellite receiving dish is installed or erected in the rear yard of a corner lot, it shall not be located closer to any lot line, the extension of which forms the front lot line of an adjacent lot, than a distance which is equal to the depth of the front yard on the adjacent lot, in accordance with Schedule "I" of this subsection. (901-89)

Schedule "I" to subsection 28(3)



CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SUBSECTION 28(3)  
 AS ANNEXED TO BY-LAW 901-89  
 PASSED BY COUNCIL ON 1989, DECEMBER 11  
 'H. MC CALLION'  
 MAYOR  
 'L. M. MCGILLIVARY'  
 CLERK (DEPUTY)

DWELLING ALIKE IN EXTERNAL DESIGN	29.	<p>(1) No persons shall erect on lots in any block within a housing project dwellings more than 20% of which are alike in external design with respect to size and location of doors, windows, projecting balconies and type of surface materials, except where a block comprises nine (9) lots or less, no more than two (2) dwellings alike in external design, shall be erected.</p> <p>(2) Not more than three (3) buildings alike in external design shall be built upon adjoining lots that front on the same street.</p>
ACCESSORY BUILDING	30.	<p>Accessory Building (308-82), (226-92)</p> <p>(1) If the yard and area requirements of this By-law applicable to the zone in which a lot is situated are complied with any accessory building except a stable may be erected as attached to the main building on the lot.</p> <p>(2) No person shall erect a deck or patio on top of any accessory building or structure.</p> <p>(3) The maximum floor area of an accessory building or structure other than a detached or attached private garage is 10.0 m<sup>2</sup>.</p>
ACCESSORY BUILDING HEIGHT		<p>(4) The maximum height of an accessory building or structure other than a detached or attached private garage and any accessory building incidental to an agricultural use is 3.0 m.</p> <p>(5) A detached private garage shall not cover more than 10% of the area of the lot, shall have a maximum height of 4.6 m and shall be in compliance with section 37D of this By-law. (0197-2002)</p> <p>(6) Where there is no lane at the rear of a lot, any person may erect one (1) accessory building that is not attached to the main building in the rear yard of the lot not less than 0.61 m from the nearest lot line.</p> <p>(7) Where there is a lane at the rear of a lot, any person may erect one (1) accessory building that is not attached to the main building in the rear yard of the lot not less than 0.61 m from the nearest lot line.</p> <p>(8) An accessory building or structure erected on a corner lot shall be located no closer to the street than the minimum requirements for the principal dwelling on the lot.</p>
ACCESSORY BUILDING IN "RM4" ZONE		<p>(9) Notwithstanding subsection (3) of this section in any "RM4" zone, the following requirements apply:</p> <p>(a) where 90% of the roof deck of any parking structure is not above the finished grade of the lot, the area taken up by such parking structure shall not be included in the calculations of subsection (3);</p> <p>(b) where a parking structure has two (2) or more levels, the roof deck of which is not more than 1 m above the grade of the adjoining area, the coverage of the lot by such parking structure, together with the main buildings on the lot, shall not exceed 35% provided the main building coverage does not exceed the permitted coverage in the specific zone;</p> <p>(c) where parking is within the area taken up by the main building(s) on the lot the area of such covered parking shall not be included in the calculation of subsection (3) of this section;</p> <p>(d) notwithstanding clause (b) of this subsection, the sum of percentages of maximum coverage of the lot by buildings, by parking and driveway shall not be exceeded.</p> <p>(10) Where an accessory building is necessary for the storage of tools and materials for use in connection with the construction of the main building on a lot in a Residential zone, the accessory building may be erected on the lot before the erection of the main building.</p> <p>(11) No accessory building erected before the main building on the lot in compliance with subsection (10) shall be used for any purpose other than storage.</p>
ACCESSORY BUILDINGS ON RESIDENTIAL LOTS		<p>(12) Notwithstanding subsections 30(5), (6), (7), (8), (10) and (11) of this section, the following requirements apply to accessory buildings on a lot used for a detached dwelling, a semi-detached dwelling or a street row dwelling: (0548-2000)</p> <p>(a) a maximum of one (1) detached private garage or one (1) attached private garage shall be permitted;</p> <p>(b) a maximum of one (1) accessory building, other than a detached or attached private garage, shall be permitted;</p> <p>(c) a detached private garage with a sloped roof shall have:</p> <p>(i) a maximum height of 4.6 m;</p> <p>(ii) a maximum eave height of 3.0 m;</p> <p>(d) a detached private garage with a flat roof shall have a maximum height of 3.0 m;</p> <p>(e) the maximum coverage of a detached private garage shall be 10% of the lot area;</p> <p>(f) notwithstanding clause (e) of this subsection, the maximum floor area of a detached private garage on a lot having an area greater than 750 m<sup>2</sup> shall be 75 m<sup>2</sup>;</p> <p>(g) the maximum floor area of an attached private garage shall be 75 m<sup>2</sup>;</p> <p>(h) an accessory building, other than an attached private garage, shall be located no closer to the street than any front wall of the dwelling on the same lot;</p> <p>(i) the minimum setback to any accessory building located within a rear yard, other than an attached private garage, shall be 0.61 m from any lot line;</p> <p>(j) notwithstanding clause (i) of this subsection, the minimum setback to any accessory building, other than an attached private garage, located within a rear yard on a lot with an area of greater than 750 m<sup>2</sup>, shall be 1.2 m from any lot line;</p> <p>(k) notwithstanding clauses (i) and (j) of this subsection, the minimum exterior side yard setback of an accessory building located in the rear yard of a corner lot shall be the greater of the following:</p>



- (i) the minimum exterior side yard requirement for the dwelling on the same lot; or
- (ii) the minimum exterior side yard requirement of an adjacent lot having a rear lot line abutting the rear lot line of the subject corner lot; or
- (iii) the minimum front yard requirement of an adjacent lot having a side lot line abutting the rear lot line of the subject corner lot.

PLAY EQUIPMENT

**30A.** Play Equipment (0548-2000)

Where play equipment complies with all of the following, it shall be deemed not to be an accessory building or structure:

- (1) the maximum area occupied by the play equipment shall be 5.5 m<sup>2</sup>;
- (2) the maximum height of the play equipment, measured from established grade to the highest point of the structure, shall be 3.0 m;
- (3) no more than 50% of the perimeter of the play equipment is enclosed by walls, doors or windows;
- (4) the play equipment is located in a rear yard and has a minimum setback of 0.61 m from any lot line.

**31.** Deleted by By-law 226-92.

PLACE OF RELIGIOUS ASSEMBLY PRIOR TO 1953 APRIL 10

- 32.**
- (1) Notwithstanding anything in this By-law, where a place of religious assembly site has been purchased or is the subject of an offer to purchase on the 10th day of April 1953, one (1) parking space will be provided for each ten (10) seats in excess of one-hundred (100) seats. (667-85)
  - (2) Where the seating in a place of religious assembly is by open benches every 0.5 m of bench space is equal to one (1) seat for the purpose of subsection (1).

CONVERSION OF LARGE DWELLINGS

- 33.** Notwithstanding anything in this By-law, any large dwelling that was in existence on the 10th day of April, 1953, may be converted into two (2) or more housekeeping units within the exterior walls that were in existence on the 10th day of April, 1953, and in accordance with the following regulations:
- (a) the minimum floor area of each such housekeeping unit in an "R1" zone is 102 m<sup>2</sup>;
  - (b) the minimum floor area of each such housekeeping unit in an "R2" zone is 83 m<sup>2</sup>;
  - (c) the minimum floor area of each such housekeeping unit in an "R3" zone is 60 m<sup>2</sup>;
  - (d) the minimum floor area of each such housekeeping unit in an "R4", "RS", or "RR" or "A" zone is 55 m<sup>2</sup>;
  - (e) no such conversion shall be permitted to reduce the floor area of the remainder of the dwelling to an area less than the minimum floor area required for a single housekeeping unit under this section.

LOTS REGISTERED PRIOR TO 1954 APRIL 21

- 34.** Notwithstanding anything in this By-law, where land is described as a lot by reference to a plan of subdivision that was registered on or before the 21st day of April, 1954, any person may use the lot and erect or use a building or structure thereon as permitted by this By-law in the zone in which the lot is situated if:
- (a) the lot is within an "R1" zone and has a frontage of 21 m or more and an area of 810 m<sup>2</sup> or more; or,
  - (b) the lot is within an "R2" zone and has a frontage of 18 m or more and an area of 695 m<sup>2</sup> or more; or,
  - (c) the lot is within an "R3" zone and has a frontage of 15 m or more and an area of 580 m<sup>2</sup> or more; or,
  - (d) the lot is within an "R4" zone and has a frontage of 12 m or more and an area of 460 m<sup>2</sup> or more; or, (833-79)
  - (e) the lot is within an "RR" or "RS" zone and:
    - (i) is served by a municipal water supply and a sanitary sewer system and has a frontage of 15 m or more and an area of 695 m<sup>2</sup> or more; or,
    - (ii) is served by a municipal water supply but not by a municipal sanitary sewer system and has a frontage of 15 m or more and an area of 695 m<sup>2</sup> or more; or,
    - (iii) is served by neither a municipal water supply nor by a municipal sanitary sewer system and has a frontage of 30 m or more and an area of 1 390 m<sup>2</sup> or more.

LOTS REGISTERED PRIOR TO 1954 APRIL 21

- 35.** Notwithstanding anything in this By-law, where a lot is described by metes and bounds in a deed of conveyance registered on or before the 21st day of April, 1954, any person may use the lot and erect or use a building or structure thereon as permitted by this By-law in the zone in which the lot is situated if the regulations contained in clauses (a) to (e) of section 34 of this By-law are complied with.

LOTS EXEMPTED  
FROM MINIMUM  
FRONTAGE AND  
AREA OF LOT  
REQUIREMENTS

36. (1) Notwithstanding anything contained in this By-law where a parcel of land described in subsection (2) of this section is served by the municipal water supply, any person may erect or use on the parcel of land a one-family detached dwelling in accordance with the provisions of this By-law which apply to the zone in which the parcel of land is situated, except such provisions in relation to the minimum frontage and area of the lot.
- (2) The following are the parcels of land referred to in subsection (1) of this section:

	Registered Plan	Lot	Portion of Lot
See Schedule "B" Map 06	B-21	22	The whole
		48	The whole
		71	The whole
		72	The whole
See Schedule "B" Map 07	C-19	38	The whole
		117	The whole
		143	The whole
See Schedule "B" Map 07	C-20	32	The whole
		34	The whole
		54	The whole
		57	The whole
		59	The whole
		64	The whole
		66	The whole
		76	The whole
		79	The whole
		81	The whole
		83	The whole
		84	The whole
		86	The whole
		88	The whole
		98	The whole
		113	The whole
		134	The whole
		142	The whole
		151	The whole
		187	The whole
		190	The whole
		196	The whole
		197	The whole
		199	The whole
204	The whole		
207	The whole		
210	The whole		
214	The whole		
217	The whole		
240	The whole		
243	The whole		

	Registered Plan	Lot	Portion of Lot
See Schedule "B" Map 06	C-21	54	The parcel described as the south-west 12.19 m of the north-east 60.96 m of Lot 54
		54	The parcel described as the north-east 16.15 m of Lot 54
See Schedule "B" Map 06	C-22	113114	The parcel described as the south-west 13.86 m of each of Lots 113 and 114
		179	The whole
		180	The whole
See Schedule "B" Map 06	C-23	22	The parcel described as the south-east 15.24 m of Lot 22
See Schedule "B" Map 06	D-19	23	The whole
		44	The whole
		46	The whole
		50	The whole
		54	The whole
		57	The whole
		65	The whole
		67	The whole
		68	The whole
See Schedule "B" Map 06	D-23	62	The whole
		64	The whole
		75	The whole
		109	The whole
		113	The whole
		117	The whole
		118	The whole
		120	The whole
		124	The whole
		138	The whole
		141	The whole
		149	The whole
		153	The whole
		160	The whole
174	The whole		
See Schedule "B" Map 06	E-21	15	The whole
See Schedule "B" Map 07	F-20	117	The whole
		129	The whole
		141	The whole
		153	The whole
		166	The whole
		178	The whole

	Registered Plan	Lot	Portion of Lot
See Schedule "B" Map 06	J-22	11	The whole
		17	The whole
		23	The whole
		51	The whole
See Schedule "B" Map 06	K-22	64	The whole
		114	The parcel described as the south-east 15.24 m of Lot 114
		157	The parcel described as the south-east 15.24 m of Lot 157
See Schedule "B" Map 49E	Tor-4	334 to 341	The whole (10073)
		290 to 306	The whole
		445	The whole
		Part of Harrow St. closed by By-law 1567, between Lots 298 and 299	The whole
See Schedule "B" Map 48W	436	1 to 200 inclusive	The whole (291-76)

LOTS EXEMPTED  
FROM CERTAIN  
REQUIREMENTS  
OF SECTION 40

**36A.** (1) Notwithstanding the 2nd, 9th and 11th Columns of the Schedule contained in subsection (5) of section 40; no person shall erect a building or structure on any corner lot described in Columns 1 and 2 of the Schedule contained in subsection (2) of this section 36A unless: (9292)

- (a) the area of the lot is at least the area shown in Column 3 of such Schedule for the lot;
- (b) the depth of the front yard is at least the depth shown in Column 4 of such Schedule for the lot; and,
- (c) the depth of the rear yard is at least the depth shown in Column 5 of such Schedule for the lot.

See Schedule "B"  
Map 48W

(2) The Schedule referred to in subsection (1) of this section 36A is as follows:

1	2	3	4	5
Plan	Lot	Area	Depth of Front Yard	Depth of Rear Yard
566	31	557 m <sup>2</sup>	4.5 m	5.4 m
566	48	557 m <sup>2</sup>	5.4 m	1.2 m
566	49	557 m <sup>2</sup>	5.4 m	1.2 m
566	60	557 m <sup>2</sup>	5.4 m	1.2 m
566	84	557 m <sup>2</sup>	5.4 m	5.1 m
566	85	557 m <sup>2</sup>	7.6 m	3.6 m
566	115	557 m <sup>2</sup>	5.4 m	1.2 m
566	116	557 m <sup>2</sup>	7.6 m	1.2 m
566	151	557 m <sup>2</sup>	5.4 m	1.2 m
566	155	557 m <sup>2</sup>	5.4 m	1.2 m
566	156	557 m <sup>2</sup>	5.4 m	1.2 m
566	165	557 m <sup>2</sup>	6 m	1.2 m
566	172	557 m <sup>2</sup>	7 m	1.2 m
566	175	557 m <sup>2</sup>	5.4 m	1.2 m
566	186	557 m <sup>2</sup>	6 m	3 m
566	192	557 m <sup>2</sup>	7.6 m	6 m
566	204	557 m <sup>2</sup>	5.4 m	1.2 m
566	205	557 m <sup>2</sup>	6 m	1.2 m
566	227	557 m <sup>2</sup>	4.5 m	2.4 m

1	2	3	4	5
Plan	Lot	Area	Depth of Front Yard	Depth of Rear Yard
566	232	557 m <sup>2</sup>	4.5 m	2.4 m
566	262	557 m <sup>2</sup>	4.5 m	2.4 m
566	288	557 m <sup>2</sup>	5.4 m	1.2 m
566	292	557 m <sup>2</sup>	5.4 m	1.2 m
566	293	557 m <sup>2</sup>	7.6 m	1.2 m
566	310	557 m <sup>2</sup>	7.6 m	1.2 m
566	311	557 m <sup>2</sup>	4.5 m	2.4 m
578	31	557 m <sup>2</sup>	7.6 m	4.5 m

- (3) Notwithstanding the 9th, 10th and 10thA Columns of the Schedule contained in subsection (5) of section 40 no person shall erect a building or structure on any interior lot described in Columns 1 and 2 of the Schedule contained in subsection 4 of this section 36A unless:
- (a) the depth of the front yard is at least the depth shown in Column 3 of such Schedule for the lot; and,
  - (b) the width of each side yard is at least the width shown in Column 4 of such Schedule for the lot.
- (4) The Schedule referred to in subsection (3) of this section 36A is as follows:

See Schedule "B"  
Maps 48E and 49E

1	2	3	4
Plan	Lot	Depth of Front Yard	Width of Side Yard
Tor-4	405	6.7 m	1.16 m
566	146	7.6 m	1.16 m
566	230	7.6 m	2.31 m
566	266	7.6 m	2.36 m
566	269	7.6 m	0.45 m
566	309	7.6 m	0.96 m

**PARKING OF  
COMMERCIAL  
MOTOR VEHICLES  
IN RESIDENTIAL  
ZONES**

- 37.** Parking Of Commercial Motor Vehicles In Residential Zones. (318-95)
- (1) No person shall use any lot in any Residential zone for the parking or storage of more than one (1) commercial motor vehicle.
  - (2) Notwithstanding subsection (1) of this section, no person shall in any Residential zone use any lot for the parking or storage of any commercial motor vehicle in excess of 3 000 kg registered gross weight, or 2 300 kg vehicle weight, or 5.5 m length, or 2.0 m height.
  - (3) A minimum of one (1) parking space, either in a driveway or private garage and which may be a tandem parking space, shall be provided for a personal use vehicle.
  - (4) Commercial motor vehicles which attend a premise in a Residential zone for the purposes of delivery and service shall be deemed not to contravene this By-law.
  - (5) Notwithstanding subsections (1) and (2) of this section, bus parking will be permitted on lands used for places of religious assembly or schools provided such parking shall not be permitted within the required setbacks.
  - (6) Notwithstanding subsection (2) of this section, any commercial motor vehicle shall be permitted to park entirely within an enclosed private garage provided that the vehicle can access the site in accordance with the City's and the Region's Traffic By-law and any applicable Provincial statutes and regulations.

**TRAILER AND  
BOAT STORAGE**

- 37A.** Trailer and Boat Storage (731-90)
- (1) No person shall use any lot in any Residential Zone for the outdoor parking, storage, or display of any trailer or boat, except in accordance with the provisions of subsection (2), (3), and (4) of this section.
  - (2) Notwithstanding subsection (1) of this section, any person may park, store, or display on any lot in any Residential Zone not more than one (1) trailer that does not exceed 7 m in length exclusive of hitch or tongue and one (1) boat that does not exceed 7 m in length subject to the following restrictions:
    - (a) Any trailer or boat shall be parked, stored or displayed either:
      - (i) in a side yard to the rear of the front wall of the main building but not less than 1.2 m from the nearest side lot line; or,
      - (ii) in the rear yard;

- (b) No boat or trailer shall be parked, stored or displayed within 7.5 m of a side or rear lot line which abuts a street or 0.3 m reserve.
- (3) Notwithstanding subsections (1) and (2) of this section, trailers and boats may be parked, stored or displayed on a lot which is used for multiple residential dwellings provided that such vehicles are parked, stored or displayed within the space required to be provided in accordance with the regulations of subsection 44(17) of this By-law.
- (4) Notwithstanding subsections (1) and (2) of this section, any person may on a temporary basis park, store or display on any lot in any Residential Zone used for a purpose other than multiple residential dwellings not more than one (1) trailer that does not exceed 7 m in length exclusive of hitch or tongue and one (1) boat that does not exceed 7 m in length in the front or side yard of such lot for a total period of not more than 72 hours in any one (1) calendar month, but at no time shall there be more than one (1) boat and more than one (1) trailer outdoors on the lot.

**PARKING AREAS  
IN RESIDENTIAL  
ZONES**

**37B.** Parking Areas in Residential Zones (226-92)

Parking shall be provided and maintained on each lot for at least one (1) car for each dwelling that is erected on the lot subject to the following:

- (1) the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 5.2 m for all street row dwellings and semi-detached dwellings, and 6.0 m for all detached dwellings with lot frontages of less than 12.0 m;
- (2) the maximum permitted driveway or hard surface parking area width per dwelling at any given point on lot frontages of 12.0 m or greater shall be limited to the maximum of the distance equal to 50% of the lot frontage or 8.5 m, whichever is the lesser for all detached dwellings;
- (3) no motor vehicle may be parked or stored in any front or rear yard except on a properly constructed, drained and hard surface driveway in accordance with subsections (1) and (2) of this section;
- (4) for the purpose of subsection (3) of this section, all driveways and driveway widenings shall have a minimum overall depth of 15.0 cm comprised of crushed stone, granular material, or aggregate, with an asphaltic or cement binder, or any other permanent type of surfacing which prevents the raising of dust or loose particles;
- (5) all driveways which legally existed on or before the day this section comes into force (1992 May 11) are deemed to comply with this By-law;
- (6) the nearest part of a driveway or any other parking area for a detached dwelling, semi-detached dwelling and end unit of a street row dwelling shall be a minimum distance of 0.6 m from any side lot line other than the common side lot line separating an attached semi-detached dwelling or an attached street row dwelling: (0026-2000)
- (7) for the purposes of this section, "DRIVEWAY" or "PARKING AREA" includes any hard surface or other surface used for vehicular ingress and egress or for the parking or storage of one (1) or more motor vehicles, trailers, boats or other recreational equipment, or any combination thereof. (0026-2000)

**LANDS ZONED  
"G-2191"**

**37C.** Notwithstanding anything in this By-law, where a part of the lands are zoned "G-2191", the minimum yards shall be measured from the "G-2191" zone boundary. (287-96)

**PRIVATE GARAGES  
IN DETACHED,  
SEMI-DETACHED,  
ROW AND STREET  
ROW DWELLINGS**

**37D.** Private Garages in Detached, Semi-detached, Row and Street Row Dwellings (0197-2002)

- (1) Where a private garage is required or provided, the private garage shall have a rectangular area with a minimum width of 2.75 m and a minimum length of 6.0 m.
- (2) The parking space within the private garage shall have an unobstructed space with a minimum width of 2.75 m, a minimum length of 5.2 m, and a minimum height of 2.0 m.
- (3) For building permits issued on or before 2002 December 24, the provisions of subsections (1) and (2) of this section or the following provisions shall apply:
  - (a) for detached and semi-detached dwellings, the private garage shall have a minimum area of 16.5 m<sup>2</sup>;
  - (b) for row and street row dwellings, the private garage shall have a minimum area of 13.5 m<sup>2</sup>.

## ONE-FAMILY DETACHED DWELLING ZONES

### "RR" and "RS" Zones

USES PERMITTED

38. In "RR" and "RS" zones:
- (1) Any person may:
    - (a) erect or use on a lot a one-family detached dwelling and notwithstanding subsection (2) of section 6, dwellings for staff employed on the lot;
    - (b) use land and erect or use a building or structure for agricultural purposes;
    - (c) establish a public or private golf course that is not a driving tee, range, miniature course or similar use operated for commercial purposes;
    - (d) use land and erect or use a building or structure in the operation of a stable, riding academy, animal hospital or a veterinary establishment or the storage of not more than 6 motor vehicles;
    - (e) *deleted by By-law 214-81;*
    - (f) *deleted by By-law 174-79;*
    - (g) *deleted by By-law 214-81.*
  - (2) A physician, dentist or drugless practitioner may establish his/her professional practice in a one-family detached dwelling subject to the following: *(463-77), (174-79), (214-81), (95-93)*
    - (i) the dwelling must be the principal private residence of the physician, dentist or drugless practitioner and the physician, dentist or drugless practitioner must not be a special, occasional or casual resident thereof and the dwelling must not be closer than 800 m from an existing medical office in a Residential zone, measured along the street centre line and following the shortest street route;
    - (ii) the lot shall have a minimum frontage of 15 m;
    - (iii) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one (1) and the staff of such person shall not exceed one (1);
    - (iv) overnight accommodation for patients shall not be provided;
    - (v) notwithstanding subsection 131(2) of this By-law, no building and/or occupancy permit shall be issued prior to the approval of a site development plan by the City;
    - (vi) a maximum of 100 m<sup>2</sup> may be used for the purposes of carrying on the practice;
    - (vii) five (5) parking spaces shall be provided for the office and residence, four (4) of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means two (2) parking spaces abutting each other end to end with only one (1) having access to an aisle.
  - (3) A public authority may establish parks, playgrounds, recreational areas and community centres.
  - (4) Land may be used and a building or structure may be erected or used for:
    - (a) an educational purpose other than the operation of a commercial school or day nursery; *(9878), (667-85), (880-85)*
    - (b) a public or private hospital or clinic licensed or approved under a Statute of Ontario; or,
    - (c) a cemetery, mausoleum, columbarium or crematorium established with the approval of the Department of Health under the *Cemeteries Act*, and in compliance with section 43 of the By-law;
    - (d) a place of religious assembly subject to compliance with the provisions of section 22E of this By-law. *(667-85)*
  - (5) Any person may conduct private music tutoring in a detached dwelling used as a private residence subject to the following conditions: *(185-74)*
    - (i) no person other than a member of the family residing in the dwelling may be engaged in the tutoring;
    - (ii) the tutoring is limited to two (2) students at any one (1) time between 09:00 hours and 21:00 hours;
    - (iii) there are no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale upon the premises.
  - (6) Any person may establish a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga. *(291-83)*
  - (7) Any person with a physical disability may establish an occupation or business in a one-family detached dwelling in compliance with the provisions contained in section 22H of this By-law. *(682-87)*

(see also section 41)

(see also section 43)

**"R1", "R2", "R3, "R4" and "R4(12)" Zones**

USES PERMITTED

- 39.** In "R1", "R2", "R3", "R4" and "R4(12)" zones:
- (1) Any person may:
    - (a) erect or use a one-family detached dwelling on a lot;
    - (b) establish a public or private golf course that is not a driving tee, range, miniature course or similar use operated for commercial purposes;
    - (c) *deleted by By-law 214-81;*
    - (d) *deleted by By-law 174-79.*
  - (2) A physician, dentist or drugless practitioner may establish his/her professional practice in a one-family detached dwelling subject to the following: *(463-77), (174-79), (214-81), (95-93)*
    - (i) the dwelling must be the principal private residence of the physician, dentist or drugless practitioner and the physician, dentist or drugless practitioner must not be a special, occasional or casual resident thereof and the dwelling must not be closer than 800 m from an existing medical office in a Residential zone, measured along the street centre line and following the shortest street route;
    - (ii) the lot shall have a minimum frontage of 15 m;
    - (iii) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one (1) and the staff of such person shall not exceed one (1);
    - (iv) overnight accommodation for patients shall not be provided;
    - (v) notwithstanding subsection 131(2) of this By-law, no building and/or occupancy permit shall be issued prior to the approval of a site development plan by the City;
    - (vi) a maximum of 100 m<sup>2</sup> may be used for the purposes of carrying on the practice;
    - (vii) five (5) parking spaces shall be provided for the office and residence, four (4) of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means two (2) parking spaces abutting each other end to end with only one (1) having access to an aisle.
  - (3) *Deleted by By-law 174-79.*
  - (4) A public authority may establish a park, playground, recreational area or community centre.
  - (5) Land may be used and a building or structure may be erected or used for an educational purpose other than the operation of a commercial school or day nursery. *(9878), (667-85), (880-85)*
  - (6) Land may be used and a building or structure may be erected or used on a lot not exceeding 4 ha in area for a general hospital of Group B or Group C class as defined in the regulations made under the *Public Hospitals Act*.
  - (7) *Deleted by By-law 917-79.*
  - (8) Notwithstanding subsection (5) of this section, a day nursery may be permitted as an accessory use in a public school or place of religious assembly. *(10086), (667-85)*
  - (9) Any person may conduct private music tutoring in a detached dwelling used as a private residence subject to the following conditions: *(185-74)*
    - (i) no person other than a member of the family residing in the dwelling may be engaged in the tutoring;
    - (ii) the tutoring is limited to two (2) students at any one (1) time between 09:00 hours and 21:00 hours;
    - (iii) there are no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale upon the premises.
  - (10) Land may be used and a building or structure may be erected or used for a place of religious assembly subject to compliance with the provisions of section 22E of this By-law. *(667-85)*
  - (11) Any person may establish a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga. *(291-83)*
  - (12) Any person with a physical disability may establish an occupation or business in a one-family detached dwelling in compliance with the provisions contained in section 22H of this By-law. *(682-87)*

STANDARDS FOR DEVELOPMENT

- 40.**
- (1) In each zone in Column 1 of the Schedule contained in subsection (5) of this section no person shall use land or erect or use a building or structure on the type of lot shown in Column 1A of the said Schedule except in compliance with the dimensions shown opposite such zone and type of lot in Columns 2, 3, 4, 5, 6, 7, 8, 9, 10, 10A, 11, 12, 13, 14 and 15 of the said Schedule.
  - (2) Notwithstanding subsection (1) of this section, no person shall erect or use in an "RR" or "RS" zone a dwelling for staff employed on the lot unless the ground floor area of such dwelling is in compliance with the provisions of subsections (1) and (5) of this section in respect of ground floor area of a building in an "R4" zone.
  - (3) *Deleted by By-law 226-92. (548-84), (226-92)*

DETACHED GARAGES

- (4) Notwithstanding any side yard or rear yard requirements in this By-law, owners of two (2) adjoining lots in a Residential zone may erect on such lots a garage with a joint party wall if such garage is detached from the main buildings on the lots, and if one (1) side yard is provided in each interior lot in compliance with the provisions of subsections (1) and (5) of this section in respect of interior side yards.



GARAGES ON LOTS  
WITH FRONTAGES  
LESS THAN 12 m

- (5) See the Schedule: (following page)
- (6) In Residential zones: (318-89)
  - (a) a minimum of one-third ( $\frac{1}{3}$ ) of one-family detached dwellings, constructed on lots with frontages less than 12 m on a Block, shall have garages which do not project beyond the second storey;
  - (b) a maximum of one-third ( $\frac{1}{3}$ ) of the one-family detached dwellings, constructed on lots with frontages less than 12 m on a Block, may have garages which project a maximum of 6.4 m beyond the second storey;
  - (c) the balance of the one-family detached dwellings constructed on lots with frontages less than 12 m on a Block, may have garages which project a maximum of 2.5 m beyond the second storey;
  - (d) the provisions of this By-law relating to lots with frontages less than 12 m shall not apply to prevent the use of any land, buildings or structures for one-family detached dwellings, if such land, building or structure was lawfully used for such purpose or for which a building permit was issued and has not been revoked, on the day before the day that this subsection comes into effect, so long as it continues to be used for that purpose.

(MINIMUM REQUIREMENTS UNLESS SHOWN AS MAXIMUM)

1	1A	2	3	4	5	6	7	8	9	10	10A	11	12	13	14	15
ZONE	LOT TYPE	LOT AREA			LOT FRONTAGE			MAXIMUM LOT COVERAGE	YARDS				GROUND FLOOR AREA			BUILDING HEIGHT
		With Water and Sewer	With Water No Sewer	Without Water or Sewer	With Water and Sewer	With Water No Sewer	Without Water or Sewer		Front	Interior Side	Exterior Side	Rear	One (1)	More than One (1) but not Two (2) or More Storeys	Two (2) or More Storeys	
RR		1 850 m <sup>2</sup>	3 700 m <sup>2</sup>	5 550 m <sup>2</sup>	30 m	60 m	90 m	35% except green houses	12 m	4.5 m	--	7.5 m	83 m <sup>2</sup>	65 m <sup>2</sup>	55 m <sup>2</sup>	10.7 m
RS		1 390 m <sup>2</sup>	1 865 m <sup>2</sup>	3 700 m <sup>2</sup>	22.5 m	30 m	60 m	Maximum 25%	12 m	1.8 m on one side 4.2 on the other	1.8 m on one side 4.2 on the other	7.5 m	83 m <sup>2</sup>	65 m <sup>2</sup>	55 m <sup>2</sup>	10.7 m
R1 (602-78) (727-83)	Interior Corner	750 m <sup>2</sup> 835 m <sup>2</sup>	1 160 m <sup>2</sup> 1 160 m <sup>2</sup>	2 320 m <sup>2</sup> 2 320 m <sup>2</sup>	22.5 m 22.5 m	30 m 30 m	60 m 60 m	25% 25%	9 m*** 7.5 m	* 3 m	-- 7.5 m	7.5 m 3 m	130 m <sup>2</sup> 130 m <sup>2</sup>	102 m <sup>2</sup> 102 m <sup>2</sup>	83 m <sup>2</sup> 83 m <sup>2</sup>	10.7 m 10.7 m
R2 (789-81)	Interior Corner	695 m <sup>2</sup> 810 m <sup>2</sup>	925 m <sup>2</sup> 925 m <sup>2</sup>	2 090 m <sup>2</sup> 2 090 m <sup>2</sup>	18 m 21 m	24 m 24 m	54 m 54 m	30% 30%	9 m 7.5 m	1.8 m + 0.61 m 3 m	-- 7.5 m	7.5 m 3 m	102 m <sup>2</sup> 102 m <sup>2</sup>	78 m <sup>2</sup> 78 m <sup>2</sup>	65 m <sup>2</sup> 65 m <sup>2</sup>	10.7 m 10.7 m
R3 (789-81)	Interior Corner	550 m <sup>2</sup> 720 m <sup>2</sup>	695 m <sup>2</sup> 720 m <sup>2</sup>	1 390 m <sup>2</sup> 1 390 m <sup>2</sup>	15 m 19.5 m	18 m 19.5 m	36 m 36 m	35%** 35%**	7.5 m 6 m	1.2 m + 0.61 m 1.2 m + 0.61 m	-- 6 m	7.5 m 3 m	83 m <sup>2</sup> 83 m <sup>2</sup>	65 m <sup>2</sup> 65 m <sup>2</sup>	55 m <sup>2</sup> 55 m <sup>2</sup>	10.7 m 10.7 m
R4 (789-81)	Interior Corner	550 m <sup>2</sup> 720 m <sup>2</sup>	695 m <sup>2</sup> 720 m <sup>2</sup>	1 390 m <sup>2</sup> 1 390 m <sup>2</sup>	15 m 19.5 m	15 m 19.5 m	30 m 30 m	35%** 35%**	7.5 m 6 m	1.2 m + 0.61 m 1.2 m + 0.61 m	-- 6 m	7.5 m 3 m	66 m <sup>2</sup> 66 m <sup>2</sup>	51 m <sup>2</sup> 51 m <sup>2</sup>	46 m <sup>2</sup> 46 m <sup>2</sup>	10.7 m 10.7 m
R4(12) (171-93)	Interior Corner	365 m <sup>2</sup> 500 m <sup>2</sup>	-- --	-- --	12 m 16.5 m	-- --	-- --	40% 40%	6 m 6 m	1.2 m 1.2 m	-- 4.5 m****	7.5 m 7.5 m	66 m <sup>2</sup> 66 m <sup>2</sup>	51 m <sup>2</sup> 51 m <sup>2</sup>	46 m <sup>2</sup> 46 m <sup>2</sup>	10.7 m 10.7 m
R5 (391-89)	Interior Corner	295 m <sup>2</sup> 415 m <sup>2</sup>	-- --	-- --	9.75 m 13.5 m	-- --	-- --	40% 40%	4.5 m**** 4.5 m****	1.2 m on one side 0.61 on the other***** 1.2 m	1.2 m on one side 0.61 on the other***** 4.5 m****	7.5 m 7.5 m	66 m <sup>2</sup> 66 m <sup>2</sup>	51 m <sup>2</sup> 51 m <sup>2</sup>	46 m <sup>2</sup> 46 m <sup>2</sup>	10.7 m 10.7 m

**NOTE:**

Where used, (1.8 m + 0.61 m) and (1.2 m + 0.61 m) means 1.8 m or 1.2 m plus 0.61 m for each storey above one (1).

\* On an "R1" interior lot the side yard shall be 1.8 m on one side and 4.2 m on the other.

\*\* If the lot frontage is 12 m or less, the maximum lot coverage shall be 40%.

\*\*\* Where a one-family detached dwelling is to be erected on a lot, which abuts a lot on either side having an existing front yard of at least 12 m, the minimum front yard shall be 12 m.

\*\*\*\* No front garage face shall be located closer than 6 m to any street line. (391-89), (0328-2000)

\*\*\*\*\* In an "R5" zone, if the lot frontage is equal to or greater than 11 m, the minimum side yards shall be 1.2 m. (391-89)

STANDARDS FOR  
DEVELOPMENT  
FOR USES  
PERMITTED BY  
SUBSECTION 38(4)

41. (1) Where land is used for any of the purposes permitted by section 38(4) the minimum depth of a front yard is 18 m.
- (2) Where land is used for any of the purposes permitted by section 38(4) other than a place of religious assembly, the minimum width of each side yard is the height of the building or 10% of the width of the lot, whichever is the lesser. (667-85)
- (3) Where land is used for a place of religious assembly, the minimum width of each side yard is the height of the place of religious assembly or 15% of the width of the lot, whichever is the lesser. (667-85)
42. Deleted by By-law 186-81.

STANDARDS FOR  
DEVELOPMENT  
FOR CEMETERIES,  
ETC.

43. Where land is used for the purpose permitted by section 38(4)(c):
- (a) the maximum width of a lot is 400 m when uninterrupted by through streets;
- (b) the maximum depth of a lot is 400 m when uninterrupted by through streets;
- (c) the minimum area of a lot is 10 ha;
- (d) an area of more than 16 ha may be used where the area is divided into lots containing not more than 16 ha bounded on all sides by through streets conforming to the Official Plan of the Township and built to Township specifications by the owners of the land, unless the streets have been dedicated to and assumed by the Province of Ontario;
- (e) the minimum distance from a building or structure other than a memorial stone or monument or a boundary fence to the nearest lot line is 30 m; and,
- (f) the line, area and yard requirements are set out with the intent that no cemetery shall be established so as to interfere with the future pattern of the Township.

**"R5" Zone**

USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

**43A.** (1) In an "R5" zone, any person may erect or use a one-family detached dwelling on a lot subject to compliance with the following regulations: *(158-83)*

(a) each one-family detached dwelling shall comply with the "R4" zone provisions contained in this By-law, excepting however that:

(i) the area and frontage of lots shall conform to the following requirements: *(318-89)*

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	295 m <sup>2</sup>	9.75 m
Corner	415 m <sup>2</sup>	13.5 m

(ii) the front yard of every lot shall have a depth of at least 4.5 m;

(iii) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; *(318-89)*

(iv) notwithstanding paragraph (iii) above, where the side lot line is also the side lot line of a street row dwelling, the minimum side yard shall be 1.2 m;

(v) a chimney, chimney breast, porch, or uncovered platform is not permitted to encroach within the minimum 1.2 m side yard required by paragraph (iii) above; *(356-89)*

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

(vii) every corner lot shall have an outside side yard of at least 4.5 m in width;

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

(ix) notwithstanding paragraphs (ii) and (vii) above, no garage shall be located closer than 6 m to any street line;

(x) every dwelling unit shall have a private garage; *(0197-2002)*

(xi) *deleted by By-law 318-89; (471-83)*

(xii) for the purpose of clause (xi) of this subsection, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls, but shall exclude any part of the building or structure used for parking of motor vehicles; *(471-83)*

(xiii) the "R5" zoning provisions of this By-law shall not apply to prevent the use of any land, buildings or structures for one-family detached dwellings, if such land, building or structure was lawfully used for such purpose or for which a building permit was issued and has not been revoked, on the day before the day that this subsection comes into effect, so long as it continues to be used for that purpose; *(318-89)*

(b) any person may establish a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga; *(291-83)*

(c) any person with a physical disability may establish an occupation or business in a one-family detached dwelling in compliance with the provisions contained in section 22H of this By-law. *(682-87)*

## RESIDENTIAL LANE ZONES

### **"RL1", "RL2", "RL3", "RL4", "RL5", and "RL6" Zones**

DEFINITION	<b>43B.</b> The zone classification described as "Residential Lane Zone" and referred to by the symbols "RL1", "RL2", "RL3", "RL4", "RL5" and "RL6" is intended to permit one-family detached dwellings. The standards under which buildings and structures may be erected and the purpose for which lands, buildings and structures may be used are contained in the following subsections of this section. <i>(551-84)</i>
USES PERMITTED	<p>(1) In "RL1", "RL2", "RL3", "RL4", "RL5" and "RL6" zones:</p> <ul style="list-style-type: none"><li>(a) any person may erect or use a one-family detached dwelling on a modular lot;</li><li>(b) any person may conduct private music tutoring in a one-family detached dwelling used as a private residence subject to the following:<ul style="list-style-type: none"><li>(i) no person other than a member of the family residing in the dwelling may be engaged in the tutoring;</li><li>(ii) the tutoring is limited to two (2) students at any one (1) time between 09:00 hours and 21:00 hours;</li><li>(iii) there are no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale upon the premises;</li></ul></li><li>(c) any person may establish a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga;</li><li>(d) any person with a physical disability may establish an occupation or business in a one-family detached dwelling in compliance with the provisions contained in section 22H of this By-law. <i>(682-87)</i></li></ul>
USES PERMITTED	<p>(2) Notwithstanding subsection (1) of this section, a physician, dentist or drugless practitioner may establish his/her professional practice in a one-family detached dwelling on a corner modular lot in any "RL1" or "RL2" zone subject to the following: <i>(95-93)</i></p> <ul style="list-style-type: none"><li>(a) the dwelling must be the principal private residence of the physician, dentist or drugless practitioner and the physician, dentist or drugless practitioner must not be a special, occasional or casual resident thereof and the dwelling must not be closer than 800 m from an existing medical office in a Residential zone, measured along the street centre line and following the shortest street route;</li><li>(b) the lot shall have a minimum frontage of 15 m;</li><li>(c) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one (1) and the staff of such person shall not exceed one (1);</li><li>(d) overnight accommodation for patients shall not be provided;</li><li>(e) notwithstanding subsection 131(2) of this By-law, no building and/or occupancy permit shall be issued prior to the approval of a site development plan by the City;</li><li>(f) a maximum of 100 m<sup>2</sup> may be used for the purposes of carrying on the practice;</li><li>(g) five (5) parking spaces shall be provided for the office and residence, four (4) of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means two (2) parking spaces abutting each other end to end with only one (1) having access to an aisle.</li></ul>
STANDARDS FOR DEVELOPMENT	<p>(3) In "RL1", "RL2", "RL3", "RL4", "RL5" and "RL6" zones, no person shall use land or erect any building or structure on a modular lot except in compliance with provisions set out in the Schedule contained in clause (a) of this subsection pertaining to maximum and minimum dimensions, maximum lot coverage, maximum building height, minimum open space, minimum street frontage, minimum modular lot area and minimum half module area:</p>

MEASUREMENT IN METRES

ZONE	MINIMUM DIMENSIONS											MAX. LOT COVERAGE			MAX. BLDG. HT.	MIN. OPEN SPACES			
	A	B	C	D	E	F	G	H	I	J	K	LOT A	LOT B	LOT C		1	2	3	4+4a
	0.4	1.0	3.0	2.0	2.5	2.0	4.0	14.8	8.6	5.2	3.0								
<b>RL 1</b>	0.4	1.0	3.0	2.0	2.5	2.0	4.0	14.8	8.6	5.2	3.0	30%	30%	10.7	9%	9%	9%	30%	
<b>RL 2</b>	0.4	1.0	3.0	1.5	2.5	2.0	3.0	12.4	7.2	5.2	3.0	32%	32%	10.7	9%	9%	9%	25%	
<b>RL 3</b>	0.4	1.0	3.0	1.0	2.5	2.0	2.0	11.8	6.4	2.2	2.4	32%	32%	10.7	10%	10%	10%	30%	
<b>RL 4</b>	0.4	1.0	2.5	1.0	2.0	2.0	2.0	11.6	6.2	2.5	2.4	35%	35%	10.7	10%	10%	10%	25%	
<b>RL 5</b>	0.4	1.0	2.0	1.0	2.0	2.0	1.0	10.6	5.8	1.5	3.0	35%	35%	10.7	11%	11%	11%	30%	
<b>RL 6</b>	0.4	1.0	2.0	1.0	1.5	1.5	1.0	9.2	5.6	1.5	4.6	35%	35%	10.7	11%	11%	11%	25%	

MEASUREMENTS IN METRES & SQUARE METRES

ZONE	MODULAR LOT TYPE	MIN. STREET FRONTAGE	MIN. MODULAR LOT AREA	MIN. 1/2 MODULE AREA
<b>RL 1</b>	A	17.0	725	2,430
	B	27.0	695	
	C	14.5	745	
<b>RL 2</b>	A	16.0	580	1,930
	B	24.0	555	
	C	14.5	590	
<b>RL 3</b>	A	13.0	520	1,710
	B	22.0	495	
	C	14.5	515	
<b>RL 4</b>	A	14.0	450	1,480
	B	22.0	425	
	C	14.5	450	
<b>RL 5</b>	A	11.0	430	1,380
	B	19.0	395	
	C	14.5	415	
<b>RL 6</b>	A	13.0	365	1,180
	B	19.0	335	
	C	14.5	355	

NOTE:  
SITE DEVELOPMENT STANDARDS APPLICABLE TO LOTS ON BOTH SIDES OF PUBLIC STREET AND ITS **☐** PROJECTION.

**SF** INDICATES STREET FRONTAGE. MINIMUM STREET FRONTAGES SHALL BE MEASURED ALONG STREET LINE AS SHOWN. LOT **A** STREET FRONTAGE INCLUDES  $\frac{1}{3}$  OF CORNER ARC.

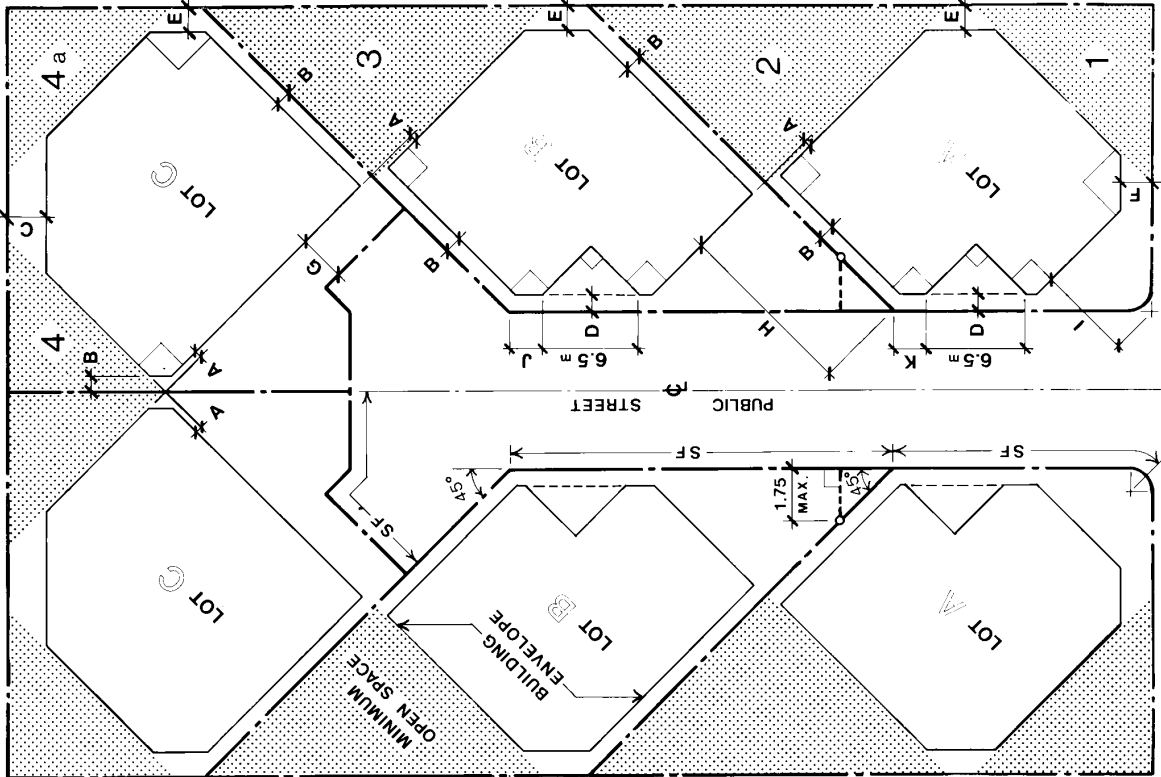
MINIMUM OPEN SPACES AS SHADDED **1, 2, 3, 4+4a** SHALL BE PROVIDED OUTSIDE OF BUILDING ENVELOPE. THE LESSER OF **4** OR **4a** SHALL BE A MINIMUM OF 4.0% OF THE MINIMUM OPEN SPACE.

WHERE **E** IS MEASURED FROM A STREET LINE OTHER THAN TENTH LINE WEST, MINIMUM DIMENSION SHALL BE INCREASED BY 2.0 m.

WHERE **E** AND **F** ARE MEASURED FROM THE STREET LINE OF TENTH LINE WEST, MINIMUM DIMENSIONS SHALL BE INCREASED BY 6.0 m AND 5.0 m, RESPECTIVELY.



INDICATES MINIMUM OPEN SPACE



ACCESSORY BUILDINGS	<p>(b) the minimum modular lot area shall comply with that shown in the Schedule in clause (3)(a) of this section, however in no event shall the total of the half module area be less than that shown on the said Schedule;</p> <p>(c) nothing in this By-law shall prevent the erection and use of an accessory building or structure on a modular lot subject to the following:</p> <p>(i) the area of any accessory building or structure shall not exceed 10% of the lot area and the location must be contained within the building envelope delineated on the Schedule in clause (3)(a) of this section, and situated to the rear of the dwelling and/or garage;</p> <p>(ii) notwithstanding subclause (3)(c)(i) of this section, an accessory building or structure with a maximum height of 4.6 m and a maximum area not exceeding 10 m<sup>2</sup> may be located outside the building envelope and within the minimum open space areas delineated on the Schedule in clause (3)(a) of this section, provided that such building or structure is located to the rear of the dwelling or garage and not closer than 1.0 m to any lot line; (269-85)</p> <p>(iii) notwithstanding subclause (3)(c)(ii) of this section, where a side and/or rear lot line coincides with a street line, no accessory building or structure shall be located outside the building envelope delineated on the Schedule in clause (3)(a) of this section for that portion of the modular lot abutting the street; (269-85)</p> <p>(d) notwithstanding the Schedule in clause (3)(a) of this section, any bay windows, greenhouse windows and porches may project a maximum of 0.45 m beyond the building envelope; (269-85)</p> <p>(e) repealed by By-law 269-85.</p>
PARKING REQUIREMENTS	(4) For every dwelling unit, a minimum of three (3) motor vehicle parking spaces shall be provided and maintained on the modular lot.
PARKING REQUIREMENTS	(5) Every dwelling unit shall provide two (2) parking spaces within a private garage.
PARKING REQUIREMENTS	(6) A parking space on a driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit and comprising a minimum width of 2.75 m and a minimum length of 6 m shall be considered to be included as part of the number of parking spaces required by subsection (4) of this section.
STANDARDS FOR DEVELOPMENT	(7) The provisions of sections 21, 27, 28, 29 and 30 of this By-law shall not apply. (269-85)
STANDARDS FOR DEVELOPMENT	(8) Notwithstanding the 45 <sup>o</sup> angle at which side lot lines are to be established relative to street lines as delineated on the Schedule in clause (3)(a) of this section, a portion of the side lot line between LOT A and LOT B in an "RL6" zone may be established perpendicular to the street line, provided that portion does not exceed a dimension of 1.75 m measured from the said street line, and the 45 <sup>o</sup> angle is maintained for the remainder of the side lot line. (269-85)
STANDARDS FOR DEVELOPMENT	(9) For the purposes of this section, "MINIMUM OPEN SPACE" means open, unobstructed space, suitable for the growth and maintenance of grass, flowers, bushes and other landscaping, and it may contain fences, trellises, patios, patio decks, swimming pool facilities and an accessory building not exceeding 10 m <sup>2</sup> . (269-85)

**RESIDENTIAL GARAGE CONTROL ZONES**

**"RG2", "RG3", "RG4", "RG4(12)", "RG5", "RGM1", "RGM2" and "RGM5" Zones**

**DEFINITION AND  
STANDARDS FOR  
DEVELOPMENT**

- 43C.** The zone classification described as "Residential Garage Control Zone" and referred to by the symbols "RG2", "RG3", "RG4", "RG4(12)", "RG5", "RGM1", "RGM2" and "RGM5" permits residential uses with controlled garage projections. The standards under which buildings and structures may be erected and the purposes for which lands, buildings and structures may be used are contained in the following subsections of this section. (422-96)
- (1) for the purposes of this section, "MAIN FRONT ENTRANCE" means the door which is designed as the primary access point into the dwelling;
  - (2) for the purposes of this section, "MAIN ENTRY FEATURE" means a platform, with at least one (1) side open, covered by either a roof, balcony or enclosed space, with or without a foundation and/or basement;
  - (3) for the purposes of this section, "COVERED PORCH" means a platform, with at least one (1) side open, covered by a roof, with or without a foundation and/or basement;
  - (4) for the purposes of this section, "HOME-BASED BUSINESS" means any occupation, permitted by this section, which is conducted on the lot with a dwelling, by at least one (1) person as his/her personal principal residence, and not as a transient residence;
  - (5) in each zone in Column 1 of the Schedule contained in subsection (6) of this section, no person shall use land or erect or use a building or structure other than a building or structure as shown in Column 2 on the type of lot shown in Column 3 of the Schedule except in compliance with the dimensions shown opposite such zone and type of lot in Columns 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 of the Schedule;



43C. (6) The Schedule:

1	2	3	4	5	6	7	8	9	10	11	12	13
Zone	Uses Permitted	Lot Type	Minimum Lot		Minimum Yards <sup>(9)</sup>				Maximum lot coverage	Minimum Setback to Covered Porch		Maximum height (m)
			Area (m <sup>2</sup> )	Frontage (m)	Front (m)	Interior Side (m)	Exterior Side (m)	Rear (m)		From Front Lot Line (m)	From Exterior Side Lot Line (m)	
RG2	One family detached dwelling	Interior	670	18	9 <sup>(8)</sup>	<sup>(1)</sup> (8)	-	7.5	30%	6.5	-	-1
		Corner	780	21	7.5	3	7.5	3	30%	5	5	
RG3	One family detached dwelling	Interior	550	15	7.5 <sup>(8)</sup>	1.2 + 0.61 <sup>(2)(8)</sup>	-	7.5	35%	5	-	10.7
		Corner	720	19.5	6	3	6	3	35%	3.5	3.5	
RG4	One family detached dwelling	Interior	340	13.6	4.5 <sup>(5)</sup>	1.2 <sup>(8)</sup>	-	7.5	35%	3	-	10.7
		Corner	410	16.7	4.5 <sup>(5)</sup>	1.2	4.5 <sup>(5)</sup>	7.5	35%	3	3	
RG4(12)	One family detached dwelling	Interior	365	12	4.5 <sup>(5)</sup>	1.2 <sup>(8)</sup>	-	7.5	40% <sup>(7)</sup>	3	-	10.7
		Corner	500	16.5	4.5 <sup>(5)</sup>	1.2	4.5 <sup>(5)</sup>	7.5	40%	3	3	
RG5	One family detached dwelling	Interior	295	9.75	4.5 <sup>(5)</sup>	1.2/0.61 <sup>(3)(4)</sup>	-	7.5	40% <sup>(7)</sup>	3	-	10.7
		Corner	415	13.5	4.5 <sup>(5)</sup>	1.2	4.5 <sup>(5)</sup>	7.5	40%	3	3	
RGM1	Semi-detached dwelling	Interior	450	18	4.5 <sup>(5)</sup>	1.2/0.61 <sup>(3)(4)</sup>	-	7.5	40% <sup>(7)</sup>	3	-	10.7
		Corner	520	21	4.5 <sup>(5)</sup>	0.61 <sup>(4)</sup>	4.5 <sup>(5)</sup>	7.5	40%	3	3	
RGM2	Semi-detached dwelling	Interior	405	13.6	4.5 <sup>(5)</sup>	1.2/0.61 <sup>(3)(4)</sup>	-	7.5	40% <sup>(7)</sup>	3	-	10.7
		Corner	480	16.9	4.5 <sup>(5)</sup>	0.61 <sup>(4)</sup>	4.5 <sup>(5)</sup>	7.5	40%	3	3	
RGM5	Semi detached dwelling	Interior	405	13.6	4.5 <sup>(5)</sup>	1.2/0.61 <sup>(3)(4)</sup>	-	7.5	40% <sup>(7)</sup>	3	-	10.7
		Corner	480	16.9	4.5 <sup>(5)</sup>	0.61 <sup>(4)</sup>	4.5 <sup>(5)</sup>	7.5	40%	3	3	
	Street row dwelling	Interior	205	6.85	4.5 <sup>(5)</sup>	-6	-	7.5	40% <sup>(7)</sup>	3	-	10.7
		Corner	325	10.5	4.5 <sup>(5)</sup>	-6	4.5 <sup>(5)</sup>	7.5	40%	3	3	

- NOTES:**
- (1) See subsection (9) of this section.
  - (2) Where used, 1.2 + 0.61 means 1.2 m plus 0.61 m for each storey above one (1).
  - (3) Where used, 1.2/0.61 means a minimum interior side yard of 1.2 m on one side of the lot and 0.61 m on the other side.
  - (4) See also subsection (10) of this section.
  - (5) No front garage face shall be located closer than 6 m to any street line. (0328-2000)
  - (6) See subsection (11) of this section.
  - (7) See also subsection (7) of this section.
  - (8) See also subsection (12) of this section.
  - (9) Where a part of the land is zoned "G-2151" the minimum yards shall be measured from the "G-2151" zone boundary.

- (7) for interior lots in the zones listed in Column 1, garage projections and lot coverage shall be limited as set out in the following table. For dwellings of two (2) storeys or more in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be setback to a maximum of 2.5 m from the front face of the garage;

1	2	3	4
Zone	Maximum projection of garage beyond either the main front entrance or beyond the main entry feature where provided	Where main entry feature has been provided, maximum projection of garage beyond main front entrance	Maximum lot coverage
RG3 RG4	1.0 m	2.5 m	see subsection (6)
RG4(12) RG5 RGM1 RGM2 RGM5	1.0 m	2.5 m	45%
	2.5 m	4.0 m	see subsection (6)

- (8) every dwelling unit shall have a private garage; (0197-2002)
- (9) in an "RG2" zone:
- no part of any garage may be located closer to the front lot line than the main front entrance;
  - the building height measured from established grade shall not exceed 11.0 m measured to the top of the ridge of a sloped roof and 7.5 m measured to the top of parapet of a flat roof;
  - the minimum total width of the side yards of every interior lot shall be:
    - 20% of the lot width of a one (1) storey dwelling unit;
    - 27% of the lot width for a dwelling unit exceeding one (1) storey in whole or in part;

provided however that the side yards shall have a minimum width of 1.8 m plus an additional 0.61 m for each storey, or portion thereof, above one (1) storey;
- (10) in "RGM1", "RGM2", and "RGM5" zones, notwithstanding subsection (6) of this section, where the side lot line of a semi-detached dwelling is also the side lot line of a street row dwelling, the minimum side yard shall be 1.2 m;
- (11) for a street row dwelling in the "RGM5" zone, notwithstanding subsection (6) of this section, the minimum distance between a side lot line and the nearest part of an exterior wall of any end unit shall be 1.5 m except where such side lot line is also the side lot line of a lot for a detached dwelling, in which case the minimum distance shall be 1.8 m;
- (12) notwithstanding subsection (6) of this section, on interior lots, where a one (1) storey detached or attached garage is located in a rear or side yard and where no part of the garage is located closer than 15 m to the front lot line, the following shall apply:
- for the "RG2", "RG3", "RG4" and "RG4(12)" zones, one (1) interior side yard shall be a minimum width of 3 m and the other side yard may be reduced by 0.6 m, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard;
  - the front yard may be reduced to a minimum depth of 6.0 m on lands zoned "RG2" and 4.5 m on lands zoned "RG3";
  - a maximum of 36 m<sup>2</sup> of the floor area of the garage shall be excluded from the calculation of lot coverage;
- (13) on an interior lot, a covered porch up to a maximum floor area of 12 m<sup>2</sup>, shall be permitted to encroach into the required front yard provided that the minimum setback to the covered porch is maintained in accordance with the setbacks identified in columns 11 and 12 of subsection (6) of this section;
- (14) on a corner lot, covered porches up to a maximum total floor area of 20 m<sup>2</sup>, shall be permitted to encroach into the required front and exterior side yards, provided that the minimum setbacks to the covered porches are maintained in accordance with the setbacks identified in columns 11 and 12 of subsection (6) of this section;
- (15) on an interior lot, a covered porch up to a maximum floor area of 12 m<sup>2</sup> and on a corner lot, covered porches to a maximum total floor area maximum of 20 m<sup>2</sup>, shall be excluded from the calculation of the lot coverage;
- (16) accessory buildings or structures shall not be located within the front yard or exterior side yard;
- (17) land may be used and a building or structure may be erected or used for an educational purpose other than the operation of a commercial school or day nursery;
- (18) land may be used and a building or structure may be erected or used for a place of religious assembly subject to compliance with the provisions of section 22E of this By-law;
- (19) notwithstanding subsection (17) of this section, a day nursery may be permitted as an accessory use in a public school or place of religious assembly;
- (20) a home-based business shall be permitted subject to the following:
- the total area used for of all home-based businesses shall not exceed more than 25% of the Gross Floor Area of the dwelling unit, to a maximum of 100 m<sup>2</sup>;
  - for the purposes of this subsection, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade, measured between the exterior faces of the exterior walls, but shall not include the garage used for the parking of motor vehicles;

- (c) there shall be no display, to indicate that any part of the dwelling or lot is being used for a purpose other than as a dwelling, except a sign that is erected in accordance with the Sign By-law;
  - (d) there shall be no outdoor storage or visible display of goods, materials or equipment associated with the home-based business;
  - (e) such uses shall not create noise, vibration, fumes, odour, dust, glare, or radiation which is detectable outside of the dwelling unit or accessory buildings;
  - (f) retail sales shall be limited to those goods and articles which are produced within the dwelling unit or its accessory buildings (except mail order sales, which shall not be subject to this restriction);
  - (g) there shall be no goods and articles produced, commodities sold or services rendered that require receipt or delivery of merchandise, goods, or equipment delivered by any means other than a passenger motor vehicle or parcel or letter carrier mail service;
  - (h) a home-based business which involves tutoring or teaching shall be limited to two (2) students at any one (1) time on the lot;
  - (i) one (1) parking space shall be provided for every 10 m<sup>2</sup> of Gross Floor Area, or part thereof, exceeding 20 m<sup>2</sup> of Gross Floor Area occupied by the home-based business;
  - (j) tandem parking spaces shall be permitted;
  - (k) the provisions of section 37B of this By-law shall apply to home-based businesses;
- (21) notwithstanding subsection (20) of this section, a home-based business shall not include:
- (a) the office of a physician, dentist or drugless practitioner;
  - (b) a motor vehicle repair garage;
  - (c) a scrap yard;
  - (d) a vehicle towing business;
  - (e) a contractor's yard;
  - (f) a taxi service;
  - (g) a kennel;
  - (h) a full service restaurant, convenience restaurant, take-out restaurant or donut shop;
  - (i) a day nursery;
- (22) a physician, dentist or drugless practitioner may establish his/her professional practice in a one-family detached dwelling, subject to the following:
- (a) the dwelling must be the principal private residence of the physician, dentist or drugless practitioner and the physician, dentist or drugless practitioner must not be a special, occasional or casual resident thereof and the dwelling must not be closer than 800 m from an existing medical office in a Residential zone, measured along the street centre line and following the shortest street route;
  - (b) the lot shall have a minimum frontage of 15 m;
  - (c) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one (1) and the staff of such person shall not exceed one (1);
  - (d) overnight accommodation for patients shall not be provided;
  - (e) a maximum of 100 m<sup>2</sup> may be used for the purposes of carrying on the practice;
  - (f) five (5) parking spaces shall be provided for the office and residence, four (4) of which may be tandem parking spaces;
  - (g) for the purposes of this subsection, "TANDEM PARKING SPACE" means two (2) parking spaces abutting each other end to end;
  - (h) notwithstanding subsection 131(2) of this By-law, no building and/or occupancy permit shall be issued prior to approval of a site development plan by the City.



## MULTIPLE FAMILY ZONES

### **"RM1", "RM2", "RM3D1", "RM3D2", "RM4", "RM5", "RM6", "RM7D2", "RM7D3", "RM7D4", and "RM7D5" Zones**

#### GENERAL PROVISIONS

44. (1) The zone classification hereinafter referred to as a "Multiple Family zone" and designated by the symbols "RM1", "RM2", "RM3D1", "RM3D2", "RM4", "RM5", "RM6", "RM7D2", "RM7D3", "RM7D4" and "RM7D5" permits all forms of residential accommodation. The standards under which buildings and structures may be erected are described in sections 25 to 51 inclusive, and the purposes for which the lands buildings and structures may be used are contained in the specific zones. (158-83)
- (2) Notwithstanding subsection (1) any lands zoned "RM1", "RM4" or "RM6" and any buildings or structures erected or to be erected in any "RM1", "RM4" or "RM6" zones shall not be subject to compliance with the provisions of section 44 of this By-law. After the 12th day of February, 1962, no additional lands shall be zoned "RM4" or "RM6".
- (3) In any Multiple Family zone, any person may use land, erect or use buildings or structures that are connected to and served by a municipal water supply and a municipal sanitary sewer system in compliance with the provisions of this By-law and for the purpose set out in the specific zones. (284-74), (173-76)

#### ANGULAR PLANES

- (4) Subject to the provisions of subsections (5), (6) and (7) no persons shall, on any lot in any Multiple Family zone erect or use any building or structure any part of which projects beyond any of the angular planes constructed in the manner hereinafter described in this paragraph; but in no case shall any part of a building or structure be erected closer to any lot line than the distance of 7.5 m:
- (a) the hereinbefore referred to angular planes shall be constructed over the lot from each lot line at natural or finished grade, whichever is the lower, at a vertical angle of 60° above the horizontal and measured perpendicular to the lot line or, in the case of a curved lot line, perpendicular to the tangents of all points of the lot line.

#### ANGULAR PLANES

- (5) Where a lot line of an inside lot or the flankage of a corner lot coincides with a street line, the angular plane may be constructed from the centre line of the street instead of the lot line or from any intervening line parallel to the centre line of the street provided that:
- (i) the distance between the line on which the plane is constructed and the lot line does not exceed 10 m;
- (ii) the vertical angle of 60° is constructed perpendicular to the line on which the plane is constructed or, in the case of a curved line, perpendicular to the tangents of all points of the curved line; and,
- (iii) in no case shall any part of the building or structure be erected closer to the lot line than the distance of 7.5 m.

#### ANGULAR PLANES

- (6) Notwithstanding the provisions of subsections (4) and (5) of this section, but subject to the provisions of subsection (7), any part of a building or structure may project beyond any prescribed 60° angular plane, if, in each case:
- (i) the projection through the plane subtends a horizontal angle not exceeding 75° formed by lines drawn from a point on the line on which the 60° angular plane is constructed opposite to the centre of the projection;
- (ii) the extremities of the projection are enclosed by the arms of such 75° horizontal angle; and,
- (iii) no part of the building or structure is erected closer to any lot line than the distance of 7.5 m.

#### ANGULAR PLANES

- (7) Where part of a building or structure projects through the 60° angular plane in the manner permitted by subsection (6), no other part of the building or structure within a distance of 30 m of either side of the projection shall project beyond a 40° angular plane, constructed from the line from which the 60° angular plane was constructed and in a manner similar to that prescribed in subsections (4) and (5) for 60° angular planes, unless the extremities of the projection through the 40° angular plane are enclosed by the arms of the horizontal angle constructed pursuant to subsection (6).
- (8) Deleted by By-law 341-77.
- (9) Deleted by By-law 341-77.

#### ANGULAR PLANES

- (10) No person shall on any lot in any Multiple Family zone erect or use any building or structure any part of which is located upon or projects over any part of the lot between any lot line and the minimum distance therefrom at which any part of the building or structure may, pursuant to subsections (4) to (7) inclusive be erected on any part of the lot, but this subsection shall not apply to: (341-77)
- (a) main eaves or cornices;
- (b) fences or safety railings not exceeding 1.6 m in height;
- (c) balconies not projecting more than 1.6 m from the main wall;
- (d) prevent the construction and use between a front lot line and the main wall of a residential building of a platform not exceeding 1.25 m in height above established grade not projecting more than 1.6 m from the wall; nor the location of a platform at the rear of a residential building.

#### ANGULAR PLANES

- (11) For the purpose of calculating the set back or height of any building or structure in accordance with the angular planes described in subsections (4) to (7) inclusive of section 44, the mathematical equivalents set out in the Schedule immediately following section 51 shall apply. (341-77)

GROSS FLOOR AREA  
AND OPEN SPACE

- (12) No person shall on any lot in a Multiple Family zone erect any building or structure having a greater "Gross Floor Area" or so that the lot has lesser "Minimum Open Space" than as follows: (8874)

Zones	Maximum "Gross Floor Area"	"Minimum Open Space"
"RM3D1"	0.35 times the lot area	40% of the lot area
"RM3D2"	0.50 times the lot area	40% of the lot area
"RM5"	0.50 times the lot area	40% of the lot area
"RM7D2"	0.50 times the lot area	40% of the lot area
"RM7D3"	0.75 times the lot area	40% of the lot area
"RM7D4"	1.00 times the lot area	40% of the lot area
"RM7D5"	1.50 times the lot area	67.5% of the lot area

- (13) For the purpose of section 44 of this By-law:
- (ia) "GROSS FLOOR AREA" of a building or structure means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for a day nursery, heating equipment, motor vehicle parking, storage lockers, laundry facilities, and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit; (9878), (97-74), (614-74)
- (ib) for the purpose of determining "Gross Floor Area" for the lands delineated on Map 06 contained in Schedule "B" attached to By-law Number 5500, as amended as "RM7D4 - Section 238" the following shall apply: (614-74)
- "GROSS FLOOR AREA" means, in the case of a building or structure, the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive, however, of any part of the building or structure above or below established grade which is used for heating equipment, the parking of motor vehicles, locker storage and laundry facilities, children's play and other recreational areas, including a day nursery;
- (ii) "MINIMUM OPEN SPACE" means open, unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, bushes and also landscaping, and includes the part of a lot unoccupied by any building or structure and any surfaced walk, patio or similar area, but does not include any vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area or any open space beneath or within any building or structure.
- (14) No person shall use any part of a lot for any purpose which reduces the "Minimum Open Space" prescribed in subsection (12) for the zone in which the lot is located.
- (15) No person shall reduce any lot in area, either by conveyance or alienation of any portion thereof or otherwise, so that the "Gross Floor Area" of any building or structure on the lot exceeds or the "Minimum Open Space" is less than that prescribed for the zone in which the lot is located, or that any part of any building or structure on the lot is located closer to any lot line than compliance with subsections (4) to (7) inclusive permits. (341-77)
- (16) No "Minimum Open Space" of any lot, and no part of any lot unoccupied by any building or structure by reason of the operation of subsections (4) to (7) inclusive, shall be used in computing the "Minimum Open Space" or the lot line setback requirements of an adjacent lot, or in computing the "Gross Floor Area" of any building or structure to be erected on an adjacent lot. (341-77)
- (17) (a) The owner of every building or structure erected or used in any Multiple Family zone shall provide and maintain motor vehicle parking facilities on the same lot to the extent at least prescribed in the following Schedule, for the respective uses of buildings or structures set out therein.
- (b) The following is the schedule referred to: (9123), (449-76), (101-79)

PARKING  
REQUIREMENTS  
IN MULTIPLE  
FAMILY ZONES

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Rec. Equip.	Total
<b>Rental Apartment House</b>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-Bedroom Unit	1.18	0.20	0.03	1.41
Two-Bedroom Unit	1.36	0.20	0.03	1.59
Three-Bedroom Unit	1.50	0.20	0.03	1.73
<b>Condominium Apartment House (257-94)</b>				
One-Bedroom Unit	1.25	0.25	-	1.50
Two-Bedroom Unit	1.40	0.25	-	1.65
Three-Bedroom Unit or more	1.75	0.25	-	2.00

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Rec. Equip.	Total
<b>Rental Row Dwelling and Multiple Horizontal Dwelling</b> (without garage and driveway)				
Two-Bedroom Unit	1.25	0.25	0.05	1.55
Three-Bedroom Unit	1.41	0.25	0.05	1.71
Four-Bedroom Unit	1.95	0.25	0.05	2.25
<b>Rental Row Dwelling and Multiple Horizontal Dwelling</b> (with garage and driveway)				
Two-Bedroom Unit	2.00	0.25	0.05	2.30
Three-Bedroom Unit	2.00	0.25	0.05	2.30
Four-Bedroom Unit	2.00	0.25	0.05	2.30
<b>Condominium Row Dwelling and Multiple Horizontal Dwelling</b> (without garage and driveway)				
Two-Bedroom Unit	2.00	0.25	0.05	2.30
Three-Bedroom Unit	2.00	0.25	0.05	2.30
Four-Bedroom Unit	2.00	0.25	0.05	2.30
<b>Condominium Row Dwelling and Multiple Horizontal Dwelling</b> (with garage and driveway)				
Two-Bedroom Unit	2.00	0.25	0.05	2.30
Three-Bedroom Unit	2.00	0.25	0.05	2.30
Four-Bedroom Unit	2.00	0.25	0.05	2.30

- (c) Deleted by By-law 0039-2001. (442-87)
- (d) No motor vehicle shall be parked closer to any street than a minimum distance of 7.5 m, or to any residential building or structure other than a one-family detached dwelling, a semi-detached dwelling, a duplex, a triplex or a double duplex than a minimum distance of 6 m, or to any other lot boundary than a minimum distance of 1.5 m.
- (e) The minimum distance of 6 m referred to in subsection (17)(d) may be reduced to a line or production of a line 1.5 m from the wall of any residential building or structure, other than a one-family detached dwelling, a semi-detached dwelling, a duplex, a triplex or a double duplex, which does not contain any window or opening into a habitable room.
- (f) Ingress and egress to and from the parking facilities prescribed by this subsection shall be provided by a sufficient number of adequate, unobstructed driveways.
- (g) Notwithstanding the provisions of section 44, a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit shall be considered to be included as part of the number of parking spaces required by subsection (17)(b) of this section; provided such parking space shall not be used for computing the required visitor parking or the minimum parking requirements of any other dwelling unit. (9125), (442-87), (0197-2002)
- (h) The location of visitor parking spaces shall be clearly indicated by a sign at the entrance to the parking area; and all visitor parking spaces shall be clearly identified and marked by lines and markings permanently painted on the paved surface and shall be reserved exclusively for visitors parking. (449-76)
- (i) (i) Notwithstanding paragraph (c) of this subsection, parking space for recreational equipment, as referred to in paragraph (b), may be provided as a separate compound, the design details of which shall be approved in accordance with section 22A of this By-law. (101-79)
- (ii) For the purposes of this subsection, recreational equipment shall include boats, trailers, mobile homes, snowmobiles and motorcycles and any other similar vehicles primarily used for recreational purposes.
- (iii) Nothing in this section shall prevent the owners of any lands or buildings to which this section applies from prohibiting altogether the storage of recreational equipment and in such case, the area if any required to be provided for such equipment shall be used for additional visitor parking.
- (j) (i) Notwithstanding paragraph (b) of this subsection, parking spaces for senior citizen housing shall be provided at the rate of 0.20 parking spaces per dwelling unit for resident and staff parking and 0.25 parking spaces per dwelling unit for visitor parking. (101-79)
- (ii) For the purposes of this subsection, "SENIOR CITIZEN HOUSING" means any form of residential building constructed for the exclusive use of persons over 60 years of age and necessary staff incidental thereto, under the auspices of any of the Federal, Provincial or Municipal Governments.
- (k) The front garage face for a row dwelling shall not be located closer than 6.0 m to any internal roadway or sidewalk. (0026-2000)

PARKING  
REQUIREMENTS  
FOR SENIOR  
CITIZEN HOUSING

FRONT GARAGE FACE  
FOR A ROW DWELLING

DRIVEWAY PROVISION	<p>(18) The owner of every building or structure to be erected or used for the purpose of an apartment house shall, if such apartment house has a greater gross floor area than 2 790 m<sup>2</sup>, provide and maintain an unobstructed hard surfaced driveway which serves an entrance to the building or structure and which is so laid out that motor vehicles can enter and leave the lot on which the building or structure is located while driving forward in one (1) continuous movement.</p> <p>(19) <i>Deleted by By-law 341-77.</i></p> <p>(20) <i>Deleted by By-law 308-82. (101-79)</i></p>
PARKING BELOW GRADE	<p>(21) In the case of a parking structure constructed completely below finished grade, it shall not be necessary to conform to any of the provisions governing the spacing and setback of structures hereinbefore described in this section, except that the minimum distance of such structure from the street shall be 7.5 m and 1.5 m from any other lot boundary.</p> <p>(22) No person shall in any Multiple Family zone erect or use any building or structure having more than one (1) basement below or partly below finished grade containing dwelling units.</p> <p>(23) The provisions contained in section 44 shall apply to every duplex, triplex, double duplex, row dwelling and multiple horizontal dwelling, except that the interior width of side yard shall be governed by the 60<sup>o</sup> vertical angle only.</p>
PARKING STRUCTURE	<p>(24) Notwithstanding the provisions of section 44 any accessory building or structure to be used or erected exclusively for parking purposes for any of the types of dwelling accommodation set out in subsection (23) shall conform to the following provisions:</p> <ul style="list-style-type: none"> <li>(i) the interior width of side yard and the depth of rear yard shall be governed by the 60<sup>o</sup> vertical angle only;</li> <li>(ii) the distance of any detached accessory building or structure from the main buildings or structure shall be not less than 6 m;</li> <li>(iii) the floor space used for parking purposes may be excluded from the "gross floor area" of the lot whether or not such accessory building or structure is attached to the main building.</li> </ul>
SATELLITE RECEIVING DISH (see also subsection 28(3))	<p>(25) No satellite receiving dish shall be installed or erected on any land, building, or structure used for an apartment house, where the apartment house is three (3) storeys or less in height, except in accordance with subsection 28(3). <i>(901-89)</i></p>



**"RM1" Zone**

USES PERMITTED

45. (1) In an "RM1" zone and in compliance with the regulations contained in subsections (2) and (3) of this section:
- (a) any person may:
    - (i) erect or use a semi-detached dwelling on a lot that is connected to and served by the municipal water supply and the municipal sanitary sewer system;
    - (ii) establish a public or private golf course that is not a driving tee, range, miniature course or similar use operated for commercial purposes;
    - (iii) *deleted by By-law 214-81;*
    - (iv) *deleted by By-law 174-79;*
    - (v) use land for parking facilities incidental to any of the uses permitted by this subsection (1);
  - (b) A physician, dentist or drugless practitioner may establish his/her professional practice in a one-family detached dwelling subject to the following: *(174-79), (214-81), (95-93)*
    - (i) the dwelling must be the principal private residence of the physician, dentist or drugless practitioner and the physician, dentist or drugless practitioner must not be a special, occasional or casual resident thereof and the dwelling must not be closer than 800 m from an existing medical office in a Residential zone, measured along the street centre line and following the shortest street route;
    - (ii) the lot shall have a minimum frontage of 15 m;
    - (iii) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one (1) and the staff of such person shall not exceed one (1);
    - (iv) overnight accommodation for patients shall not be provided;
    - (v) notwithstanding subsection 131(2) of this By-law, no building and/or occupancy permit shall be issued prior to the approval of a site development plan by the City;
    - (vi) a maximum of 100 m<sup>2</sup> may be used for the purposes of carrying on the practice;
    - (vii) five (5) parking spaces shall be provided for the office and residence, four (4) of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means two (2) parking spaces abutting each other end to end with only one (1) having access to an aisle.
  - (c) a public authority may establish a park, playground, recreational area or community centre;
  - (d) land may be used and building or structure may be erected or used for:
    - (i) an educational purpose other than the operation of a commercial school or day nursery; *(9878), (667-85), (880-85)*
    - (ii) a public or private hospital or clinic;
    - (iii) a fraternal organization;
    - (iv) a museum, library or art gallery; or,
    - (v) *deleted by By-law 291-83;*
    - (vi) a place of religious assembly subject to compliance with the provisions of section 22E of this By-law; *(667-85)*
  - (e) any person may establish a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga; *(291-83)*
  - (f) any person with a physical disability may establish an occupation or business in any dwelling permitted by this subsection in compliance with the provisions contained in section 22H of this By-law. *(682-87)*

STANDARDS FOR DEVELOPMENT

- (2) The regulations referred to in subsection (1) of this section are the following:
- (a) every corner lot shall have an area of at least 810 m<sup>2</sup>;
  - (b) every lot other than a corner lot shall have an area of at least 695 m<sup>2</sup>;
  - (c) every corner lot shall have a frontage of at least 21 m;
  - (d) every lot other than a corner lot shall have a frontage of at least 18 m;
  - (e) the maximum percentage of the lot area that may be covered by all buildings is 35%;
  - (f) a front yard shall be provided which shall have a depth of at least 7.5 m;
  - (g) an outside side yard of a width of at least 6 m shall be provided on every corner lot;
  - (h) on every lot other than a corner lot, one (1) side yard shall be provided which shall have a width of at least 1.8 m; *(663-76), (4-79)*
  - (i) a rear yard shall be provided which shall have a depth of at least 9 m; *(652-80)*
  - (j) every semi-detached dwelling shall have a floor area of at least 66 m<sup>2</sup>;
  - (k) no semi-detached dwelling shall have more than two (2) storeys;
  - (l) no building shall have a height in excess of 10.7 m;

- (m) no person shall use or permit the use of more than one (1) housekeeping unit in a semi-detached dwelling;
  - (n) at least one (1) parking space shall be provided on the lot for each semi-detached dwelling erected on the lot;
  - (o) landscaped open space having an area equivalent to at least one-quarter ( $\frac{1}{4}$ ) of the area of the lot shall be provided and maintained;
  - (p) a garage that has a wall in common with the main dwelling on a lot shall be deemed to be an accessory building except where a storey above such garage is used as part of a housekeeping unit;
  - (q) every dwelling unit shall have provided therefor a private garage; (4-79), (0197-2002)
  - (r) any buildings or structure for which a building permit was issued prior to, 1979 January 15, is hereby deemed to comply in all respects with the requirements of paragraph (q) above; (4-79)
  - (s) *deleted by By-law 427-97. (548-84)*
- (3) Notwithstanding anything contained in subsection (1) and (2) of section 45:
- (a) every side yard other than an outside side yard shall have a width that is at least: (663-76)
    - (i) 1.2 m for that part of the side yard which adjoins a single storey garage or carport, the side yard for the main building being determined by subsection (2)(h) of this section;
  - (b) where a lot contains two (2) or more buildings or parts of two (2) or more buildings, the spacing on the lot between each of such buildings or parts of buildings shall be at least equivalent to the minimum width of side yard as prescribed by clauses (g) and (h) of subsection (2) of this section;
  - (c) owners of two (2) adjoining lots may erect thereon a garage with a joint party wall if such garage is detached from the main building on such lots;
  - (d) *deleted by By-law 4-79;*
  - (e) *deleted by By-law 4-79.*
- USES PERMITTED (4) Notwithstanding the provisions of subsections (1), (2) and (3), any person may erect or use a one-family detached dwelling in accordance with the provisions of section 40 of this By-law for "R4" zones.
- USES PERMITTED (5) Notwithstanding the provisions of subsections (1), (2), (3), and (4), any person may erect or use a one-family detached dwelling in accordance with the provisions of section 43A of this By-law for "R5" zones. (158-83)

**"RM2" Zone**

USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

- 45A.** (1) In an "RM2" zone, any person may erect or use a semi-detached dwelling on a lot in compliance with the "RM1" zone provisions contained in this By-law, excepting however that: *(158-83)*
- (a) the provisions of sections 44(17)(b), (c) and (d), 45(2)(a), (b), (c), (d), (e), (f), (g), (h), (i) and (n) and (3)(a) and (b) shall not apply;
  - (b) every corner lot shall have an area of at least 600 m<sup>2</sup>;
  - (c) every lot other than a corner lot shall have an area of at least 460 m<sup>2</sup>;
  - (d) every corner lot shall have a frontage of at least 19.5 m;
  - (e) every lot other than a corner lot shall have a frontage of at least 15 m;
  - (f) every lot shall have a front yard of at least 4.5 m in depth;
  - (g) every corner lot shall have an outside side yard of at least 4.5 m in width;
  - (h) notwithstanding paragraphs (f) and (g) above no garage shall be located closer than 6 m from a street line;
  - (i) every corner lot shall have an interior side yard of at least 1.2 m in width;
  - (j) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; *(318-89)*
  - (k) notwithstanding paragraph (j) above, where the side lot line is also the side lot line of a street row dwelling, the minimum side yard shall be 1.2 m;
  - (l) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by paragraph (j) above;
  - (m) every lot shall have a rear yard of at least 7.5 m in depth;
  - (n) every dwelling unit shall have a private garage; *(0197-2002)*
  - (o) the maximum gross floor area for all buildings or structures shall not exceed 0.7 times the lot area; *(471-83)*
  - (p) for the purpose of clause (o) of this subsection, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for parking of motor vehicles. *(471-83)*

**"RM3D1" Zone**

USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

46. In an "RM3D1" zone:

- (1) Any person may use land and use or erect a building or structure for:
  - (a) a semi-detached dwelling in compliance with the regulations contained in section 45(2) and (3);
  - (b) any use other than a semi-detached dwelling described in subsection (1), section 45 in compliance with the regulations contained in section 44;
  - (c) a duplex, in compliance with the regulations contained in section 44;
  - (d) a triplex, in compliance with the regulations contained in section 44;
  - (e) a double duplex, in compliance with the regulations contained in section 44;
  - (f) any use which is accessory to any of the foregoing uses in compliance with the regulations as set out in the appropriate zone in which the use occurs;
  - (g) a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga. (291-83)
- (2) In addition to any other provisions contained in this By-law, the foregoing classes of residential accommodation, other than those set out in clauses (a), (b) and (f) of subsection (1) of this section, shall comply with the provisions contained in Schedule (a):
  - (a) the following is the Schedule referred to:

Dwelling Type	Minimum Lot Area Per Dwelling Unit	Minimum Frontage	Minimum Dwelling Unit Area
Duplex	345 m <sup>2</sup>	18 m	66 m <sup>2</sup>
Triplex	275 m <sup>2</sup>	18 m	66 m <sup>2</sup>
Double Duplex	230 m <sup>2</sup>	22.5 m	66 m <sup>2</sup>

- (3) Notwithstanding the provisions of subsections (1) and (2) any person may erect or use a one-family detached dwelling in accordance with the provisions of section 40 of this By-law for "R4" zones.

**"RM3D2" Zone**

USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

47. In an "RM3D2" zone:

- (1) Any person may use land, erect or use any building or structure for:
  - (a) a semi-detached dwelling in compliance with the regulations contained in section 45(2) and (3);
  - (b) any use other than a semi-detached dwelling described in subsection (1) section 45, in compliance with the regulations contained in section 44;
  - (c) any use other than a semi-detached dwelling described in subsection (1) of section 46, in compliance with the regulations contained in sections 44 and 46;
  - (d) a multiple horizontal dwelling, in compliance with the regulations contained in section 44;
  - (e) any use which is accessory to the foregoing uses and in compliance with the regulations as set out in the appropriate zone in which the use occurs;
  - (f) a day nursery; (9878)
  - (g) a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga. (291-83)
- (2) In addition to any other provisions contained in this By-law the foregoing class of residential accommodation other than those set out in parts (a), (b), (c) and (e) of subsection (1) shall comply with the provisions contained in Schedule (a) immediately following:

(a) the following is the Schedule referred to:

Minimum Lot Area Per Dwelling Unit	Minimum Frontage	Minimum Dwelling Unit Area
230 m <sup>2</sup>	30 m	66 m <sup>2</sup>

- (3) Notwithstanding the provisions of subsections (1) and (2) any person may erect or use a one-family detached dwelling in accordance with the provisions of section 40 of this By-law for "R4" zones.

**"RM4" Zone**

USES PERMITTED

- 48.** (1) In an "RM4" zone and in compliance with the regulations contained in subsections (2) and (3) of this section, any person may use land or erect or use any building or structure for:
- (a) an apartment house on a lot that is connected to and served by the municipal water supply and municipal sanitary sewer system provided that prior to issuance of a building permit a site development plan is approved by City Council; (284-74)
  - (b) an educational purpose other than the operation of a commercial school; (667-85), (880-85)
  - (c) a public or private hospital or medical office; (457-97)
  - (d) a fraternal organization;
  - (e) a museum, library or art gallery;
  - (f) *deleted by By-law 291-83;*
  - (g) a public authority may establish a park, playground, recreational area or community centre;
  - (h) establish a public or private golf course that is not a driving tee, range, miniature course or similar use operated for commercial purposes;
  - (i) *deleted by By-law 214-81;*
  - (j) *deleted by By-law 174-79;*
  - (k) *deleted by By-law 174-79;*
  - (l) use land for parking facilities incidental to any of the uses permitted by this subsection (1);
  - (m) a day nursery; (9878)
  - (n) a place of religious assembly subject to compliance with the provisions of section 22E of this By-law; (667-85)
  - (o) any person with a physical disability may establish an occupation or business in any dwelling permitted by this subsection in compliance with the provisions contained in section 22H of this By-law. (682-87)

STANDARDS FOR DEVELOPMENT

- (2) Any of the foregoing "RM4" uses may be established in any "RM4" zone subject to the regulations set out in subsection (3) of this section and subject to the provisions set out in Schedule (a) immediately following:
- (a) the following is the Schedule referred to:

Zone	Lot Type	Minimum Lot Area with water and sewer	Minimum Lot Frontage	Maximum Lot Coverage (inclusive of Garage)	MINIMUM YARDS				Minimum Floor Area per dwelling unit on maximum of two (2) floors	Minimum Landscape Open Space
					Front Depth	Side Width	Outside Side Width	Rear		
"RM4" Apartment House	Interior	--	21 m	25%	10.5 m	3.5 m	--	10.5 m	Bachelor apartment - 32.5 m <sup>2</sup> 1 Bedroom apartment - 48 m <sup>2</sup> 2 Bedroom apartment - 65 m <sup>2</sup>	40%
	Corner	--	21 m	25%	10.5 m	3.5 m	10.5 m	10.5 m		40%

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Rec. Equip.	Total
<b>Rental Apartment House</b>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-Bedroom Unit	1.18	0.20	0.03	1.41
Two-Bedroom Unit	1.36	0.20	0.03	1.59
Three-Bedroom Unit	1.50	0.20	0.03	1.73
<b>Condominium Apartment House</b>				
One-Bedroom Unit	1.75	0.25	-	2.00
Two-Bedroom Unit	1.75	0.25	-	2.00
Three-Bedroom Unit	1.75	0.25	-	2.00

STANDARDS FOR DEVELOPMENT

- (3) Notwithstanding anything contained in subsection (2) of this section:
- (a) every side yard other than an outside side yard shall have a width that is at least 50% of the lesser of the height or depth of the main building on the lot, but where the width determined by such percentage is less than the minimum width prescribed in subsection (2) of this section, the minimum width prescribed in subsection (2) of this section shall apply;
  - (b) where a lot contains two (2) or more buildings or parts of two (2) or more buildings, the spacing on the lot between each of such building or parts of building shall be at least equivalent to the minimum width of side yard as prescribed by Schedule (a) in subsection (2) of this section;

- (c) owners of two (2) adjoining lots may erect thereon a garage with a joint party wall if such garage is detached from the main building on such lots;
- (d) no person shall use any building in any "RM4" zone for the purpose of a public or private hospital or medical office unless he provides on the same lot on which the building or structure is located at least three (3) parking spaces for each physician, dentist or drugless practitioner who practises his profession within the building or structure. (457-97)

**"RM5" Zone**

49. In an "RM5" zone:

USES PERMITTED

- (1) Subject to the provisions of section 44 and subsection (2) of this section, any person may use land or erect or use any building or structure for:
  - (a) a row dwelling;
  - (b) any use which is accessory to the foregoing use;
  - (c) a day nursery; (9878)
  - (d) a street row dwelling, subject to the provisions of subsection (3) of this section; (158-83)
  - (e) a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga; (291-83)
  - (f) any person with a physical disability may establish an occupation or business in any dwelling permitted by this subsection in compliance with the provisions contained in section 22H of this By-law. (682-87)

STANDARDS FOR DEVELOPMENT - ROW DWELLINGS

- (2) In addition to any other provisions contained in this By-law, the foregoing class of residential accommodation shall comply with the provisions contained in the Schedule in paragraph (a):
  - (a) the following is the Schedule referred to:

Minimum Lot Frontage	Minimum Lot Area Per Dwelling Unit	Minimum Dwelling Unit Area
30 m	230 m <sup>2</sup>	66 m <sup>2</sup>

STANDARDS FOR DEVELOPMENT - STREET ROW DWELLINGS

- (3) Each street row dwelling shall comply with the "RM5" zone provisions in this By-law, excepting however that: (158-83)
  - (a) the provisions of subsections (4), (5), (6), (7), (11), (12), (17)(b), (17)(c), (17)(d), (17)(e), (17)(g), (21), (23), and (24)(ii) of section 44 of this By-law shall not apply;
  - (b) every corner lot shall have a minimum frontage on a street of 10.5 m;
  - (c) every corner lot shall have a lot area of at least 325 m<sup>2</sup>;
  - (d) every lot other than a corner lot shall have a minimum frontage on a street of 6.85 m;
  - (e) every lot other than a corner lot shall have a lot area of at least 205 m<sup>2</sup>;
  - (f) a front yard for every lot shall have a depth of at least 4.5 m;
  - (g) every lot shall have a rear yard of at least 7.5 m in depth;
  - (h) notwithstanding paragraphs (f) and (g) above, no garage shall be located closer than 6 m to any street line;
  - (i) the minimum distance between a side lot line and the nearest part of an exterior wall of any end dwelling unit shall be 1.5 m except where such side lot line is also the side lot line of a lot for a detached or semi-detached dwelling; in which case the minimum distance shall be 1.8 m;
  - (j) notwithstanding paragraph (i) above, every outside side yard shall have a minimum width of 4.5 m;
  - (k) the maximum gross floor area of all buildings or structures shall not exceed 0.75 times the lot area;
  - (l) for each dwelling unit a minimum of two (2) vehicle parking spaces shall be provided and maintained on the lot;
  - (m) *deleted by By-law 0026-2000;*
  - (n) *deleted by By-law 0026-2000;*
  - (o) a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of a dwelling unit shall be considered to be included as part of the number of parking spaces required by paragraph (l) above, provided such parking spaces shall not be used for computing the minimum parking requirements of any other dwelling unit; (442-87), (0026-2000), (0197-2002)
  - (p) for the purpose of clause (k) of this subsection, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles. (471-83)



**"RM6" Zone**

USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

50. (1) In an "RM6" zone and in compliance with the regulations contained in the appropriate Schedules (i) or (ii) of this section, with the exception of subsections (a) and (d) hereof which shall comply with the regulations referred to therein, any person may use land or erect or use any building or structure on a lot connected to and served by the Municipal water supply and the Municipal sanitary sewer system for:

- (a) a semi-detached dwelling house in compliance with the regulations contained in subsections (2) and (3) of section 45;
- (b) a duplex in compliance with the regulations set out in Schedule (i) of this section;
- (c) a double duplex in compliance with the regulations set out in Schedule (i) of this section;

the following is the Schedule (i) referred to:

	Dwelling Type	Minimum Lot Area	Minimum Lot Frontage	Minimum Yards			Maximum Lot Coverage Inclusive of Garage	Minimum Dwelling Unit Area	Minimum Landscape Open Space	Minimum Number of Parking Spaces
				Front	Side	Rear				
Corner	Duplex	810 m <sup>2</sup>	21 m	7.5 m	6 m	10.5 m	35%	66 m <sup>2</sup>	25% of lot area	1 space per dwelling unit
Interior		695 m <sup>2</sup>	18 m	-	3.5 m	-				
Corner	Double Duplex	925 m <sup>2</sup>	24 m	7.5 m	6 m	10.5 m	35%	66 m <sup>2</sup>	25% of lot area	1 space per dwelling unit
Interior		870 m <sup>2</sup>	22.5 m	-	3.5 m	-				

- (d) an apartment house in compliance with the regulations contained in subsections (2) and (3) of section 48 provided that prior to issuance of a building permit a site development plan is approved by City Council; (284-74)
- (e) a row dwelling, which for the purpose of this section is a series of three (3) or more single or two (2) storey housekeeping units on the same level with a common exterior wall under a common roof separated by continuous vertical party walls without openings from basement to roof; in compliance with the regulations set out in Schedule (ii) of this section, provided that prior to issuance of a building permit a site development plan is approved by City Council; (284-74)

the following is the Schedule (ii) referred to: (175-80)

	Dwelling Unit	Maximum Lot Coverage	Minimum Yards			Minimum Dwelling Unit Area	Minimum Landscape Open Space
			Front	Side	Rear		
Row Dwelling	230 m <sup>2</sup>	25% inclusive of garage	7.5 m	Corner 7.5 m 3.5 m	13.5 m	66 m <sup>2</sup>	40% of lot area

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Rec. Equip.	Total
<b>Rental Row Dwelling and Multiple Horizontal Dwelling (without garage and driveway)</b>				
Two-Bedroom Unit	1.25	0.25	0.05	1.55
Three-Bedroom Unit	1.41	0.25	0.05	1.71
Four-Bedroom Unit	1.95	0.25	0.05	2.25
<b>Rental Row Dwelling and Multiple Horizontal Dwelling (with garage and driveway)</b>				
Two-Bedroom Unit	2	0.25	0.05	2.3
Three-Bedroom Unit	2	0.25	0.05	2.3
Four-Bedroom Unit	2	0.25	0.05	2.3
<b>Condominium Row Dwelling and Multiple Horizontal Dwelling (without garage and driveway)</b>				
Two-Bedroom Unit	2	0.25	0.05	2.3
Three-Bedroom Unit	2	0.25	0.05	2.3
Four-Bedroom Unit	2	0.25	0.05	2.3
<b>Condominium Row Dwelling and Multiple Horizontal Dwelling (with garage and driveway)</b>				
Two-Bedroom Unit	2	0.25	0.05	2.3
Three-Bedroom Unit	2	0.25	0.05	2.3
Four-Bedroom Unit	2	0.25	0.05	2.3

- (f) any use which is accessory to any of the foregoing uses in accordance with the appropriate regulations for the zone in which the use occurs;
  - (g) a day nursery; *(9878)*
  - (h) any person with a physical disability may establish an occupation or business in any dwelling permitted by this subsection in compliance with the provisions contained in section 22H of this By-law. *(682-87)*
- (2) In addition to the foregoing uses in an "RM6" zone any person may use land or erect or use any building or structure for any of the purposes set out in clauses (b) to (l) inclusive of subsection (1), section 48, and clause (a) subclause (ii), (v) and clauses (b) to (d) inclusive of subsection (1) of section 45, subject to the regulations contained in subsections (2) and (3) of section 48.

**"RM7D2", "RM7D3", "RM7D4", and "RM7D5" Zones**

USES PERMITTED

- 51.** (1) In "RM7D2", "RM7D3", "RM7D4", "RM7D5" zones any person may use land or erect or use any building or structure for:
- (a) a semi-detached dwelling in compliance with the regulations contained in section 45(2) and (3);
  - (b) any use other than a semi-detached dwelling described in subsection (1) of section 45 in compliance with the regulations contained in section 44;
  - (c) any use other than a semi-detached dwelling described in subsection (1) of section 46 in compliance with the regulations contained in section 44 and subsection 46(2);
  - (d) a day nursery; (7011), (9878)
  - (e) an apartment house in compliance with the regulations contained in section 44;
  - (f) any use which is accessory to the foregoing uses and in compliance with the regulations as set out in the appropriate zone in which the use occurs;
  - (g) a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga; (291-83)
  - (h) any person with a physical disability may establish an occupation or business in any dwelling permitted by this subsection in compliance with the provisions contained in section 22H of this By-law. (682-87)

FRONTAGE AND DWELLING UNIT AREA

- (2) In addition to any other provision contained in this By-law, the foregoing classes of residential accommodation other than the (a), (b), (c), (d), (f) of subsection (1) of this section shall comply with the provisions contained in the schedule in paragraph (a) hereto:

- (a) the following is the schedule referred to:

Minimum Lot Frontage	Minimum Dwelling Unit Area
30 m	32.5 m <sup>2</sup> - bachelor
	48 m <sup>2</sup> - 1 bedroom
	65 m <sup>2</sup> - 2 bedroom

USES PERMITTED

- (3) Notwithstanding the provisions of subsection (1) and (2) any person may erect or use a one-family detached dwelling in accordance with the provisions of section 40 of this By-law for "R4" zones.





## COMMERCIAL ZONES

### GENERAL PROVISIONS

- USE OF COMMERCIAL LOT FRONTING ONLY ON LANE OR RIGHT-OF-WAY
- 52.** Where a lane or right-of-way is part of the boundary between a Commercial zone and a Residential zone, and the lane or right-of-way is the only means of access to a lot that fronts on the lane or right-of-way in the Commercial zone, no person shall use the lot in the Commercial zone or erect or use any building or structure on the lot for any commercial purpose except parking or loading.
- CORNER LOT ADJOINS A LOT IN A RESIDENTIAL ZONE
- 53.** Where a corner lot in a Commercial zone adjoins a lot in a Residential zone, no person shall erect a building or structure on the corner lot at a lesser distance from the street line on which the adjoining lots front than the depth of the front yard required for a dwelling on the adjoining lot in the Residential zone.
- 54.** Deleted by By-law 186-81.
- 55.** Deleted by By-law 186-81.
- 56.** Deleted by By-law 186-81.
- 57.** Deleted by By-law 186-81.
- AUTOMOBILE SERVICE STATION OR PUBLIC GARAGE
- 58.** No person shall use land in a Commercial zone for an automobile service station or a public garage or erect or use a building or structure on such land for an automobile service station or a public garage except in compliance with the regulations contained in subsection (3) of section 68 of this By-law.
- 59.** Deleted by By-law 214-81.
- RESTAURANT SEPARATION FROM RESIDENTIAL ZONE
- 59A.** No restaurant, convenience restaurant or take-out restaurant shall be located closer than 60 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone. (433-83)
- (1) The provisions of this section shall not apply to lands which were zoned "DC" at the time this section came into effect (1983 Aug. 18). (28-84)
- (2) Deleted by By-law 110-88. (378-85)
- AUTOMOBILE SERVICE STATION AND/OR CAR WASH ADJACENT TO A RESIDENTIAL ZONE
- 59B.** An automobile service station, a car wash or combination thereof, where permitted adjacent to a residential zone, shall not exceed a gross floor area - non residential of 300 m<sup>2</sup>, not including the convenience retail and service kiosk. (46-97)
- AUTOMOBILE SERVICE STATION OR PUBLIC GARAGE - STANDARDS FOR DEVELOPMENT
- 68.** See page A-77.
- MANUFACTURING IN COMMERCIAL ZONES
- 70.** See page A-77.

## COMMERCIAL ZONES

### "C1, and "C2" Zones

- |                                      |   |
|--------------------------------------|---|
| USES PERMITTED                       | <p><b>60.</b> (1) In a "C1" zone:</p> <ul style="list-style-type: none"><li>(a) any person may use land and erect or use a building or structure for a commercial undertaking other than:<ul style="list-style-type: none"><li>(i) the establishment or operation of a yard for storage or dealing in new or scrap materials;</li><li>(ii) a commercial quarry including a top soil, sand, or gravel pit; and,</li><li>(iii) a motor vehicle body repair shop;</li><li>(iv) a restaurant, take-out restaurant and convenience restaurant; <i>(24-80), (433-83)</i></li></ul></li><li>(b) land may be used and a building or structure erected or used for a private club, lodge, fraternity or sorority house, labour union hall, a home for the aged and infirm, children's home, public hospital or private hospital, commercial school. <i>(880-85)</i></li></ul> <p>(2) Notwithstanding subsection (1), the floor or floors above the ground floor of a building used for commercial purposes may be used for residential purposes.</p>   |
| STANDARDS FOR DEVELOPMENT            | <p><b>61.</b> Where land is used for any of the purposes permitted by section 60 other than for residential purposes only:</p> <ul style="list-style-type: none"><li>(a) the minimum area of the lot is three (3) times the area of the buildings or structures on the lot;</li><li>(b) the minimum depth of the front yard is 9.5 m;</li><li>(c) the minimum depth of the rear yard is 7.5 m;</li><li>(d) and a building contains dwelling space over store space, not less than half of the lot on which the building is situated shall be maintained free of all construction upwards from the floor level of the lowest storey containing habitable rooms to the roof;</li><li>(e) the minimum floor area of each dwelling in a building containing a store is 55 m<sup>2</sup>;</li><li>(f) and where the lot is a corner lot no accessory building is permitted.</li></ul>  |
| USES PERMITTED                       | <p><b>62.</b> In a "C2" zone any person may use land or erect or use a building or structure for any purposes permitted by section 60 except the establishment or operation of a custom work shop, commercial bath house, motor sales room, public garage and automobile service station, car washing establishment and a funeral establishment. <i>(0363-2001)</i></p>   |
| STANDARDS FOR DEVELOPMENT            | <p><b>63.</b> When land is used for any of the purposes permitted by section 62 the commercial undertaking shall be conducted within a wholly enclosed building or structure.</p>   |
| STANDARDS FOR DEVELOPMENT            | <p><b>64.</b> In a "C2" zone where land is used for any of the purposes permitted by section 62:</p> <ul style="list-style-type: none"><li>(a) the minimum area of the lot is three (3) times the area of the buildings or structures on the lot;</li><li>(b) the minimum depth of the lot is 60 m;</li><li>(c) the minimum depth of the front yard is 10.5 m;</li><li>(d) and the side lot line of a lot in a Residential zone is a part of the boundary line between a Residential and a Commercial zone, the minimum distance from the nearest wall of a building in the Commercial zone and the side lot line forming a part of the zone boundary is 7.5 m;</li><li>(e) and the side lot lines are not part of a zone boundary, the minimum width of the side yards is 6 m;</li><li>(f) and the boundary between the "C2" zone and a Residential zone is the centre line of a street and the side lot lines in the Residential zone are part of the street line, the minimum distance from the nearest wall of a building on a lot in the "C2" zone opposite the lots in the Residential zone and the side lot line forming part of the street line is 7.5 m;</li><li>(g) and the rear lot line is a rear lot line of a lot in a Residential zone the minimum depth of the rear yard is 13.5 m;</li><li>(h) and the rear lot line of a lot in a Residential zone is separated from the rear lot line of the lot in the "C2" zone by a street, the centre line of which is part of the boundary between the zones, the minimum depth of the rear yard is 13.5 m;</li><li>(i) and the rear lot line does not come within the case of paragraph (g) and (h) the minimum depth of the rear yard is 6 m.</li></ul> |
| APARTMENT HOUSE IN "C1" OR "C2" ZONE | <p><b>65.</b> Notwithstanding anything in this By-law, no person shall use land or erect or use a building or structure in a "C1" or "C2" zone for the purpose of an apartment house or other form of leasehold residential accommodation comprising three (3) or more housekeeping units within a single building or structure.</p>  |

66. Deleted by By-law 186-81.

67. Deleted by By-law 186-81.

AUTOMOBILE  
SERVICE STATION  
OR  
PUBLIC GARAGE

68. (1) No person shall use a lot in a Commercial zone for an automobile service station or a public garage, or erect or use a building or structure on such lot for an automobile service station or a public garage, except in compliance with the regulations contained in subsection (3) of this section.

(2) *deleted by By-law 434-96. (478-78), (1137-85)*

STANDARDS FOR  
DEVELOPMENT

(3) The regulations referred to in subsection (1) of this section are the following:

(a) where the lot is an inside lot on a street with or without sidewalks:

(i) the lot shall have a width of at least 36 m;

(ii) the lot shall have a depth of at least 45 m;

(b) where the lot is a corner lot:

(i) the lot shall have a width of at least 48 m;

(ii) the lot shall have a depth of at least 48 m;

(iii) no fuel pump on the lot shall be closer than 3 m to a straight line between a point in the front lot line and a point in the street side lot line, each such point being distant 15 m from the intersection of such lines;

(c) notwithstanding clause (d) of this subsection, one (1) or more fuel pumps may be erected in the front yard, but no fuel pump on the lot shall be closer than 6 m to the front lot line;

(d) a front yard shall be provided which shall have a depth of at least 18 m;

(e) side yards shall be provided each of which shall have a width of at least 4.5 m, unless a side lot line adjoins a lot in a Residential zone, in which case the side yard abutting such side lot line shall have a width of at least 7.5 m;

(f) a rear yard shall be provided which shall have a depth of at least 10.5 m;

(g) the area of the lot shall be at least three (3) times the total area of the parts thereof that are covered by buildings or structures;

(h) each ramp shall have a width of 7.5 m;

(i) the distance between means of access or ramps on any front lot line shall be at least 12 m;

(j) the distance between an intersection of side limits of highways and the nearest ramp shall be at least 15 m;

(k) the distance between the point of intersection of the front lot line and either side lot line and the nearest ramp shall be at least 3 m;

(l) every open area of land between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment which shall not become an obstruction or exceed 0.5 m in height;

(m) the interior angle formed between the front lot line and the centre line of a ramp shall be such that the interior angle thereof shall be between 70° and 90°.

69. Deleted by By-law 214-81.

MANUFACTURING  
IN COMMERCIAL  
ZONES

70. No person shall sell or offer for sale any articles of merchandise produced in a Commercial zone and whether primary or incidental to the business except on the premises on which such article was produced or in a "CM" zone.

**CLARKSON VILLAGE COMMERCIAL ZONE**

**"CVC" Zone**

- DEFINITION**                      **70A.**    (1)    The zone classification described as "Clarkson Village Commercial Zone" and referred to by the symbol "CVC" is intended to accommodate public and institutional uses, commercial uses of the office, retail and personal service variety and residential uses when combined with the aforesaid commercial uses, all for the purpose of encouraging the preservation and continued use of traditional local commercial districts. *(756-78), (214-81), (433-83), (987-86)*
- USES PERMITTED**                      (2)    In a "CVC" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following uses: *(646-89)*
- (a)    business, professional or administrative offices, or government offices;
- (b)    shops in which goods are stored and offered for sale at retail;
- (c)    food store;
- (d)    restaurant;
- (e)    bank or financial institution;
- (f)    community uses;
- (g)    public parking area;
- (h)    theatre/cinema;
- (i)    convenience store;
- (j)    personal service uses;
- (k)    take-out restaurant. *(528-98)*
- (3)    For the purposes of this section, "FOOD STORE" means a shop in which food, including the sale of fresh produce and fresh meats, is stored and offered for sale at retail and where ancillary thereto, food may be prepared on the premises and offered for sale for consumption off the premises, however, such premises shall not include seating for the consumption of food and such establishments shall not include a convenience restaurant or a take-out restaurant. *(646-89)*
- (4)    Notwithstanding subsection 2(41) of this By-law, for the purposes of this section, "RESTAURANT" means a building or structure or part thereof, used for the preparation, sale and service of food to the public for immediate consumption within the building or structure or part thereof, where such food is both ordered and served at seating within the building or structure or part thereof. *(646-89)*
- (5)    For the purposes of this section, "COMMUNITY USES" means private or public community services available to the general public including: library; art gallery; day nursery; museum; public archives; medical building; social services such as child welfare and home-maker services and social service planning and advocacy agencies; tourist office; recreational facilities; and fitness club. *(646-89), (457-97)*
- (6)    For the purposes of this section, "PUBLIC PARKING AREA" means a structure or open area used for the parking of more than four (4) motor vehicles. *(646-89)*
- (7)    For the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 300 m<sup>2</sup>, where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises. *(646-89)*
- PARKING REQUIREMENTS**                      (8)    Motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except that where the Land Use shown in Column 1 below, the Minimum Required Parking Standard shown opposite in Column 2 shall apply: *(646-89)*

Column 1	Column 2
Land Use	Minimum Required Parking Standard
General Retail Establishments	4.0 spaces per 100 m <sup>2</sup> GFA
Food Store	4.0 spaces per 100 m <sup>2</sup> GFA
Convenience Store	4.0 spaces per 100 m <sup>2</sup> GFA

- STANDARDS FOR DEVELOPMENT**                      (9)    In a "CVC" zone: *(646-89)*
- (a)    the maximum height of any building or structure shall be three (3) storeys;
- (b)    no person shall use any land between the front wall of any building or structure and the front lot line for the purposes of parking any motor vehicle, provided that this provision shall not apply to the casual use for such purposes of a properly constructed and surfaced driveway;
- (c)    the provisions of section 21 of this By-law shall not apply.



**ESTABLISHED COMMERCIAL ZONE (EC)**

**"EC" Zone**

DEFINITION	71.	The zone classification described as an "Established Commercial Zone" and referred to by the symbols "EC" accommodates established commercial areas which have attained some degree of maturity without adequate lot depths, front yards, parking or loading facilities, health or other convenience features and which contain some incompatible uses of land and buildings.
USES PERMITTED	72.	<p>In an Established Commercial zone, no person shall use land or erect or use a building or structure except for the purposes of a commercial undertaking that is conducted wholly within a building and is included in the following classifications:</p> <ol style="list-style-type: none"><li>(1) art or antique;</li><li>(2) bakery goods shop;</li><li>(3) bank, financial institution or money lending agency;</li><li>(4) barber shop or beauty parlour;</li><li>(5) blueprint establishment;</li><li>(6) business, professional or administrative office; (427-97)</li><li>(7) place of religious assembly; (667-85)</li><li>(8) clothes or furniture cleaning agency or pressing establishment;</li><li>(9) private club; (523-85)</li><li>(10) commercial school;</li><li>(11) dressmaking or tailoring establishment;</li><li>(12) diaper supply service;</li><li>(13) employment agency;</li><li>(14) feed shop;</li><li>(15) food shop;</li><li>(16) job printing establishment;</li><li>(17) locker establishment for cold storage;</li><li>(18) laundromat or establishment for the renting of automatic washers;</li><li>(19) library;</li><li>(20) newspaper office and printing establishment;</li><li>(21) parking lot or building;</li><li>(22) pet shop;</li><li>(23) pharmaceutical agency or prescription druggist;</li><li>(24) post office or other governmental office or agency;</li><li>(25) <i>deleted by By-law 24-80;</i></li><li>(26) service or repair shop;</li><li>(27) shoe repair shop;</li><li>(28) shop in which goods are sold at retail; (427-97)</li><li>(29) sign painting shop;</li><li>(30) <i>deleted by By-law 24-80; (8058)</i></li><li>(31) convenience store; (427-97)</li><li>(32) video store; (427-97)</li><li>(33) tanning salon. (427-97)</li></ol>
AUTOMATIC BANKING MACHINE	72A.	Notwithstanding section 72 of this By-law, an automatic banking machine may be attached to an outside wall of a building. (427-97)
HOUSEKEEPING UNITS IN "EC" ZONE	73.	<ol style="list-style-type: none"><li>(1) Notwithstanding section 72 in an Established Commercial zone any person may use for any of the following purposes land that is served by the Municipal sanitary sewer system or erect or use for any of the following purposes a building or structure that is connected to such system:<ol style="list-style-type: none"><li>(a) a single or multi-family housekeeping unit having a floor area of at least 65 m<sup>2</sup> and situated above a commercial use that is on one (1) floor only; and</li><li>(b) a single or multi-family housekeeping unit having a floor area of at least 65 m<sup>2</sup> and situated at ground level in the rear of premises used for commercial purposes.</li></ol></li><li>(2) Notwithstanding subsection (1) of this section, no person shall erect or use more than three (3) housekeeping units in a building or structure.</li></ol>

74. Deleted by By-law 186-81.

75. Deleted by By-law 214-81.

76. Deleted by By-law 214-81.

**NEIGHBOURHOOD COMMERCIAL ZONE**

**"NC" Zone**

DEFINITION	77.	The zone classification described as "Neighbourhood Commercial Zone" and referred to by the symbols "NC" accommodates small islands of commercial uses that conveniently and without causing a nuisance serve the surrounding residential neighbourhood with staple commodities. Such uses include convenience stores, the modern equivalent of the corner store.
USES PERMITTED	78.	<p>In a Neighbourhood Commercial zone, no person shall use land or erect or use a building or structure except for residential purposes as classified in this section or the purposes of a commercial undertaking that is conducted wholly within a building and is included in the following classifications:</p> <ol style="list-style-type: none"><li>(1) barber shop or beauty parlour;</li><li>(2) drugstore;</li><li>(3) dressmaking establishment;</li><li>(4) hardware shop;</li><li>(5) magazine, newspaper and tobacco store;</li><li>(6) one-family detached dwelling;</li><li>(7) one-family dwelling above commercial premises;</li><li>(8) professional office; or,</li><li>(9) shop in which food is not prepared on the premises or sold for consumption on the premises, but is offered for sale at retail and where the floor area of such premises is 185 m<sup>2</sup> or less.</li></ol>
PROVISION OF A GARAGE	79.	Every person who conducts in a Neighbourhood Commercial zone a commercial undertaking in which commercial vehicles are used shall provide in such zone an enclosed garage for the accommodation of such vehicles.
STANDARDS FOR DEVELOPMENT	80.	<ol style="list-style-type: none"><li>(1) No person shall erect a building or structure on any lot in a Neighbourhood Commercial zone except in compliance with the regulations contained in subsection (2) of this section.</li><li>(2) The regulations referred to in subsection (1) of this section are the following:<ol style="list-style-type: none"><li>(a) a front yard shall be provided which shall have at least the same minimum depth as required by this By-law for the least restricted lot that is within the contiguous Residential zone or zones and fronts on the highway that serves the Neighbourhood Commercial zone;</li><li>(b) the lot shall have a frontage, a depth and an area at least respectively the same as the corresponding minimum dimensions required by this By-law for the least restricted lot that is within the contiguous Residential zone or zones and fronts on the highway that serves the Neighbourhood Commercial zone.</li></ol></li></ol>
	81.	<i>Deleted by By-law 214-81.</i>

**DISTRICT COMMERCIAL ZONE**

**"DC" Zone**

DEFINITION	<b>82.</b> The zone classification described as a "District Commercial Zone" and referred to by the symbols "DC" accommodates, regulates and maintains new commercial centres that serve large residential districts.
USES PERMITTED	<b>83.</b> In a District Commercial zone, no person shall use land or erect or use a building or structure except for the purpose of a commercial undertaking that is conducted wholly within a building and is included in the following classifications:  <ul style="list-style-type: none"><li>(1) art or antique shop;</li><li>(2) bakery goods shop;</li><li>(3) bank, financial institution or money lending agency;</li><li>(4) barber shop or beauty parlour;</li><li>(5) blueprinting establishment;</li><li>(6) business, professional or administrative office; <i>(427-97)</i></li><li>(7) place of religious assembly; <i>(667-85)</i></li><li>(8) clothes or furniture cleaning agency or pressing establishment;</li><li>(9) private club; <i>(523-85)</i></li><li>(10) commercial school;</li><li>(11) dressmaking or tailoring establishment;</li><li>(12) diaper supply service;</li><li>(13) drugstore; <i>(433-83)</i></li><li>(14) food store;</li><li>(15) garage for storage of commercial or private vehicles incidental to use of premises;</li><li>(16) locker establishment for cold storage;</li><li>(17) laundromat;</li><li>(18) library;</li><li>(19) motor vehicle sales room;</li><li>(20) newspaper office, but not a newspaper printing establishment;</li><li>(21) parking lot;</li><li>(22) pharmaceutical agency or dispensing druggist;</li><li>(23) recreational establishment, which shall include but not be limited to premises used for billiards, bowling, curling, dancing, pool, roller and ice skating, theatre, but shall not include an amusement arcade in a convenience centre; <i>(38-93)</i></li><li>(24) restaurant; <i>(433-83)</i></li><li>(25) shoe repair shop;</li><li>(26) shop in which goods are sold at retail; <i>(427-97)</i></li><li>(27) taxi business office;</li><li>(28) upholstering and furniture repairing in connection with a retail store;</li><li>(29) shop in which household pets are sold at retail; <i>(7321)</i></li><li>(30) take-out restaurant; <i>(8058)</i></li><li>(31) convenience store; <i>(427-97)</i></li><li>(32) video store; <i>(427-97)</i></li><li>(33) tanning salon; <i>(427-97)</i></li><li>(34) convenience restaurant; <i>(528-98)</i></li><li>(35) funeral establishment. <i>(0363-2001)</i></li></ul>

AUTOMATIC BANKING MACHINE	<p><b>83A.</b> Notwithstanding section 83 of this By-law, an automatic banking machine may be attached to an outside wall of a building. <i>(427-97)</i></p>
SHOPPING CENTRE ON A LOT 0.8 ha OR MORE	<p><b>84.</b> Where a lot has an area of 0.8 or more ha in a District Commercial zone is used as a shopping centre, the following regulations shall apply to such use of such lot:</p> <ul style="list-style-type: none"> <li>(a) the maximum percentage of the lot area that may be covered by all buildings is 30%;</li> <li>(b) the owners and tenants of such lot and shopping centre shall provide and maintain at least 10% of the area of such lot as pedestrian space and green open space;</li> <li>(c) <i>deleted by By-law 881-79;</i></li> <li>(d) <i>deleted by By-law 881-79.</i></li> </ul> <p><b>85.</b> <i>Deleted by By-law 186-81.</i></p> <p><b>86.</b> <i>Deleted by By-law 186-81.</i></p>
STANDARDS FOR DEVELOPMENT	<p><b>87.</b> No person shall erect a building or structure on a lot in a District Commercial zone except in compliance with the following regulations:</p> <ul style="list-style-type: none"> <li>(a) the lot shall have the depth thereof as shown on Schedule "B";</li> <li>(b) a front yard shall be provided for off-street parking which shall have a depth of at least 22.5 m;</li> <li>(c) a hard surface sidewalk at least 1.8 m in width shall be provided across the entire width of the front yard;</li> <li>(d) where the side lot line of a lot in a Residential zone is part of the boundary line between the Residential zone and a Commercial zone, the minimum distance between the nearest part of a building or structure in the Commercial zone and the said side lot line shall be 4.5 m greater than the side yard restriction in the Residential zone;</li> <li>(e) where the boundary between a Commercial zone and a Residential zone is the centre line of a street and where a side lot line in a Residential zone is part of the street line, no part of a building or structure in the Commercial zone shall be nearer than 7.5 m to the street line that is within the Commercial zone;</li> <li>(f) where the rear lot line is a rear lot line of a lot in a Residential zone, a rear yard shall be provided which shall have a depth of at least 12 m;</li> <li>(g) where the rear lot line is separated by a street from the rear lot line of a lot in a Residential zone and the centre of such street is part of the boundary between the two (2) zones, a rear yard shall be provided which shall have a depth of at least 10.5 m;</li> <li>(h) in all other cases a rear yard shall be provided which shall have a depth of at least 10.5 m.</li> </ul> <p><b>88.</b> <i>Deleted by By-law 214-81.</i></p> <p><b>89.</b> <i>Deleted by By-law 214-81.</i></p>

## AUTOMOBILE COMMERCIAL ZONES

### General Provisions

DEFINITION                    **90.**     The eight (8) types of "Automobile Commercial Zones" respectively referred to by the symbols "AC", "AC1", "ACS", "AC2", "AC3", "AC4", "AC5" and "AC6", are intended firstly, to locate in convenient areas, commercial uses that rely primarily upon transient traffic, and, secondly, to collect and insulate automobile service stations and like uses which, if allowed to locate indiscriminately on retail commercial street, would interfere with the pedestrian traffic on such streets. (8059), (478-78)

### "AC" Zone

USES PERMITTED  
(see also section 68  
and section 97)                **91.**     In an "AC" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:

- (a)    an automobile service station, which may include a convenience retail and service kiosk; (804-86), (46-97)
- (b)    *deleted by By-law 721-89. (433-83)*

### "AC1" Zone

USES PERMITTED  
(see also section 97)                **92.**     In an "AC1" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:

- (a)    bank;
- (b)    motel;
- (c)    professional office;
- (d)    *deleted by By-law 24-80;*
- (e)    tourist cabins and tourist homes.

### "ACS" Zone

USES PERMITTED  
(see also section 68  
and section 97)                **93.**     In an "ACS" zone, no person shall use land or erect or use a building or structure except for the following purposes and subject to the following limitations:

- (a)    an automobile service station, which may include a convenience retail and service kiosk; (478-78), (804-86), (46-97)
- (b)    parking shall be limited to two (2) commercial vehicles, both of which shall be owned by or leased to the operator of the automobile service station for use in breakdown and emergency cases, and three (3) passenger vehicles; (478-78)
- (c)    no commercial vehicle shall be serviced except for refuelling and such other minor service as may be required by an emergency;
- (d)    the operation of a restaurant shall not be permitted. (433-83)

### "AC2" Zone

USES PERMITTED  
(see also section 97)                **94.**     In an "AC2" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:

- (a)    antique shop;
- (b)    garden ornament sales outlet;
- (c)    seasonal fruit, vegetable or flower sales outlet;
- (d)    seasonal nursery stock outlet;
- (e)    shop for the sale of poultry, eggs and similar farm products;
- (f)    shop for the sale of local crafts, including pottery, furniture, textiles, metal and wood products, made by hand on the premises by not more than six (6) persons; and,
- (g)    veterinary clinic.

**"AC3" Zone**

USES PERMITTED  
(see also section 68  
and section 97)

- 95.** In an "AC3" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:
- (a) automobile equipment shop;
  - (b) automobile auction establishment;
  - (c) automobile repair garage in which no automobile body repairs are performed;
  - (d) automobile sales room or lot, including the sale of petroleum products incidental thereto;
  - (e) farm equipment maintenance and sales outlet; and,
  - (f) used car lot.

**"AC4" Zone**

USES PERMITTED  
(see also section 68  
and section 98)

- 96.** In an "AC4" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes provided such building or structure is connected to and served by the Municipal water supply, sanitary sewer and storm sewer systems:
- (a) car wash;
  - (b) an automobile service station, which may include a convenience retail and service kiosk; *(433-83), (804-86), (46-97)*
  - (c) a restaurant connected with and forming part of a car wash building. *(46-97)*

**"AC5" Zone**

USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

- 96A.** In an "AC5" zone, no person shall use land or erect or use a building or structure except for the purpose of a restaurant or convenience restaurant. Notwithstanding section 97 of this By-law any person may use land for a restaurant or convenience restaurant purposes, in compliance with the following regulations: *(8059), (433-83)*
- (a) the lot shall have a minimum frontage of 30 m;
  - (b) a front yard shall be provided with a minimum depth of 18 m;
  - (c) where a lot line is part of a boundary line between two (2) zones the minimum width or depth of the side or rear yard that abuts on the boundary line shall have a depth that complies with the more restrictive regulations of the zones but in no event shall be less than 4.5 m for side yards and 10.5 m for rear yards;
  - (d) *deleted by By-law 186-81;*
  - (e) *deleted by By-law 186-81;*
  - (f) all parking surfaces and access driveways shall be paved and all parking spaces shall be clearly delineated with solid white lines permanently painted on the pavement;
  - (g) *deleted by By-law 214-81;*

**"AC6" Zone**

USES PERMITTED  
(see also section 68)

- 96B.** (1) In an "AC6" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes: *(478-78)*
- (a) a gas bar, which may include a convenience retail and service kiosk; *(804-86), (46-97)*
  - (b) an automobile service station, which may include a convenience retail and service kiosk; *(804-86), (46-97)*
  - (c) *deleted by By-law 721-89. (433-83)*

STANDARDS FOR  
DEVELOPMENT

- (2) No person shall use land or erect or use a building or structure in an "AC6" zone except in compliance with the following regulations:
- (a) where the lot is an inside lot on a street with or without sidewalks:
    - (i) the lot shall have a width of at least 36 m; and,
    - (ii) the lot shall have a depth of at least 45 m;
  - (b) where the lot is a corner lot:
    - (i) the lot shall have a width of at least 48 m; and,
    - (ii) the lot shall have a depth of at least 48 m; and,
    - (iii) no fuel pump on the lot shall be closer than 3 m to a straight line between a point in the front lot line and a point in the street side lot line, each such point being distant 15 m from the intersection of such lines;
  - (c) notwithstanding clause (d) of this subsection, one (1) or more fuel pumps may be erected in the front yard, but no fuel pump on the lot shall be closer than 6 m to the front lot line;
  - (d) a front yard shall be provided which shall have a depth of at least 18 m;
  - (e) side yards shall be provided each of which shall have a width of at least 4.5 m, unless a side lot line adjoins a lot in a Residential zone, in which case the side yard abutting such side lot line shall have a width of at least 7.5 m;
  - (f) a rear yard shall be provided which shall have a depth of at least 10.5 m;
  - (g) the area of the lot shall be at least three (3) times the total area of the parts thereof that are covered by buildings or structures;
  - (h) each ramp shall have a width of 7.5 m;
  - (i) the distance between means of access or ramps on any front lot line shall be at least 12 m;
  - (j) the distance between an intersection of side limits of highways and the nearest ramp shall be at least 15 m;
  - (k) the distance between the point of intersection of the front lot line and either side lot line and the nearest ramp shall be at least 3 m;
  - (l) every open area of land between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment which shall not become an obstruction or exceed 0.5 m in height;
  - (m) the interior angle formed between the front lot line and the centre line of a ramp shall be such that the interior angle thereof shall be between 70° and 90°.



## GENERAL PROVISIONS

### STANDARDS FOR DEVELOPMENT IN AUTOMOBILE COMMERCIAL ZONES

- 97.** No person shall erect a building or structure on any lot in an Automobile Commercial zone except in compliance with the following regulations:
- (a) a front yard shall be provided which shall have a depth of at least:
    - (i) 18 m, if the lot fronts on a King's Highway or County Road;
    - (ii) 18 m, if the lot fronts on a Township Concession Road which is not a County Road; or,
    - (iii) if the lot fronts on any other type of highway, the greatest depth required under this By-law for front yards in the zones, that adjoin such Automobile Commercial zone;
  - (b) for the purposes of this section a sign indicating free standing space for vehicles shall not be deemed to be a structure;
  - (c) if the lot is used for a commercial purpose:
    - (i) the area of the lot shall be at least three (3) times the total area of the parts thereof that are covered by buildings;
    - (ii) the lot shall have a depth of at least 45 m;
    - (iii) side yards shall be provided, each having a width of at least 4.5 m, unless a side lot line adjoins a lot in a Commercial zone, in which case the side yard abutting such side lot line shall have at least the width that this By-law requires in such adjoining lot; and,
    - (iv) a rear yard shall be provided which shall have a depth of at least 10.5 m.

### STANDARDS FOR DEVELOPMENT IN "AC4" ZONE

- 98.** Notwithstanding anything in section 97 no person shall erect a building or structure on any lot in an "AC4" zone, except in compliance with the following regulations:
- (1)
    - (a) a front yard shall be provided which shall have a minimum depth of 18 m;
    - (b) rear and side yards shall be provided with a minimum of 10.5 m;
    - (c) all means of ingress or egress shall have a minimum width of 7.5 m;
    - (d) an access shall be provided to and solely for the car wash;
    - (e) the entry lane to the car wash shall be separate from all other traffic lanes;
    - (f) the minimum distance between means of ingress and egress shall be 12 m;
    - (g) the minimum distance between the point of intersection of a front lot line and a side lot line and the nearest means of ingress or egress shall be 3 m;
    - (h) the minimum distance between the point of intersection of the boundaries of two (2) intersecting highways and the nearest means of ingress to a car wash shall be 60 m;
    - (i) the interior angle formed by the front lot line and the centre line of a means of ingress or egress shall not be less than 70° and not greater than 90°;
    - (j) *deleted by By-law 214-81;*
    - (k) the minimum frontage of an interior lot use for a car wash is 45 m, and for any combination of permitted purposes is 60 m;
    - (l) the minimum frontage of a corner lot on each highway used for a car wash, and for any combination of permitted purposes shall be 73 m;
  - (2)
    - (a) for the purpose of a car wash, the following minimum lot areas shall apply:
      - (i) 4 000 m<sup>2</sup> for an interior lot;
      - (ii) 5 350 m<sup>2</sup> for a corner lot;
    - (b) for the purpose of a combined car wash and service station, the following minimum lot areas shall apply:
      - (i) 4 850 m<sup>2</sup> for an interior lot;
      - (ii) 5 350 m<sup>2</sup> for a corner lot;
    - (c) for the purpose of a combined car wash and restaurant, the minimum area of the lot shall be 5 550 m<sup>2</sup>;
    - (d) for the purpose of a combined car wash, service station and restaurant, the minimum area of the lot shall be 6 500 m<sup>2</sup>.
  - (3) the maximum area of the lot that may be covered by all buildings is 20%;
  - (4) no building shall have a height in excess of 6.1 m;
  - (5) *deleted by By-law 186-81;*
  - (6) in addition to the requirements of section 98, an automobile service station established under the provisions of section 96 shall also comply to the requirements of section 68(3)(b)(iii), of section 68(3)(c), of section 68(3)(d), of section 68(3)(j), and of section 68(3)(l).

- 99.** *Deleted by By-law 214-81.*



## HIGHWAY COMMERCIAL ZONE

### "HC" Zone

DEFINITION	99A. (1) The zone classification described as a "Highway Commercial Zone", and referred to by the symbol "HC" is intended, first, to provide in convenient areas for Commercial uses that rely primarily upon transient highway traffic and, second, to collect and insulate automobile service stations and like uses which, if allowed indiscriminately to be on retail commercial streets, interfere with the pedestrian traffic on such streets. (8409)
USES PERMITTED	(2) In a Highway Commercial zone no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes: <ul style="list-style-type: none"><li>(a) antique shop;</li><li>(b) automobile auction establishment;</li><li>(c) automobile equipment and motor vehicle salesroom and lot;</li><li>(d) automobile service station;</li><li>(e) bank, financial institution or money lending agency; (427-97)</li><li>(f) place of religious assembly; (667-85)</li><li>(g) farm equipment sales outlet;</li><li>(h) garden ornament sales outlet;</li><li>(i) golf driving range or other commercial recreational field except a skeet or other rifle range;</li><li>(j) motel;</li><li>(k) public garage;</li><li>(l) real estate office;</li><li>(m) <i>deleted by By-law 24-80;</i></li><li>(n) seasonal fruit, vegetable and flower sales outlet;</li><li>(o) seasonal nursery stock outlet;</li><li>(p) shop for the sale of local crafts and pottery produced by hand in the premises by not more than three (3) employees including the owner;</li><li>(q) shop for the sale of poultry, eggs and similar farm products;</li><li>(r) tourist cabins.</li></ul>
DWELLING UNITS IN "HC" ZONE	(3) (1) Notwithstanding subsection (2), in a Highway Commercial zone any person may erect or use a building or structure on a lot that is connected to and served by the Municipal sanitary sewer system and the Municipal water system: <ul style="list-style-type: none"><li>(a) for not more than three (3) dwelling units situated above a commercial use that is on one (1) floor only;</li><li>(b) for not more than one (1) dwelling unit situated at ground level in the rear of and attached to the premises used for commercial purposes.</li></ul> (2) The minimum floor area of a dwelling unit provided pursuant to subsection (1) of this section shall be 55 m <sup>2</sup> .
AUTOMOBILE SERVICE STATION OR A PUBLIC GARAGE	(4) In a Highway Commercial zone, no person shall use a lot or erect or use a building or structure for an automobile service station or a public garage except in compliance with the following regulations: <ul style="list-style-type: none"><li>(a) where the lot is an inside lot on a street with or without sidewalks:<ul style="list-style-type: none"><li>(i) the lot shall have a frontage of at least 36 m;</li><li>(ii) the lot shall have a depth of at least 45 m;</li></ul></li><li>(b) where the lot is a corner lot:<ul style="list-style-type: none"><li>(i) the lot shall have a frontage of at least 48 m;</li><li>(ii) the lot shall have a depth of at least 48 m;</li><li>(iii) no fuel pump on the lot shall be closer than 3 m to a straight line between a point in the front lot line and a point in the street lot line, each point being distant 15 m from the intersection of such lines;</li></ul></li><li>(c) notwithstanding subsection (d) of this section, no fuel pump on the lot shall be closer than 6 m to the street line;</li><li>(d) a front yard shall be provided and maintained which shall have a depth of at least 18 m;</li><li>(e) side yards shall be provided and maintained having a width of at least 4.5 m each, unless a side lot line adjoins a lot in a Residential zone, in which case the side yard abutting such side lot line shall have a width of at least 7.5 m;</li><li>(f) a rear yard shall be provided and maintained which shall have a depth of at least 10.5 m;</li><li>(g) the area of the lot shall be at least three (3) times the total area of the parts thereof that are covered by buildings or structures;</li><li>(h) each driveway shall have a width of 7.5 m;</li></ul>

STANDARDS FOR  
DEVELOPMENT

- (i) the distance between means of access or driveways on any street shall be at least 12 m;
  - (j) the distance between an intersection of street lines and the nearest driveway shall be at least 15 m;
  - (k) the distance between the property line of the lot at the street line and the nearest driveway shall be at least 3 m;
  - (l) notwithstanding section 99A(6), the area included between driveways or between a driveway and a street line or property line as required by subsection (i), (j) and (k) of this section shall be landscaped with grass, ornamental shrubs, flowering shrubs, flower beds, or a combination thereof to produce an ornamental surface treatment which will not be or become an obstruction nor exceed 0.5 m in height;
  - (m) the interior angle formed between the street line and the centre line of a ramp shall be such that the interior angle thereof shall be between 70° and 90°.
- (5) In a Highway Commercial zone no person shall erect a building or structure that is not an automobile service station or a public garage on any lot except in compliance with the following regulations:
- (a) the minimum frontage of the lot shall be 18 m;
  - (b) the area of the lot shall be at least three (3) times the total area of the parts thereof that are covered by buildings or structures, but in any case shall be of sufficient area to provide parking as required by section 99C;
  - (c) the lot shall have a minimum depth of 45 m;
  - (d) a front yard shall be provided and maintained which shall have a minimum depth of 18 m;
  - (e) side yards shall be provided and maintained having a minimum width of 4.5 m each, unless a side lot line adjoins a lot in a Residential zone, in which case the side yard abutting such side lot line shall have a minimum width of 7.5 m;
  - (f) a rear yard shall be provided and maintained which shall have a minimum depth of 10.5 m.
- (6) Where the boundary of a Highway Commercial zone is the boundary between a Highway Commercial zone and a Residential zone, a planting strip shall be provided and maintained in compliance with section 99B.
- (7) *Deleted by By-law 214-81.*
- (8) *Deleted by By-law 110-88. (378-85)*

PLANTING STRIPS  
IN "HC" ZONE

- 99B.** Where planting strips are required in any Highway Commercial zone, they shall: (8409)
- (a) be a minimum width of 2.4 m, except where a greater width is required by this By-law;
  - (b) consist of a row of trees or a continuous unpierced hedge of evergreens or shrubs of not less than an ultimate 1.5 m in height; the remainder of the strip shall be planted with trees, grass, ornamental shrubs, flowering shrubs, flower beds, or a combination thereof to produce an ornamental surface treatment;
  - (c) be located wholly within the zone or lot requiring them and be immediately adjacent to the lot lines in the lot or zone in which they are required, and running the entire length of such lot lines, except where such planting strips are prohibited by other sections of this By-law;
  - (d) be planted and maintained by the owner(s) or tenant(s) of the lands on which the planting strips are located;
  - (e) notwithstanding subsection (c) of this section, be stopped 3 m from the intersection of a driveway with the street line.
- 99C.** *Deleted by By-law 186-81. (8409)*

## COMMERCIAL AND MANUFACTURING ZONES

### General Provisions

DEFINITION                    **100.**    The zone classification described as a "Commercial and Manufacturing Zone" and referred to by the symbols "CM1", "CM2", and "CM3" is in three (3) categories and is intended to accommodate service or repair enterprises, distribution warehousing and open storage enterprises, transportation enterprises and certain small scale light manufacturing uses which are largely in the nature of open storage and are auxiliary to a service or other type of business enterprise.

### "CM1" Zone

USES PERMITTED            **101.**    In a "CM1" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:

- (a)    the following purposes herein classed as service enterprises:
  - (i)    processing milk and dairy products;
  - (ii)   bakery;
  - (iii)   repairing of bodies and engines of passenger automobiles and light trucks;
  - (iv)   printing establishment;
  - (v)    laundry or cleaning establishment;
  - (vi)   paint shop;
  - (vii)  plumbing shop;
  - (viii) sheet metal shop;
- (b)    the following purposes herein classed as distribution enterprises:
  - (i)    the distribution and sale of lumber and building materials, where the area of the premises used is not in excess of 2 800 m<sup>2</sup>;
  - (ii)   the distribution and sale of second hand lumber and building materials, where the area of the premises used is not in excess of 2 800 m<sup>2</sup>;
  - (iii)  the distribution and sale of gravel, cement and road building materials, where the area of the premises used is not in excess of 2 800 m<sup>2</sup>;
  - (iv)   the distribution and sale of second hand materials or manufactured products, where the business operations are conducted wholly within a building;
  - (v)    distribution and sale of used cars or vehicles;
  - (vi)   the distribution wholly from a warehouse or other building of any non-obnoxious article of merchandise including dairy products and mobile lunches, provided that vehicles used for such distribution may be stored in the open;
- (c)    the following purposes herein classed as transportation enterprises:
  - (i)    taxi service and storage;
  - (ii)   storage and sale of light trucks;
  - (iii)  storage of school buses;
  - (iv)   warehousing and storage of food;
  - (v)    furniture and household goods storage;
  - (vi)   garages that are accessory to any of the foregoing purposes.

**"CM2" Zone**

USES PERMITTED

- 102.** In a "CM2" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:
- (a) the following purposes herein classed as service enterprises:
    - (i) the purposes described in clause (a) of section 101 of this By-law;
    - (ii) dyers;
    - (iii) welding shops;
    - (iv) dog or cat boarding or breeding establishments;
  - (b) the following purposes herein classed as distribution enterprises:
    - (i) the distribution and sale of lumber and building materials;
    - (ii) the distribution and sale of second hand lumber and building materials;
    - (iii) the distribution and sale of gravel, cement and road building materials;
    - (iv) the distribution and sale of second hand materials or manufactured products, where the business operations are conducted wholly within a building;
    - (v) distribution and sale of used cars or vehicles;
    - (vi) the distribution wholly from a warehouse or other building of any non-obnoxious article of merchandise including dairy products and mobile lunches, provided that vehicles used for such distribution may be stored in the open;
    - (vii) if approved by the County Health Unit, the distribution of any article of merchandise wholly from a warehouse or other building;
  - (c) the following purposes herein classed as transportation enterprises:
    - (i) the purposes described in clause (c) of section 101 of this By-law;
    - (ii) storage and sale of heavy vehicles and equipment;
    - (iii) storage and sale of uninhabited trailers;
    - (iv) warehousing or storage of goods in transit.

**"CM3" Zone**

USES PERMITTED

- 103.** In a "CM3" zone, no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:
- (a) the following purposes herein classed as service enterprises:
    - (i) the purposes described in clause (a) of section 102 of this By-law;
    - (ii) slaughter houses;
  - (b) the following purposes herein classed as distribution enterprises:
    - (i) the purposes described in clause (b) of section 102 of this By-law;
    - (ii) if approved by the County Health Unit, the distribution and sale of any article of merchandise;
    - (iii) salvage yards, automobile wrecking yards or premises, storing of used motor vehicles for the purpose of wrecking or dismantling them or salvaging parts thereof for sale or other disposal;
  - (c) the following purposes herein classed as transportation enterprises:
    - (i) the purposes described in clause (c) of section 102 of this By-law.

## GENERAL PROVISIONS

### STANDARDS FOR DEVELOPMENT

- 104.** No person shall erect a building or structure on any lot in a Commercial and Manufacturing zone except in compliance with the following regulations:
- (a) a front yard shall be provided which shall have a depth of at least:
    - (i) 6 m if the lot is in a "CM1" zone;
    - (ii) 13.5 m if the lot is in a "CM2" zone;
    - (iii) 18 m if the lot is in a "CM3" zone;unless a greater depth is required under other provisions of this or any other By-law;
  - (b) where the Commercial and Manufacturing zone adjoins another Commercial and Manufacturing zone in which the regulations of this By-law in respect of the depth of front yards are more restrictive, a front yard shall be provided which shall have a depth that complies with the more restrictive regulations;
  - (c) where the "CM" zone adjoins a Residential, Agricultural or Open Space zone, side yards shall be provided, each of which shall have a width of at least:
    - (i) 4.5 m if the lot is in a "CM1" zone;
    - (ii) 7.5 m if the lot is in a "CM2" zone;
    - (iii) 10.5 m if the lot is in a "CM3" zone;
  - (d) where the "CM" zone adjoins an Industrial zone, side yards shall be provided, each of which shall have a width of at least 3 m;
  - (e) where the "CM" zone adjoins a Commercial zone, side yards shall be provided, each of which shall have a width of at least:
    - (i) 3 m if the lot is in a "CM1" zone;
    - (ii) 3 m if the lot is in a "CM2" zone;
    - (iii) 6 m if the lot is in a "CM3" zone;
  - (f) a rear yard shall be provided having a depth of at least:
    - (i) 10.5 m if the rear yard adjoins a Residential, Agricultural, Open Space or Greenbelt zone;  
or,
    - (ii) 6 m if the rear yard adjoins any other zone;
  - (g) if the lot is in a "CM1" zone, the lot shall have an area of at least 460 m<sup>2</sup> and a depth of at least 30 m;
  - (h) If the lot is in a "CM2" zone, the lot shall have an area of at least 880 m<sup>2</sup> and a depth of at least 45 m;
  - (i) If the lot is in a "CM3" zone, the lot shall have an area of at least 1 020 m<sup>2</sup> and a depth of at least 60 m.
- 105.** Deleted by By-law 214-81.
- 106.** Deleted by By-law 186-81.
- 107.** Deleted by By-law 186-81.



## RESTRICTED COMMERCIAL ZONES

### "RC" Zones

DEFINITION	<b>108.</b>	(1) The zone classification hereinafter referred to as "Restricted Commercial zone" and designated by the symbol "RC", and supplemented by the symbols "L1", "L2", "L3" to govern the maximum gross floor area of non-residential buildings or structures and by the symbols "D2", "D3", "D4", or "D5" to govern the gross floor area of residential buildings or structures is intended to permit and regulate public, institutional, office, apartment development and a restricted number of commercial uses.
		(2) In any Restricted Commercial zone, any person may use land, erect or use buildings or structures that are connected to and served by a Municipal water supply and a Municipal sewer system in compliance with the provisions of this By-law and for the specific purposes set out in this section.
USES PERMITTED		(3) In a Restricted Commercial zone any person may use land or erect or use a building for one (1) or more of the following uses, namely: <ul style="list-style-type: none"><li>(a) Public or Institutional: (667-85) a government office, a police station, a fire hall, a public hospital, a private hospital, a public library, a public museum, an art gallery, a place of religious assembly, a public school, a private school, a community centre;</li><li>(b) Commercial: a business, professional or administrative office, an office building, a hotel, a private club, a motion picture or other theatre, an auditorium, a private community centre, a bank, financial institution or money lending agency, a commercial school; (427-97);</li><li>(c) Residential: (9878) an apartment house with or without a day nursery;</li><li>(d) Miscellaneous: accessory uses including a restaurant, a drug store, a dispensary, a barber's shop, a hairdressing and beauty salon, provided that any such use is contained within a building or structure erected as a principal use permitted under paragraphs (a) and (b) of this subsection.</li></ul>
STANDARDS FOR DEVELOPMENT		(4) Site Development Standards: <ul style="list-style-type: none"><li>(a) Residential Buildings: the provisions of section 44 and 51(2) shall apply to any apartment house erected in an "RC" zone;</li><li>(b) Non-Residential Buildings: (341-77) the provisions of subsections (4), (5), (6) and (7) of section 44 respecting front, side and rear yard setbacks of buildings and structures in Multiple Family zones shall apply mutatis mutandis to every non-residential building or non-residential structure to be erected in an "RC" zone, except that:<ul style="list-style-type: none"><li>(i) in no case shall any part of a non-residential building or a non-residential structure have a lesser interior width of side yard than 4.5 m;</li><li>(ii) the angular planes described in subsection (4) of section 44 may be constructed at an angle of 70° instead of 60°;</li><li>(iii) the maximum horizontal angle of 75° as prescribed by subsection (6) of section 44 may be increased to a maximum of 100° in which event the 40° angular plane prescribed by subsection (7) of section 44 may be increased to 50°;</li><li>(iv) subject to the provisions of paragraph (v) no person shall erect or use any building or structure any part of which projects beyond the angular planes constructed outwards from the base line of each external wall of each part of the building or structure at a vertical angle of 55° above the horizontal and measured perpendicular to the base line, or in the case of a curved base line, perpendicular to the tangents of all points of the curved base line;</li><li>(v) it shall not be necessary to comply with paragraph (iv) if no part of the building or structure is erected within the arms of horizontal angles of 50° constructed outwards, at the natural level of the ground, from the nearest extremities of external walls that face each other provided that where the two (2) extremities of one (1) wall are, respectively, equidistant from the opposite extremities of the other wall, or where the two (2) extremities of one (1) wall are equidistant from the nearest extremity of the other wall, the 50° horizontal angles may be constructed from either pair of equidistant extremities, or if the angle of divergence of facing walls is 85° or greater;</li></ul></li><li>(c) the provisions of paragraph (b) of subsection (4) of section 108 shall not prevent the erection or construction of:<ul style="list-style-type: none"><li>(a) main eaves and cornices;</li><li>(b) fences and safety railings not exceeding 1.55 m in height;</li><li>(c) platforms between the street line and the main walls, not exceeding 1.25 m in height and not projecting more than 2.45 m from the wall, for any non-residential building or non-residential structure erected or used in any "RC" zone;</li></ul></li><li>(d) <i>deleted by By-law 186-81;</i></li><li>(e) <i>deleted by By-law 186-81;</i></li></ul>

DENSITY AND  
OPEN SPACE  
PROVISIONS

- (f) no person shall, in any "RC" zone, use any portion of any land beyond the front wall of any non-residential building or non-residential structure on such land for the purpose of parking any motor vehicle, provided that this provision shall not apply to the casual use for such purposes of a properly constructed and surfaced driveway but in no case shall any motor vehicle be parked closer to any street line than a distance of 7.5 m, or to any other lot boundary than a distance of 1.5 m;
  - (g) *deleted by By-law 214-81;*
  - (h) for the purpose of calculating the setback or height of any non-residential building or structure in accordance with the angular planes described in paragraph (b) of this subsection, the mathematical equivalents set out in the Schedule immediately following this section shall apply.
- (5) Density and Open Space Provisions:
- (a) no person shall on any lot in an "RC" zone erect any building or structure having a greater "Gross Floor Area" or so that the lot has lesser "Minimum Open Space" than as follows:

<b>Residential Buildings or Structures</b>		
<b>Zones</b>	<b>Maximum "Gross Floor Area"</b>	<b>Minimum "Open Space"</b>
"D2" zone	0.5 x the lot area	40% of lot area
"D3" zone	0.75 x the lot area	40% of lot area
"D4" zone	1.00 x the lot area	40% of lot area
"D5" zone	1.50 x the lot area	40% of lot area
<b>Non-Residential Buildings or Structures</b>		
<b>Zones</b>	<b>Maximum "Gross Floor Area"</b>	<b>Minimum "Open Space"</b>
"L1" zone	1.0 x the lot area	10% of lot area
"L2" zone	2.0 x the lot area	10% of lot area
"L3" zone	3.0 x the lot area	10% of lot area

- (b) for the purpose of paragraph (a) of subsection (5) of this section:
  - (i) "Gross Floor Area" is defined in section 44 subsection (13), clause (ia);
  - (ii) "Minimum Open Space" is defined in section 44 subsection (13), clause (ii);
- (c) in connection with the "Minimum Open Space" requirements for non-residential buildings or structures as prescribed in paragraph (a) of subsection (5) of this section, 50% at least of such "Minimum Open Space" shall be provided between the main front wall of the building or structure and the street line;
- (d) no person shall in any "RC" zone use any "Minimum Open Space" for any purpose which reduces the prescribed minimum.



## INDUSTRIAL ZONES

### GENERAL PROVISIONS

- USES PERMITTED  
(see also sections  
114, 115, and 119)
- BODY RUB  
PARLOUR
- ACCESSORY  
RETAIL SALES  
GFA GREATER  
THAN 170 m<sup>2</sup>  
(see also subsection 109(i))
- ACCESSORY  
RETAIL SALES  
GFA NOT GREATER  
THAN 170 m<sup>2</sup>  
(see also subsection 109(i))
- RESTAURANT  
(see also subsection 110(1b))
- ADULT  
ENTERTAINMENT  
PARLOUR
- AMUSEMENT  
ARCADE
- FITNESS CLUB, RACQUET  
CLUB, GYMNASIUM
- COMMERCIAL SCHOOL
- NIGHT CLUB
- ADULT VIDEOTAPE  
STORE
- 109.** In an Industrial zone any person may:
- (a) erect a dwelling in compliance with the requirements of "R4" zones for a caretaker or person employed in the maintenance staff of a manufacturing or industrial undertaking permitted by section 110 or 111;
  - (b) use land and erect buildings and structures for the purpose of the operation of a body-rub parlour, provided however that no body-rub parlour shall be located closer than 800 m measured in a straight line from the nearest part of the body-rub parlour buildings to the lot line, of a residential zone; *(214-81), (401-82), (454-85)*
  - (c) use land and erect buildings and structures for the purpose of banks, financial institutions or money lending agencies; hotels, motels; funeral establishments; private club; business, professional and administrative offices; exhibition and conference halls; private community centres; radio and television broadcasting establishments; radio and television transmission towers; shops for the repair or manufacture of small goods and wares; dry-cleaning, laundry and dyeing establishments; printing establishments; places of religious assembly; libraries; any operations of the Municipal, Provincial and Federal Governments; brew-on-premises establishments; *(433-83), (523-85), (667-85), (427-97), (0026-2000), (0363-2001)*
  - (d) use a maximum of 15% of the gross floor area - non residential of any individual industrial or manufacturing establishment having a gross floor area - non residential greater than 170 m<sup>2</sup> for accessory retail sales and accessory retail display of products, other than motor vehicles, manufactured, repaired or distributed at wholesale from the premises, provided that such accessory retail sales and accessory retail display of products shall not be permitted upon any lot unless such uses are contained wholly within enclosed buildings or structures, and are accessory to the principal manufacturing or industrial undertaking; *(875-80), (124-84), (52-89), (427-97), (0053-2000)*
  - (e) use a maximum of 25% of the gross floor area - non residential of any individual industrial or manufacturing establishment having a gross floor area - non residential which is not greater than 170 m<sup>2</sup> for accessory retail sales and accessory retail display of products, other than motor vehicles, manufactured, repaired or distributed at wholesale from the premises, provided that such accessory retail sales and accessory retail display of products shall not be permitted upon any lot unless such uses are contained wholly within enclosed buildings or structures, and are accessory to the principal manufacturing or industrial undertaking; *(875-80), (124-84), (52-89), (427-97), (0053-2000)*
  - (f) for the purposes of subsections 109(d) and (e), the gross floor area of any building or structure means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but shall exclude any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators or any part of the building below established grade other than that used for any retail commercial use permitted under this section or for office purposes; *(875-80), (52-89)*
  - (g) use land and erect buildings and structures for the purpose of the operation of a day nursery; *(154-83)*
  - (h) use land erect buildings and structures for the purpose of the operation of a restaurant, provided however that no restaurant of any kind shall be located closer than 60 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone; *(433-83)*
  - (i) notwithstanding the provisions of subsections 109(d) and (e) of this By-law, the area within any individual industrial or manufacturing establishment which is used for accessory retail sales or accessory retail display of products shall be separated from the remainder of such establishment by a permanent, solid, floor-to-ceiling and wall-to-wall partition and closed doors; *(124-84), (52-89)*
  - (j) use land and erect buildings and structures for the purpose of the operation of an adult entertainment parlour provided however that no adult entertainment parlour shall be located closer than 800 m, measured in a straight line, from the nearest part of the adult entertainment parlour building to the lot line of a residential zone or a school site; *(727-84), (118-93)*
  - (k) use land and erect buildings and structures for the purpose of the operation of an amusement arcade provided however that no amusement arcade shall be located closer than 800 m, measured in a straight line, from the nearest part of the amusement arcade building to the lot line of a residential zone; *(727-84)*
    - (1) Interim Control By-law expired 1986 March 18; *(180-85)*
  - (l) use land and erect buildings and structures for the purpose of the operation of a fitness club, racquet club, gymnasium; *(523-85)*
  - (m) use land and erect buildings and structures for the purpose of the operation of a commercial school; *(880-85)*
  - (n) use land and erect and use buildings and structures and parts thereof for the purpose of the operation of a night club in compliance with the provisions of section 22L of this By-law; *(0444-2000)*
  - (o) use land and erect and use buildings and structures and parts thereof for the purpose of an adult videotape store. *(118-93)*



## INDUSTRIAL ZONES

### "M1" Zone

USES PERMITTED  
(see also section 114)

- 110.** (1) In an "M1" zone, any person may use land or erect or use a building or structure for the purpose of manufacturing or industrial undertakings that are conducted within enclosed buildings or structures, including storage warehouses, research establishments, and automobile repair garages in which no automobile body repairs are performed, but not including a power generating facility, bulk storage yards, truck terminals, waste processing stations, waste transfer stations or composting facilities. (165-79), (376-94), (0088-2006)

**NOTE:**

***By-law 0088-2006 was appealed to the OMB by Greenfield South Power Corporation. OMB Order No. 2794 dated 2006 Oct. 03 states that amended section 110(1) (see above) does not apply to the property located at 2315 Loreland Avenue, currently zoned "H-M1-2638", and therefore the following (unamended) section 110(1) would apply to 2315 Loreland Avenue pending the outcome of the OMB Appeal.***

- 110.** (1) In an "M1" zone, any person may use land or erect or use a building or structure for the purpose of manufacturing, or industrial undertakings that are conducted within enclosed buildings or structures including storage warehouses, research establishments, and automobile repair garages in which no automobile body repairs are performed, but not including bulk storage yards, truck terminals, waste processing stations, waste transfer stations or composting facilities. (165-79), (376-94)

LANDS EXEMPTED  
FROM RESTAURANT  
RESTRICTIONS

- (1a) Notwithstanding the provisions of subsections 109(h) and 110(1b) any person may use land or erect or use any building or structure for the purposes of a restaurant on the lands described as follows: (278-77), (24-80), (433-83)

See Schedule "B"  
Map 35W

- (i) ALL AND SINGULAR that certain parcel or tract of land situate, lying and being in the City of Mississauga, in the Regional Municipality of Peel, (formerly in the Township of Toronto, in the County of Peel), in the Province of Ontario, and being composed of Part of Lot 2, Concession 3, East of Hurontario Street and being more particularly described as follows:

PREMISING that the bearing of Tomken Road as widened is North 44 degrees 42 minutes 30 seconds West;  
BEGINNING at the westerly angle of Lot 2, thence 8.59 m along the limit between Lots 2 and 3 at a bearing of North 38 degrees 39 minutes 10 seconds East to the point of commencement;  
THENCE North 38 degrees 39 minutes 10 seconds East along the said limit 108.56 m to a point;  
THENCE South 35 degrees 43 minutes 20 seconds East 98.28 m to a point in the north-westerly limit of Matheson Boulevard;  
THENCE along said limit South 56 degrees 56 minutes 40 seconds West 13.02 m to a point;  
THENCE North 35 degrees 43 minutes 20 seconds West 0.30 m to a point;  
THENCE South 54 degrees 16 minutes 40 seconds West 65.67 m to a point;  
THENCE North 85 degrees 13 minutes 00 seconds West 22.95 m to a point;  
THENCE North 44 degrees 42 minutes 30 seconds West 53.89 m more or less to the point of commencement;

See Schedule "B"  
Map 04

- (ii) ALL AND SINGULAR that certain parcel or tract of land, lying and being in the City of Mississauga, in the Regional Municipality of Peel (former Town of Mississauga, County of Peel) and being composed of part of Lot 34 in the 3rd Concession, South of Dundas Street in the said Township, which parcel of land may be more particularly described as follows:

COMMENCING at a point in the north-westerly limit of the Toronto-Hamilton Highway distant 189.03 m more or less measured south-westerly along the said limit of the Toronto-Hamilton Highway from the most easterly angle of the said Lot, which said point is at the intersection of the north-easterly limit of the 10.06 m right-of-way (now known as Hazelhurst Avenue) and the north-westerly limit of the said Toronto-Hamilton Highway;  
THENCE North 45 degrees 47 minutes West along the north-easterly limit of the said 10.06 m right-of-way (now known as Hazelhurst Avenue) 93.25 m to a point;  
THENCE North 44 degrees 42 minutes 30 seconds East 94.70 m to an iron post planted;  
THENCE South 44 degrees 33 minutes 30 seconds east 82.42 m to a point in the north-westerly limit of the said Toronto-Hamilton Highway, which said point is distant 94.41 m measures south-westerly along the north-westerly limit of the Toronto-Hamilton Highway from the most easterly angle of the said Lot 34;  
THENCE south-westerly along the north westerly limit of the said Toronto-Hamilton Highway 94.32 m more or less to the place of beginning;

#### SAVING AND EXCEPTING

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Mississauga, in the Registry Division of Peel (No. 43), Province of Ontario, being composed of part of Lot 34, in the 3rd Concession, South of Dundas Street, in the said Town which parcel of land may be more particularly described as follows:

COMMENCING at a point in the north-westerly limit of the Toronto-Hamilton Highway distant 189.03 m measured south-westerly along the said limit of the Toronto-Hamilton Highway from the most easterly angle of the said Lot 34;  
THENCE North 45 degrees 47 minutes West along the north-easterly limit of a 10.06 m right-of-way known as Hazelhurst Avenue a distance of 82.30 m to a point;  
THENCE North 38 degrees 06 minutes East a distance of 5.03 m to a point;  
THENCE South 45 degrees 47 minutes East a distance of 82.30 m to a point in the northerly limits of the Toronto-Hamilton Highway, distant 5.03 m measured on a course of North 38 degrees 6 minutes East from the place of beginning;  
THENCE South 38 degrees 06 minutes West a distance of 5.03 m more or less to the place of beginning.

RESTAURANTS  
IN "M1" ZONE

- (1b) Subject to the provisions of subsection 109(h), any person may use land or erect or use any building or structure in an "M1" zone for the purpose of a restaurant, convenience restaurant or take-out restaurant provided however that the building in which the restaurant, convenience restaurant or take-out restaurant is to be located forms an integral part of a building used for any other use or uses permitted in a "M1" zone. (433-83)

OUTDOOR  
STORAGE  
IN "M1" ZONE  
(see also section 119)

- (2) Where the nature of any operations permitted in an "M1" zone is dependent on storage of new material and equipment in the open, such accessory use shall be permitted provided that:
  - (a) the area used for such purposes shall not exceed 5% of the lot area, or 10% of the floor area of the building, whichever is the lesser;
  - (b) the storage of goods shall not be situated closer to any street line than any portion of the main building or structure;
  - (c) where such storage area faces onto a street, or abuts any area which is zoned Agricultural, Open Space or Residential, a fence at least 2.4 m in height shall screen the area used for such storage purposes, but in no event shall the fence be situated closer to any street line than any portion of the main building or structure;
  - (d) the fence referred to in paragraph (c) shall be constructed in such manner to effect complete visual screening of any material or equipment so stored, and shall be constructed of either masonry, metal, wood or a composition thereof, and if constructed of wood or metal shall be painted a uniform colour.
- (3) The provisions of clause (2) shall not prevent the display in the open of new products produced in or distributed by any of the foregoing industrial establishments provided that:
  - (i) the total area used for such purposes does not exceed 5% of the lot area; and,
  - (ii) such area shall not be closer to any street line than the minimum distance required for buildings and structures.

**"M2" Zone"**

USES PERMITTED  
(see also section 114)

**111.** (1) In an "M2" zone, any person may use land or erect or use a building or structure for the purpose of any manufacturing or industrial undertaking, including, without restricting the foregoing, quarries and yards or shops of a contractor or contractor's supplies where equipment and materials are stored or where a contractor may perform shop or assembly work, and automobile and truck repair garages in which automobile and truck body repairs may be performed, but not including a power generating facility, scrap metal storage, salvage yards or composting facilities.. (165-79), (376-94), (0088-2006)

WASTE PROCESSING  
STATION OR WASTE  
TRANSFER STATION

(2) In an "M2" zone, any person may use land or erect a building or structure for the purpose of a waste processing station or a waste transfer station subject to the following: (376-94)

- (a) no part of the lot shall be located closer than 800 m measured in a straight line, from the nearest part of the lot line of a residential zone;
- (b) outdoor storage shall be in enclosed containers;
- (c) a Certificate of Approval from the Ministry of Environment and Energy, if required, shall be issued.

**"M2a" Zone"**

USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

**112.** A zone for salvage shops, salvage yards, second-hand goods shops and dealers in the Township of Toronto being Industrial Salvage "M2a" is hereby specified for this use and the following regulations apply: (8409)

SALVAGE YARD  
DEFINITION

- (1) salvage yard shall mean an open, uncovered, unoccupied space used for the outdoor handling or storage of scrap material and salvage such as, but not limited to, a vehicle, machinery or building material wrecking yard, but does not include premises used for the outdoor storage of materials within enclosed containers; (205-88)
- (2) in an "M2a" zone any person may use land or erect or use a building or structure in accordance with the regulations in an "M2" zone and for the purpose of a salvage yard operation;
- (3) a salvage operation shall be conducted within an enclosed building or within an area surrounded by a rigid fence which provides a complete visual barrier to a minimum height of 1.8 m above grade;
- (4) the fence shall be constructed of either masonry, metal, wood, or a composition thereof, and if constructed of wood or metal shall be painted a uniform colour;
- (5) notwithstanding subsection (2) of this section a fence required by subsection (3) of this section shall not be required to comply with the regulations contained in paragraphs (c), (d), (f) and (g) of section 56 but shall on a corner lot not be closer to the intersection of any street lines than a straight line drawn between a point in the front lot line and a point in the street side lot line, each such point being distant 15 m from the intersection of such lines.

"M1" and "M2"  
ZONES  
STANDARDS FOR  
DEVELOPMENT

**114.** See page A-108.

"M1" and "M2"  
ZONES  
STANDARDS FOR  
DEVELOPMENT

**115.** See page A-108.

**MIXED INDUSTRIAL AND COMMERCIAL ZONE**

**"MC" Zone**

USES PERMITTED

**113.** In an "MC" zone: *(8409), (38-81), (214-81), (124-84)*

- (1) any person may use land or erect or use a building or structure for one (1) or more of the following purposes:
  - (a) retail-warehouse;
  - (b) *deleted by By-law 680-87;*
  - (c) *deleted by By-law 680-87;*
  - (d) garden centre;
  - (e) manufacturing or industrial undertakings, but not including waste processing stations, waste transfer stations or composting facilities; *(376-94)*
  - (f) warehouses;
  - (g) general retail-warehouse;
  - (h) funeral establishment; *(0363-2001)*
- (2) for the purposes of this section, "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales, display, storage, manufacturing, industrial purposes and/or warehousing, but excluding storage areas below established grade and common areas above or below established grade;
- (3) notwithstanding the provisions of clause (1)(g) of this section, the area within any individual manufacturing or warehousing establishment which is used for retail sales and/or display of products shall be separated from the remainder of such establishment by a permanent, solid, floor to ceiling and wall to wall partition and closed doors;
- (4) *deleted by By-law 0053-2000. (680-87)*
- (5) notwithstanding anything in this By-law, a bulk food store and/or discount merchandising store are permitted uses on lands which were zoned "MC" or "MC" under a special section prior to the enactment of this subsection (1987 August 19); *(680-87)*
- (6) for the purposes of subsection (5) of this section, parking will be provided in accordance with section 22C of this By-law. *(680-87)*

(see also subsection 113(3))



**MANUFACTURING COMMERCIAL ZONE**

**"MC1" Zone**

DEFINITION	<b>113A.</b> The zone classification described as "Manufacturing Commercial Zone" and referred to by the symbol "MC1" is intended to accommodate service or repair enterprises, distribution warehousing and open storage enterprises, transportation enterprises, and certain small-scale light manufacturing uses which are largely in the nature of open storage and are auxiliary to a service or other type of business enterprise. (8409)
USES PERMITTED	<b>113B.</b> In an "MC1" zone no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes: (8409) <ol style="list-style-type: none"><li>(1) the following purposes herein classed as service enterprises:<ol style="list-style-type: none"><li>(i) processing of milk and dairy products;</li><li>(ii) bakery;</li><li>(iii) dog or cat boarding or breeding establishment;</li><li>(iv) printing establishment;</li><li>(v) laundry or cleaning establishment;</li><li>(vi) paint shop;</li><li>(vii) plumbing shop;</li><li>(viii) sheet metal shop;</li><li>(ix) bank;</li><li>(x) business or professional office;</li></ol></li><li>(2) the following purposes herein classed as distribution enterprises:<ol style="list-style-type: none"><li>(i) the distribution and sale of lumber and building materials, where the area of the premises used is not in excess of 2 800 m<sup>2</sup>;</li><li>(ii) the distribution and sale of gravel, cement and road building materials, where the area of the premises is not in excess of 2 800 m<sup>2</sup>;</li><li>(iii) the distribution and sale of second-hand materials of manufacturing products, where the business operations are conducted wholly within a building, but not including waste processing stations, waste transfer stations or composting facilities; (376-94)</li><li>(iv) the distribution wholly from a warehouse or other building of any non-obnoxious article of merchandise including dairy products and mobile lunches, provided that vehicles used for such distribution may not be stored in the open;</li></ol></li><li>(3) the following purposes herein classed as transportation enterprises:<ol style="list-style-type: none"><li>(i) taxi service and storage;</li><li>(ii) storage and sale of automobiles and light trucks;</li><li>(iii) storage of school buses;</li><li>(iv) warehousing and storage of food;</li><li>(v) furniture and household goods storage;</li><li>(vi) garages that are necessary to any of the foregoing purposes.</li></ol></li></ol>
STANDARDS FOR DEVELOPMENT	<b>113C.</b> No person shall erect or use a building or structure on any lot in an "MC1" zone except in compliance with the following regulations: (8409) <ol style="list-style-type: none"><li>(a) a front yard shall be provided and maintained which shall have a depth of at least 6 m; (602-82)</li><li>(b) notwithstanding subsection (2) of this section:<ol style="list-style-type: none"><li>(1) where a lot in a Manufacturing Commercial zone adjoins another Manufacturing Commercial zone in which the regulations of this By-law in respect of the depth of front yards are more restrictive, a front yard shall be provided and maintained which shall have a minimum depth that complies with the more restrictive regulations;</li><li>(2) where a side yard of a lot in an "MC1" Manufacturing Commercial zone adjoins a Residential, Agricultural, Greenbelt, or Open Space zone, the side yard adjoining such zone shall be provided and maintained having a width of at least 7.5 m;</li><li>(3) where a side yard of a lot in an "MC1" Manufacturing Commercial zone adjoins an Industrial zone, the side yards adjoining such zone shall be provided and maintained having a width of at least 3.5 m;</li><li>(4) where a side yard of a lot in an "MC1" Manufacturing Commercial zone adjoins a Commercial zone, the side yard adjoining such zone shall be provided and maintained having a width of at least 3.5 m;</li><li>(5) where a rear yard of a lot in an "MC1" Manufacturing Commercial zone adjoins a Residential, Commercial, Greenbelt, Agricultural or Open Space zone, such a rear yard shall be provided and maintained having a depth of at least 9 m;</li><li>(6) where a rear yard of a lot in an "MC1" Manufacturing Commercial zone adjoins another Manufacturing Commercial zone or an Industrial zone, such rear yard shall be provided and maintained having a depth of at least 7.5 m;</li></ol></li></ol>

- (7) where a lot is in an "MC1" zone, the lot shall have an area of at least 460 m<sup>2</sup> and a depth of at least 30 m;
- (8) a lot in an "MC1" zone shall have frontage on a Town Road.

**NON-OBNOXIOUS INDUSTRIES, INDUSTRIAL ZONE**

**"M3" Zone**

USES PERMITTED

- 113D.** (1) Use: No building, structure or land shall be used, and no building or structure shall be erected, structurally altered, enlarged, or maintained in an "M3" zone except for the following uses: *(8409)*
- any use as provided in the following list but not including uses which are or may become obnoxious or offensive by reason of emission of odour, smoke, dust, noise, gas, fumes, cinders, vibration, refuse, matter, or water carried waste;
- (a) adhesive manufacturing, liquid (from previously prepared material - no rendering or reduction of vegetable or animal matter);
  - (b) aircraft factory;
  - (c) aircraft hangar or repairing;
  - (d) bank;
  - (e) blending and mixing of compounds for case hardening, tempering and cleaning of metals (dry mix and cold process using previously prepared ingredients, which are non-explosive, non-inflammable and do not produce obnoxious or dangerous odours, dust, fumes or gases or a change in chemical composition);
  - (f) bolt or screw thread rolling or cutting;
  - (g) book bindery;
  - (h) bottle washing, collection or storage (in enclosed building);
  - (i) box factory;
  - (j) boxes and crates, sale of second-hand (in enclosed building);
  - (k) bulk petroleum products distributing station (maximum capacity 455 000 L);
  - (l) canvas manufacturing;
  - (m) carpet or rug manufacturing;
  - (n) cloth manufacturing;
  - (o) coil spring manufacturing (inner springs for mattresses and upholstered furniture using only coiling and knotting machines - light weight wire);
  - (p) correctional institution;
  - (q) cosmetics, toiletries (no refining or rendering of fats or oils);
  - (r) detention home;
  - (s) die casting;
  - (t) electric parts manufacturing;
  - (u) electric power generating plant;
  - (v) electric appliances - assembly of;
  - (w) embalming business;
  - (x) excelsior manufacturing;
  - (xi) fabricating iron, steel and boiler works;
  - (y) felt manufacturing (cotton);
  - (z) fencing, woven wire manufacturing (from previously fabricated material - no galvanizing);
  - (aa) furniture manufacturing;
  - (bb) granite grinding, dressing or cutting;
  - (cc) insecticide or pesticide blending or mixing (previously manufactured ingredients - cold process);
  - (dd) iron storage, sorting, collecting or baling (in enclosed building);
  - (ee) jewellery manufacturing;
  - (ff) laboratories;
  - (gg) liquor and spirits rectifying (aggregate capacity of stills not over 2 275 L);
  - (hh) lubricating oil, canning and packaging;
  - (ii) lumber yard, wholesale (no lumber salvaging);
  - (jj) manufacture of ceramic products (no pulverizing of clay);
  - (kk) match manufacturing (safety paper matches only);
  - (ll) monument works;
  - (mm) oxygen or nitrogen manufacturing, compressing and bulk storage in tanks;
  - (nn) optical goods manufacturing;
  - (oo) packaging business;

- (pp) penal institution;
- (qq) pickle manufacturing;
- (rr) pipe storage yard;
- (ss) plaster works;
- (tt) prison;
- (uu) rag, bag or sack storage, sorting, collecting or baling (in enclosed building);
- (vv) reformatory;
- (ww) roll forming metal - cold process;
- (xx) scientific instrument and equipment manufacture;
- (yy) screw machine products manufacturing;
- (zz) statuary manufacturing (clay, stone, plaster or papier mache);
- (aaa) stone monument works;
- (bbb) storage building;
- (ccc) stove manufacture (no foundry or casting);
- (ddd) *deleted by By-law 880-85;*
- (eee) wire manufacturing (cold drawing process);
- (fff) woodworking shop.

STANDARDS FOR  
DEVELOPMENT  
(see also section 113G)

- (2) Height: No restrictions, but an increase in the side yard shall be provided of 0.3 m for every 1.5 m exceeding 15 m in height of the building.

STANDARDS FOR  
DEVELOPMENT  
(see also section 113G)

- (3) Lot Area and Yards: No building or structure nor enlargement of any building or structure shall be erected unless the following yards and lot areas are provided and maintained:
  - (a) the minimum depth of the front yard shall be 6 m except where the opposite side of the street on which the lot fronts is in a Residential zone, in which case the minimum depth of such front yard shall be 30 m; (602-82)
  - (b) the minimum width of each side yard shall be 4.5 m, except where a side yard flanks a Residential zone, in which case the minimum width of such side yard shall be 15 m;
  - (c) the minimum depth of the rear yard shall be 7.5 m, except where the rear yard backs onto a Residential zone, in which case the minimum depth of such rear yard shall be 15 m;
  - (d) the area of the lot shall not be restricted excepting that an area for car parking shall be provided as set out in section 113G of this By-law.

STANDARDS FOR  
DEVELOPMENT  
(see also section 113G)

- (4) A lot in an "M3" zone shall have frontage on a Town Road.

**INDUSTRIES OBNOXIOUS BY NOISE, INDUSTRIAL ZONE**

**"M5" Zone**

USES PERMITTED

- 113E.** (1) Use: No building, structure or land shall be used, and no building or structure be erected, structurally altered, enlarged or maintained in an "M5" zone except for the following uses: *(8409)*
- (a) any use permitted in the "M3" zone;
  - (b) any use as provided in the following list, including specifically any use which is or may become obnoxious by reason of the emission of noise;
  - (c) rock or gravel crushing;
  - (d) drop forge industry;
  - (e) metal smelting or foundry;
  - (f) automobile body works;
  - (g) tank car repair or manufacture;
  - (h) blast furnace;
  - (i) boiler works;
  - (j) steel barrel or drum manufacture or reclaiming;
  - (k) airport;
  - (l) aircraft engine testing;
  - (m) building materials storage yard.

STANDARDS FOR DEVELOPMENT  
(see also section 113G)

- (2) Height: No restrictions but an increase in the side yard shall be provided of 0.6 m for every 1.5 m exceeding 15 m in the height of the building.

STANDARDS FOR DEVELOPMENT  
(see also section 113G)

- (3) Lot Area and Yards: No building or structure nor the enlargement of any building or structure shall be erected unless the following yards and lot areas are provided and maintained:
- (a) the minimum depth of the front yard shall be 30 m;
  - (b) the minimum width of each side yard shall be 6 m, except where a side yard flanks a Residential zone, in which case the minimum width of such side yard shall be 15 m;
  - (c) the minimum depth of the rear yard shall be 10.5 m, except where the rear yard backs onto a Residential zone, in which case such yard shall have a minimum depth of 22.5 m;
  - (d) the area of the lot shall not be restricted excepting that an area for car parking shall be provided as set out in section 113G of this By-law.

STANDARDS FOR DEVELOPMENT  
(see also section 113G)

- (4) A lot in an "M5" zone shall have frontage on a Town Road.

**113F.** Deleted by By-law 186-81. *(8409)*

## GENERAL PROVISIONS

"M3", "M5", AND  
"MC1" ZONES  
STANDARDS FOR  
DEVELOPMENT

- 113G.** In all Industrial "M3", "M5" and Manufacturing Commercial "MC1" zones, off-street parking shall be provided and maintained on the lot, in compliance with subsection (1) of this section and section 20. (8409)
- (1) Deleted by By-law 186-81.
  - (2) Deleted by By-law 186-81.
  - (3) Deleted by By-law 186-81.
  - (4) The provisions of section 113F of this By-law in respect of loading spaces shall apply in every "M3" or "M5" Industrial zone or "MC1" Manufacturing Commercial zone.
  - (5) In any "M3" or "M5" Industrial zone or "MC1" Manufacturing Commercial zone, any person may erect a dwelling in compliance with the requirements of an "R4" zone for one (1) caretaker or a person employed on the maintenance staff of an "M3" or "M5" Industrial zone or "MC1" Manufacturing Commercial zone undertaking.
  - (6) Deleted by By-law 214-81.
  - (7) Deleted by By-law 214-81.
  - (8) All lighting facilities shall be so arranged that light is not directed or reflected into any adjoining Residential zone.
  - (9) Deleted by By-law 214-81.
  - (10) Where the boundary of any "M3" or "M5" Industrial zone or "MC1" Manufacturing Commercial zone is the boundary between the Industrial zone or Manufacturing Commercial zone and a Residential zone or Open Space zone, a planting strip shall be provided and maintained in compliance with the requirements of section 99B.

"M1" AND "M2"  
ZONES  
STANDARDS FOR  
DEVELOPMENT

- 114.** Where a lot in an Industrial zone is used for a purpose permitted by section 109, 110, or 111:
- (a) the minimum depth of the front yard is 6 m; (602-82)
  - (b) notwithstanding paragraph (a) where the opposite side of the street on which the lot fronts is in a Residential zone, the minimum depth of the front yard is 30 m;
  - (c) the minimum width of each side yard in a lot that has a width of 75 m or less is 10% of the width of the lot or 4.5 m, whichever is greater;
  - (d) the minimum width of each side yard in a lot that has a width exceeding 75 m is 7.5 m;
  - (e) notwithstanding paragraph (c) or (d) where a side lot line is part of the boundary between the Industrial zone and a Residential zone, the minimum distance from the side lot line to the nearest part of a building on the lot is 15 m;
  - (f) the minimum depth of the rear yard is 7.5 m;
  - (g) notwithstanding paragraph (f) where the rear lot line is part of the boundary between the Industrial zone and a Residential zone the minimum depth of the rear yard is 15 m; and,
  - (h) notwithstanding paragraph (f) where a rear lot line adjoins a railway right-of-way no rear yard is required;
  - (i) the provisions contained in subsection (b), (e), and (g) of section 114 shall not apply to any developed industrial lands where abutting undeveloped industrial lands are rezoned to a residential category;
  - (j) a lot in any Industrial zone shall have a minimum frontage of 30 m.

"M1" AND "M2"  
ZONES  
STANDARDS FOR  
DEVELOPMENT

- 115.** Notwithstanding section 114 where a lot is described in accordance with and is within a registered plan of subdivision and has a width of 18 m or less and an area of 835 m<sup>2</sup> or less:
- (a) the maximum height of a building on the lot is 10.7 m;
  - (b) and there is a building on any adjoining lot, the minimum depth of the front yard is equal to that of the adjoining lot on which there is a building;
  - (c) and there is no building on an adjoining lot, the minimum depth of the front yard is 4.5 m;
  - (d) the minimum width of the side yard on either side is 10% of the width of the lot or 1.2 m whichever is the greater; and,
  - (e) the minimum depth of the rear yard is 10% of the depth of the lot or 4.5 m whichever is the greater.

**116.** Deleted by By-law 186-81.

**117.** Deleted by By-law 186-81.

**118.** Deleted by By-law 186-81.

SPECIAL POLICIES  
FOR CERTAIN  
LANDS

- 119.** The provisions contained in section 109(c), section 110(2)(a) and section 110(2)(b) shall not apply to any land described in the following Schedule:

The Schedule:

See Schedule "B"  
Map 01

- (a) all lands situated in Lots 6, 7, 8, 9 and 10, Concession 3, South of Dundas Street, Township of Toronto;

See Schedule "B"  
Map 11

- (b) all lands situated in the northerly half of Lots 31, 32, 33, 34 and 35, Concession 2, South of Dundas Street in the City of Mississauga. (493-94)





## OPEN SPACE, GREENBELT, AND PARKWAY BELT ZONES

### OPEN SPACE ZONES

#### GENERAL PROVISIONS

USES PERMITTED  
IN ANY  
OPEN SPACE ZONE

- 120.** In any Open Space zone:
- (1) any person may:
    - (a) use land and erect or use a building or structure for an agricultural purpose;
    - (b) erect or use a one-family detached dwelling on a lot and notwithstanding subsection (2) of section 6 erect dwellings on a lot for staff employed on the lot;
    - (c) *deleted by By-law 214-81;*
    - (d) *deleted by By-law 214-81;*
    - (e) use land for parking facilities incidental to purposes permitted by this section and sections 124, 125 and 126;
  - (2) where a lot in an Open Space zone is used for a purpose permitted by paragraph 120(1)(a) the minimum: *(606-82)*
    - (a) depth of the front yard;
    - (b) width of each side yard; and,
    - (c) depth of the rear yard;is 30 m;
  - (3) where a lot in an Open Space zone is used for a purpose permitted by paragraph 120(1)(b), the building shall comply with the requirements for a dwelling in an "R4" zone. *(606-82)*

**121.** *Deleted by By-law 606-82.*

PARKING  
FACILITIES

- 122.** Where parking facilities are provided in an Open Space zone the parking area shall be used for temporary parking of passenger vehicles only.

**"O1" Zone**

- USES PERMITTED      **123.**    In "O1" zones:
- (a)    a public authority may:
    - (i)    erect and operate a refreshment pavilion;
    - (ii)   operate a playlot;
    - (iii)   use land or erect or use a building or structure for a public park;
  - (b)    any person may establish a golf course that is not a driving tee, range, miniature course or similar use operated for a commercial purpose; and,
  - (c)    land may be used or a building or structure erected for a public school or a nursery school.

**"O2" Zone**

- USES PERMITTED      **124.**    In "O2" zones:
- (a)    land may be used for any of the purposes permitted by section 123; and,
  - (b)    any person may use land or erect or use a radio or a television transmission tower for a commercial purpose.

**"O3" Zone**

- USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT      **125.**    In "O3" zones: (10072)
- (a)    land may be used for a cemetery, mausoleum, columbarium or crematorium established with the approval of the Department of Health under the *Cemeteries Act* and in compliance with section 43 of this By-law; and,
  - (b)    land may be used or a building or structure erected for the transmission or distribution of electricity provided that any building or structure to be used or erected shall comply with the following regulations:
    - (1)    front and rear yards shall be provided which shall have a minimum depth of 7.5 m;
    - (2)    side yards shall be provided with a minimum of 6 m;
    - (3)    the external walls of any building shall be of brick construction;
    - (4)    any building to be erected or used shall resemble a residential dwelling in appearance;
    - (5)    no goods, material or equipment shall be stored in the open.

**GREENBELT ZONE**

**"G" Zone**

- USES PERMITTED
- 126.** In a Greenbelt zone:
- (a) any person may:
    - (i) use land or erect or use a building or structure for an agricultural purpose;
    - (ii) erect or use a one-family detached dwelling on a lot and notwithstanding subsection (2) of section 6 dwellings for staff employed on the lot;
  - (b) (i) use land or erect or use a building or structure for a public park or conservation purposes;
    - (ii) use land or erect or use a building or structure for a monument or bandstand; and,
  - (c) land may be used or a building or structure erected for a nursery school;
  - (d) any person may establish a golf course, but not a driving tee or range, miniature golf course or similar commercial use.
- STANDARDS FOR DEVELOPMENT
- 127.** Where a dwelling house is erected on a lot in a Greenbelt zone:
- (a) the minimum area of the lot is 0.8 ha;
  - (b) the minimum width of the lot is 45 m;
  - (c) the minimum depth of the front yard is 18 m;
  - (d) the minimum width of each side yard is 6 m;
  - (e) the minimum depth of the rear yard is 6 m;
  - (f) the minimum floor area of a one-family detached dwelling is the same as that provided in this By-law for an "R1" zone;
  - (g) the maximum height of the one-family detached dwelling is 10.7 m.
- STANDARDS FOR DEVELOPMENT
- 128.** The maximum height of any building in a Greenbelt zone is 10.7 m.

**PARKWAY BELT ZONES**

**"PB1", "PB2", and "PB3" Zones**

DEFINITION

**128A.** The zone classification described as Parkway Belt zones and referred to by the symbols "PB1", "PB2" and "PB3" is intended to implement the Parkway Belt West Plan. The standards under which buildings and structures may be erected and the purpose for which lands, buildings and structures may be used are contained in the following subsections of this section. (137-86)

"PB1" ZONE  
USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

- (1) In a "PB1" zone no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:
- (a) any use described in section 19 of this By-law subject to the following:
    - (i) the front yard of every lot shall have a minimum depth of 18 m;
    - (ii) the side yards of every lot shall each have a minimum width of 7.5 m;
    - (iii) the rear yard of every lot shall have a minimum depth of 15 m;
  - (b) a public park;
  - (c) conservation purposes;
  - (d) any use as it exists on the day this By-law comes into effect (1986 Feb. 10).

"PB2" ZONE  
USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

- (2) In a "PB2" zone no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:
- (a) an agricultural use, including buildings and structures accessory to the agricultural operation, in accordance with the regulations of section 24 of this By-law and subject to the following:
    - (i) the maximum percentage of the lot that may be covered by all buildings and structures shall not exceed 10%;
  - (b) any use described in section 19 of this By-law subject to the following:
    - (i) the front yard of every lot shall have a minimum depth of 18 m;
    - (ii) the side yards of every lot shall each have a minimum width of 7.5 m;
    - (iii) the rear yard of every lot shall have a minimum depth of 15 m;
  - (c) conservation purposes;
  - (d) public or private park;
  - (e) a cemetery, mausoleum, columbarium or crematorium established pursuant to the *Cemeteries Act*, and in compliance with section 43 of this By-law;
  - (f) a public or private golf course, but not a driving tee, or range, miniature golf course or similar commercial use provided that any building or structure complies with the yard requirements contained in clause (b) of this subsection;
  - (g) any use as it exists on the day this By-law comes into effect (1986 Feb. 10).

"PB3" ZONE  
USES PERMITTED  
AND  
STANDARDS FOR  
DEVELOPMENT

- (3) (a) In a "PB3" zone no person shall use land or erect or use a building or structure except for one (1) or more of the following purposes:
- (i) public or private park;
  - (ii) conservation purposes;
  - (iii) any use as it exists on the day this By-law comes into effect (1986 Feb. 10).
- (b) No person shall use land or erect or use a building or structure in a "PB3" zone except in compliance with the following:
- (i) the front yard of every lot shall have a minimum depth of 18 m;
  - (ii) the side yards of every lot shall each have a minimum width of 7.5 m;
  - (iii) the rear yard of every lot shall have a minimum depth of 15 m.

**INSTITUTIONAL ZONE**

**"I" Zone**

USES PERMITTED

**128B.** In an Institutional zone: (0035-2001)

- (1) any person may use land or use or erect a building or structure on a lot for:
  - (a) general hospital of Group B or Group C class as defined in the regulations made under the *Public Hospitals Act*;
  - (b) health care facility.



## ADMINISTRATION

- ZONING ADMINISTRATOR      **129.**      This By-law shall be administered by a person designated from time to time by the Council as the Zoning Administrator.
- PROPOSED USE IN VIOLATION OF THIS BY-LAW      **130.**      Where land is proposed to be used or a building or structure is proposed to be erected or used in violation of this By-law:
- (a)      no permit for the use of the land or for the erection or use of the building or structure shall be issued;
  - (b)      no certificate of occupancy for change of use shall be issued; and,
  - (c)      no Municipal license shall be issued.
- CERTIFICATE OF OCCUPANCY      **131.**      (1)      No person shall change the type of use of any land which is used for industrial, commercial, public or institutional purposes and is in the Planning Area, or change the type of use of any building or structure on the said land without having first applied for and obtained a Certificate of Occupancy from the Zoning Administrator. (790-79), (206-88)
- (2)      When the proposed use is not prohibited by this By-law the Zoning Administrator shall issue a certificate of occupancy to the applicant.
  - (3)      Notwithstanding section 131(2) of this By-law, where a Certificate of Approval is required by the Ministry of Environment and Energy to permit the operation of a waste processing station, a waste transfer station or a composting facility, the Zoning Administrator shall not issue a Certificate of Occupancy to the applicant until the Certificate of Approval has been approved. (376-94)
- INSPECTION      **132.**      Where the Zoning Administrator has reason to believe that any person has used land or erected or used any building or structure in contravention of this By-law he or any employee of the Township so authorized by him may at any reasonable hour enter and inspect the land or building or structure.
- CONTRAVENTION OF THIS BY-LAW      **133.**      (1)      Every person who contravenes this By-law is guilty of an offence and on conviction is liable: (10414), (658-76), (24-84)
- (a)      on a first conviction to a fine of not more than \$20,000; and,
  - (b)      on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which he was first convicted.
- (2)      Where a corporation is convicted under subsection (1), the maximum penalty that may be imposed is:
- (a)      on a first conviction a fine of not more than \$50,000; and,
  - (b)      on a subsequent conviction a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted;
- and not as provided in subsection (1).
- (3)      Where a conviction is entered under subsection (1), in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.
- (4)      Every fine made under this section is recoverable under the *Provincial Offences Act*.
- CONFLICT BETWEEN BY-LAWS      **134.**      In the event of conflict between this By-law and any general or special By-law this By-law shall prevail.
- BY-LAW CONTINUES IN FORCE      **135.**      When a court of competent jurisdiction declares any section or part of a section of this By-law invalid the remainder of the By-law shall continue in force.
- BY-LAWS 1614 AND 2813 REPEALED      **136.**      By-law 1614 and By-law 2813 as amended from time to time are hereby repealed.
- APPROVAL BY ONTARIO MUNICIPAL BOARD      **137.**      No part of this By-law shall come into force without the approval of the Ontario Municipal Board.

Schedule "A" to By-law 5500 (Key Map)

Schedule "B" to By-law 5500 (Zoning Map 01 to Map 59)

**PLEASE REFER TO LARGER FORMAT  
MISSISSAUGA ZONING MAPS 11" x 17"**