

1200. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1200" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, excepting however that: (637-82)

- (1) every lot shall have a minimum area of 290 m²;
- (2) every lot shall have a minimum frontage of 9 m;
- (3) the side yards of every lot shall have a minimum width of:
 - (a) 1.2 m; or,
 - (b) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (c) 0.61 m where the side yard adjoins a wall of a main building which contains no window or door;however in no event shall the total widths of side yards on any lot be less than 1.8 m;
- (4) the front yard shall have a minimum depth of 4.5 m;
- (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (6) notwithstanding subsection (4) above, no garage shall be located closer than 6 m to any street line.

1201. Notwithstanding their "R4" zoning designation, the lands delineated as "R4-1201" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law excepting however that: (637-82)

- (1) every lot shall have a minimum area of 490 m²;
- (2) every lot shall have a minimum frontage of 13.4 m;
- (3) the side yards of every lot shall have a minimum width of:
 - (a) 1.2 m; or,
 - (b) 0.61 m for that part of the side yard which adjoins a single storey garage; or,
 - (c) 0.61 m where the side yard adjoins a wall of a main building which contains no window or door;however in no event shall the total widths of side yards on any lot be less than 1.8 m;
- (4) the front yard shall have a minimum depth of 4.5 m;
- (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (6) notwithstanding subsection (4) above, no garage shall be located closer than 6 m to any street line.

1202. Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1202" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, excepting however that: (637-82)

- (1) every lot shall have a minimum area of 565 m²;
- (2) every lot shall have a minimum frontage of 17 m;
- (3) the front yard of every lot shall have a minimum depth of 4.5 m;
- (4) notwithstanding subsection (3) above, no garage shall be located closer than 6 m to any street line;
- (5) the rear yard of every lot shall have a minimum depth of 7.5 m.

(SPA) **1203.** Notwithstanding their "RM1" zoning designation, the lands delineated as "RM1-1203" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, excepting however that: (704-82), (458-93)

- (1) the provisions of paragraphs 44(17)(d), 45(2)(e), and 45(3)(b) shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	510 m ²	15 m
Corner	660 m ²	19.5 m

- (3) the front yard of every lot shall have a minimum depth of 4.5 m;
- (4) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (7) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (8) 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 the street shall be deemed an exterior side lot line;
- (9) notwithstanding subsections (3) and (4) of this section, no garage shall be located closer than 6 m to any street line;
- (10) notwithstanding section 21 and subsection (7) of this section, the minimum street line set back from Derry Road West shall be 13.5 m.

- (SPA)

1204.

Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1204" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, and subject to the following: (450-83), (135-86), (481-87), (518-93), (0178-2001)
- (1)

notwithstanding the provisions of subsection 110(1) of this By-law, no building or structure shall be erected or used for an automobile repair garage; (268-85), (741-87)
- (2)

deleted by By-law 741-87; (667-85)
- (3)

deleted by By-law 741-87;
- (4)

deleted by By-law 741-87;
- (5)

deleted by By-law 741-87.

1205.

Deleted by By-law 285-84. (722-82)

- (SPA)

1206.

Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1206" on Schedule "B" of this By-law shall only be used for medical offices, professional offices, a medical laboratory and a drug store subject to the following: (266-83), (685-84)
- (1)

the provisions of sections 21 and 53 of this By-law shall not apply;
- (2)

the gross floor area of all buildings and structures shall not exceed 2 750 m², of which a maximum of 1 100 m² may be devoted to non-medical professional offices, a maximum of 55 m² to a drug store and a maximum of 225 m² to a medical laboratory;
- (3)

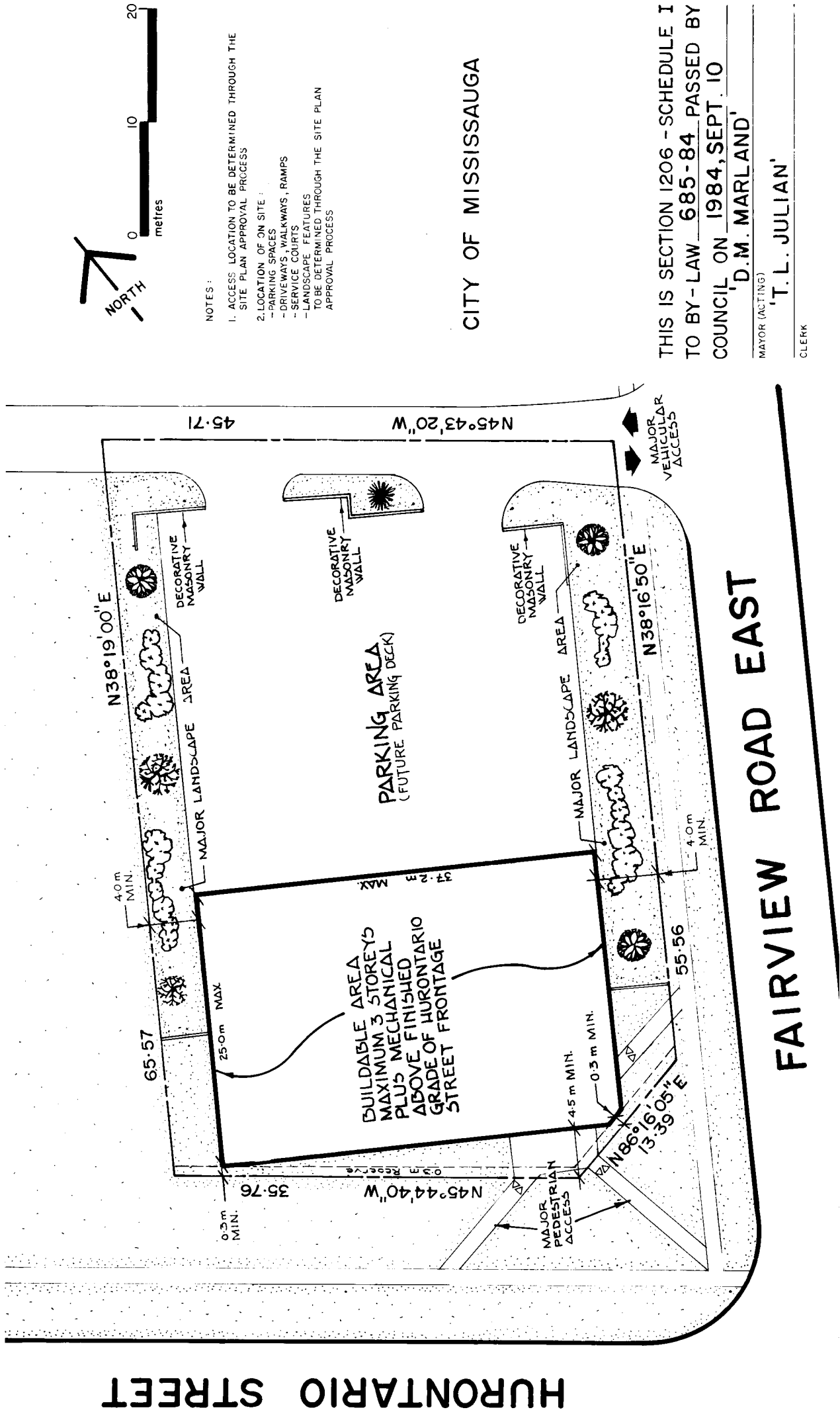
for the purpose of this section, "PROFESSIONAL OFFICE" means a building or structure or part thereof, used for the purpose of providing accommodation for the offices of a professional person or persons such as a barrister, solicitor, engineer, architect, Ontario Land Surveyor, and for any purpose incidental thereto;
- (4)

for the purpose of this section, "MEDICAL OFFICE" means a building or structure, or part thereof, used for the purpose of providing accommodation for the offices of physicians, dentists and drugless practitioners, and for any purpose incidental thereto;
- (5)

for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the area of each storey above or below established grade, measured from the exterior of the outside walls, but shall exclude parking structures, any parts of the building used for mechanical equipment related to the operation and maintenance of the building, stairwells, washrooms, elevators or any parts of the building below established grade other than those used for offices or a medical laboratory;
- (6)

for the purposes of this section, motor vehicle parking facilities shall be provided in accordance with the following:
- | | | |
|----------------------|-----|-----------------------------------|
| Medical Offices | 5.0 | spaces per practitioner |
| Professional Offices | 3.2 | spaces per 100 m ² GFA |
| Medical Laboratory | 5.0 | spaces in total |
| Drug Store | 5.4 | spaces per 100 m ² GLA |
- (7)

all site development shall conform to the provisions of Schedule "I" of this section.



- (SPA) 1207. Notwithstanding their "RM7D5" zoning designation, the lands delineated as "RM7D5-1207" on Schedule "B" of this By-law shall only be used for the erection of apartment houses subject to the following: (73-83)
- (1) the provisions of section 21 of this By-law shall not apply;

(2) the provisions of paragraphs 44(17)(a), (b), (c), (f), (h), (i) and (j) of this By-law shall apply;

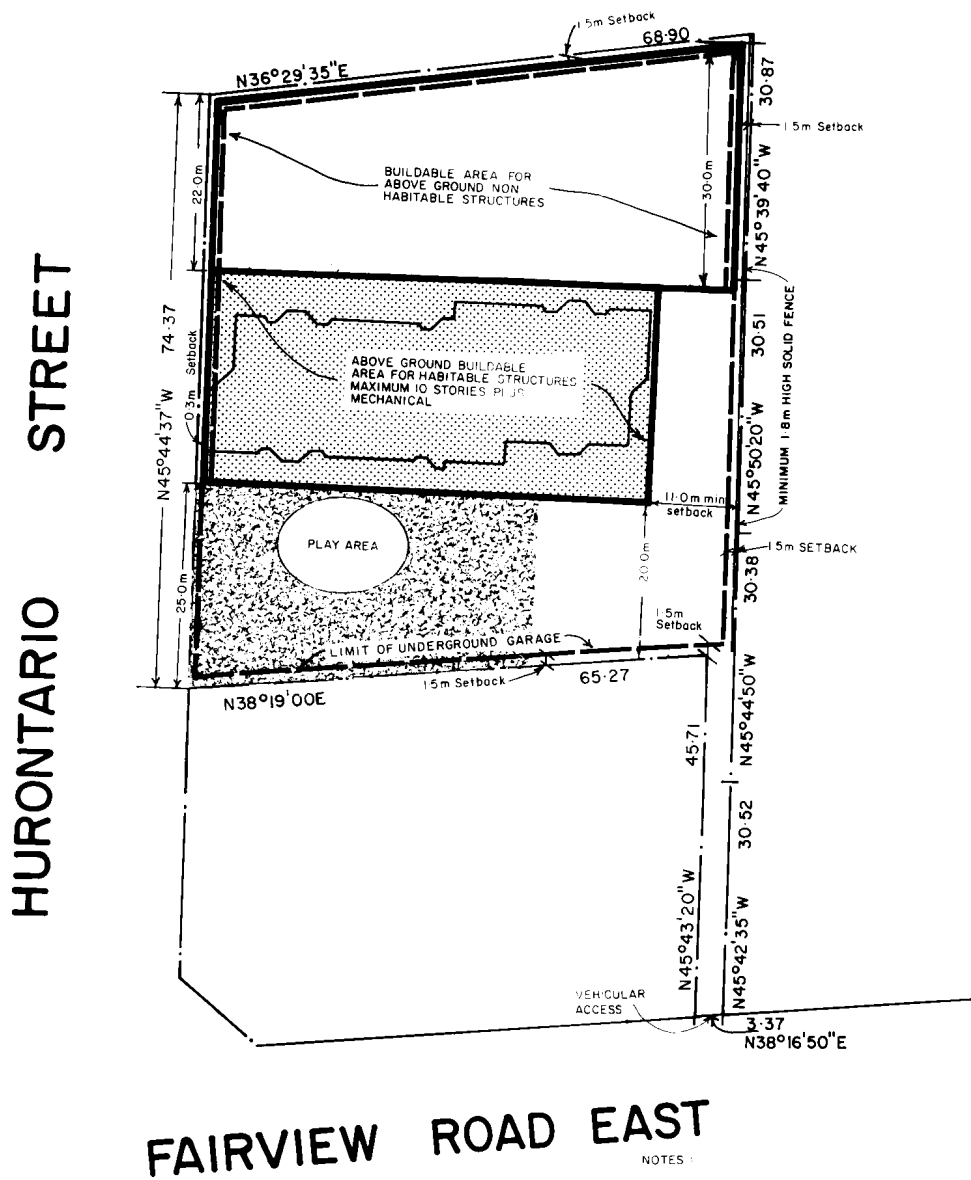
(3) the maximum gross floor area of all buildings and structures shall not exceed 9 100 m²;

(4) for the purposes of this section, "GROSS FLOOR AREA OF A BUILDING OR STRUCTURE" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey, exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit;

(5) the maximum number of dwelling units shall not exceed 96;

(6) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1207



- NOTES:
- 1

ACCESS LOCATION TO BE DETERMINED THROUGH THE SITE PLAN APPROVAL PROCESS
- 2

LOCATION OF ON SITE:
- PARKING SPACES
- DRIVEWAYS, WALKWAYS, RAMPS
- SERVICE COURTS
- RECREATIONAL AREAS
- LANDSCAPE FEATURES
TO BE DETERMINED THROUGH THE SITE PLAN APPROVAL PROCESS
- 3

MAJOR LANDSCAPE AREA
- 4

ABOVE GROUND BUILDABLE AREA FOR HABITABLE STRUCTURE

THIS IS SECTION 1207-SCHEDULE 'I'
TO BY-LAW 73-83 PASSED BY
COUNCIL ON 2 FEBRUARY 1983.

CITY OF MISSISSAUGA

"H. McCallion"

MAYOR

"T L. Julian"

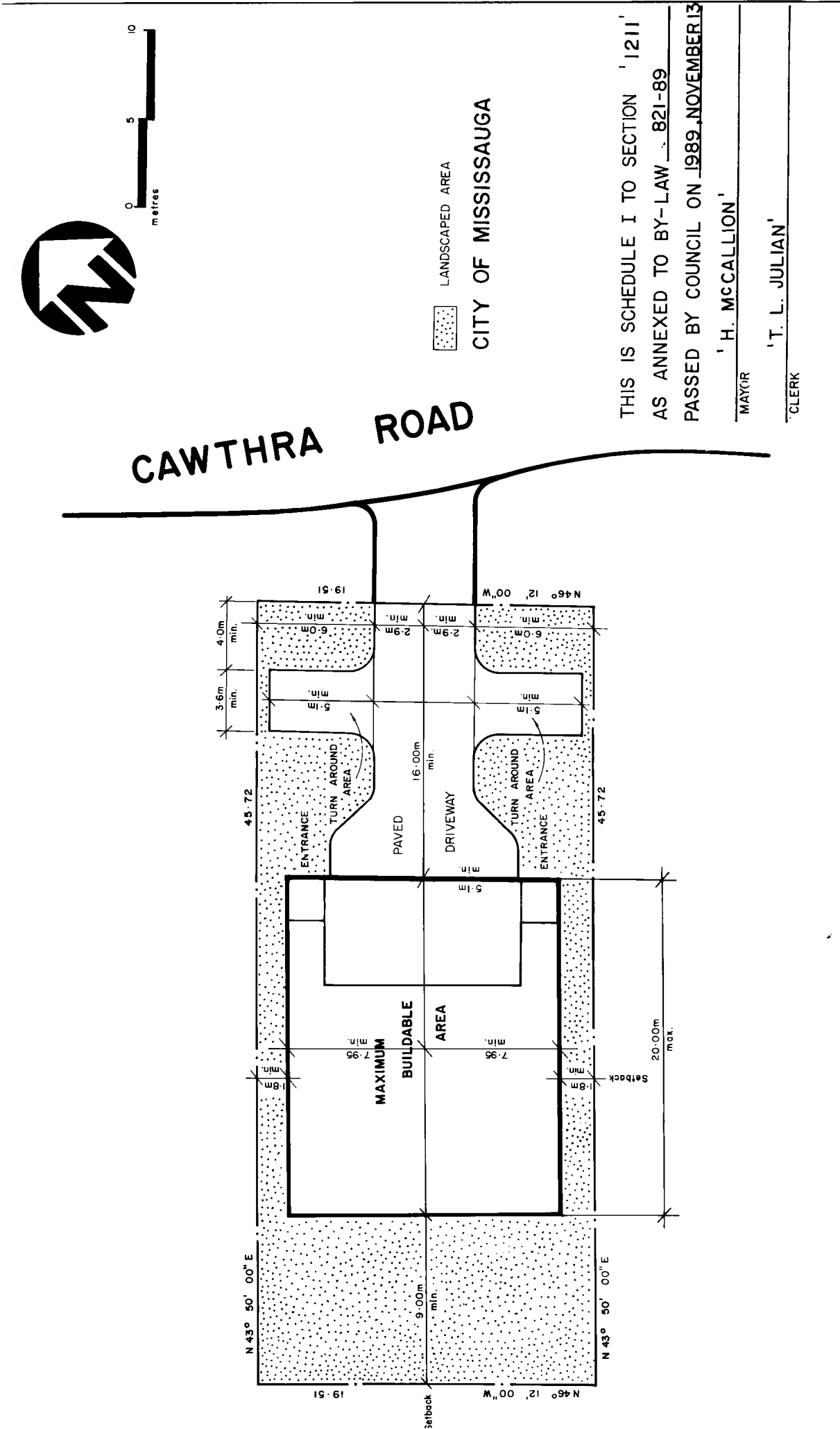
CLERK

- (SPA) **1208.** Notwithstanding their "R2" zoning designation, the lands delineated as "R2-1208" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R2" zone provisions contained in this By-law and the following: *(204-83)*
- (1) the maximum number of dwelling units constructed shall not exceed 4;
 - (2) no building or structure of any kind, including swimming pools, shall be erected within 7.5 m of the adjacent "G" zone.
- (SPA) **1209.** Notwithstanding their "M2" zoning designation, in addition to those uses permitted in an "M2" zone, the lands delineated as "M2-1209" in Schedule "B" of this By-law may also be used for the erection of an automatic car wash and a gas bar in compliance with the "AC4" zone provisions contained in this By-law, excepting however that: *(768-82)*
- (1) the provisions of sections 98(1)(a) and (f), and 98(2) of this By-law shall not apply;
 - (2) the minimum depth of the front yard for any accessory building shall be 9 m;
 - (3) the minimum lot area shall be 4 700 m²;
 - (4) a minimum of 30 waiting spaces for vehicles entering the car wash and gas bar shall be provided on the lot.
- 1210.** *Deleted by By-law 278-89. (526-83)*

1211. Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1211" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law and subject to the following: (821-89)

- (1) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1211



- (SPA)1212.
- Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1212" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, excepting however that: (118-83)
- (1)

the provisions of subsection 109(d) of this By-law shall only apply to any individual manufacturing, warehousing and/or wholesaling establishment with a gross floor area greater than 245 m²;
- (2)

a maximum of 25% of the gross floor area of any individual manufacturing, warehousing and/or wholesaling establishment with an area of 245 m² or less may be used for ancillary retail sales and display of products manufactured, repaired or distributed at wholesale from the premises if such ancillary retail sale and display of products are contained within enclosed buildings or structures and are accessory to the principal manufacturing, warehousing and/or wholesaling undertaking;
- (3)

notwithstanding the provisions of subsection 109(d) of this By-law and subsection (2) of this section, the area within any individual manufacturing, warehousing and/or wholesaling establishment which is used for the manufacturing, repair or warehousing of goods shall be separated from the remainder of such establishment by a permanent, solid, floor to ceiling and wall to wall partition and closed doors;
- (4)

in addition to those uses permitted in an "M1" zone, a maximum of 2 restaurants shall be permitted within enclosed buildings or structures, of which one restaurant shall have a maximum gross floor area of 245 m² and the other a maximum gross floor area of 170 m²;
- (5)

notwithstanding section 22C of this By-law, motor vehicle parking facilities for individual manufacturing, warehousing and/or wholesaling establishments shall be provided and maintained on the same lot in accordance with the following schedule:

Land Use	Minimum Required Parking Standard	
Individual Manufacturing, Warehousing, and/or Wholesaling Establishments with a GFA greater than 245 m ²	1.6	spaces per 100 m ² GFA
Individual Manufacturing, Warehousing, and/or Wholesaling Establishments with a GFA of 245 m ² or less	3.2	spaces per 100 m ² GFA for the area used for retailing and display of products and/or offices
	1.1	spaces per 100 m ² GFA for the area used for manufacturing, warehousing and/or wholesaling

- (SPA)1213.
- Notwithstanding their "DC" zoning, the lands delineated as "DC-1213" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: (795-83)
- (1)

the provisions of subsections 20(i) and (j), section 21, subsection 22C(2), section 53, subsections 83(7), (9), (10), (15), (16), (19), (21) and (23), and subsections 87(a), (b) and (c) of this By-law shall not apply;
- (2)

the total gross floor area of all buildings and structures shall not exceed 2 250 m²;
- (3)

the total gross floor area of restaurants, not including take-out restaurants, shall not exceed 500 m²;
- (4)

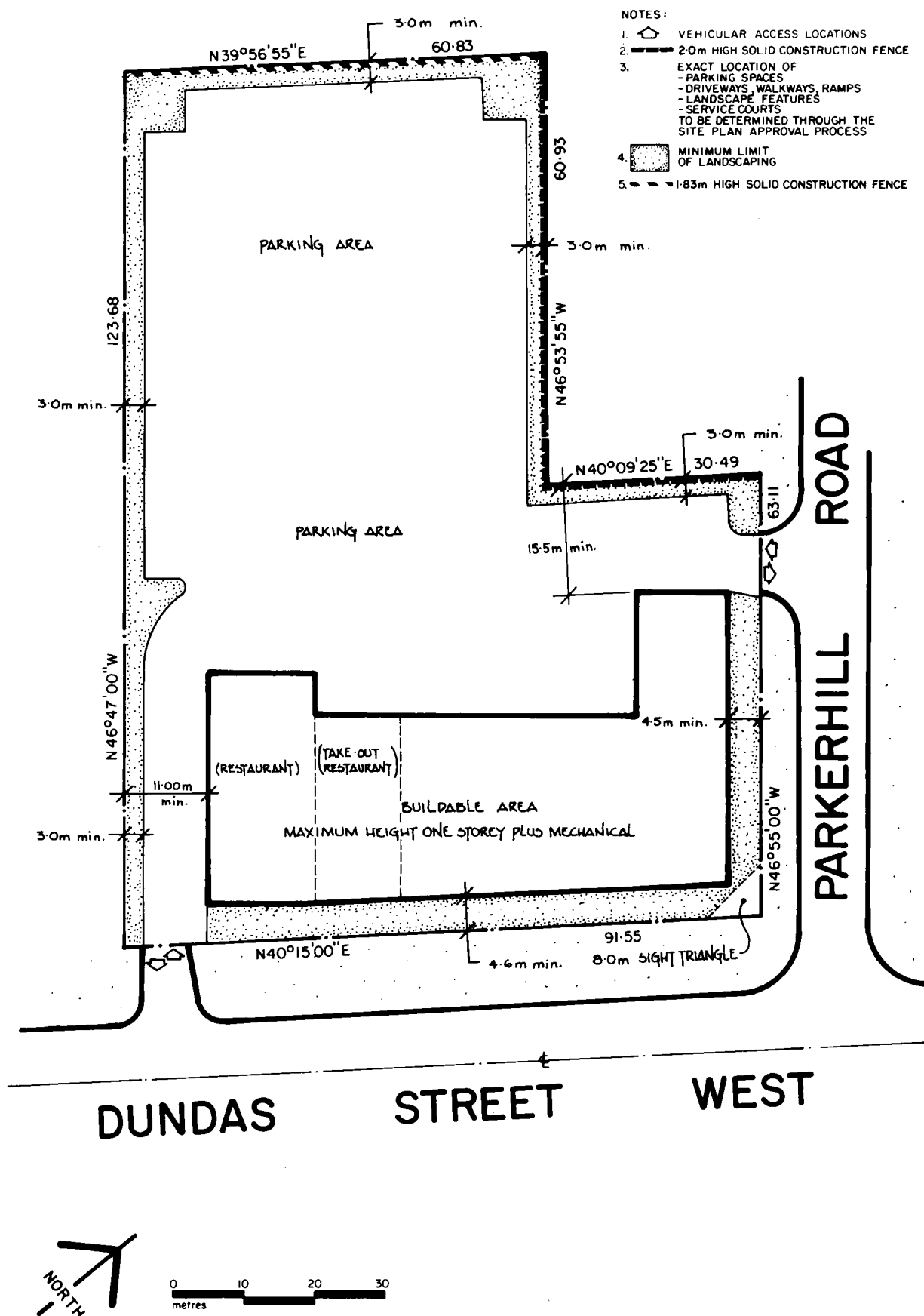
the total gross floor area of take-out restaurants shall not exceed 100 m²;
- (5)

the total gross floor area of the food store shall not exceed 325 m²;
- (6)

notwithstanding section 22C of this By-law, motor vehicle parking facilities shall be provided at the rate of 16.5 spaces per 100 m² of the gross floor area devoted to restaurants, 15 spaces per 100 m² of the gross floor area devoted to take-out restaurants, and 4.3 spaces per 100 m² of the gross leasable area of the remainder of the building;
- (7)

for the purposes of this section, "RESTAURANT" as permitted under subsection 83(24) of this By-law means an establishment which has full kitchen facilities for the preparation of all types of meals and whose principal business is the preparation and sale of all types of meals, to be offered by menu and served by a restaurant employee at the same table where the food is consumed, and such establishment does not include a drive-in restaurant or take-out restaurant; however, take-out service shall be permitted providing any such use is accessory to the principal business of the restaurant and the gross floor area devoted to the take-out service shall not exceed 15 m²;
- (8)

all site development plans shall conform to the provisions of Schedule "I" of this section.



THIS IS SECTION 1213-SCHEDULE 'I'
TO BY-LAW 795-83 PASSED BY
COUNCIL ON 2 NOVEMBER 1983

" H. McCallion "

MAYOR

" T. L. Julian "

CLERK

CITY OF MISSISSAUGA

- (SPA)

1214.

Notwithstanding their "DC" zoning, the lands designated as "DC-1214" on Schedule "B" of this By-law shall only be used for a variety store and two apartment units in compliance with the "DC" zone provisions contained in this By-law, excepting however that: (869-83)
- (1)

the provisions of sections 83 and 84 of this By-law shall not apply;
- (2)

the second storey of the building shall be used for two apartment units;
- (3)

the lot, all buildings and structures which exist on the day of enactment of this section are deemed to comply with the provisions of this By-law, notwithstanding the said lot, buildings or structures may not actually comply with the "DC" zone provisions.

- (SPA)

1215.

Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1215" on Schedule "B" of this By-law shall only be used in compliance with the "RM1" zone provisions contained in this By-law, except that: (688-84)
- (1)

the area and frontage of lots shall conform to the following requirements:
- | Lot Type | Minimum Lot Area | Minimum Lot Frontage |
|----------|--------------------|----------------------|
| Interior | 650 m ² | 15 m |
| Corner | 900 m ² | 20 m |
- (2)

the front yard of every lot shall have a minimum depth of 4.5 m;
- (3)

the exterior side yard of every corner lot shall have a minimum width of 1.2 m;
- (4)

the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5)

the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (6)

a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (5) above;
- (7)

the rear yard of every lot shall have a minimum depth of 7.5 m;
- (8)

notwithstanding subsections (2) and (3) of this section, no garage shall be located closer than 6 m to any street line;
- (9)

notwithstanding the provisions of clause 2(10)(b) of this By-law, semi-detached dwellings may be erected such that each dwelling unit is attached solely below grade by a connection consisting of a footing stretching between the footings of the dwelling units on which a wall is placed, three concrete blocks high, at least 10 cm thick, complete with mortar.
- By-law Number 5500 ~ Mississauga

B-269

Updated: 2004 January 16

- (SPA) 1216. Notwithstanding their "RCL1" zoning designation, the lands delineated as "RCL1-1216" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices and accessory uses subject to the following: (1210-86)
- (1) the provisions of sections 21 and 108(4) of this By-law shall not apply;

(2) for the purposes of this section, accessory uses shall only include a dispensary and cafeteria for the exclusive use of office employees but not including a restaurant catering to the general public provided that any such use is contained within a building or structure erected for office purposes and the maximum gross floor area devoted to all accessory uses shall not exceed 105 m²;

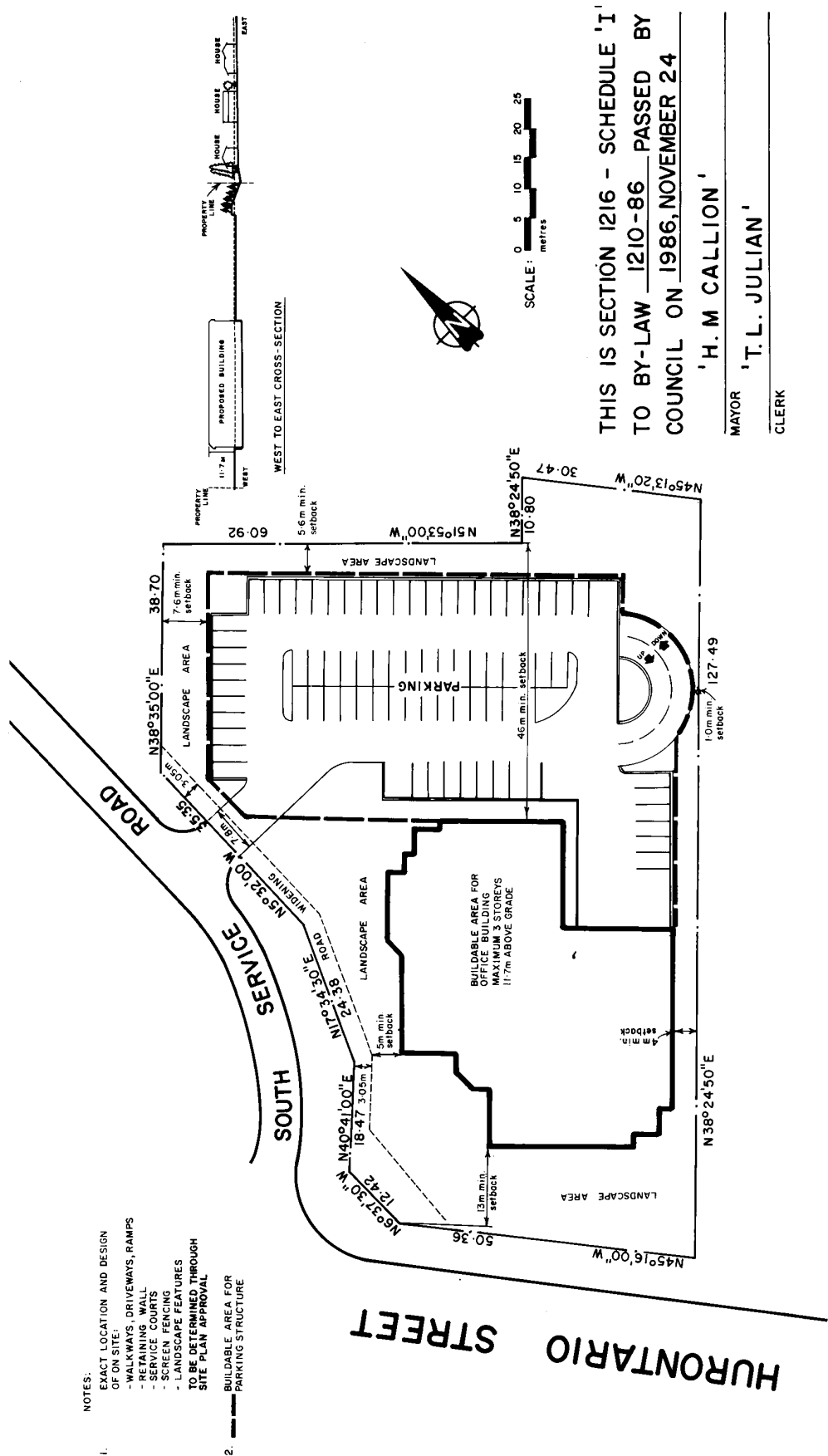
(3) for the purposes of this section, "CAFETERIA" means an area of a building or structure used to prepare food and offer for sale and sell food for immediate consumption for persons employed within the building or structure;

(4) for the purposes of this section, motor vehicle parking facilities shall be provided at the rate of 3.2 parking spaces for each 100 m² of gross floor area used for office purposes and accessory uses;

(5) the maximum gross floor area of all buildings or structures erected for office purposes shall not exceed 5 498 m²;

(6) all site development shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1216



- 1217.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1217" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law and a dwelling unit, except that: *(923-83)*
- (1) the provisions of subsection 22C(7), subsections 83(24) and (30), and subsections 87(a), (b), and (c) of this By-law shall not apply;
 - (2) one side yard shall have a minimum width of 1.5 m and the other side yard shall comply with the provisions of subsection 87(d) of this By-law;
 - (3) the gross floor area of the building or structure or part thereof used for commercial purposes shall not exceed 165 m²;
 - (4) the number of dwelling units constructed shall not exceed one;
 - (5) the second storey of the building shall be used for residential purposes only.
- 1218.** Notwithstanding their "RM5" zoning designation, the lands delineated as "RM5-1218" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law and subject to the following: *(183-83)*
- (1) the number of dwelling units constructed shall not exceed 60.
- 1219.** Notwithstanding their "RM7D4" zoning designation, the lands delineated as "RM7D4-1219" on Schedule "B" of this By-law shall only be used for the erection of a senior citizen apartment house in compliance with the "RM7D4" zone provisions contained in this By-law and subject to the following: *(183-83)*
- (1) the number of dwelling units constructed shall not exceed 110;
 - (2) for the purposes of this section, "SENIOR CITIZEN APARTMENT HOUSE" means a residential apartment building constructed for the exclusive use of persons over 60 years of age and necessary staff incidental thereto, under the auspices of any of the Federal, Provincial or Municipal Governments.
- 1221.** Notwithstanding their "R3" zoning designation, the lands delineated as "R3-1221" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, excepting however that: *(194-83)*
- (1) for the purposes of this section, the shorter lot line abutting a street shall be deemed to be the front lot line;
 - (2) the rear yard of every lot shall have a minimum depth of 1.7 m;
 - (3) every lot shall have a minimum frontage of 30 m;
 - (4) every lot shall have a minimum area of 1 590 m²;
 - (5) the provisions of section 21 of this By-law shall not apply.
- (SPA) **1222.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1222" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law and subject to the following: *(348-86)*
- (1) in addition to those uses permitted in an "M1" zone, business, professional and administrative offices shall be permitted.

- (SPA)1223. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1223" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the “RM5” zone provisions contained in this By-law, except that: (870-83), (75-98)
- (1)

the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (23) and clauses 44(17)(d) and (e) of this By-law shall not apply;
- (2)

the total number of dwelling units permitted on all lands zoned "RM5-1223" shall not exceed 28;
- (3)

the total gross floor area of all buildings on all lands zoned "RM5-1223" shall not exceed 5 215 m²;
- (4)

the coverage of all buildings and structures shall not exceed 35% of the lot area;
- (5)

the "Minimum Open Space" shall not be less than 45% of the lot area;
- (6)

notwithstanding subsection 2(19) of this By-law, the maximum dwelling unit height shall be:

(a)

9.5 m as measured from established grade to the highest ridge of a sloped roof;

(b)

7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (7)

the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (8)

no garage shall be located closer than 6 m to an internal road;
- (9)

a porch, covered porch, uncovered platform or bay window shall be permitted to encroach a maximum of 1.5 m into the setback to Clarkson Road and Christopher Road;
- (10)

a porch, covered porch, uncovered platform or bay window shall be excluded from the calculation of the lot coverage;
- (11)

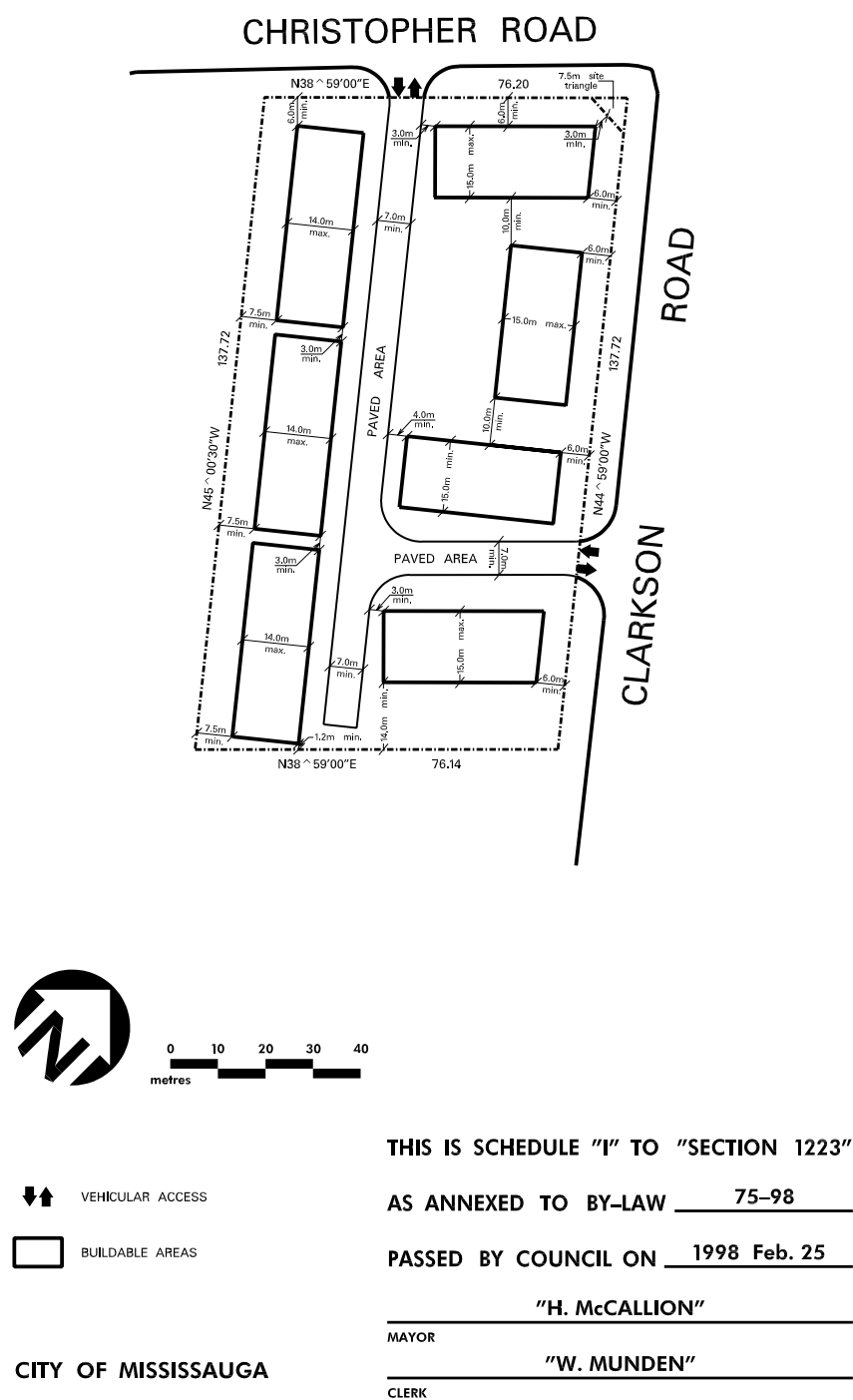
(a)

all site development plans shall conform to the provisions of Schedule "I" of this section;

(b)

notwithstanding clause (11)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, amenity areas, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1206



- (SPA) **1224.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1224" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, excepting however that: *(728-83)*
- (1) the total gross floor area of all buildings and structures used for business, professional, administrative or governmental offices shall not exceed 12 850 m²;
 - (2) in addition to those uses permitted in an "RCL1" zone, manufacturing or industrial undertakings that are conducted within enclosed buildings or structures, including storage warehouses and research establishments, shall be permitted.
- 1225.** *Deleted by By-law 579-93. (728-83)*
- (SPA) **1226.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1226" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, excepting however that: *(728-83), (560-93), (19-95)*
- (1) the gross floor area of all buildings and structures used for office purposes shall not exceed 0.36 times the lot area; however, in no event shall the total gross floor area of all buildings and structures used for office purposes on lands zoned "M1-1226", "M1-1227" and "M1-1228" exceed 29 250 m²;
 - (2) in addition to those uses permitted in an "M1" zone, the following uses shall be permitted:
 - (a) fitness club;
 - (b) recreational establishments, including premises used for bowling, curling, roller and ice skating, theatre;
 - (c) automotive service station;
 - (d) taxi dispatching centre.
- (SPA) **1227.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1227" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, excepting however that: *(728-83)*
- (1) the gross floor area of all buildings and structures used for office purposes shall not exceed 0.36 times the lot area; however, in no event shall the total gross floor area of all buildings and structures used for office purposes on lands zoned "M1-1226", "M1-1227" and "M1-1228" exceed 29 250 m²;
 - (2) in addition to those uses permitted in an "M1" zone, the following uses shall be permitted:
 - (a) veterinary establishment;
 - (b) restaurant;
 - (c) fitness club.
- (SPA) **1228.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1228" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, excepting however that: *(728-83), (1197-85), (560-93)*
- (1) the gross floor area of all buildings and structures used for office purposes shall not exceed 0.36 times the lot area; however, in no event shall the total gross floor area of all buildings and structures used for office purposes on lands zoned "M1-1226", "M1-1227" and "M1-1228" exceed 29 250 m².
- (SPA) **1229.** Notwithstanding their "M1" zoning designation, the lands delineated as "M1-1229" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, excepting however that: *(245-83), (938-85), (450-99)*
- (1) the provisions of subsections 109(a) and (b) shall not apply.
- (SPA) **1231.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1231" on Schedule "B" of this By-law shall only be used in compliance with the "AC6" zone provisions contained in this By-law, except that: *(553-83)*
- (1) the provisions of section 21, and clauses 68(3)(i), 68(3)(j), 68(3)(1), 96B(2)(i), 96B(2)(j), 96B(2)(1) and 96B(2)(m) shall not apply;
 - (2) in addition to those uses permitted in an "AC6" zone under section 96B the following use shall be permitted:
 - (a) a commercial parking lot provided that the area devoted to such use is contained within an area approximately 15 m from the northerly boundary of the lands and has an asphalt pavement;
 - (b) for the purpose of clause (a) of this subsection, "COMMERCIAL PARKING LOT" means an area set aside exclusively for the parking of motor vehicles where a fee or other consideration is charged for such use.

1232. Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1232" on Schedule "B" of this By-law, shall only be used for the erection of one-family detached dwellings or semi-detached dwellings, in compliance with the following: (257-83)

- (1) each one-family detached dwelling shall comply with the "R4" zone provisions contained in this By-law, excepting however that:
 - (a) the area of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area
Interior	510 m ²
Corner	650 m ²

- (2) each semi-detached dwelling shall comply with the "RM1" zone provisions contained in this By-law, excepting however that:
 - (a) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	510 m ²	15 m
Corner	650 m ²	19.5 m

- (b) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (c) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (d) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (e) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by clause (d) of this subsection;
- (f) notwithstanding the provisions of clause 2(10)(b) of this By-law, a semi-detached dwelling may be erected so that each dwelling unit is attached solely below grade by a connection consisting of a footing stretching between the footings of the dwelling units on which a wall is placed, 3 concrete blocks high, at least 10.16 cm thick, complete with mortar.

1233. Notwithstanding their "R4" zoning, the lands delineated as "R4-1233" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, excepting however that: (470-83)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	408 m ²	12 m
Corner	510 m ²	15 m

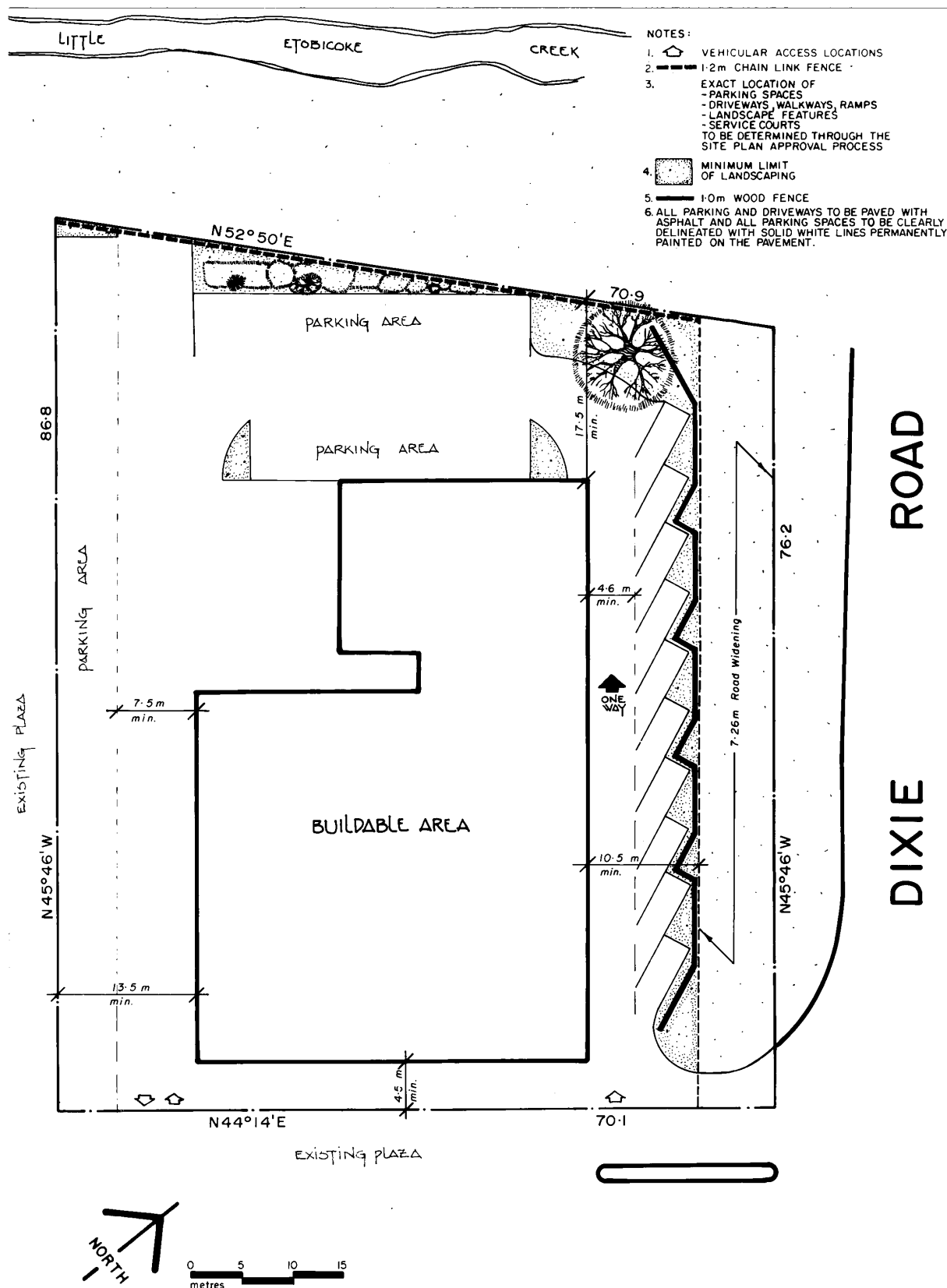
- (2) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (3) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (2) of this section;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) the front yard of every lot shall have a minimum depth of 4.5 m;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (8) notwithstanding subsections (5) and (6) of this section, no garage shall be located closer than 6 m to any street line.

(SPA) **1234.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1234" on Schedule "B" of this By-law shall only be used for commercial purposes in compliance with the following: (590-83)

- (1) no person shall use land or erect or use any building or structure except for:
 - (a) shop in which new goods are sold at retail;
 - (b) storage warehouse provided any such use is accessory to the principal commercial use;
- (2) the total gross floor area of all buildings and structures shall not exceed 1 855 m²;
- (3) motor vehicle parking facilities shall be provided at the rate of 5.4 parking spaces per 100 m² of gross leasable area used for commercial purposes;
- (4) motor vehicle parking facilities shall be provided at the rate of 1.1 parking spaces per 100 m² of gross floor area used for storage warehousing;
- (5) a maximum of 6 tandem parking spaces may be provided on the lot;

- (6) for the purposes of this section, "TANDEM PARKING SPACE" means 2 or more parking spaces abutting each other end to end with only one having access to an aisle;
- (7) for the purposes of this section, "AISLE" means an internal roadway immediately adjacent to each parking and loading space to provide vehicular ingress and egress at all times and having a minimum width of 4.6 m;
- (8) the provisions of section 22C, Schedule "A", Loading Standards shall apply;
- (9) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1234



THIS IS SECTION 1234-SCHEDULE 'I'
TO BY-LAW 590-83 PASSED BY
COUNCIL ON 17 August 1983

" H. McCallion "

MAYOR

" L. M. McGillivray "

CLERK (DEPUTY)

CITY OF MISSISSAUGA

- (SPA) **1235.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1235" on Schedule "B" of this By-law shall only be used in compliance with the following: *(452-83), (626-84)*
- (1)
 - (a) the provisions of subsections 109(c), (g), and (m) of this By-law shall apply; *(114-94)*
 - (b) the provisions of sections 21, 59A, subsection 113(4) and section 114 of this By-law shall not apply; *(114-94)*
 - (2) land may be used for, or buildings or structures erected and/or used for the following: *(114-94)*
 - (a) manufacturing, or industrial undertakings that are conducted within enclosed buildings or structures including storage warehouses, and research establishments, but in no event for bulk storage yards or truck terminals;
 - (b) recreational and entertainment establishments which may include, a mechanical pitching establishment, ceramic studio, video store, shop for the rental and sale of electronic and/or video equipment and computers, swimming pool equipment and supply store, craft store, sports equipment and apparel store, camera and photofinishing store, photographic studio, art gallery, frame shop, travel agency;
 - (c) personal service shops;
 - (d) vehicle leasing/rental outlet including accessory retail sales with no outside display, taxi or courier dispatching centre;
 - (e) carpet/floor covering cleaning service, tool, equipment and general rental establishment, business equipment and office supply store, veterinary clinic, pet store, pet food and equipment store, establishment for brewing beer and making wine, beer store, liquor store, catalogue sales outlet, card and gift store, florist, dressmaker's supply store;
 - (f) billiard room with accessory video arcade with a maximum gross leasable area of 410 m², drug store with a maximum gross leasable area of 235 m²;
 - (g) convenience store with a maximum gross leasable area of 235 m², fruit and vegetable store with a maximum gross leasable area of 745 m², deli and meat store with a maximum gross leasable area of 745 m², poultry and fish store with a maximum gross leasable area of 745 m², for the purposes of this clause, individual food stores may be combined to form a specialty food store with a maximum gross leasable area of 900 m², however the total gross leasable area devoted to food stores shall not exceed 2 235 m²;
 - (3) a maximum of 15% of the gross leasable area of any individual manufacturing or warehousing establishment with a gross leasable area exceeding 170 m² may be used for ancillary retail sales and display of products if such retail sales and display of products are contained within enclosed buildings or structures and are accessory to the principal use of manufacturing or warehousing;
 - (4) a maximum of 25% of the gross leasable area of any individual manufacturing or warehousing establishment with a gross leasable area of 170 m², or less, may be used for ancillary retail sales and display of products if such retail sales and display of products are contained within enclosed buildings or structures and are accessory to the principal use of manufacturing or warehousing;
 - (5) the lands delineated by black hatching on Schedule "I" of this By-law may also be used for the following: *(114-94)*
 - (a) a restaurant;
 - (b) a take out restaurant with a maximum gross floor area of 158 m²;
 - (c) convenience restaurant with a maximum gross floor area of 1 500 m²;
 - (d) notwithstanding clauses (5)(a), (b), and (c) of this section, the total gross floor area of restaurants, take-out restaurants and convenience restaurants shall not exceed 2 050 m²;
 - (e) bulk food stores, the total gross leasable area of which shall not exceed 1 320 m²;
 - (f) discount merchandising stores, the total gross leasable areas of which shall not exceed 875 m²;
 - (g) retail-warehouses;
 - (h) general retail-warehouses;
 - (6) the lands not delineated by black hatching and within the buildings shown on Schedule "I" of this By-law may also be used for the following: *(114-94)*
 - (a) commercial schools;
 - (b) fitness clubs;
 - (c) automobile repair garages in which no automobile body repairs are performed;
 - (d) shops for the sale, installation and repair of automobile related equipment and products;
 - (7) notwithstanding the provisions of subsections (3) and (4) and clause (6)(f) of this section, the area within any individual manufacturing or warehousing establishment which is used for retail sales and/or display of products shall be separated from the remainder of such establishment by a permanent, solid, floor to ceiling and wall to wall partition and closed doors;
 - (8) for the purposes of this section, "GROSS LEASABLE AREA" means the aggregate of the areas of each storey above and below established grade, measured from the centre line of joint interior partitions and from the exteriors of the outside walls, designed for tenant occupancy and exclusive use only, and used for sales, display, storage, manufacturing and/or warehousing, but excluding storage areas below established grade and common areas above or below established grade;
 - (9) for the purposes of this section, "RETAIL-WAREHOUSE" means a building or structure, or part thereof, where commodities are stored and offered for sale and shall include only home furnishing and home improvement products such as furniture, major appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, paint and wallpaper supplies and decorating supplies;
 - (10) for the purposes of this section, "BULK FOOD STORE" means a building or structure, or part thereof, where packaged foodstuffs primarily displayed in open case boxes and without price markings on the packages and/or unpackaged foodstuffs stored in quantities in bins or other containers are stored and offered for sale at retail and a maximum of 50 m² of the gross leasable area may be used for dairy products and/or frozen foods stored and sold in quantities but excluding refrigerated and perishable foods such as fresh fruits and vegetables and fresh meats, poultry and fish;

- (11) for the purposes of this section, "DISCOUNT MERCHANDISING STORE" means a building or structure, or part thereof, where retail goods are sold at discount prices to the general public, including factory-outlet department stores, and excluding full-line department stores, promotional department stores, specialty retail stores, food supermarkets and grocery stores;
- (12) *deleted by By-law 114-94;*
- (13) *deleted by By-law 114-94;*
- (14) for the purposes of this section, "RESTAURANT" means an establishment which has full kitchen facilities for the preparation of all types of meals and whose principal business is the preparation and sale of all types of meals, to be offered by menu and served by a restaurant employee at the same table where the food is consumed, and such establishment does not include a convenience restaurant or take-out restaurant and does not offer convenience, take-out, or packaged fast food services;
- (15) for the purposes of this section, "GENERAL RETAIL-WAREHOUSE" means:
- (a) an individual manufacturing or warehousing establishment with a gross leasable area exceeding 170 m² and with ancillary retail sales and display of products manufactured or stored on the premises comprising over 15% of the gross leasable area of the establishment to a maximum of 50% of the gross leasable area of the establishment, excluding food supermarkets, grocery stores, pharmacies and/or drug stores, hardware stores and apparel and accessories outlets without associated manufacturing, but including apparel and accessories outlets which retail only goods manufactured on the premises;
 - (b) an individual manufacturing or warehousing establishment with a gross leasable area of 170 m², or less, and with ancillary retail sales and display of products manufactured or stored on the premises comprising over 25% of the gross leasable area of the establishment to a maximum of 50% of the gross leasable area of the establishment, excluding food supermarkets, grocery stores, pharmacies and/or drug stores, hardware stores and apparel and accessories outlets without associated manufacturing, but including apparel and accessories outlets which retail only goods manufactured on the premises;
- (16) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law, except that where the Land Use is shown in Column 1 below, the Minimum Required Parking Standard shown opposite in Column 2 shall apply: *(114-94)*

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Retail-Warehouse	1.6 spaces per 100 m ² GLA
Individual Manufacturing or Warehousing Establishment, which exceeds 170 m ² GLA, with a maximum of 15% of the gross leasable area used for accessory retail sales and display of products which are accessory to the principal manufacturing or warehousing use	1.6 spaces per 100 m ² GLA
Individual Manufacturing or Warehousing Establishment, of 170 m ² GLA or less, with a maximum of 25% of the gross leasable area used for accessory retail sales and display of products which are accessory to the principal manufacturing or warehousing use	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing; and 1.6 spaces per 100 m ² GLA used for manufacturing
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing; and 1.6 spaces per 100 m ² GLA used for manufacturing
Restaurant	14.85 spaces per 100 m ² GFA (Restaurant)
Take-out Restaurant	13.5 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	22.5 spaces per 100 m ² GFA (Restaurant)
Recreation and Entertainment Establishment	3.2 spaces per 100 m ² GLA
Cleaning Depot/Plant for Clothing	1.6 spaces per 100 m ² GLA
Fitness Club	3.2 spaces per 100 m ² GLA
Taxi or Courier Dispatching Centre	1.6 spaces per 100 m ² GLA
Vehicle Leasing/Rental Outlet	1.6 spaces per 100 m ² GLA; and 1.0 spaces per leased vehicle to be stored either within a building or structure or outdoors, tandem parking permitted
Carpet/Floor Covering Cleaning Service	1.6 spaces per 100 m ² GLA
Shop for the Sales, Installation and Repair of Automotive Related Equipment and Products	1.6 spaces per 100 m ² GLA
Shoe Repair Store	1.6 spaces per 100 m ² GLA
Catalogue Sales Outlets	1.6 spaces per 100 m ² GLA
Establishment for Brewing Beer and Making Wine	1.6 spaces per 100 m ² GLA
Billiards and Accessory Video Arcade	2.7 spaces per 100 m ² GLA

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Private Club	2.7 spaces per 100 m ² GLA
Private School	18.0 spaces for Junior School 30.0 spaces for Senior School 100.0 spaces for Secondary School
Food Stores	5.9 spaces per 100 m ² GLA
Commercial Schools	3.2 spaces per 100 m ² GLA
All other uses not listed in section 22C of this By-law or within this schedule	5.4 spaces per 100 m ² GLA

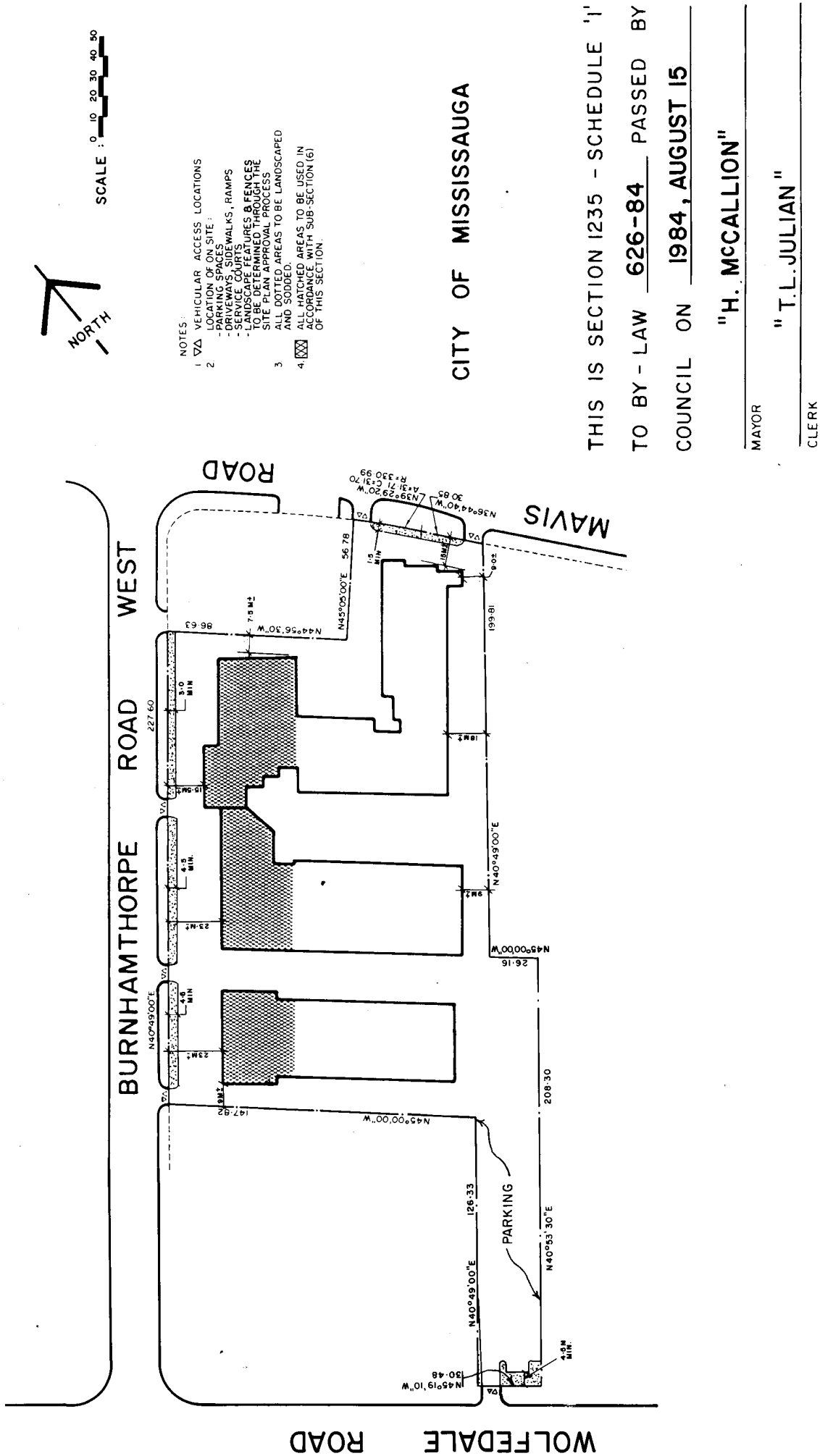
- (17) notwithstanding subsection (16) of this section, parking shall be calculated as for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Office/Industrial	100	90	95	10
Retail	80	65	100	100
Restaurant (includes restaurants, take-out restaurants and/or convenience restaurants)	20	100	30	100
TOTAL				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office/Industrial	10	10	10	10
Retail	80	100	100	30
Restaurant (includes restaurants, take-out restaurants and/or convenience restaurants)	20	100	50	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development 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 contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development; and in no event shall exceed 640 parking spaces.

- (18) for the purposes of subsection (17) of this section, the following uses shall be construed to be office/industrial uses: individual manufacturing or warehousing establishments with accessory retail sales and display of products which are accessory to the principal use of manufacturing or warehousing, storage warehouses, research establishments, automobile repair garages, taxi or courier dispatching centre, carpet/floor covering cleaning service, veterinary clinic, shops for the manufacture of small goods and wares, laundry and dyeing establishments, printing establishments, and any operations of Municipal, Provincial and Federal Governments, professional and administrative offices, and radio and television broadcasting establishments; *(114-94)*
- (19) for the purposes of subsection (17) of this section, all other uses that are not restaurants or construed to be office/industrial uses shall be construed to be retail; *(114-94)*
- (20) *deleted by By-law 114-94;*
- (21) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (22) the maximum gross floor area of all buildings and structures shall not exceed 17 720 m².



- (SPA)1236. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1236" on Schedule "B" of this By-law shall only be used for medical offices, a medical laboratory, a dispensary and radiology room and administration offices in compliance with the "RCL1" zone provisions contained in this By-law, except that: (918-83)
- (1) the provisions of subsection 2(49), section 21, clause 22C(1)(a), subsection 108(3), subsection 108(4), subclause 108(5)(b)(i) and clause 108(5)(c) of this By-law shall not apply;

(2) the total gross floor area of all buildings and structures shall not exceed 1 305 m², of which a maximum of 157 m² shall be devoted to a dispensary, medical laboratory and radiology room and a maximum of 138 m² to administrative offices;

(3) for the purposes of this section, "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 buildings used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, lunch rooms, storage areas, or any parts of the building above or below established grade other than that used for offices, a medical laboratory, a dispensary or radiology room;

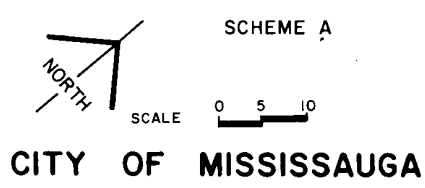
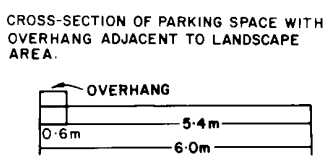
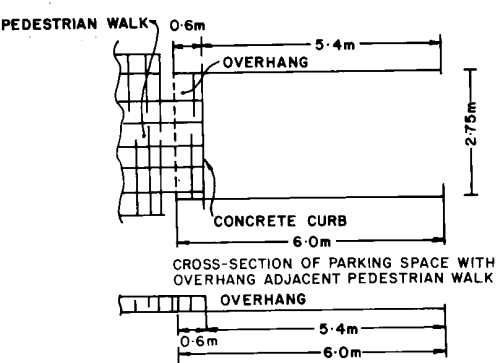
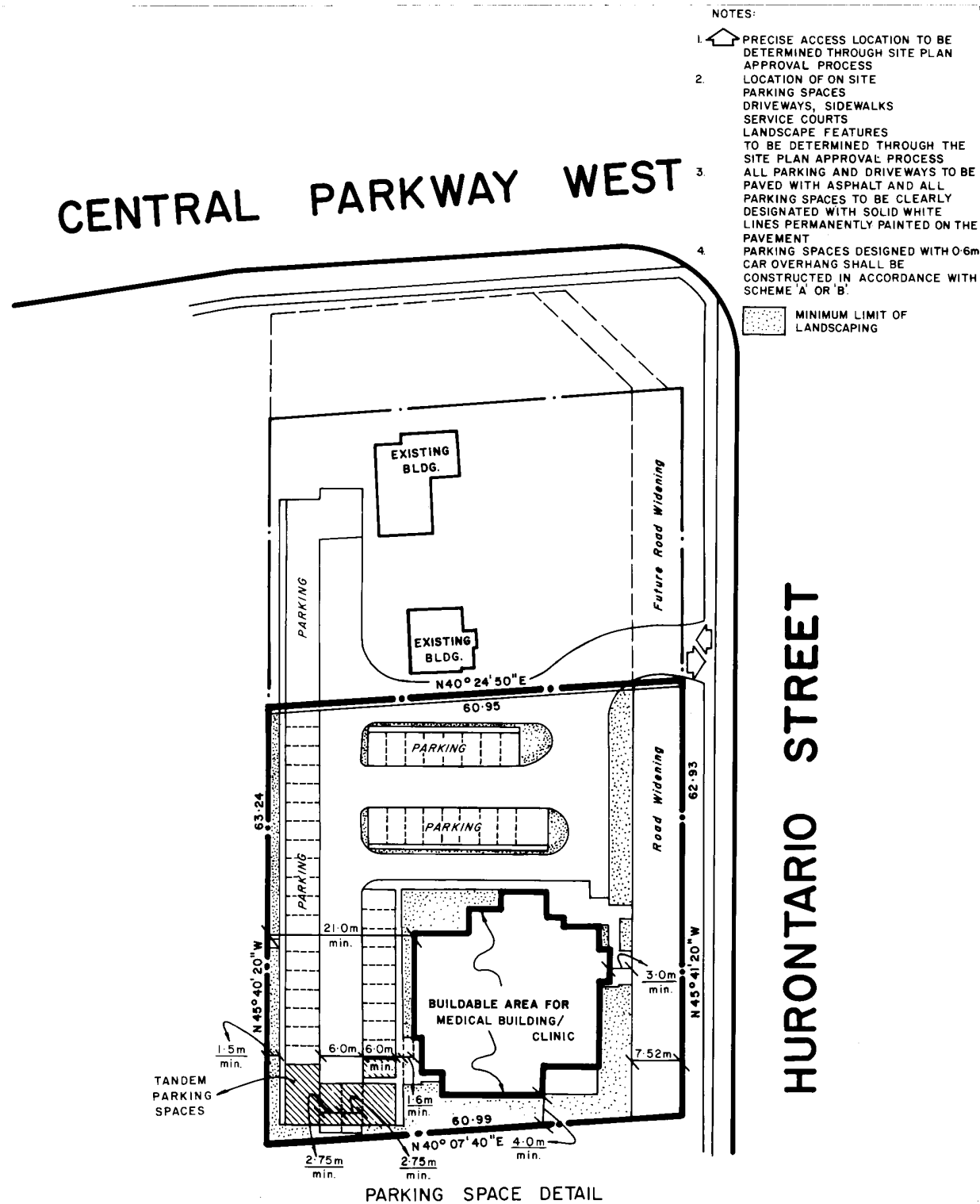
(4) for the purposes of this section, "RADIOLOGY ROOM" means an area in which radiological and ultrasound examinations are performed;

(5) the total number of medical practitioners shall not exceed 9;

(6) for the purposes of this section, motor vehicle parking facilities shall be provided in accordance with the following:
- | | | |
|---|-----|---|
| Medical Offices | 5.0 | parking spaces per practitioner |
| Administration Offices, Medical Laboratory, Dispensary and Radiology Room | 3.2 | parking spaces per 100 m ² GFA |
- (7) a maximum of 8 tandem parking spaces may be provided on the lot;

(8) for the purposes of this section, "TANDEM PARKING SPACE" means the parking of one motor vehicle behind another on an aisle used for vehicular travel;

(9) all site development plans shall conform to the provisions of Schedule "I" of this section.



THIS IS SECTION 1236 - SCHEDULE 'I'
TO BY-LAW 918-83 PASSED BY
COUNCIL ON 12 DECEMBER 1983

"H. McCallion"
MAYOR

"T.L. Julian"
CLERK

1237. Notwithstanding their "R4" zoning, the lands delineated as "R4-1237" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: *(686-84), (362-87)*

- (1) the area and frontage of lots shall conform to the following requirements;

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	440 m ²	12 m

- (2) the side yards of every lot shall have a minimum width of 1.2 m;
- (3) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1238. *Deleted by By-law 505-97. (487-83), (916-87), (421-91)*

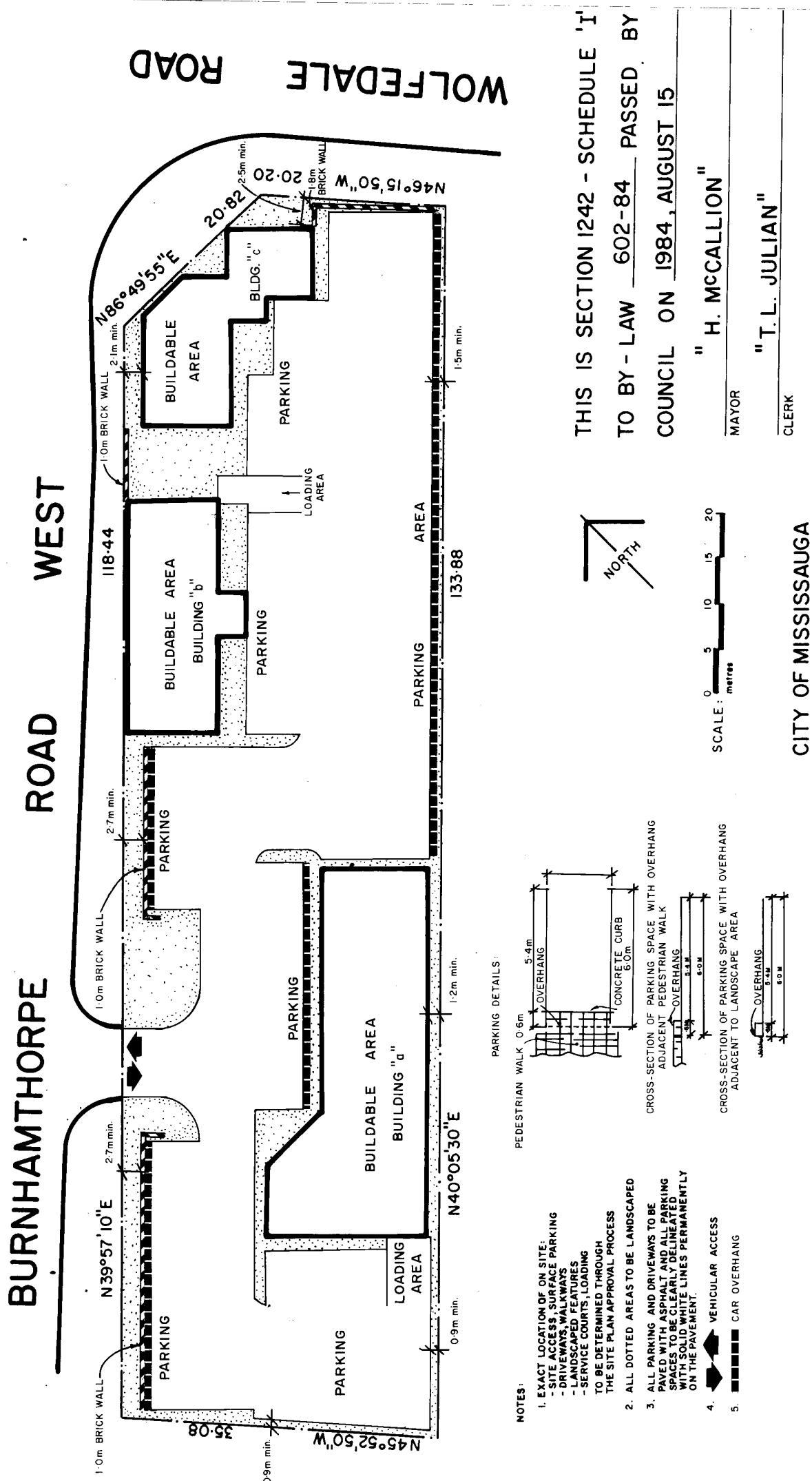
(SPA) **1239.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1239" on Schedule "B" of this By-law shall only be used for a gas bar in compliance with the "AC6" zone provisions contained in this By-law. *(866-83)*

1240. Deleted by By-law 0005-2001. (791-83), (7-91)

1241. Notwithstanding their "R4" zoning, the lands delineated as "R4-1241" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (554-83)

- (1) all lots shall have a minimum frontage of 12 m;
- (2) all lots shall have a minimum area of 435 m²;
- (3) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (4) the side yards of every lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (5) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (4) of this section;
- (6) the maximum lot coverage of lots with a frontage of 12.2 m or less shall be 40%.

- (SPA) **1242.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1242" on Schedule "B" of this By-law shall only be used in compliance with the following: *(602-84)*
- (1) the provisions of subsection 2(24), section 21, section 109, section 113 and section 114 of this By-law shall not apply;
 - (2) land may be used for, or buildings or structures erected and/or used for the purpose of:
 - (a) retail-warehouses, general retail-warehouses, discount merchandising stores, and bulk food stores;
 - (b) manufacturing or industrial undertakings that are conducted within enclosed buildings or structures including storage warehouses, research establishments, but in no event for bulk storage or truck terminals;
 - (c) local service commercial uses such as: dressmaking and associated fabric sales; printing shop; upholstery service outlet; cleaner depot and plant; stationery; office supplies and office furnishings; bank; day nursery; fitness club and racquet club;
 - (d) business, professional and administrative offices;
 - (e) restaurant, convenience restaurant and take-out restaurant; *(340-98)*
 - (f) medical office; *(340-98)*
 - (g) convenience store, barber shop, beauty salon, veterinary clinic, sporting goods store, computer store, stationary and gift store, book store, pharmacy, postal outlet, tanning salon, video store, camera and photo finishing store, photographic studio, travel agency, picture framing shop, art studio, equipment rental establishment, pet grooming establishment, specialty food store and wine/beer making establishment; *(340-98)*
 - (3) in addition to the uses permitted under subsection (2) of this section, the area shown on Schedule "I" of this section as Building "a" may also be used for a garden centre and the sale of fruits and vegetables;
 - (4) for the purposes of this section, "RETAIL-WAREHOUSE" means a building or structure, or part thereof, where commodities are stored and offered for sale and shall include only the following home furnishing and home improvement products: furniture; appliances; electrical fixtures; carpets and floor coverings; building supplies; plumbing supplies; draperies and decorating supplies such as paints and wallpaper;
 - (5) for the purposes of this section, "GENERAL RETAIL-WAREHOUSE" means a building or structure, or part thereof, used for industrial, manufacturing and/or warehousing purposes, with ancillary retail sales and display of products manufactured or stored on the premises comprising a maximum of 50% of the gross leasable area of the establishment, excluding food supermarkets, grocery stores, pharmacies and/or drug stores, hardware stores, and apparel and accessories outlets without associated manufacturing on the premises, but including apparel and accessories outlets which retail only goods manufactured on the premises;
 - (6) for the purposes of this section, "DISCOUNT MERCHANDISING STORE" means a building or structure, or part thereof, where retail goods are sold at discounted prices to the general public, including factory-outlets, and excluding full-line department stores, promotional department stores, specialty retail stores, food supermarkets and grocery stores;
 - (7) for the purposes of this section, "BULK FOOD STORE" means a building or structure, or part thereof, where packaged foodstuffs primarily displayed in open case boxes and/or unpackaged foodstuffs stored in quantities in bins or other containers are stored and offered for sale at retail, and a maximum of 50 m² of the gross leasable area may be used for dairy products and/or frozen foods stored and sold in quantities but excluding refrigerated and perishable foods such as fresh fruits and vegetables, fresh meats, poultry and fish;
 - (8) for the purposes of this section, "GARDEN CENTRE" means a building or place where plants, nursery stock, flowers, garden supplies and ornaments, hardware, and crafts and pottery related to the garden centre are stored or kept for sale and may include a display terrace;
 - (9) the total gross floor area of all buildings and structures shown on Schedule "I" of this section as Building "a" shall not exceed 555 m² of which a maximum of 165 m² may be devoted to the sale of fruits and vegetables and a maximum of 165 m² may be devoted to the dressmaking and associated fabric sales with fabric sales not being a permitted use on its own;
 - (10) *deleted by By-law 340-98;*
 - (11)
 - (a) the maximum gross floor area devoted to all restaurants, convenience restaurants and take-out restaurants shall be 540 m²; *(340-98)*
 - (b) the maximum gross floor area devoted to a medical office shall be 85 m²; *(340-98)*
 - (c) the maximum gross floor area devoted to a convenience store shall be 240 m²; *(340-98)*
 - (d) the maximum gross floor area devoted to a pharmacy shall be 50 m²; *(340-98)*
 - (e) the maximum gross floor area devoted to a specialty food store shall be 150 m²; *(340-98)*
 - (12) notwithstanding section 22C of this By-law, motor vehicle parking facilities shall be provided at the rate of 7.3 spaces per 100 m² of Gross Floor Area; *(340-98)*
 - (13) *deleted by By-law 340-98;*
 - (14) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (15) the maximum gross floor area of all buildings and structures shall not exceed 1 085 m².



- (SPA) 1245. Notwithstanding their "AC1" zoning, the lands delineated as "AC1-1245" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, governmental offices, a restaurant and ancillary retail commercial uses in compliance with the "AC1" zone provisions contained in this By-law, except that: (110-85)
- (1) the front yard shall have a minimum depth of 13.7 m;
 - (2) the provision of section 53 shall not apply;
 - (3) the total gross floor area of all office buildings and structures shall not exceed 2 890 m²;
 - (4) the total gross floor area of the ancillary retail commercial uses shall not exceed 10% of the total gross floor area of all office buildings and structures;
 - (5) for the purposes of this section, ancillary retail commercial uses shall only include a bank, a financial institution or money lending agency, a barber shop or beauty parlour, a blueprinting establishment, a clothes cleaning agency or pressing establishment, a dressmaking or tailoring establishment, a laundromat, a pharmaceutical agency or dispensing druggist, a shoe repair shop, and a variety store, provided that any such use is contained within a building or structure used for office purposes;
 - (6) the total gross floor area of the restaurant shall not exceed 270 m²;
 - (7) notwithstanding section 59A of this By-law, the restaurant shall not be located closer than 49 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone;
 - (8) for the purpose of this section, "RESTAURANT" means a building or structure or part thereof used to prepare food and offer for sale and sell food for immediate consumption within the building or structure or part thereof and such establishment may have an ancillary area within the building devoted to take-out and/or delivery service having a maximum gross floor area of 20 m² for such purpose but the establishment shall not include a convenience restaurant or a take-out restaurant.

1246. Notwithstanding their "R2" zoning, the lands delineated as "R2-1246" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law, except that: (263-86)

- (1) the maximum lot coverage, minimum front yard and minimum side yard requirements of lots shall conform to the following requirements:

Lot Type	Maximum Lot Coverage	Minimum Front Yard	Minimum Interior Side Yard	Minimum Exterior Side Yard
Interior	35%	7.5 m	1.2 m plus 0.61 m for each storey above one	-
Corner	35%	6 m	1.2 m plus 0.61 m for each storey above one	6 m

- (2) all lots, buildings and structures which lawfully exist on the day this section is deemed to have come into force (1987 Oct. 19), are deemed to comply with the provisions of this section notwithstanding that the said lot, building or structure may not actually comply with the "R2-1246" zone provisions.

1247. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1247" on Schedule "B" of this By-law shall only be used for parking purposes. (729-84)

(SPA) 1249. Notwithstanding their "M1" zoning, the lands delineated as "M1-1249" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (554-86), (1272-86)

- (1) in addition to those uses permitted in an "M1" zone, the following uses shall be permitted:
 - (a) dwelling units with a maximum gross floor area of 67 m² for caretaking and/or security staff, which are located within enclosed buildings or structures used principally for manufacturing, industrial or warehousing undertakings;
 - (b) business, professional, administrative or governmental offices, provided that a maximum gross floor area of all buildings and structures on each block shall not exceed 0.5 times the lot area;
- (2) notwithstanding subsection 109(c) of this By-law, a building or structure, or part thereof, shall not be used for the purpose of offices unless such offices are accessory to the principal manufacturing, industrial or warehousing undertakings;
- (3) the minimum frontage for all blocks fronting on Kennedy Road and Matheson Boulevard shall be 80 m.

1250. Interim Control By-law expired 1986 February 13. (100-84), (78-85)

(SPA) 1251. Notwithstanding their "R4" zoning, the lands delineated as "R4-1251" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (610-85)

- (1) every lot shall have a minimum frontage of 7.0 m;
- (2) every lot shall have a minimum area of 350 m²;
- (3) the side yards of every lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (4) a chimney, chimney unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (3) of this section;

- (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (6) a maximum of 2 lots is permitted.

(SPA) **1252.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1252" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: *(610-85)*

- (1) no building permit shall be issued prior to the approval of site development and landscaping plans by the City;
- (2) a maximum of 2 lots is permitted;
- (3) one mutual driveway for the 2 lots shall be constructed.

1254. Notwithstanding their "R3" zoning, the lands delineated as "R3-1254" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: *(37-84)*

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	475 m²	12 m
Corner	680 m²	18 m

- (2) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (3) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (4) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

(SPA) **1255.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1255" on Schedule "B" of this By-law shall only be used in compliance with the "MC" zone provisions contained in this By-law, except that: *(644-84)*

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the following uses shall be permitted in addition to those allowed under subsection 113(1) of this By-law:
 - (a) banks; shops for the repair or manufacture of small goods and wares; dry-cleaning, laundry and dyeing establishments; printing establishments; and/or a day nursery;
 - (b) a restaurant with a maximum gross floor area of 558 m²;
 - (c) a convenience restaurant with a maximum gross floor area of 372 m²;
 - (d) business, professional and/or administrative offices with a total maximum gross leasable area of 630 m²;
 - (e) an automobile equipment and tire service store; and,
 - (f) an automobile transmission repair shop;
- (3) for the purposes of this section, "RESTAURANT" means a building or structure, or part thereof, used to prepare food and offer for sale and sell food for immediate consumption within the building or structure or part thereof, and such establishment does not include a convenience restaurant or take-out restaurant;
- (4) notwithstanding section 22C of this By-law, motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Retail-Warehouse	1.6 spaces per 100 m² GLA
Bulk Food Store	5.9 spaces per 100 m² GLA
Discount Merchandising Store	5.4 spaces per 100 m² GLA
Individual Manufacturing Establishment	1.6 spaces per 100 m² GLA
Individual Warehousing Establishment	1.1 spaces per 100 m² GLA
General Retail-Warehouse	3.2 spaces per 100 m² GLA used for retail sales and display of products and/or offices; and, 1.1 spaces per 100 m² GLA used for warehousing; and, 1.6 spaces per 100 m² GLA used for manufacturing
Restaurant	14.85 spaces per 100 m² GFA (Restaurant)
Convenience Restaurant	22.5 spaces per 100 m² GFA (Restaurant)
Office	3.2 spaces per 100 m² GLA
Bank	6.5 spaces per 100 m² GLA

Land Use	Minimum Required Parking Standard	
Automobile Equipment and Tire Service Store and Automobile Transmission Repair Shop and Automobile Repair Shop	5.5	spaces per 100 m ² GFA, of which 50% of the required spaces may be tandem parking spaces (GFA includes service bays, but service bays are not included as part of the required parking)
Day Nursery	1.0 plus, 1.0	spaces per staff member; spaces per service vehicle related to the function of the school
Research Establishment	1.6	spaces per 100 m ² GLA
Printing Establishment	1.6	spaces per 100 m ² GLA
Dry-Cleaning, Laundry, Dyeing Establishment	1.6	spaces per 100 m ² GLA
Shops for the Repair or Manufacture of Small Goods and Wares	1.6	spaces per 100 m ² GLA
Garden Centre	3.2 and 1.1	spaces per 100 m ² GLA used for retail sales and display of products and/or offices; spaces per 100 m ² GLA used for warehousing and/or wholesaling

- (5) notwithstanding subsection (4) of this section, parking shall be calculated as for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Office/Industrial	100	90	95	10
Retail	80	65	100	100
Restaurant (includes restaurants and/or convenience restaurants)	20	100	30	100
TOTAL				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office/Industrial	10	10	10	10
Retail	80	100	100	30
Restaurant (includes restaurants and/or convenience restaurants)	20	100	50	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development 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 contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for mixed use development; and in no event shall exceed 460 parking spaces.

- (6) for the purposes of this section, the drop-off and pick-up of clothing by individual customers shall not be permitted within dry-cleaning, laundry and dyeing establishments;
- (7) the provisions of section 114 of this By-law shall apply.

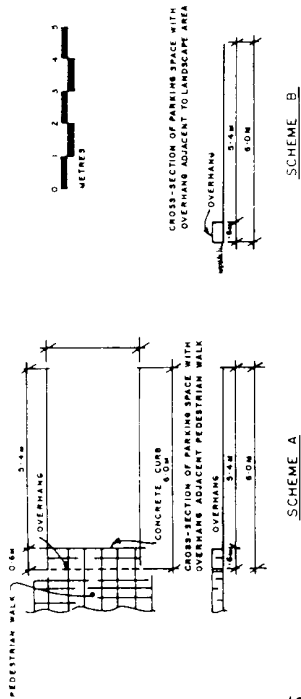
(SPA) **1257.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1257" on Schedule "B" of this By-law shall only be used in compliance with the following: *(285-84)*

- (1) the provisions of sections 109 and 113 of this By-law shall not apply;
- (2) the provisions of section 114 of this By-law shall apply;
- (3) land may be used for, or buildings or structures erected and/or used for the following:
- (a) banks; business, professional and administrative offices; shops for the repair or manufacture of small goods and wares; dry-cleaning, laundry and dyeing establishments; printing establishments; and/or a day nursery;
- (b) general retail-warehouses;
- (c) discount merchandising stores;
- (d) bulk food stores;
- (e) retail-warehouses;
- (f) a garden centre;
- (g) restaurant and take-out restaurant; *(502-96)*

- (h) one convenience restaurant with a drive through window; (502-96)
 - (i) manufacturing or industrial undertakings that are conducted within enclosed buildings or structures, including storage warehouses, research establishments, and automobile repair garages in which no automobile body repairs are performed, but in no event for bulk storage yards or truck terminals;
 - (j) fitness club, racquet club, gymnasium; (502-96)
 - (k) commercial school; (502-96)
 - (l) retail warehousing of bulk frozen foodstuffs; (502-96)
 - (m) video store; vehicle leasing/rental outlet; personal service uses including hairdressing or beauty salon; optical shop; florist shop; dressmaking shop; recreational establishments such as billiards, ceramic studio and mechanical pitching/batting cage; computer store; financial institutions; establishment for the sale/leasing of business equipment and office supplies; card shop; key cutting and engraving shop; photographic store/studio; beer, liquor or wine store; health food/vitamin store; apparel and accessories store; establishment for the sale, installation and repair of automotive related equipment; mobile phone sales and service shop; sale and service of motorized recreational vehicles; pet store; craft/hobby shop; catalogue sales outlet; retail medical supply store; veterinary clinic; equipment rental establishment; sporting goods and supplies store; art gallery and framing establishment; a mail box rental and photocopying establishment; establishment for the sale and service of swimming pools and equipment; (502-96)
 - (n) one convenience store; (502-96)
 - (o) one drug dispensary; (502-96)
- (4) for the purposes of this section, "GARDEN CENTRE" means a building or place where plants, nursery stock, flowers, garden supplies and ornaments, hardware, and crafts and pottery related to the garden centre are stored or kept for sale, and may include a display terrace;
 - (5) for the purposes of this section, "GENERAL RETAIL-WAREHOUSE" means a building or structure, or part thereof, used for industrial, manufacturing and/or warehousing purposes, with ancillary retail sales and display of products manufactured or stored on the premises comprising a maximum of 50% of the gross leasable area of the establishment, excluding food supermarkets, grocery stores, pharmacies and/or drug stores, hardware stores, and apparel and accessories outlets without associated manufacturing on the premises, but including apparel and accessories outlets which retail only goods manufactured on the premises;
 - (6) for the purposes of this section, "DISCOUNT MERCHANDISING STORE" means a building or structure, or part thereof, where retail goods are sold at discounted prices to the general public, including factory-outlets, and excluding full-line department stores, promotional department stores, specialty retail stores, food supermarkets and grocery stores;
 - (7) for the purposes of this section, "BULK FOOD STORE" means a building or structure, or part thereof, where packaged foodstuffs primarily displayed in open case boxes and/or unpackaged foodstuffs stored in quantities in bins or other containers are stored and offered for sale at retail, and a maximum of 50 m² of the gross leasable area may be used for dairy products and/or frozen foods stored and sold in quantities, but excluding refrigerated and perishable foods such as fresh fruits and vegetables, fresh meats, poultry and fish;
 - (8) for the purposes of this section, "RETAIL-WAREHOUSE" means a building or structure, or part thereof, where commodities are stored and offered for sale and shall include only the following home furnishing and home improvement products: furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paints and wallpaper;
 - (9) for the purposes of this section, "RESTAURANT" means an establishment which has full kitchen facilities for the preparation of all types of meals and whose principal business is the preparation and sale of all types of meals, to be offered by menu and served by a restaurant employee at the same table where the food is consumed, and such establishment does not include a convenience restaurant or take-out restaurant and does not offer convenience, take-out, or packaged fast food services;
 - (10) for the purposes of this section, "FOOD SUPERMARKET" means a building or structure, or part thereof, with a minimum gross leasable area of 600 m², where a wide range of food and household goods are stored and offered for sale at retail;
 - (11) for the purposes of this section, "GROCERY STORE" means a building or structure, or part thereof, with a gross leasable area of less than 600 m², where food and convenience goods are stored and offered for sale at retail;
 - (12) for the purposes of this section, "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above and below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales, display, storage, manufacturing, industrial purposes and/or warehousing, but excluding storage areas below established grade and common areas above or below established grade;
 - (13) for the purposes of this section "GROSS FLOOR AREA" (GFA) means the aggregate of the areas of each storey above and below established grade, measured from the exterior of the 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 part of the building below established grade other than that used for retail commercial or office purposes;
 - (14) notwithstanding the provisions of clause (3)(b) of this section, the area within any individual general retail-warehouse which is used for retail sales and/or display of products shall be separated from the remainder of such establishment by a permanent, solid, floor to ceiling and wall to wall partition and closed doors;
 - (15) the gross floor area of all buildings and structures on lands zoned "MC - Section 1257" shall not exceed 6 336 m²; (502-96)
 - (16) motor vehicle parking facilities shall be provided and maintained in accordance with Schedule "A" to section 22C of this By-law, except that a maximum of 300 parking spaces shall be provided on lands zoned "MC - Section 1257"; (502-96)
 - (17)
 - (a) the maximum gross floor area devoted to the convenience store shall not exceed 235 m²; (502-96)
 - (b) the maximum gross floor area devoted to the drug dispensary shall not exceed 115 m²;
 - (c) the maximum gross floor area devoted to restaurants and take-out restaurants or any combination thereof shall not exceed 501 m²;
 - (d) the maximum gross floor area devoted to the convenience restaurant with a drive through window shall not exceed 549 m².

- (SPA) **1258.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1258" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: *(480-84)*
- (1) the lands shall not be used for those uses permitted by the "DC" zone provisions of this By-law or the use permitted by subsection (2) below, unless some part of the lands delineated as "DC-1258" is used as a food supermarket which has a minimum gross leasable area of 2 780 m²;
 - (2) subject to subsection (1) above, in addition to those uses permitted in a "DC" zone, a free-standing convenience restaurant not exceeding a maximum gross floor area of 464 m² shall be permitted;
 - (3) for the purposes of this section, "FOOD SUPERMARKET" means a building or structure, or part thereof, with a minimum gross leasable area of 2 780 m², where a wide range of food and household goods are stored and offered for sale at retail;
 - (4) the provisions of section 21 of this By-law shall not apply;
 - (5) the front yard shall have a minimum depth of 6 m;
 - (6) the rear yard shall have a minimum depth of 11.8 m;
 - (7) notwithstanding section 59A of this By-law, the minimum distance measured in a straight line from the nearest part of the convenience restaurant building to the lot line of a residential zone shall be 33 m;
 - (8) notwithstanding section 22C of this By-law, motor vehicle parking facilities for the free-standing convenience restaurant shall be provided at a rate of 5.4 spaces per 100 m² of gross floor area;
 - (9) all site development plans shall conform to the provisions of Schedule "I" of this section.

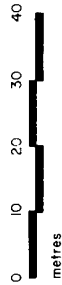
PARKING SPACE DETAIL



NOTES:

1. ALL PARKING AND DRIVEWAYS TO BE PAVED WITH ASPHALT AND ALL PARKING SPACES TO BE CLEARLY DELINEATED WITH SOLID WHITE LINES PERMANENTLY PAINTED ON THE PAVEMENT
2. PARKING SPACES DESIGNED WITH 0.6m CAR-OVERHANG SHALL BE CONSTRUCTED IN ACCORDANCE WITH SCHEME 'A' OR 'B'
3. EXACT LOCATION OF PARKING AND LOADING SPACES, DRIVEWAYS, VEHICLE ACCESS, WALKWAYS, RAMPS, GARBAGE BIN ENCLOSURES, LANDSCAPE FEATURES, AND SERVICE COURTS TO BE DETERMINED THROUGH SITE PLAN APPROVAL.

4. LANDSCAPED AREA



CITY OF MISSISSAUGA

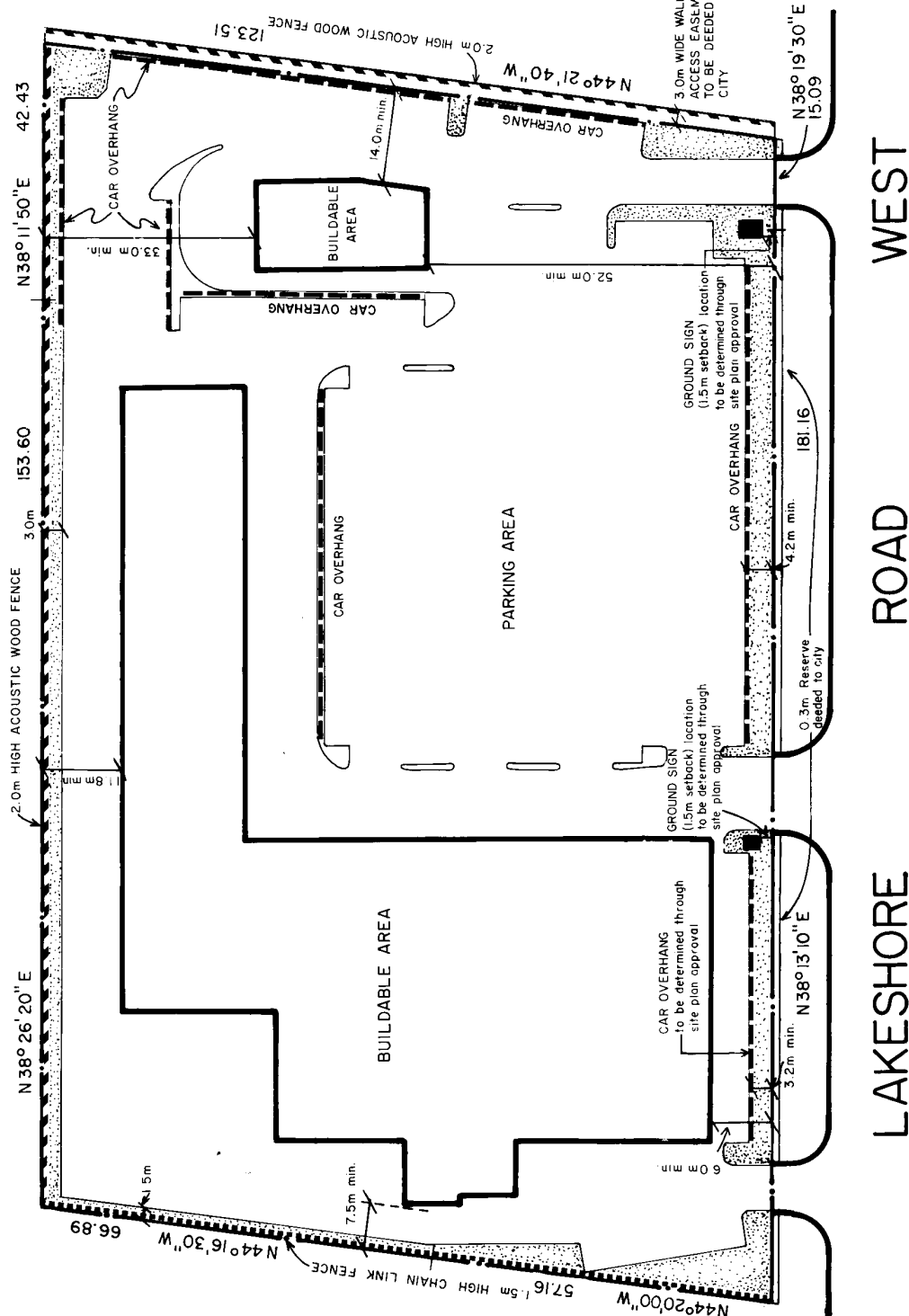
THIS IS SECTION 1258 SCHEDULE 'I'
TO BY-LAW 480-84 PASSED BY
COUNCIL ON 1985, JUNE 25

' H. MCCALLION '

MAYOR

' T.L. JULIAN '

CLERK



WEST

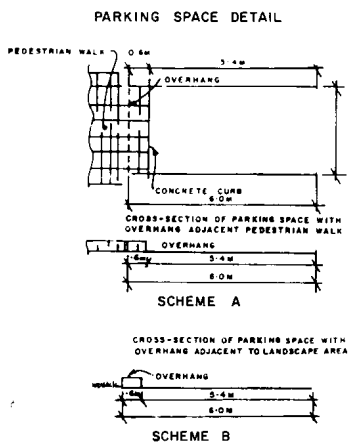
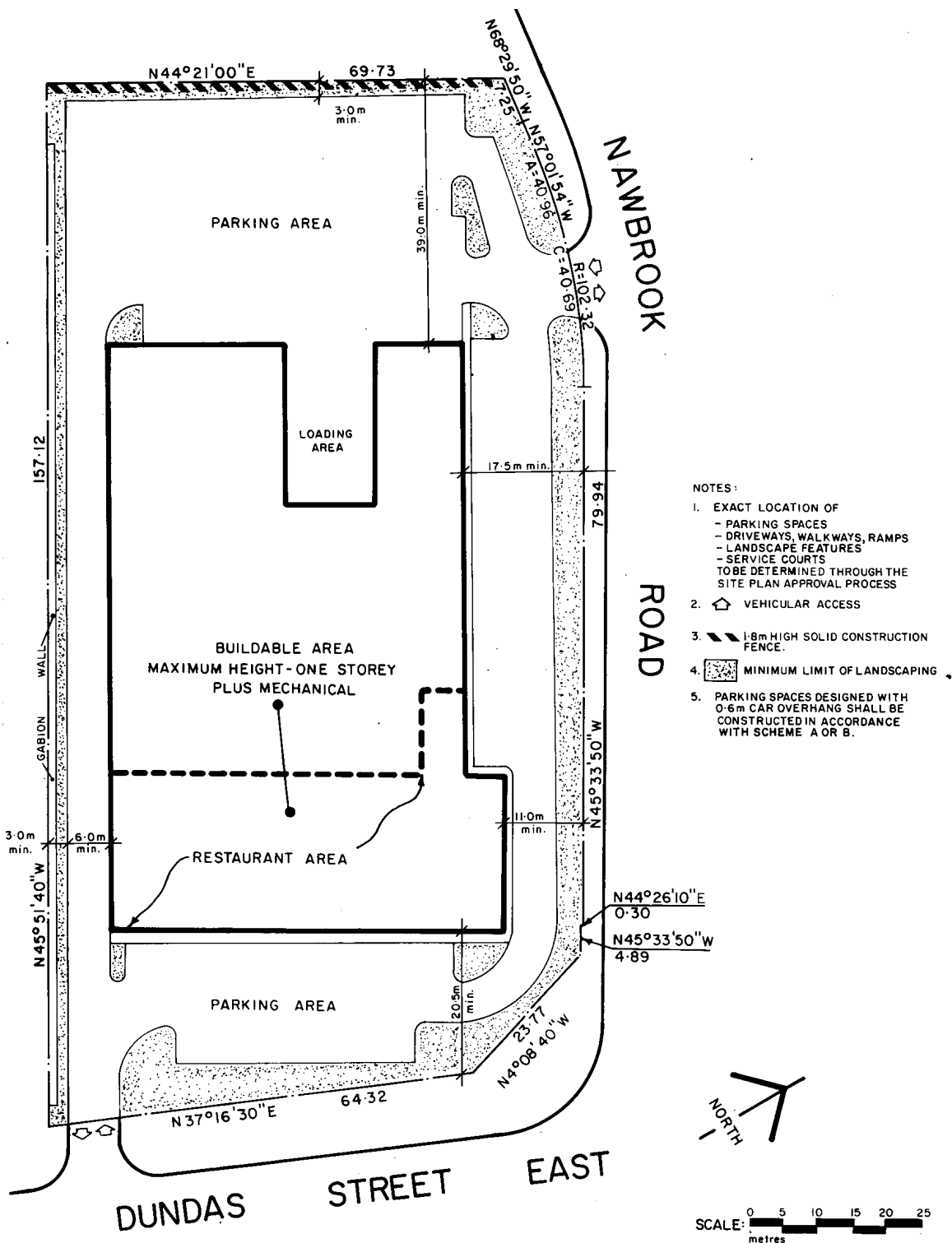
ROAD

LAKESHORE

- (SPA) **1259.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1259" on Schedule "B" of this By-law shall only be used in compliance with the following: *(261-84)*
- (1) the provisions of section 109 and section 113 of this By-law shall not apply;
 - (2) land may be used for, or buildings or structures erected and/or used for the purpose of:
 - (a) retail-warehouse;
 - (b) general retail-warehouse;
 - (c) discount merchandising store;
 - (d) bulk food store;
 - (e) manufacturing or industrial undertakings that are conducted within enclosed buildings or structures including storage warehouses, research establishments, and automobile repair garages in which no automobile body repairs are performed, but in no event for bulk storage yards or truck terminals;
 - (f) a restaurant with a maximum gross floor area of 305 m² provided that it is restricted to the area shown on Schedule "I" of this section;
 - (g) local service commercial uses such as stationery shop, hairdressing or beauty salon, and dry cleaners;
 - (h) business professional and/or administrative offices;
 - (3) for the purposes of this section, "RETAIL-WAREHOUSE" means a building or structure, or part thereof, where commodities are stored and offered for sale and shall include only the following home furnishing and home improvement products: furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paints and wallpaper;
 - (4) for the purposes of this section, "GENERAL RETAIL-WAREHOUSE" means a building or structure, or part thereof, used for industrial, manufacturing and/or warehousing purposes, with ancillary retail sales and display of products manufactured or stored on the premises comprising a maximum of 50% of the gross leasable area of the establishment, excluding food supermarkets, grocery stores, pharmacies and/or drug stores, hardware stores, and apparel and accessories outlets without associated manufacturing on the premises, but including apparel and accessories outlets which retail only goods manufactured on the premises;
 - (5) for the purposes of this section, "DISCOUNT MERCHANDISING STORE" means a building or structure, or part thereof, where retail goods are sold at discounted prices to the general public, including factory outlets, and excluding full-line department stores, promotional department stores, specialty retail stores, food supermarkets and grocery stores;
 - (6) for the purposes of this section, "BULK FOOD STORE" means a building or structure, or part thereof, where packaged foodstuffs primarily displayed in open case boxes and/or unpackaged foodstuffs stored in quantities in bins or other containers are stored and offered for sale at retail, and a maximum of 50 m² of the gross leasable area may be used for dairy products and/or frozen foods stored and sold in quantities but excluding refrigerated and perishable foods such as fresh fruits and vegetables, fresh meats, poultry and fish;
 - (7) for the purposes of this section, "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales, display, storage, manufacturing, industrial purposes and/or warehousing, but excluding storage areas below established grade and common areas above or below established grade;
 - (8) notwithstanding the provisions of clause (2)(b) of this section, the area within any individual manufacturing or warehousing establishment which is used for retail sales and/or display of products shall be separated from the remainder of such establishment by a permanent, solid, floor-to-ceiling and wall-to-wall partition and closed doors;
 - (9) notwithstanding section 22C of this By-law, motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Retail-Warehouse	1.6 spaces per 100 m ² GLA
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and, 1.1 spaces per 100 m ² GLA used for warehousing; and, 1.6 spaces per 100 m ² GLA used for manufacturing
Discount Merchandising Store	5.4 spaces per 100 m ² GLA
Bulk Food Store	5.9 spaces per 100 m ² GLA
Industrial/Manufacturing Establishment	1.6 spaces per 100 m ² GLA
Individual/Warehousing Establishment	1.1 spaces per 100 m ² GLA
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)
Business, Professional and Administrative Offices	3.2 spaces per 100 m ² GFA
Real Estate Office	4.5 spaces per 100 m ² GFA

- (10) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (11) the maximum gross floor area of all buildings and structures shall not exceed 4 550 m².



CITY OF MISSISSAUGA

THIS IS SECTION 1259-SCHEDULE 'I'

TO BY-LAW 261-84 PASSED BY

COUNCIL ON 1984, APRIL 24

" H. McCallion "

MAYOR

" T. L. Julian "

CLERK

1260. *Interim Control By-law deleted by By-law 247-84. (104-84)*

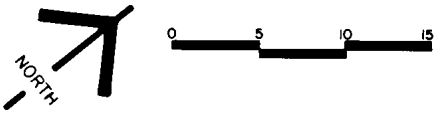
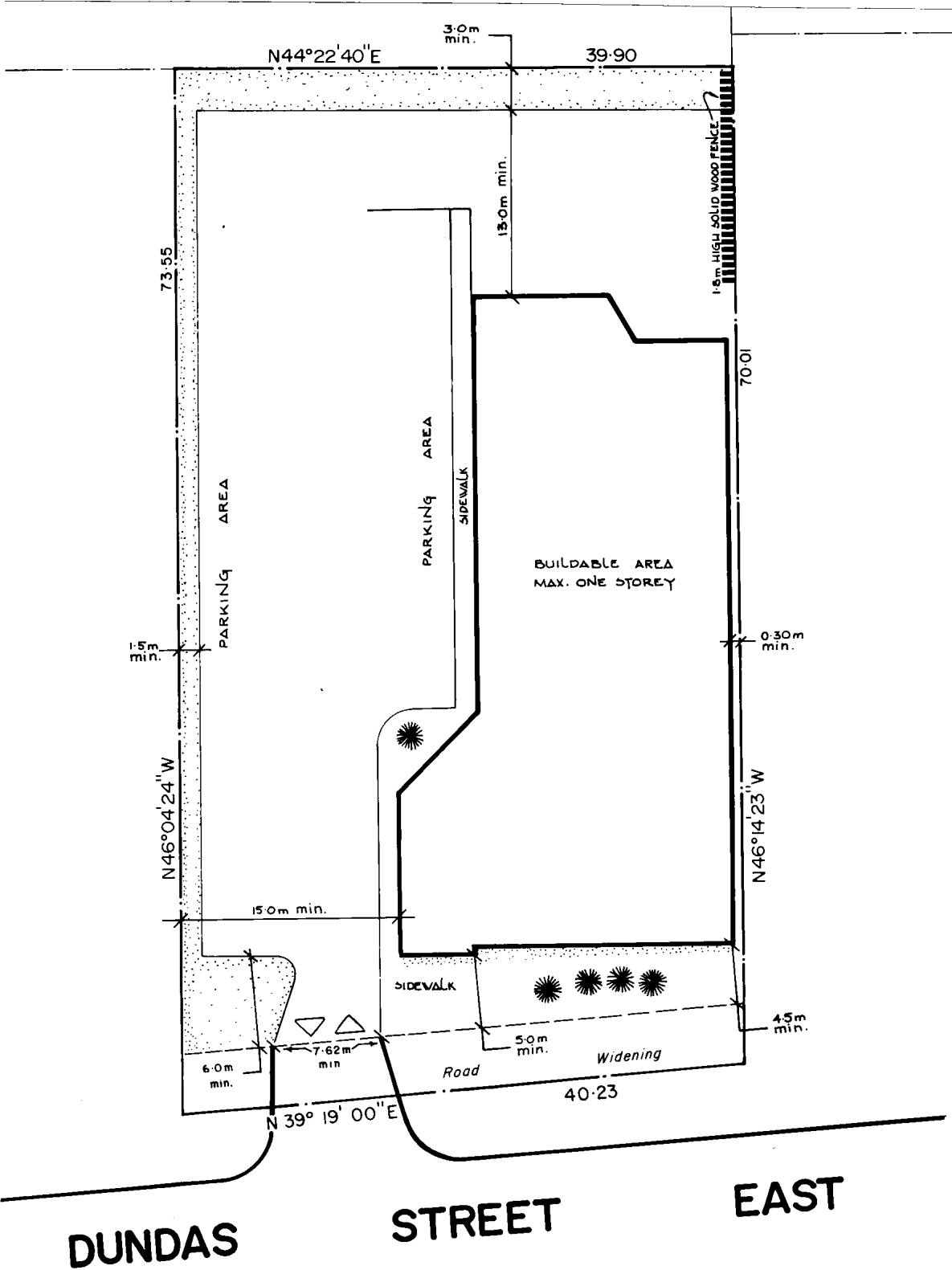
- (SPA) **1261.** Notwithstanding their "AC1" zoning, the lands delineated as "AC1-1261" on Schedule "B" of this By-law shall only be used for professional offices in compliance with the "AC1" zone provisions contained in this By-law, except that: *(478-84)*
- (1) the provisions of clause 97(c)(ii) of this By-law shall not apply;
 - (2) the front yard shall have a minimum depth of 13 m;
 - (3) the side yard where adjoining a Greenbelt zone shall have a minimum width of 2 m;
 - (4) the rear yard shall have a minimum depth of 3 m;
 - (5) the total gross floor area of all buildings and structures shall not exceed 745 m²;
 - (6) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the area of each storey above or below established grade, measured from the exteriors of the 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, or any parts of the building below established grade other than that used for office purposes.

1262. *Deleted by By-law 541-87. (728-84)*

1263. *Interim Control By-law deleted by By-law 228-85. (327-84)*

- (SPA) **1264.** The lands delineated as "DC-1264" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: *(604-84), (1161-86), (0098-2002)*
- (1) the provisions of sections 21 and 59A of this By-law shall not apply;
 - (2) the provisions of section 83 of this By-law save and except subsections 83(9), (13), (14), (16), (21), (23), (24), (27), (30) and (34) shall apply;
 - (3) the following uses shall also be permitted:
 - (a) restaurant or take-out restaurant, with or without an outdoor patio;
 - (b) bakery/specialty food shop;
 - (c) bulk food store;
 - (d) retail warehouse;
 - (e) vehicle sales, leasing and rental;
 - (f) general retail warehouse;
 - (g) fitness club;
 - (h) veterinary establishment/animal hospital;
 - (i) day nursery;
 - (j) children's play centre;
 - (k) baby-sitting service;
 - (l) brew-on premises;
 - (m) shop for the repair and manufacture of small goods and wares;
 - (n) photo finishing store;
 - (o) travel agency;
 - (p) mail box rental;
 - (q) photocopy and/or telefax service;
 - (r) sales and/or service of office and business equipment, supplies and software;
 - (s) mobile phone sales, service and installation;
 - (t) discount merchandising store;
 - (u) automobile repair garage, excluding a body shop;
 - (v) furniture, carpet, appliance store outlet;
 - (w) garden centre;
 - (4) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except that the following uses shall be required to provide parking at the rate of 4.3 spaces per 100 m² GLA:
 - (a) bakery/specialty food shop;
 - (b) bank, financial institution or money lending agency;
 - (c) barber shop or beauty salon;
 - (d) blueprinting establishment;
 - (e) clothes or furniture cleaning agency or pressing establishment;
 - (f) dressmaking or tailoring establishment;
 - (g) diaper supply establishment;
 - (h) laundromat;
 - (i) library;
 - (j) newspaper office;
 - (k) pharmaceutical agency or dispensing druggist;
 - (l) shoe repair shop;
 - (m) shop in which goods are sold at retail;
 - (n) shop in which household pets are sold at retail;
 - (o) convenience store;
 - (p) video store;
 - (q) photo finishing store;
 - (r) travel agency;
 - (s) mail box rental;
 - (t) photocopy and/or telefax service;
 - (u) sales and/or service of office and business equipment, supplies and software;
 - (v) mobile phone sales, service and installation;

- (5) for the purposes of this section, "BAKERY/SPECIALTY FOOD SHOP" means a building or structure, or part thereof, used for the preparation and sale of baked goods, delicatessen products, gourmet and similar foods, and may include, accessory thereto, the sale of food prepared on the premises, without seating for the consumption of food on the premises;
- (6) the maximum gross floor area - non residential shall be 875 m²;
- (7) restaurant or take-out restaurant uses shall not be located closer than 42.0 m from the rear property line;
- (8) outdoor patios shall only be located within the landscaped area as shown on Schedule "I" of this section, between the building and the front property line;
- (9)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



LANDSCAPED AREA
VEHICULAR ACCESS
CITY OF MISSISSAUGA

THIS IS SECTION 1264 SCHEDULE 'I'
TO BY-LAW 1161-86 PASSED BY
COUNCIL ON 1986, NOVEMBER 10
'H. MCCALLION'
MAYOR
'T. L. JULIAN'
CLERK

1266. Notwithstanding their "R3" zoning, the lands delineated as "R3-1266" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: (260-84)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	14 m
Corner	660 m ²	18.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (4) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (5) notwithstanding subsection (4) of this section, where a side yard of a lot adjoins a Greenbelt zone, no building or structure of any kind, including swimming pools, shall be located within 3 m of the side lot line;
- (6) where a rear yard of a lot adjoins a Greenbelt zone, no building or structure shall be located within 7.5 m of the rear lot line;
- (7) where a rear yard of a lot adjoins a Greenbelt zone, no swimming pool shall be located within 3 m of the rear lot line;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1267. Notwithstanding their "R3" zoning, the lands delineated as "R3-1267" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: (260-84)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	14 m
Corner	660 m ²	18.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (4) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (5) notwithstanding subsection (4) of this section, where a side yard of a lot adjoins a Greenbelt zone, no building or structure of any kind, including swimming pools, shall be located within 2 m of the side lot line;
- (6) where a rear yard of a lot adjoins a Greenbelt zone, no building or structure shall be located within 7.5 m of the rear lot line;
- (7) where a rear yard of a lot adjoins a Greenbelt zone, no swimming pool shall be located within 3 m of the rear lot line;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1268. Notwithstanding their "R3" zoning, the lands delineated as "R3-1268" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: (260-84)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	380 m ²	12 m
Corner	580 m ²	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (6) where a rear yard of a lot adjoins a Greenbelt zone, no building or structure shall be located within 7.5 m of the rear lot line;
- (7) where a rear yard of a lot adjoins a Greenbelt zone, no swimming pool shall be located within 3 m of the rear lot line;
- (8) the maximum coverage of all buildings or structures shall not exceed 40% of the lot area;
- (9) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (10) notwithstanding subsection (3) of this section, no garage shall be located closer than 6 m to any street line.

- (SPA)

1269.

The lands delineated as "AC6-1269" on Schedule "B" of this By-law shall only be used for a gas bar and a roll-over car wash in compliance with the following: *(260-84), (708-85), (451-86), (0538-2000)*

(1)

the provisions of sections 21 and 59A of this By-law shall not apply;

(2)

a convenience retail and service kiosk with a drive-through window shall be permitted accessory to a gas bar or a roll-over car wash;

(3)

for the purposes of this section, "ROLL-OVER CAR WASH" means a car wash where the automatically operated equipment moves around a stationary vehicle;

(4)

for the purposes of this section, each ramp shall have a maximum width of 9.5 m and a minimum width of 7.5 m;

(5)

for the purpose of this section, the front yard is deemed to be the yard abutting Credit Valley Road;

(6)

the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
5.5 m	12 m	13 m	29 m

(7)

a stacking lane shall be provided for motor vehicles behind the drive-through window associated with the take-out restaurant component of the convenience retail and service kiosk to accommodate the equivalent of a minimum of five (5) tandem parking spaces;

(8)

notwithstanding Schedule "A" to Section 22C of this By-law, a stacking lane shall be provided for motor vehicles behind the entrance door to the roll-over car wash to accommodate the equivalent of a minimum of ten (10) tandem parking spaces.
- (SPA)

1270.

Notwithstanding their "DC" zoning, the lands delineated as "DC-1270" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: *(260-84), (708-85), (451-86)*

(1)

the provisions of subsections 83(24) and 83(30) of this By-law shall not apply;

(2)

the gross leasable area of all buildings and structures shall not exceed 930 m².
- (SPA)

1271.

Notwithstanding their "O1" zoning, the lands delineated as "O1-1271" on Schedule "B" of this By-law shall only be used in compliance with the "O1" zone provisions contained in this By-law and subject to the following: *(260-84)*

(1)

no building or structure shall be located within 7.5 m of the lot line adjoining a Greenbelt zone.
- (SPA)

1273.

Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1273" on Schedule "B" of this By-law shall only be used in compliance with the following: *(421-84)*

(1)

the provisions of subsection 2(24), sections 96 and 97, subsections 98(1), 98(4) and 98(6) of this By-law shall not apply;

(2)

land may be used for, or buildings or structures erected and/or used for the purpose of:

(a)

an automatic car wash;

(b)

an automobile service station and repair garage;

(c)

a fast lube;

(d)

a gas bar;

(3)

the minimum depth of the front yard shall be 7 m;

(4)

the minimum depth of the rear yard shall be 7 m;

(5)

every side yard shall have a minimum width of 10 m;

(6)

no building shall have a height in excess of 6.5 m;

(7)

a minimum of 20 car storage spaces for vehicles entering the car wash shall be provided on the lot;

(8)

for the purposes of this section, "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.75 m and a minimum length of at least 5.4 m exclusive of aisles and driveways.

1274.

Notwithstanding their "R2" zoning, the lands delineated as "R2-1274" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law and subject to the following: *(284-84)*

(1)

no building or structure of any kind, including swimming pools, shall be located within 7.5 m of the adjoining Greenbelt zone.
- By-law Number 5500 ~ Mississauga

B-298

Updated: 2004 January 16

- (SPA) 1275. Notwithstanding their "AC5" zoning, the lands delineated as "AC5-1275" on Schedule "B" of this By-law, shall only be used for two restaurants in compliance with the following: (877-85)
- (1)

for the purposes of this section, "RESTAURANT" means a building or structure, or part thereof, used to prepare food and offer for the sale and sell food for immediate consumption within the building or structure or part thereof; however, take-out service shall be permitted providing any such use is accessory to the principal business of the restaurant and the gross floor area devoted to the take-out service shall not exceed 15 m²;
- (2)

for the purposes of this section, the two restaurants shall be contained within one building and the total gross floor area of the two restaurants shall not exceed 1 030 m²;
- (3)

notwithstanding subsection 2(24) of this By-law, "PARKING SPACE" associated with car overhangs means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.75 m and a minimum length of at least 5.4 m exclusive of aisles, driveways and car overhangs;
- (4)

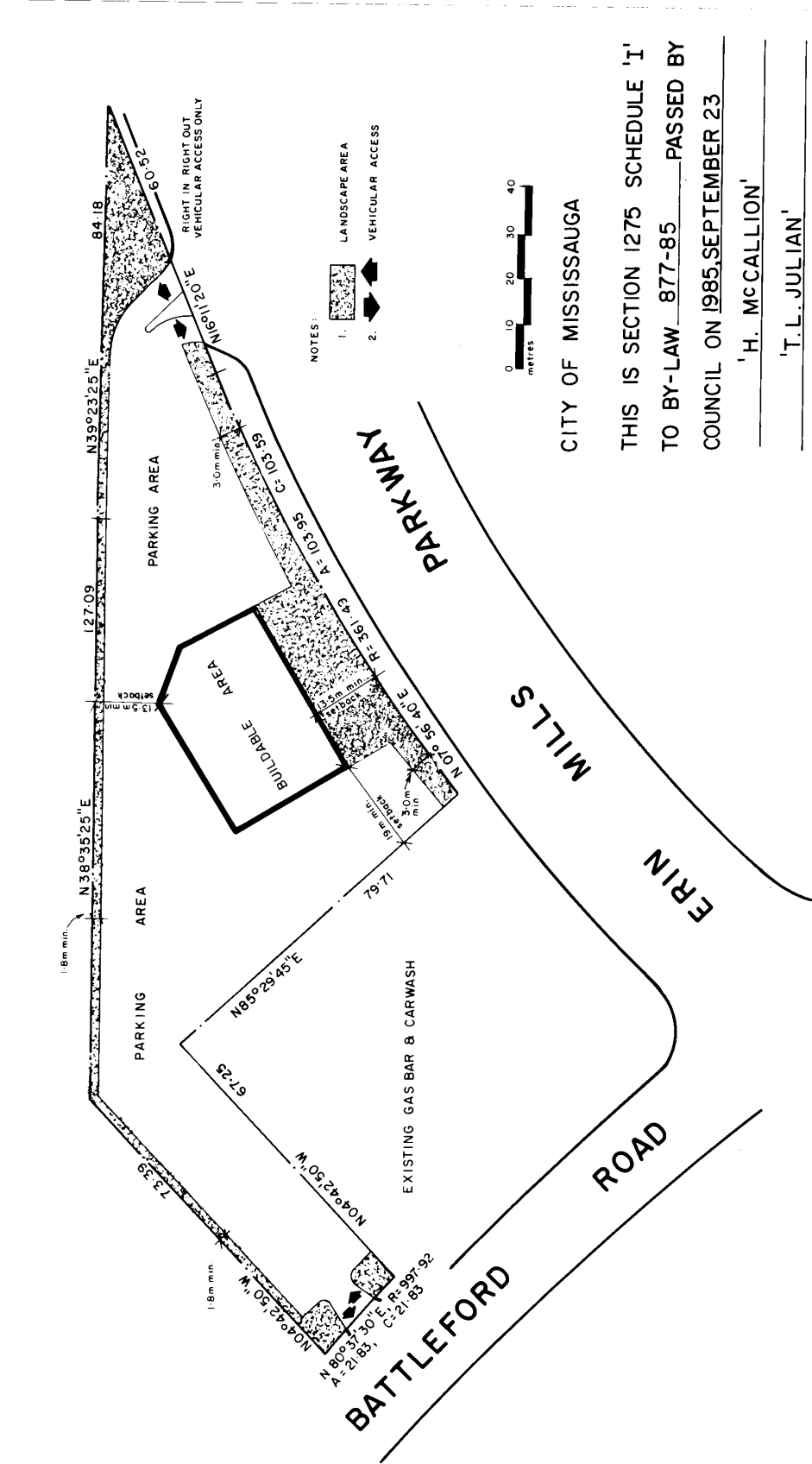
(a)

all site development plans shall conform to the provisions of Schedule "I" of this section;

(b)

notwithstanding clause (4)(a) of this section, the location of loading spaces, location and type of parking spaces, driveways, vehicle access, walkways, enclosures, landscape features and the extent of landscaped areas, and fencing will be determined through the site plan approval process.

Schedule "I" to section 1275



1276. Notwithstanding their "R4" zoning, the lands delineated as "R4-1276" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law except that: (386-84), (100-87)

- (1) the area and frontage of lots shall conform to the following requirements:

Minimum Lot Area	Minimum Lot Frontage
440 m ²	14.5 m

- (2) the front yard of every lot shall have a minimum depth of 4.5 m;
- (3) notwithstanding subsection (2) of this section, no garage shall be located closer than 6 m to any street line.

1277. Notwithstanding their "R4" zoning, the lands delineated as "R4-1277" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (386-84)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m
Corner	460 m ²	15 m

- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (3) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (4) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (5) the front yard of every lot shall have a minimum depth of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (7) notwithstanding subsection (4) and (5) of this section, no garage shall be located closer than 6 m to any street line.

1278. Notwithstanding their "R5" zoning, the lands delineated as "R5-1278" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (386-84)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9.75 m
Corner	405 m ²	13.5 m

1279. Notwithstanding their "R5" zoning, the lands delineated as "R5-1279" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R5" zone provisions contained in this By-law except that: (386-84)

- (1) no habitable room shall be located closer than 20 m from the rear lot line.

1280. Notwithstanding their "R5" zoning, the lands delineated as "R5-1280" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions contained in this By-law, except that: (514-84)

- (1) the minimum frontage of every interior lot shall be 10 m;
- (2) the front yard of every lot shall have a minimum depth of 7.5 m.

1281. Notwithstanding their "R3" zoning, the lands delineated as "R3-1281" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: (365-84)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m
Corner	505 m ²	16.5 m

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (3) the front yard of every lot shall have a minimum depth of 4.5 m;
- (4) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)

- (5) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (4) of this section;
- (6) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (7) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (8) notwithstanding subsections (3) and (7) of this section, no garage shall be located closer than 6 m to any street line;
- (9) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (10) the maximum gross floor area of all buildings and structures shall not exceed 0.6 times the lot area;
- (11) for the purposes of subsection (10) of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls, but shall exclude any part of the building used for parking of motor vehicles;
- (12) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area. (83-85)

(SPA) **1282.** Notwithstanding their "R5" zoning, the lands delineated as "R5-1282" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (365-84)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	300 m²	9.75 m
Corner	415 m²	13.5 m

- (2) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area. (83-85)

(SPA) **1283.** Notwithstanding their "R5" zoning, the lands delineated as "R5-1283" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (365-84)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m²	11 m
Corner	430 m²	14 m

- (2) the exterior side yard of every corner lot shall have a minimum width of 3 m;
- (3) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area. (83-85)

(SPA) **1284.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-1284" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (365-84)

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	490 m²	15.85 m
Corner	600 m²	19.5 m

SPA) **1285.** Notwithstanding their "RM7D3" zoning, the lands delineated as "RM7D3-1285" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings, semi-detached dwellings, row dwellings or street row dwellings and multiple horizontal dwellings or any combination of the above uses subject to compliance with the following: *(365-84), (165-85)*

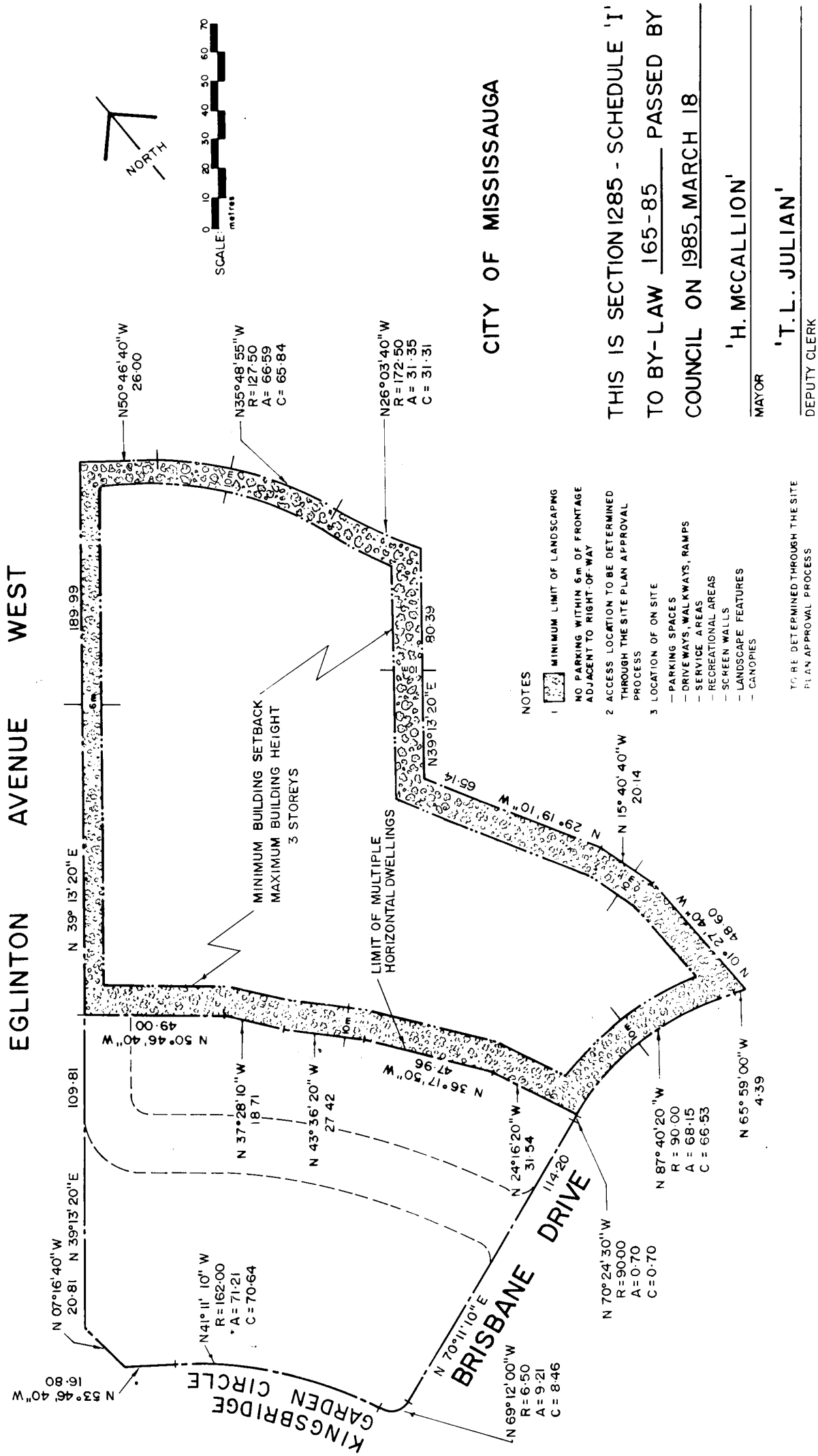
- (1) the minimum number of dwelling units constructed shall not be less than the rate of 30 units per ha;
- (2) the minimum number of dwelling units constructed shall not be less than 147;
- (3) the maximum number of dwelling units constructed shall not exceed the rate of 57 units per ha;
- (4) the maximum number of dwelling units constructed shall not exceed 254;
- (5) the provisions of section 21 of this By-law shall not apply;
- (6) each one-family detached dwelling shall comply with the "R5" zone provisions contained in this By-law, except that:
 - (a) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	300 m ²	9.75 m
Corner	415 m ²	13.5 m

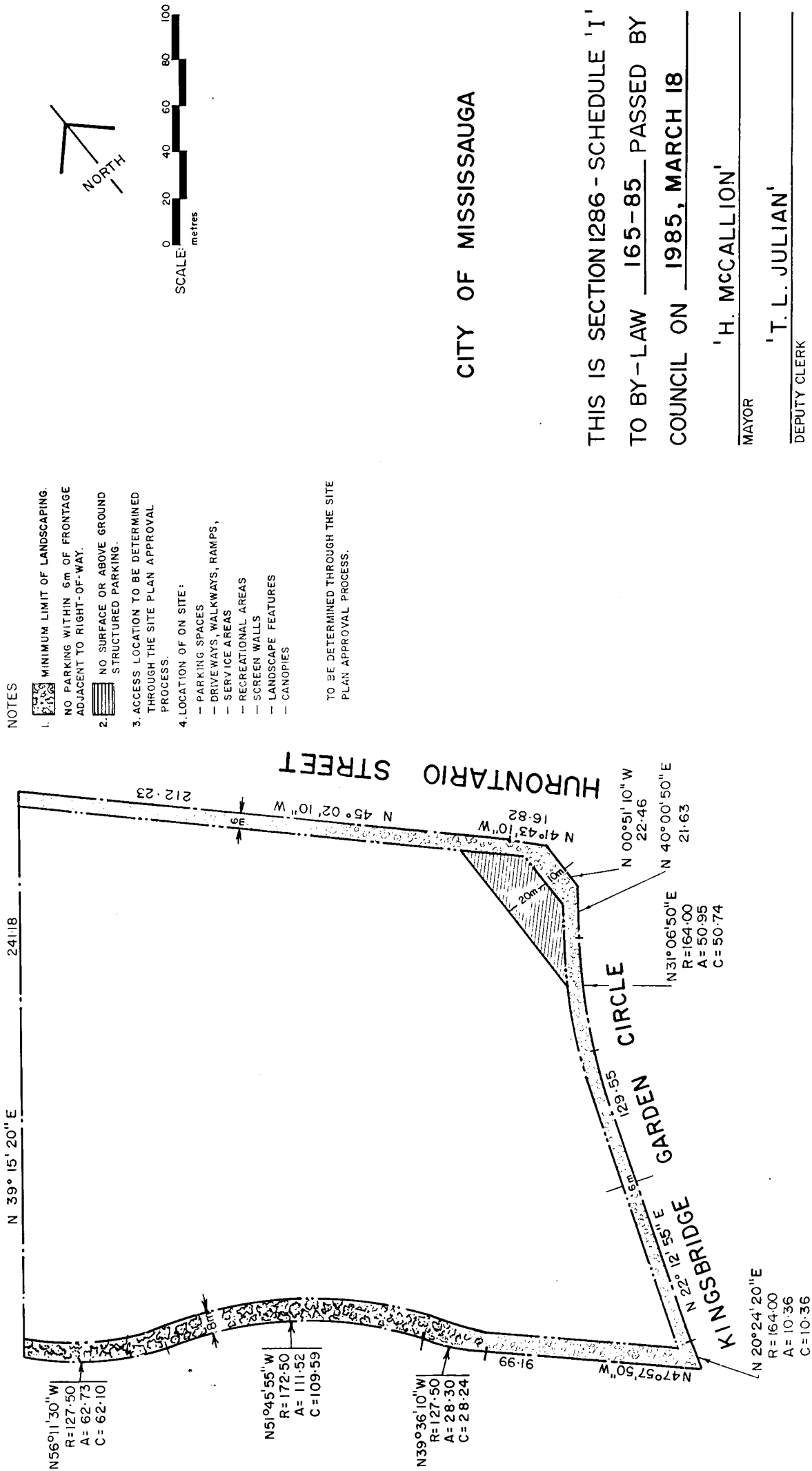
- (b) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area; *(83-85)*
- (7) each semi-detached dwelling shall comply with the "RM2" zone provisions contained in this By-law, except that:
 - (a) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	490 m ²	15.85 m
Corner	600 m ²	19.5 m

- (8) each row dwelling or street row dwelling unit shall comply with the "RM5" zone provisions contained in this By-law;
- (9) for each multiple horizontal dwelling all site development plans shall conform to the provisions of Schedule "I" of this section. *(165-85)*



- (SPA) **1286.** Notwithstanding their "RCL1D5" zoning, the lands delineated as "RCL1D5-1286" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, governmental offices and accessory retail commercial uses and apartment house purposes or any combination of the above uses subject to the following: (365-84), (165-85), (1193-86)
- (1) for the purposes of this section, accessory retail commercial uses shall only include art shop, bakery goods shop, bank, drug store, barber's shop, restaurant, hairdressing and beauty salon, dry cleaners, flower shop, dressmaking or tailoring establishment, convenience store, shop for the sale of photographic and office supplies, printing and copying establishment, blueprinting establishment, travel agency, private club, fitness club, and commercial school provided that such use is not contained within an apartment house;
 - (2) for the purposes of this section, "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 accessory retail commercial or office purposes;
 - (3) for the purposes of this section, "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exterior 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;
 - (4) for the purposes of this section, "RESTAURANT" means a building or structure or part thereof used to prepare food for immediate consumption within the building or structure or part thereof and such establishment does not include a convenience restaurant or take-out restaurant;
 - (5) for the purposes of this section, "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;
 - (6) for the purposes of this section, "CONVENIENCE STORE" means a shop with a maximum gross leasable area of 300 m² where food and convenience goods are stored and offered for sale at retail and which may include the sale of food prepared on the premises, without seating for the consumption of food on the premises;
 - (7) the provisions of section 21 of this By-law shall not apply;
 - (8) the provisions of Schedule "A"(2) Loading Standards of section 22C of this By-law shall not apply;
 - (9) the provisions of subsection 2(41), sections 53, 59A and 108 of this By-law shall not apply;
 - (10) the provisions of section 44 of this By-law shall not apply save and except for clauses 44(17)(a), (b), (f), (h);
 - (11) the minimum number of apartment units to be erected on lands zoned "RCL1D5-1286" shall be 664;
 - (12) the maximum number of apartment units on lands zoned "RCL1D5-1286" shall not exceed the rate of 250 units per ha;
 - (13) the total gross floor area of all office buildings and structures shall not exceed 28 740 m²;
 - (14) the total gross leasable area of all accessory retail commercial uses shall not exceed 1 422 m²;
 - (15) for the purposes of this section, the maximum gross leasable area of a drug store shall not exceed 250 m²;
 - (16)
 - (a) motor vehicle parking facilities shall be provided at the rate of 3.2 parking spaces for each 100 m² of gross floor area used for office purposes and accessory retail commercial uses;
 - (b) where any office building or structure or portion thereof is used for the office of a physician, dentist, or drugless practitioner, motor vehicle parking facilities shall be provided at the rate of 5 parking spaces for each physician, dentist, or drugless practitioner;
 - (c) notwithstanding clause (16)(a) of this section, motor vehicle parking facilities shall be provided at the rate of 10.0 parking spaces for each 100 m² of gross floor area used for restaurant purposes;
 - (17)
 - (a) for the purposes of this section, "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings having a minimum width of at least 2.75 m and minimum length of at least 6 m exclusive of aisles and driveways;
 - (b) notwithstanding clause (17)(a) of this section, "PARKING SPACE" associated with car overhangs means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building or contiguous to a group of buildings and having a minimum width of at least 2.75 m and a minimum length of at least 5.4 m exclusive of aisles, driveways and car overhangs;
 - (c) notwithstanding clauses (17)(a) and (b) of this section, parking space may be provided on a common parking lot anywhere within 200 m of any entrance to the building or structure;
 - (18) for the purposes of this section, the provisions in relation to minimum lot frontage shall not apply;
 - (19) all site development plans shall conform to the provisions of Schedule "I" of this section.



- (SPA) 1287. Notwithstanding their "RCL1D5" zoning, the lands delineated as "RCL1D5-1287" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, governmental offices and ancillary retail commercial uses and apartment house purposes or any combination of the above uses subject to compliance with the following: (365-84)
- (1) the provisions of section 21 of this By-law shall not apply;

(2) the maximum number of apartment units shall not exceed the rate of 250 units per ha; or,
the maximum gross floor area of all office buildings or structures shall not exceed 0.6 times the lot area;

(3) for the mixed office - apartment development, the maximum densities permitted in subsection (2) of this section shall apply; however, both uses are interchangeable and the densities shall be calculated on the basis that one apartment dwelling unit may be replaced by 24 m² of office gross floor area;

(4) the total gross floor area of all office buildings and structures shall not exceed 18 210 m²;

(5) the total gross floor area of all ancillary retail commercial uses shall not exceed 1 821 m²;

(6) for the purposes of this section, ancillary retail commercial uses shall only include art shop, bank, drug store, barber's shop, restaurant, hairdressing and beauty salon, dry cleaners, flower shop, dressmaking or tailoring establishment, shop for the sale of photographic and office supplies, printing and copying establishment, blueprinting establishment, travel agency, provided that any such use is contained within a building or structure used for office purposes and the gross floor area devoted to all retail commercial uses shall be limited to 10% of the total gross floor area of any office building or structure used for office purposes;

(7) all site development plans shall conform to the provisions of Schedule "I" of this section.
- Schedule "I" to section 1287
- NOTES**

 1. MINIMUM LIMIT OF LANDSCAPING.
NO PARKING WITHIN 6m OF FRONTAGE
ADJACENT TO RIGHT-OF-WAY.
 2. NO SURFACE OR ABOVE GROUND
STRUCTURED PARKING.
 3. ACCESS LOCATION TO BE DETERMINED
THROUGH THE SITE PLAN APPROVAL
PROCESS.
 4. LOCATION OF ON SITE
— PARKING SPACES
— DRIVEWAYS, WALKWAYS, RAMPS
— SERVICE AREAS
— RECREATIONAL AREAS
— SCREEN WALLS
— LANDSCAPE FEATURES
— CANOPIES

TO BE DETERMINED THROUGH THE SITE
PLAN APPROVAL PROCESS.

CITY OF MISSISSAUGA

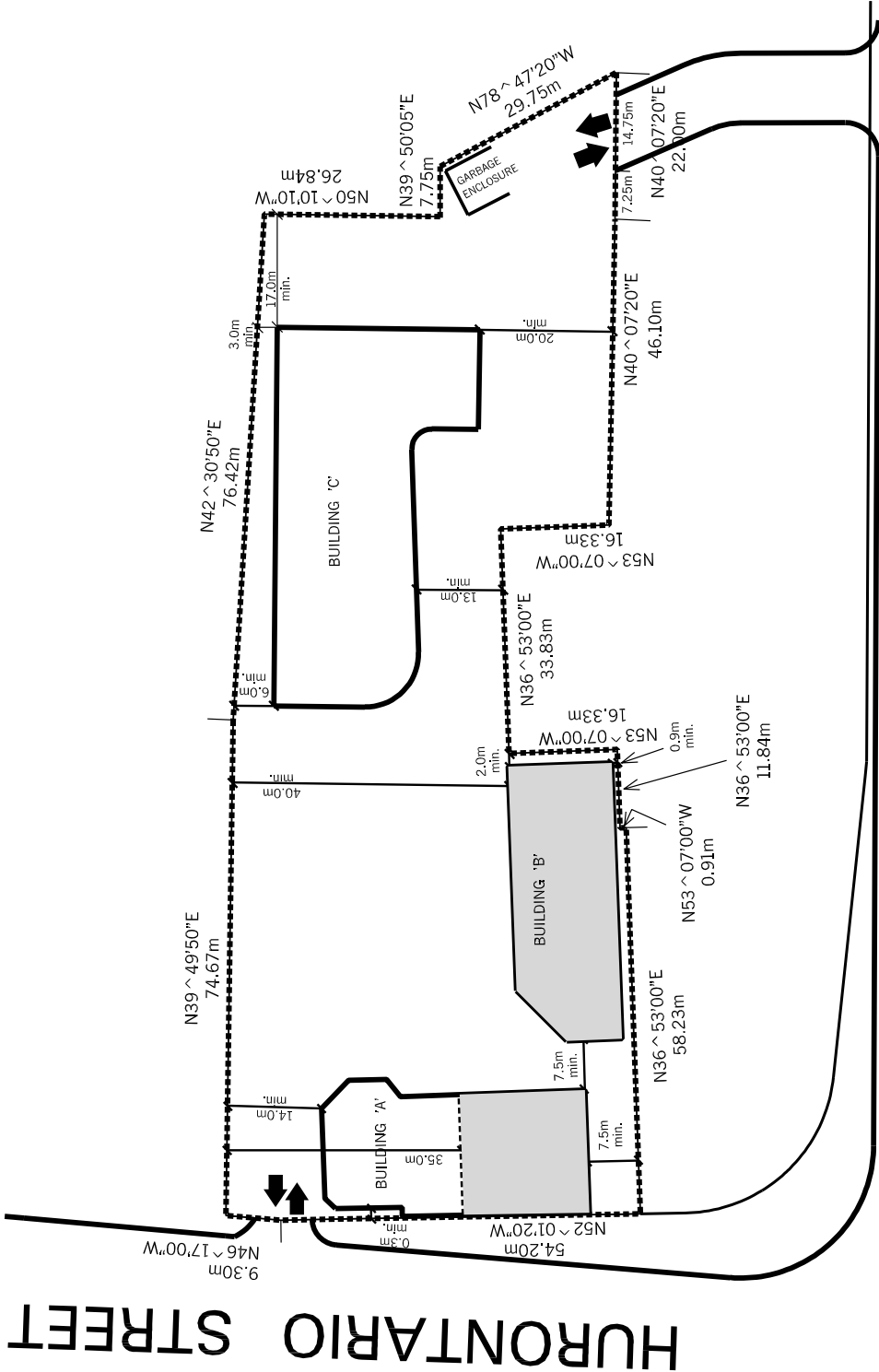
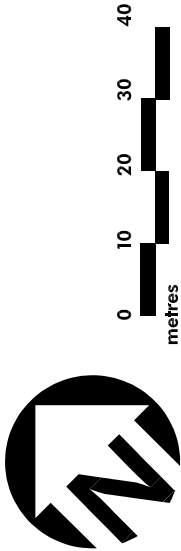
THIS IS SECTION 1287 - SCHEDULE "I"
TO BY-LAW 365-84 PASSED BY
COUNCIL ON 1984, May 14

MAYOR "H. McCallion"
DEPUTY CLERK "L. M. M. Gillivray"
- By-law Number 5500 ~ Mississauga

B-306

Updated: 2004 January 16

- (SPA) **1288.** The lands delineated as "DC-1288" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: *(464-84), (157-99)*
- (1) the provisions of sections 21, 53, 84 and 87 and subsection 2(46) and subsections 83(7), (9), (13), (15), (16), (19), (21), (23) and Schedule "A" to Section 22C of this By-law shall not apply;
 - (2) the following uses shall also be permitted:
 - (a) private school;
 - (b) outdoor seasonal display and sales area associated with a food store;
 - (c) outdoor patio associated with a restaurant;
 - (d) printing or copying establishment;
 - (3) for the purposes of this section "FOOD STORE" means a building or structure or part thereof where food is stored and offered for sale at retail with a maximum gross floor area - non residential of 450 m²;
 - (4) for the purposes of this section "PRINTING OR COPYING ESTABLISHMENT" means a building or structure or part thereof where documents and graphics are copied, printed and bound and may include as accessory thereto equipment and services for computer conferencing and the preparation of graphic and textual materials;
 - (5) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "DC-1288" shall be 2 460 m²;
 - (6) the maximum gross floor area - restaurant of all restaurants, convenience restaurants and take-out restaurants shall be 410 m²;
 - (7) the maximum gross floor area - non residential of a commercial school shall be 150 m²;
 - (8) the maximum gross floor area - non residential of a private school shall be 150 m²;
 - (9) the maximum area used for outdoor seasonal display and sales accessory to a food store shall be 55 m²;
 - (10) the maximum area used for an outdoor patio accessory to a restaurant shall be 60 m² and shall not abut the Hurontario Street property line;
 - (11) the location of restaurants, convenience restaurants and take-out restaurants shall be restricted to the shaded areas as shown on Schedule "I" of this section;
 - (12) parking shall be provided at a rate of 4.8 spaces per 100 m² GFA;
 - (13) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 (b) notwithstanding clause (13)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



CITY OF MISSISSAUGA

permitted location of all restaurants, convenience restaurants and take-out restaurants.

VEHICULAR ACCESS

THIS IS SCHEDULE "I" TO "SECTION 1288"

AS ATTACHED TO BY-LAW 157-99

PASSED BY COUNCIL ON 1999 April 14

QUEENSWAY EAST

1289. Notwithstanding their "R5" zoning, the lands delineated as "R5-1289" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R5" zone provisions contained in this By-law, excepting however that: *(443-84)*

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	300 m ²	9.75 m
Corner	415 m ²	13.5 m

(SPA) **1290.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1290" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: *(555-84)*

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m
Corner	505 m ²	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; *(318-89)*
- (4) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (3) of this section;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (9) the maximum gross floor area of all buildings and structures shall not exceed 0.6 times the lot area;
- (10) for the purposes of subsection (10) of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls, but shall exclude any part of the building used for parking of motor vehicles;
- (11) the provisions of section 21 of this By-law shall not apply.

1291. Deleted by By-law 15-87. *(553-84)*

1292. Notwithstanding their "R4" zoning, the lands delineated as "R4-1292" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: *(643-84)*

- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12 m
Corner	495 m ²	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 4.5 m;
- (3) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; *(318-89)*
- (4) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (3) of this section;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (8) notwithstanding subsections (2) and (6) of this section, no garage shall be located closer than 6 m to any street line.

(SPA)
(PIL)

- 1293.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1293" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: *(650-84)*
- (1) the provisions of subsections 2(41) and 2(43), section 21, subsection 22C(2), sections 53 and 59A, subsections 83(7), (13), (15), (16), (18), (19), (21), (22) and (23) and section 87 of this By-law shall not apply;
 - (2) the total gross floor area of all buildings and structures shall not exceed 2 700 m²;
 - (3) the total gross floor area of the restaurant shall not exceed 235 m²;
 - (4) for the purposes of this section, a "FOOD STORE" as permitted under subsection 83(14) of this By-law is a shop in which food is offered for sale at retail and where food may be prepared on the premises and offered for sale to the public to be taken out for consumption off the premises provided the gross floor area of such premises does not exceed 95 m² and such premises does not include seating for the consumption of food;
 - (5) for the purposes of this section, a "RESTAURANT" as permitted under subsection 83(24) of this By-law means a building or structure or part thereof used to prepare food and offer for sale and sell food for immediate consumption within the building or structure or part thereof and such establishment does not include a convenience restaurant or take-out restaurant;
 - (6) for the purposes of this section, a "TAKE-OUT RESTAURANT" as permitted under subsection 83(30) of this By-law means a building or structure or part thereof where food is prepared and offered for sale to the public to be taken out and/or delivered for consumption off the premises and where the gross floor area of such premises does not exceed 95 m²;
 - (7) for the purposes of subsection (6) of this section, the total number of take-out restaurants shall not exceed one;
 - (8) notwithstanding section 22C of this By-law, motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Office	3.2 spaces per 100 m ² GFA
Retail	5.4 spaces per 100 m ² GLA
Restaurant	14.85 spaces per 100 m ² GFA (Restaurant)
Take-out Restaurant	5.4 spaces per 100 m ² GFA (Restaurant)

- (9) notwithstanding subsection (8) of this section, parking shall be calculated as for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	100	90	95	10
Retail	80	65	100	100
Restaurant	20	100	30	100
TOTAL				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	10	10	10	10
Retail	80	100	100	30
Restaurant	20	100	50	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development 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 contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development and shall be applied to reduce the requirements made under subsection (8) of this section.

- (10) notwithstanding subsection 2(24) of this By-law, "PARKING SPACE" associated with car overhangs means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.75 m and a minimum length of at least 5.4 m exclusive of aisles, driveways and car overhangs;
- (11) for the purposes of subsections (8) and (9), 1% of the parking spaces required shall be reserved for the use of the physically handicapped; and shall be appropriately signed as being for physically handicapped persons; and shall be distributed among all entrances; and shall have a minimum width of 4.6 m;
- (12) when the computation of the number of parking spaces required by subsections (8) and (9) 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, but a fraction of one-half or more of a parking space shall be counted as one parking space;
- (13) all site development plans shall conform to the provisions of Schedule "I" of this section.

CITY OF MISSISSAUGA

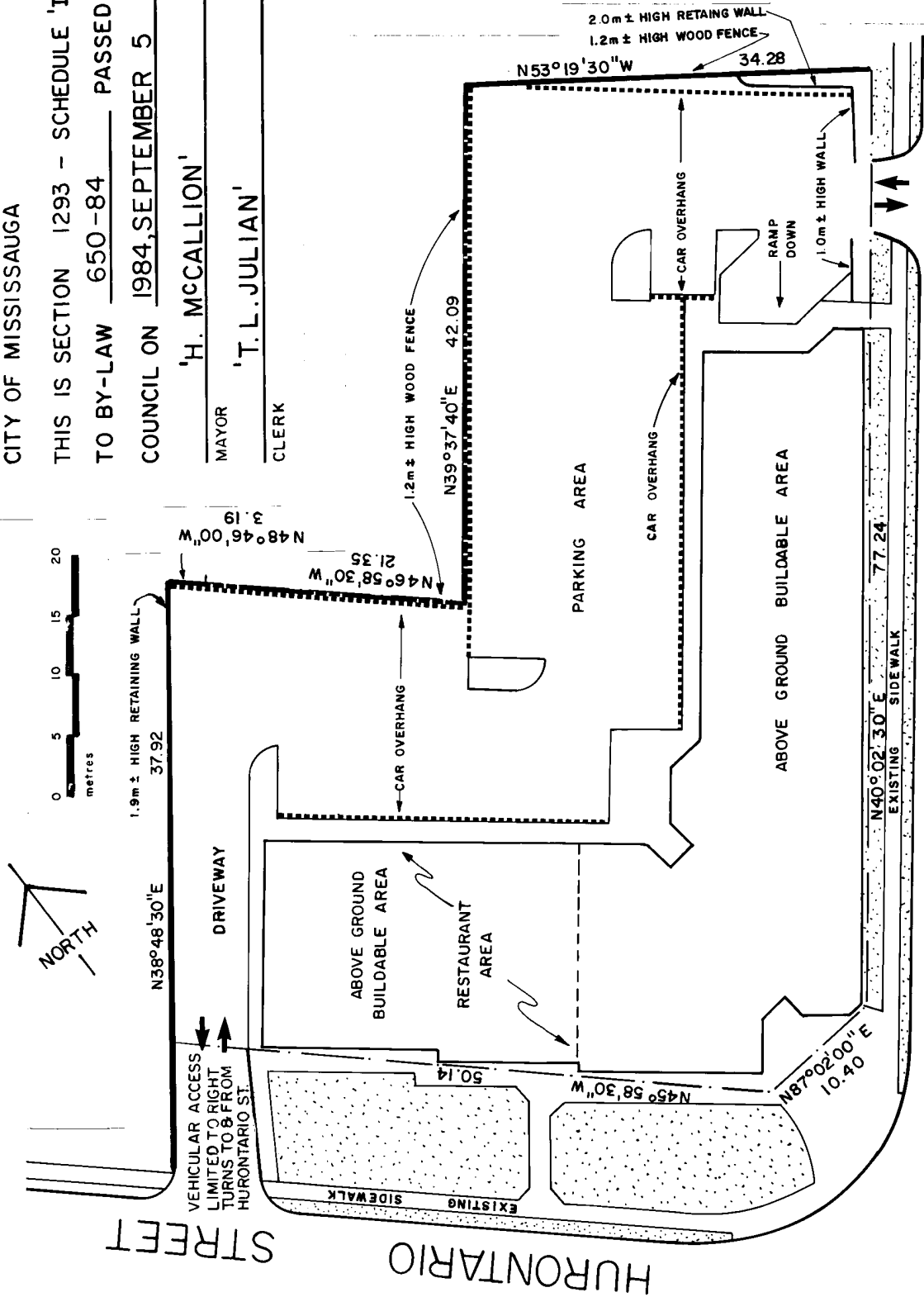
THIS IS SECTION 1293 - SCHEDULE 'I'
TO BY-LAW 650-84 PASSED BY
COUNCIL ON 1984, SEPTEMBER 5

'H. McCALLION'

MAYOR

'T. L. JULIAN'

CLERK



KING STREET EAST

Note: All dotted areas are landscaped areas
↔ VEHICULAR ACCESS

- (SPA)

1294.

Notwithstanding their "MC" zoning, the lands delineated as "MC-1294" on Schedule "B" of this By-law shall only be used for retail-warehouses, manufacturing or industrial undertakings, and general retail-warehouses in compliance with the "MC" zone provisions contained in this By-law and subject to the following: (707-85)
- (1)

the provisions of section 114 of this By-law shall apply;
- (2)

the total gross leasable area of all buildings and structures shall not exceed 2 900 m².

1295.

Notwithstanding their "R3" zoning, the lands delineated as "R3-1295" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: (605-84)

(1)

the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	360 m ²	12 m
Corner	450 m ²	16 m

(2)

every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;

(3)

the front yard of every lot shall have a minimum depth of 4.5 m;

(4)

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

(5)

a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (4) of this section;

(6)

the interior side yard of every corner lot shall have a minimum width of 1.2 m;

(7)

the exterior side yard of every corner lot shall have a minimum width of 4.5 m;

(8)

notwithstanding subsections (3) and (7) of this section, no garage shall be located closer than 6 m to any street line;

(9)

the rear yard of every lot shall have a minimum depth of 7.5 m;

(10)

the maximum gross floor area of all buildings and structures shall not exceed 0.6 times the lot area;

(11)

for the purposes of subsection (10) of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls, but shall exclude any part of the building used for parking of motor vehicles.

1296.

Notwithstanding their "R5" zoning, the lands delineated as "R5-1296" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (605-84)

(1)

the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	290 m ²	9.75 m
Corner	415 m ²	14.25 m

1297.

Notwithstanding their "R5" zoning, the lands delineated as "R5-1297" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (605-84)

(1)

the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	315 m ²	10.5 m
Corner	450 m ²	15 m

- (SPA)

1298.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1298" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings and street row dwellings subject to compliance with the following: (605-84)
- (1)

each semi-detached dwelling shall comply with the "RM2" zone provisions contained in this By-law, except that:
- (a)

the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	480 m ²	16 m
Corner	615 m ²	20.5 m

- (2)

each street row dwelling unit shall comply with the "RM5" zone provisions contained in this By-law.

- (SPA)

1299.

Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1299" on Schedule "B" of this By-law shall only be used for a gas bar and/or an automobile service station in compliance with the "AC6" zone provisions contained in this By-law. (605-84), (379-86), (439-90), (160-94)