

TOWN OF STREETSVILLE
NOW THE CITY OF MISSISSAUGA
ZONING BY-LAW NO. 65-30

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. 65-30, Town of Streetsville Zoning By-law, now the City of Mississauga Zoning By-law, approved by the Ontario Municipal Board, 1966 May 12, 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 (10th 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. 65-30 that implemented or amended that section, subsection, paragraph, or subparagraph, etc.

Date of updates to the "Office Consolidation" and latest By-law in force:

<u>Streetsville By-law Number</u>	<u>O.M.B. Approval</u>
66-15	1966 July 25
66-46	1967 June 16
67-18	1967 June 16
68-22	1968 May 15
68-54	1969 Mar. 13
69-29	1969 July 30
69-35	1969 July 30
69-43	1969 Nov. 17
69-39	1970 June 26
69-16	1970 Sept. 11
70-43	1970 Oct. 23
69-53	1971 Feb. 04
70-44	1971 Mar. 15
71-18	1971 June 03
70-16	1971 Aug. 03
70-47	1971 Aug. 16
71-43	1972 Apr. 17
72-79	1973 Feb. 27
72-75	1973 May 07
73-32	1973 June 18
73-34	1973 June 18
73-24	1973 Oct. 09
73-39	1973 Dec. 18
68-19	1974 June 12

Date of updates to the "Office Consolidation" and latest By-law in force:

<u>Mississauga By-law Number</u>	<u>O.M.B. Approval or In Force</u>	<u>Mississauga By-law Number</u>	<u>O.M.B. Approval or In Force</u>
153-74	1974 May 15	0028-2000	2000 Jan. 19
100-74	1974 May 28	0055-2000	2000 Feb. 09
154-74	1974 June 20	0331-2000	2000 June 28
186-74	1974 June 24	0445-2000	2000 Sept. 13
189-74	1974 July 10	0514-2000	2000 Oct. 25
224-74	1974 Sept. 26	0549-2000	2000 Oct. 25
419-74	1974 Oct. 09	120-93	2000 Nov. 03
222-74	1975 Apr. 16	0041-2001	2001 Jan. 31
126-75	1975 Apr. 16	0075-2001	2001 Feb. 14
549-74	1975 July 04	0365-2001	2001 July 11
229-75	1975 May 14	0034-2002	2002 Jan. 30
157-76	1976 June 14	0148-2002	2002 Mar. 27
175-76	1976 Aug. 03	0198-2002	2002 Apr. 24
426-76	1977 Feb. 17	0322-2002	2002 July 10
90-77	1977 Apr. 29	0394-2003	2003 Sept. 24
86-78	1978 Apr. 27	0306-2004	2004 July 30
93-78	1978 May 08	0373-2004	2004 Oct. 14
481-78	1978 Nov. 02	0482-2004	2004 Nov. 24
102-79	1979 Mar. 30	0010-2006	2006 Apr. 27
7-79	1979 May 01		
176-79	1979 May 18		
836-79	1979 Nov. 05		
791-79	1980 Feb. 08		
25-80	1980 Mar. 26		
918-79	1980 Apr. 03		
126-80	1980 May 02		
469-80	1980 July 28		
775-80	1980 Nov. 21		
822-80	1980 Nov. 21		
97-81	1981 Mar. 09		
216-81	1981 June 23		
230-81	1981 Oct. 21		
306-82	1982 June 28		
601-82	1982 Oct. 08		
160-83	1983 May 16		
292-83	1983 June 16		
434-83	1983 Aug. 18		
473-83	1983 Sept. 01		
26-84	1984 Jan. 09		
124-84	1984 Feb. 27		
550-84	1984 July 18		
668-85	1985 July 17		
881-85	1985 Sept. 23		
1139-85	1985 Dec. 04		
803-86	1986 Aug. 13		
931-86	1986 Sept. 08		
1241-86	1986 Dec. 08		
444-87	1987 June 08		
684-87	1987 Aug. 19		
207-88	1988 Apr. 11		
375-88	1988 June 13		
176-88	1988 Sept. 28		
73-89	1989 Jan. 30		
355-89	1989 May 23		
525-89	1989 July 17		
903-89	1989 Dec. 11		
705-89	1990 Nov. 26		
106-91	1991 Mar. 18		
10-92	1992 Jan. 13		
102-92	1992 Feb. 24		
171-92	1992 Apr. 13		
211-92	1992 Apr. 27		
228-92	1992 May 11		
732-90	1992 Aug. 26		
521-91	1992 Sept. 25		
40-93	1993 Jan. 27		
97-93	1993 Feb. 24		
354-93	1993 July 14		
152-94	1994 Mar. 30		
259-94	1994 May 30		
267-94	1994 June 08		
378-94	1994 Aug. 17		
415-94	1994 Sept. 14		
74-95	1995 Mar. 08		
247-95	1995 June 28		
320-95	1995 Aug. 16		
335-95	1995 Aug. 16		
435-96	1996 Sept. 25		
218-98	1997 June 10		
342-97	1997 July 16		
429-97	1997 Sept. 10		
458-97	1997 Sept. 24		
57-98	1998 Feb. 11		
414-98	1998 Sept. 09		
416-98	1998 Sept. 09		
530-98	1998 Oct. 28		
48-97	1998 Nov. 24		
57-99	1999 Feb. 10		
96-99	1999 Feb. 24		
133-99	1999 Mar. 31		
135-99	1999 Mar. 31		
143-99	1999 Mar. 31		
428-99	1999 Sept. 15		

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THE CORPORATION OF THE TOWN OF STREETSVILLE

(NOW THE CITY OF MISSISSAUGA)

BY-LAW NUMBER 65-30

A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES IN THE TOWN OF STREETSVILLE.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF STREETSVILLE ENACTS AS FOLLOWS:

TITLE

1. This By-law may be cited as The Zoning By-law for the Corporation of the Town of Streetsville.

DEFINITIONS

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

DEFINITIONS IN
NUMERICAL ORDER
(see alphabetical
listing following)

2. (1) "ACCESSORY"
(1a) "AUTOMOBILE SALES GARAGE"
(2) "AUTOMOBILE SERVICE STATION"
(3) "BUILDING"
(4) "BUILDING BY-LAW"
(5) "BUILDING INSPECTOR"
(6) "BUSINESS, PROFESSIONAL OR ADMINISTRATIVE OFFICE"
(7) "CELLAR"
(8) "PLACE OF RELIGIOUS ASSEMBLY"
(9) "MEDICAL BUILDING"
(10) "CORPORATION"
(11) "COUNCIL"
(12) "DWELLING HOUSE"
(a) "DWELLING UNIT" or "HOUSEKEEPING UNIT"
(b) "SINGLE-FAMILY DETACHED DWELLING HOUSE"
(c) "SEMI-DETACHED DWELLING HOUSE"
(d) "DUPLEX DWELLING HOUSE"
(e) "DOUBLE DUPLEX DWELLING HOUSE"
(f) "GROUP DWELLING HOUSE"
(g) "CONVERTED DWELLING HOUSE"
(h) "APARTMENT HOUSE"
(i) "BOARDING OR LODGING HOUSE"
(j) "STREET ROW DWELLING"
(k) "HOME FOR THE AGED"
(l) "RETIREMENT HOUSE"
(i) "RETIREMENT DWELLING UNIT"
(m) "ASSISTED SENIORS RESIDENCE"
(13) "DWELLING UNIT AREA"
(14) "RESTAURANT"
(14a) "CONVENIENCE RESTAURANT"
(14b) "TAKE-OUT RESTAURANT"
(15) "ERECT"
"ERECTED"
(16) "EXISTING"
(17) "FAMILY" or "HOUSEHOLD"
(18) "GOLF COURSE"
(19) "GROSS FLOOR AREA - NON RESIDENTIAL"
(20) "GROUND FLOOR AREA"
(20a) "GROUP HOME"
(21) "GUEST ROOM"
(22) "HEIGHT" and "HEIGHT OF BUILDING"
(23) "HOTEL"
(24) "HOTEL, RESIDENTIAL"
(25) "LANDSCAPED OPEN SPACE"
(26) "LANE"
(27) "LOT"
(28) "LOT AREA"
(29) "LOT, CORNER"
(30) "LOT COVERAGE"
(31) "LOT DEPTH"
(32) "LOT FRONTAGE"
(33) "LOT, INTERIOR"
(34) "LOT LINE"
(35) "LOT LINE, FRONT"
(36) "LOT LINE, REAR"
(37) "LOT LINE, SIDE"
(38) "LOT, THROUGH"
(39) "MOTEL"
(40) "NON-RESIDENTIAL"
(41) "NURSING HOME"
(42) "NURSERY SCHOOL"
(43) "PARKING AREA"
(44) "PARKING LOT"
(45) "PARKING SPACE"
(46) "PERSON"
(47) "PLACE OF ENTERTAINMENT"
(48) "PRACTITIONER, DRUGLESS"
(49) "PRIVATE HOSPITAL"
(50) "PUBLIC GARAGE"
(51) "PUBLIC HOSPITAL"
(52) "PUBLIC LIBRARY"
(53) "PUBLIC PARK"
(54) "QUARRY"
(55) "RETAIL STORE"

- (56) "SALVAGE YARD"
- (56a) "GAS BAR"
- (57) "SERVICE SHOP"
- (58) "SHOPPING CENTRE"
- (59) "SIGN"
- (60) "SIGN, FLAT"
- (61) "STOREY"
- (62) "STOREY, ONE-HALF"
- (63) "STREET"
- (64) "STREET LINE"
- (65) "STRUCTURE"
- (66) "FUNERAL ESTABLISHMENT"
- (66a) "TRAILER"
- (67) "USE"
- (68) "WATER SUPPLY"
- (69) "YARD"
- (70) "YARD, FRONT"
"FRONT YARD DEPTH"
- (71) "YARD, REAR"
"REAR YARD DEPTH"
- (72) "YARD, SIDE"
"SIDE YARD WIDTH"
- (73) "YARD, SIDE, EXTERIOR"
- (74) "YARD, SIDE, INTERIOR"
- (75) "CHILDREN'S PLAY AREA"
- (76) "DENTIST"
- (77) "PHYSICIAN"
- (78) "DRUGLESS PRACTITIONER"
- (79) "AISLE"
- (80) "AUTOMOBILE REPAIR GARAGE AND BODY SHOP"
- (81) "DRIVEWAY"
- (82) "TANDEM PARKING SPACE"
- (83) "LOADING SPACE"
- (84) "PUBLIC HALL"
- (85) "HOSPITAL"
- (86) "DAY NURSERY"
- (87) "TAVERN"
- (88) "ESTABLISHED GRADE"
- (89) "PARTY WALL"
- (90) "SCHOOL"
- (91) "PRIVATE SCHOOL"
- (92) "COMMERCIAL SCHOOL"
- (93) "PHYSICAL DISABILITY"
- (94) "SATELLITE RECEIVING DISH"
- (95) "ADULT ENTERTAINMENT PARLOUR"
- (96) "NIGHT CLUB"
- (97) "WORSHIP AREA"
- (98) "GARAGE, PRIVATE"
- (99) "AMUSEMENT ARCADE"
- (100) "MODEL HOME"
- (101) "WASTE"
- (102) "WASTE PROCESSING STATION"
- (103) "WASTE TRANSFER STATION"
- (104) "COMPOSTING FACILITY"
- (105) "TEMPORARY TENT"
- (106) "COMMERCIAL MOTOR VEHICLE"
- (107) "CAR WASH"
- (108) "CONVENIENCE RETAIL AND SERVICE KIOSK"
- (109) "MEDICAL OFFICE"
- (110) "HEALTH PROFESSIONAL"
- (111) "CONVENIENCE STORE"
- (112) "FRONT GARAGE FACE"
- (113) "PARKING ANGLE"
- (114) "PARALLEL PARKING SPACE"
- (115) "PARKING SPACE - DISABLED"
- (116) "ELECTRICAL DISTRIBUTION FACILITY"
- (117) "ACCESSORY BUILDING"
- (118) "FLAT ROOF OF A DETACHED PRIVATE GARAGE"
- (119) "HEIGHT OF ACCESSORY BUILDING OTHER THAN AN ATTACHED PRIVATE GARAGE"
- (120) "PLAY EQUIPMENT"
- (121) (1) "ADULT VIDEOTAPE STORE"
(2) "ADULT VIDEOTAPE"
(3) "SPECIFIED BODY AREAS"
(4) "SPECIFIED SEXUAL ACTIVITIES"
(5) "VIDEOTAPE"
- (122)
- (123)

(FOR CONVENIENCE ARRANGED IN ALPHABETICAL ORDER)

DEFINITIONS IN
ALPHABETICAL
ORDER

2. In this By-law, unless the context requires otherwise:

A

- (1) "ACCESSORY"
means, when used to describe a use or building, a use or building normally incidental, subordinate and exclusively devoted to a main use or building and located on the same lot as such main use or building;
- (117) "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 on the premises; (0549-2000)
- (95) "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: (10-92)
- (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, or picture, symbol or representation having like meaning or implication is used in any advertisement;
- (121) (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. (120-93)
- (2) For the purposes of this subsection "ADULT VIDEOTAPE" means: (120-93)
- (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 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 or more of the following: (120-93)
- (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 or more of the following: (120-93)
- (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. (120-93)
- (79) "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; (230-81), (444-87), (0041-2001)
- (99) "AMUSEMENT ARCADE"
means a building or part thereof which is open to the public and which contains more than 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 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; (40-93)
- (80) "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; (230-81)
- (1a) "AUTOMOBILE SALES GARAGE"
means a building or place where new motor vehicles are kept for sale and shall also include a building or place where used motor vehicles are kept for sale provided that such building or place where used motor vehicles are kept for sale is used only on the same lot as and as a subsidiary of and in conjunction with a building or place where new motor vehicles are kept for sale; (71-18)

- (2) "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; (481-78), (1139-85), (435-96)
- B**
- (3) "BUILDING"
means any edifice used or intended to be used for the shelter, accommodation or enclosure of persons, animals, or chattels other than a lawful boundary wall or fence;
- (4) "BUILDING BY-LAW"
means any By-law of the Corporation regulating the erection, alteration or repair of buildings for the time being in force;
- (5) "BUILDING INSPECTOR"
means the officer or employee of the Corporation for the time being charged with the duty of enforcing the provisions of the Building By-law of the Corporation;
- (6) "BUSINESS, PROFESSIONAL OR ADMINISTRATIVE OFFICE" (429-97)
means an office in which any business is carried on or any profession is practised;
- C**
- (107) "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; (435-96), (428-99)
- (7) "CELLAR"
means that portion of a building having its finished floor level located below the finished grade of the lot on which such building is located at any building wall line of the building in which such cellar is located;
- (75) "CHILDREN'S PLAY AREA"
means an area, at or above ground level, developed with play equipment and suitably surfaced and fenced or otherwise enclosed for play by young children; (68-19)
- (106) "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; (320-95)
- (92) "COMMERCIAL SCHOOL"
See Schools
- (104) "COMPOSTING FACILITY"
means a facility whose primary purpose is the composting of food waste and organic materials; (378-94)
- (14a) "CONVENIENCE RESTAURANT"
See Restaurants
- (108) "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 m², 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 m² or 12% of the gross leaseable area, whichever is greater, and a banking machine; (48-97)
- (111) "CONVENIENCE STORE"
means a building or structure, or part thereof, with a maximum gross leasable area of 300 m², where food and convenience goods are stored and offered 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; (429-97)
- (10) "CORPORATION"
means the Corporation of the Town of Streetsville;
- (11) "COUNCIL"
means the Municipal Council of the Corporation of the Town of Streetsville;
- D**
- (86) "DAY NURSERY"
means a nursery school or day care centre to which the provisions of the *Day Nurseries Act*, R.S.O. 1970, apply; (230-81)
- (76) "DENTIST"
means a person authorized to practise dentistry under the *Dentistry Act, 1991*, S.O. 1991, c.24, as amended; (176-79), (342-97)

- (81) "DRIVEWAY"
means a roadway used to provide vehicular ingress and egress from a street or private lane to parking or loading spaces; (230-81)
- (78) "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; (176-79), (342-97)
- (12) "DWELLING HOUSE"
means a building occupied or capable of being occupied as the home or residence of one or more persons, but shall not be construed to include a trailer as defined in paragraph (a) of sub-subsection (85) of subsection (1) of section 379 of the *Municipal Act*; (69-53)
- (a) "DWELLING UNIT" or "HOUSEKEEPING UNIT"
means one 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 kitchen; (106-91)
- (b) "SINGLE-FAMILY DETACHED DWELLING HOUSE"
means a separate dwelling house containing only one dwelling unit and occupied by not more than one family;
- (c) "SEMI-DETACHED DWELLING HOUSE"
means one of a pair of attached dwelling units, inclusive of a private garage attached thereto, 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; (160-83)
- (d) "DUPLEX DWELLING HOUSE"
means the whole of a dwelling house that is divided horizontally into 2 separate dwelling units each of which has an independent entrance either directly or through a common vestibule;
- (e) "DOUBLE DUPLEX DWELLING HOUSE"
means 2 attached duplex dwelling houses with a common masonry wall dividing the 2 duplex dwelling houses vertically;
- (f) "GROUP DWELLING HOUSE"
means a building or structure not exceeding 3 storeys in height consisting of more than 2 attached dwelling units, inclusive of private garages attached thereto, 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 2 exterior walls of each dwelling unit; (69-53), (160-83)
- (g) "CONVERTED DWELLING HOUSE"
means a dwelling house including any addition thereto altered or converted so as to provide therein dwelling units, provided the main dwelling house was erected prior to, 1956 April 23;
- (h) "APARTMENT HOUSE"
means a dwelling house other than a double duplex dwelling house or group dwelling house, erected for the purpose of providing 3 or more dwelling units;
- (i) "BOARDING OR LODGING HOUSE"
means a dwelling house, containing guest rooms used or maintained for the accommodation of the public, in which the owner or head lessee supplies, for hire or gain, lodgings with or without meals, but does not include any other establishment otherwise defined or classified in this By-law;
- (j) "STREET ROW DWELLING"
means a group dwelling house, each dwelling unit of which fronts upon a street; (160-83)
- (k) "HOME FOR THE AGED"
means an approved charitable institution under the *Charitable Institutions Act*, R.S.O. 1980, c.64, as amended, or any successor of that Act, which provides residential, sheltered, specialized or group care for the aged or a home established or maintained under the *Homes for the Aged and Rest Homes Act*, R.S.O. 1980, c.203, or any successor of that Act; (705-89)
- (l) "RETIREMENT HOUSE"
means a building or part thereof in which, for hire or gain, lodging is supplied in at least 3 retirement dwelling units and in which meals are supplied for the occupants in a common kitchen and dining facility and which is intended for the lodging of retired or elderly persons, but which is not a nursing home, home for the aged, assisted seniors residence or group home; (705-89)
- (i) "RETIREMENT DWELLING UNIT"
means one or more habitable rooms in a Retirement House, designed or intended for the lodging of not more than 2 persons, whether or not separate kitchens or sanitary facilities are provided therein;
- (m) "ASSISTED SENIORS RESIDENCE"
means any residential building or structure or part thereof which is operated under a program or combination of programs which are wholly or partly funded by Federal, Provincial or Municipal Government or an agency thereof and which is occupied by elderly persons who qualify under any such programs; (705-89)
- (13) "DWELLING UNIT AREA"
means the habitable area contained within the inside walls of a dwelling unit, excluding any private garage, carport, porch, verandah, unfinished attic, cellar or sunroom (unless such sunroom is habitable in all seasons of the year); and excluding public or common halls or areas, stairways and the thickness of outside walls;

- E**
- (116) "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; *(0331-2000)*
- (15) "ERECT"
when used in this By-law includes building, construction, reconstruction and relocation and, without limiting the generality of the word, also includes:
- (a) any preliminary physical operation, such as excavating, filling or draining;
 - (b) altering any existing building or structure by an addition, enlargement, extension or other structural change;
 - (c) any work for the doing of which a building permit is required under the Building By-law of the Corporation;
- "ERECTED" shall have a corresponding meaning;
- (88) "ESTABLISHED GRADE"
means the average level of proposed or finished ground adjoining a building at all exterior walls; *(230-81)*
- (16) "EXISTING"
means existing on the date of passing of this By-law;
- F**
- (17) "FAMILY" or "HOUSEHOLD"
means one 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; *(931-86), (106-91)*
- (118) "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; *(0549-2000)*
- (112) "FRONT GARAGE FACE"
means the face which is designed as the primary vehicular access point into the garage; *(0028-2000)*
- (66) "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; *(0365-2001)*
- G**
- (98) "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; *(228-92)*
- (56a) "GAS BAR"
means a building or place where the following products are sold: *(481-78)*
- (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;
- (18) "GOLF COURSE"
means a public or private area operated for the purpose of playing golf and does not include driving ranges nor miniature courses covering 2 ha or less, and similar uses operated for commercial purposes;
- (19) "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: *(189-74), (230-81), (171-92)*
- (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;

(20) "GROUND FLOOR AREA"
means the horizontal area of a building measured to the outside walls, excluding, in the case of a dwelling house, any private garage, carport, porch, verandah or sunroom (unless such sunroom is habitable at all seasons of the year); (69-53)

(20a) "GROUP HOME"
means a single-family detached dwelling house in which a minimum of 3 persons excluding staff or receiving family and a maximum of 8 persons including staff or receiving family, required specialized or group care reside in the style of a family, and which is licensed, approved or supervised by the Province as: (292-83)

- (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; (1241-86)

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;

(21) "GUEST ROOM"
means a room or suite of rooms used or maintained for the accommodation of the public;

H

(110) "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; (342-97)

(22) "HEIGHT" and "HEIGHT OF BUILDING"
means the vertical distance between the average elevation of the finished surface of the ground at the front of the building;

- (a) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
- (b) in the case of a mansard roof, the deck roof line;
- (c) in the case of a gable, hip or gambrel roof, the mean heights between the eaves and ridge;

exclusive of any accessory roof construction such as a chimney, tower, steeple or television antenna;

(119) "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 a flat roof, not including chimneys or antennae; (0549-2000)

(85) "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*; (230-81)

(23) "HOTEL"
means a hotel or public house in one building or in 2 or more connected buildings used mainly for the purpose of catering to the needs of the travelling public by supplying food and/or furnishing sleeping accommodation; (230-81)

(24) "HOTEL, RESIDENTIAL"
means a hotel in which the rooms are usually hired by persons other than transients;

L

(25) "LANDSCAPED OPEN SPACE"
means the open unobstructed space on a lot accessible from the street on which the lot is located and which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or with any building or structure;

- (26) "LANE"
means a public or private right-of-way which affords a secondary means of access to the lots abutting thereon;
- (83) "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 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; (230-81)
- (27) "LOT"
means a parcel of land occupied or to be occupied by one main building, structure or use, with any accessory building or uses, and including all yards and open spaces required by this By-law. A lot may or may not be land shown as a lot on a duly registered plan of subdivision;
- (28) "LOT AREA"
means the total horizontal area within the lot lines of a lot and where this By-law requires a minimum lot area for a use, such area shall be located within the same zone as the use, in respect of which such minimum lot area is required, is located;
- (29) "LOT, CORNER"
means a lot situated at the intersection of 2 or more streets having an angle of intersection of not more than 135°;
- (30) "LOT COVERAGE"
means that percentage of the lot area covered by the horizontal projections of the area of all buildings and structures and accessory uses thereto. In determining such area that part covered by unsheltered steps, terraces, cornices, or walks shall be excluded;
- (31) "LOT DEPTH"
means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "LOT DEPTH" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. When there is no rear lot line "LOT DEPTH" means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines;
- (32) "LOT FRONTAGE"
means the horizontal distance between the side lot lines, such distance being measured at right angles to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines, and at a point therein distant 7.5 m from the front lot line;
- (33) "LOT, INTERIOR"
means a lot other than a corner lot;
- (34) "LOT LINE"
means any boundary of a lot;
- (35) "LOT LINE, FRONT"
means in the case of an interior lot, the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line. In the case of a through lot, the longer of the lot lines abutting a street shall be deemed to be the front lot line;
- (36) "LOT LINE, REAR"
means the lot line farthest from and opposite to the front lot line;
- (37) "LOT LINE, SIDE"
means a lot line other than a front or rear lot line;
- (38) "LOT, THROUGH"
means a lot bounded on 2 opposite sides by streets;

M

- (9) "MEDICAL BUILDING"
means a building or structure, other than a hospital, used for one 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; (230-81), (458-97)
- (109) "MEDICAL OFFICE"
means the office of a health professional; (342-97)
- (100) "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; (152-94)
- (39) "MOTEL"
means a building, part of a building, or group of buildings wherein accommodation without private cooking or housekeeping facilities is provided for transient lodgers, providing each guest or sleeping room may be entered from the exterior of the building; (230-81)

N

- (96) "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; (10-92)
- (40) "NON-RESIDENTIAL"
means a Business or Public or Institutional building or use permitted by this By-law;
- (42) "NURSERY SCHOOL"
See Schools
- (41) "NURSING HOME"
means a nursing home licensed under the *Nursing Home Act*, R.S.O. 1980, c.320, as amended, or any successor of that Act; (705-89)

P

- (114) "PARALLEL PARKING SPACE"
means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a parking angle not exceeding 15E, and having a minimum width of 2.6 m and a minimum length of 7.25 m, exclusive of any aisle or driveway; (0041-2001)
- (113) "PARKING ANGLE"
means an angle not exceeding 90E formed by the intersection of the side of a parking space and a line parallel to the adjacent aisle or driveway; (0041-2001)
- (43) "PARKING AREA"
means an area provided for the parking of motor vehicles and may include aisles, parking spaces and related ingress and egress lanes but shall not include any part of a public street;
- (44) "PARKING LOT"
means any parking area other than a parking area required under the provisions of subsection (14) of section 6 of this By-law;
- (45) "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; (126-80), (444-87), (0041-2001)
- (115) "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; (0041-2001)
- (89) "PARTY WALL"
means a wall jointly owned and jointly used by 2 parties under easement agreement or by right-in-law, and erected at or upon a line separating 2 parcels of land each of which is, or is capable of being, a separate real estate entity; (160-83)
- (46) "PERSON"
means any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law;
- (93) "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; (684-87)
- (77) "PHYSICIAN"
means a person authorized to practise medicine under the *Medicine Act*, 1991, S.O. 1991, c.30, as amended; (176-79), (342-97)
- (47) "PLACE OF ENTERTAINMENT"
means a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink; but does not include an amusement arcade or any other place of entertainment or amusement otherwise defined or classified in this By-law; (40-93)
- (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 used in conjunction with the place of worship as well as a place of conduct of social, recreational and charitable activities; (668-85)
- (120) "PLAY EQUIPMENT"
means apparatus which is designed and used for play and recreation; (0549-2000)
- (48) "PRACTITIONER, DRUGLESS"
Deleted by By-law 230-81;
- (49) "PRIVATE HOSPITAL"
means a private hospital within the meaning of the *Private Hospitals Act*;

- (91) "PRIVATE SCHOOL"
See Schools
- (50) "PUBLIC GARAGE"
means a parking station or a parking lot or a building or place where motor vehicles are hired or kept or used for hire or where such 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; (481-78), (435-96)
- (90) "PUBLIC SCHOOL"
See Schools
- (84) "PUBLIC HALL"
means a building with seating capacity for 100 persons or more that is offered for use as a place of public assembly or as a place for the conduct of dances that does not include theatres within the meaning of the *Theatres Act*; (230-81)
- (51) "PUBLIC HOSPITAL"
means a public hospital within the meaning of the *Public Hospitals Act*;
- (52) "PUBLIC LIBRARY"
means a public library within the meaning of the *Public Libraries Act*;
- (53) "PUBLIC PARK"
means a park owned or controlled by the Corporation or by any board, commission or other authority established under any statute of the Province of Ontario;

Q

- (54) "QUARRY"
means any pit, quarry or excavation made for the purpose of searching for or removal of any soil, earth, clay, marl, sand, gravel, limestone, marble or other such non-metallic mineral;

R

Restaurants

- (14) "RESTAURANT" (429-97)
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; (25-80), (230-81), (530-98)
- (14a) "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; (25-80), (434-83), (530-98)
- (14b) "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, and where the food is ordered for delivery or pick-up with consumption of all food occurring off the premises; (25-80), (530-98)
- (55) "RETAIL STORE"
means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered or kept for sale but does not include any establishment otherwise defined or classified in this By-law;

S

- (56) "SALVAGE YARD"
means an establishment where used goods, wares, merchandise, articles or things are processed for further use and includes a junk yard and an automobile wrecking yard or premises;
- (94) "SATELLITE RECEIVING DISH"
means a device used for or intended to be used for reception of communication signals from a satellite; (903-89)

Schools

- (92) "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; (881-85), (57-99)
- (42) "NURSERY SCHOOL"
means when conducted as a home occupation, a school for children of pre-school age other than a day nursery, located within a dwelling and operated by one or more members of the family residing on the premises; (230-81)
- (91) "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; (881-85), (57-99), (0148-2002)

- (90) "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; (881-85), (57-99), (0148-2002)
- (57) "SERVICE SHOP"
means a building or part of a building, not otherwise defined or classified in this By-law and whether conducted in conjunction with a retail store or not for the servicing, storing or repairing of articles, goods or materials;
- (58) "SHOPPING CENTRE"
means a group of permitted business uses designed, developed and managed as a unit by a single owner or tenant, or group of owners or tenants opposed to a business area comprising unrelated individual business uses;
- (59) "SIGN"
means a display board, screen cloth or structure having characters, letters or illustrations applied thereto or displayed thereon in any manner, on the exterior of a building or structure;
- (60) "SIGN, FLAT"
means a sign attached to and parallel with the wall of any building or structure to which such sign is accessory and shall also be in contact with the wall of such building or structure throughout its entire area;
- (61) "STOREY"
means the portion of the building other than the cellar which lies between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it;
- (62) "STOREY, ONE-HALF"
means the portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.25 m over a floor area equal to at least 50% of the area of the floor next below;
- (63) "STREET"
means a public highway which affords a principal means of access to abutting lots;
- (64) "STREET LINE"
means the limit of the road or street allowance and is the dividing line between a lot and a street;
- (65) "STRUCTURE"
means anything constructed or erected, the use of which requires location on the ground, or attached to something having location on the ground and, without limiting the generality of the foregoing, includes a vehicle as defined in the *Highway Traffic Act*;

T

- (14b) "TAKE-OUT RESTAURANT"
See Restaurants
- (82) "TANDEM PARKING SPACE"
means 2 or more parking spaces abutting each other end to end with only one having access to an aisle; (230-81)
- (87) "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 excluding a dining room, restaurant, dining lounge or club where full course meals are served; (230-81)
- (105) "TEMPORARY TENT"
means a tent structure placed on lands for a temporary period and to be used for social, charitable or business events; (415-94)
- (66a) "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; (69-53), (732-90)

U

- (67) "USE"
when used as a noun, means the purpose for which a lot or a building or structure, or any combination thereof is designed, arranged, intended, occupied or maintained and "USES" shall have a corresponding meaning. "USE" when used as a verb, or "TO USE" shall have a corresponding meaning;

W

- (101) "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; (378-94)

- (102) "WASTE PROCESSING STATION"
means a facility whose primary purpose is the sorting and processing of waste to create a new product or raw material; (378-94)
- (103) "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; (378-94)
- (68) "WATER SUPPLY"
means a distribution system of underground piping and related storage, including pumping and purification appurtenances owned and operated by the Corporation and/or the Ontario Water Resources Commission and/or any public utilities commission for public use;
- (97) "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; (211-92)

Y

- (69) "YARD"
means a space, appurtenant to a building or structure, located on the same lot as the building or structure, and which space is open, uncovered and unoccupied except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this By-law;
- (70) "YARD, FRONT"
means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot;
- "FRONT YARD DEPTH"
means the least horizontal dimension between the front lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot. (See also section 2(30));
- (71) "YARD, REAR"
means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot;
- "REAR YARD DEPTH"
means the least horizontal dimension between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot. (See also section 2(30));
- (72) "YARD, SIDE"
means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of any building or structure on the lot, or the nearest open storage use on the lot;
- "SIDE YARD WIDTH"
means the least horizontal dimension between the side lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot;
- (73) "YARD, SIDE, EXTERIOR"
means a side yard immediately adjoining a public street;
- (74) "YARD, SIDE, INTERIOR"
means a side yard other than an exterior side yard;

SCHEDULES TO BY-LAW

3. The following Schedules are included in and form part of this By-law:

Schedule "A" - Zone Maps

Schedule "B" - Site Plans (73-32)

INTERPRETATION

- 4. (1) For the purposes of this By-law, the definitions and interpretations given herein shall govern.
- (2) For the purposes of this By-law, words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the words "used" and "occupied" shall include the words "intended or arranged" and "designed to be used or occupied".
- (3) For the purpose of this By-law, the word "alter" when used in reference to a building or part thereof, means to change any one or more of any dimensions on the inside or outside of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "alter" means to decrease the width, depth or area thereof or to decrease the width, depth or area of any required yard, or landscaped open space or parking area or to change the location of any boundary of such lot with respect to a public highway or laneway, whether such alteration is made by conveyance or alienation of any portion of said lot or otherwise. The word "altered" shall have a corresponding meaning.

ZONES

5. (1) **CLASSIFICATION**

(a) The provisions of this By-law shall apply to all lands within the limits of the Corporation which lands for the purpose of this By-law are divided into various zones as follows:

Symbol	
OS	Open Space Zone
R1	First Density Residential Zone
R2	Second Density Residential Zone
R3	Third Density Residential Zone
R4	Fourth Density Residential Zone
R5	Fifth Density Residential Zone
S	School Zone
C1	Restricted Commercial Zone
C2	Shopping Centre Commercial Zone
C3	Highway Commercial Zone
AC6	Gas Bar Zone (481-78)
M1	Light Industrial Zone
M2	Heavy Industrial Zone
M3	General Industrial Zone
G	Cemetery Zone
F	Flood Zone
H	Holding Zone
TR4, TR5	Transitional Zones (68-19), (70-16)

- (b) The permissible uses, the minimum size and dimensions of lots, the minimum size of yards, the maximum lot coverage, the minimum landscaped open space, the maximum height of buildings and all other zone provisions are set out herein for the respective zones.
- (c) The extent and boundaries of all the said zones are shown on Schedule "A" which Schedule forms a part of this By-law and is attached hereto.
- (d) The symbols listed in paragraph (a) of this subsection may be used to refer to buildings and structures, the uses of lots, buildings and structures permitted by this By-law in the said zones, and whenever in this By-law, the word "zone" is used, preceded by any of the said symbols, such zones shall mean any area within the Corporation within the scope of this By-law, delineated on Schedule "A" and designated thereon by the said symbol.
- (e) Where the zone symbol designating certain lands as shown on Schedule "A" is followed by a dash and a number, (for example "R4-1"), then special provisions, in addition to the normal zone restrictions, apply to such lands and such special provisions will be found by reference to that section of the By-law which deals with that particular zone. Lands designated in this manner shall be subject to all the restrictions of the zone except as otherwise provided by the special provisions. (69-43)

(2) ZONE BOUNDARIES

- (a) Where zone boundaries appear to follow lot lines, they indeed do so.
- (b) In the case where uncertainty exists as to the boundary of any zone, then the location of such boundary shall be determined in accordance with the scale shown on Schedule "A".

GENERAL PROVISIONS

6. The contents of this section are:

Subsection

- (1) APPLICATION OF BY-LAW
- (2) ACCESSORY USES
- (2A) PLAY EQUIPMENT
- (2B) PRIVATE GARAGES IN DETACHED, SEMI-DETACHED, ROW AND STREET ROW DWELLINGS
- (3) BUILDING REPAIR
- (4) DWELLING UNITS BELOW GRADE
- (5) EXCEPTED LANDS AND BUILDINGS AND NON-CONFORMING USES
- (6) FRONTAGE ON PUBLIC STREET
- (7) GREATER RESTRICTIONS
- (7A) SITE DEVELOPMENT CONTROL
- (8) HEIGHT EXCEPTIONS
- (9) LANES AS YARDS
- (10) LOADING SPACES REGULATIONS
- (11) LOTS HAVING LESS AREA THAN REQUIRED
- (12) OCCUPATION OF UNCOMPLETED BUILDINGS
- (13) PLANTING STRIPS
- (14) PARKING AREA REQUIREMENTS
- (15) PARKS AND PLAYGROUNDS
- (16) PUBLIC USES
- (17) REDUCTION OF REQUIREMENTS
- (18) RESTRICTIONS ON LOCATION OF GARAGES AND SERVICE STATIONS
- (18a) SERVICE STATION AND/OR CAR WASH ADJACENT TO A RESIDENTIAL ZONE
- (19) SIGHT TRIANGLES
- (20) SIGN REGULATIONS
- (21) SPECIAL USES PERMITTED
- (22) YARD ENCROACHMENTS PERMITTED
- (23) TRAILER AND BOAT STORAGE
- (24) EXTERNAL DESIGN
- (25) METRIC CONVERSION
- (26) PARKING AND LOADING STANDARDS FOR NON-RESIDENTIAL LAND USES
- (27) PLACES OF RELIGIOUS ASSEMBLY
- (28) CONFORMITY OF EXISTING SEMI-DETACHED AND GROUP DWELLINGS HOUSES
- (29) SETBACK OF RESTAURANTS FROM A RESIDENTIAL ZONE
- (30) PROPANE STORAGE TANK REGULATIONS
- (31) HOME OCCUPATION REGULATIONS
- (32) MODEL HOMES
- (33) ADULT ENTERTAINMENT PARLOURS
- (34) TEMPORARY TENTS
- (35) STREETSVILLE BUSINESS DISTRICT
- (36) NON-CONTRAVENTION DUE TO CONVEYANCE OR ACQUISITION OF LAND BY CERTAIN PUBLIC AUTHORITIES
- (37) ENLARGEMENTS OR ALTERATIONS TO NON-CONFORMING BUILDINGS OR STRUCTURES
- (38) NIGHT CLUB
- (38A) FUNERAL ESTABLISHMENT
- (39) AISLE WIDTH
- (40) ADULT VIDEOTAPE STORE

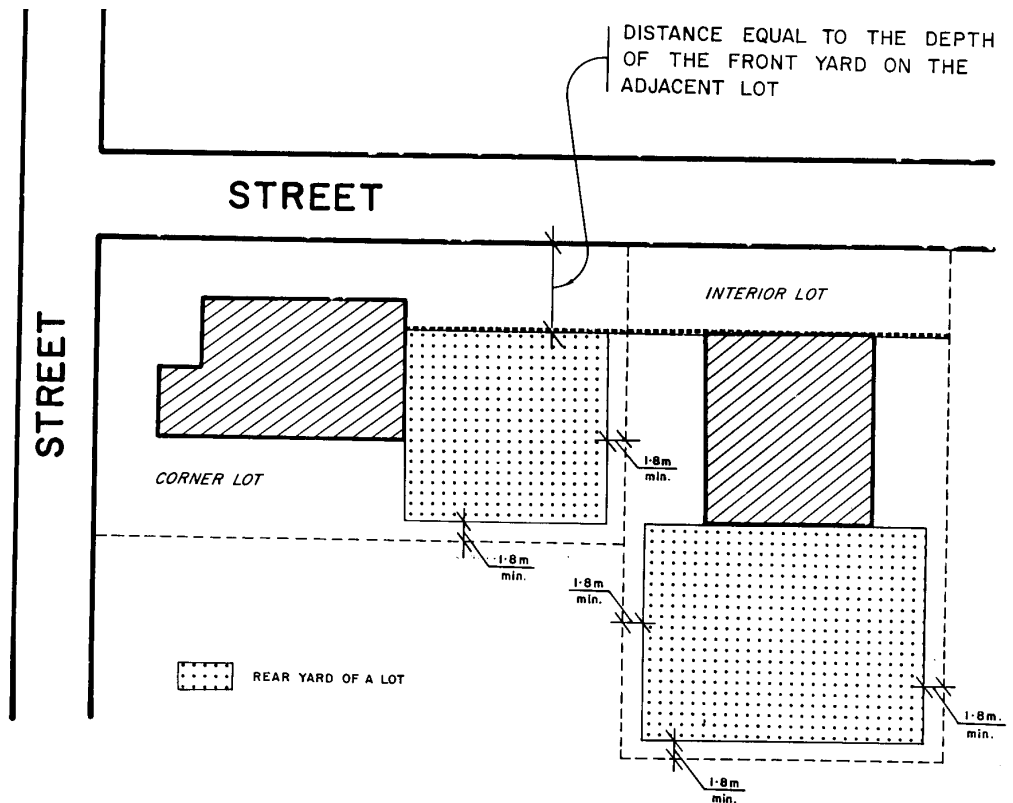
6. (1) APPLICATION OF BY-LAW

No building or structure shall hereafter be erected or altered and no building, structure or lot shall hereafter be used in whole or in part except in conformity with the provisions of this By-law.

(2) ACCESSORY USES

- (a) Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include any occupation for gain or profit conducted within a dwelling unit except as in this By-law is specifically permitted.
- (b) An accessory building or structure other than a detached or attached private garage shall not exceed a floor area of 10.0 m² and a height of 3.0 m. (228-92)
- (c) Notwithstanding the foregoing, in any Residential zone a private garage or other accessory building may be erected and used in an interior side yard or rear yard providing:
 - (1) no part of such accessory building shall be located closer than 1.2 m to any interior side or rear lot line except when such building is accessory to a semi-detached or group dwelling house when a common wall on the lot line is permissible; and,
 - (2) 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. (228-92)
- (d) Notwithstanding the provisions of subsection 6(8) 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 clause. (903-89)

Schedule "I" to clause 6(2)(d)



THIS IS SCHEDULE I TO CLAUSE 6(2)(d)
 AS ANNEXED TO BY-LAW 903-89
 PASSED BY COUNCIL ON 1989, DECEMBER 11
 'H. McCALLION'

MAYOR

CITY OF MISSISSAUGA

'L.M. MCGILLIVARY'
 CLERK (DEPUTY)

- (e) A detached private garage shall not cover more than 8% of the area of the lot, shall have a maximum height of 4.6 m and shall be in compliance with subsection 6(2B) of this By-law. (228-92), (0198-2002)
- (f) Only one accessory building shall be permitted on each lot. (228-92)
- (g) No person shall erect a deck or patio on top of any accessory building or structure. (228-92)
- (h) Notwithstanding subsections (c), (e) and (f) of this subsection, the following requirements apply to accessory buildings on lots used for a detached dwelling, a semi-detached dwelling house and a street row dwelling: (0549-2000)
 - (1) a maximum of one (1) detached private garage or one (1) attached private garage shall be permitted;

- (2) a maximum of one (1) accessory building, other than a detached or attached private garage, shall be permitted;
- (3) a detached private garage with a sloped roof shall have:
 - (i) a maximum height of 4.6 m
 - (ii) a maximum eave height of 3.0 m;
- (4) a detached private garage with a flat roof shall have a maximum height of 3.0 m;
- (5) the maximum coverage of a detached private garage shall be 10% of the lot area;
- (6) notwithstanding subclause (5) of this clause, the maximum floor area of a detached private garage on a lot having an area of greater than 750 m², shall be 75 m²;
- (7) the maximum floor area of an attached private garage shall be 75 m²;
- (8) 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;
- (9) an accessory building may be erected and used in an interior side yard, or in the rear yard of an interior lot, provided no part of such accessory building shall be located closer than 1.2 m to any interior side or rear lot line except when such building is accessory to a semi-detached or group dwelling house where a common wall on the lot line is permissible;
- (10) notwithstanding subclause (9) of this clause, 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:
 - (i) the minimum exterior side yard requirement for the dwelling on the same lot;
 - (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;
 - (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.

(2A) PLAY EQUIPMENT (0549-2000)

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

- (a) the maximum area occupied by the play equipment shall be 5.5 m²;
- (b) the maximum height of the play equipment, measured from established grade to the highest point of the structure, shall be 3.0 m;
- (c) no more than 50% of the total perimeter of the play equipment is enclosed by walls, doors or windows;
- (d) the play equipment is located in a rear yard and has a minimum setback of 0.61 m from any lot line.

(2B) PRIVATE GARAGES IN DETACHED, SEMI-DETACHED, ROW AND STREET ROW DWELLINGS (0198-2002)

- (a) 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.
- (b) 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.
- (c) For building permits issued on or before 2002 December 24, the provisions of clauses (a) and (b) of this subsection or the following provisions shall apply:
 - (1) for detached and semi-detached dwellings, the private garage shall have a minimum area of 16.5 m²;
 - (2) for row and street row dwellings, the private garage shall have a minimum area of 13.5 m².

(3) BUILDING REPAIR

Nothing in this By-law shall prevent the strengthening to a safe condition of any non-conforming building or structure or part of any such building or structure, provided such alteration or repair does not increase the height, size or volume or change the use of such building or structure.

(4) DWELLING UNITS BELOW GRADE

No dwelling unit shall in its entirety be located in a cellar. If any portion of a dwelling unit is located in a cellar such portion of the dwelling unit shall be used only as a furnace room, laundry room, storage room, recreation room or for a similar use, and shall not be used to provide sleeping accommodation if the finished floor level of such cellar is:

- (a) Below the level of the sanitary and/or storm sewer serving the building or structure in which such cellar is located; and/or,
- (b) More than 0.77 m below the finished grade at the building wall line of the building or structure in which such cellar is located.

(5) EXCEPTED LANDS AND BUILDINGS AND NON-CONFORMING USES

- (a) The provisions of this By-law shall not apply to prevent:
 - (1) the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the day of passing of this By-law, so long as it continues to be used for that purpose, provided that the use of a lot, building or structure which is discontinued after the date of the passing of this By-law and which is not resumed for more than 12 consecutive months shall not thereafter be resumed unless such use is under the provisions hereof permissible within the zone in which such lot, building or structure is located;

- (2) the erection or use for a purpose prohibited by this By-law of any building or structure, the plans for which have prior to the day of the passing of this By-law been approved by the Council, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within 2 years after the day of the passing of the By-law and such building or structure is completed within a reasonable time after the erection thereof is commenced;
 - (3) the alteration of any dwelling house standing at the date of passing of this By-law upon a lot in a Residential zone not served by a public water supply and sanitary sewers, provided that in all respects other than the provision of public water supply and sanitary sewers, the dwelling house when altered shall be in conformity with the provisions of this By-law applicable to the zone in which such dwelling house is located.
- (b) A use of a lot, building or structure which under the provisions hereof is not permissible within the zone in which such lot, building or structure is located shall not be changed except to a use which is so permissible within such zone.

(6) FRONTAGE ON PUBLIC STREET

- (a) No person shall erect any building or structure in any zone unless: (822-80)
- (1) the lot upon which such building or structure is to be erected fronts upon an improved public street which has a perpendicular width of 17 m or more; or,
 - (2) the lot upon which such building or structure is to be erected fronts upon an improved public street which has a perpendicular width of less than 17 m and the owner of such lot dedicates to the Corporation, free of encumbrance, for highway purposes, that portion of the lot abutting the public street and having a depth therefrom of one half of the difference between 17 m and the perpendicular width of such street, provided this provision shall not apply to streets existing at the date of the passing of this By-law having a perpendicular width of less than 17 m.
- (b) For the purposes of this subsection a "public street" shall not include a lane or private right-of-way.

(7) GREATER RESTRICTIONS

This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

(7A) SITE DEVELOPMENT CONTROL (175-76), (93-78), (176-79)

Deleted by By-law 306-82.

(8) HEIGHT EXCEPTIONS (668-85)

Notwithstanding the height provisions herein contained, nothing shall apply to prevent the erection of a place of religious assembly spire, a belfry, a flag pole, a clock tower, a chimney, a water tank, a radio or a television tower or antenna, or a grain elevator.

(9) LANES AS YARDS

Where the rear lot line of a lot adjoins any portion of a public lane, one-half of the width of that portion of such lane may be considered 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.

(10) LOADING SPACE REGULATIONS (66-15)

Deleted by By-law 230-81.

(11) LOTS HAVING LESS AREA THAN REQUIRED

Where a lot located in a Residential zone having a lesser frontage or area than that required herein is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry or Lands Titles office at the time of the passing of this By-law, or where such a lot is created as a result of an expropriation, a single-family detached dwelling house may be erected, altered, or repaired and used on such smaller lot provided that:

- (a) The lot area is not less than 75% of the minimum area required in the zone in which the lot is located; and,
- (b) All other requirements except minimum rear yard requirements which shall be not less than 1.2 m, are complied with.

(12) OCCUPATION OF UNCOMPLETED BUILDING

No building or part of any building shall be occupied until the whole of the exterior of such building has been completed according to the plans and specifications thereof filed with the Corporation and the whole of the interior has been completed with the exception of minor details not exceeding 10% of the value of the building as set out in the building permit issued by the Corporation therefor.

(13) PLANTING STRIPS

- (a) Where a planting strip is required in any zone, it shall be a minimum width of 3 m, unless otherwise provided herein.
- (b) A planting strip shall consist of a row of trees, not more than 3 m apart, or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.5 m high, immediately adjacent to the lot line or portion thereof along which such planting strip is required hereunder; the remainder of the strip shall be planted with ornamental shrubs, flowering shrubs, flower beds or a combination thereof.
- (c) A planting strip shall be located on lots within the zone requiring it. It shall be planted, nurtured and maintained by the owner, and/or owners of the lot on which the strip is located.
- (d) Provided, however, in all cases where access and exit driveways extend through a planting strip, it shall be permissible to interrupt the strip within 3 m of the edge of such driveway.
- (e) A planting strip referred to in this subsection may form part of any required landscaped open space.

(14) PARKING AREA REQUIREMENTS

Parking spaces and areas are required under this By-law in accordance with the following provisions: (68-19), (74-95)

- (a) The owner of every building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other person entering upon or making use of the said premises from time to time, parking spaces and areas as follows: (100-74)

TYPE OF USE	MINIMUM PARKING REQUIREMENTS (68-19), (69-53), (102-79), (230-81)
Buildings containing from 1 to 4 dwelling units	1 parking space per dwelling unit

MULTIPLE RESIDENTIAL PARKING REQUIREMENTS (102-79)				
TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Recreation Equipment	Total
Rental Apartment Dwelling House				
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
Condominium Apartment Dwelling House (259-94)				
One-Bedroom Unit	1.25	0.25	-	1.50
Two-Bedroom Unit	1.40	0.25	-	1.65
Three-Bedroom Unit	1.75	0.25	-	2.00
Rental Group Dwelling House or Converted Dwelling House (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
Rental Group Dwelling House or Converted Dwelling House (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
Condominium Group Dwelling House and Converted Dwelling House (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
Condominium Group Dwelling House and Converted Dwelling House (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

PARKING REQUIREMENTS FOR SENIOR CITIZEN DWELLINGS (705-89)	
TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES
Nursing Home	0.85 per staff 0.25 per bed for visitors
Home for the Aged	0.85 per staff 0.25 per bed for visitors
Retirement House	0.50 per retirement dwelling unit for residents 0.85 per staff 0.25 per retirement dwelling unit for visitors
Assisted Seniors Residence	0.40 per dwelling unit for residents 0.25 per dwelling unit for visitors

- (aa) (1) Notwithstanding paragraph (c) of this subsection, parking space for recreational equipment, as referred to in paragraph (a), may be provided as a separate compound. *(102-79), (306-82)*
- (2) 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.
- (3) 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.
- (4) *Deleted by By-law 705-89.*
- (5) *Deleted by By-law 705-89.*
- (b) Each parking area shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. It shall be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or Portland cement binder, with provisions for drainage facilities.
- (c) Ingress and egress to and from the required parking spaces and areas shall be provided by unobstructed driveways or passageways at least 5.4 m but not more than 7.65 m in perpendicular width, except that for a dwelling house containing less than 4 dwelling units the minimum perpendicular width shall be 3.35 m. *(68-19)*

The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9.15 m.
- (d) The minimum distance between driveways measured along the street line intersected by such driveway shall be 7.5 m, provided that this requirement shall not apply to driveways accessory to Residential Uses.
- (e) The minimum distance between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 m.
- (f) The minimum angle of intersection between a driveway and a street line shall be 60°.
- (g) Every lot shall be limited to the following number of driveways:
 - (1) up to the first 30 m of frontage - not more than 2 driveways; and,
 - (2) for each additional 30 m of frontage - not more than one additional driveway.
- (h) Where parking areas are illuminated, lighting fixtures shall be so designed and installed that the light is directed downward and deflected away from adjacent lots.
- (i) All required parking spaces and areas shall be provided and maintained on the same lot on which the building or structure is located. *(74-95)*
- (j) *Deleted by By-law 230-81.*
- (k) The parking area requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-law so long as the floor area as it existed at such date is not increased and the building or structure is used for a purpose which does not require more parking spaces according to paragraph (a) of this subsection, than were required by its use at the date of passing of this By-law. If an addition or change of use is made to a building or structure as it existed at the date of passing of this By-law, then additional parking spaces shall be provided to the number required for such addition or change in use.
- (l) Buildings, structures, or any other works, shall not be erected on any required parking space, except a building or structure erected for the purpose of parking or a building or structure erected on stilts with at least an 2.4 m clearance above such area.

Notwithstanding the preceding paragraph, one shelter for parking area attendants may be erected and used on any parking area providing such shelter shall not exceed 6 m² in area nor 3.7 m in height.

- (m) Use of Parking Spaces and Areas: *(69-53), (320-95)*

No area where off-street parking is permitted under this By-law shall be used for the parking of any vehicle other than an operative passenger motor vehicle bearing a currently valid license plate and a vehicle used in operations incidental to the use permitted on the lot and bearing a license plate which is currently valid or was valid within the 12 months preceding the date of such parking.

Provided that this provision shall not apply to prohibit the storage of a motor vehicle without valid license plates in a closed private garage.

- (n) Notwithstanding any other provisions of this By-law, uncovered surface parking areas shall be permitted in the required yards provided that:
 - (1) any surface parking incidental to a dwelling house containing 3 or more dwelling units shall be set back from the street line adjoining the lot on which the dwelling house is located a distance not less than the minimum distance the dwelling house is set back from the street line; *(68-19)*
 - (2) in any Industrial zone this provision shall not apply to permit parking areas within any front or exterior side yard except short term visitor parking areas;
 - (3) no parking area in an "R4" or "R5" zone shall be permitted on a lot closer than 3 m to any lot line other than a street line; *(68-19)*
 - (4) no parking area incidental to a dwelling house containing 3 or more dwelling units shall be permitted closer than 6 m to any habitable room window; *(68-19)*
 - (5) 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; *(550-84), (228-92)*

- (6) 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; (228-92)
- (7) 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 subclauses (5) and (6) of this clause; (228-92)
- (8) for the purpose of subclause (7) of this clause, all driveways and driveway widenings shall have a minimum overall depth of 15 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; (228-92)
- (9) 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; (228-92)
- (10) 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; (0028-2000)
- (11) 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 or more motor vehicles, trailers, boats or other recreational equipment, or any combination thereof. (0028-2000)
- (o) 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 provided exclusively for visitors parking. (100-74)
- (p) All parking spaces shall be clearly delineated and marked permanently on the surface. (74-95)
- (q) **Parking of Commercial Motor Vehicles in Residential Zones (320-95)**
 - (1) No person shall use any lot in any Residential zone for the parking or storage of more than one commercial motor vehicle.
 - (2) Notwithstanding subclause (1) of this clause, 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, and or 2.0 m height.
 - (3) A minimum of one 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 subclauses (1) and (2) of this clause, 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 subclause (2) of this clause, 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.
- (r) In Residential zones, the front garage face for a detached dwelling, semi-detached dwelling and street row dwelling shall not be located closer than 6.0 m to any street. (0028-2000)
- (s) The front garage face for a row dwelling shall not be located closer than 6.0 m to any internal roadway or sidewalk. (0028-2000)

(15) PARKS AND PLAYGROUNDS

Shall be permitted in any zone.

(16) PUBLIC USES (122-84)

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:

- (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;
- (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;
- (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;
- (5) Any undertaking incidental to an electrical distribution facility, provided that: (0331-2000)
 - (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.

(17) REDUCTION OF REQUIREMENTS

No person shall change the purpose for which any lot or building is used or erect any new building or addition to any existing building or sever any lands from any existing lot if the effect of such action is to cause the original, adjoining, remaining or new building or lot to be in contravention of this By-law.

(18) RESTRICTIONS ON LOCATION OF GARAGES AND SERVICE STATIONS

No lot may be used in any zone for a public garage or service station, if its location is such that any vehicle entrance to or exit from such lot or building is located within 150 m measured in a continuous line along either street line of the street upon which such entrance or exit abuts and any other street or streets of:

- (a) A lot used for a school or school playground;
- (b) A lot used for a public park or public playground of 0.2 ha or more in area;
- (c) A lot used for a private or public hospital or public library.

This regulation for schools shall extend to schools permitted in a School ("S") zone.

(18a) SERVICE STATION AND/OR CAR WASH ADJACENT TO A RESIDENTIAL ZONE (48-97)

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 m², not including the convenience retail and service kiosk.

(19) SIGHT TRIANGLES

On a corner lot within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 12 m measured along the street line from the point of intersection of the street lines, no hedge, shrub, tree or fence which would obstruct the vision of drivers of motor vehicles shall be planted, maintained or erected. Such triangular space may hereinafter be called a "sight triangle".

(20) SIGN REGULATIONS (69-16), (69-53)

The provisions of this By-law shall not apply to prevent the erection, alteration or use of any sign, provided such sign complies with the By-laws of the Corporation regulating signs.

(21) SPECIAL USES PERMITTED

The following uses are permitted in all zones within the Corporation:

- (a) A tool shed, scaffold or other building or structure incidental to construction on the lot where it is situate and only for so long as it is necessary for the work in progress and until the work is completed or abandoned;
- (b) "ABANDONED" in this subsection shall mean the failure to proceed expeditiously with the construction of a work.

(22) YARD ENCROACHMENTS PERMITTED

- (a) Except as otherwise provided in this By-law, every part of any required yard shall be open and unobstructed by any building or structure from the ground to the sky, except for:
 - (1) sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental features, provided however, that the same shall not project more than 0.5 m into any required yard;
 - (2) drop awnings, clothes poles, garden trellises or similar accessories;
 - (3) fences, parking lots, retaining walls, signs erected in accordance with the By-laws of the Corporation and such other uses as are specifically permitted in this By-law.
- (b) Notwithstanding the yard provisions of this By-law to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered, may project into any required yard a maximum distance of 1.25 m provided that in the case of porches, steps or patios such uses are not more than 1.25 m above grade. Patios may project into any required rear yard provided they are not more than 0.61 m above grade. (68-19), (69-53)
- (c) Non-enclosed fire escapes, in which the stair steps and floors are latticed in such a manner that the proportion of voids to solids is not less than two to one, and in which guards consist only of hand rails and the structural members necessary to their support, are permissible in a required yard, provided that such escapes shall not project into such required yard more than 1.25 m.
- (d) Where a dwelling house is intended to be or is located upon a lot the general elevation of which is above the street level, a private garage may be located nearer to the street line than the required front or exterior side yard setback, provided that the roof of such garage will not be more than 0.61 m above the general elevation of the lot.
- (e) In any Industrial zone a gatehouse may be erected and used in any required front or exterior side yard.
- (f) Notwithstanding any other provisions of this By-law, a railway spur shall be permitted within a required interior side or rear yard.
- (g) Notwithstanding any other provisions of this By-law, external heating or air conditioning equipment may be installed in the required rear or side yard, no closer to any lot line than 0.61 m. (355-89)

(23) TRAILER AND BOAT STORAGE (69-53), (102-79), (732-90)

- (a) No person shall use any lot in any Residential Zone for the parking, storage, or display of any trailer or boat, except in accordance with the provisions of clauses (b), (c), and (d) of this subsection.
- (b) Notwithstanding clause (a) of this subsection, any person may park, store, or display on any lot in any Residential Zone not more than one trailer that does not exceed 7 m in length exclusive of hitch or tongue and one boat that does not exceed 7 m in length subject to the following restrictions:
 - (i) any trailer or boat shall be parked, stored or displayed either:
 - (1) 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,
 - (2) in the rear yard;
 - (ii) 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.
- (c) Notwithstanding clauses (a) and (b) of this subsection, 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 6(14) of this By-law.
- (d) Notwithstanding clauses (a) and (b) of this subsection, 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 trailer that does not exceed 7 m in length exclusive of hitch or tongue and one 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 calendar month, but at no time shall there be more than one boat and more than one trailer outdoors on the lot.

(24) EXTERNAL DESIGN (69-53)

- (a) No building or structure shall be erected, altered or used in any Industrial or Commercial zone unless the front and side exterior facing walls are constructed of one or more of the following materials:
 - (1) brick;
 - (2) architectural precast concrete;
 - (3) shadow concrete block;
 - (4) stucco on masonry;
 - (5) glass glazed block;
 - (6) marble;
 - (7) enamel or composite panels other than wood, but not including formed or corrugated materials of steel or asbestos unless such materials are finished with a permanent coloured factory-applied finish and such materials are used as a decorative facing to a masonry backing or as part of an insulated curtain wall system used between vertical or horizontal mullions.
- (b) No building or structure shall be erected, altered or used in a Commercial or Industrial zone unless the rear exterior facing wall is constructed of the materials permitted in paragraph (a) above, except that where the lot area permits future expansion by 20% or more of the depth of the building, in accordance with the Zoning By-law provisions, the rear exterior facing wall may also include unrendered concrete block.
- (c) For the purpose of this subsection, the meaning of "FRONT", "SIDE" and "REAR" applied to an exterior facing wall shall correspond to the defined meaning of "FRONT", "SIDE" and "REAR" applied to a lot line in this By-law except that a building or structure on a lot with frontage on more than one street and/or on a lot adjoining a zone boundary shall be considered as having a front exterior facing wall and all other exterior walls being side walls.
- (d) No mechanical or other equipment shall be permitted to project through the roof of any building unless it is housed behind a screen of aluminum, masonry, copper, galvanized iron, wood or glass.

(25) METRIC CONVERSION (836-79)

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 Nov. 05, shall be deemed to be in conformity with the respective metric measurements contained herein.

(26) PARKING AND LOADING STANDARDS FOR NON-RESIDENTIAL LAND USES
(230-81), (267-94)

- (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 or more retail and service establishments on a site of not more than 1 ha located in a predominantly residential area designed to serve the daily needs of the residents of a neighbourhood;
- (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 2 department stores, each of which is not less than 9 300 m² Gross Leasable Area;
- (h) "GENERAL RETAIL ESTABLISHMENT/PERSONAL SERVICE SHOP" means a building or place where goods or material 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.
- (2) Where land is used for a purpose set forth in Column 1 or Column 2 in Schedule "I" 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. (0041-2001)
- (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: (0041-2001)

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 of a parking space may be disregarded, whereas a fraction of one-half or more of a parking space shall be counted as one 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 Oct. 21).
- (6) Deleted by By-law 0041-2001.
- (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 from them is deflected away from any adjacent residential area.
- (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
TOTAL				

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
TOTAL				

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.

(10) Parking Requirements for a Place of Religious Assembly (211-92)

- (a) Parking shall be provided in accordance with subsection 6(26) of this By-law.
- (b) Where the permanent fixed seating described in Schedule "I" to subsection 6(26) of this By-law, is open-style bench or pew, then each 0.5 m of bench or pew space is equal to one 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 "I" to subsection 6(26) 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 clause 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 "I" to subsection 6(26) of this By-law for a Place of Religious Assembly shall not apply to the following Place of Religious Assembly:
 - (1) Greek Orthodox Mission, 67 Britannia Road West, part of Lot 5, Concession 5, West of Hurontario Street.
- (f) The parking requirements for the Place of Religious Assembly listed in subclause (e) of this clause 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 "I" to section 6(26) of this By-law in addition to the parking required for the Place of Religious Assembly. (0322-2002)

(11) Parking Requirements for Uses in the Streetsville Business District (74-95)

- (a) Motor vehicle parking in the Streetsville Business District shall be provided and maintained on the same lot in accordance with subsection 6(26) of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
General Retail Establishment	4.0 spaces per 100 m ² GFA
Personal Service Shop	4.0 spaces per 100 m ² GFA

- (b) No portion of any lot within 18 m of Queen Street South in the Streetsville Business District may be used for a driveway or parking area.
- (c) Notwithstanding subclause (a) of this clause, parking for uses in the existing buildings or structures, or parts thereof, which lawfully exist or for which building permits have been approved prior to the day this clause comes into force (1995 Mar. 08), are deemed to comply with the provisions of this By-law, as long as the buildings or structures, or parts thereof, continue to be used for those purposes.
- (d) Notwithstanding subclause (b) of this clause, existing driveways and/or parking areas which lawfully exist prior to the day this clause comes into force (1995 Mar. 08), are deemed to comply with the provisions of this By-law, as long as the existing driveways and/or parking areas continue to be used.

SCHEDULE "I" TO SECTION 6(26)

PARKING AND LOADING STANDARDS FOR NON-RESIDENTIAL LAND USES (267-94)

1. PARKING STANDARDS		
1 Land Use Category	2 Land Use	3 Minimum Requirement
Retail Commercial	Convenience Centre	4.3 spaces per 100 m ² GLA Parking for restaurant and convenience restaurant uses will be provided in accordance with the applicable requirements contained in Schedule "I". (530-98)
	District Centre	5.4 spaces per 100 m ² GLA
	General Retail Establishment	5.4 spaces per 100 m ² GLA
	Neighbourhood Centre	5.4 spaces per 100 m ² GLA
	Regional Centre	5.4 spaces per 100 m ² GLA
	Specific Retail Use:	
	Automotive Retail Outlet	8.0 spaces per 100 m ² GFA
	Brewers' Retail Store	6.5 spaces per 100 m ² GFA
	Food Supermarket	5.9 spaces per 100 m ² GFA
	L.C.B.O. Store	3.2 spaces per 100 m ² GFA
Office Commercial	Offices	3.2 spaces per 100 m ² 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 "I" with provision for shared parking.
	Specific Office Use:	
	Bank/Financial Institution/ Money Lending Agency (429-97)	6.5 spaces per 100 m ² GFA
	Medical Building, Medical Office (458-97)	6.5 spaces per 100 m ² GFA
	Real Estate	4.5 spaces per 100 m ² GFA
Industrial/Manufacturing	Multiple-Occupancy Mixed-Use Building ⁽²⁾⁽³⁾ (267-94), (0055-2000)	1.6 spaces per 100 m ² 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 "I" to Section 6(26), Parking and Loading Standards for Non-Residential Land Uses.
	Single-Occupancy Building ⁽¹⁾ (267-94)	1.6 spaces per 100 m ² GFA up to 2 325 m ² GFA; and 1.1 spaces per 100 m ² GFA between 2 325 m ² and 9 300 m ² GFA; and 0.6 spaces per 100 m ² GFA over 9 300 m ² GFA
Warehousing/Wholesaling	General Retail Warehouse (0055-2000)	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or office; and 1.1 spaces per 100 m ² GLA used for warehousing; and 1.6 spaces per 100 m ² GLA used for manufacturing
	Retail Warehousing	3.2 spaces per 100 m ² GFA used for retail and/or offices; plus 1.1 spaces per 100 m ² GFA used for warehousing
	Single-Occupancy Building ⁽⁷⁾ (0055-2000)	1.1 spaces per 100 m ² GFA up to 6 975 m ² GFA; and 0.6 spaces per 100 m ² GFA over 6 975 m ² GFA
	Specific Warehousing Use:	
	Furniture, Carpet, Appliance Store Outlet	1.6 spaces per 100 m ² 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 ² GFA, of which 50% of the required spaces may be tandem parking spaces
	Automobile Service Station	4.3 spaces per 100 m ² GFA (including service bays)
	Car Wash	5.0 spaces plus 20 car storage spaces
	Convenience Retail and Service Kiosk (48-97)	5.4 spaces per 100 m ² GLA
	Convenience Retail and Service Kiosk with a drive-through window (48-97)	5.4 spaces per 100 m ² GLA plus a stacking lane to accommodate the equivalent of 5 tandem parking spaces
Other Uses (668-85), (73-89), (267-94), (458-97)	Adult Entertainment Parlour (10-92)	16.3 spaces per 100 m ² GFA
	Animal Hospital/ Veterinary Establishment	3.6 spaces per 100 m ² GFA
	Arena	1.0 spaces per 3 seats
	Banquet Hall (0055-2000)	10.8 spaces per 100 m ² GFA
	Billiard Room	2.7 spaces per 100 m ² GFA
	Bowling Alley	4.0 spaces per lane
	Convenience Restaurant (434-83), (530-98)	16.0 spaces per 100 m ² GFA (Restaurant) plus a stacking lane ⁽⁵⁾ behind the pick-up window to accommodate the equivalent of a minimum of 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 ² GFA
	Garden Centre (0055-2000)	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or office; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
	Golf Course	50.0 spaces per every 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 ² GFA used for public use ⁽⁴⁾ other than bedrooms
	Laundromat, Dry Cleaning	5.4 spaces per 100 m ² GFA
	Motel	1.0 spaces per bedroom
	Museum, Art Gallery	3.6 spaces per 100 m ² GFA
	Night Club (10-92)	25.2 spaces per 100 m ² GFA
	Personal Service Shop	5.4 spaces per 100 m ² GFA
	Places of Religious Assembly ⁽⁶⁾ (211-92)	1.0 spaces per 4.5 seats for permanent fixed seating; plus 27.1 spaces for any non-fixed moveable seating per 100 m ² GFA, all in the worship area or 27.1 spaces for all non-fixed moveable seating per 100 m ² GFA, in the worship area
	Public Hall	10.8 spaces per 100 m ² GFA
	Racquet Club	6.0 spaces per court
	Restaurant (530-98)	16.0 spaces per 100 m ² GFA (Restaurant)
Stadium, Auditorium	1.0 spaces for every 6 seats	

1. PARKING STANDARDS		
1 Land Use Category	2 Land Use	3 Minimum Requirement
Other Uses (cont.) (668-85), (73-89), (267-94), (458-97)	Take-out Restaurant (530-98)	6.0 spaces per 100 m ² GFA (Restaurant)
	Tavern	0.4 spaces per licensed person
	Theatre, Cinema	1.0 spaces for every 6 seats
	Funeral Establishment (0365-2001)	7.5 spaces per 100 m ² GFA for the area accessible to the public (0365-2001)
	Other Non-Residential Uses (267-94)	5.4 spaces per 100 m ² 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 ² GFA
	Multi-Use Recreational Facility:	
	Community Centre	2.0 spaces per 5 seats
	Public School and Private School ⁽⁸⁾ (up to and including grade 8) (57-99), (0148-2002)	1.0 spaces per 100 m ² GFA (excluding portables) plus 1.0 spaces per portable classroom
	Public School and Private School ⁽⁸⁾ (grade 9 and above) (57-99), (0148-2002)	1.5 spaces per 100 m ² GFA (excluding portables) plus 1.0 spaces per portable classroom
	University and College	1.1 spaces per 100 m ² GFA used for academic purposes; plus 0.15 spaces per resident student

NOTES:

- (1) Single-Occupancy Building (Industrial/Manufacturing) - a building with only one occupant whose primary function is industrial/manufacturing. (267-94)
- (2) Multiple-Occupancy Mixed-Use Building (Industrial/Manufacturing) - a building occupied by more than one occupant, where the primary function is industrial/manufacturing, but may contain other non-industrial/non-manufacturing uses. (267-94), (0055-2000)
- (3) (a) Parking for individual industrial/manufacturing occupancies which exceed a gross floor area - non residential of 2 325 m² shall be calculated in accordance with the provisions applicable to single-occupancy buildings. (267-94), (0055-2000)
- (b) Parking for individual warehousing/wholesaling occupancies which exceed a gross floor area - non residential of 6 975 m² shall be calculated in accordance with the provisions applicable to single-occupancy buildings. (267-94), (0055-2000)
- (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. (267-94)
- (5) The stacking lane shall not obstruct the required parking facilities. (530-98)
- (6) See clause 6(26)(10). (211-92)
- (7) Single-Occupancy Building (Warehousing/Wholesaling) - a building with only one occupant where the primary function is warehousing/wholesaling. (0055-2000)
- (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. (0148-2002)

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. (0148-2002)

When parking for multiple uses is calculated, the parking requirement will not be accumulative, but the higher parking requirement will apply. (0148-2002)

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

(27) PLACES OF RELIGIOUS ASSEMBLY (668-85)

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.

(28) CONFORMITY OF EXISTING SEMI-DETACHED AND GROUP DWELLING HOUSES (473-83)

Notwithstanding anything in this By-law all semi-detached dwelling houses and group dwelling houses, including those for which a building permit has been issued which lawfully exist on the day this By-law comes into force (1983 Sept. 01) are deemed to comply with the definitions contained in clauses 2(12)(c) and 2(12)(f), respectively.

(29) SETBACK OF RESTAURANTS FROM A RESIDENTIAL ZONE (434-83)

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. (429-97)

(30) PROPANE STORAGE TANK REGULATIONS (1139-85)

(1) No person shall erect, install or use a propane storage tank except in accordance with the minimum distance requirements contained in Schedule "I" 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 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 429-97.*

(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 "I" TO SUBSECTION 6(30)					
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

(31) HOME OCCUPATION REGULATIONS (684-87)

(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 clause 6(14)(m);

- (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 subsection 6(26) of this By-law shall not apply.

(32) MODEL HOMES (152-94)

Notwithstanding any provisions to the contrary, model homes shall be permitted subject to the following:

- (a) the lands on which the model homes are to be constructed have received draft plan approval under the *Planning Act*;
- (b) the lands are zoned to permit detached, semi-detached and or street row dwellings;
- (c) the location of the model homes shall comply with the provisions of this By-law upon registration of the plan of subdivision;
- (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 percent (10%) of the total number of lots.

(33) ADULT ENTERTAINMENT PARLOURS (120-93)

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.

(34) TEMPORARY TENTS (415-94)

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.

(35) STREETSVILLE BUSINESS DISTRICT (74-95)

The Streetsville Business District comprises the area shaded on Schedule "A" of this By-law, as shown in detail on Schedule "A" of By-law 74-95.

(36) NON-CONTRAVENTION DUE TO CONVEYANCE OR ACQUISITION OF LAND BY CERTAIN PUBLIC AUTHORITIES (247-95)

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.

(37) ENLARGEMENTS OR ALTERATIONS TO NON-CONFORMING BUILDINGS OR STRUCTURES (247-95)

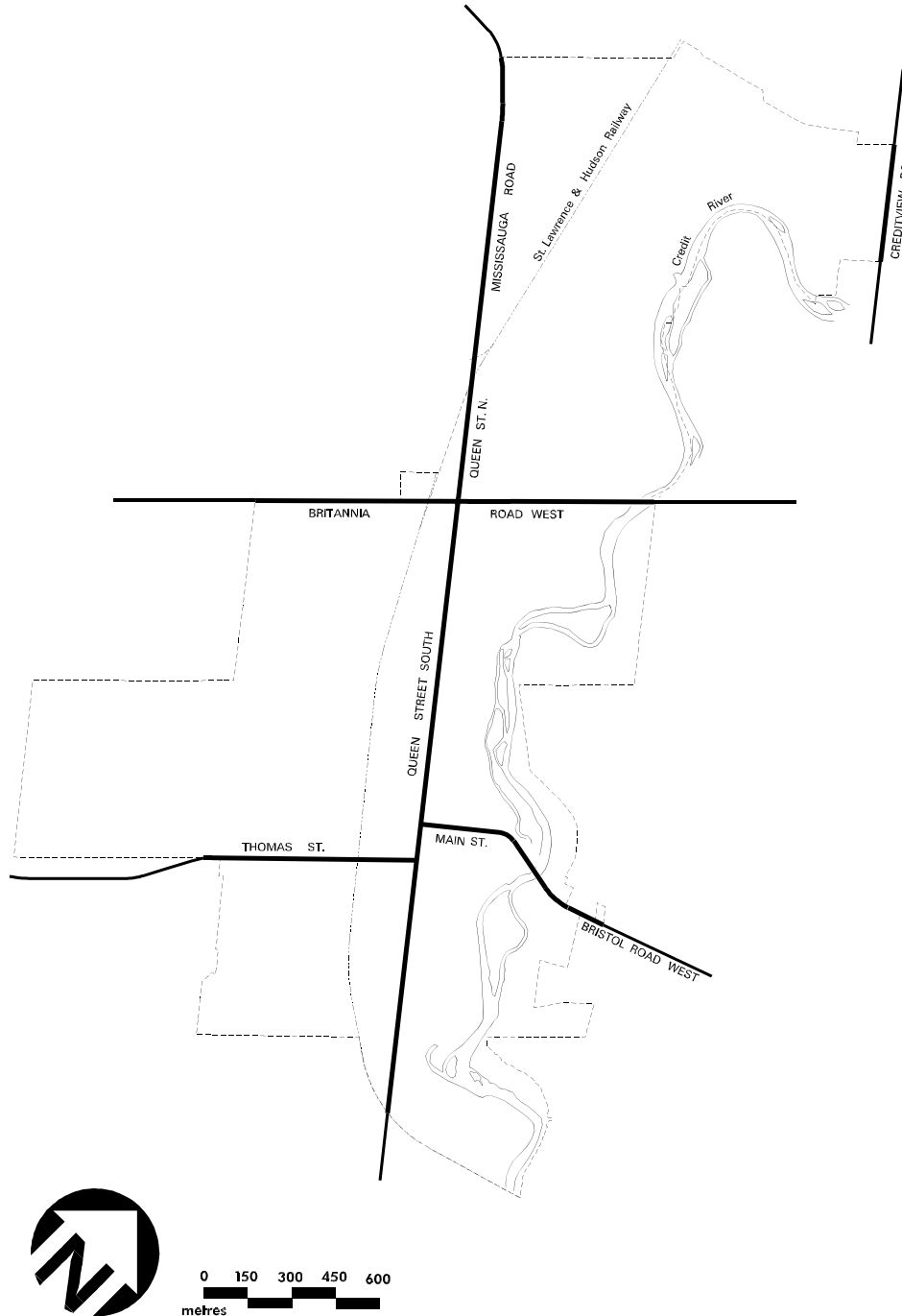
Where a building or structure, the use of which is permitted by this By-law, and which has been lawfully erected is deficient in respect of any regulation required by this By-law, said building or structure may be enlarged or altered provided that the enlargement or alteration itself complies with all applicable provisions of this By-law and does not cause a contravention or further contravention to any provision contained herein.

(38) NIGHT CLUB (143-99)

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:

- (a) the gross floor area of a night club shall not exceed 1 115 m²;
- (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; (0445-2000)
- (c) every lot shall have frontage on a highway, or part thereof, designated on Schedule "I" of this subsection. (0445-2000)

Schedule "I" to subsection 6(38)



THIS IS SCHEDULE "I" TO "SUBSECTION 6(38)"

AS ATTACHED TO BY-LAW 0445-2000

PASSED BY COUNCIL ON 2000 September 13

(38A) FUNERAL ESTABLISHMENT (0365-2001)

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:

- (a) every lot shall have frontage on a highway, or part thereof, as designated on Schedule "I" to subsection 6(38) of this By-law.

(39) AISLE WIDTH (0041-2001)

- (1) The minimum aisle width shall be 7.0 m.
- (2) Notwithstanding clause (1) of this subsection, 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.

(40) ADULT VIDEOTAPE STORE (120-93)

Notwithstanding anything in this By-law, adult videotape stores shall only be permitted in an industrial zone.

- (a) Notwithstanding anything in this By-law, an adult videotape store is a permitted use of the premises at 141 Queen Street South.

RESIDENTIAL PROVISIONS

7. (1) SINGLE-FAMILY DETACHED DWELLING HOUSE

No person shall use any lot or erect, alter or use any building or structure for the purposes of a single-family detached dwelling house except in accordance with the following provisions:

- (a) Lot Frontage:
 - Minimum in "R1" zones
 - Where served by a public water supply and sanitary sewers - 22.5 m
 - Where served by a public water supply only - 30 m
 - Minimum in "R2" zones
 - Where served by a public water supply and sanitary sewers - 18 m
 - Minimum in other zones
 - Where served by a public water supply and sanitary sewers - 15 m
- (b) Lot Area:
 - Minimum in "R1" zones
 - Where served by a public water supply and sanitary sewers - 830 m²
 - Where served by a public water supply only - 1 110 m²
 - Minimum in "R2" zones
 - Where served by a public water supply and sanitary sewers - 690 m²
 - Minimum in other zones
 - Where served by a public water supply and sanitary sewers - 550 m²
- (c) Lot Depth:
 - Minimum - 25.5 m
- (d) Lot Coverage:
 - Maximum for all buildings and structures
 - In "R1" zones - 25%
 - In "R2" zones - 30%
 - In "R3" zones - 35%
 - In other zones - 40%
- (e) Front Yard:
 - Minimum depth - 7.5 m
- (f) Exterior Side Yard:
 - Minimum width - 7.5 m
- (g) Interior Side Yard: (69-53)
 - Minimum width - 1.2 m, plus 0.61 m for each additional or partial storey above the first, abutting that yard, provided that where there is no attached garage or carport and the lot is not a corner lot, the minimum side yard on one side shall be 3 m.
- (h) Rear Yard:
 - Minimum depth - 7.5 m, provided, however, that on a corner lot, the interior side yard requirement may be substituted for the rear yard requirement.
- (i) Ground Floor Area:
 - Minimum in "R1" zones
 - 1 storey - 111 m²
 - 1 ½ storeys or more - 74 m²
 - Minimum in "R2" zones
 - 1 storey - 78 m²
 - 1 ½ storeys or more - 55 m²
 - Minimum in other zones
 - 1 storey - 66 m²
 - 1 ½ storeys or more - 51 m²
- (j) Landscaped Open Space:
 - Minimum - 30% of the area of the lot.
- (k) Height of Building:
 - Maximum - 10.7 m
- (l) Number of Single-Family Detached Dwelling Houses Per Lot:
 - Maximum - 1
- (m) Parking, Accessory Buildings, Etc.:
 - In accordance with the provisions of section 6 hereof.

(2) SEMI-DETACHED DWELLING HOUSE

No person shall use any lot or erect, alter or use any building or structure for the purposes of a semi-detached dwelling house unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Lot Frontage:
Minimum - 9 m
- (b) Lot Area:
Minimum - 275 m²
- (c) Lot Depth:
Minimum - 25.5 m
- (d) Lot Coverage:
Maximum for all buildings and structures - 40%
- (e) Front Yard:
Minimum depth - 7.5 m
- (f) Exterior Side Yard:
Minimum width - 7.5 m
- (g) Interior Side Yard: (69-53)
Minimum width for side that is not attached to other dwelling house - 1.2 m, plus 0.61 m for each additional or partial storey above the first, abutting that yard, provided that where there is no attached garage or carport the minimum interior side yard shall be 3 m.
- (h) Rear Yard:
Minimum depth - 7.5 m
- (i) Ground Floor Area:
Minimum
 - 1 storey - 66 m²
 - 1 ½ storey - 51 m²
- (j) Landscaped Open Space:
Minimum - 30% of the area of the lot.
- (k) Height of Building:
Maximum - 10.7 m
- (l) Number of Semi-Detached Dwelling Houses Per Lot:
Maximum - 1
- (m) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

(3) DUPLEX DWELLING HOUSE

No person shall use any lot or erect, alter or use any building or structure for the purposes of a duplex dwelling house unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Lot Frontage:
Minimum - 18 m
- (b) Lot Area:
Minimum - 550 m²
- (c) Lot Depth:
Minimum - 25.5 m
- (d) Lot Coverage:
Maximum for all buildings and structures - 40%
- (e) Front Yard:
Minimum depth - 7.5 m
- (f) Exterior Side Yard:
Minimum width - 7.5 m
- (g) Interior Side Yard: (69-53)
Minimum width - 1.8 m, plus 0.61 m for each additional or partial storey above the second, abutting that yard, provided that where there is no attached garage or carport and the lot is not a corner lot, the minimum side yard on one side shall be 3 m.
- (h) Rear yard:
Minimum depth - 7.5 m, provided, however, that on a corner lot, the interior side yard requirement may be substituted for the rear yard requirement.
- (i) Dwelling Unit Area:
Minimum - 83 m²
- (j) Landscaped Open Space:
Minimum - 30% of the area of the lot.
- (k) Height of Building:
Maximum - 10.7 m
- (l) Number of Duplex Dwelling Houses Per Lot:
Maximum - 1
- (m) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

(4) DOUBLE DUPLEX DWELLING HOUSE

No person shall use any lot or erect, alter or use any building or structure for the purposes of a double duplex dwelling house unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Lot Frontage: (69-53)
Minimum - 24 m
- (b) Lot Area: (69-53)
Minimum - 920 m²
- (c) Lot Depth:
Minimum - 25.5 m
- (d) Lot Coverage:
Maximum for all buildings - 40%
- (e) Front Yard:
Minimum depth - 7.5 m
- (f) Exterior Side Yard:
Minimum width - 7.5 m
- (g) Interior Side Yard: (69-53)
Minimum width - 1.8 m, plus 0.61 m for each additional or partial storey above the second, abutting that yard, provided that where 2 or more attached garages or carports are not provided, and the lot is not a corner lot, the minimum side yard on one side shall be 3 m.
- (h) Rear Yard:
Minimum depth - 7.5 m
- (i) Dwelling Unit Area:
Minimum - 74 m²
- (j) Landscaped Open Space:
Minimum - 30% of the area of the lot.
- (k) Height of Building:
Maximum - 10.7 m
- (l) Parking, Accessory Buildings Etc.:
In accordance with the provisions of section 6 hereof.

(5) GROUP DWELLING HOUSE

No person shall use any lot or erect, alter or use any building or structure for the purposes of a group dwelling house unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Lot Frontage:
Minimum - 21.5 m
- (b) Lot Area: (69-53)
Minimum - 230 m² per dwelling unit.
- (c) Lot Depth:
Minimum - 30 m
- (d) Lot Coverage:
Maximum for all buildings and structures - 40%
- (e) Front Yard:
Minimum depth - 7.5 m
- (f) Exterior Side Yard:
Minimum width - 7.5 m
- (g) Interior Side Yard:
Minimum width - 3.5 m, plus 0.61 m for each additional or partial storey.
- (h) Rear Yard:
Minimum depth - 13.5 m
- (i) Dwelling Unit Area:
Minimum - 74 m²
- (j) Landscaped Open Space:
Minimum - 30% of the area of the lot.
- (k) Height of Building:
Maximum - 10.7 m
- (l) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
- (m) Group Setback: (69-53)
Notwithstanding the provisions of clause (e) of this subsection, not more than 6 consecutive attached dwelling houses in group may have a front yard of the same depth. The depth of the front yards of additional permitted attached dwelling houses in the same group shall not be less than 8.5 m.

(5A) STREET ROW DWELLING (160-83)

No person shall use any lot or erect, alter or use any building or structure for the purpose of a street row dwelling unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Lot Frontage:
Minimum
 - Interior Lot 6.85 m
 - Corner Lot 10.5 m
- (b) Lot Area:
Minimum
 - Interior Lot 205 m²
 - Corner Lot 325 m²
- (c) Gross Floor Area:
Maximum - 75% of the lot area.
- (d) Front Yard
Minimum depth - 4.5 m
- (e) Rear Lot:
Minimum depth - 7.5 m
- (f) Exterior Side Yard:
Minimum width - 4.5 m
- (g) Interior Side Yard:
Minimum width - 1.5 m or 1.8 m adjacent to a detached or semi-detached dwelling.
- (h) Parking Spaces:
Minimum - 2 per dwelling unit.

(6) BOARDING OR LODGING HOUSE

No person shall use any lot or erect, alter or use any building or structure for the purposes of a boarding or lodging house unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Lot Frontage:
Minimum - 15 m
- (b) Lot Area:
Minimum - 460 m²
- (c) Lot Depth:
Minimum - 25.5 m
- (d) Lot Coverage:
Maximum for all buildings and structures - 40%
- (e) Front Yard:
Minimum depth - 7.5 m
- (f) Exterior Side Yard:
Minimum width - 7.5 m
- (g) Interior Side Yard:
Minimum width - 1.2 m, plus 0.61 m for each additional or partial storey above the first.
- (h) Rear Yard:
Minimum depth - 7.5 m, provided, however, that on a corner lot the interior side yard requirement may be substituted for the rear yard requirement.
- (i) Ground Floor Area:
Minimum
 - 1 storey - 66 m²
 - 1 ½ storeys or more - 51 m²
- (j) Landscaped Open Space:
Minimum - 30% of the area of the lot.
- (k) Height of Buildings:
Maximum - 10.7 m
- (l) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

(7) CONVERTED DWELLING HOUSE

No person shall use any lot or alter or use any building or structure for the purposes of a converted dwelling house unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Lot Frontage:
Minimum - 15 m
- (b) Lot Area:
Minimum - 460 m²
- (c) Lot Depth:
Minimum - 25.5 m
- (d) Lot Coverage:
Maximum for all buildings and structures - 40%
- (e) Front Yard:
Minimum depth - 7.5 m
- (f) Exterior Side Yard:
Minimum width - 7.5 m
- (g) Interior Side Yard:
Minimum width - 1.2 m, plus 0.61 m for each additional or partial storey above the first.
- (h) Special Yard Provisions:
Notwithstanding the provisions of paragraphs (e), (f) and (g) of this subsection (7), any dwelling house erected before 1956 April 23, including any addition lawfully made thereto prior to 1962 January 01, containing not less than 102 m² of dwelling unit area, having contiguous thereto a front yard and/or an exterior side yard and/or an interior side yard, which is or are less than required under the provision of any one or more of paragraphs (e), (f) and (g) of this subsection (7), as the case may be, may be altered to a converted dwelling house provided such alteration does not reduce the front, exterior side or interior side yard, as the case may be, which is or are less than required under the provisions of any one or more of paragraphs (e), (f) and (g) of this subsection (7).
- (i) Rear Yard:
Minimum depth - 7.5 m
- (j) Dwelling Unit Area:
Minimum - 51 m²
- (k) Landscaped Open Space:
Minimum - 30% of the area of the lot.
- (l) Height of Building:
Maximum - 10.7 m
- (m) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

(8) APARTMENT HOUSE (66-15), (68-19)

No person shall use any lot or erect, alter or use any building or structure for the purpose of an apartment house, unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Gross Floor Area:
Maximum for all buildings - 1.5 times the lot area.
- (b) Front Yard:
Minimum depth - 7.5 m or 1/3 the height of the building, whichever is the greater.
- (c) Exterior Side Yard:
Minimum width - 7.5 m or 1/3 the height of the building whichever is the greater.
- (d) Interior Side Yard:
Minimum width - ½ the height of the building.
- (e) Distance Between Buildings:
Where more than one building is erected on the same lot, the minimum distance between buildings shall not be less than the average height of the buildings between which the distance is measured; provided that where 2 external walls facing and parallel to each other contain no openings except windows that light stairways or service or emergency doors, the distance between such 2 walls may be reduced to one-half the average height of the 2 buildings. For the purpose of the foregoing, such external walls having an angle of divergence not more than 85° shall be deemed to face and be parallel to each other.

In this paragraph "ANGLE OF DIVERGENCE" means the acute angle formed by and lying between such 2 external walls or their projections.
- (f) Rear Yard:
Minimum depth - 10.5 m or ½ the height of building, whichever is the greater.
- (g) Landscaped Open Space:
Minimum - 40% of the area of the lot.
- (h) Children's Play Area:
Minimum - 4% of the area of the lot, which may be included in the area calculated as the required landscaped open space.
- (i) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
- (j) Satellite Receiving Dish: (903-89)
No satellite receiving dish shall be installed or erected on any land, building or structure used for an apartment house, when the apartment house is 3 storeys or less in height, except in accordance with clause 6(2)(d).

(9) DWELLING UNIT ON THE SECOND STOREY OF A NON-RESIDENTIAL BUILDING
(66-15), (68-19)

No person shall use any lot or erect, alter or use any building or structure for the purposes of a dwelling unit on the second storey of a non-residential building unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Gross Floor Area For Residential Portion:
Maximum - equal to the non-residential portion on the first storey.
- (b) Height of Building:
Maximum - 8.25 m above grade.
- (c) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

(10) NURSING HOME, HOME FOR THE AGED, RETIREMENT HOUSE AND ASSISTED SENIORS RESIDENCE (705-89)

No person shall use any lot or erect, alter or use any building or structure for the purpose of a nursing home, a home for the aged, a retirement house, and an assisted seniors residence, unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Gross Floor Area:
Maximum for all buildings - 1.5 times the lot area.
- (b) Front Yard:
Minimum depth - 7.5 m or 1/3 the height of the building, whichever is the greater.
- (c) Exterior Side Yard:
Minimum width - 7.5 m or 1/3 the height of the building whichever is the greater.
- (d) Interior Side Yard:
Minimum width - 1/2 the height of the building.
- (e) Distance Between Buildings:
Where more than one building is erected on the same lot, the minimum distance between buildings shall not be less than the average height of the buildings between which the distance is measured; provided that where 2 external walls facing and parallel to each other contain no openings except windows that light stairways or service or emergency doors, the distance between such 2 walls may be reduced to one-half the average height of the 2 buildings. For the purpose of the foregoing, such external walls having an angle of divergence not more than 85° shall be deemed to face and be parallel to each other.

In this paragraph "ANGLE OF DIVERGENCE" means the acute angle formed by and lying between such 2 external walls or their projections.
- (f) Rear Yard:
Minimum depth - 10.5 m or 1/2 the height of building, whichever is the greater.
- (g) Landscaped Open Space:
Minimum - 40% of the area of the lot.
- (h) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

OPEN SPACE ("OS") ZONE

8. (1) USES PERMITTED

No person shall within any "OS" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following Open Space uses, namely:

(a) Residential Uses:

A single-family detached dwelling house or dwelling unit if occupied by a caretaker employed full time in the park in which such dwelling house is located.

(b) Business Uses:

Prohibited.

(c) Public and Institutional Uses:

A public park, including therein one or more athletic fields, field houses, community centres, bleachers, swimming pools, wading pools, greenhouses, bandstands, skating rinks, tennis courts, bowling greens, curling rinks, refreshment rooms and arenas.

(2) ZONE PROVISIONS

No person shall within any "OS" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

Prohibited.

(c) Public and Institutional Uses:

(1) Lot Coverage:

Maximum for all buildings and structures - 25%

(2) Front Yard:

Minimum depth - 7.5 m

(3) Exterior Side Yard:

Minimum width - 7.5 m

(4) Interior Side Yard:

Minimum width - 6 m

(5) Rear Yard:

Minimum depth - 7.5 m

(6) Landscaped Open Space:

Minimum - 30% of the area of the lot.

(7) Height of Building:

Maximum - 12.2 m

(8) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

RESIDENTIAL

FIRST DENSITY RESIDENTIAL ("R1") ZONE

9. (1) USES PERMITTED

No person shall within any "R1" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "R1" uses, namely:

(a) Residential Uses:

A single-family detached dwelling house.

A group home in a single-family detached dwelling house 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. (292-83)

(b) Business Uses (176-79), (216-81), (684-87), (97-93)

The professional practice of a physician, dentist or drugless practitioner in a single-family detached dwelling subject to the following:

- (1) 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;
- (2) the lot shall have a minimum frontage of 15 m;
- (3) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one and the staff of such person shall not exceed one;
- (4) overnight accommodation for patients shall not be provided;
- (5) notwithstanding clause 25(3)(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;
- (6) a maximum of 100 m² may be used for the purposes of carrying on the practice;
- (7) 5 parking spaces shall be provided for the office and residence, 4 of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means 2 parking spaces abutting each other end to end with only one having access to an aisle;

Any person with a physical disability may establish an occupation or business in a single-family detached dwelling house in compliance with the provisions contained in subsection 6(31) of this By-law.

(c) Public and Institutional Uses: (668-85)

A place of religious assembly provided that it is built and located on a lot which has a front yard or exterior side yard which abuts Queen Street, Thomas Street or Britannia Road West.

(2) ZONE PROVISIONS

No person shall within any "R1" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

In accordance with the provisions of section 7 hereof.

(c) Public and Institutional Uses:

(1) Lot Coverage:

Maximum for all buildings and structures - 30%

(2) Front Yard:

Minimum depth - 7.5 m

(3) Exterior Side Yard:

Minimum width - 7.5 m

(4) Interior Side Yard:

Minimum width - 6 m

(5) Rear Yard:

Minimum depth - 7.5 m

(6) Landscaped Open Space:

Minimum - 30% of the area of the lot.

(7) Height of Building:

Maximum - 12.2 m

(8) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

(3) SPECIAL PROVISIONS

(a) "R1-1" - Main Street (419-74)

Notwithstanding the provisions of section 9(1)(c) hereof to the contrary, the lands on the southerly side of Bristol Road West, west of Durie Road, which are designated "R1-1" on Schedule "A", shall be used for no purpose other than a Nursing Home, subject to the provisions of section 9(2)(c) hereof.

SECOND DENSITY RESIDENTIAL ("R2") ZONE

10. (1) USES PERMITTED

No person shall within any "R2" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "R2" uses, namely:

(a) Residential Uses:

A single-family detached dwelling house.

A group home in a single-family detached dwelling house 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. (292-83)

(b) Business Uses (176-79), (216-81), (684-87), (97-93)

The professional practice of a physician, dentist or drugless practitioner in a single-family detached dwelling subject to the following:

- (1) 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;
- (2) the lot shall have a minimum frontage of 15 m;
- (3) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one and the staff of such person shall not exceed one;
- (4) overnight accommodation for patients shall not be provided;
- (5) notwithstanding clause 25(3)(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;
- (6) a maximum of 100 m² may be used for the purposes of carrying on the practice;
- (7) 5 parking spaces shall be provided for the office and residence, 4 of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means 2 parking spaces abutting each other end to end with only one having access to an aisle;

Any person with a physical disability may establish an occupation or business in a single-family detached dwelling house in compliance with the provisions contained in subsection 6(31) of this By-law.

(c) Public and Institutional Uses: (668-85)

A place of religious assembly provided that it is built and located on a lot which has a front yard or exterior side yard which abuts Queen Street, Thomas Street or Britannia Road West.

(2) ZONE PROVISIONS

No person shall within any "R2" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

In accordance with the provisions of section 7 hereof.

(c) Public and Institutional Uses

(1) Lot Coverage:

Maximum for all buildings and structures - 30%

(2) Front Yard:

Minimum depth - 7.5 m

(3) Exterior Side Yard:

Minimum width - 7.5 m

(4) Interior Side Yard:

Minimum width - 6 m

(5) Rear Yard:

Minimum depth - 7.5 m

(6) Landscaped Open Space:

Minimum - 30% of the area of the lot.

(7) Height of Building:

Maximum - 12.2 m

(8) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

THIRD DENSITY RESIDENTIAL ("R3") ZONE

11. (1) USES PERMITTED

No person shall within any "R3" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "R3" uses, namely:

(a) Residential Uses:

A single-family detached dwelling house.

A group home in a single-family detached dwelling house 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. (292-83)

(b) Business Uses (176-79), (216-81), (684-87), (97-93)

The professional practice of a physician, dentist or drugless practitioner in a single-family detached dwelling subject to the following:

- (1) 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;
- (2) the lot shall have a minimum frontage of 15 m;
- (3) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one and the staff of such person shall not exceed one;
- (4) overnight accommodation for patients shall not be provided;
- (5) notwithstanding clause 25(3)(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;
- (6) a maximum of 100 m² may be used for the purposes of carrying on the practice;
- (7) 5 parking spaces shall be provided for the office and residence, 4 of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means 2 parking spaces abutting each other end to end with only one having access to an aisle;

Any person with a physical disability may establish an occupation or business in a single-family detached dwelling house in compliance with the provisions contained in subsection 6(31) of this By-law.

(c) Public and Institutional Uses: (668-85)

A place of religious assembly provided that it is built and located on a lot which has a front yard or exterior side yard which abuts Queen Street, Thomas Street or Britannia Road West.

(2) ZONE PROVISIONS

No person shall within any "R3" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

In accordance with the provisions of section 7 hereof.

(c) Public and Institutional Uses:

(1) Lot Coverage:
Maximum for all buildings and structures - 35%

(2) Front Yard:
Minimum depth - 7.5 m

(3) Exterior Side Yard:
Minimum width - 7.5 m

(4) Interior Side Yard:
Minimum width - 6 m

(5) Rear Yard:
Minimum depth - 7.5 m

(6) Landscaped Open Space:
Minimum - 30% of the area of the lot.

(7) Height of Building:
Maximum - 12.2 m

(8) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

(3) SPECIAL PROVISIONS

(1) "R3-1" - Lands East of Falconer Drive (73-32)

Notwithstanding any provisions of sections 7(1)(a), 7(1)(b), 7(1)(c), 7(1)(e), 7(1)(h), 7(1)(l), 7(1)(m), to the contrary, no person shall use the lands designated "R3-1" on Schedule "A" or any building or structure thereon for any purpose or erect, alter or use any building or structure thereon other than as shown on Schedule "B-1".

(2) "R3-2" - Lands at South-West Corner of Creditview Road and Kenninghall Boulevard (73-34)

Notwithstanding any provisions of sections 7(1)(a), 7(1)(b), 7(1)(c), 7(1)(e), 7(1)(h), 7(1)(l), 7(1)(m), to the contrary, no person shall use the lands designated "R3-2" on Schedule "A" or any building or structure thereon for any purpose or erect, alter or use any building thereon other than as shown on Schedule "B-2".

FOURTH DENSITY RESIDENTIAL ("R4") ZONE

12. (1) USES PERMITTED

No person shall within any "R4" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "R4" uses, namely:

(a) Residential Uses:

A single-family detached dwelling house.

A semi-detached dwelling house.

A duplex dwelling house.

A double duplex dwelling house.

A group dwelling house.

A street row dwelling. (160-83)

A group home in a single-family detached dwelling house 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. (292-83)

A boarding or lodging house, containing not more than 8 guest rooms.

A converted dwelling house, containing not more than 8 dwelling units.

(b) Business Uses (176-79), (216-81), (684-87), (97-93)

The professional practice of a physician, dentist or drugless practitioner in a single-family detached dwelling subject to the following:

- (1) 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;
- (2) the lot shall have a minimum frontage of 15 m;
- (3) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one and the staff of such person shall not exceed one;
- (4) overnight accommodation for patients shall not be provided;
- (5) notwithstanding clause 25(3)(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;
- (6) a maximum of 100 m² may be used for the purposes of carrying on the practice;
- (7) 5 parking spaces shall be provided for the office and residence, 4 of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means 2 parking spaces abutting each other end to end with only one having access to an aisle;

Any person with a physical disability may establish an occupation or business in a single-family detached dwelling house in compliance with the provisions contained in subsection 6(31) of this By-law.

(c) Public and Institutional Uses: (668-85)

A place of religious assembly provided that it is built and located on a lot which has a front yard or exterior side yard which abuts Queen Street, Thomas Street or Britannia Road West.

(2) ZONE PROVISIONS

No person shall within any "R4" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

In accordance with the provisions of section 7 hereof.

(c) Public and Institutional Uses:

- (1) Lot coverage:
Maximum for all buildings and structures - 40%
- (2) Front Yard:
Minimum depth - 7.5 m
- (3) Exterior Side Yard:
Minimum width - 7.5 m
- (4) Interior Side Yard:
Minimum width - 6 m
- (5) Rear Yard:
Minimum depth - 7.5 m
- (6) Landscaped Open Space:
Minimum - 30% of the area of the lot.
- (7) Height of Building:
Maximum - 12.2 m
- (8) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

(3) SPECIAL PROVISIONS

(1) "R4-1" - South-East Corner, William and Ontario Streets (69-43)

Notwithstanding any other provisions of this By-law to the contrary, the lot designated "R4-1" on Schedule "A" shall be used only for the purpose of a double duplex dwelling house and the following shall apply:

"LOT LINE, FRONT" means the line dividing the lot from William Street;

Lot Area:
Minimum - 815 m²;

Interior Side Yard:
Minimum - 2.4 m.

(2) "R4-2" - Lands West of the Streetsville High School (70-44), (153-74), (668-85)

Notwithstanding any other provisions of this By-law to the contrary, on the land designated "R4-2" on Schedule "A" the permitted residential use shall be limited to a single-family dwelling house and a semi-detached dwelling house. The public and institutional uses permitted may include a school as well as a place of religious assembly. The provision of section 6(14)(n)(3) shall not apply to a single-family dwelling house or a semi-detached dwelling house erected upon these lands.

"R4-2A" - Lands West of the Streetsville High School (186-74)

Notwithstanding any other provisions of this By-law the buildings presently constructed on Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, according to a plan registered in the Registry Office for the Registry Division of the County of Peel and No. 916, as shown on Schedule "B-5", shall be deemed to comply with all of the requirements of this By-law regulating interior side yards and exterior side yards.

(3) "R4-3" - William Street Senior Citizen Project (70-43)

Notwithstanding any other provisions of this By-law to the contrary, the lot designated "R4-3" on Schedule "A" may be used for the purpose of a 2 storey apartment building to be owned, operated and managed by Ontario Housing Corporation as senior citizen housing units and the following shall apply:

Number of Dwelling Units:
Maximum - 22 one-bedroom units;

Front Yard:
Minimum depth - 12 m;

Interior Side Yard:
Minimum width - 5.4 m;

Rear Yard:
Minimum depth - 16.5 m;

Parking:
Minimum number of parking spaces - 6
Location of parking spaces - in the front yard, but not closer than 6 m to the north side lot line;

Landscaped Open Space:
Minimum - 50% of the lot area;

Screen Walls:
Screen walls, not exceeding a height of 1.85 m, may be erected in any yard, provided they are located no closer than 0.61 m to a lot line.

- (4) "R4-5" - Subdivision Lots in the Area of Falconer Drive (70-47), (153-74)

Notwithstanding any other provisions of this By-law to the contrary, on the land designated "R4-5" on Schedule "A" the permitted residential use shall be limited to a single-family dwelling house and a semi-detached dwelling house. The provisions of section 6(14)(n)(3) shall not apply to a single-family dwelling house or a semi-detached dwelling house erected upon these lands.

- (5) "R4-6" - Falconer Drive (73-24)

Notwithstanding any other provisions of this By-law to the contrary, the lands (being Block 'A', Plan M-3, Town of Streetsville) on the westerly side of Falconer Drive, which are designated "R4-6" on Schedule "A" and shown in heavy outline on Schedule "B-3b" shall be used for no other purposes than those shown on Schedule "B-3b" (not more than 48 dwelling units in 8 group dwelling houses) and in compliance with the site development standards and the plan comprising Schedule "B-3b".

- (6) "R4-6A" - Subdivision Lots in the Area of Bremen Lane, Hillside Drive and Mullet Drive (73-39)

Notwithstanding any other provisions of this By-law to the contrary, on land designated "R4-6A" on Schedule "A" the permitted residential uses shall be limited to a single-family dwelling house or a semi-detached dwelling house.

- (7) "R4-7" - Falconer Drive (224-74)

Notwithstanding any other provisions of this By-law to the contrary, the lands (being Block 'C', Plan M-3, City of Mississauga) on the westerly side of Falconer Drive north of Bow River Crescent which are designated "R4-7" on Schedule "A" and shown in heavy outline on Schedule "B-4" shall be used for no other purposes than those shown on Schedule "B-4" (not more than 77 dwelling units in 14 group dwelling houses) and in compliance with the site development standards and the plan comprising Schedule "B-4".

FIFTH DENSITY RESIDENTIAL ("R5") ZONE

13. (1) USES PERMITTED

No person shall within any "R5" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "R5" uses, namely:

(a) Residential Uses: (68-19), (705-89)

An apartment house.

A nursing home.

A home for the aged.

A retirement house.

An assisted seniors residence.

(b) Business Uses (684-87), (97-93)

A private office located in the dwelling used by such persons as his/her private residence, provided no staff is employed.

Any person with a physical disability may establish an occupation or business in any apartment house in compliance with the provisions of subsection 6(31) of this By-law.

(c) Public and Institutional Uses: (68-19), (668-85)

A place of religious assembly provided that it is built and located on a lot which has a front yard or exterior side yard which abuts Queen Street, Thomas Street or Britannia Road West.

Any Public and Institutional Use permitted in an "OS" zone.

(2) ZONE PROVISIONS

No person shall within any "R5" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

In accordance with the provisions of section 7 hereof.

(c) Public and Institutional Uses:

(1) Lot Coverage:

Maximum for all buildings and structures - 40%

(2) Front Yard:

Minimum depth - 7.5 m

(3) Exterior Side Yard:

Minimum width - 7.5 m

(4) Interior Side Yard:

Minimum width - 6 m

(5) Rear Yard:

Minimum depth - 7.5 m

(6) Landscaped Open Space:

Minimum - 20% of the area of the lot.

(7) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

SCHOOL ("S") ZONE

14. (1) USES PERMITTED

No person shall within any "S" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "S" uses, namely:

(a) Residential Uses:

A single-family detached dwelling house if used in connection with a school permitted in an "S" zone.

(b) Business Uses:

Prohibited.

(c) Public and Institutional Uses: (668-85)

A place of religious assembly.

A school under the jurisdiction of a Board as defined in the *Department of Education Act*.

A boys' private school.

A girls' private school.

A university.

(but not a nursery school).

(2) ZONE PROVISIONS

No person shall within any "S" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

Prohibited.

(c) Public and Institutional Uses:

(1) Lot Coverage:
Maximum for all buildings and structures - 30%

(2) Front Yard:
Minimum depth - 7.5 m

(3) Exterior Side Yard:
Minimum width - 7.5 m

(4) Interior Side Yard:
Minimum Width - 6 m

(5) Rear Yard:
Minimum Depth - 7.5 m

(6) Landscaped Open Space:
Minimum - 30% of the area of the lot.

(7) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

COMMERCIAL

RESTRICTED COMMERCIAL ("C1") ZONE

15. (1) USES PERMITTED

No person shall within any "C1" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "C1" uses, namely:

(a) Residential Uses: *(66-15), (68-19)*

A dwelling unit on the second storey of a non-residential building.

(b) Business Uses:

Any of the following business uses, provided such use is without any drive-in service or curbside service:

An artist or photographic studio;

An automobile sales garage;

A bank, financial institution or money lending agency; *(429-97)*

A banquet hall;

A barber shop;

A business, professional or administrative office; *(429-97)*

A clinic;

A commercial school;

A convenience store; *(429-97)*

A dressmaking or tailor shop;

A dry cleaning plant;

A hairdressing or beauty salon;

A music school;

A place of entertainment;

A printing plant;

A restaurant; *(429-97)*

A take-out restaurant; *(530-98)*

A retail store;

A service shop;

A tanning salon; *(429-97)*

A taxi stand or station;

A telephone office;

A funeral establishment; *(0365-2001)*

A video store; *(429-97)*

A wholesale use incidental to any of the foregoing business uses;

A sample or showroom.

(c) Public and Institutional Uses: *(68-19)*

Any Public and Institutional Use permitted in an "OS" or "T" zone.

A fraternal lodge, association or institutional hall.

A parking lot.

A post office.

(2) ZONE PROVISIONS

No person shall within any "C1" zone use any lot or erect, alter or use any building or structure unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

(a) Residential Uses:

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

(1) Lot Coverage:

Maximum for all buildings and structures - entire lot excluding required yards.

(2) Height of Building:

Maximum - 15.3 m

(3) Gross Floor Area:

Maximum for all buildings and structures - 2.5 times the lot area.

(4) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

(5) Property Abutting Residential Zone: (66-15)

Where a lot line abuts a Residential zone, a planting strip shall be provided within the "C1" zone in accordance with the requirements for planting strips set out in section 6(13), provided that the minimum width of such planting strip shall be 1.5 m in width.

(c) Public and Institutional Uses:

(1) Lot Coverage:

Maximum for all buildings and structures - entire lot excluding required yards.

(2) Height of Building:

Maximum - 15.3 m

(3) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

(4) Property Abutting Residential Zone: (66-15)

Where a lot line abuts a Residential zone, a planting strip shall be provided within the zone in accordance with the requirements for planting strips set out in section 6(13), provided that the minimum width of such planting strip shall be 1.5 m in width.

(d) *deleted by By-law 74-95.*

(3) SPECIAL PROVISIONS

(a) "C1-1" - Queen Street (72-75)

Notwithstanding any provisions of section 15(1) to the contrary, the lot (part of Lot 21 and Lot 22, Plan STR 3) on the easterly side of Queen Street south of Pine Street, which is designated "C1-1" on Schedule "A" hereto shall be used for no other purpose than a hotel subject to the following provisions:

(1) Lot Coverage:

Maximum for all buildings and structures - entire lots excluding required yards.

(2) Height of Building:

Maximum - 15.3 m

(3) Gross Floor Area:

Maximum for all buildings and structures - 2.5 times the lot area.

(4) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof with the exception that the minimum parking requirements shall be 34 parking spaces rather than the number determined in accordance with the provisions of section 6(14)(a).

(5) Property Abutting Residential Zone:

A brick wall or solid wooden fence 1.5 m in height shall be erected and maintained in a good condition along the full length of the rear lot line.

SHOPPING CENTRE COMMERCIAL ("C2") ZONE

16. (1) USES PERMITTED

No person shall within any "C2" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "C2" uses, namely:

(a) Residential Uses: (705-89)

- A nursing home.
- A home for the aged.
- A retirement house.
- An assisted seniors residence.

(b) Business Uses: (68-19), (549-74)

Any of the following Business Uses, provided such use is conducted wholly within an enclosed building:

- An artist or photographic studio;
- An automobile sales garage;
- A bank, financial institution or money lending agency; (429-97)
- A banquet hall;
- A barber shop;
- A business, professional or administrative office; (429-97)
- A clinic;
- A commercial school;
- A convenience store; (429-97)
- A dressmaking or tailor shop;
- A dry cleaning plant;
- A hairdressing or beauty salon;
- A health club;
- A music school;
- A place of entertainment;
- A printing plant;
- A restaurant with or without take-out service; (429-97)
- A retail store;
- A service shop;
- A tanning salon; (429-97)
- A taxi stand or station;
- A telephone office;
- A funeral establishment; (0365-2001)
- A video store; (429-97)
- A wholesale use incidental to any of the foregoing Business Uses;
- A sample or showroom.

(c) Public and Institutional Uses:

Any Public and Institutional use permitted in an "OS", "R5" or "C1" zone.

(2) ZONE PROVISIONS

No person shall within any "C2" zone use any lot or erect, alter or use any building or structure unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

(a) Residential Uses: (705-89)

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

- (1) Zone Frontage:
Minimum - 60 m
- (2) Zone Area:
Minimum - 0.8 ha
- (3) Zone Depth:
Minimum - 60 m
- (4) Lot Coverage:
Maximum for all buildings and structures - 20%
- (5) Front Yard:
Minimum depth - 12 m
- (6) Exterior Side Yard:
Minimum width - 12 m
- (7) Interior Side Yard:
Minimum width - 6 m, provided that, where the interior side lot line abuts a Residential zone, the minimum interior side yard shall be 9 m, and provided further that the 3 m strip of land adjoining an abutting Residential zone may form part of the required Landscaped Open Space and will be used as a planting strip in accordance with the requirements for planting strips set out in section 6(13).
- (8) Rear Yard:
Minimum depth - 6 m, provided that, where the rear side lot line abuts a Residential zone, the minimum rear yard shall be 9 m, and provided further that the 3 m strip of land adjoining an abutting Residential zone may form part of the required Landscaped Open Space and will be used as a planting strip in accordance with the requirements for planting strips set out in section 6(13).
- (9) Landscaped Open Space:
Minimum - 10% of the area of the lot, provided that, the 3 m strip of land adjoining an abutting Residential zone may form part of the required Landscaped Open Space and will be used as a planting strip in accordance with the requirements for planting strips set out in section 6(13).
- (10) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
- (11) Common Plan:
Deleted by By-law 66-15.

(c) Public and Institutional Uses:

- (1) Zone Frontage:
Minimum - 60 m
- (2) Zone Area:
Minimum - 0.8 ha
- (3) Zone Depth:
Minimum - 60 m
- (4) Lot Coverage:
Maximum for all buildings and structures - 20%
- (5) Front Yard:
Minimum depth - 12 m
- (6) Exterior Side Yard:
Minimum width - 12 m
- (7) Interior Side Yard:
Minimum width - 6 m, provided that, where the interior side lot line abuts a Residential zone, the minimum interior side yard shall be 9 m, and provided further that the 3 m strip of land adjoining an abutting Residential zone may form part of the required Landscaped Open Space and will be used as a planting strip in accordance with the requirements for planting strips set out in section 6(13).
- (8) Rear Yard:
Minimum depth - 6 m, provided that, where the rear lot line abuts a Residential zone, the minimum rear yard shall be 9 m, and provided further that the 3 m strip of land adjoining an abutting Residential zone may form part of the required Landscaped Open Space and will be used as a planting strip in accordance with the requirements for planting strips set out in section 6(13).
- (9) Landscaped Open Space:
Minimum - 10% of the area of the lot, provided that, the 3 m strip of land adjoining an abutting Residential zone may form part of the required Landscaped Open Space and will be used as a planting strip in accordance with the requirements for planting strips set out in section 6(13).
- (10) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
- (11) Common Plan:
Deleted by By-law 66-15.

HIGHWAY COMMERCIAL ("C3") ZONE

17. (1) **USES PERMITTED**

No person shall within any "C3" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "C3" uses, namely:

(a) Residential Uses:

Prohibited.

(b) Business Uses: *(66-15), (71-18), (68-19), (803-86)*

Any business use listed in section 15(1)(b) and section 16(1)(b) provided such use incorporates drive-in service.

An automobile service station, which may include a convenience retail and service kiosk;
(48-97)

A bank, financial institution or money lending agency. *(429-97)*

A health club.

A lumber or building material supply establishment dealing with new materials only.

A restaurant. *(429-97)*

A retail nursery.

A wholesale establishment.

Provided a parking area equal to 3 times the gross floor area is provided and maintained in accordance with the regulations of parking areas set out in section 6(14).

(c) Public and Institutional Uses:

A parking lot.

(2) ZONE PROVISIONS

No person shall within any "C3" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

Prohibited.

(b) Business Uses:

(excepting automobile service stations - for which see section 17(2)(d)).

(1) Lot Coverage:

Maximum for all buildings and structures - 40%

(2) Front Yard:

Minimum depth - 12 m

(3) Exterior Side Yard:

Minimum width - 12 m

(4) Interior Side Yard:

No interior side yard is required provided that if any building or structure is to be erected, altered or used on a lot immediately adjoining a Residential zone an interior side yard shall be provided on the side adjoining such Residential zone. Any such required side yard shall have a minimum width of 3 m.

(5) Rear Yard:

Minimum depth - 7.5 m

(6) Landscaped Open Space:

Minimum - 10% of the area of the lot.

(7) Height of Building:

Maximum - 10.7 m

(8) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

(c) Public and Institutional Uses:

(1) Lot Coverage:

Maximum for all buildings and structures - 40%

(2) Front Yard:

Minimum depth - 12 m

(3) Exterior Side Yard:

Minimum width - 12 m

(4) Interior Side Yard:

No interior side yard is required provided that, if any building or structure is to be erected, altered or used on a lot immediately adjoining a Residential zone, an interior side yard shall be provided on the side adjoining such Residential zone. Any such required side yard shall have a minimum width of 3 m.

(5) Rear Yard:

Minimum depth - 7.5 m

(6) Landscaped Open Space:

Minimum - 10% of the area of the lot.

(7) Height of Building:

Maximum - 10.7 m

(8) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

(d) Automobile Service Stations:

(1) Lot Frontage:

Minimum - 38 m

(2) Lot Depth:

Minimum - 38 m

(3) Lot Coverage:

Maximum for all buildings and structures - 20%

(4) Front Yard:

Minimum depth - 15 m

(5) Exterior Side Yard:

Minimum width - 15 m

(6) Interior Side Yard:

Minimum width - 7.5 m

(7) Rear Yard:

Minimum depth - 7.5 m

(8) Landscaped Open Space:

Minimum - 10% of the area of the lot.

(9) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

- (10) Pump Location:
Notwithstanding any other provisions of this By-law, a pump island may be located within any required front yard or exterior side yard provided:
- (a) the minimum distance between any portion of the pump island and any street line shall be 6 m;
 - (b) where the lot is a corner lot, no portion of any pump island shall be located closer than 3 m to a straight line between a point in the front lot line and a point in the exterior side lot line, each such point being distant 15 m from the intersection of such lines.
- (11) Driveways:
Notwithstanding the provisions of section 6(10) and 6(14) of this By-law, the following provisions shall apply to driveways:
- (a) each driveway shall be 7.5 m in perpendicular width;
 - (b) the minimum distance between driveways measured along the street line intersected by such driveways shall be 12 m;
 - (c) the minimum distance between a driveway and an intersection of street lines measured along the street line intersected by such driveways shall be 15 m;
 - (d) the minimum distance between an interior side lot line and any driveway shall be 3 m;
 - (e) the interior angle formed between the street line and the centre line of any driveway shall be not less than 70° nor more than 90° .

GAS BAR ("AC6") ZONE (481-78)

17A. (1) USES PERMITTED

In an "AC6" zone, no person shall use land or erect or use a building or structure except for one or more of the following purposes:

- (a) A gas bar, which may include a convenience retail and service kiosk; (803-86), (48-97)
- (b) An automobile service station, which may include a convenience retail and service kiosk; (803-86), (48-97)
- (c) A restaurant connected with and forming an integral part of an automobile service station. (434-83)

(2) ZONE PROVISIONS

- (a) Where the lot is an inside lot on a street with or without sidewalks:
 - (1) the lot shall have a width of at least 36.5 m; and,
 - (2) the lot shall have a depth of at least 45.5 m.
- (b) Where the lot is a corner lot:
 - (1) the lot shall have a width of at least 48.5 m; and,
 - (2) the lot shall have a depth of at least 48.5 m; and,
 - (3) 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 point being a distance of 15 m from the intersection of such lines.
- (c) Notwithstanding clause (d) of this subsection, one 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 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°.

INDUSTRIAL

LIGHT INDUSTRIAL ("M1") ZONE

18. (1) USES PERMITTED

No person shall within any "M1" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "M1" uses, namely:

(a) Residential Uses:

A single-family dwelling unit if occupied by a person employed full time in the industrial building of which the unit is an integral part, provided the number of units shall not exceed one.

(b) Business Uses:

A bank, financial institution or money lending agency. (429-97)

Any building for manufacturing or warehousing purposes including an assembly plant, boat works, building supply, cold storage warehouse, engineering shop, machine shop, metal products plant, printing plant, processing plant and wood products plant, provided:

- (1) there is no open storage of goods or materials;
- (2) no use is permitted which from its nature or the material used therein is declared to be a noxious trade, business, or manufacture under the *Public Health Act* or regulations thereunder;
- (3) the use is not a waste processing station, a waste transfer station or a composting facility. (378-94)

A public garage provided there is no open storage of goods or materials.

A service shop provided there is no open storage of goods or materials.

Any use permitted under the *Railway Act* or any other statute of Ontario or Canada governing railway operations, including tracks, spurs and other railway facilities.

A retail outlet, wholesale outlet or business office when incidental to a use permitted in this zone.

An amusement arcade provided however that no amusement arcade shall be located in a building which is 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. (40-93)

An adult entertainment parlour provided however that no adult entertainment parlour shall 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. (120-93)

An adult videotape store. (120-93)

A night club in compliance with the provisions of subsection 6(38) of this By-law. (0445-2000)

(c) Public and Institutional Uses:

A fire hall.

A parking lot.

(2) ZONE PROVISIONS

No person shall within any "M1" zone use any lot or erect alter or use any building or structure unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

(a) Residential Uses:

No residential provisions apply to the Residential Use permitted within the non-residential building.

(b) Business Uses:

- (1) Lot Coverage:
Maximum for all buildings and structures - 60%
- (2) Front Yard: *(601-82)*
Minimum depth - 6 m, except that where the lands abutting the opposite side of that portion of the street abutting such front yard are designated as a Residential zone, the minimum front yard depth opposite such Residential zone shall be 18 m.
- (3) Exterior Side Yard:
Minimum width - 9 m, except that where the lands abutting the opposite side of that portion of the street abutting such exterior side yard are designated as a Residential zone, the minimum exterior side yard width opposite such Residential zone shall be 18 m.
- (4) Interior Side Yard:
Minimum width - 3 m, except that where the side lot line is the boundary line between a "M1" zone and a Residential, School or Commercial zone, the minimum interior side yard width shall be 6 m.
- (5) Rear Yard:
Minimum depth - 7.5 m, except that where the rear lot line is the boundary line between a "M1" zone and a Residential, School or Commercial zone, the minimum rear yard depth shall be 15 m.
- (6) Landscaped Open Space:
Minimum - 10% of the area of the lot.
- (7) Height of Building:
Maximum - 12.2 m, provided that, if any portion of a building is erected above a building height of 12.2 m, such portion must be set back from the front, side or rear lot line, as the case may be, in addition to the minimum front, side or rear yard requirements of this By-law, a further distance of 0.3 m for each 0.3 m by which such portion of the building is erected above a building height of 12.2 m.
- (8) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
- (9) Property Abutting Residential Zone or School Zone: *(66-15)*
Where the front, side or rear lot lines abut a Residential zone or a School zone or a portion of a street the opposite side of which portion of the street abuts a Residential zone or a School zone, planting strips shall be provided within the "M1" zone in accordance with the requirements for planting strips set out in section 6(13).
- (10) Property Abutting Railway:
Notwithstanding any other provisions of this By-law, where any lot line or portion thereof abuts a railway right-of-way, no interior side or rear yard shall be required along the portion of such lot line which so abuts a railway right-of-way.
- (11) Use of Front and Exterior Side Yards:
Required front yards and exterior side yards shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for visitor parking areas.

(c) Public and Institutional Uses:

- (1) Lot Coverage:
Maximum for all buildings and structures - 60%
- (2) Front Yard:
Minimum depth - 9 m, except that where the lands abutting the opposite side of that portion of the street abutting such front yard are designated as a Residential zone, the minimum front yard depth opposite such Residential zone shall be 18 m.
- (3) Exterior Side Yard:
Minimum width - 9 m, except that where the lands abutting the opposite side of that portion of the street abutting such exterior side yard are designated as a Residential zone, the minimum exterior side yard width opposite such Residential zone shall be 18 m.
- (4) Interior Side Yard:
Minimum width - 3 m, except that where the side lot line is the boundary line between a "M1" zone and a Residential, School or Commercial zone, the minimum interior side yard width shall be 6 m.
- (5) Rear Yard:
Minimum depth - 7.5 m, except that where the rear lot line is the boundary line between a "M1" zone and a Residential, School or Commercial zone, the minimum rear yard depth shall be 15 m.
- (6) Landscaped Open Space:
Minimum - 10% of the area of the lot.
- (7) Height of Building:
Maximum - 12.2 m, provided that, if any portion of a building is erected above a building height of 12.2 m, such portion must be set back from the front, side or rear lot line, as the case may be, in addition to the minimum front, side or rear yard requirements of this By-law, a further distance of 0.3 m for each 0.3 m by which such portion of the building is erected above a building height of 12.2 m.
- (8) Parking, Accessory Building, Etc.:
In accordance with the provisions of section 6 hereof.

- (9) Property Abutting Residential Zone or School Zone: (66-15)
Where the front, side or rear lot lines abut a Residential zone or a School zone or a portion of a street the opposite side of which portion of the street abuts a Residential zone or a School zone, planting strips shall be provided within the "M1" zone in accordance with the requirements for planting strips set out in section 6(13).
- (10) Property Abutting Railway:
Notwithstanding any other provisions of this By-law, where any lot line or portion thereof abuts a railway right-of-way, no interior side or rear yard shall be required along the portion of such lot line which so abuts a railway right-of-way.
- (11) Use of Front and Exterior Side Yards:
Required front yards and exterior side yards shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for visitor parking areas.

HEAVY INDUSTRIAL ("M2") ZONE

19. (1) USES PERMITTED

No person shall within any "M2" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "M2" uses, namely:

(a) Residential Uses:

Prohibited.

(b) Business Uses:

Any business use permitted in a "M1" zone.

A flour mill.

A grain elevator.

A lumber yard.

An open storage use of goods or materials if incidental to a use permitted in this zone.

A planing mill.

Provided that no use is permitted which from its nature or the materials used therein is declared to be a noxious trade, business, or manufacture under the *Public Health Act* or regulations thereunder.

An amusement arcade provided however that no amusement arcade shall be located in a building which is 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; (40-93)

An adult videotape store. (120-93)

A night club in compliance with the provisions of subsection 6(38) of this By-law. (0445-2000)

(c) Public and Institutional Uses:

A fire hall.

A parking lot.

(2) ZONE PROVISIONS

No person shall within any "M2" zone use any lot or erect, alter or use any building or structure unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

(a) Residential Uses:

Prohibited.

(b) Business Uses:

(1) Lot Coverage:

Maximum for all buildings and structures - 60%

(2) Front Yard: (601-82)

Minimum depth - 6 m, except that where the lands abutting the opposite side of that portion of the street abutting such front yard are designated as a Residential zone, the minimum front yard depth opposite such Residential zone shall be 18 m.

(3) Exterior Side Yard:

Minimum width - 9 m or 20% of the lot width, whichever is the lesser, except that where the lands abutting the opposite side of that portion of the street abutting such exterior side yard are designated as a Residential zone, the minimum exterior side yard width opposite such Residential zone shall be 18 m.

(4) Interior Side Yard:

Minimum width - 3 m, except that where the side lot line is the boundary line between a "M2" zone and a Residential, School or Commercial zone, the minimum interior side yard width shall be 6 m.

(5) Rear Yard:

Minimum depth - 7.5 m, except that where the rear lot line is the boundary line between a "M2" zone and a Residential, School or Commercial zone, the minimum rear yard depth shall be 15 m.

(6) Landscaped Open Space:

Minimum - 10% of the area of the lot.

(7) Height of Building:

Maximum - 12.2 m, provided that, if any portion of a building is erected above a building height of 12.2 m, such portion must be set back from the front, side or rear lot line, as the case may be, in addition to the minimum front, side or rear yard requirements of this By-law, a further distance of 0.3 m for each 0.3 m by which such portion of the building is erected above a building height of 12.2 m.

(8) Parking, Accessory Buildings, Etc.:

In accordance with the provisions of section 6 hereof.

(9) Property Abutting Residential Zone or School Zone: (66-15)

Where the front, side or rear lot lines abut a Residential zone or a School zone or a portion of a street the opposite side of which portion of the street abuts a Residential zone or a School zone, planting strips shall be provided within the "M2" zone in accordance with the requirements for planting strips set out in section 6(13).

(10) Property Abutting Railway:

Notwithstanding any other provisions of this By-law, where any lot line or portion thereof abuts a railway right-of-way, no interior side or rear yard shall be required along the portion of such lot line which so abuts a railway right-of-way.

(11) Use of Front and Exterior Side Yards:

Required front yards and exterior side yards shall be kept open and unobstructed by any structure, parking area for motor vehicles or open storage of any goods or materials, except for visitor parking areas.

(12) Open Storage:

Any part of any lot used for a permitted open storage purpose shall be fenced.

(c) Public and Institutional Uses:

(1) Lot Coverage:

Maximum for all buildings and structures - 60%

(2) Front Yard:

Minimum depth - 15 m or 20% of the lot depth, whichever is the lesser, except that where the lands abutting the opposite side of that portion of the street abutting such front yard are designated as a Residential zone, the minimum front yard depth opposite such Residential zone shall be 30 m or 40% of the lot depth, whichever is the lesser.

(3) Exterior Side Yard:

Minimum width - 15 m or 20% of the lot width, whichever is the lesser, except that where the lands abutting the opposite side of that portion of the street abutting such exterior side yard are designated as a Residential zone, the minimum exterior side yard width opposite such Residential zone shall be 30 m, or 40% of the lot width, whichever is the lesser.

(4) Interior Side Yard:

Minimum width - 3 m, except that where the side lot line is the boundary line between a "M2" zone and a Residential, School or Commercial zone, the minimum interior side yard width shall be 6 m.

(5) Rear Yard:

Minimum depth - 7.5 m, except that where the rear lot line is the boundary line between a "M2" zone and a Residential, School or Commercial zone, the minimum rear yard depth shall be 15 m.

(6) Landscaped Open Space:

Minimum - 10% of the area of the lot.

- (7) Height of Building:
Maximum - 12.2 m, provided that, if any portion of a building is erected above a building height of 12.2 m, such portion must be set back from the front, side or rear lot line, as the case may be, in addition to the minimum front, side or rear yard requirements of this By-law, a further distance of 0.3 m for each 0.3 m by which such portion of the building is erected above a building height of 12.2 m.
- (8) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
- (9) Property Abutting Residential Zone or School Zone: (66-15)
Where the front, side or rear lot lines abut a Residential zone or a School zone or a portion of a street the opposite side of which portion of the street abuts a Residential zone or a School zone, planting strips shall be provided within the "M2" zone in accordance with the requirements for planting strips set out in section 6(13).
- (10) Property Abutting Railway:
Notwithstanding any other provisions of this By-law, where any lot line or portion thereof abuts a railway right-of-way, no interior side or rear yard shall be required along the portion of such lot line which so abuts a railway right-of-way.
- (11) Use of Front and Exterior Side Yards:
Required front yards and exterior side yards shall be kept open and unobstructed by any structure, parking area for motor vehicles or open storage of any goods or materials, except for visitor parking areas.
- (12) Open Storage:
Any part of any lot used for a permitted open storage purpose shall be fenced.

(3) SPECIAL PROVISIONS

- (a) "M2-1" - Lands north of Alpha Mills Road (72-79)

Notwithstanding any provisions of subsections (1)(b), (2)(b)(2), (2)(b)(3), (2)(b)(4), (2)(b)(5), or (2)(b)(8) of this section 19 to the contrary, the lands and buildings designated "M2-1" on Schedule "A" shall be used for no other purpose than the uses shown on Schedule "B-3a" and in compliance with the Site Development Plan and standards shown on the said Schedule "B-3a".

GENERAL INDUSTRIAL ("M3") ZONE

20. (1) USES PERMITTED

No person shall within any "M3" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "M3" uses, namely:

(a) Residential Uses:

Prohibited.

(b) Business Uses:

Any business use permitted in an "M1" or "M2" zone.

A cartage, express or truck transport terminal yard.

A concrete batching or mixing plant.

A brick yard.

A shipping, trans-shipping or distributing depot.

A salvage yard.

A contractor's yard.

A fuel storage tank.

A fuel supply yard.

A steel fabricating plant.

An amusement arcade provided however that no amusement arcade shall be located in a building which is 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. *(40-93)*

An adult videotape store. *(120-93)*

A night club in compliance with the provisions of subsection 6(38) of this By-law. *(0445-2000)*

(c) Public and Institutional Uses:

A fire hall.

A parking lot.

(2) ZONE PROVISIONS

No person shall within any "M3" zone use any lot or erect, alter or use any building or structure unless the lot so used is served by a public water supply and sanitary sewers and except in accordance with the following provisions:

- (a) Residential Uses:
Prohibited.
- (b) Business Uses:
- (1) Lot Coverage:
Maximum for all buildings and structures - 60%
 - (2) Front Yard:
Minimum depth - 15 m, except that where the lands abutting the opposite side of that portion of the street abutting such front yard are designated as a Residential zone, the minimum front yard depth opposite such Residential zone shall be 30 m.
 - (3) Exterior Side Yard:
Minimum width - 15 m, except that where the lands abutting the opposite side of that portion of the street abutting such exterior side yard are designated as a Residential zone, the minimum exterior side yard width opposite such Residential zone shall be 30 m.
 - (4) Interior Side Yard:
Minimum width - 3 m, except that where the side lot line is the boundary line between a "M3" zone and a Residential, School or Commercial zone, the minimum interior side yard width shall be 6 m.
 - (5) Rear Yard:
Minimum depth - 7.5 m, except that where the rear lot line is the boundary line between a "M3" zone and a Residential, School or Commercial zone, the minimum rear yard depth shall be 15 m.
 - (6) Landscaped Open Space:
Minimum - 10% of the area of the lot.
 - (7) Height of Building:
Maximum - 12.2 m, provided that, if any portion of a building is erected above a building height of 12.2 m, such portion must be set back from the front, side or rear lot line, as the case may be, in addition to the minimum front, side or rear yard requirements of this By-law, a further distance of 0.3 m for each 0.3 m by which such portion of the building is erected above a building height of 12.2 m.
 - (8) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
 - (9) Property Abutting Residential Zone or School Zone: (66-15)
Where the front, side or rear lot lines abut a Residential zone or a School zone or a portion of a street the opposite side of which portion of the street abuts a Residential zone or a School zone, planting strips shall be provided within the "M3" zone in accordance with the requirements for planting strips set out in section 6(13).
 - (10) Property Abutting Railway:
Notwithstanding any other provisions of this By-law, where any lot line or portion thereof abuts a railway right-of-way, no interior side or rear yard shall be required along the portion of such lot line which so abuts a railway right-of-way.
 - (11) Use of Front and Exterior Side Yards:
Required front yards and exterior side yards shall be kept open and unobstructed by any structure, parking area for motor vehicles or open storage of any goods or materials, except for visitor parking areas.
 - (12) Open Storage:
Any part of any lot used for a permitted open storage purpose shall be fenced.
 - (13) Special Provisions - Salvage Yard:
The following additional provisions shall apply to salvage yards:
 - (a) that portion of the premises in which any chattels, lumber, automotive vehicle or part thereof is or are kept, stored, dismantled or wrecked in connection with the salvage yard shall be fenced with a closed wooden and/or metal fence, extending at least 2.4 m in height from the ground and constructed of new material;
 - (b) no part of any such fenced area shall be within any required side, front or rear yard;
 - (c) the outside perimeter of the fence, shall be planted with evergreen trees and such trees shall not be less than 1.5 m in height and shall be so spaced as to completely obscure the fence; and the trees shall be maintained in a healthy condition and any diseased or dead trees shall be replaced as soon as possible;
 - (d) no part of any fence or any required side, front or rear yard shall be illuminated by electricity or other artificial means;
 - (e) all fences except those constructed of aluminum shall be painted and kept painted from time to time so as to maintain the wood or metal, as the case may be, in good condition. No display or advertising by means of painting names, objects or pictures upon any fence shall be permitted;
 - (f) all buildings constructed within the storage yard area shall be of masonry construction and no existing building not constructed of masonry (within the fenced area) shall be used in conjunction with any operation incidental to the wrecking of motor vehicles.

- (c) Public and Institutional Uses:
- (1) Lot Coverage:
Maximum for all buildings and structures - 60%
 - (2) Front Yard:
Minimum depth - 15 m, except that where the lands abutting the opposite side of that portion of the street abutting such front yard are designated as a Residential zone, the minimum front yard depth opposite such Residential zone shall be 30 m.
 - (3) Exterior Side Yard:
Minimum width - 15 m, except that where the lands abutting the opposite side of that portion of the street abutting such exterior side yard are designated as a Residential zone, the minimum exterior side yard width opposite such Residential zone shall be 30 m.
 - (4) Interior Side Yard:
Minimum width - 3 m, except that where the side lot line is the boundary line between a "M3" zone and a Residential, School or Commercial zone, the minimum interior side yard width shall be 6 m.
 - (5) Rear Yard:
Minimum depth - 7.5 m, except that where the rear lot line is the boundary line between a "M3" zone and a Residential, School or Commercial zone, the minimum rear yard depth shall be 15 m.
 - (6) Landscaped Open Space:
Minimum - 10% of the area of the lot.
 - (7) Height of Building:
Maximum - 12.2 m, provided that, if any portion of a building is erected above a building height of 12.2 m, such portion must be set back from the front, side or rear lot line, as the case may be, in addition to the minimum front, side or rear yard requirements of this By-law, a further distance of 0.3 m for each 0.3 m by which such portion of the building is erected above a building height of 12.2 m.
 - (8) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
 - (9) Property Abutting Residential Zone or School Zone: *(66-15)*
Where the front, side or rear lot lines abut a Residential zone or a School zone or a portion of a street the opposite side of which portion of the street abuts a Residential zone or a School zone, planting strips shall be provided within the "M3" zone in accordance with the requirements for planting strips set out in section 6(13).
 - (10) Property Abutting Railway:
Notwithstanding any other provisions of this By-law, where any lot line or portion thereof abuts a railway right-of-way, no interior side or rear yard shall be required along the portion of such lot line which so abuts a railway right-of-way.
 - (11) Use of Front and Exterior Side Yards:
Required front yards and exterior side yards shall be kept open and unobstructed by any structure, parking area for motor vehicles or open storage of any goods or materials, except for visitor parking areas.
 - (12) Open Storage:
Any part of any lot used for a permitted open storage purpose shall be fenced.

CEMETERY ("G") ZONE

21. (1) USES PERMITTED

No person shall within any "G" zone use or erect, alter or use any building or structure for any purpose except one or more of the following "G" uses, namely:

(a) Residential Uses:

Prohibited.

(b) Business Uses:

Prohibited.

(c) Public and Institutional Uses:

A cemetery, crematorium, columbarium or mausoleum;
provided that such use is established and operated in accordance with the provisions
of the *Cemeteries Act*.

(2) ZONE PROVISIONS

No person shall within any "G" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

Prohibited.

(b) Business Uses:

Prohibited.

(c) Public and Institutional Uses:

(1) Front Yard:
Minimum depth - 15 m

(2) Exterior Side Yard:
Minimum width - 15 m

(3) Interior Side Yard:
Minimum width - 9 m

(4) Rear Yard:
Minimum depth - 9 m

(5) Height of Building:
Maximum - 10.7 m

(6) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

FLOOD ("F") ZONE

22. (1) USES PERMITTED

No person shall within any "F" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "F" uses, namely:

(a) Residential Uses: (66-15)

Prohibited;

provided, however, that if lands within the "F" zone abut lands within an "R" zone and if the lands within the "F" zone are owned by the owner or owners of the abutting lands within an "R" zone, the lands within the "F" zone may be used for one or more of the following Residential Uses:

- a patio;
- a private swimming pool;
- a tool shed;
- a barbecue;

if so used only as accessory to the use of a residential building erected upon the abutting lands within an "R" zone owned by the owner or owners of the lands within an "F" zone.

(b) Business Uses:

Prohibited.

(c) Public and Institutional Uses:

Any Public and Institutional Use permitted in an "OS" zone.

A flood control or Conservation Authority works.

A golf course.

Any works owned and operated by the Corporation or by any local board thereof as defined by the *Municipal Affairs Act*, any telephone or telegraph company, any Conservation Authority established by the Government of Ontario, any department of the Government of Ontario or of Canada, including the Hydro Electric Power Commission of Ontario.

(2) ZONE PROVISIONS

No person shall within any "F" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

Prohibited.

(b) Business Uses:

Prohibited.

(c) Public and Institutional Uses:

- (1) Lot Coverage:
Maximum for all buildings and structures - 10%
- (2) Front Yard:
Minimum depth - 7.5 m
- (3) Exterior Side Yard:
Minimum width - 7.5 m
- (4) Interior Side Yard:
Minimum width - 7.5 m
- (5) Rear Yard:
Minimum depth - 7.5 m
- (6) Height of Building:
Maximum - 10.7 m
- (7) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

(3) NOTICE RESPECTING LIMITS OF FLOOD ZONES (66-15)

The limits of the Flood ("F") zone shown on Schedule "A" have been determined in consultation with the Credit Valley Conservation Authority. The Municipal Council of the Corporation of the Town of Streetsville declares its intent and policy to be, that lands within the Flood zone shall be rezoned by Amendment to this By-law if filled or otherwise improved or protected in accordance with good engineering practice and to the satisfaction of the Credit Valley Conservation Authority.

HOLDING ("H") ZONE

23. (1) USES PERMITTED

No person shall within any "H" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "H" uses, namely:

(a) Residential Uses: (66-15)

Prohibited;

provided, however, that if lands within the "H" zone abut lands within an "R" zone and if the lands within the "H" zone are owned by the owner or owners of the abutting lands within an "R" zone, the lands within the "H" zone may be used for one or more of the following Residential Uses:

a patio;
a private swimming pool;
a tool shed;
a barbecue;

if so used only as accessory to the use of a residential building erected upon the abutting lands within an "R" zone owned by the owner or owners of the lands within an "H" zone.

(b) Business Uses:

An apiary.

An aviary.

A berry or bush crop.

A field crop.

A flower garden.

A greenhouse.

A mushroom farm.

A horticultural nursery.

An orchard.

A tree crop.

A truck garden.

(c) Public and Institutional Uses:

Prohibited.

(2) ZONE PROVISIONS

No person shall within any "H" zone use any land or erect, alter or use any building or structure except on accordance with the following provisions:

(a) Residential Uses:

Prohibited.

(b) Business Uses:

(1) Lot Coverage:
Maximum for all buildings and structures - 10%

(2) Front Yard:
Minimum depth - 7.5 m

(3) Exterior Side Yard:
Minimum width - 7.5 m

(4) Interior Side Yard:
Minimum width - 7.5 m

(5) Rear Yard:
Minimum depth - 7.5 m

(6) Height of Building:
Maximum - 10.7 m

(7) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.

(c) Public and Institutional Uses:

Prohibited.

(3) LANDS EAST OF THE CREDIT RIVER

Deleted by By-law 66-15.

TRANSITIONAL ("TR4, "TR5") ZONES (68-19), (70-16)

23A. (1) USES PERMITTED

No person shall within any "TR4", "TR5" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following "TR4", "TR5" uses, namely:

(a) Residential Uses:

A single-family detached dwelling house.

A residential use in existence at the time of the passing of this By-law.

A group home in a single-family detached dwelling house 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. (292-83)

(b) Business Uses:

A business use in existence at the time of the passing of this By-law.

A private office located in a dwelling used by the business occupant as his private residence, provided no staff is employed.

(c) Public and Institutional Uses: (918-79), (668-85)

Any Public or Institutional Use permitted in an "OS" zone.

A place of religious assembly.

A clinic.

A nursery school.

A parking lot.

A public library.

A public or private hospital.

A public or private tennis or lawn bowling club.

A YMCA or YWCA use.

A Boy Scouts Association use.

A Girl Guides Association use.

A Canadian Legion use.

(2) ZONE PROVISIONS

No person shall within any "TR4", "TR5" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Residential Uses:

In accordance with the provisions of section 7 hereof.

(b) Business Uses:

- (1) Lot Coverage:
Maximum - 40% of the lot area.
- (2) Gross Floor Area:
Maximum for all buildings and structures - 1.25 times the existing floor area on 1968 February 05.
- (3) Front Yard:
Minimum depth - 7.5 m
- (4) Exterior Side Yard:
Minimum width - 7.5 m
- (5) Interior Side Yard:
Minimum width - 1.2 m, plus 0.61 m for each additional or partial storey above the first.
- (6) Rear Yard:
Minimum depth - 7.5 m
- (7) Landscaped Open Space:
Minimum - 30% of the area of the lot.
- (8) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
- (9) Property Abutting Residential Zone:
Where a lot line abuts a Residential zone, a planting strip shall be provided within the "TR4", "TR5" zones in accordance with the requirements for planting strips set out in section 6(13), provided that the minimum width of such planting strips shall be 1.5 m in width.

(c) Public and Institutional Uses:

- (1) Lot Coverage:
Maximum - 40% of the lot area.
- (2) Gross Floor Area:
Maximum for all buildings and structures - 0.8 times the lot area.
- (3) Front Yard:
Minimum depth - 7.5 m
- (4) Exterior Side Yard:
Minimum width - 7.5 m
- (5) Interior Side Yard:
Minimum width - 1.2 m, plus 0.61 m for each additional or partial storey above the first.
- (6) Rear Yard:
Minimum depth - 7.5 m
- (7) Landscaped Open Space:
Minimum - 30% of the area of the lot.
- (8) Parking, Accessory Buildings, Etc.:
In accordance with the provisions of section 6 hereof.
- (9) Property Abutting Residential Zone:
Where a lot line abuts a Residential zone, a planting strip shall be provided within the "TR4", "TR5" zones in accordance with the requirements for planting strips set out in section 6(13), provided that the minimum width of such planting strips shall be 1.5 m in width.

EXCEPTIONS

24. (1) WILLIAM STREET (Between Henry Street and Britannia Side Road)

Notwithstanding the provisions of section 18(2)(b) and (c) of this By-law in respect to front yard, exterior side yard and rear yard requirements, a lot may be used or a building or structure may be erected, altered or used on Lots 24 to 36 inclusive, according to registered plan number STR 4, (formerly Lots 24 to 36 inclusive, according to registered plan number STR 2), which lots front on William Street, for a use permitted in a "M1" zone, provided:

- (a) the depth of the front yard shall not be less than 3 m;
- (b) the depth of the exterior side yard shall not be less than 7.5 m;
- (c) the depth of the rear yard shall not be less than 4.5 m.

(2) ELLEN STREET

Deleted by By-law 96-99.

(3) LANDS IN FLOOD ZONE OWNED BY REID MILLING COMPANY NORTH OF THE RIGHT-OF-WAY OF THE CANADIAN PACIFIC RAILWAY AND SOUTH OF MUNICIPAL PARK LANDS (66-15)

Notwithstanding the provisions of section 22 of this By-law the Industrial Use located upon lands within the "F" zone and presently used in conjunction with the operations of the Reid Milling Company and lying between Municipal Park lands and the right-of-way of the Canadian Pacific Railway west of the Credit River may be extended by the construction, maintenance and use of additional storage and processing facilities provided no part of such additional storage and processing facilities shall be more than 61 m from the existing flour mill presently used by the Reid Milling Company.

(4) LANDS IN FLOOD ZONE IN MULLETT CREEK WATERSHED (66-15)

Notwithstanding the provisions of section 22 of this By-law, Industrial Uses upon lands within a Light Industrial ("M1") zone or Heavy Industrial ("M2") zone abutting lands in the Flood ("F") zone in the Mullett Creek Watershed may be extended to such lands within the "F" zone if such lands within the "F" zone have been filled or otherwise improved or protected in accordance with a report dated 1962 August 22, submitted by R. K. Kilborn and Associates, Engineers, to the Credit Valley Conservation Authority.

(5) QUEEN STREET (East side, at the northern Town boundary) (68-54)

Notwithstanding the provisions of section 18 and section 19, lands on the east side of Queen Street, abutting the northerly Town limits, described below, may be used for the purpose of a health club, subject to the zone provisions, except the parking requirements, of section 17, the Highway Commercial zone. The parking area shall not be less than twice the gross floor area of the building or buildings on the lot.

The lands referred to herein are described as follows:

FIRSTLY: ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Mississauga, in the County of Peel and Province of Ontario and being composed of part of the West Half of Lot 8 in the 4th Concession, West of Hurontario Street in the said Town of Mississauga, the boundaries of which said parcel are described as follows:

COMMENCING at a point where an iron tube has been planted in the easterly limit of the allowance for road between Concessions 4 and 5, West of Hurontario Street, distant 258.47 m northerly from the most southerly angle of the said Lot 8;
THENCE North 39 degrees 9 minutes East, 53.34 m to an iron tube planted;
THENCE North 45 degrees West, 38.10 m to a point where a stake has been planted;
THENCE South 39 degrees 9 minutes West, a distance of 53.34 m to a point where a stake has been planted in the said easterly limit of the said road allowance;
THENCE South 45 degrees East, 38.10 m to the point of commencement.

SECONDLY: ALL AND SINGULAR that certain parcel or tract of land and premises situated, lying and being in the Town of Streetsville, in the County of Peel and Province of Ontario, being composed of Part of the West Half of Lot 8, in the 4th Concession, West of Hurontario Street in the Town of Mississauga, now in the Town of Streetsville, the boundaries of which said parcel may be more particularly described as follows:

PREMISING that the south-westerly limit of the said West Half of the said Lot 8 has a governing bearing of North 45 degrees 0 minutes West, and relating all bearings quoted herein thereto;

COMMENCING at a point in the said Half Lot which point may be located in the following manner;
BEGINNING at an iron bar planted in the said south-westerly limit of the said Half Lot distant 258.47 m measured north-westerly thereon from the most southerly angle of the said Lot 8;
THENCE North 39 degrees 12 minutes East, 53.34 m to the said point of commencement;
THENCE continuing on a course of North 39 degrees 12 minutes East, 30.57 m to an iron bar planted in the line of a post and wire fence;
THENCE North 44 degrees 57 minutes 40 seconds West, along the last mentioned fence line 45.72 m to an iron bar;
THENCE South 39 degrees 12 minutes West, along a post and wire fence 83.94 m more or less to the south-westerly limit of the said West Half of said Lot 8;
THENCE South 45 degrees East, along the said south-westerly limit of said Half Lot, 7.62 m;
THENCE North 39 degrees 12 minutes East, being along the north-westerly limit of lands in registered instrument no. 79022, a distance of 53.34 m;
THENCE South 45 degrees East, being along the north-easterly limit of lands in registered instrument no. 79022, a distance of 38.10 m more or less to the point of commencement.

(6) THOMAS STREET (South side, between Queen Street and Victoria Street) (69-35)

Notwithstanding any provisions of section 15 to the contrary, lands on the south side of Thomas Street, described below, may be used for the purpose of a dwelling unit on the first storey of a non-residential building, subject to the provisions of section 7(9) applicable to a dwelling unit on the second storey of a non-residential building, mutatis mutandis.

The lands referred to herein are described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel and Province of Ontario, containing by admeasurement 757.5 m², more or less, being composed of part of Lots 8 and 9, Block I fronting Queen and Thomas Streets, as shown on Plan Number STR 4 (Streetsville) registered in the Registry Office for the Registry Division of the County of Peel, the boundaries of which said parcel may more particularly be described as follows:

PREMISING that Thomas Street, as shown on the said Plan STR 4, has an astronomic governing bearing of North 38 degrees 00 minutes 40 seconds East, and relating all bearings quoted herein thereto;

COMMENCING at an iron bar found planted marking the most northerly angle of the said Lot 8;

THENCE South 46 degrees 10 minutes 50 seconds East, along the existing north-easterly limit of the said Lot 8, 27.43 m to an iron bar planted;

THENCE South 42 degrees 06 minutes 20 seconds West, 28.00 m, more or less, to an iron bar planted in the line of old occupation;

THENCE North 49 degrees 24 minutes 30 seconds West, along the said line of occupation 25.30 m to an iron bar planted in the north-westerly limit of the said Lot 9, being the south-easterly limit of the said Thomas Street;

THENCE North 38 degrees 00 minutes 40 seconds East, along the last said limit 29.57 m, more or less, to the point of commencement.

ADMINISTRATION, ENFORCEMENT AND PENALTIES

25. (1) ADMINISTRATION

This By-law shall be administered by the Building Inspector, or a representative thereof under the direction of the Council.

(2) BUILDING AND OTHER PERMITS (69-16)

- (a) Notwithstanding the provision of the Corporation's Building By-law or any other By-law of the Corporation, no Building Permit or Occupancy Permit shall be issued where the proposed building, structure or use would be in violation of any of the provisions of this By-law.
- (b) No excavating for any building shall be started until a Building Permit has been issued by the Inspector of Buildings.

(3) CERTIFICATE OF OCCUPANCY (69-16), (791-79)

- (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. (207-88)
- (2) When the proposed use is not prohibited by this By-law, the administrator shall issue a Certificate of Occupancy to the applicant.

(4) APPLICATION FOR PERMITS

In addition to all the requirements of the Corporation's Building By-law or any other By-law of the Corporation, every application for a Building Permit shall be accompanied by a plan in duplicate (one copy of which shall be retained by the Building Inspector) drawn to scale and showing the following:

- (a) The true dimensions of the lot to be built upon or otherwise used;
- (b) The proposed location, height and dimensions of any building, structure or use proposed for such lot;
- (c) Proposed locations and dimensions of any yards, landscape open space, off-street parking space or off-street loading facilities required by this By-law;
- (d) The location of all existing buildings or structures on the lot shown on the plan;
- (e) A statement signed by the owner, disclosing the exact use proposed for each aforesaid building, structure or use and giving all information necessary to determine if such proposed or existing building, structure or use conforms to the requirements of this By-law.

(5) INSPECTION

The Building Inspector or any officer or employee appointed for this purpose by the Corporation and acting under the direction of the Council, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties under this By-law.

(6) VIOLATIONS AND PENALTIES (90-77), (26-84)

- (a) Every person who contravenes this By-law is guilty of an offence and on conviction is liable:
 - (i) on a first conviction to a fine of not more than \$20,000; and,
 - (ii) 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.
- (b) Where a corporation is convicted under clause (a), the maximum penalty that may be imposed is:
 - (i) on a first conviction a fine of not more than \$50,000; and,
 - (ii) 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 clause (a).
- (c) Where a conviction is entered under clause (a), 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.
- (d) Every fine made under this subsection is recoverable under the *Provincial Offences Act*.

(7) REMEDIES

In case any building or structure is or is proposed to be erected, altered, reconstructed, extended or part thereof is or is proposed to be used, or any lot is or is proposed to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the Corporation pursuant to the provisions of the *Municipal Act* in that behalf.

(8) VALIDITY

If any section, clause or provision of this By-law, including anything contained in Schedule "A" attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

(9) EXISTING BY-LAWS

All By-laws presently in force within the Corporation regulating the use of lands and the character, location, bulk, height, and use of buildings and structures shall be and the same are deemed to be amended insofar only as it is necessary to give effect to the provisions of this By-law and the provisions of this By-law shall govern.

APPROVAL

26. This By-law shall come into force upon the date of its approval by The Ontario Municipal Board and such date shall for the purposes of this By-law be deemed to be the date of its enactment.

THIS BY-LAW GIVEN ITS FIRST, SECOND AND THIRD READINGS AND FINALLY PASSED, 1965 MAY 17.

"G.L. WILSON"
Mayor

"L.M. McGILLIVARY"
Clerk

APPROVED BY THE ONTARIO MUNICIPAL BOARD, 1966 May 12.