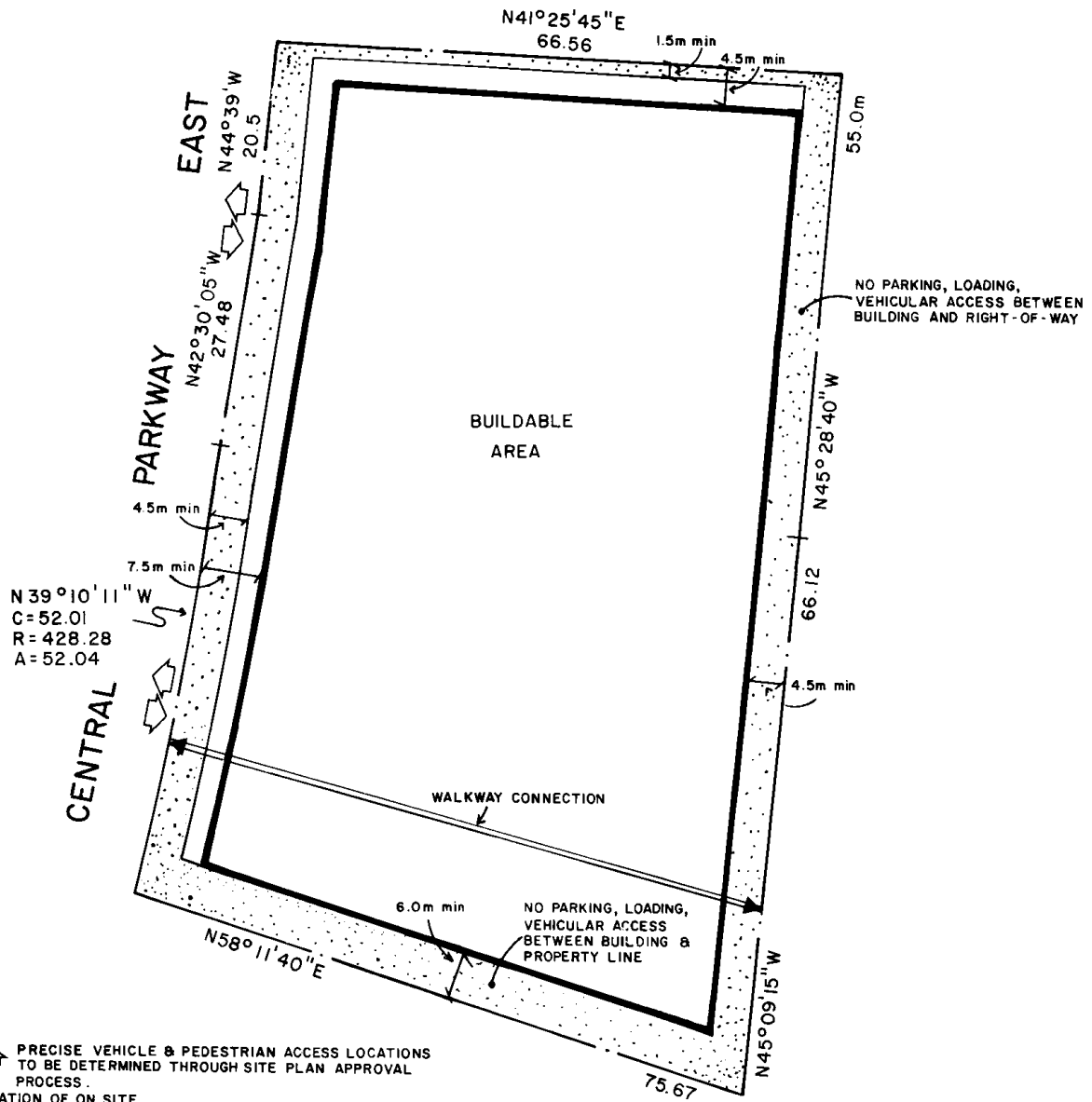


(SPA) 1300. Notwithstanding their "DC" zoning, the lands delineated as "DC-1300" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: (605-84)

- (1) the provisions of section 21, sections 52 and 53, subsections 83(9), 83(13), 83(14), 83(15), 83(16), 83(19), 83(21), 83(22), 83(23), 83(24), 83(30) and sections 84 and 87 of this By-law shall not apply;
- (2) the gross leasable area of all buildings and structures shall not exceed 1 800 m²;
- (3) all site development plans shall conform to the provisions of Schedule "I" of this section.

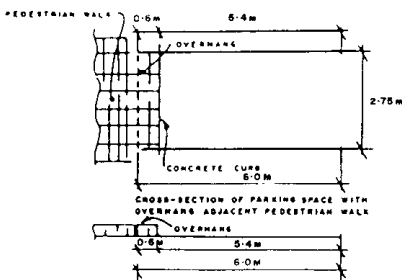
Schedule "I" to section 1300



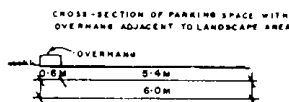
NOTES:

1. PRECISE VEHICLE & PEDESTRIAN ACCESS LOCATIONS TO BE DETERMINED THROUGH SITE PLAN APPROVAL PROCESS.
2. LOCATION OF ON SITE
 - PARKING SPACES
 - DRIVEWAYS, SIDEWALKS
 - SERVICE COURTS
 - LANDSCAPE FEATURES
 TO BE DETERMINED THROUGH THE SITE PLAN APPROVAL PROCESS
3. PARKING SPACES DESIGNED WITH 0.6m CAR OVERHANG SHALL BE CONSTRUCTED IN ACCORDANCE WITH SCHEME 'A' OR 'B'
4. ALL DOTTED AREAS TO BE LANDSCAPED AND SODDED

PARKING SPACE DETAIL



SCHEME A



SCHEME B



CITY OF MISSISSAUGA

THIS IS SECTION 1300 SCHEDULE 'I'
TO BY-LAW 605-84 PASSED BY
COUNCIL ON 1984, AUGUST 15

"H. McCALLION"

MAYOR

"T. L. JULIAN"

CLERK

1301. The lands delineated as "I-1301" on Schedule "B" of this By-law shall only be used for a general hospital and health care facilities, in compliance with the "I" zone provisions contained in this By-law, except that: *(110-86), (0035-2001)*

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) no building or structure shall be located within 7.5 m of a Greenbelt zone;
- (3) in addition to the required parking for permitted uses, motor vehicle parking spaces required for abutting lands zoned "RCL1-1302" shall be permitted.

(SPA) **1302.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1302" on Schedule "B" of this By-law shall only be used for medical offices, accessory medical uses and a cafeteria in compliance with the following: *(111-86)*

- (1) for the purposes of this section, medical offices shall only be used for consultation, examination and therapeutical treatment by physicians, dentists, denturists, drugless practitioners, optometrists, physiotherapists, podiatrists and psychologists;
- (2) for the purposes of this section, accessory medical uses shall only include laboratories and associated facilities for medical diagnostic and dental purposes; an optician; a hearing aid dispensary; medical prosthesis supplies; weight control clinic; smokers treatment clinic; and a pharmacy; provided that such uses are contained within a building or structure used for medical offices;
- (3) for the purposes of this section, a pharmacy shall only include the sale of drugs and prosthetics and may include the sale of confectionary items, cosmetics, and toiletries;
- (4) 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 primarily employed within the building or structure and for patients and visitors to the building or structure;
- (5) for the purpose 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 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 that used for medical offices, accessory medical uses and a cafeteria;
- (6) the total gross floor area of all buildings and structures shall not exceed 7 390 m²;
- (7) the total gross floor area devoted to all accessory medical uses and the cafeteria shall not exceed the lesser of 2 585 m² or a maximum of 35% of the total gross floor area of all buildings and structures;
- (8) for the purposes of this section, only one cafeteria shall be permitted, provided that the cafeteria is contained within a building or structure used for medical offices, and the total gross floor area of the cafeteria shall not exceed 140 m²;
- (9) the total gross floor area devoted to a pharmacy shall not exceed 375 m²;
- (10) notwithstanding the Parking Standards in Schedule "A" to section 22C of this By-law, motor vehicle parking facilities shall be provided and maintained on the lands, and additional parking to meet the By-law requirement shall be provided on adjacent lands zoned "I-1301" in accordance with the following schedule: *(0035-2001)*

Land Use	Minimum Required Parking Standard
Medical Offices	5.0 spaces per practitioner
Accessory Medical Uses and Cafeteria	and 3.2 spaces per 100 m ² GFA
or	
Medical Offices, Accessory Medical Uses and Cafeteria	6.5 spaces per 100 m ² GFA
whichever is greater	

- (11) the provision of subsection 20(b) of this By-law, prohibiting charging of a fee for vehicular parking, shall not apply;
- (12) the provisions of section 21 of this By-law shall not apply;
- (13) no building or structure shall be located within 1.5 m of any lot line;
- (14) no exterior windows or signs shall be used for the display of merchandise, identification or advertising for any of the accessory medical uses or cafeteria;
- (15) all site development standards shall conform to the approved site development and landscaping plans.

(SPA) **1303.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1303" 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: *(294-86)*

- (1) the gross floor area of all buildings and structures shall not exceed 18 900 m²;
- (2) the provisions of section 109 of this By-law shall not apply;
- (3) the following uses may be permitted in addition to those allowed under subsection 113(1) of this By-law; *(132-94)*
 - (a) retail warehousing of bulk frozen foodstuffs;
 - (b) shops for the repair or manufacture of small goods and wares, research establishments, printing establishments, carpet/floor covering cleaning service, cleaning depots/plants for clothing, business equipment and office supply store, and travel agency, dry cleaning establishment, shoe repair store;
 - (c) video store, shops for the rental and sales of electronic and/or video equipment and computer goods, catalogue sales outlets, craft store, camera and photofinishing store, photographic studio, art gallery and frame store, establishment for brewing beer and making wine;
 - (d) racquet club, bowling, curling, roller and ice skating, tanning salon, billiards and accessory snack bar, private clubs, banquet hall, day nursery, commercial school;

- (e) personal service shops;
 - (f) taxi or courier dispatching centre, vehicle leasing/rental outlet, auto glass replacement business with a maximum gross leasable area of 300 m², automotive repair garages in which no automobile body repairs are performed;
 - (g) convenience restaurants the total gross floor area of which shall not exceed 1 500 m², restaurants, and take-out restaurants, provided the total gross floor area for all restaurants does not exceed 2 200 m²;
 - (h) bank/financial institution, business, professional, administrative and government offices and veterinary clinic;
 - (i) drug store with a maximum gross leasable area of 185 m², convenience store with a maximum gross leasable area of 125 m², beer store, liquor store, card and gift store, swimming pool equipment and supply store, pet food and equipment supply store, pet store, florist, dressmakers supply store;
 - (j) fruit and vegetable store with a maximum gross leasable area of 325 m², deli and fresh meat store with a gross leasable area of 325 m², a poultry and fish store with a gross leasable area of 325 m², for the purposes of this section, individual food stores may be combined to form a specialty food store with a maximum gross leasable area of 745 m², however the total gross leasable area devoted to food stores shall not exceed 975 m²;
 - (k) commercial schools, fitness clubs, installation and repair of automotive audio equipment and products, provided these uses do not face Burnhamthorpe Road West;
- (4) a dwelling unit not exceeding a maximum gross floor area of 81 m² shall be permitted for caretaking and/or security staff within enclosed buildings or structures, accessory to the undertakings permitted under subsection 113(1) of this By-law and subsection (3) of this section;
 - (5) the total gross leasable area devoted to discount merchandising stores shall not exceed 950 m²;
 - (6) the total gross leasable area devoted to a bulk food store and/or retail-warehousing of bulk frozen foodstuffs shall not exceed 950 m²;
 - (7) *deleted by By-law 132-94;*
 - (8) the total gross floor area of all business, professional, administrative and government offices shall not exceed 5 850 m²;
 - (9) for the purposes of this section, "RETAIL-WAREHOUSING OF BULK FROZEN FOODSTUFFS" means a building or structure, or part thereof, where bulk frozen foodstuffs, such as meats, poultry, fish and vegetables, are stored, displayed and offered for sale in bulk within frozen compartments at retail, but excluding refrigerated and perishable foods such as fresh fruits and vegetables, fresh meats, poultry and fish;
 - (10) for the purposes of this section, "RESTAURANT" means a building or structure or part thereof, used for the preparation, sale, and service of food to the public for immediate consumption within the building or structure or part thereof, where such food is both ordered and served at seating within the building or structure or part thereof; however, take-out service accessory to the principal business of the restaurant is permitted, with the total gross floor area devoted to the take-out service not to exceed 15 m²;
 - (11) for the purposes of this section, "CONVENIENCE RESTAURANT" means a building or structure or part thereof, used for the preparation, sale and serving of food to the public, where such food is prepared, ordered and served from a common area within the building or structure or part thereof, for either immediate consumption at seating within the building or structure or part thereof, or to be taken out for consumption off the premises;
 - (12) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C and subsection 113(4) 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: (132-94)

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Retail-Warehousing of Bulk Frozen Foodstuffs	5.9 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
Racquet Club	6.0 spaces per court
Banquet Hall	10.8 spaces per 100 m ² GFA
Bowling Alley	4.0 spaces per lane
Curling Rink	8.0 spaces per sheet of ice
Roller Skating/Ice Skating Rink	4.0 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 space 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 Audio Equipment	1.6 spaces per 100 m ² GLA
Restaurant	14.85 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	22.5 spaces per 100 m ² GFA (Restaurant)
Take-out Restaurant	13.5 spaces per 100 m ² GFA (Restaurant)
Medical Offices	5.0 spaces per practitioner; or 6.5 spaces per 100 m ² GLA; whichever is greater

Column 1	Column 2
Land Use	Minimum Required Parking Standard
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
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
Autoglass Replacement Business	5.5 spaces per 100 m ² GLA
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 and subsection 113(4) of this By-law or within this schedule	5.4 spaces per 100 m ² GLA

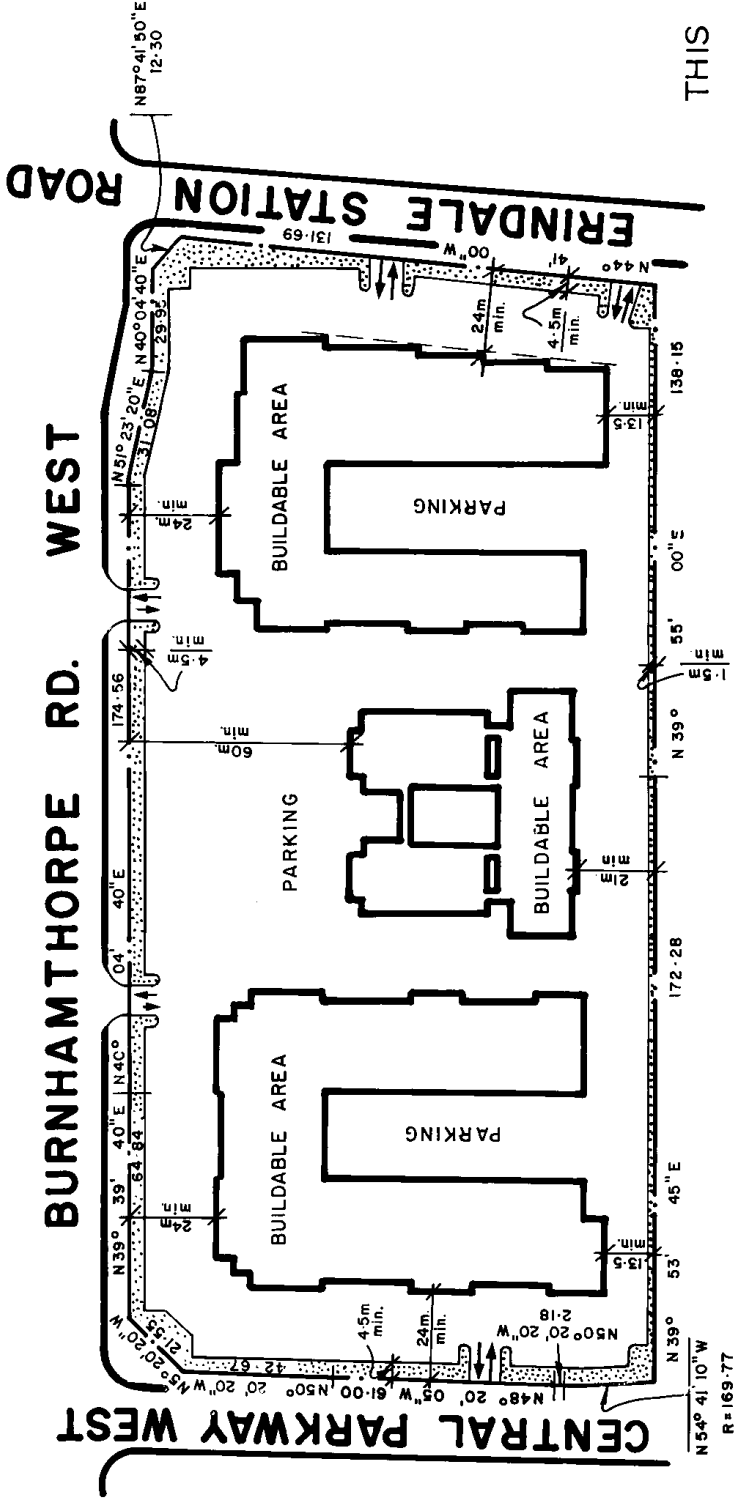
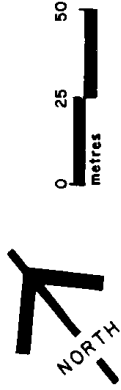
- (13) notwithstanding subsection 22C(9) of this By-law, in addition to the provisions of subsection (12) of this section, parking shall be calculated as for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Industrial/Office	100	90	95	10
Retail	80	65	100	100
Medical Office	100	60	95	20
Restaurants (includes restaurants, convenience restaurants, take-out restaurants and banquet hall)	20	100	30	100
TOTAL				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Industrial/Office	10	10	10	10
Retail	80	100	100	30
Medical Office	100	60	95	20
Restaurants (includes restaurants, convenience restaurants, take-out restaurants and banquet hall)	20	100	30	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 735 parking spaces.

- (14) for the purposes of subsection (13) of this section, individual manufacturing or warehousing establishments with ancillary retail sales and display of products which are accessory to the principal use of manufacturing or warehousing, shops for the repair or manufacture of small goods and wares, research establishments, printing establishments, taxi or courier dispatching centre, carpet/floor covering cleaning service, business, professional, administrative and government offices, and veterinary clinic, shall be construed to be industrial/office uses;
- (15) for the purposes of subsection (13) of this section, all uses that are not restaurants and are not deemed to be industrial/office uses shall be construed to be retail uses; (132-94)
- (16) all site development plans shall conform to the provisions of Schedule "I" of this section.



- LANDSCAPED AREA
- VEHICULAR ACCESS

CITY OF MISSISSAUGA

THIS IS SECTION 1303-SCHEDULE 'I'
TO BY-LAW 294-86 PASSED BY
COUNCIL ON 1986, MARCH 24

'H. MCCALLION'

MAYOR

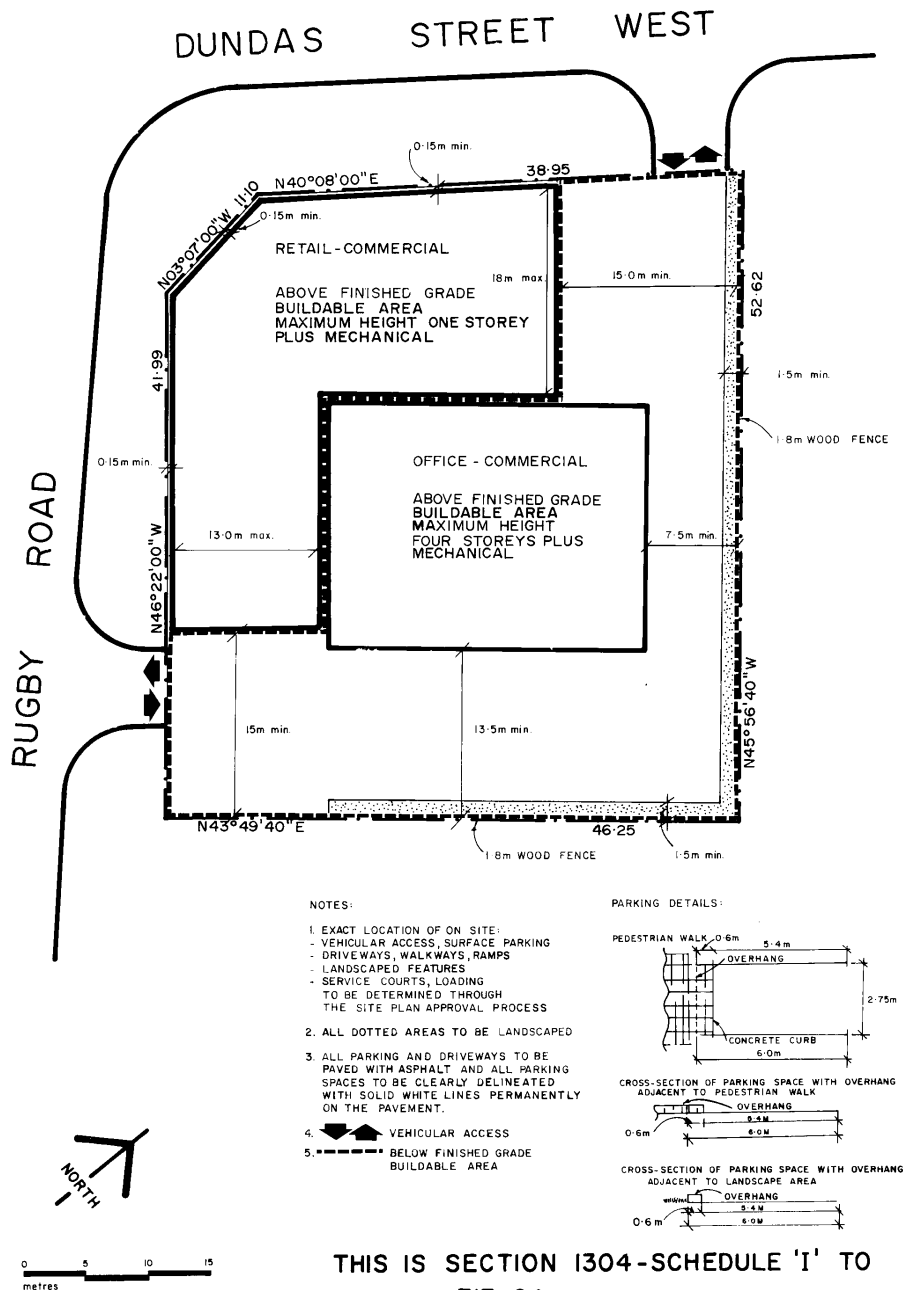
'T. L. JULIAN'

CLERK

(SPA) 1304. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1304" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, governmental offices, retail commercial uses and a restaurant in compliance with the following: (717-84)

- (1) for the purposes of this section, retail commercial uses shall only include a convenience variety store, a pharmaceutical dispensary, a barber shop, a hairdressing and beauty salon, a bakery, a delicatessen and/or butcher shop, a shop for the sale of photographic or office supplies, an optical shop, a jewellery and/or watch repair shop, a shoe repair shop, a dry cleaners, an electronic component or audiovisual products shop, a travel agency;
- (2) the total gross floor area of all buildings and structures shall not exceed 1 900 m²;
- (3) the total gross floor area of business, professional administrative and governmental offices shall not exceed 1 235 m²;
- (4) the total gross floor area of retail commercial uses and the restaurant shall not exceed 665 m², of which a maximum of 75 m² may be devoted to the restaurant;
- (5) the provisions of subsection 2(41) and sections 21, 53 and 59A of this By-law shall not apply;
- (6) the provisions of Schedule "A"(2), Loading Standards of section 22C shall not apply;
- (7) for the purposes of this section, a "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;
- (8) 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 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;
- (9) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1304



THIS IS SECTION 1304-SCHEDULE 'I' TO BY-LAW 717-84 PASSED BY COUNCIL ON 1984, SEPTEMBER, 10

"D. M. MARLAND"

MAYOR (ACTING)

"T. L. JULIAN"

CLERK

CITY OF MISSISSAUGA

1305. *Interim Control By-law expired 1986 August 27. (647-84), (779-85)*

1306. Notwithstanding their "R3" zoning, the lands delineated as "R3-1306" 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: (939-84), (656-88)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m ²	12 m
Corner	490 m ²	15 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. (408-85)

1307. Notwithstanding their "R5" zoning, the lands delineated as "R5-1307" 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: (939-84), (656-88)

(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	435 m ²	13.5 m

(2) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area. (408-85)

1308. Notwithstanding their "R5" zoning, the lands delineated as "R5-1308" 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: (939-84)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m ²	11 m
Corner	430 m ²	14 m

(2) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area. (408-85)

1309. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-1309" 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: (939-84)

- (1) 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

(SPA) **1310.** Notwithstanding their "RM7D3" zoning, the lands delineated as "RM7D3-1310" 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: (939-84), (1258-86)

- (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 93;
 (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 231;
 (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	435 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; (408-85)

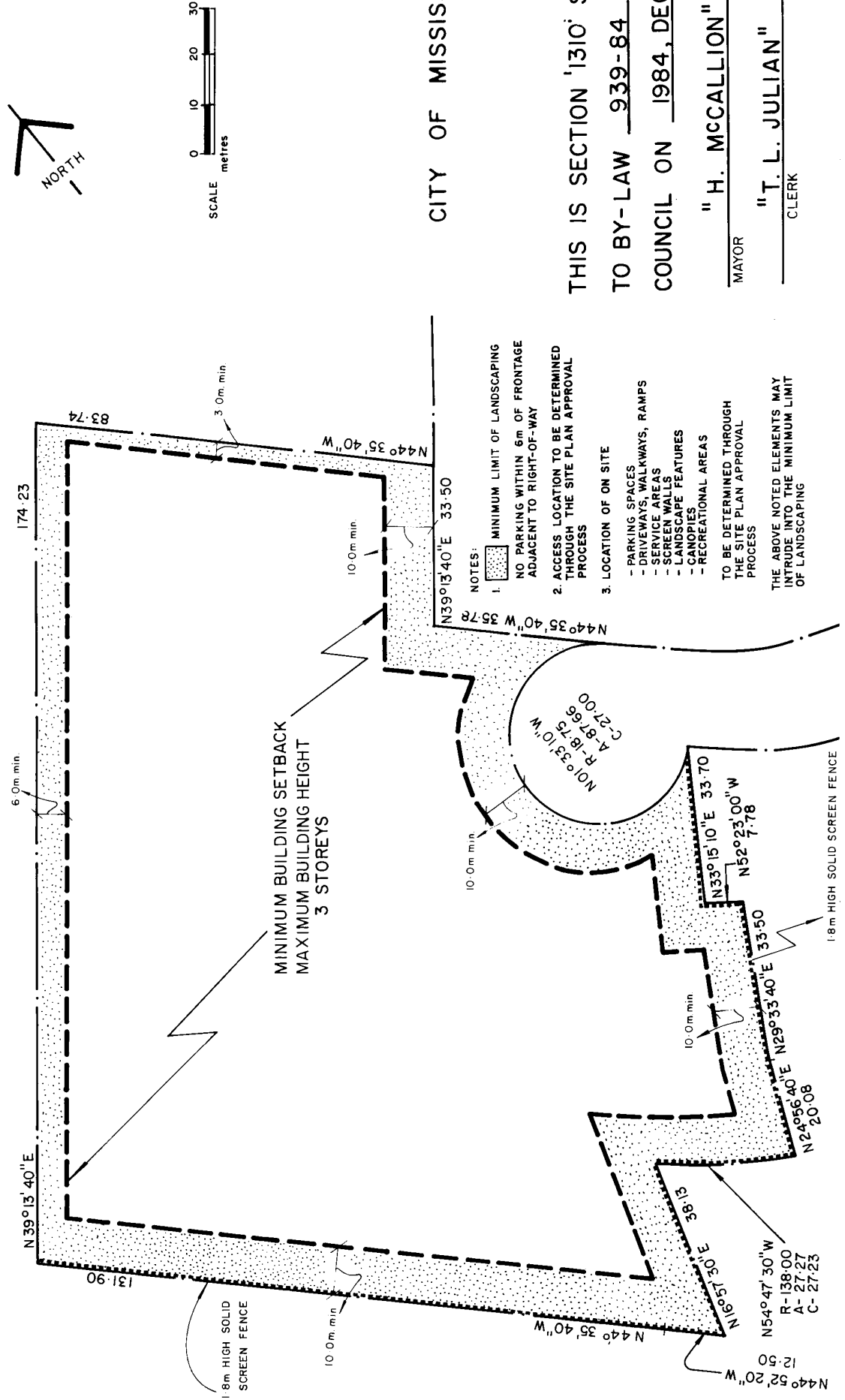
- (7) each semi-detached dwelling shall comply with the "RM2" zone provisions contained in this By-law, except that:

- (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 Schedules "I(1)" and "I(2)" of this section.

EGLINTON AVENUE WEST



CITY OF MISSISSAUGA

THIS IS SECTION '1310' SCHEDULE 'I(1)'
TO BY-LAW 939-84 PASSED BY
COUNCIL ON 1984, DEC. 10

" H. MCCALLION "
MAYOR

" T. L. JULIAN "
CLERK



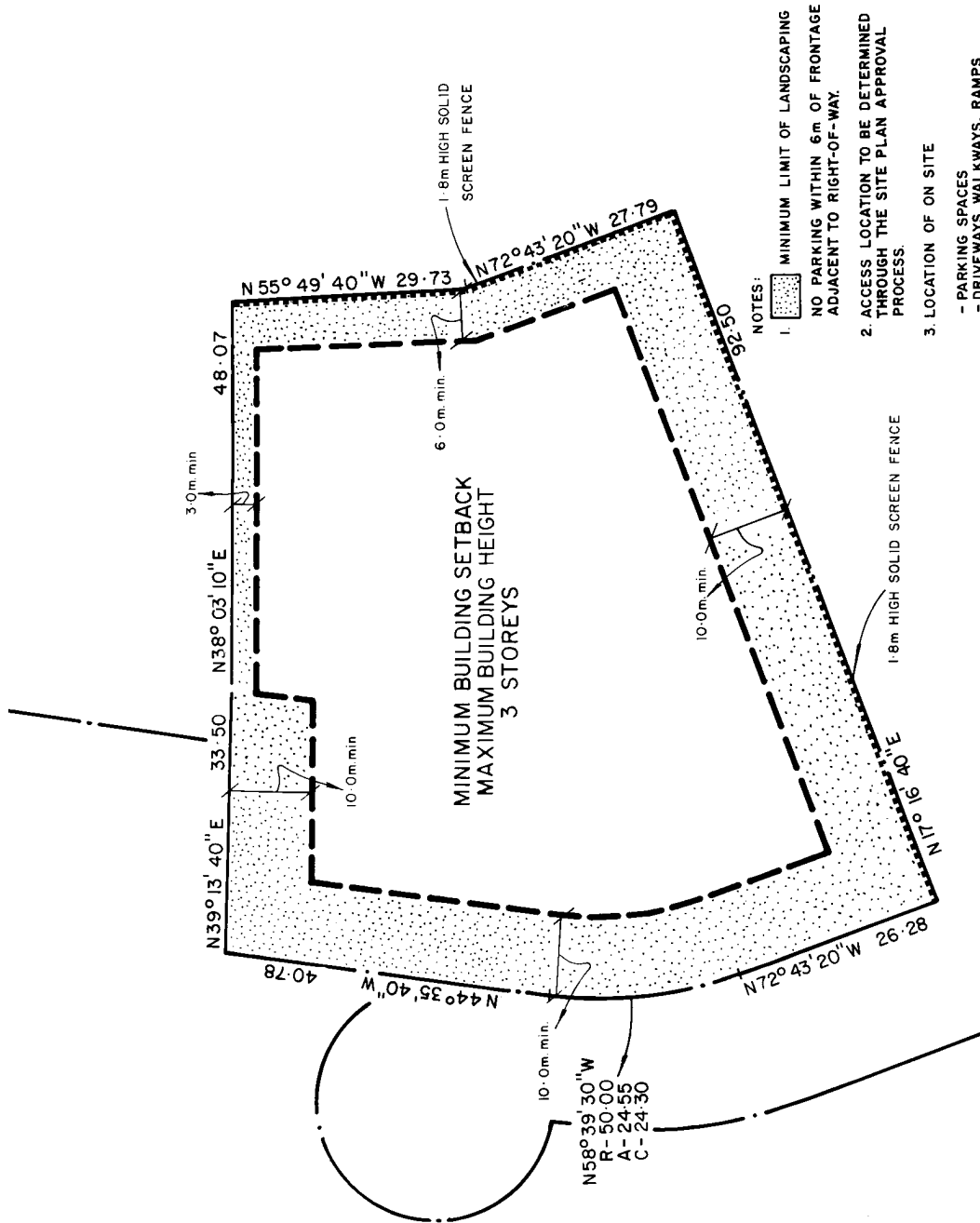
CITY OF MISSISSAUGA

THIS IS SECTION '1310' SCHEDULE '1(2)'
 TO BY-LAW 939-84 PASSED BY
 COUNCIL ON 1984, DEC.10

" H. MCCALLION "

" T.L. JULIAN "

CLERK



- NOTES:
- MINIMUM LIMIT OF LANDSCAPING
 NO PARKING WITHIN 6m OF FRONTAGE ADJACENT TO RIGHT-OF-WAY.
 - ACCESS LOCATION TO BE DETERMINED THROUGH THE SITE PLAN APPROVAL PROCESS.
 - LOCATION OF ON SITE
 - PARKING SPACES
 - DRIVEWAYS, WALKWAYS, RAMPS
 - SERVICE AREAS
 - SCREEN WALLS
 - LANDSCAPE FEATURES
 - CANOPIES
 - RECREATIONAL AREAS
- TO BE DETERMINED THROUGH THE SITE PLAN APPROVAL PROCESS
- THE ABOVE NOTED ELEMENTS MAY INTRUDE INTO THE MINIMUM LIMIT OF LANDSCAPING

1311. Notwithstanding their "R4" zoning, the lands delineated as "R4-1311" 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: (82-85)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	355 m ²	12 m
Corner	465 m ²	16.4 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;
- (9) notwithstanding subsection 40(5) of this By-law, the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

(SPA) **1312.** Notwithstanding their "RL1" and "RL2" zonings, the lands delineated as "RL1-1312" and "RL2-1312" on Schedule "B" of this By-law shall only be used in compliance with the "RL1" and "RL2" zone provisions contained in this By-law and subject to the following: (951-84), (756-88)

(1) no building or structure shall be located within 15 m of a lot line adjoining the "O3-1314" zone.

(SPA) **1313.** Notwithstanding their "RL2" zoning, the lands delineated as "RL2-1313" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings or a place of religious assembly subject to compliance with the following: (951-84)

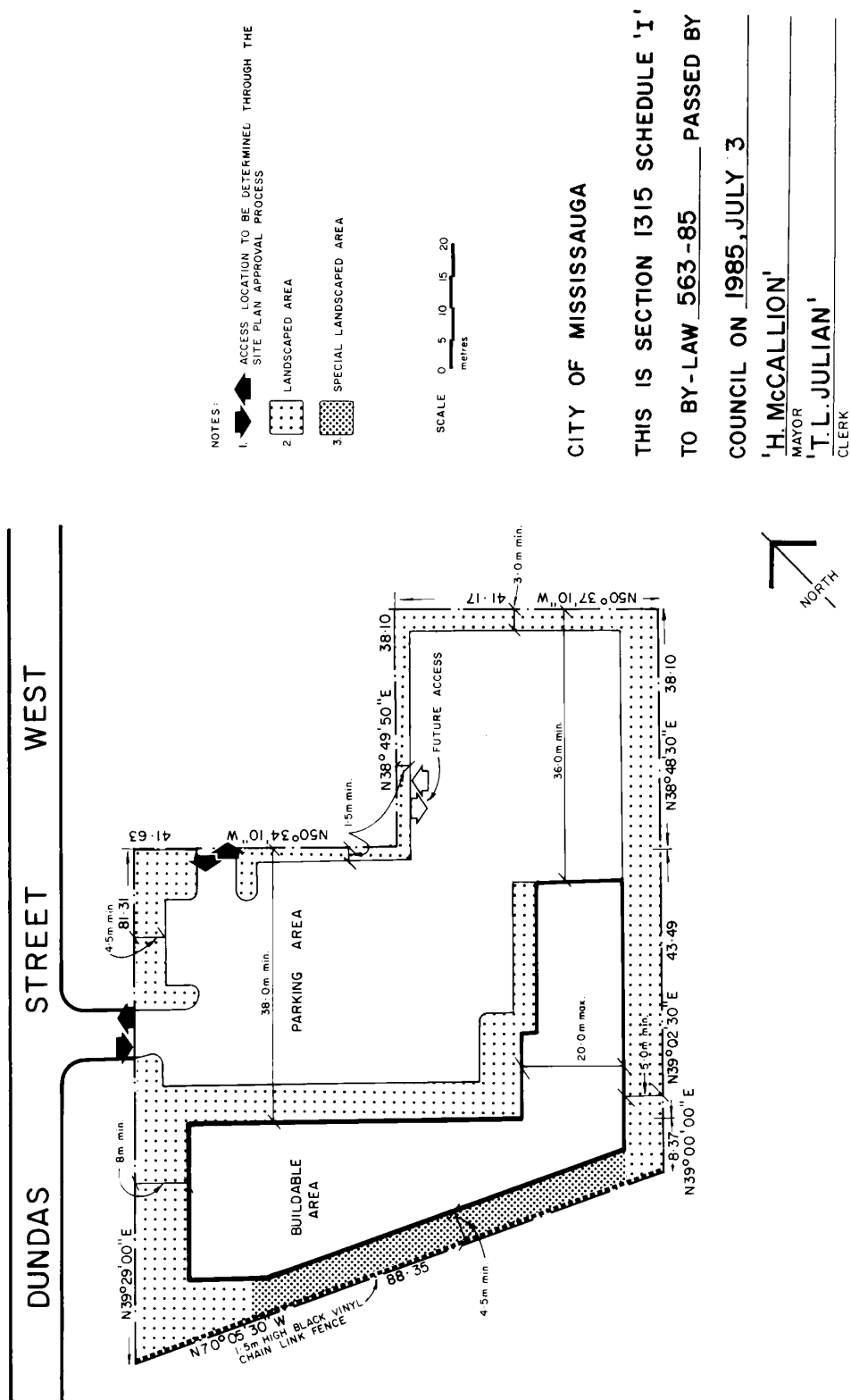
- (1) each one-family detached dwelling shall comply with the "RL2" zone provisions contained in this By-law;
- (2) a place of religious assembly shall comply with the "R3" zone provisions contained in this By-law.

1314. Notwithstanding their "O3" zoning, the lands delineated as "O3-1314" on Schedule "B" of this By-law may be used for the purposes of a gas line transmission easement in compliance with the "O3" zone provisions contained in this By-law. (951-84), (756-88), (690-90)

(SPA) 1315. Notwithstanding their "DC" zoning, the lands delineated as "DC-1315" 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: (563-85)

- (1) the provisions of subsections 83(13), (15), (16), (19), (21), (24) and (30) and section 87 of this By-law shall not apply;
- (2) no hardware store or fashion accessories outlet will be permitted;
- (3) the total gross leasable area of all buildings and structures shall not exceed 1 375 m²;
- (4) the total gross leasable area devoted to food stores shall not exceed 745 m²;
- (5) for purposes of calculating parking standards the lands shall be construed to be a Convenience Centre;
- (6) 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 areas, display areas, storage areas, but excluding storage areas below established grade and common areas;
- (7) 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, 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;
- (8) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (8)(a) of this section, the location of the parking spaces including car overhangs, driveways, vehicle access, walkways, ramps, stairs, fences, landscape features and the extent of landscaped areas will be determined through the site plan approval process.

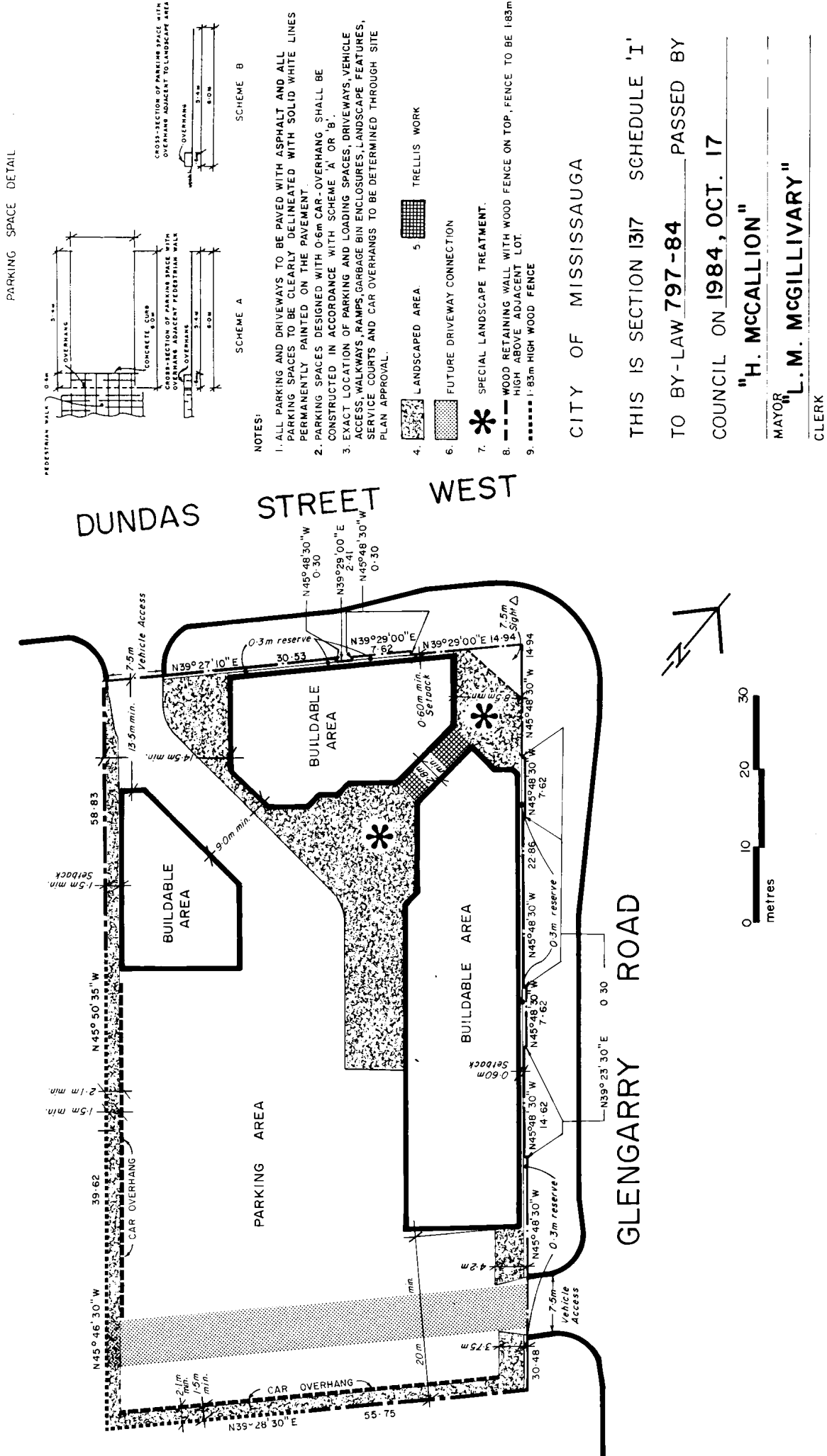
Schedule "I" to section 1315



(SPA) 1317. Notwithstanding their "DC" zoning, the lands delineated as "DC-1317" 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: (797-84)

- (1) the provisions of section 21, subsections 83(15), (16), (19), (21) and (30) and subsections 87(b), (c), and (e) of this By-law shall not apply;
- (2) the total gross leasable area of all buildings and structures shall not exceed 1 610 m²;
- (3) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1317



- 1318.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1318" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R1" zone provisions contained in this By-law, except that: (882-84), (1063-86)
- (1) the front yard of every lot shall have a minimum depth of 6.5 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 rear yard of every lot shall have a minimum depth of 29 m;
 - (7) the maximum coverage of all buildings and structures for every lot shall not exceed 35% of the lot area;
 - (8) notwithstanding anything in this By-law, any buildings or structures for which a building permit has been issued on or before the day this section is deemed to have come into force, (1986 October 14), are deemed to comply with the provisions of this section, notwithstanding that the said building or structure may not actually comply with the "R1-1318" zone provisions.
- 1319.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1319" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R1" zone provisions contained in this By-law, except that: (882-84), (1063-86), (953-87)
- (1) the front yard of every lot shall have a minimum depth of 6.5 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 rear yard of every lot shall have a minimum depth of 30 m;
 - (7) notwithstanding subsection (6) of this section, the rear yard of every lot within the area of Detail "A", which is cross-hatched and enlarged on Schedule "A" attached to By-law 1063-86 shall have a minimum depth of 30 m, measured from the surveyed top-of-bank and not from the rear lot line of the lots;
 - (8) the maximum coverage of all buildings and structures for every lot shall not exceed 35% of the lot area;
 - (9) notwithstanding anything in this By-law, any buildings or structures for which a building permit has been issued on or before the day this section is deemed to have come into force, (1986 October 14), are deemed to comply with the provisions of this section, notwithstanding that the said building or structure may not actually comply with the "R1-1319" zone provisions.
- 1320.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1320" 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, except that: (882-84), (1063-86)
- (1) every interior lot shall have a minimum area of 600 m²;
 - (2) every corner lot shall have a minimum area of 700 m²;
 - (3) the front yard of every lot shall have a minimum depth of 6.5 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) the maximum coverage of all buildings and structures for every lot shall not exceed 43% of the lot area;
 - (9) notwithstanding anything in this By-law, any buildings or structures for which a building permit has been issued on or before the day this section is deemed to have come into force, (1986 October 14), are deemed to comply with the provisions of this section, notwithstanding that the said building or structure may not actually comply with the "R2-1320" zone provisions.

1321. Notwithstanding their "R3" zoning, the lands delineated as "R3-1321" 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: (882-84), (1063-86)

- (1) the provisions of section 21 of this By-law 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	500 m ²	15 m
Corner	615 m ²	18.5 m

- (3) the front yard of every lot shall have a minimum depth of 6.5 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 the provisions of subsection 40(5) of this By-law, the rear yard of the lots within the area hatched in black on Schedule "A" attached to By-law 1063-86 shall have a minimum depth of 22 m;
- (9) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area;
- (10) notwithstanding anything in this By-law, any buildings or structures for which a building permit has been issued on or before the day this section is deemed to have come into force, (1986 October 14), are deemed to comply with the provisions of this section, notwithstanding that the said building or structure may not actually comply with the "R3-1321" zone provisions.

1322. Notwithstanding their "R3" zoning, the lands delineated as "R3-1322" 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: (882-84), (1063-86)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m ²	12 m
Corner	550 m ²	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.5 m;
- (3) the side yards of every lot other than a 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 exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m;
- (7) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area;
- (8) notwithstanding anything in this By-law, any buildings or structures for which a building permit has been issued on or before the day this section is deemed to have come into force, (1986 October 14), are deemed to comply with the provisions of this section, notwithstanding that the said building or structure may not actually comply with the "R3-1322" zone provisions.

1323. Notwithstanding their "R3" zoning, the lands delineated as "R3-1323" 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: (882-84), (1063-86)

- (1) the provisions of section 21 of this By-law 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	400 m ²	12 m
Corner	550 m ²	16.5 m

- (3) the front yard of every lot shall have a minimum depth of 6.5 m;
- (4) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (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) notwithstanding subsections (3)(4)(5) and (6) of this section, no portion of any dwelling shall be located closer than 22 m to the C.P. Rail right-of-way;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (9) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area;
- (10) notwithstanding anything in this By-law, any buildings or structures for which a building permit has been issued on or before the day this section is deemed to have come into force, (1986 October 14), are deemed to comply with the provisions of this section, notwithstanding that the said building or structure may not actually comply with the "R3-1323" zone provisions.

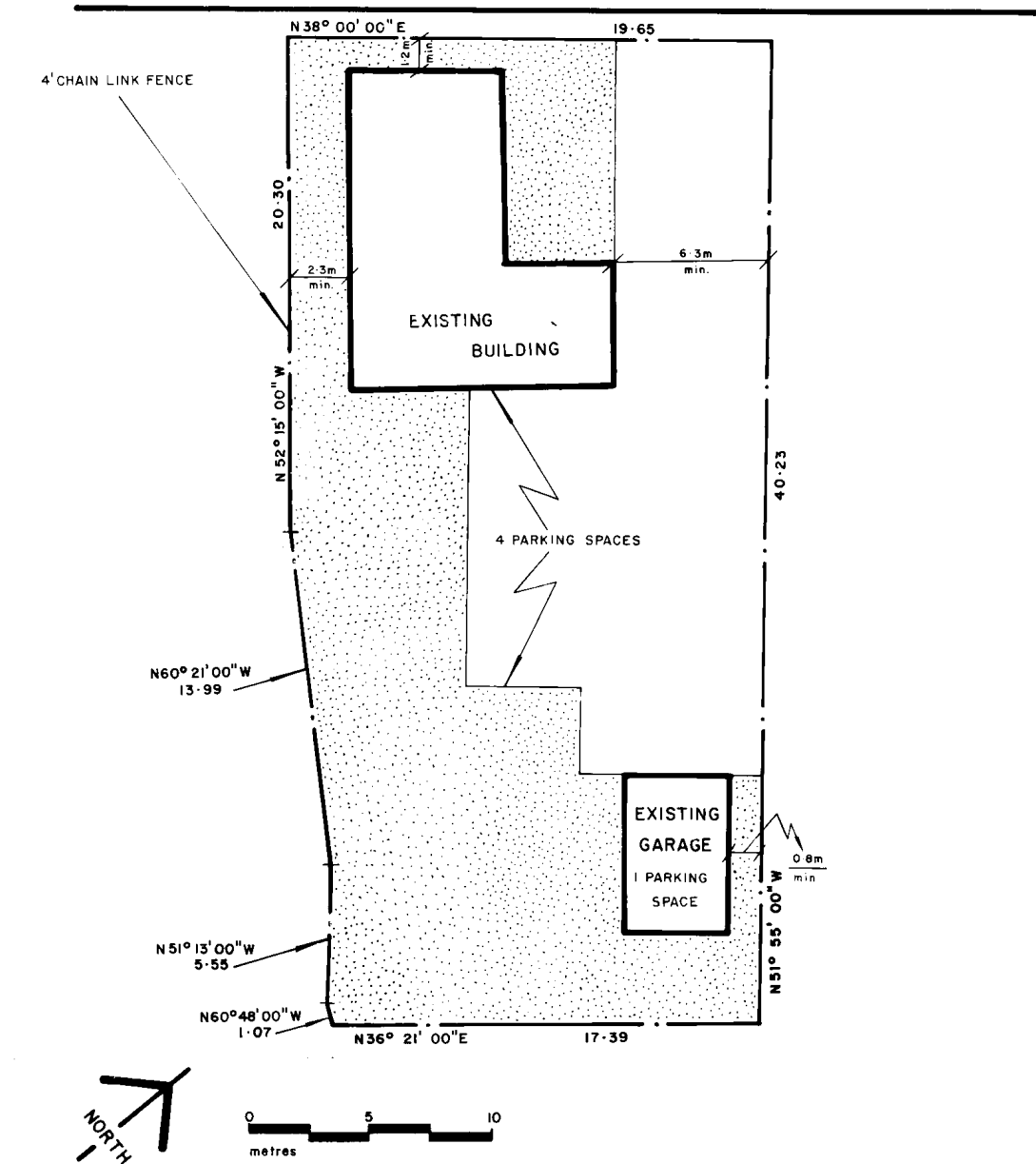
1324. Notwithstanding their "G" zoning, the lands delineated as "G-1324" on Schedule "B" of this By-law shall only be used for conservation purposes subject to the following: *(882-84), (129-86), (904-86), (1063-86), (166-87), (918-87), (953-87)*

- (1) no buildings or structures of any kind, including swimming pools and accessory structures, are to be erected, other than any structures necessary for flood and/or erosion control purposes.

- (SPA) 1325. Notwithstanding their "DC" zoning, the lands delineated as "DC-1325" on Schedule "B" of this By-law shall only be used for the purpose of a post office and general store and a dwelling unit, subject to the following: (940-84)
- (1) the provisions of section 22C of this By-law shall not apply;
 - (2) for the purpose of this section, "GENERAL STORE" means a building or structure, or part thereof, used for the display and sale of village handicrafts, bakery goods, dairy products, tobacco, confectionary and sundry items but shall not include the display and sale of antiques;
 - (3) no outside picnic tables or benches shall be permitted;
 - (4) the gross floor area of the building or structure or part thereof devoted to the post office and general store shall not exceed 37.2 m²;
 - (5) only one dwelling unit shall be permitted;
 - (6) the second storey of the building shall be used for residential purposes only;
 - (7) a minimum of 5 parking spaces shall be provided and maintained on the site;
 - (8) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1325

DERRY ROAD WEST



- NOTES:
1. LANDSCAPED AREA
 2. LANDSCAPE FEATURES TO BE DETERMINED THROUGH SITE PLAN APPROVAL

THIS IS SECTION '1325'-SCHEDULE 'I'
TO BY-LAW 940-84 PASSED BY
COUNCIL ON 1984, DEC. 10

"H. MCCALLION"
MAYOR

"T. L. JULIAN"
CLERK

CITY OF MISSISSAUGA

(SPA) 1326. Notwithstanding their "MC" zoning, the lands delineated as "MC-1326" 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: (266-85)

- (1) the provisions of sections 21 and 109 of this By-law shall not apply;
- (2) the maximum area devoted to a bulk food store or stores shall be 1 300 m²;
- (3) the following uses shall be permitted in addition to those allowed under subsection 113(1) of this By-law:
 - (a) bank;
 - (b) fitness club;
 - (c) a variety store with a maximum gross floor area of 95 m²;
 - (d) establishment for the sale of business equipment and office supplies;
 - (e) restaurants with a maximum total gross floor area of 1 675 m²;
 - (f) convenience restaurants with a maximum total gross floor area of 280 m²;
 - (g) take-out restaurants with a maximum total gross floor area of 190 m²;
- (4) 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;
- (5) the gross floor area of all buildings and structures shall not exceed 9 130 m²; (856-89)
- (6) 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
Bulk Food Store	5.9 spaces per 100 m ² GLA
Discount Merchandising Store	5.4 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
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)
Convenience Restaurant	22.5 spaces per 100 m ² GFA (Restaurant)
Take-out Restaurant	13.5 spaces per 100 m ² GFA (Restaurant)
Bank	6.5 spaces per 100 m ² GLA
Garden Centre	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/or wholesaling
Fitness Club	6.0 spaces per 100 m ² GFA
Variety Store	5.4 spaces per 100 m ² GLA
Sale of Business Equipment and Office Supplies	5.4 spaces per 100 m ² GFA

- (7) notwithstanding subsection (6) 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
Industrial	100	90	95	10
Retail	80	65	100	100
Restaurant (includes restaurants, convenience restaurants and/or take-out restaurants)	20	100	30	100
TOTAL				

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

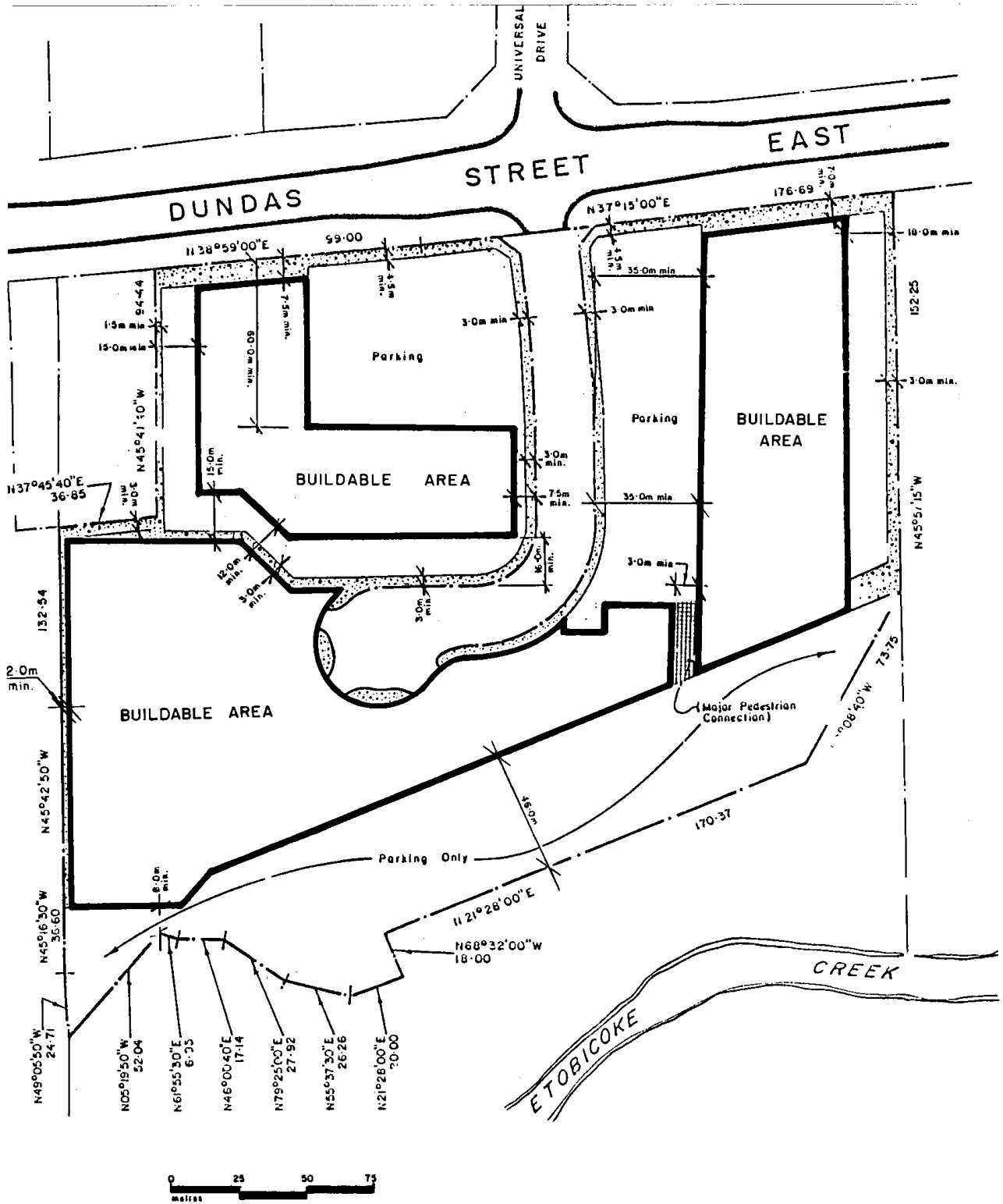
- (8) for the purposes of subsection (7) of this section, a fitness club shall be construed to be a retail use;
- (9) notwithstanding subsection 2(24) of this By-law, where the front or rear of a parking space abuts a car overhang as detailed in Schedule "I" of this section, "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building and having a minimum width of 2.75 m and a minimum length of 5.4 m exclusive of aisles, driveways and car overhangs;
- (10) all site development plans shall conform to the provisions of Schedule "I" of this section; (856-89)
- (11) for the purposes of this section, "GROSS FLOOR AREA" 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 purposes.

(SPA) **1327.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1327" 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: (266-85)

- (1) the provisions of section 114 of this By-law shall not apply;
- (2) the gross floor area devoted to offices shall not exceed 19 500 m²; (856-89)
- (3) *deleted by By-law 856-89;*
- (4) all site development plans shall conform to the provisions of Schedule "I" of this section. (856-89)

(SPA) **1328.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1328" on Schedule "B" of this By-law shall only be used for the provision of vehicular parking directly related with uses permitted on the lands zoned "M1-1327" in compliance with the following: (266-85)

- (1) *deleted by By-law 856-89;*
- (2) all site development plans shall conform to the provisions of Schedule "I" of this section. (856-89)



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
2. NOT WITHSTANDING ANYTHING SHOWN ON THIS SCHEDULE, THE EXACT LOCATION OF PARKING AND LOADING SPACES, RAMPS, DRIVEWAYS, VEHICLE ACCESS, WALKWAYS, SERVICE COURTS, GARBAGE BIN ENCLOSURES, LANDSCAPE FEATURES TO BE DETERMINED THROUGH SITE PLAN APPROVAL.
3. ALL DOTTED AREAS TO BE LANDSCAPED.

THIS IS SCHEDULE I TO SECTIONS 1326, 1327, 1328 AS ANNEXED TO BY-LAW 856-89 PASSED BY COUNCIL ON 1989, NOVEMBER 27

'H. MCCALLION'

MAYOR

CITY OF MISSISSAUGA

'T. L. JULIAN'

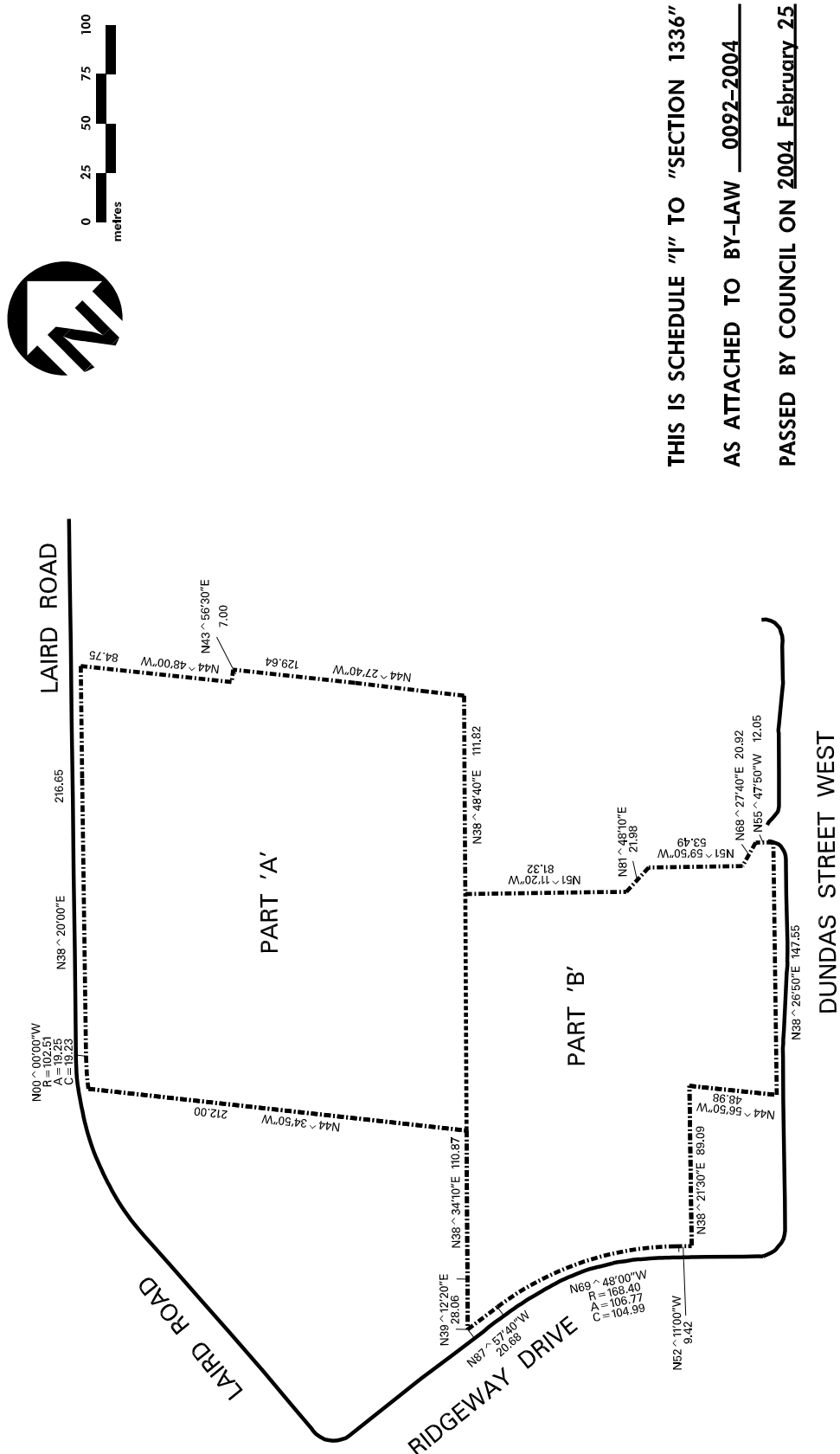
CLERK

1332. Deleted by By-law 263-95. (284-85)

- (SPA) **1333.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1333" 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: (284-85), (263-95)
- (1) the gross floor area of all buildings and structures used for business, professional, administrative or governmental offices on each block shall not exceed 0.52 times the lot area; however, in no event shall the total gross floor area of all buildings and structures used for office purposes on all blocks exceed 28 590 m²;
 - (2) the provisions of subsections 109(a) and (b) of this By-law shall not apply;
 - (3) a dwelling unit not exceeding a maximum gross floor area of 67 m² shall be permitted for caretaking and/or security staff within enclosed buildings or structures accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
 - (4) the following uses shall be permitted:
 - (a) fitness clubs;
 - (b) recreational establishments, including premises used for bowling, curling, roller and ice skating;
 - (c) a motion picture or other theatre;
 - (d) a taxi dispatching centre;
 - (e) a veterinary establishment.
- (SPA) **1334.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1334" 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: (284-85), (263-95), (82-98)
- (1) lands shall not be used for the erection thereon of any buildings or structures, or for the outdoor storage of equipment and materials;
 - (2) no parking shall be permitted beyond 15 m of the zone boundary line abutting an "M1-1333" or "M1-2232" zone. (82-98)
- 1335.** Notwithstanding their "M2" zoning, the lands delineated as "M2-1335" on Schedule "B" of this By-law shall only be used in compliance with the "M2" zone provisions contained in this By-law, except that: (284-85), (132-87), (82-98), (0044-2000), (0404-2001)
- (1) the provisions of subsections 109(a) and (b) of this By-law shall not apply;
 - (2) a dwelling unit not exceeding a maximum gross floor area of 67 m² shall be permitted for caretaking and/or security staff within enclosed buildings or structures accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
 - (3) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices shall not be permitted;
 - (4) an office building or structure shall not be a permitted use unless such building or structure is accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
 - (5) notwithstanding section 110 of this By-law and for purposes of this section, the provisions of clauses 110(2)(b), (2)(c) and (2)(d) shall apply.
- 1336.** The lands delineated as "DC-1336" 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: (284-85), (1054-85), (270-89), (528-91), (263-95), (0092-2004)
- (1) the provisions of section 87 of this Bylaw shall not apply;
 - (2) the provisions of section 83 of this By-law shall not apply on lands shown as Part 'A' on Schedule "I" of this section;
 - (3) the following uses shall only be permitted on lands shown as Part 'A' on Schedule "I" of this section:
 - (a) retail-warehouse;
 - (b) garden centre;
 - (c) manufacturing or industrial undertakings that are conducted within enclosed buildings or structures, but not including waste processing stations, waste transfer stations or composting facilities;
 - (d) warehouse;
 - (e) general retail-warehouse;
 - (f) funeral establishment;
 - (g) bank, financial institution or money lending agency;
 - (h) travel agency;
 - (i) shop for the repair or manufacturing of small goods and wares;
 - (j) dry cleaning, laundry and dyeing establishment;
 - (k) printing establishment;
 - (l) day nursery;
 - (m) warehouse store;
 - (4) the provisions of subsections 83(10), (15), (16), (19) and (31) of this By-law shall not apply on lands shown as Part 'B' on Schedule "I" of this section;

- (5) the following uses shall also be permitted on lands shown as Part 'B' on Schedule "I" of this section:
 - (a) general retail-warehouse;
 - (b) retail-warehouse;
- (6) for the purposes of this section, "WAREHOUSE STORE" means a building or structure or part thereof in which goods and food are sold at retail and/or wholesale in a configuration in which the floor area devoted to sales is integrated with the storage of goods sold and is accessible to patrons, and shall include the installation and servicing of automotive products sold on the premises; and may include accessory thereto a restaurant, a takeout restaurant, a dry cleaning establishment, personal service uses, a garden centre including an outdoor sales and display area, photo finishing and processing, optical sales and service, a hearing aid dispensary, a pharmacy and an outdoor propane dispensing facility;
- (7) the minimum gross floor area - non residential of a warehouse store shall be 10 000 m²;
- (8) motor vehicle parking for a warehouse store shall be provided and maintained at a rate of 4.8 spaces per 100 m² of gross floor area - non residential;
- (9) section 59A of this By-law shall not apply to a restaurant or take-out restaurant accessory to a warehouse store;
- (10) a landscaped area with a minimum width of 14 m shall be provided along the property line abutting the Laird Road right-of-way.

Schedule "I" to section 1336



(SPA) **1337.** Notwithstanding their "AC" zoning, the lands delineated as "AC-1337" on Schedule "B" of this By-law shall only be used in compliance with the "AC" zone provisions contained in this By-law, except that: (284-85)

- (1) in addition to those uses permitted in an "AC" zone, the following additional uses shall be permitted:
 - (a) a car wash connected with and forming an integral part of an automobile service station;
 - (b) a gas bar;
 - (c) a gas bar and car wash.

(SPA) **1338.** Notwithstanding their "O3" zoning, the lands delineated as "O3-1338" on Schedule "B" of this By-law shall only be used in compliance with the "O3" zone provisions contained in this By-law, except that: (284-85), (1054-85), (1179-85), (451-86), (262-87), (539-88), (712-88), (177-89), (488-89), (477-94), (0161-2003)

- (1) the provisions of subsection 125(a) of this By-law shall not apply.

1339. Notwithstanding their "R2" zoning, the lands delineated as "R2-1339" 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, except that: (883-84), (535-89)

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

Lot Type	Minimum Lot Area
Interior	640 m ²
Corner	780 m ²

- (2) the front yard of every lot shall have a minimum depth of 7.5 m;
- (3) the exterior side yard of every corner lot shall have a minimum width of 6.0 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m plus 0.61 m for each additional storey above one;
- (5) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m plus 0.61 m for each additional storey above one;
- (6) 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;
- (7) notwithstanding subsection (6) of this section, 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;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1340. Notwithstanding their "R2" zoning, the lands delineated as "R2-1340" 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, except that: (883-84), (535-89)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	610 m ²	17 m
Corner	760 m ²	20 m

- (2) the front yard of every lot shall have a minimum depth of 7.5 m;
- (3) the exterior side yard of every corner lot shall have a minimum width of 6.0 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m plus 0.61 m for each additional storey above one;
- (5) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m plus 0.61 m for each additional storey above one;
- (6) 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;
- (7) notwithstanding subsection (6) of this section, 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;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1341. Notwithstanding their "R3" zoning, the lands delineated as "R3-1341" 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: (377-85), (482-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	366 m ²	12.2 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.

1342. Notwithstanding their "R5" zoning, the lands delineated as "R5-1342" 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: (377-85), (482-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	292 m ²	9.75 m
Corner	415 m ²	13.5 m

1343. Notwithstanding their "R3" zoning, the lands delineated as "R3-1343" 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: (884-84), (1179-85), (172-86), (451-86), (716-86), (538-88), (539-88), (540-88), (537-88)

- (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	14.0 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 side yards of every lot other than a 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) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1344. Notwithstanding their "R3" zoning, the lands delineated as "R3-1344" 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: (884-84), (1179-85), (451-86), (716-86), (548-87), (235-88), (626-92)

- (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	12.0 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 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 subsection (6) of this section, no garage shall be located closer than 6 m to any street line.

1345. Notwithstanding their "R3" zoning, the lands delineated as "R3-1345" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings or a place of religious assembly subject to compliance with the following: (884-84), (451-86), (716-86)

- (1) each one-family detached dwelling shall comply with the "R3-1343" zone provisions contained in this By-law;
- (SPA) (2) a place of religious assembly shall comply with the "R3" zone provisions contained in this By-law.

1346. Notwithstanding their "R5" zoning, the lands delineated as "R5-1346" 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: (884-84), (1179-85), (451-86), (716-86), (718-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	295 m ²	9.75 m
Corner	415 m ²	13.5 m

(SPA) **1347.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1347" 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. (884-84)

(SPA) **1348.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1348" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (998-84)

- (1) the gross floor area of all buildings and structures used for business, professional, administrative or governmental offices on each block shall not exceed 0.52 times the lot area; however, in no event shall the total gross floor areas of all buildings and structures used for office purposes on all blocks exceed 26 000 m²;
- (2) in addition to those uses permitted in an "RCL1" zone, the following uses shall be permitted:
 - (a) manufacturing or industrial undertakings that are conducted within enclosed buildings or structures, including storage warehouses and research establishments;
 - (b) office supply store;
 - (c) blueprinting establishment;
 - (d) laundromat, dry-cleaning and dyeing establishments.

(SPA) **1349.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1349" 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: (998-84), (132-87)

- (1) the provisions of subsection 109(b) of this By-law shall not apply;
- (2) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices shall not be permitted;
- (3) an office building or structure shall not be a permitted use unless such building or structure is accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
- (4) the following uses shall be permitted:
 - (a) fitness club;
 - (b) recreational establishments, including premises uses for bowling, curling, roller and ice skating;
 - (c) motion picture or other theatre;
 - (d) taxi dispatching centre;
 - (e) veterinary establishment.

(SPA) **1350.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1350" 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: (998-84)

- (1) the provisions of subsection 109(b) of this By-law shall not apply;
- (2) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices shall not be permitted;
- (3) an office building or structure shall not be a permitted use unless such building or structure is accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
- (4) no building or structure shall be located within 30 m of the lot line abutting a Greenbelt zone.

- (SPA) **1351.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1351" 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: *(998-84), (132-87)*
- (1) lands shall not be used for the erection thereon of any buildings or structures, or for the outdoor storage of equipment and materials;
 - (2) parking on these lands shall only be permitted within 15 m of the lot line abutting "M1-1349" and "M1-1350" zones.
- 1352.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1352" on Schedule "B" of this By-law in addition to the uses permitted by "M1" zoning may also be used for the following: *(402-85)*
- (1) a building or structure for the purpose of manufacturing asphalt emulsions;
 - (2) outdoor storage of equipment and materials including storage tanks is permitted.

1354. Notwithstanding their "R3" zoning, the lands delineated as "R3-1354" 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: (267-85)

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

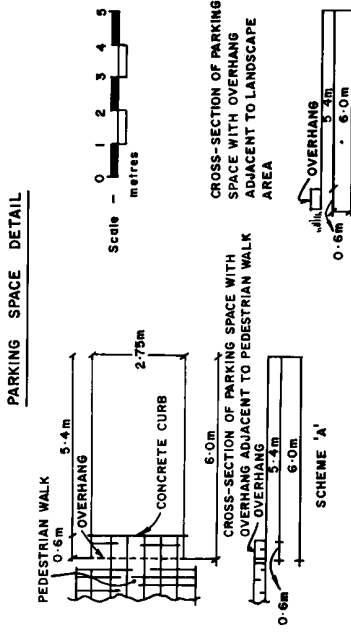
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	360 m ²	12 m
Corner	495 m ²	15 m

- (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)
(PIL)

1355. Notwithstanding their "CVC" zoning, the lands delineated as "CVC-1355" on Schedule "B" of this By-law shall only be used in compliance with the "CVC" zone provisions contained in this By-law, except that: (246-85)

- (1) the provisions of section 53, clause 70A(2)(c) and clause 70A(3)(d) of this By-law shall not apply;
- (2) in addition to the uses permitted under clauses 70A(2)(a), (b) and (d) of this By-law, the following uses shall be permitted;
- (a) a liquor store;
- (b) food stores;
- (3) no take-out restaurant or convenience restaurant shall be permitted;
- (4) the total gross floor area of all buildings and structures shall not exceed 2 550 m²;
- (5) the total gross floor area of the restaurant shall not exceed 240 m²;
- (6) the total gross floor area of the drug store shall not exceed 280 m²;
- (7) for the purposes of this section, "FOOD STORE" means a shop in which food is stored and offered for sale at retail and where ancillary thereto, food may be prepared on the premises and offered for sale for consumption off the premises, however, such premises shall not include seating for the consumption of food and such establishment shall not include a take-out restaurant;
- (8) notwithstanding Schedule "A" to section 22C of this By-law, one loading space shall be provided and motor vehicle parking facilities shall be provided at the rate of 4.3 parking spaces for each 100 m² of gross floor area used for commercial, office and restaurant purposes;
- (9) 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 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;
- (10) notwithstanding section 59A of this By-law, no restaurant shall be located closer than 25 m, measured in a straight line, from the nearest part of the restaurant to the lot line of a residential zone;
- (11) all site development plans shall conform to the provisions of Schedule "I" of this section.



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. LANDSCAPED AREA
4. SPECIAL LANDSCAPING TREATMENT
5. MASONRY WALL
6. NOTWITHSTANDING THE LAYOUT FEATURES AND NOTES 1. TO 5. CONTAINED WITHIN THIS SCHEDULE, THE EXACT LOCATION OF PARKING, LOADING SPACES, DRIVEWAYS, VEHICLE ACCESS, WALKWAYS, RAMPS, GARBAGE BIN ENCLOSURES, RETAINING WALLS, LANDSCAPE FEATURES AND SERVICE COURTS WILL BE DETERMINED THROUGH SITE PLAN APPROVAL
7. FOR THE PURPOSE OF THIS SCHEDULE A CAR PARKING SPACE SHALL BE 5.4m x 2.75m, INCORPORATING A CAR OVERHANG OF 0.6m CONSTRUCTED IN ACCORDANCE WITH SCHEME 'A' OR 'B'.

CITY OF MISSISSAUGA

THIS IS SECTION '1355' SCHEDULE 'I'

TO BY-LAW 246-85 PASSED BY

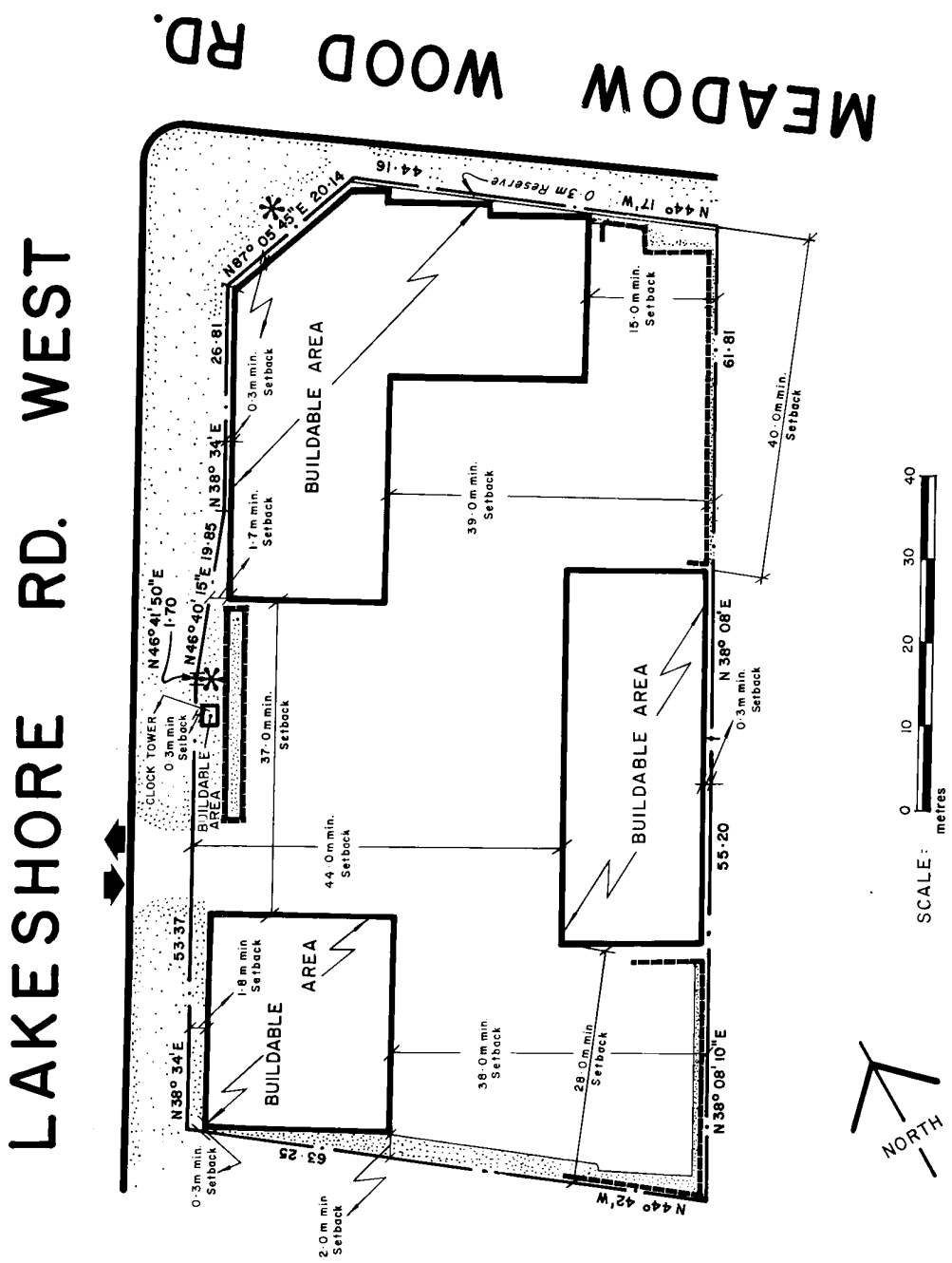
COUNCIL ON 1985, APRIL 9

' D. COOK '

MAYOR(ACTING)

' T. L. JULIAN '

CLERK



- (SPA) **1356.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1356" 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: *(81-85)*
- (1) the total gross floor area devoted to offices shall not exceed 9 550 m²;
 - (2) in addition to those uses permitted in an "M1" zone, a gas bar and fuel-dispensing card lock shall be permitted;
 - (3) the gas bar shall be erected in compliance with the provisions of sections 96B and 97 of this By-law;
 - (4) for the purposes of this section, a "FUEL-DISPENSING CARD LOCK" means a computer-controlled, fully automatic, diesel and/or gasoline refuelling system, which is activated by means of an electrically-coded card.

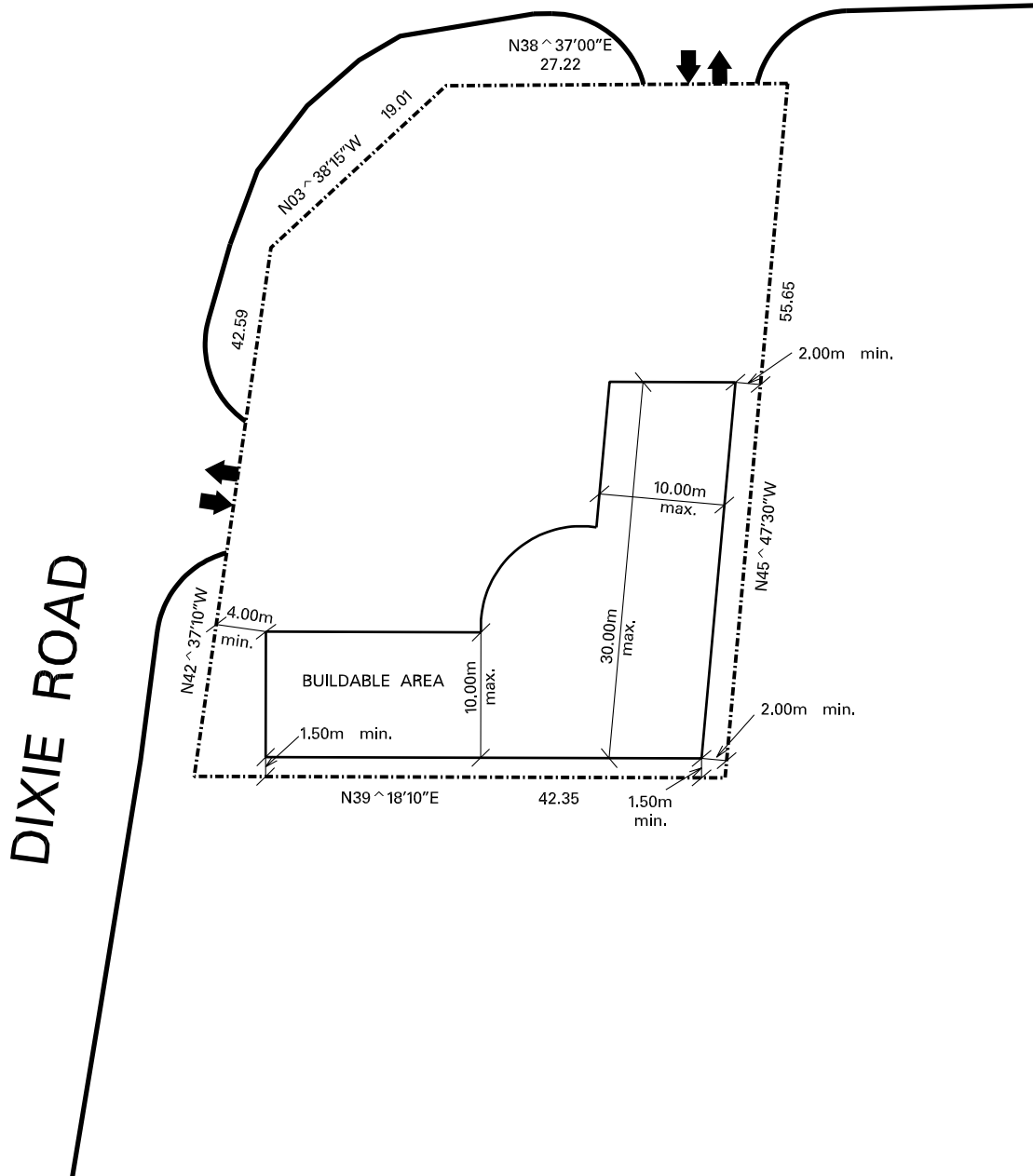
- (SPA) **1357.** Notwithstanding their "O1" zoning, the lands delineated as "O1-1357" on Schedule "B" of this By-law shall only be used in compliance with the "O1" zone provisions contained in this By-law, except that: *(998-84)*
- (1) in addition to those uses permitted in an "O1" zone, the following use shall be permitted:
 - (a) arena;
 - (2) no building or structure shall be located within 30 m of the lot line abutting a Greenbelt zone.

- (SPA) **1358.** The lands delineated as "DC-1358" 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: *(301-85), (0105-2004)*
- (1) the provisions of sections 21, 84 and 87, the Loading Standards of Schedule "A" to section 22C, and subsections 83(7), (9), (10), (16), (18), (19), (20), (21), (23), (27), (28) and (29) of this By-law shall not apply;
 - (2) the maximum gross floor area - non residential for all buildings and structures on all lands zoned "DC-1358" shall be 609 m²;
 - (3) for the purposes of this section, "FOOD STORE" means a building or structure where food and convenience items are stored, prepared and offered for sale at retail;
 - (4) motor vehicle parking shall be provided and maintained on the same lot in accordance with Schedule "A" to Section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Food Store	5.0 spaces per 100 m ² GFA

- (5) a landscaped area having a minimum depth of 4.0 m shall be provided along the lot lines abutting any street;
- (6)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (6)(a) of this section, those matters which would otherwise be the subject of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

BURNHAMTHORPE RD E



 VEHICULAR ACCESS

 BUILDABLE AREA



THIS IS SCHEDULE "I" TO "SECTION 1358"

AS ATTACHED TO BY-LAW 0105-2004

PASSED BY COUNCIL ON 2004 March 10

1359. Deleted by By-law 0005-2001. (965-85)

1360. Notwithstanding their "R2" zoning, the lands delineated as "R2-1360" 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, except that: (130-85)

- (1) the front yard of every lot shall have a minimum depth of 6.5 m;
- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m plus 0.61 m for each storey above one;
- (3) the rear yard of every lot shall have a minimum depth of 30 m;
- (4) notwithstanding subsection (3) above, the rear yard of every lot zoned "R2-1360" within Details A, B, C and D, which are cross-hatched on Schedule "A-1" and enlarged on Schedule "A-2" attached to By-law 130-85, shall have a minimum depth of 15 m, measured from the abutting "G-1366" zone as indicated in the Details and not from the rear lot line of the lots.

1361. Notwithstanding their "R2" zoning, the lands delineated as "R2-1361" 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, except that: (130-85)

- (1) the front yard of every lot shall have a minimum depth of 6.5 m;
- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m plus 0.61 m for each storey above one;
- (3) the rear yard of every lot shall have a minimum depth of 17.5 m;
- (4) no buildings or structures of any kind, and no swimming pools, shall be erected within 7.5 m of the rear lot line of any lot.

1362. Notwithstanding their "R3" zoning, the lands delineated as "R3-1362" 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: (130-85)

- (1) the front yard of every lot shall have a minimum depth of 6.5 m;
- (2) the rear yard of every lot shall have a minimum depth of 30 m;
- (3) notwithstanding subsection (2) above, the rear yard of every lot zoned "R3-1362" within Detail E, which is cross-hatched on Schedule "A-1" and enlarged on Schedule "A-2" attached to By-law 130-85, shall have a minimum depth of 15 m, measured from the abutting "G-1366" zone as indicated in the Detail and not from the rear lot line of the lots.

1363. Notwithstanding their "R3" zoning, the lands delineated as "R3-1363" 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: (130-85)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	415 m ²	12 m
Corner	568 m ²	16.5 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) above;
- (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) notwithstanding subsections (5) and (6) above, no garage shall be located closer than 6 m to any street line;
- (8) for every lot with a frontage of 12.2 m or less, the maximum percentage of the lot area that may be covered by buildings shall not exceed 40%.

1364. Notwithstanding their "R3" zoning, the lands delineated as "R3-1364" 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: (130-85)

- (1) the front yard of every lot shall have a minimum depth of 6.5 m;
- (2) notwithstanding the provisions of subsection 40(5) of this By-law, the rear yard of the lot abutting the "G" zone shall have a minimum depth of 17.5 m;
- (3) no buildings or structures of any kind, and no swimming pools, shall be erected within 7.5 m of the rear lot line of the lot abutting the "G" zone.

1365. Notwithstanding their "R5" zoning, the lands delineated as "R5-1365" 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: (130-85)

- (1) every lot other than a corner lot shall have a minimum frontage of 9.75 m.

(H) 1366. Notwithstanding their "G" zoning, the lands delineated as "G-1366" on Schedule "B" of this By-law shall only be used for conservation purposes subject to the following: (130-85), (130-86), (145-86), (268-86), (350-88), (359-90), (331-91), (459-91), (479-92), (168-94), (51-99), (0217-2003), (0083-2004)

- (1) no buildings or structures of any kind, and no swimming pools, are to be erected, other than any structures necessary for flood and/or erosion control purposes.

NOTE: (0217-2003)

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the zoning designations "H-G-1366" with respect to the whole or any part of the lands in respect of which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 8, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

- (i) delivery of an executed Servicing Agreement in a form satisfactory to the City;
- (ii) delivery of an executed Development Agreement in a form satisfactory to the City; and
- (iii) written clearance from the Ministry of Transportation Ontario regarding the land requirements for the final design alternative for the Queen Elizabeth Way/Hurontario Street interchange redesign and completion of the required public process and environmental assessment related to the interchange improvements.

1367. Notwithstanding their "O1" zoning, the lands delineated as "O1-1367" on Schedule "B" of this By-law shall only be used in compliance with the "O1" zone provisions contained in this By-law except that: (130-85)

- (1) notwithstanding anything in this By-law, no building or structure of any kind shall be erected within 7.5 m of the "G" zone abutting this zone.

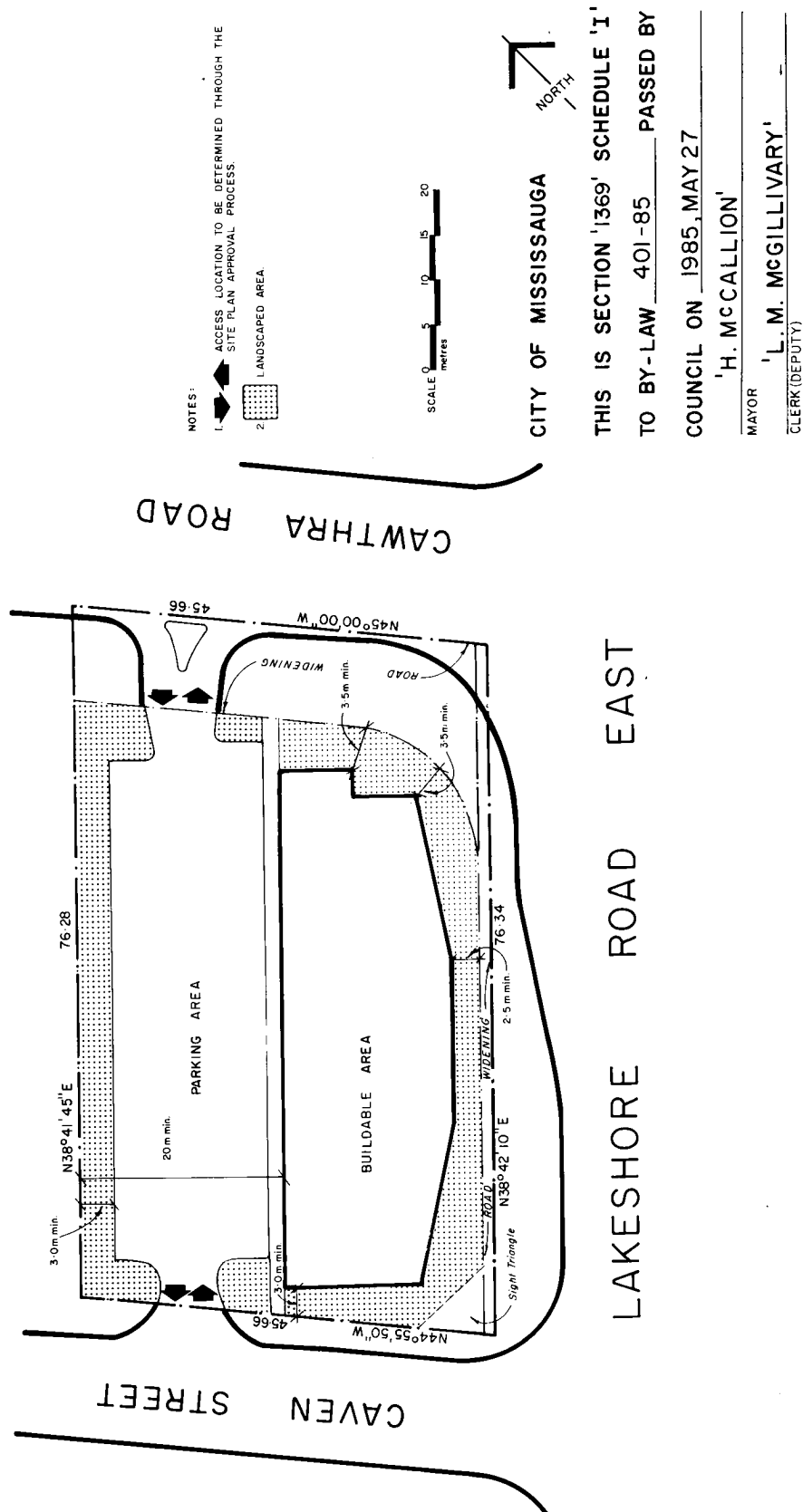
(SPA) 1368. Notwithstanding their "R3" zoning, the lands delineated as "R3-1368" on Schedule "B" of this By-law shall only be used for the purposes of a one-family detached dwelling and a veterinary clinic within the detached dwelling in compliance with the "R3" zone provisions contained in this By-law, and subject to the following: (1090-85)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the dwelling shall be the principal private residence of the veterinarian and the veterinarian must not be a special, occasional or casual resident thereof;
- (3) a maximum of 150 m² of gross floor area may be devoted to the veterinary clinic;
- (4) there shall be no outdoor facilities related to the veterinary clinic and all animals shall be treated and housed within the veterinary clinic;
- (5) the overnight boarding of animals shall be for medical reasons only.

(SPA) 1369. Notwithstanding their "DC" zoning, the lands delineated as "DC-1369" 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: (401-85)

- (1) the provisions of sections 21 and 53, subsections 83(15), (16), (19) and (21) and section 87 of this By-law shall not apply;
- (2) notwithstanding section 59A of this By-law, the restaurant shall not be located closer than 20 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone;
- (3) the total gross leasable area of all buildings and structures shall not exceed 930 m²;
- (4) the total gross leasable area devoted to food stores shall not exceed 300 m²;
- (5) for purposes of calculating parking standards, the lands shall be construed to be a Convenience Centre;
- (6) 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;
- (7) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (7)(a) of this section, the location of the parking spaces, including car overhangs, driveways, vehicle access, walkways, ramps, stairs, fences, landscape features and the extent of landscaped areas will be determined through the site plan approval process.

Schedule "I" to section 1369



1370. Notwithstanding their "R4" zoning, the lands delineated as "R4-1370" 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: (206-85)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	480 m ²	15 m
Corner	560 m ²	18 m

- (2) the maximum coverage of all buildings or structures shall not exceed 40% of the lot area;
 (3) the front yard of every lot shall have a minimum depth of 6.0 m;
 (4) the exterior side yard of every corner lot shall have a minimum width of 4.5 m.

1371. Notwithstanding their "R4" zoning, the lands delineated as "R4-1371" 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: (206-85)

- (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	470 m ²	15.5 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) 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 (9) 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) notwithstanding subsections (2) and (6) of this section, no garage shall be located closer than 6 m to any street line;
 (12) the maximum coverage of all buildings or structures shall not exceed 40% of the lot area.

1372. Deleted by By-law 37-87. (1005-85)

(SPA) **1373.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1373" 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: (OZ/51/84)

- (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, not including the parking structure shown on Schedule "I" hereto which shall only be used for parking, shall not exceed 4 915 m²;
 (3) the total number of food stores shall not exceed one;
 (4) the total number of restaurants shall not exceed one;
 (5) the total number of take-out restaurants shall not exceed one;
 (6) for the purposes of this section, a "FOOD STORE" as permitted under subsection 83(14) of this By-law is a shop in which as a principal function food is offered for sale at retail and where in addition to the principal function, 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 210 m² and such premises does not include seating for the consumption of food;
 (7) 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 and where the gross floor area of such premises does not exceed 150 m²;
 (8) 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 100 m²;

- (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
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)

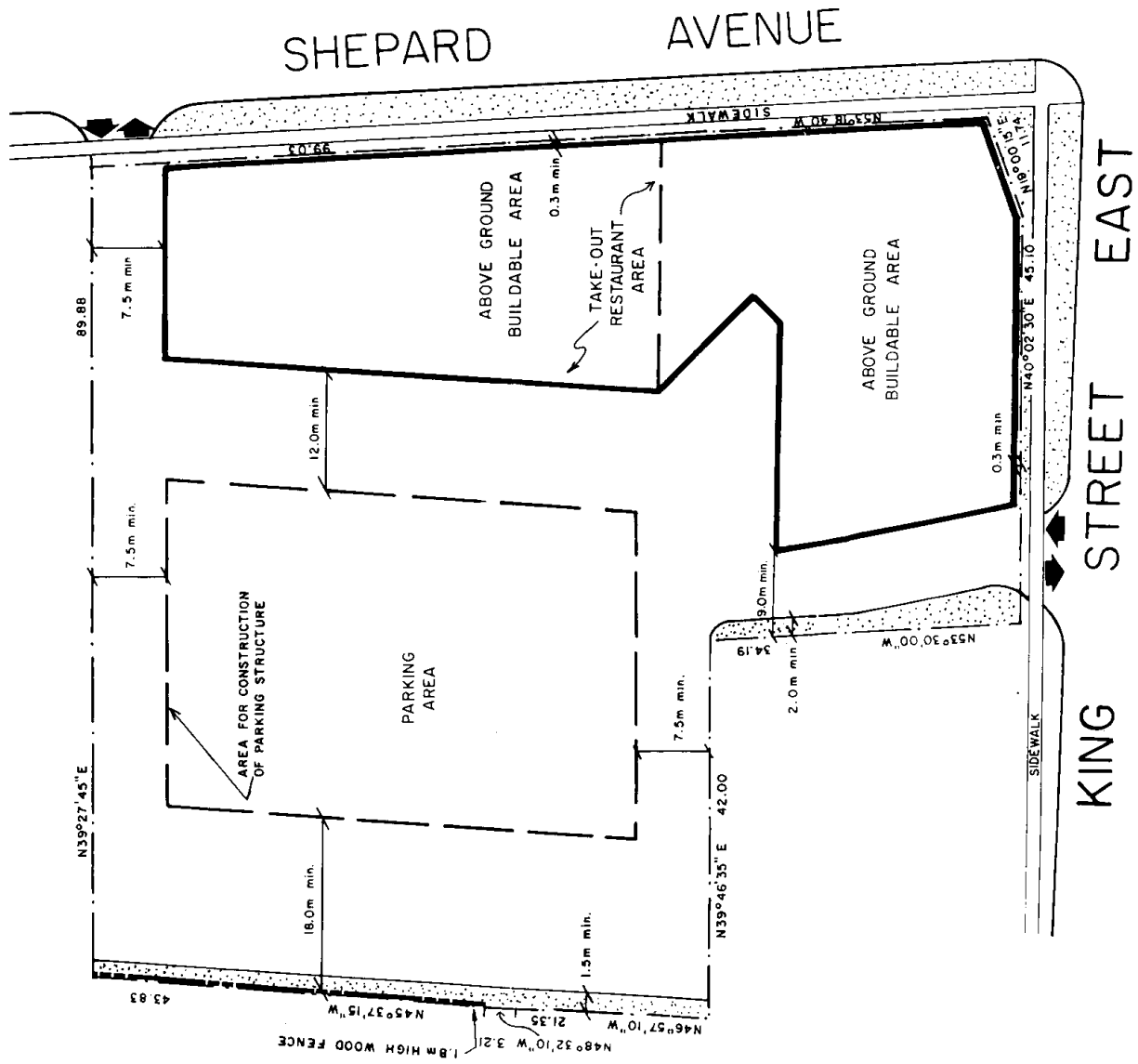
- (10) notwithstanding subsection (9) of this section, parking shall be calculated as for a mixed use development in accordance with the following schedule:

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 (9) of this section.

- (11) 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;
- (12) 1% of the parking spaces required by subsections (9) and (10), 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;
- (13) when the computation of the number of parking spaces required by subsections (9) and (10) 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;
- (14) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (14)(a) of this section, the location of the parking structure, parking spaces, driveways, vehicle access, walkways, ramps, stairs, landscape features and fences and the extent of landscaped areas, will be determined through the site plan approval process.



- NOTES:
1. ACCESS LOCATION TO BE DETERMINED THROUGH THE SITE PLAN APPROVAL PROCESS.
 2. ALL DOTTED AREAS TO BE LANDSCAPED.

CITY OF MISSISSAUGA



THIS IS SCHEDULE 1 - SECTION 1373
 PART OF SCHEDULE 'A' TO THE
 ONTARIO MUNICIPAL BOARD MADE
 ON 1985, MARCH 19

B.C. ALTY

O.M.B. SECRETARY (ACTING)

02/5/84

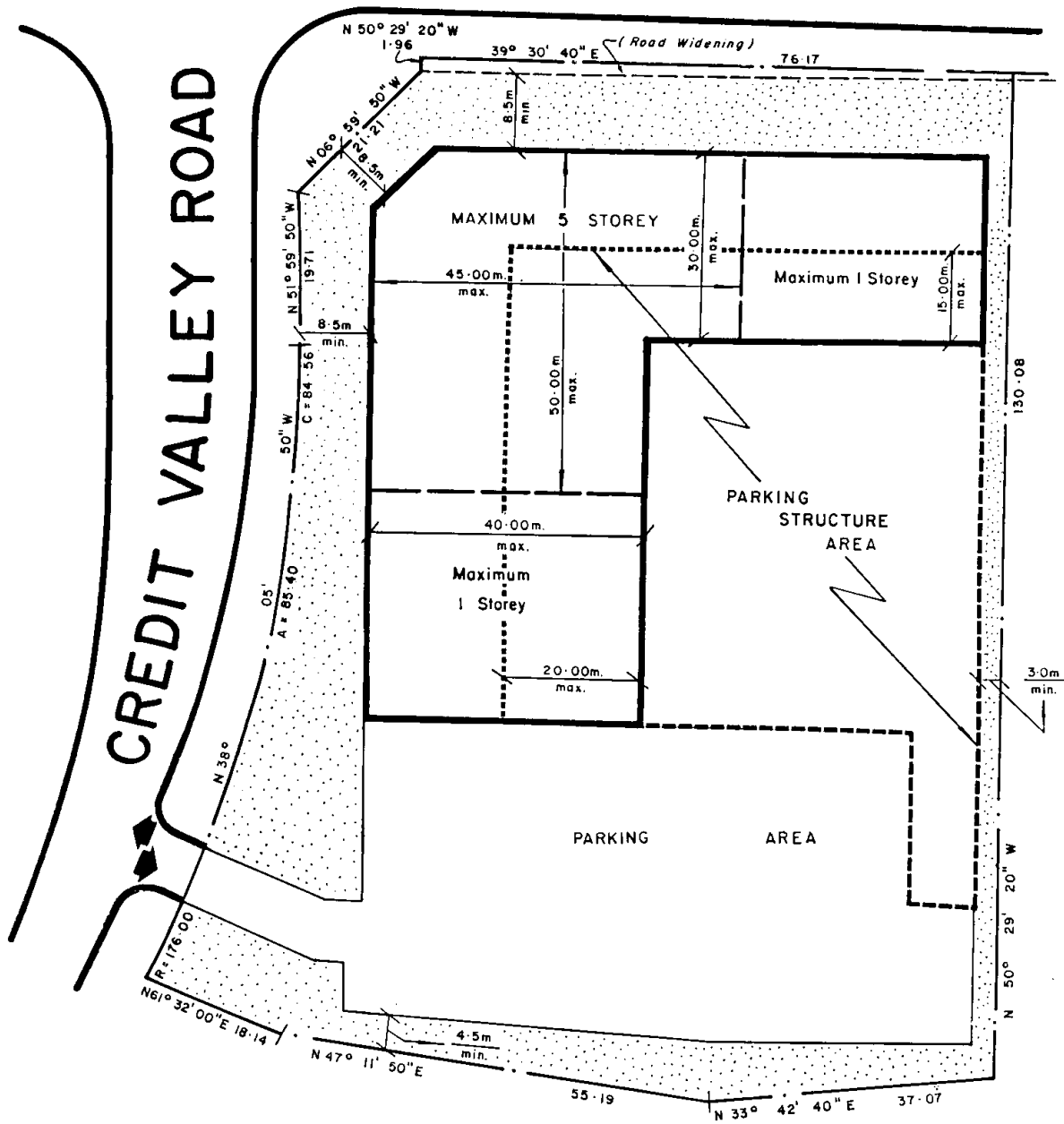
(SPA) **1374.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1374" on Schedule "B" of this By-law shall only be used for medical offices, ancillary medical uses, cafeteria, business, professional or administrative offices, but excluding denturist offices, banks and trust companies, insurance offices, naturopathic offices, patent offices, real estate offices, veterinary offices and veterinary laboratories and subject to the following: (346-85), (240-90)

- (1) the following units, as shown on Peel Condominium Plan No. 294, as registered in the Land Registry Office for the Land Titles Division of Peel (No. 43) shall only be used for ancillary medical uses, and business, professional or administrative offices (but excluding medical offices, denturist offices, banks and trust companies, insurance offices, naturopathic offices, patent offices, real estate offices, veterinary offices and veterinary laboratories):
 - Units 8, 9, 10, and 11 on Level 2;
 - Units 2, 3, and 4 on Level 4;
- (2) the following units, as shown on Peel Condominium Plan No. 294, as registered in the Land Registry Office for the Land Titles Division of Peel (No. 43) shall only be used for ancillary medical uses:
 - Units 1, 3, 6, 7, 8, and 13 on Level 1;
- (3) the following units, as shown on Peel Condominium Plan No. 294, as registered in the Land Registry Office for the Land Titles Division of Peel (No. 43) shall only be used for medical offices, and ancillary medical uses:
 - Units 2, 4, 5, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25 on Level 1;
 - Units 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, and 15 on Level 2;
 - Units 1-16 inclusive on Level 3;
 - Units 1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 on Level 4;
 - Units 1-16 inclusive on Level 5;
- (4) the following units, as shown on Peel Condominium Plan No. 294, as registered in the Land Registry Office for the Land Titles Division of Peel (No. 43) shall only be used for a cafeteria:
 - Units 9, 10, and 11 on Level 1;
- (5) for the purposes of this section, medical offices shall only be used for consultation, examination and therapeutical treatment by physicians, dentists, drugless practitioners, optometrists, podiatrists and psychologists;
- (6) for the purposes of this section, ancillary medical uses shall only include laboratories and associated facilities for medical, diagnostic and dental purposes; chronic care facilities; a pharmacy; and an optician; provided that such uses are contained within a building or structure used for medical offices;
- (7) for the purposes of this section, chronic care facilities shall only include facilities for medical treatment including overnight accommodation;
- (8) for the purposes of this section, a pharmacy shall only include the sale of drugs and prosthetics and may include the sale of confectionery items, cosmetics, and toiletries;
- (9) for the purposes of this section, "CAFETERIA" means an area of a building or structure used principally to prepare food and offer for sale and sell food for immediate consumption by persons employed within the building;
- (10) for the purposes of this section, "GROSS FLOOR AREA - NON RESIDENTIAL" means the aggregate of the area of each storey above or below established grade, measured from centre line of joint interior partitions and from the exterior of the outside walls, designed for owner or tenant occupancy and exclusive use only, but excluding storage areas below established grade;
- (11) the total gross floor area - non residential of all buildings and structures, excluding parking structures, shall not exceed 6 570 m²;
- (12) the total gross floor area - non residential devoted to a pharmacy shall not exceed 340 m²;
- (13) (a) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Business, Professional or Administrative Office (excluding Medical Offices)	3.2 spaces per 100 m ² GFA (non-residential)
Medical Offices	6.5 spaces per 100 m ² GFA (non-residential)
Ancillary Medical Uses	2.4 spaces per 100 m ² GFA (non-residential)

- (b) for the purposes of this section, the parking units shown on Peel Condominium Plan No. 294 shall be included as parking spaces provided in compliance herewith;
- (14) notwithstanding subsection (13) of this section, the maximum number of parking spaces required shall not exceed 343;
- (15) for the purposes of this section, no exterior windows or signs shall be used for the display of merchandise, identification or advertising for the ancillary medical uses and cafeteria;
- (16) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (16)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

EGLINTON AVE. W.



LEGEND

ACCESS LOCATION TO BE DETERMINED THROUGH THE SITE PLAN APPROVAL PROCESS

LANDSCAPED AREA



SCALE: 0 25 50 metres

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION 1374
AS ANNEXED TO BY-LAW 240-90
PASSED BY COUNCIL ON 1990 APRIL 9

'H. McCALLION'

CITY OF MISSISSAUGA

MAYOR

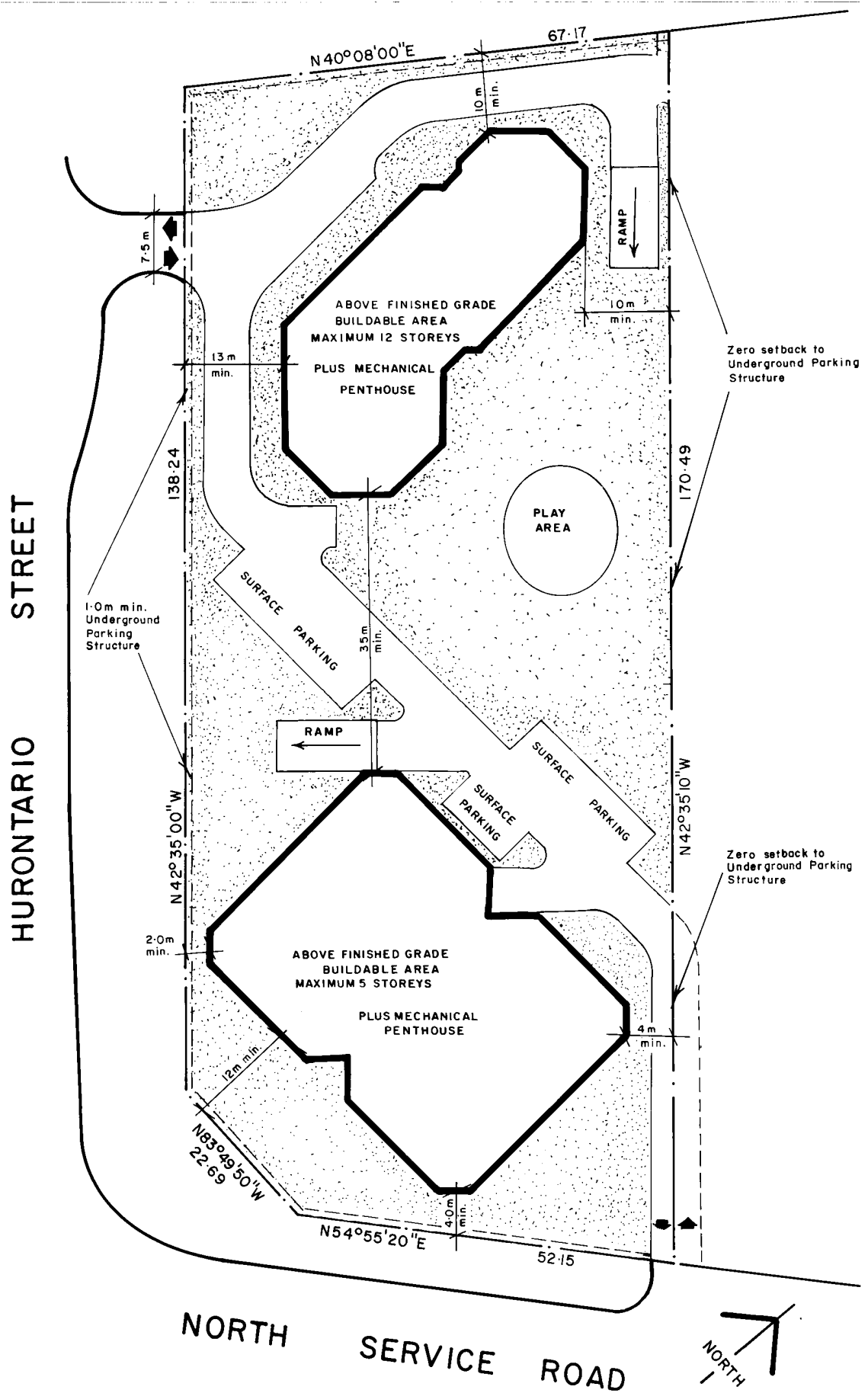
'T. JULIAN'

CLERK

1375. Deleted by By-law 240-90. (346-85)

1376. Interim Control By-law expired 1987 March 18. (184-85) (1202-85), (234-86)

- (SPA) 1377. Notwithstanding their "R1" zoning, the lands delineated as "R1-1377" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R1" zone provisions contained in this By-law, except that: (228-85)
- (1) every lot shall have a minimum lot frontage of 30 m;
 - (2) every lot shall have a minimum lot area of 1 160 m²;
 - (3) no building or structure shall be erected within 7.5 m of the boundary of a Greenbelt zone.
1379. Notwithstanding their "R4" zoning, the lands delineated as "R4-1379" 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: (444-86)
- (1) every lot shall have a minimum frontage of 12.8 m;
 - (2) every lot shall have a minimum area of 550 m²;
 - (3) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².
- (SPA) 1380. Notwithstanding their "RCL2D5" zoning, the lands delineated as "RCL2D5 - Section 1380" 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 the following: (521-85)
- (1) the provisions of sections 21, 53 and 59A of this By-law shall not apply;
 - (2) the provisions of section 44 save and except clauses 44(17)(a), (b), (c), (f), (h), (i) and (j) shall not apply;
 - (3) the number of apartment units constructed shall not exceed 130;
 - (4) the total gross floor area of all apartment buildings and structures shall not exceed 12 800 m²;
 - (5) the total gross floor area of all office buildings and structures including ancillary retail commercial uses shall not exceed 8 600 m²;
 - (6) the total gross floor area of all ancillary retail commercial uses shall not exceed 860 m²;
 - (7) for the purposes of this section, ancillary retail commercial uses shall only include travel agent, candy store, cigar or smoke shop, newsstand, copy shop, art or antique shop, bank, dispensary, barber's shop, hairdressing and beauty salon, dry cleaners, dressmaking or tailoring establishment, shop for the sale of photographic and office supplies, private recreation and health club, shoe repair shop, and restaurant, provided that any such use is contained within a building or structure erected for business, professional or administrative offices and governmental offices;
 - (8) for the purposes of subsection (4) of this section, "GROSS FLOOR AREA" 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 structures 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;
 - (9) for the purposes of subsection (5) of this section, "GROSS FLOOR AREA" 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 and maintenance of the building, stairwells, washrooms, elevators, corridors, or any parts of the building below established grade other than that used for retail commercial or office purposes;
 - (10) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (10)(a) of this section, the location of parking and loading spaces, driveways, vehicle access, walkways, ramps, garbage bin enclosures, exit stairs, landscaped areas, gates and service courts will be determined through the site plan approval process.



NOTES:
 ALL DOTTED AREAS ARE TO BE LANDSCAPED
 VEHICULAR ACCESS

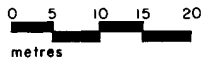
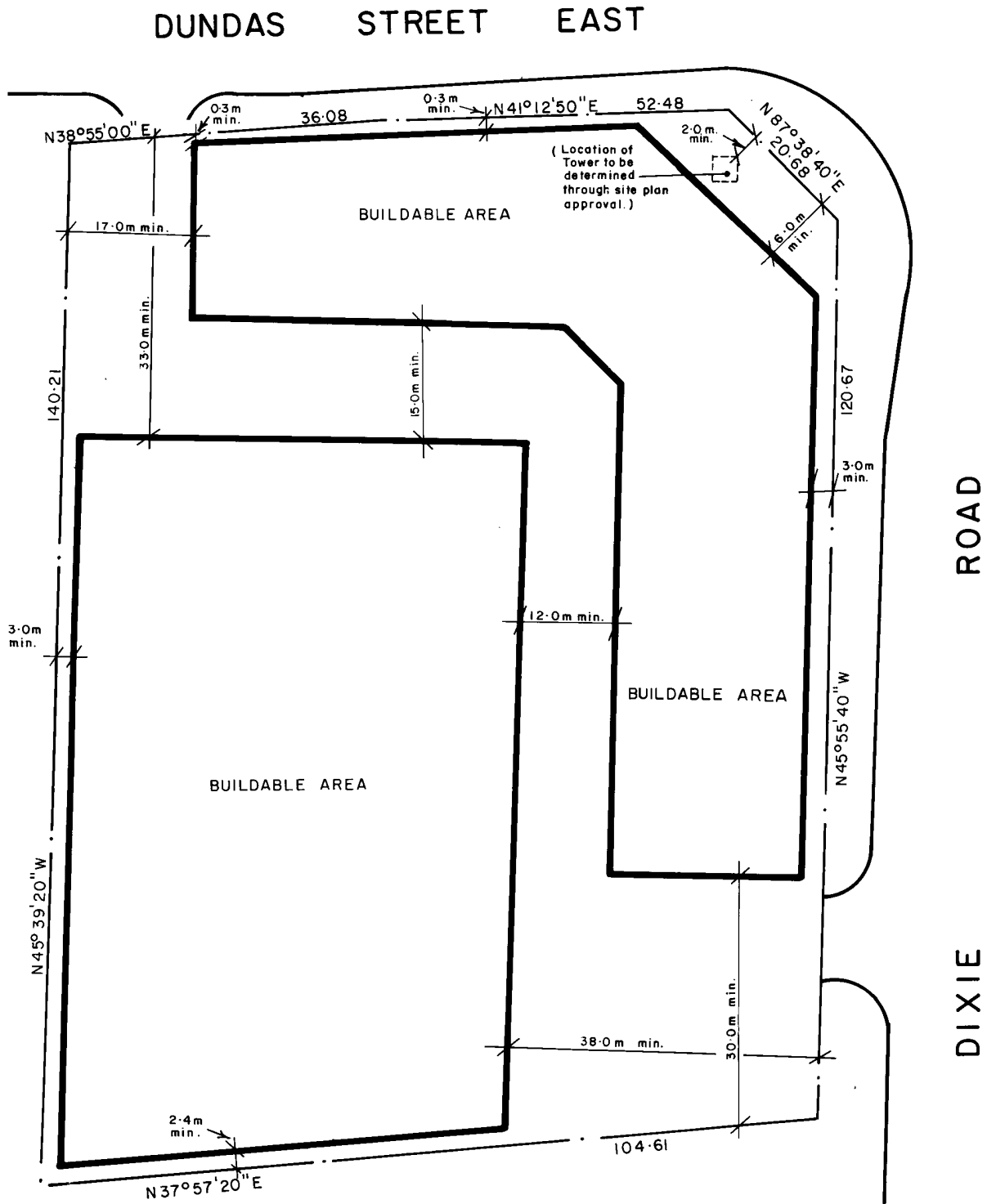
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CITY OF MISSISSAUGA

THIS IS SECTION 1380 SCHEDULE 'I' TO BY-LAW 521-85 PASSED BY COUNCIL ON 1985, JUNE 24

'H. McCALLION'
 MAYOR
 'T. L. JULIAN'
 CLERK

- (SPA) **1381.** Notwithstanding their "A" zoning, the lands delineated as "A-1381" on Schedule "B" of this By-law shall only be used for a golf driving range and related uses including a chipping green, putting green, pro shop including a cafeteria and miniature golf centre in compliance with the following: (517-85)
- (1) the provisions of clause 22C(1)(a) of this By-law shall not apply;
 - (2) the gross floor area of the pro shop including the cafeteria shall not exceed 185 m²;
 - (3) for the purposes of this section, "PRO SHOP" means a building or structure used for the retail sale of golf equipment and accessories and may also include a cafeteria which shall not exceed a gross floor area of 45 m²;
 - (4) 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 primarily for immediate consumption within the building or structure;
 - (5) for the purposes of this section, "GROSS FLOOR AREA" (GFA) means the aggregate of the areas of each storey above 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, or washrooms;
 - (6) no basement will be permitted for any building or structure;
 - (7) no building or structure of any kind shall be located within 14 m of any lot line;
 - (8) in no case shall parking be located closer than 3 m of any lot line.
- (SPA) **1382.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1382" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, governmental offices, a medical and/or dental laboratory and retail commercial uses in compliance with the following: (452-85)
- (1) the provisions of section 21 of this By-law shall not apply;
 - (2) for the purposes of this section, retail commercial uses shall only include the following: bank, bakery, hairdressing and beauty salon, barber shop, dry cleaner, commercial school, drug store, restaurant, take-out restaurant, copy and printing shop, fitness club, library, theatre, shop for the repair of small goods and wares, travel agency, grocery store and shop in which new goods are sold at retail;
 - (3) for the purposes of this section, "GROCERY 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;
 - (4) for the purposes of this section, a drug store shall only include the sale of drugs, confectionary items, cosmetics, prosthetics and toiletries;
 - (5) for the purposes of this section, a shop in which new goods are sold at retail shall exclude a food supermarket, bulk food store, full-line department store, promotional department store and discount merchandising store;
 - (6) the total gross floor area of all buildings and structures shall not exceed 9 290 m²;
 - (7) the total gross floor area devoted to retail commercial uses shall not exceed 2 787 m²;
 - (8) the total gross floor area devoted to offices and a medical and/or dental laboratory shall not exceed 6 503 m²;
 - (9) the total gross floor area devoted to a drug store shall not exceed 275 m²;
 - (10) the total gross floor area devoted to grocery stores shall not exceed 950 m²;
 - (11) 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, lunch rooms, storage areas, or any parts of the building below established grade other than those used for offices, retail commercial uses or a medical and/or dental laboratory;
 - (12) 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 areas, display areas and storage areas, but excluding storage areas below established grade and common areas;
 - (13) notwithstanding clause 22C(9)(b) of this By-law, parking shall be calculated as for a mixed use development;
 - (14) 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 2.75 m and a minimum length of 5.4 m exclusive of aisles, driveways and car overhangs;
 - (15) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (15)(a) above, the location and type of parking spaces, the location of loading spaces, driveways, vehicular access points, walkways, ramps, enclosures, fencing and landscaping features, and the extent of landscaped areas shall be determined through the site plan approval process.



THIS IS SECTION '1382' SCHEDULE 'I'
 TO BY-LAW 452-85 PASSED BY
 COUNCIL ON 1985, JUNE 10

'H. McCALLION'

MAYOR

'T. L. JULIAN'

CLERK

CITY OF MISSISSAUGA

(SPA) **1383.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1383" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law and subject to the following: *(134-86), (424-96)*

- (1) no building permits shall be issued prior to the approval of a site development plan by the City.

1384. Notwithstanding their "AC" zoning, the lands delineated as "AC-1384" shall only be used for an automobile service station in compliance with the "AC" zone provisions contained in this By-law and subject to the following: *(134-86)*

- (1) the lot, all buildings and structures which exist on the day of enactment of this section (1986 Feb. 10) are deemed to comply with the provisions of this By-law, notwithstanding the said lot, building or structure may not actually comply with the "AC" zone provisions.

1385. Notwithstanding their "R4" zoning, the lands delineated as "R4-1385" 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: *(391-85)*

- (1) every lot shall have a minimum area of 528 m²;
- (2) where the rear yard of a lot adjoins a "G" zone, no buildings or structures of any kind, and no swimming pools, shall be located within 7.5 m of the rear lot line where it abuts the "G" zone;
- (3) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area. *(270-86)*

1386. Notwithstanding their "R4" zoning, the lands delineated as "R4-1386" 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: *(391-85)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	422 m ²	13.72 m
Corner	546 m ²	14 m

- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) the side yards of every lot other than a 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 exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) notwithstanding subsection (5) above, no garage shall be located closer than 6 m to any street line;
- (7) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area. *(270-86)*

1387. Notwithstanding their "R4" zoning, the lands delineated as "R4-1387" 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: *(391-85)*

- (1) every lot shall have a minimum frontage of 12 m;
- (2) every lot shall have a minimum area of 408 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) above;
- (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) above, no garage shall be located closer than 6 m to any street line;
- (9) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area. *(270-86)*

(SPA) **1388.** Notwithstanding their "R5" zoning, the lands delineated as "R5-1388" 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: *(391-85), (96-90)*

- (1) every lot other than a corner lot shall have a minimum frontage of 9.75 m;
- (2) notwithstanding subclause 43A(1)(a)(viii) of this By-law, no portion of any dwelling shall be located closer than 30 m to the CP Rail right-of-way;
- (3) notwithstanding subclause 43A(1)(a)(viii) of this By-law, where the rear yard of a lot adjoins a "G" zone, no buildings or structures of any kind, and no swimming pools, shall be located within 7.5 m of the rear lot line where it abuts the "G" zone.

(SPA) **1389.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1389" 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: (391-85)

- (1) the provisions of clause 96B(1)(c) of this By-law shall not apply.

(SPA) **1390.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1390" 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: (878-85)

- (1) the provisions of sections 21 and 109(c) of this By-law shall not apply;
- (2) the total gross floor area shall not exceed 5 835 m²;
- (3) the maximum area devoted to a bulk food store or stores shall be 930 m²;
- (4) the following uses shall be permitted in addition to those allowed under subsection 113(1) of this By-law:
- (a) banks; private clubs; business, professional and administrative offices; governmental offices; shops for the repair or manufacture of small goods and wares; dry-cleaning, laundry and dyeing establishments; printing establishments; libraries; a day nursery; grocery store;
 - (b) a sporting goods store with a maximum gross leasable area of 215 m², of which a maximum of 150 m² may be used for retail sales and display of products;
 - (c) an indoor driving range with a maximum gross floor area of 125 m²;
 - (d) a convenience restaurant with a maximum gross floor area of 190 m²;
 - (e) a restaurant with a maximum gross floor area of 590 m²;
- (5) for the purposes of this section, "GROCERY STORE" means a shop with a maximum gross leasable area of 95 m², where food and convenience goods are stored and offered for sale at retail;
- (6) for the purposes of this section, the gross floor area of the indoor driving range shall be exclusive of warehouse and office areas;
- (7) motor vehicle parking facilities shall be provided on the same lot in accordance with section 22C and subsection 113(4) of this By-law, except that:

Land Use	Minimum Required Parking Standard
Restaurant	14.85 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	22.5 spaces per 100 m ² GFA (Restaurant)
Sporting Goods Store	3.2 spaces per 100 m ² GLA used for retail sales or display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing
Indoor Driving Range	3.2 spaces per 100 m ² GLA used for an indoor driving range and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing

- (8) notwithstanding clause 22C(9)(a) and (b) of this By-law, 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				

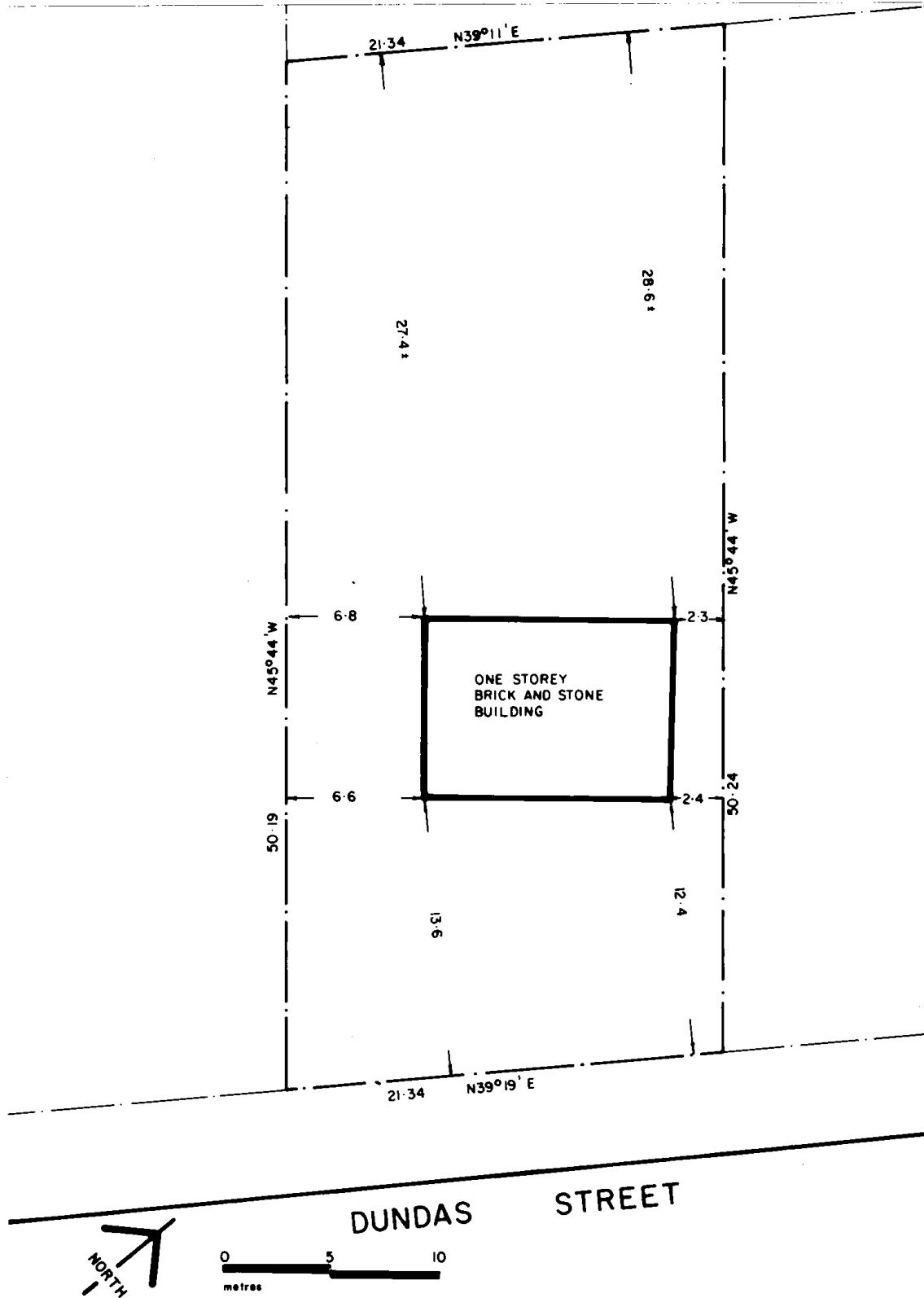
PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office/Industrial	10	10	10	10
Retail	80	100	100	30
Restaurant (includes restaurants and/or convenience restaurants)	20	100	50	100
TOTAL				

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 the mixed use development.

(SPA) 1391. Notwithstanding their "AC2" zoning, the lands delineated as "AC2-1391" on Schedule "B" of this By-law shall only be used for the purposes of a veterinary clinic in compliance with the "AC2" zone provisions contained in this By-law, and subject to the following: (1006-85)

- (1) a maximum of 250 m² of gross floor area may be devoted to the veterinary clinic;
- (2) there shall be no outdoor facilities related to the veterinary clinic and all animals shall be treated and housed within the veterinary clinic, and the veterinary clinic shall not be used as a boarding kennel;
- (3) the existing building, location of which is shown on Schedule "I" of this section, is deemed to comply with the provisions of this section, notwithstanding that the said building may not actually comply with the "AC2" zone provisions.

Schedule "I" to section 1391



THIS IS SECTION 1391 SCHEDULE 'I'
TO BY-LAW 1006-85 PASSED BY
COUNCIL ON 1985, OCTOBER 28

'H. McCALLION'

MAYOR

'T. L. JULIAN'

CLERK

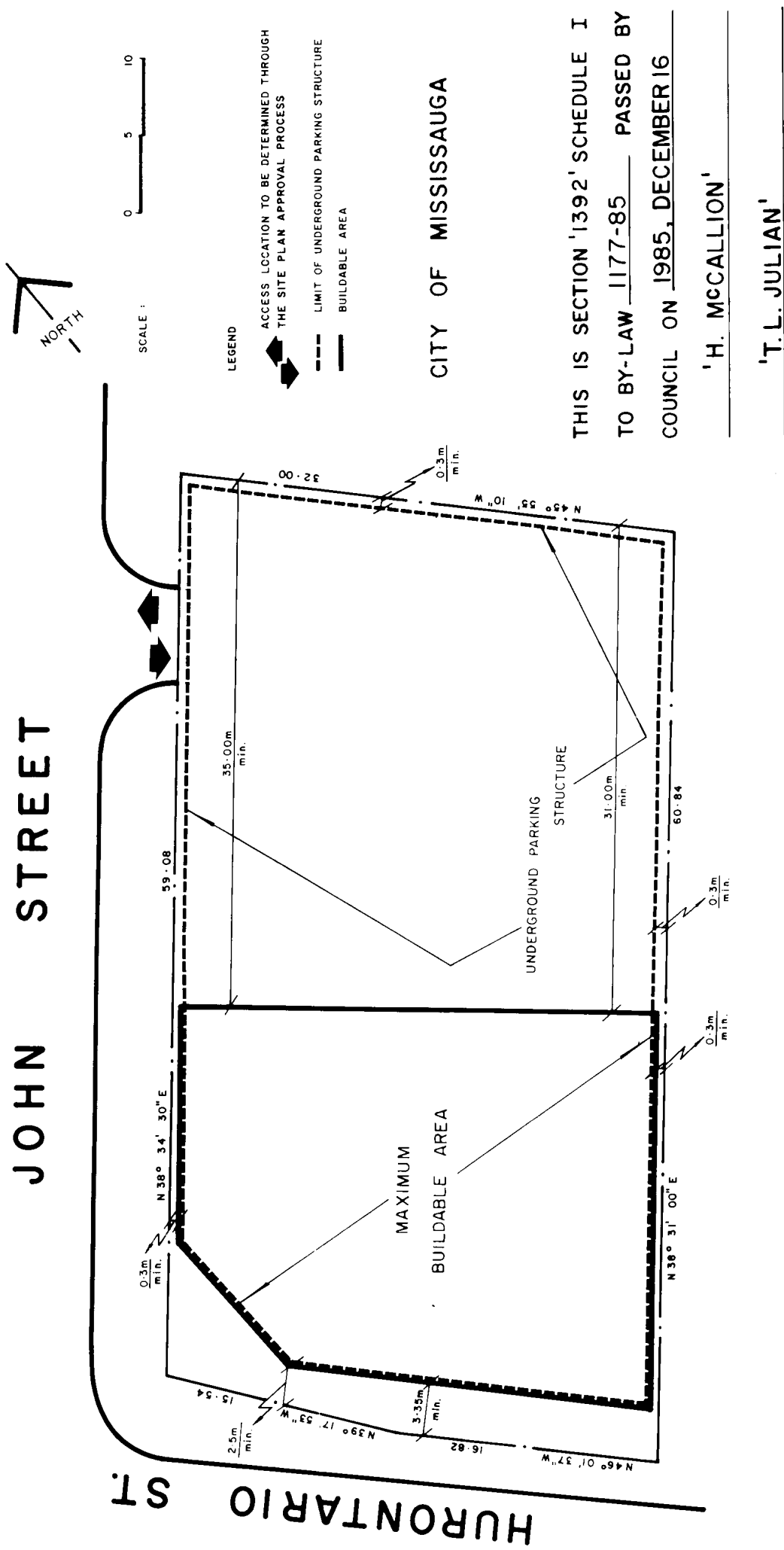
CITY OF MISSISSAUGA

(SPA) **1392.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1392" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, governmental offices, and retail commercial uses in compliance with the following: (1177-85)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) for the purposes of this section, retail commercial uses shall only include the following: bank; bakery; hairdressing and beauty salon; barber shop; dry cleaner; restaurant; optical outlet; florist shop; shoe repair shop; convenience store; computer and/or video sales, rental or service store; camera and photo supply store and/or print processing shop; travel agency; hardware/home improvement centre; and smoke/gift/tobacco shop;
- (3) for the purposes of this section, "CONVENIENCE STORE" means a shop with a maximum gross leasable area of 100 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;
- (4) 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;
- (5) the total gross floor area of all buildings and structures shall not exceed 1 930 m²;
- (6) the total gross floor area devoted to retail commercial uses shall not exceed 580 m²;
- (7) the total gross floor area devoted to offices shall not exceed 1 350 m²;
- (8) 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 below established grade other than those used for offices or retail commercial uses;
- (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
Business, Professional or Administrative Offices and Governmental Offices	3.2 spaces per 100 m ² GFA
Medical Offices	5.0 spaces per practitioner
Real Estate Office	4.5 spaces per 100 m ² GFA
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)
Retail Commercial Uses (excluding restaurant)	4.3 spaces per 100 m ² GLA

- (10) notwithstanding clause 22C(9)(b) of this By-law, parking shall be calculated as for a mixed use development;
- (11) 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 2.75 m and a minimum length of 5.4 m exclusive of aisles, driveways and car overhangs;
- (12) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (12)(a) above, the location and type of parking spaces, the location of loading spaces, driveways, vehicular access points, walkways, ramps, enclosures, fencing and landscape features, and the extent of landscaped areas shall be determined through the site plan approval process.



(SPA) **1393.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1393" on Schedule "B" of this By-law shall only be used for the purposes of a one-family detached dwelling or for business, professional or administrative offices in compliance with the "R1" zone provisions contained in this By-law, and subject to the following: (64-87)

- (1) the total gross floor area of all buildings and structures shall not exceed 200 m²;
- (2) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;
- (3) notwithstanding subsection 2(46) of this By-law, "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 width of at least 3.8 m.
- (4) notwithstanding their "R1" zoning, the minimum lot frontage shall be 30 m; (247-94)
- (5) notwithstanding any provision of this By-law to the contrary, any lot in existence on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section. (247-94)

1394. Notwithstanding their "R5" zoning, the lands delineated as "R5-1394" 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: (705-85)

- (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	10 m
Corner	420 m ²	15 m

(SPA) **1395.** Notwithstanding their "AC" zoning, the lands delineated as "AC-1395" on Schedule "B" of this By-law shall only be used for the purpose of an automobile service centre, in compliance with the "AC" zone provisions contained in this By-law, except that: (1203-85)

- (1) for the purposes of this section, "AUTOMOBILE SERVICE CENTRE" means a building or place where oil, grease, anti-freeze, tires, tire accessories, electric light bulbs, spark plugs, and batteries for motor vehicles are stored or kept for sale, or where motor vehicles not exceeding 1 000 kg capacity, may be oiled, greased or hand-washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles not exceeding 1 000 kg capacity, are executed or performed. The sale of gasoline and other similar products used in the operation of the internal combustion engine and automobile body repairs are not permitted.

1396. *Interim Control By-law repealed by O.M.B., 1986 May 26. (676-85), (1122-85), (328-86)*

1397. *Deleted by By-law 448-86. (524-85)*

1398. Notwithstanding their "R4" zoning, the lands delineated as "R4-1398" 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: (524-85), (448-86)

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

1399. Notwithstanding their "R4" zoning, the lands delineated as "R4-1399" 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: (524-85), (379-86), (605-90), (72-96)

(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) 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 6 m;
- (4) every lot other than a corner lot shall have minimum side yards of 1.2 m;
- (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.