

1400. Notwithstanding their "R5" zoning, the lands delineated as "R5-1400" 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: (524-85)

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

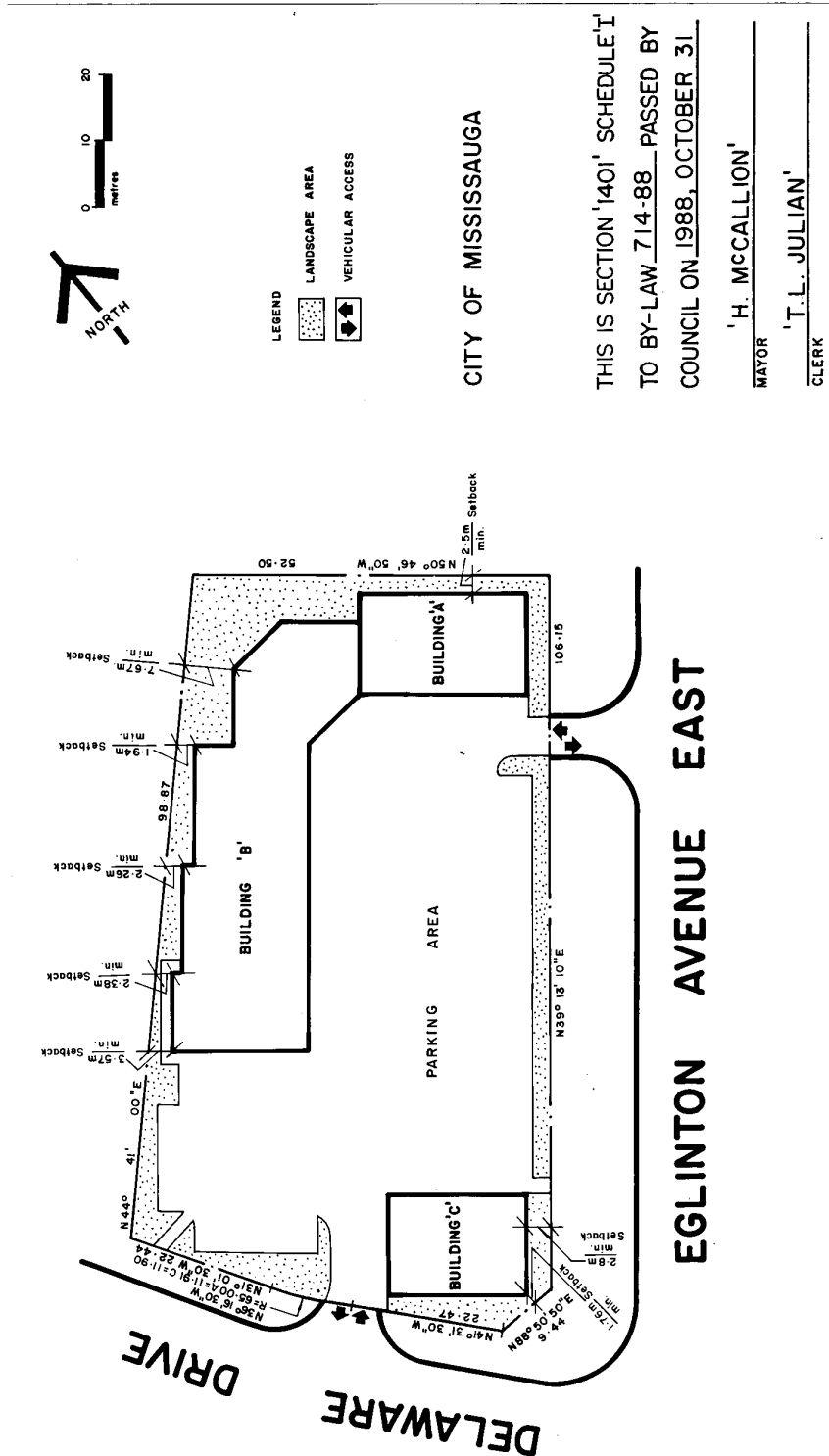
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	300 m ²	9.75 m
Corner	415 m ²	13.5 m

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

(SPA) **1401.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1401" 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: (524-85), (714-88)

- (1) the provisions of sections 21, 52, 53 and 59A, subsections 83(9), 83(13), 83(14), 83(15), 83(16), 83(19), 83(21), 83(22), 83(23), 83(24) and sections 84 and 87 of this By-law shall not apply;
- (2) in addition to the remaining uses permitted under section 83 of this By-law the following additional uses shall be permitted:
 - (a) grocery store;
- (3) the total gross leasable area - non residential of all buildings and structures shall not exceed 1 800 m²;
- (4) for the purposes of this section, "GROCERY STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 230 m², where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises;
- (5) for the purposes of this section, "TAKE-OUT RESTAURANT" means a building or structure, or part thereof, with a maximum gross leasable area of 180 m², where food is prepared and offered for sale to the public to be taken out and/or delivered, for consumption off the premises;
- (6) a take-out restaurant shall only be located in Building 'C' as indicated on Schedule "I" of this section;
- (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, those matters which are properly the subject of site plan approval, including the location and type of parking spaces and internal driveways, enclosures, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1401

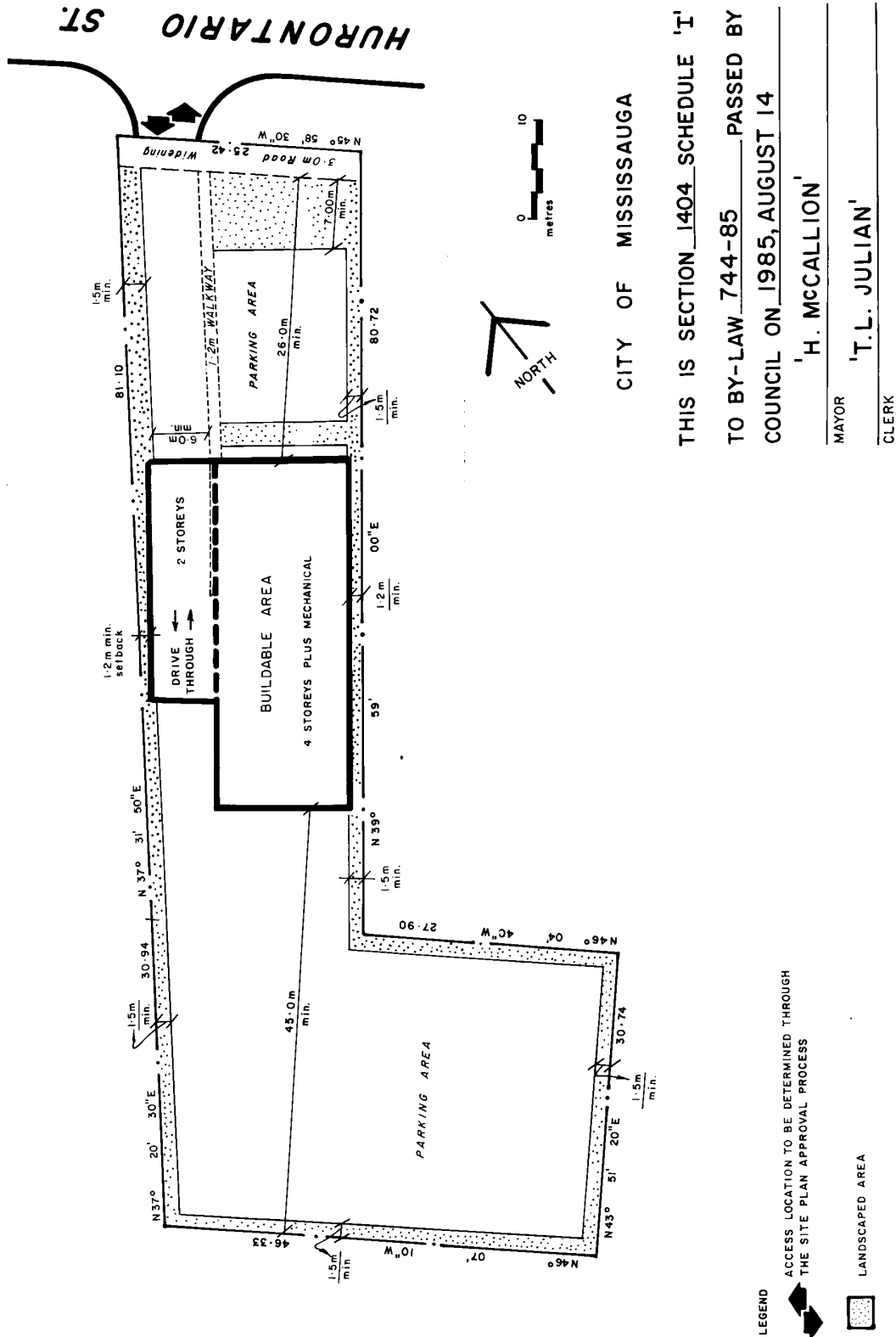


(SPA) 1402. Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1402" on Schedule "B" of this By-law shall only be used for a gas bar and/or an automobile service station in compliance with the "AC6" zone provisions contained in this By-law. (524-85)

(SPA) 1404. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1404" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, governmental offices and ancillary commercial uses in compliance with the following: (744-85)

- (1) the provisions of Schedule "A"(2), Loading Standards of section 22C shall not apply;
- (2) for the purposes of this section, ancillary retail commercial uses incidental to the offices shall only include art or antique shop, bank, drug store, dispensary, barber's shop, hairdressing and beauty salon, dry cleaners, dressmaking or tailoring establishment, printing and copying establishment, shop for the sale of photographic and office supplies, 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 and the total gross floor area devoted to all ancillary retail commercial uses shall be limited to 155 m²;
- (3) the total gross floor area of all buildings and structures erected for business, professional or administrative offices and governmental offices including ancillary retail commercial uses shall not exceed 1 535 m²;
- (4) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (4)(a) of this section, the location of parking spaces, driveway, vehicle access, walkways, ramps, garbage room, landscape features and the extent of landscaped areas will be determined through the site plan approval process.

Schedule "I" to section 1404



CITY OF MISSISSAUGA

THIS IS SECTION 1404 SCHEDULE 'I'
TO BY-LAW 744-85 PASSED BY
COUNCIL ON 1985, AUGUST 14

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

1405. Notwithstanding their "R3" zoning, the lands delineated as "R3-1405" 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: (613-85)

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

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

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (3) the front yard of every lot shall have a minimum depth of 4.5 m;
- (4) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (5) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (4) of this section;
- (6) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (7) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (8) notwithstanding subsections (3) and (7) of this section, no garage shall be located closer than 6 m to any street line;
- (9) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (10) the maximum coverage of all buildings and structures shall not exceed 45% of the lot area.

1406. Notwithstanding their "R5" zoning, the lands delineated as "R5-1406" 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: (613-85), (196-87)

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

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

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

(H) 1407. Notwithstanding their "R3" zoning, the lands delineated as "R3 - Section 1407" 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: (612-85), (447-86), (555-89), (897-89), (240-91), (416-92), (78-95), (514-98)

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

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

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (3) the front yard of every lot shall have a minimum depth of 4.5 m;
- (4) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (5) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (4) of this section;
- (6) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (7) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (8) notwithstanding subsections (3) and (7) of this section, no garage shall be located closer than 6 m to any street line;
- (9) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (10) the maximum coverage of all buildings and structures shall not exceed 45% of the lot area.

NOTE:

In accordance with the provisions of section 35 of the *Planning Act, 1983*, S.O. 1983, c.1, as amended, the holding symbol "H" is to be removed from the zoning designation "H-R3-1407", designated for school purposes, by further amendment to Map 37W, contained in Schedule "B" attached to By-law Number 5500, as amended.

1408. Notwithstanding their "R5" zoning, the lands delineated as "R5 - Section 1408" 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: (612-85), (447-86), (897-89)

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

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

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

1409. Notwithstanding their "R3" zoning, the lands delineated as "R3-1409" 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: (782-85), (993-86)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	385 m ²	12 m
Corner	580 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) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (9) notwithstanding subsections (2) and (6) of this section, no garage shall be located closer than 6 m to any street line.

(SPA) **1410.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1410" 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: (782-85)

- (1) every corner lot shall have a minimum area of 620 m²;
- (2) every corner lot shall have a minimum frontage of 18 m;
- (3) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (4) the exterior side yard of every corner lot abutting Cawthra Road shall have a minimum width of 7.5 m;
- (5) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1411. Notwithstanding their "R5" zoning, the lands delineated as "R5-1411" 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: (377-86)

- (1) every lot shall have a minimum frontage of 9.75 m;
- (2) no habitable room shall be located closer than 14.5 m from the rear lot line.

(SPA) **1412.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1412" on Schedule "B" of this By-law shall only be used in compliance with the "R1" zone provisions contained in this By-law except that: (942-85), (610-90)

- (1) the minimum total width of the side yards of every lot other than a corner lot shall be:
- (a) 20% of the lot width for a one storey dwelling unit;
- (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;
- provided however that the side yards shall have a minimum width of 1.8 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;
- (2) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
- (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
- (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
- (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (3) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;

- (4) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
- (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (6) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage with Water and Sewer
Interior	1 160 m ²	24 m
Corner	1 160 m ²	24 m

- (7) notwithstanding any provision of this By-law to the contrary any dwelling unit in existence on or before the day this section comes into force (1990 Nov. 12), any lot which lawfully exists on or before the day this section comes into force, any dwelling unit for which a building permit has been issued on or before the day this section comes into force, or any dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force are considered to be in compliance with the zone provisions contained in this section.

(SPA) **1416.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1416" 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: (1054-85), (50-88), (0092-2004)

- (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 area of the block; however, in no event shall the total gross floor area of all buildings and structures used for office purposes on all lands zoned "M1-1416" exceed 32 200 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) in addition to those uses permitted in an "M1" zone, the following uses shall also 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;
- (5) the minimum distance between any buildings or structures on these lands and the existing residential building of the Ukrainian Home for the Aged on abutting lands, described as Lots 6 and 7, Registrar's Compiled Plan 1542, shall be 60 m; however, the minimum distance can be reduced to 40 m provided that the buildings or structures to be erected have no doors or windows in any walls facing the Ukrainian Home for the Aged.

(SPA) **1417.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1417" 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: (1208-85), (221-94)

- (1) the provisions of subsections 83(7), (15), (16), (19), (21), (26) and (27), and section 87 of this By-law shall not apply;
- (2) in addition to the remaining uses permitted under section 83 of this By-law, the following uses shall be permitted:
 - (a) convenience store;
 - (b) video rental shop;
 - (c) tanning salon;
 - (d) bulk food store and/or retail warehousing of bulk frozen foodstuffs;
 - (e) travel agency;
 - (f) convenience restaurant;
 - (g) shop in which goods are sold at retail;
- (3) the gross floor area of all buildings and structures on the lands zoned "DC-1417" shall not exceed 10 235 m²;
- (4) no food store, bulk food store or retail warehousing of bulk frozen foodstuffs shall exceed a gross leasable area of 1 400 m²;
- (5) notwithstanding the Parking Standards in Schedule "A" to section 22C of this By-law, there shall be a minimum of 505 parking spaces provided on the lands zoned "DC-1417";
- (6) the yard requirements shall conform to the following:

Minimum Yards			
Front	Side Exterior	Side Interior	Rear
14.0 m	7.5 m	7.5 m	7.5 m

1418. Notwithstanding their "R3" zoning, the lands delineated as "R3-1418" 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: (967-85)

(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	585 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 coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

(H) 1419. Notwithstanding their "R3" zoning, the lands delineated as "R3-1419" 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: (967-85), (379-86), (195-87), (196-87), (545-87), (714-87), (29-88), (17-89), (629-89), (897-89), (330-91), (506-92), (645-93)

(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 coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

NOTE:

In accordance with the provisions of section 35 of the *Planning Act, 1983*, S.O. 1983, c.1, as amended, the holding symbol "H" is to be removed from the zoning designation "H-R3-1419", designated for school purposes, by further amendment to Map 37E, contained in Schedule "B" attached to By-law Number 5500, as amended.

1420. Notwithstanding their "R5" zoning, the lands delineated as "R5-1420" 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: (967-85), (379-86), (195-87), (196-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9.75 m
Corner	415 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.

(SPA) **1421.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1421" on Schedule "B" of this By-law shall only be used for apartment house purposes in compliance with the "RM7D5" zone provisions contained in this By-law and subject to the following: (967-85)

- (1) the minimum number of dwelling units constructed shall not be less than the rate of 114 units per ha;
 (2) the maximum number of dwelling units constructed shall not exceed the rate of 247 units per ha.

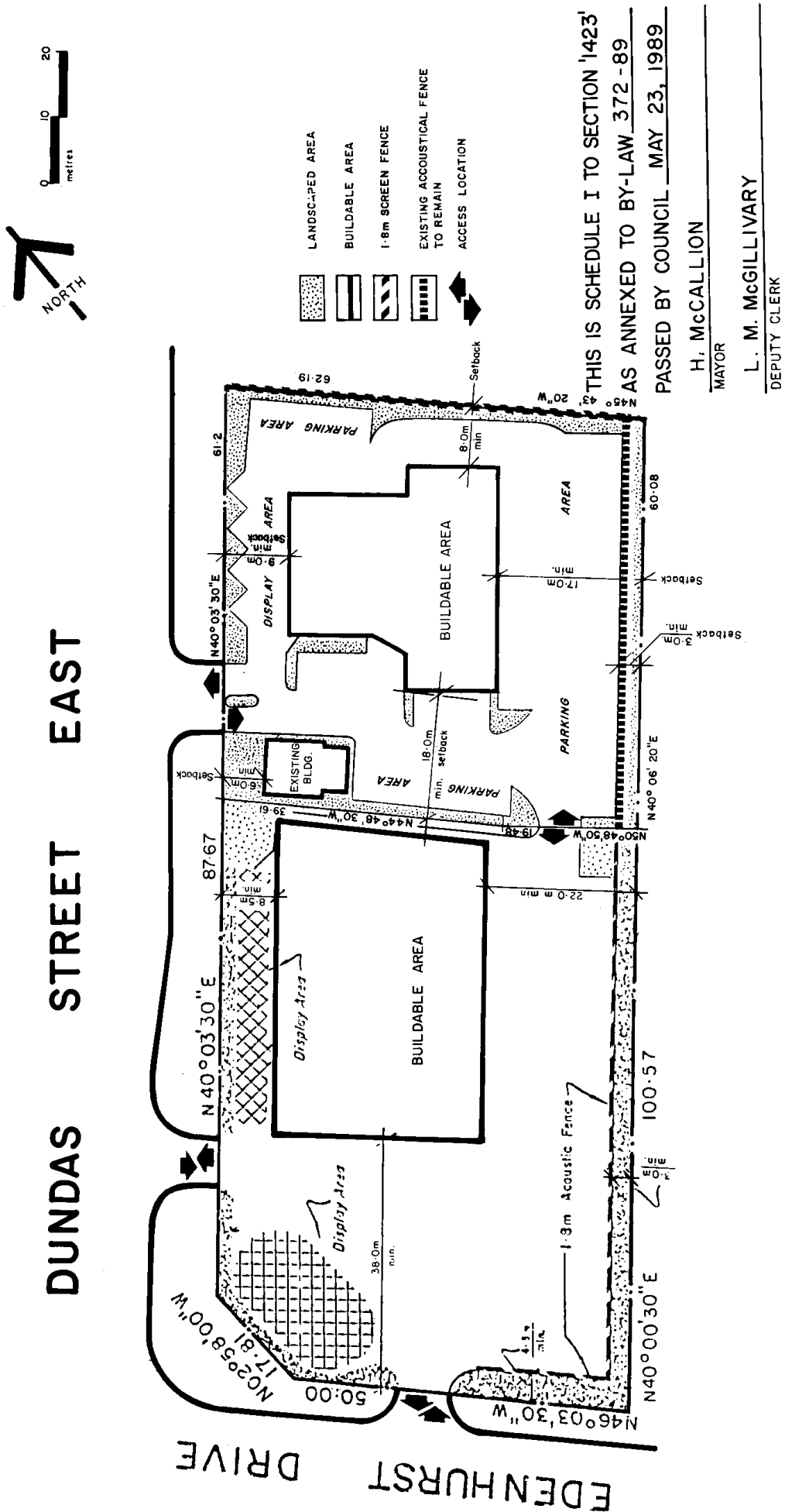
(SPA) **1422.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1422" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: (967-85)

- (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) in addition to the uses permitted under section 83 of this By-law the following additional use shall be permitted:
 (a) grocery store;
 (3) for the purposes of this section "GROCERY STORE" means a shop with a maximum gross leasable area of 230 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) the total gross leasable area of all buildings and structures shall not exceed 1 800 m².

1423. Notwithstanding their "AC3" zoning, the lands delineated as "AC3-1423" on Schedule "B" of this By-law shall only be used for retail automobile sales, automobile and truck leasing or renting, and accessory automobile repairs with no automobile body repairs performed in compliance with the following: (1007-85), (541-87), (372-89)

- (1) automotive repairs shall only be conducted within an enclosed building with no outside storage of parts or materials;
- (2) *deleted by By-law 372-89;*
- (3) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; (541-87), (372-89)
- (b) notwithstanding clause (3)(a) of this section, the location of the parking spaces including car overhangs, driveways, vehicle access, vehicular display areas, 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 1423



1424. Notwithstanding their "PB2" zoning, the lands delineated as "PB2-1424" on Schedule "B" of this By-law may also be used for one telecommunications tower and accessory equipment building, and for the storage and repair of implements and building materials, in compliance with the "PB2" zone provisions contained in this By-law and subject to the following: (133-86)

- (1) no building or structure of any kind shall be erected within 30 m of the Highway 403 right-of-way;
- (2) no goods or materials shall be stored or located within 30 m of the Highway 403 right-of-way;
- (3) notwithstanding the provisions of section 18 of this By-law, the telecommunications tower shall not exceed 50 m in height above established grade;
- (4) the gross floor area of the accessory equipment building shall not exceed 30 m²;
- (5) no building permits, except for a telecommunications tower and accessory equipment building, shall be issued prior to the construction and completion of a landscaped berm, 6 m in height above established grade, along the entire width of the rear lot line to the satisfaction of the City of Mississauga.

1425. Notwithstanding their "R3" zoning, the lands delineated as "R3-1425" 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: (966-85)

- (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	585 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 coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

1426. Notwithstanding their "R3" zoning, the lands delineated as "R3-1426" 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: (529-86)

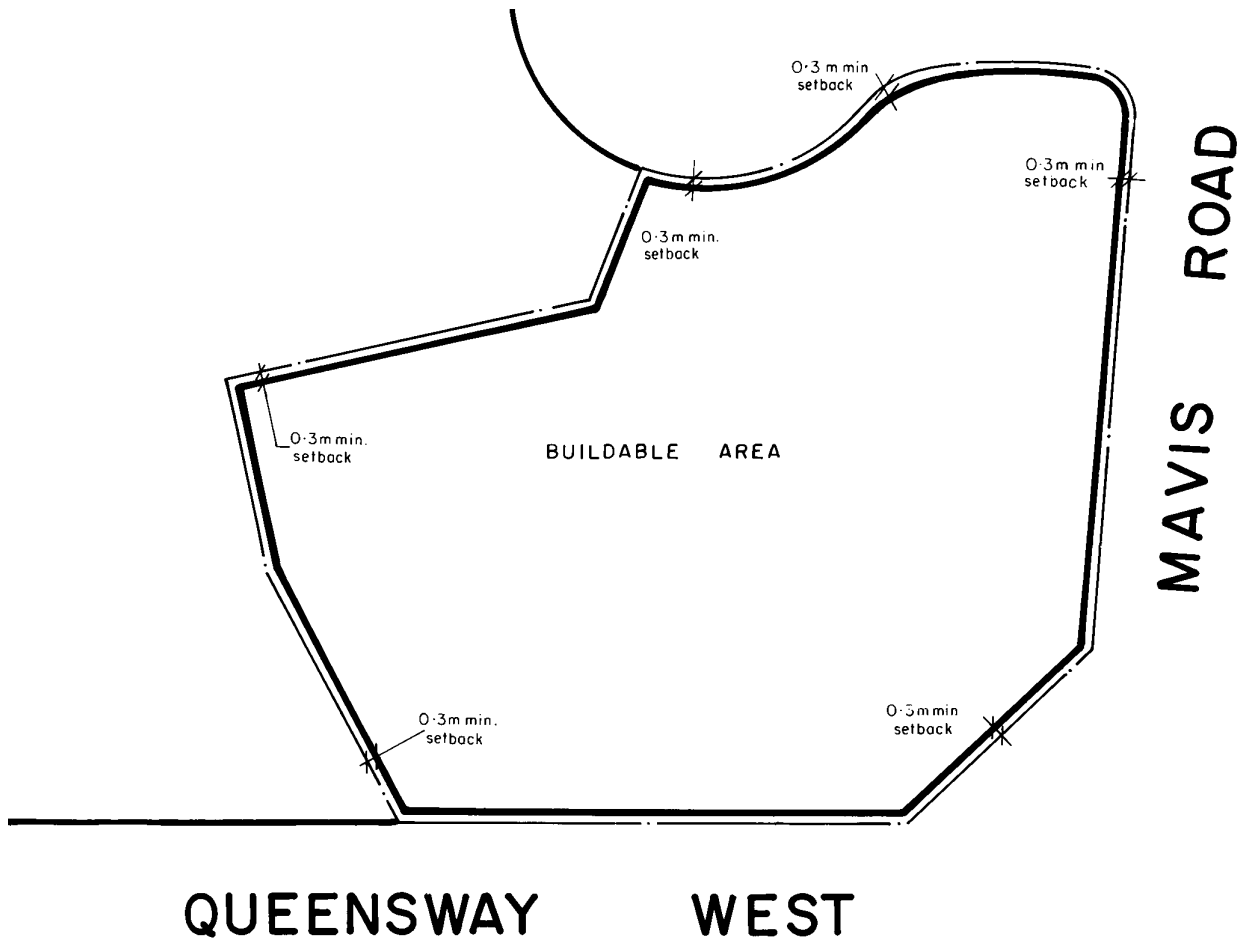
- (1) every one-family detached dwelling to be erected on a lot which abuts Carlanne Place shall comply with the "R2" zone provisions contained in this By-law;
- (2) every lot, the rear lot line of which abuts the lands zoned "DC-1427" in this By-law shall have a minimum depth of 36.5 m.

1427. Notwithstanding their "DC" zoning, the lands delineated as "DC-1427" 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: (529-86)

- (1) the provisions of sections 21, 53, 59A and 87 and subsections 83(15), (16), (19), (21), (23) and (24) of this By-law shall not apply;
- (2) notwithstanding subsection 83(8) of this By-law, only a dry cleaning reception and delivery depot but not a dry cleaning plant, shall be permitted;
- (3) the following uses shall also be permitted: (0240-2005)
 - (a) a private school;
 - (b) a day nursery;
- (4) for the purposes of this section "DAY NURSERY" means a day nursery as defined in, and which is subject to the provisions of the *Day Nurseries Act*, R.S.O. 1980, c.111, and amendments thereto, and may also include a preschool for the temporary care of children; (0240-2005)
- (5) no amusement arcades shall be permitted; (0240-2005)
- (6) only the following types of food stores shall be permitted: (0240-2005)
 - (a) a delicatessen;
 - (b) a gourmet food store;
 - (c) convenience food stores having a maximum total gross leasable area of 340 m²;
- (7) for the purposes of this section "DELICATESSEN" means a store selling primarily prepared delicacies or relishes including prepared meat and meat products, poultry, salads and cheeses but does not include the sale of tobacco, magazines, newspapers or other similar items; (0240-2005)
- (8) for the purposes of this section, "GOURMET FOOD STORE" means a store selling specialty fine foods which are not prepared on the premises; (0240-2005)

- (9) for the purposes of this section, "CONVENIENCE FOOD STORE" means a store selling primarily food including milk, baked goods, and confections which may require some preparation and in addition may also sell tobacco, magazines, newspapers and other similar items designed to serve the daily needs of residents of an area; (0240-2005)
- (10) the total gross leasable area devoted to drug stores, pharmaceutical agencies and dispensing druggist shall not exceed 185 m²; (0240-2005)
- (11) the total gross leasable area devoted to take-out restaurants shall not exceed 185 m²; (0240-2005)
- (12) *deleted by By-law (0240-2005);*
- (13) *deleted by By-law (0240-2005);*
- (14) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; (0240-2005)
- (b) notwithstanding clause (14)(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 the landscaped areas will be determined through the site plan approval process; (0240-2005)
- (15) the maximum gross leasable area of all buildings and structures shall be 954 m². (0240-2005)

Schedule "I" to section 1427



THIS IS SECTION 1427 - SCHEDULE 'I'
TO BY-LAW 529-86 PASSED BY
COUNCIL ON 1986, MAY 26

'H. MCCALLION'

CITY OF MISSISSAUGA

'T. L. JULIAN'

1428. Notwithstanding their "M2" zoning, the lands delineated as "M2-1428" 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: *(265-86)*

- (1) in addition to those uses permitted in an "M2" zone the following uses shall be permitted:
 - (a) warehousing and processing of fruits and/or vegetables as a principal use, with accessory bulk sales of fruits and vegetables, and with accessory sales of wine-making essentials within the building or structure or canopied areas;
- (2) for the purposes of this section, "ACCESSORY BULK SALES OF FRUITS AND VEGETABLES" means retail sales of unpackaged fruits and vegetables, either in processed or non-processed form, in quantities either in boxes, crates, bins or other containers;
- (3) for the purposes of clause (1)(a) of this section, the provisions of subsections 109(d), (e), (f) and (i) of this By-law shall not apply;
- (4) the total gross floor area of all buildings and structures including canopied areas devoted to uses permitted in clause (1)(a) of this section shall not exceed 1 260 m²;
- (5) for the purposes of calculating parking standards for the warehousing and processing of fruits and/or vegetables with accessory bulk sales of fruits and vegetables, the lands shall be construed to be Industrial/Manufacturing.

1429. Notwithstanding their "R4" zoning, the lands delineated as "R4-1429" 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: *(1096-85)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	305 m ²	10 m
Corner	455 m ²	14.5 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 subsection (2) and (6) of this section, no garage shall be located closer than 6 m to any street line;
- (9) the maximum gross floor area for 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 exterior outside walls, but shall exclude any part of the building used for parking of motor vehicles.

1430. Notwithstanding their "R2" zoning, the lands delineated as "R2-1430" 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: *(1178-85)*

- (1) no buildings or structures of any kind, including swimming pools and accessory structures shall be located within 7.5 m of a Greenbelt zone.

1431. Notwithstanding their "R3" zoning, the lands delineated as "R3-1431" 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: *(1178-85)*

- (1) no building or structures of any kind, including swimming pools and accessory structures shall be located within 7.5 m of a Greenbelt zone.

(SPA) **1432.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1432" 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: *(1197-85)*

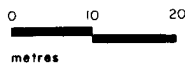
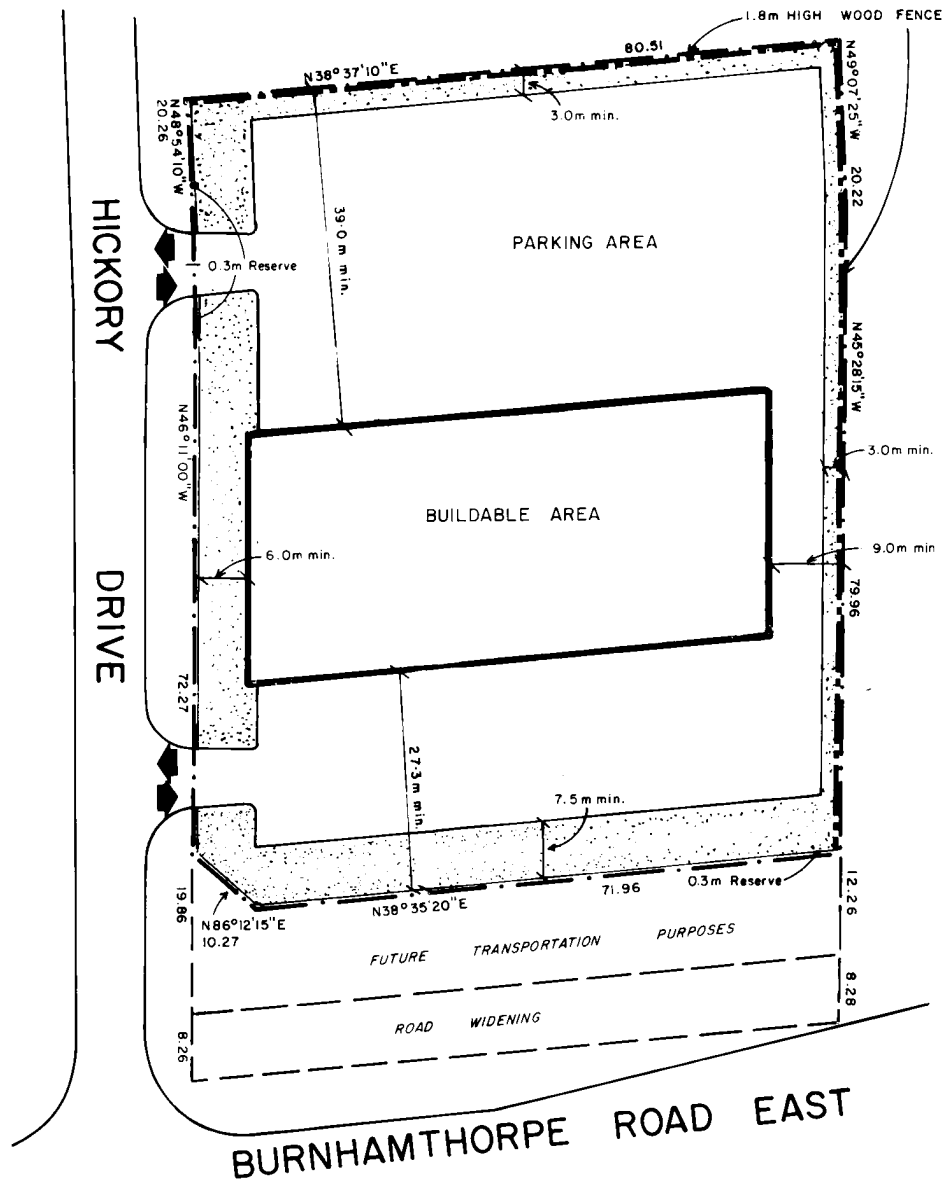
- (1) the gross floor area of all buildings and structures used for office purposes shall not exceed 0.36 times the lot area.



(SPA) **1433.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1433" on Schedule "B" of this By-law, shall only be used for business, professional and administrative offices, vehicle inspection and evaluation, and ancillary commercial uses, subject to compliance with the following: *(1210-85)*

- (1) for the purposes of this section, ancillary commercial uses shall include a cafeteria, a barber's shop, a hairdressing and beauty salon, provided that any such use is contained within a building or structure erected for office purposes, and the gross floor area devoted to all ancillary uses shall be limited to 10% of the total gross floor area of any building or structure;
- (2) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but shall exclude any parts of the building 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 office, vehicle inspection and evaluation, and ancillary commercial purposes;

- (3) for the purposes of this section, "VEHICLE INSPECTION AND EVALUATION" means a building or place within which visual inspections and evaluations of vehicles are conducted for insurance purposes, but does not include a place where vehicle servicing repairs or maintenance of any kind whatsoever are carried on;
- (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, predominantly for persons employed within the building or structure;
- (5) the total gross floor area of all buildings and structures shall not exceed 1 400 m²;
- (6) the total gross floor area devoted to vehicle inspection and evaluation use, excluding offices, shall not exceed 130 m²;
- (7) no outdoor storage of motor vehicles shall be permitted;
- (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 loading spaces, location and type of parking spaces, driveways, vehicular access, walkways, ramps, landscape features and fences and the extent of landscaped areas, will be determined through the site plan approval process.

Schedule "I" to section 1433



- LEGEND
-  LANDSCAPE AREA
 -  VEHICULAR ACCESS

CITY OF MISSISSAUGA

THIS IS SECTION 1433 SCHEDULE 'I'
TO BY-LAW 1210-85 PASSED BY
COUNCIL ON 1985, DECEMBER 16.

'H. McCALLION'
MAYOR

'T. L. JULIAN'
CLERK

1434. Notwithstanding their "R3" zoning, the lands delineated as "R3-1434" 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: (1180-85)

- (1) every interior lot shall have a minimum area of 460 m²;
- (2) where a rear yard of a lot adjoins a Greenbelt zone, no building or structure of any kind, including swimming pools, shall be located within 7.5 m of the rear lot line;
- (3) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1435. Notwithstanding their "MC" zoning, the lands delineated as "MC-1435" 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: (326-86)

- (1) the gross floor area of all buildings and structures shall not exceed 7 350 m²;
- (2) the provisions of section 109 of this By-law shall not apply;
- (3) the provisions of section 114 of this By-law shall apply;
- (4) the following uses may be permitted in addition to those allowed under subsection 113(1) of this By-law:
 - (a) bank/financial institution; and establishment for the sale of business equipment, stationary and office supplies;
 - (b) business, professional, administrative and government offices to a maximum gross floor area of 0.5 times the lot area;
 - (c) fitness club and racquet club;
 - (d) restaurants to a maximum gross floor area of 1 200 m²;
 - (e) convenience restaurants to a maximum gross floor area of 700 m²;
 - (f) take-out restaurants to a maximum gross floor area of 250 m²;
- (5) the total gross leasable area devoted to bulk food stores shall not exceed 1 000 m²;
- (6) the total gross leasable area devoted to discount merchandising stores shall not exceed 1 000 m²;
- (7) 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 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
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
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
Bank/Financial Institution	6.5 spaces per 100 m ² GFA
Establishment for the Sale of Business Equipment, Stationary and Office Supplies	5.4 spaces per 100 m ² GFA
Business, Professional, Administrative and Government Offices	3.2 spaces per 100 m ² GFA
Medical Offices	5.0 spaces per practitioner; or 6.5 spaces per 100 m ² GFA; whichever is greater
Fitness Club	6.0 spaces per 100 m ² GFA
Racquet Club	6.0 spaces per court
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)

- (8) notwithstanding subsection (7) 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, and take-out restaurants)	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, and 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 the mixed use development.

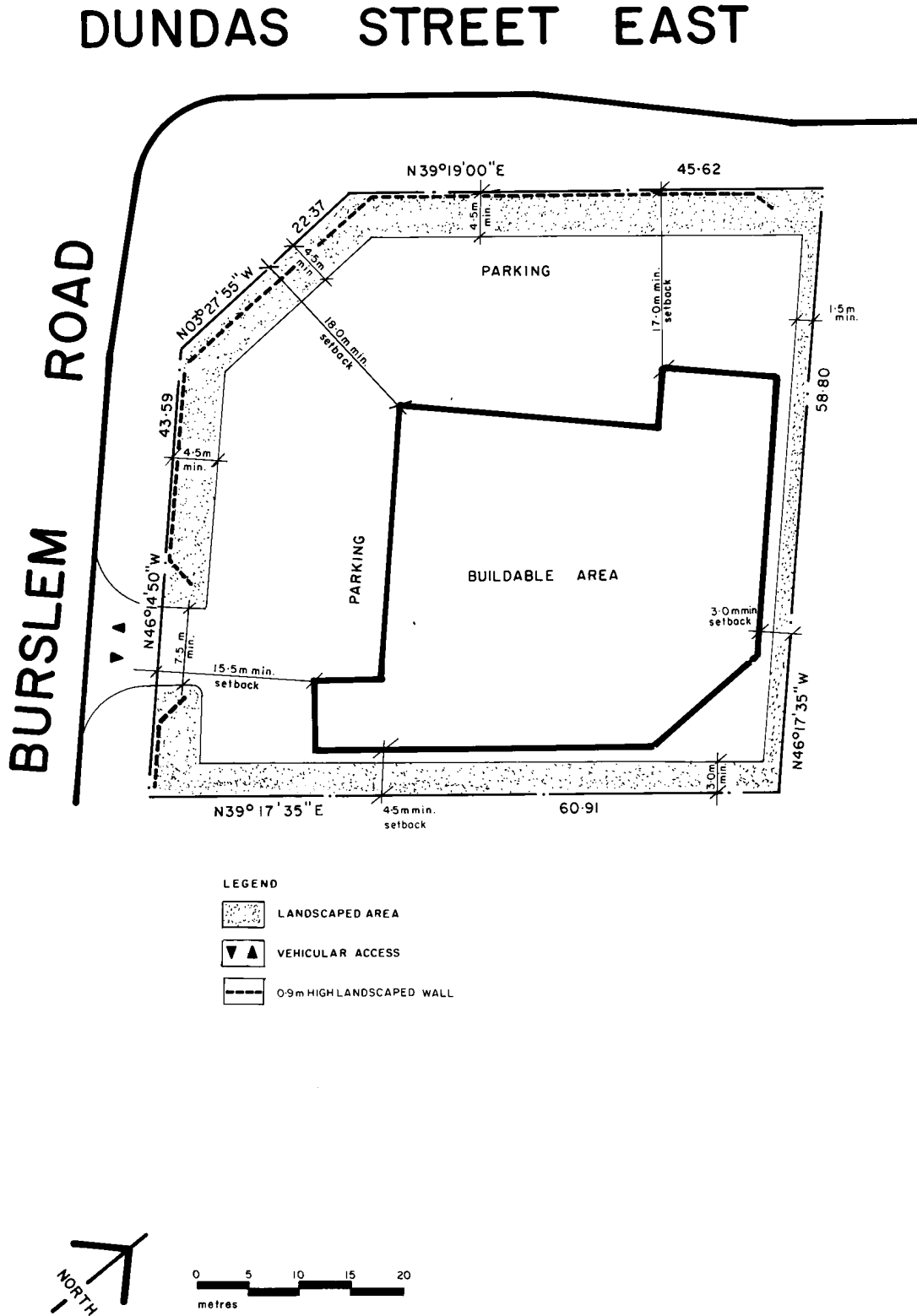
- (9) for the purposes of subsection (8) of this section, individual manufacturing or warehousing establishments with ancillary retail sales and display of products which are accessory to the principal use of manufacturing or warehousing, business, professional, administrative and government offices, shall be construed to be industrial/office uses;
- (10) for the purposes of subsection (8) of this section, retail warehouse, bulk food stores, discount merchandising stores, general retail-warehouse, garden centre, bank/financial institution, establishment for the sale of business equipment, stationary and office supplies, fitness club, and racquet club, shall be construed to be retail uses.

(SPA) **1436.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1436" 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: (556-86)

- (1) the provisions of subsections 2(43), 2(57), 20(i), (j) and (k), section 22C Schedule "A"(2) Loading Standards, sections 53 and 59A, subsections 83(10), (14), (15), (16), (19), (21), (23) and (24) and sections 84 and 87 of this By-law shall not apply;
- (2) in addition to the uses permitted under section 83 of this By-law, a grocery store shall be permitted;
- (3) the total gross floor area of all buildings and structures shall not exceed 990 m²;
- (4) the total gross floor area of the drugstore shall not exceed 300 m²;
- (5) 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 - restaurant of such premises does not exceed 100 m²;
- (6) 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;
- (7) only one take-out restaurant shall be permitted;
- (8) only 2 grocery stores shall be permitted;
- (9) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the minimum standards in Schedule "A" to section 22C of this By-law, except that motor vehicle parking facilities for the take-out restaurant shall be provided at 4.3 spaces per 100 m² GFA (restaurant);
- (10) for the purposes of this section, "GROSS FLOOR AREA" (GFA) means the aggregate of the areas of each storey above or below established grade, measured from the exteriors of outside walls, but shall exclude any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, or any parts of the building below established grade other than that used for retail commercial or office purposes;
- (11) for the purposes of this section, "GROSS FLOOR AREA - RESTAURANT" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
- (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, storage areas, but excluding storage areas below established grade and common areas;

- (13) 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;
- (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 and type of parking spaces including car overhangs, internal driveways, vehicular access points, walkways, ramps, garbage enclosures, fencing and landscaping features, and the extent of landscaped areas shall be determined through the site development plan approval process.

Schedule "I" to section 1436



THIS IS SECTION 1436 - SCHEDULE 'I'
TO BY-LAW 556-86 PASSED BY
COUNCIL ON 1986, JUNE 9

'H. McCALLION'

MAYOR

'T.L. JULIAN'

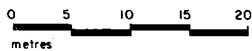
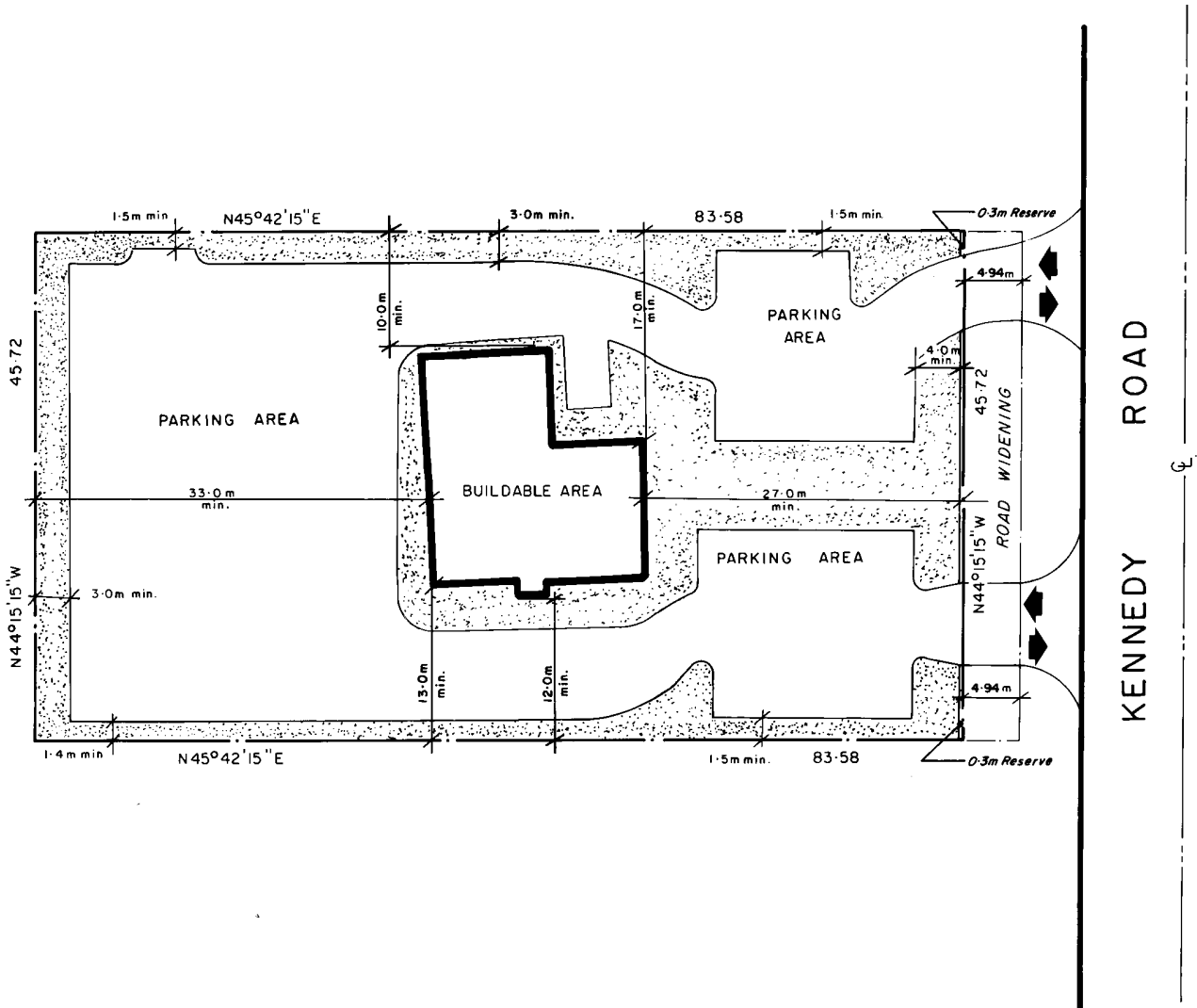
CLERKS

CITY OF MISSISSAUGA

(SPA) 1437. Notwithstanding their "M1" zoning, the lands delineated as "M1-1437" on Schedule "B" of this By-law shall only be used for a restaurant, in compliance with the following: (1132-86)

- (1) the provisions of Schedule "A"(2), Loading Standards, to section 22C of this By-law shall not apply;
- (2) the total gross floor area of all buildings and structures used for a restaurant shall not exceed 360 m²;
- (3) a minimum of 59 car parking spaces including one handicapped parking space shall be provided and maintained on the site;
- (4) 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;
- (5) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (5)(a) of this section, the location of parking spaces, driveways, vehicle access, walkways, ramps, garbage room, landscape features and the extent of landscaped areas will be determined through the site plan approval process.

Schedule "I" to section 1437



LEGEND:



LANDSCAPED AREA



VEHICULAR ACCESS LOCATION TO BE DETERMINED THROUGH THE SITE PLAN APPROVAL PROCESS.

THIS IS SECTION 1437 - SCHEDULE 'I'
TO BY-LAW 1132-86 PASSED BY
COUNCIL ON 1986, OCTOBER 27

'H. McCALLION'

MAYOR

'T. L. JULIAN'

CLERK

1439. Notwithstanding their "R5" zoning, the lands delineated as "R5-1439" 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: (451-86)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	350 m ²	11.0 m
Corner	480 m ²	14.5 m

- (2) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

1440. Deleted by By-law 0005-2001. (1212-85)

1441. Notwithstanding their "R3" zoning, the lands delineated as "R3-1441" 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: (1179-85)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	825 m ²	16.5 m
Corner	1 050 m ²	21.0 m

(2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1442. Notwithstanding their "R3" zoning, the lands delineated as "R3-1442" 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: (1179-85)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	600 m ²	16.5 m

(2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1443. Notwithstanding their "R3" zoning, the lands delineated as "R3-1443" 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: (1179-85)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	600 m ²	12.0 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) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

(SPA) **1444.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1444" on Schedule "B" of this By-law shall only be used for a food supermarket and commercial uses in compliance with the "DC" zone provisions contained in this By-law, except that: (1179-85), (538-88)

(1) the provisions of section 59A and subsections 83(15),(16), (19), and (21) of this By-law shall not apply; (285-95)

(2) the gross leasable area of all buildings and structures shall not exceed 5 600 m²;

(3) for the purposes of this section, "FOOD SUPERMARKET" means a building or structure, or part thereof, with a minimum gross leasable area of 2 300 m² but not to exceed a maximum gross leasable area of 3 250 m², where a wide range of food and household goods are stored and offered for sale at retail;

(4) in addition to the remaining uses permitted under section 83 of this By-law, the following additional uses shall be permitted: (285-95)

(i) convenience restaurant;

(ii) convenience stores;

(iii) a day nursery/day care facility with accessory outdoor playground;

(iv) a children's indoor playground;

(5) no restaurant, convenience restaurant or take-out restaurant shall be located closer than 50 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone. (285-95)

1445. Notwithstanding their "R5" zoning, the lands delineated as "R5-1445" 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: (156-86), (395-86), (100-87)

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

(2) every lot other than a corner lot shall have a minimum area of 290 m²;

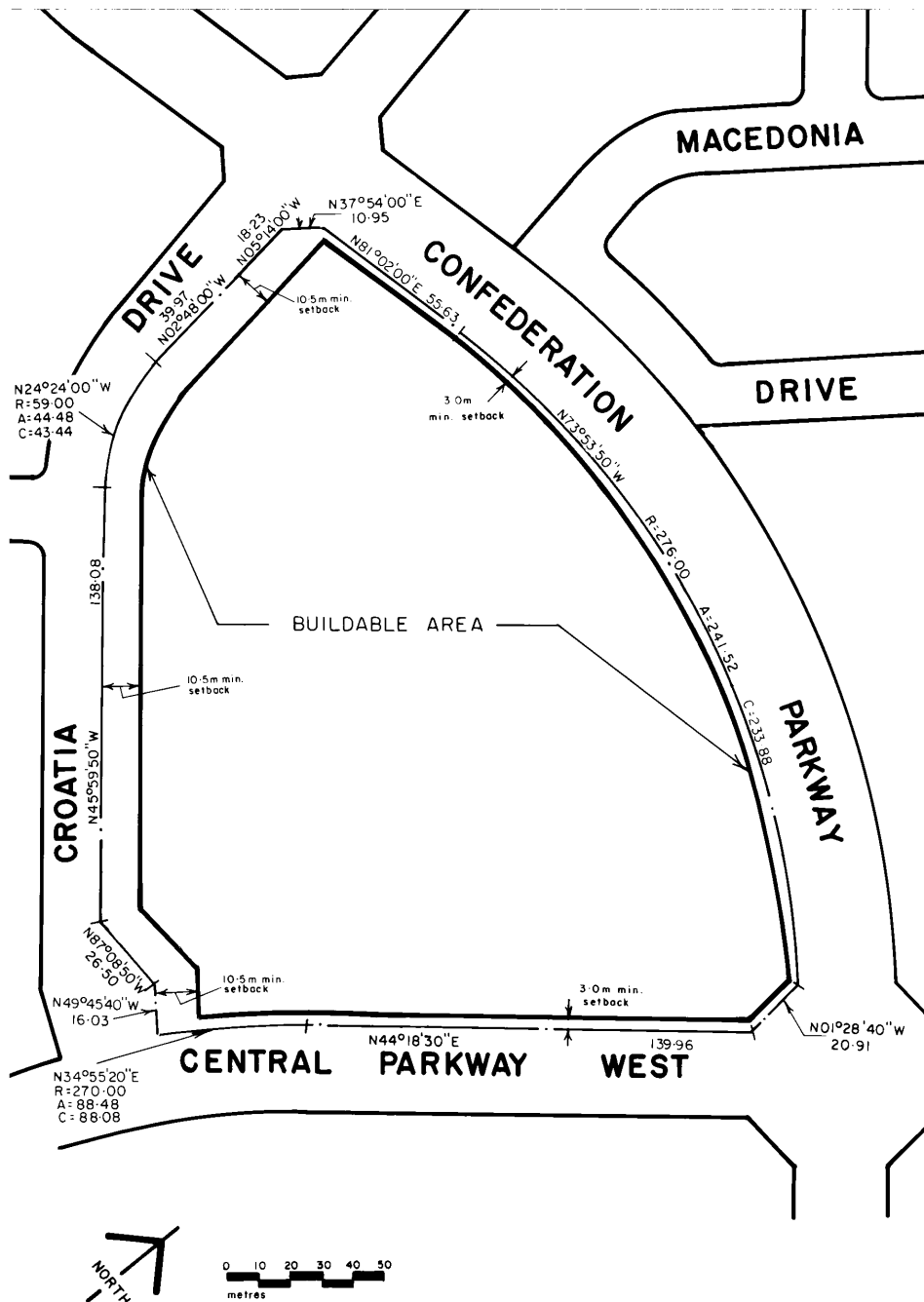
(3) notwithstanding section 21 of this By-law, where any lot abuts Confederation Parkway or Central Parkway West, the lot shall have a minimum outside side yard of 6.0 m;

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

- (SPA) **1446.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1446" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(156-86), (100-87), (681-87), (482-89)*
- (1) the maximum number of dwelling units constructed shall not exceed the rate of 185 units per ha;
 - (2) for the purposes 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 structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, storage lockers, laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit.

- (SPA) 1447. Notwithstanding their "DC" zoning, the lands delineated as "DC-1447" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, and for community uses, except that: (156-86)
- (1) the total gross leasable area of all buildings and structures devoted to those "DC" uses contained in section 83 of this By-law shall not exceed 9 300 m²;
 - (2) notwithstanding subsection (1) of this section, the provisions of section 21, subsections 83(15), 83(19), 83(21), 83(23) and sections 84 and 87 of this By-law shall not apply;
 - (3) for the purposes of this section, "COMMUNITY USES" means private or public community services available to the general public, including: library, art gallery, theatre, concert hall, place of religious assembly, day care facility, nursery school, museum, public archives, public health clinic, private or social club, non-institutional social services such as child welfare services and home-maker services, shelter for persons in distress, tourist bureau, community recreational facilities, fitness club, swimming pool, skating rink, arena, chamber of commerce offices, social service planning and advocacy agencies, health care and public safety promotion associations and agencies, social worker offices, and community health services;
 - (4) for the purposes of this section, a food store shall have a minimum total gross leasable area of 2 800 m²;
 - (5) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (5)(a) of this section, the location of all buildings and structures, 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.

Schedule "I" to section 1447



THIS IS SECTION 1447 - SCHEDULE 'I'
 TO BY-LAW 156-86 PASSED BY
 COUNCIL ON 1986, FEBRUARY 10

 'H. MCCALLION'
 MAYOR

CITY OF MISSISSAUGA

 'T. L. JULIAN'
 CLERK

1448. Notwithstanding their "R2" zoning, the lands delineated as "R2-1448" 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: (129-86)

- (1) every lot shall have a minimum frontage of 16.5 m;
- (2) every lot shall have a minimum area of 750 m²;
- (3) notwithstanding subsections 40(1) and (5) of this By-law, no portion of any dwelling shall be located closer than 30 m to the C.P. Rail right-of-way.

1449. Notwithstanding their "R2" zoning, the lands delineated as "R2-1449" 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: (129-86)

- (1) every lot shall have a minimum frontage of 16.5 m;
- (2) every lot shall have a minimum area of 750 m²;
- (3) no portion of any dwelling shall be located closer than 15 m to a "G-1324" zone.

1450. Notwithstanding their "R2" zoning, the lands delineated as "R2-1450" 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: (129-86)

- (1) no portion of any dwelling shall be located closer than 15 m to a "G-1324" zone.

1451. Notwithstanding their "R4" zoning, the lands delineated as "R4-1451" 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: (130-86), (216-92)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	368 m ²	13 m
Corner	450 m ²	15 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) notwithstanding subsections (2) and (6) of this section, no garage shall be located closer than 6 m to any street line;
- (10) the maximum coverage of all buildings and structures shall not exceed 45% of the lot area.

1452. Notwithstanding their "R5" zoning, the lands delineated as "R5-1452" 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: (130-86), (0006-2001), (0511-2005), (0512-2005)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	335 m ²	10 m
Corner	485 m ²	15 m

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

(SPA) 1453. Notwithstanding their "MC" zoning, the lands delineated as "MC-1453" 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: (153-87)

- (1) the provisions of section 109 of this By-law shall not apply;
- (2) the provisions of section 114 of this By-law shall apply;
- (3) the following additional uses may be permitted in addition to those allowed under subsection 113(1) of this By-law:
 - (a) retail-warehousing of bulk frozen foodstuffs;
 - (b) bank/financial institution; shops for the repair or manufacture of small goods and wares; research establishments; printing establishments; and cleaning depots/plants for clothing;
 - (c) fitness club; racquet club; commercial school; day nursery; banquet hall; theatre; and veterinary establishment;
 - (d) taxi or courier dispatching centre; vehicle leasing/rental outlet; and carpet/floor covering cleaning service;
 - (e) bowling alley; curling rink; roller skating rink; and ice skating rink;
 - (f) restaurants; convenience restaurants and take-out restaurants;
 - (g) business, professional, administrative and government offices;
- (4) the total gross leasable area devoted to discount merchandising stores shall not exceed 2 500 m²;
- (5) the total gross leasable area devoted to a bulk food store and/or retail-warehousing of bulk frozen foodstuffs shall not exceed 950 m²;
- (6) the total gross floor area of all restaurants, convenience restaurants and take-out restaurants shall not exceed 1 700 m²;
- (7) the total gross floor area of all business, professional, administrative and government offices shall not exceed 10% of the total gross floor area of all buildings and structures;
- (8) 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 displayed in bulk within refrigerated compartments and offered for sale at retail, but excluding refrigerated and perishable foods such as fresh fruits and vegetables, fresh meats, poultry and fish;
- (9) for the purposes of this section, "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales, display, storage, manufacturing, industrial purposes and/or warehousing, but excluding areas below established grade and common areas above or below established grade;
- (10) 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 exterior of the outside walls but shall exclude any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, or any part of the building below established grade other than that used for retail commercial or office purposes;
- (11) "GROSS FLOOR AREA - RESTAURANT" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
- (12) 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 same lot in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Retail-Warehouse	1.6 spaces per 100 m ² GLA
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and, 1.1 spaces per 100 m ² GLA used for warehousing; and, 1.6 spaces per 100 m ² GLA used for manufacturing
Discount Merchandising Store	5.4 spaces per 100 m ² GLA
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
Bulk Food Store/ Retail-Warehousing of Bulk Frozen Foodstuffs	5.9 spaces per 100 m ² GLA
Industrial/Manufacturing Establishment (including Research Establishment)	1.6 spaces per 100 m ² GLA
Individual Warehousing Establishment	1.1 spaces per 100 m ² GLA
Bank/Financial Institution	6.5 spaces per 100 m ² GLA
Shops for the Repair or Manufacture of Small Goods and Wares	1.6 spaces per 100 m ² GLA
Printing Establishment	1.6 spaces per 100 m ² GLA
Cleaning Depot/Plant for Clothing	1.6 spaces per 100 m ² GLA
Fitness Club	6.0 spaces per 100 m ² GFA

Land Use	Minimum Required Parking Standard
Racquet Club	6.0 spaces per court
Commercial School	6.0 spaces per 100 m ² GFA
Day Nursery	1.0 spaces per staff member; plus, 1.0 spaces per service vehicle related to the function of the day nursery
Banquet Hall	10.8 spaces per 100 m ² GFA
Theatre	1.0 spaces for every 6 seats
Veterinary Establishment	3.6 spaces per 100 m ² GFA
Taxi or Courier Dispatching Centre	1.6 spaces per 100 m ² GLA
Vehicle Leasing/Rental Outlet	1.6 spaces per 100 m ² GLA; and 1.0 spaces per leased vehicle to be stored either within a building or structures or outdoors, tandem parking permitted
Carpet/Floor Covering Cleaning Service	1.6 spaces per 100 m ² GLA
Bowling Alley	4.0 spaces per lane
Curling Rink	8.0 spaces per sheet of ice
Roller Skating Rink and Ice Skating Rink	4.0 spaces per 100 m ² GLA
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	25.0 spaces per 100 m ² GFA (Restaurant)
Take-out Restaurant	15.0 spaces per 100 m ² GFA (Restaurant)
Business, Professional, Administrative and Government Offices	3.2 spaces per 100 m ² GFA
Medical Offices	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA whichever is greater

- (13) notwithstanding subsection 22C(9) of this By-law, in addition to the provision 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	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.

- (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, day nursery, veterinary establishments, taxi or courier dispatching centre, and carpet/floor covering cleaning service, business, professional, administrative and government offices, shall be construed to be industrial/office uses;
- (15) for the purposes of subsection (13) of this section, retail-warehouse, general retail-warehouse, discount merchandising store, garden centre, bulk food store, retail-warehousing of bulk frozen foodstuffs, bank/financial institution, cleaning depot/plant for clothing, fitness club, racquet club, commercial school, theatre, vehicle leasing/rental outlet, bowling alley, curling rink, roller skating rink and ice skating rink, shall be construed to be retail uses.

(SPA) **1454.** Notwithstanding their "AC" zoning, the lands delineated as "AC-1454" 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: (153-87)

- (1) in addition to those uses permitted in an "AC" zone, the following additional uses shall be permitted;
- gas bar;
 - car wash;
 - vehicle repair and/or body shop;
 - vehicle sales outlet, including leasing, vehicle body repairs, parts and service depot;
 - vehicle parts and equipment shop with or without a vehicle service depot;
- (2) 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 same lot in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Automobile Service Station	4.3 spaces per 100 m ² GFA (including service bays)
Car Wash	5.0 spaces; plus, 20.0 car storage spaces
Vehicle Repair and/or Body Shop	5.5 spaces per 100 m ² GFA of which 50% of the required spaces may be tandem parking spaces
Vehicle Sales Outlet, Including Leasing, Vehicle Body Repairs, Parts and Service Depot	1.6 spaces per 100 m ² GFA; and 1.0 spaces per sales/leased/service vehicle to be stored either within a building or structure or outdoors, of which 50% of the required spaces may be tandem parking spaces
Vehicle Parts and Equipment Shop With or Without a Vehicle Service Depot	8.0 spaces per 100 m ² GFA
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)

(SPA) **1455.** Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1455" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, except that: (1240-86)

- every lot shall have a minimum frontage of 15.9 m;
- the side yard of every lot shall have a minimum width of 1.2 m.

(SPA) **1456.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1456" on Schedule "B" of this By-law shall only be used for the erection of one one-family detached dwelling in compliance with the "R1" zone provisions contained in this By-law, except that: (144-86)

- the lot shall have a minimum frontage of 19 m;
- the lot shall have a minimum area of 2 000 m².

1457. Notwithstanding their "R2" zoning, the lands delineated as "R2-1457" 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: (145-86), (268-86)

- no portion of any dwelling shall be located closer than 15 m to a "G-1366" zone;
- the front yard of every lot shall have a minimum depth of 4.5 m;
- notwithstanding subsection (2) of this section, no garage shall be located closer than 6 m to any street line;
- the maximum coverage of all buildings and structures shall not exceed 40% of the lot area;
- the interior side yard of every lot other than a corner lot shall have a minimum width of 1.5 m plus 0.61 m for each additional storey above one. (819-87)

- 1458.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1458" 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: *(145-86)*
- (1) notwithstanding subsections 40(1) and (5) 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;
 - (2) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area;
 - (3) the interior side yard of every lot other than a corner lot shall have a minimum width of 1.5 m plus 0.61 m for each additional storey above one. *(819-87)*
- 1459.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1459" 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: *(144-86), (1041-86), (99-90)*
- (1) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area.
- 1460.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1460" 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: *(144-86)*
- (1) the provisions of section 21 of this By-law shall not apply;
 - (2) the front yard of every lot shall have a minimum depth of 4.5 m;
 - (3) notwithstanding subsection (2) of this section, no garage shall be located closer than 6 m to any street line;
 - (4) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area.
- 1461.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1461" 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: *(145-86)*
- (1) no portion of any dwelling shall be located closer than 10 m to a "G-1366" zone;
 - (2) the front yard of every lot shall have a minimum depth of 4.5 m;
 - (3) notwithstanding subsection (2) of this section, no garage shall be located closer than 6 m to any street line;
 - (4) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area;
 - (5) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m; *(819-87)*
 - (6) the interior side yard of every corner lot shall have a minimum width of 1.2 m. *(819-87)*
- 1462.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1462" 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: *(144-86), (145-86), (268-86), (1159-86), (540-87), (819-87), (270-88)*
- (1) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area.
- 1463.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1463" 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: *(144-86), (145-86), (1159-86), (73-87), (540-87), (609-90), (0281-2000)*

- (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	12.0 m
Corner	550 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) 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) notwithstanding subsections (2) and (6) of this section, no garage shall be located closer than 6 m to any street line;
- (10) the maximum coverage of all buildings and structures shall not exceed 45% of the lot area.

1464. Notwithstanding their "R5" zoning, the lands delineated as "R5-1464" 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: (144-86)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	325 m ²	9.75 m
Corner	470 m ²	14.5 m

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

1465. Notwithstanding their "A" zoning, the lands delineated as "A-1465" on Schedule "B" of this By-law shall only be used for school purposes. (130-86), (216-92), (542-92)

1466. Notwithstanding their "R3" zoning, the lands delineated as "R3-1466" 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: (264-86), (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	530 m ²	16.5 m

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (3) the front yard of every lot shall have a minimum depth of 4.5 m;
- (4) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (5) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (4) of this section;
- (6) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (7) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (8) notwithstanding subsections (3) and (7) of this section, no garage shall be located closer than 6 m to any street line;
- (9) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (10) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

1467. Notwithstanding their "R5" zoning, the lands delineated as "R5-1467" 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: (264-86)

- (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	13.50 m

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

(SPA) **1468.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1468" on Schedule "B" of this By-law shall only be used for the purpose of one variety store, in compliance with the "DC" zone provisions contained in this By-law, except that: (144-86)

- (1) the total gross floor area of the variety store shall not exceed 300 m².

(SPA) **1469.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1469" 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: (144-86)

- (1) the total gross leasable area of all buildings and structures shall not exceed 5 574 m²;
- (2) the total gross leasable area devoted to a food supermarket shall not exceed 3 250 m²;
- (3) the provisions of subsections 83(21), 83(23) and 83(24) of this By-law shall not apply.

1470. Notwithstanding their "O1" zoning, the lands delineated as "O1-1470" on Schedule "B" of this By-law shall only be used in compliance with the "O1" zone provisions contained in this By-law and subject to the following: (144-86)

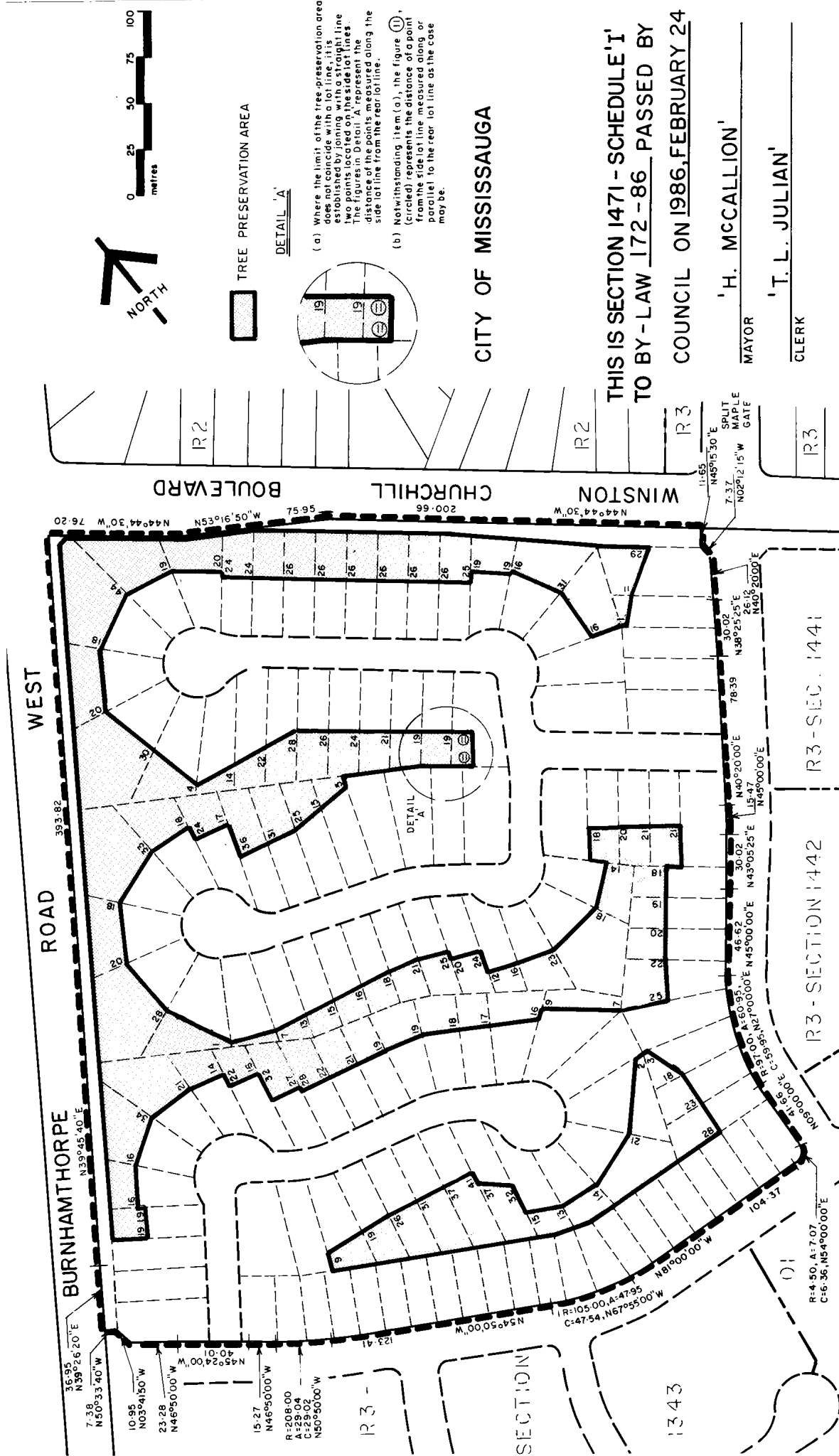
- (1) no building or structure shall be located within 15 m of the adjoining "G" zone.

(SPA) **1471.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1471" 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: (172-86)

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

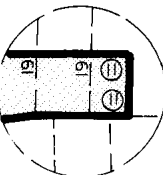
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	825 m ²	16.5 m
Corner	1 050 m ²	21.0 m

- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.5 m;
- (3) the interior side yard of every corner lot shall have a minimum width of 1.5 m;
- (4) notwithstanding anything in this By-law, the area which is shaded on Schedule "I" of this section and identified as a tree preservation area, shall only be used for conservation purposes, and that no buildings or structures of any kind, including accessory buildings, but excluding fences along the lot lines, shall be erected; and no swimming pools, tennis courts or any like recreational facilities shall be permitted;
- (5) notwithstanding subsection 40(5) of this By-law, where a lot includes the tree preservation area, the minimum rear yard depth of 7.5 m shall be measured from the limit of the tree preservation area and not from the rear lot line of the lot;
- (6) notwithstanding subsections (2) and (3) of this section, where a lot includes and/or adjoins the tree preservation area, the side yard shall have a minimum width of 3 m between the dwelling and the limit of the tree preservation area;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².



TREE PRESERVATION AREA

DETAIL 'A'



(a) Where the limit of the tree preservation area does not coincide with a lot line, it is established by joining with a straight line two points located on the side lot lines. The figures in Detail 'A' represent the distance of the points measured along the side lot line from the rear lot line.

(b) Notwithstanding item (a), the figure (11) (circled) represents the distance of a point from the side lot line, measured along or parallel to the rear lot line as the case may be.

CITY OF MISSISSAUGA

THIS IS SECTION 1471 - SCHEDULE 'I'
 TO BY-LAW 172-86 PASSED BY
 COUNCIL ON 1986, FEBRUARY 24

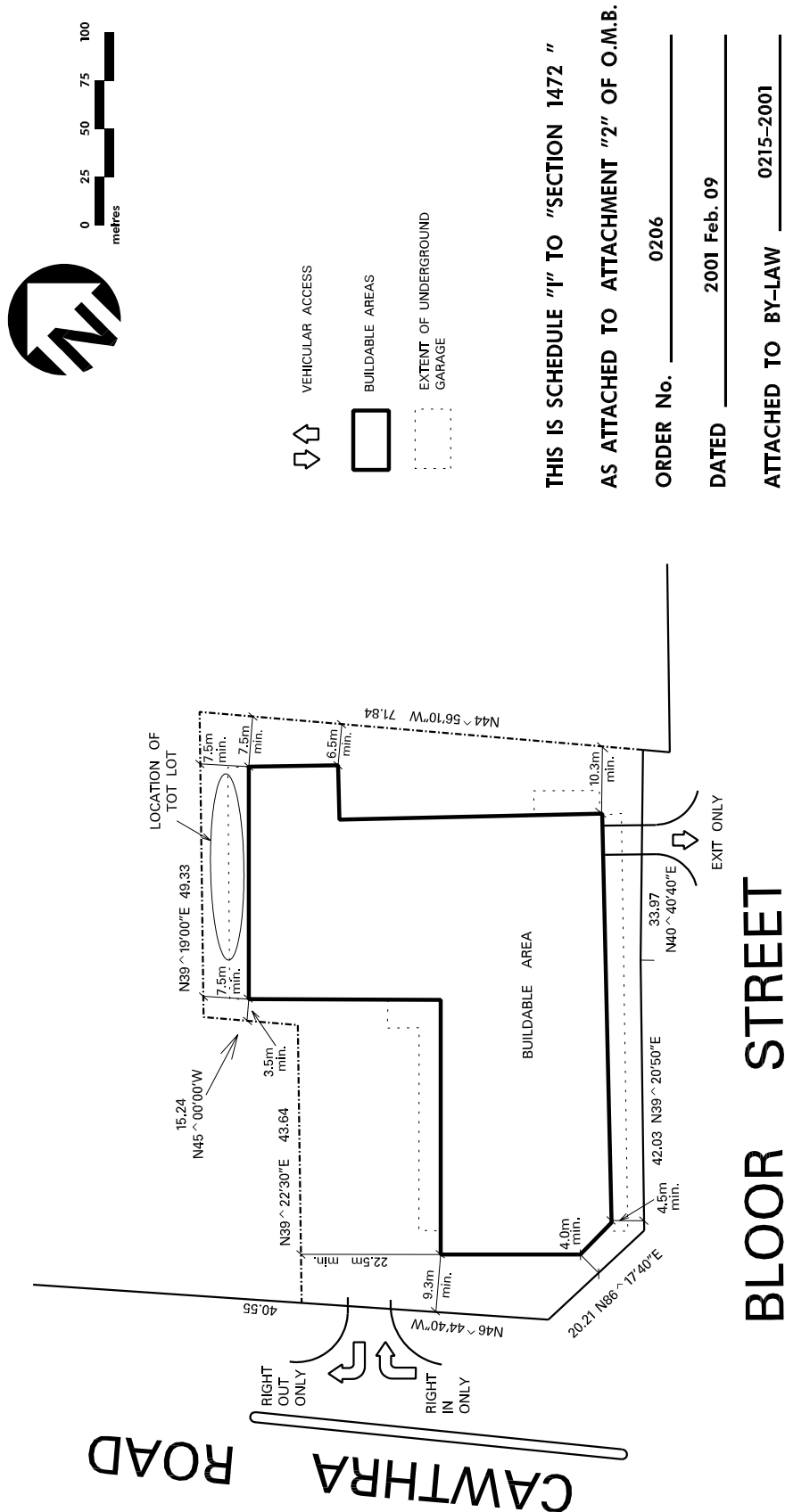
'H. MCCALLION'
 MAYOR

'T. L. JULIAN'
 CLERK

(SPA) 1472. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1472" on Schedule "B" of this By-law shall only be used for an apartment house in compliance with the following: (113-87), (0215-2001)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of subsection 44(13), clauses 44(17)(a), (b), (c), (f), (h) and (i) of this By-law shall apply;
- (3) the maximum number of apartment units on all lands zoned "RM7D5-1472" shall be 85;
- (4) the maximum "Gross Floor Area" of all buildings and structures shall be 1.65 times the lot area;
- (5) the maximum height of all buildings and structures shall be 11.9 m above established grade, excluding any mechanical penthouse or parapet;
- (6) the "Minimum Open Space" shall be 39% of the lot area;
- (7) covered or uncovered patios or balconies may encroach beyond the buildable area as shown on Schedule "I" of this section;
- (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, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking garage stairwells, internal driveways, location of tot lot, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1472



(SPA) **1473.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1473" on Schedule "B" of this By-law shall only be used for the erection of street row dwellings in compliance with the "RM5" zone provisions contained in this By-law and subject to the following: (451-86)

- (1) the number of dwelling units constructed shall not exceed the rate of 38.0 units per ha.

(SPA) **1474.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1474" on Schedule "B" of this By-law shall only be used for a fire hall in compliance with the "R3" zone provisions contained in this By-law. (451-86)

(SPA) **1475.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1475" on Schedule "B" of this By-law shall only be used for manufacturing or industrial undertakings, pool supplies, business, professional and administrative offices and a restaurant in compliance with the "M1" zone provisions contained in this By-law, except that: (380-86)

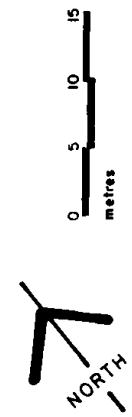
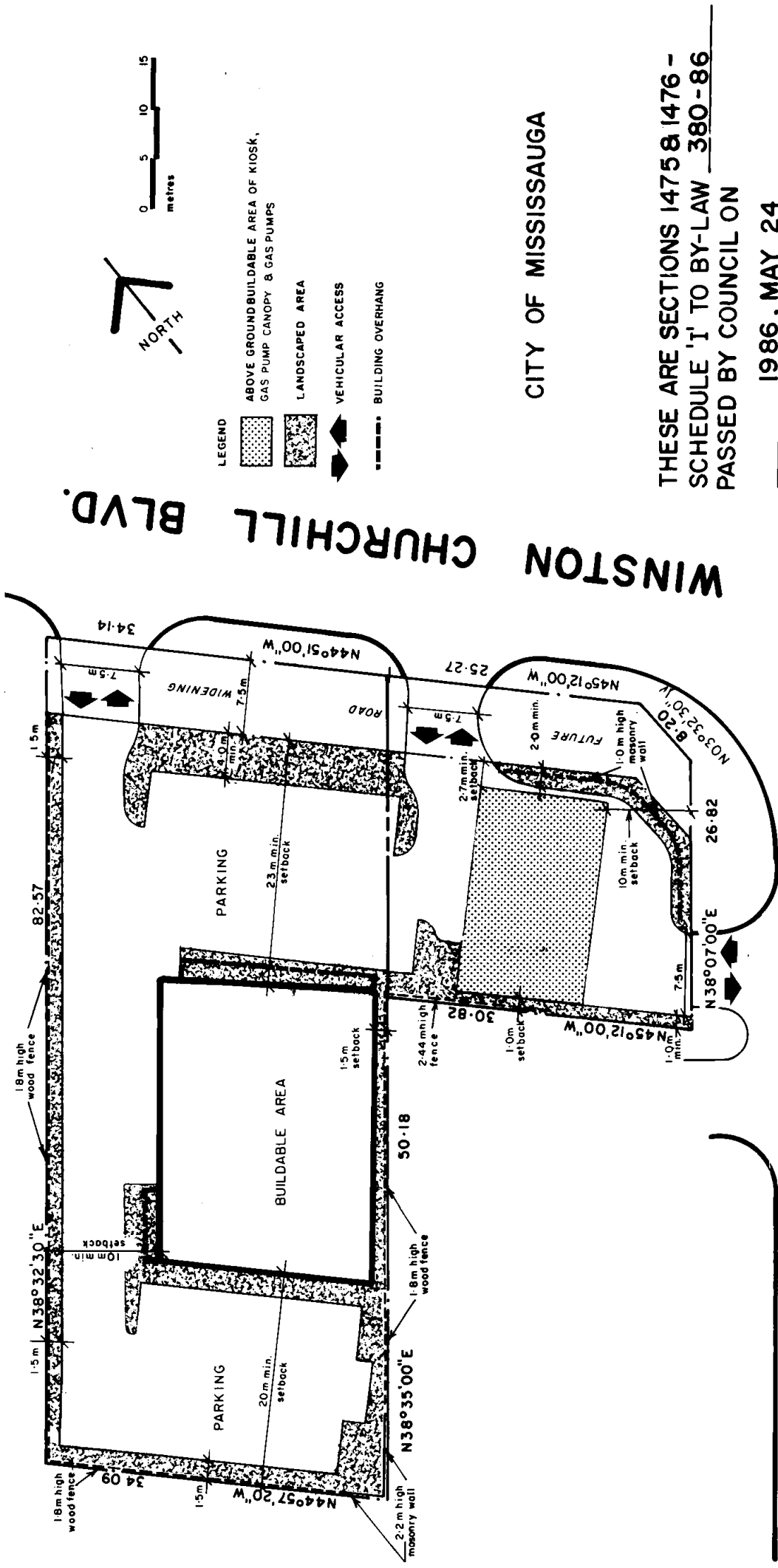
- (1) the provisions of sections 21 and 114 and subsections 109(a), (b), (c), (g), (j), (k), (l) and (m) of this By-law shall not apply;
- (2) the total gross floor area of all buildings and structures shall not exceed 515 m²;
- (3) the total gross floor area of the restaurant shall not exceed 145 m²;
- (4) the total gross floor area of all business, professional and administrative offices shall not exceed 165 m²;
- (5) for the purposes of this section, "POOL SUPPLIES" means a building or structure or part thereof where chemicals, equipment and accessories related to the maintenance and recreational use of pools may be sold at retail;
- (6) for the purposes of this section:
 - (a) "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 or maintenance of the building, stairwells, washrooms, elevators, or any parts of the building below established grade other than that used for retail commercial or office purposes;
 - (b) "GROSS FLOOR AREA - RESTAURANT" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
- (7) notwithstanding the Loading Standards, Schedule "A" to section 22C of this By-law, no loading spaces are required;
- (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) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the minimum standards in Schedule "A" to section 22C, except that, motor vehicle parking facilities for the following use shall be provided and maintained on the same lot in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Pool Supplies	1.6 spaces per 100 m ² GFA

- (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 and type of parking spaces including car overhangs, driveways, vehicular access, walkways, garbage enclosure, landscape features and the extent of landscaped areas and fencing will be determined through the site plan approval process.

(SPA) **1476.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1476" on Schedule "B" of this By-law shall only be used for a gas bar in compliance with the "AC6" zone provisions contained in this By-law, except that: (380-86)

- (1) the provisions of section 21 and subclauses 96B(2)(b)(i), and (ii) and clauses 96B(2)(c), (d), (e), (f), (g), (h), (k) and (l) of this By-law shall not apply;
- (2) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (2)(a) of this section, the location of the kiosk, and the location and type of vehicular access, walkways, landscape features and the extent of landscaped areas and fencing will be determined through the site plan approval process.



- LEGEND**
- ABOVE GROUND BUILDABLE AREA OF KIOSK, GAS PUMP CANOPY & GAS PUMPS
 - LANDSCAPED AREA
 - VEHICULAR ACCESS
 - BUILDING OVERHANG

CITY OF MISSISSAUGA

THESE ARE SECTIONS 1475 & 1476 -
SCHEDULE 'I' TO BY-LAW 380-86
PASSED BY COUNCIL ON

1986, MAY 24

'H. MCCALLION'

MAYOR

'T. L. JULIAN'

CLERK

DUNDAS STREET WEST

WINSTON CHURCHILL BLVD.

1477. *Deleted by By-law 0005-2001. (1200-86)*

1478. Notwithstanding their "R4" zoning, the lands delineated as "R4-1478" 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: (445-86)

- (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	500 m ²	15 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) notwithstanding subsections (2) and (6) of this section, no garage shall be located closer than 6 m to any street line;
- (10) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

(SPA) **1479.** Notwithstanding their "A" zoning, the lands delineated as "A-1479" on Schedule "B" of this By-law shall only be used for school or public park purposes. (676-86)

(SPA) **1480.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1480" on Schedule "B" of this By-law shall only be used for a place of religious assembly in compliance with section 22E of this By-law. (379-86)

(SPA) **1481.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-1481" on Schedule "B" of this By-law shall only be used for apartment house purposes in compliance with the "RM7D4" zone provisions contained in this By-law and subject to the following: (379-86), (195-87), (349-88)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the minimum number of dwelling units constructed shall not be less than the rate of 57 units per net residential ha;
- (3) the maximum number of dwelling units constructed shall not exceed the rate of 114 units per net residential ha.

1482. Notwithstanding their "R4" zoning, the lands delineated as "R4-1482" on Schedule "B" of this By-law shall only be used for the erection of a one-family detached dwelling in compliance with the "R4" zone provisions contained in this By-law, except that: (448-86)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	14.35 m

- (2) the dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (3) the front yard of the lot shall have a minimum depth of 4.5 m;
- (4) the interior side yard of the lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of the lot shall have a minimum width of 4.5 m;
- (6) notwithstanding subsections (3) and (5) of this section, no garage shall be located closer than 6 m to any street line;
- (7) the rear yard of the lot shall have a minimum depth of 7.5 m;
- (8) the maximum gross floor area of all buildings and structures shall not exceed 0.6 times the lot area;
- (9) for the purposes of subsection (8) 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 for parking of motor vehicles;
- (10) the maximum coverage of all buildings and structures for the lot shall not exceed 45% of the lot area.

1483. Notwithstanding their "R4" zoning, the lands delineated as "R4-1483" 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: (602-86)

- (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	560 m ²	15 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) notwithstanding subsections (2) and (6) of this section, no garage shall be located closer than 6 m to any street line.

1484. Notwithstanding their "R4" zoning, the lands delineated as "R4-1484" 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: (602-86), (1037-86), (478-99), (0369-2002)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	430 m ²	13 m
Corner	600 m ²	18 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) notwithstanding subsections (2) and (6) of this section, no garage shall be located closer than 6 m to any street line.

1485. Notwithstanding their "R5" zoning, the lands delineated as "R5-1485" 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: (395-86)

- (1) the provisions of subclause 43A(1)(a)(xi) of this By-law shall not apply;
- (2) every lot other than a corner lot shall have a minimum frontage of 9.75 m;
- (3) every lot other than a corner lot shall have a minimum area of 290 m²;
- (4) notwithstanding section 21 of this By-law, where any lot abuts Confederation Parkway or Central Parkway West, the lot shall have a minimum outside side yard of 6.0 m;
- (5) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

1486. Deleted by By-law 111-99. (449-86), (58-87), (566-91)

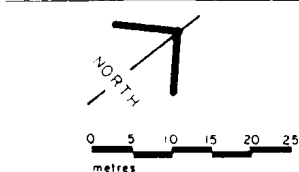
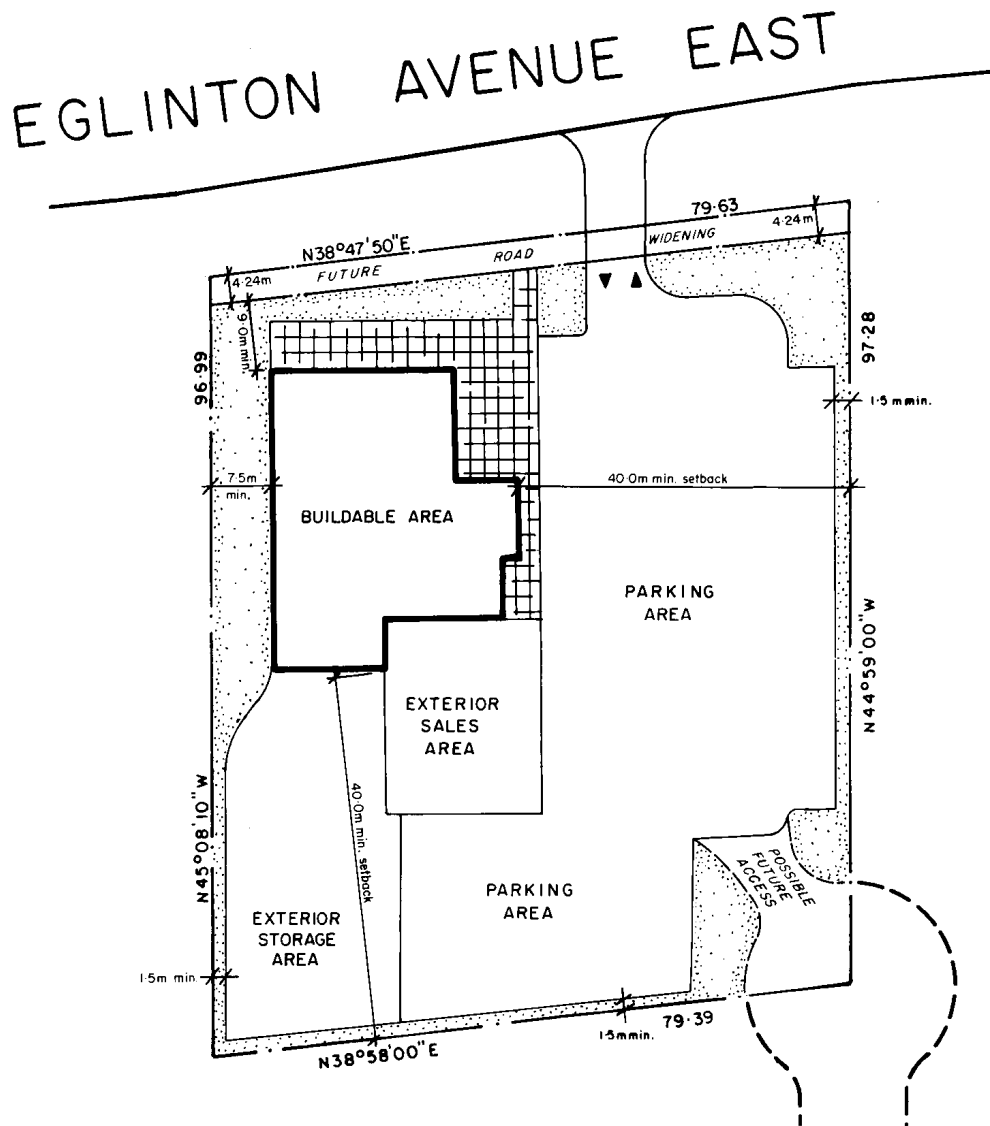
(SPA) 1487. Notwithstanding their "M1" zoning, the lands delineated as "M1-1487" on Schedule "B" of this By-law shall only be used for a garden centre in compliance with the following: (514-86)

- (1) the total gross floor area of all buildings and structures shall not exceed 930 m²;
- (2) for purposes of this section "GARDEN CENTRE" means a building or place where plants, nursery stock, flowers, garden supplies and ornaments, hardware, and crafts and pottery related to the garden centre are stored or kept for sale, and may include a display terrace;
- (3) 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
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

- (4) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (4)(a) of this section, the location of parking and loading spaces, driveways, vehicle access, walkways, garbage room, landscape features, and the extent of landscaped areas will be determined through the site plan approval process.

Schedule "I" to section 1487



- NOTES:
- LANDSCAPED AREA
 - HARD LANDSCAPED AREA
 - VEHICULAR ACCESS

THIS IS SECTION 1487 - SCHEDULE 'I'
TO BY-LAW 514-86 PASSED BY
COUNCIL ON 1986, MAY 24

'H. MCCALLION'

MAYOR

'T. L. JULIAN'

CLERK

CITY OF MISSISSAUGA

1488. *Interim Control By-law deleted by By-law 1157-86. (349-86)*

- (SPA) **1489.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1489" on Schedule "B" of this By-law shall only be used for a car wash, gas bar, lubrication centre and accessory grocery store subject to the following: *(559-86), (0250-2005)*
- (1) the provisions of sections 96, 97 and 98 of this By-law shall not apply;
 - (2) the front yard shall have a minimum depth of 20 m;
 - (3) the exterior side yard shall have a minimum width of 9 m;
 - (4) the interior side yard shall have a minimum width of 8 m;
 - (5) the minimum depth of the rear yard shall be 3.5 m;
 - (6) the minimum frontage on Dixie Road shall be 37 m;
 - (7) the minimum lot area shall be 8 090 m²;
 - (8) a minimum of 5 car storage spaces for vehicles entering the car wash shall be provided on the lot;
 - (9) motor vehicle parking facilities for the accessory grocery store shall be provided and maintained on the same lot at 4.3 spaces per 100 m² GLA;
 - (10) the accessory grocery store shall be associated with the gas bar use and be located in the same building;
 - (11) for the purposes of this section, "ACCESSORY GROCERY STORE" means a store with a maximum gross leasable area of 100 m², where food and convenience goods are stored and offered for sale at retail;
 - (12) for the purposes of this section, "LUBRICATION CENTRE" means a building or place where motor vehicles may be oiled or/and greased;
 - (13) 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.
- (SPA) **1490.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1490" on Schedule "B" of this By-law shall only be used for a car wash and/or gas bar subject to the following: *(558-86)*
- (1) the provisions of sections 96, 97 and 98 of this By-law shall not apply;
 - (2) the front yard shall have a minimum depth of 18 m;
 - (3) the exterior side yard shall have a minimum width of 9 m;
 - (4) the interior side yard shall have a minimum width of 10.5 m;
 - (5) the minimum depth of the rear yard shall be 9 m;
 - (6) the minimum frontage on Dixie Road shall be 60 m;
 - (7) the minimum lot area shall be 6 160 m².
- (SPA) **1492.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1492" 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: *(477-87), (290-96)*
- (1) the provisions of sections 109 and 110 of this By-law shall apply; *(290-96)*
 - (2) the following uses shall be permitted in addition to those allowed under subsection 113(1) of this By-law: *(290-96)*
 - (a) retail-warehousing of bulk frozen foodstuffs;
 - (b) establishment for the sale of business equipment and office supplies; travel agency; taxi or courier dispatching centre; vehicle leasing/rental outlet; carpet/floor covering cleaning service; veterinary clinic; beer store; liquor store; on-site brew facility; bakery; hair cutting salon; postal store; retail sale of books; retail sale of tea; art gallery and retail sale of frames; convenience store; shop for the installation and repair of automotive related equipment and products; clothing store; bowling alley; curling rink; roller skating rink; ice skating rink; banquet hall;
 - (c) one shop for the sale of new and used goods shall be permitted with a maximum gross leasable area of 4 645 m², and shall be contained wholly within one building;
 - (d) retail sales of automobile related products with a maximum gross floor area - non residential of 225 m²;
 - (e) billiard hall with a maximum gross floor area - non residential of 1 115 m²;
 - (f) nightclub with a maximum gross floor area - non residential of 1 180 m²;
 - (g) fruit and vegetable store; deli and meat store; poultry and fish store; provided that the maximum gross floor area - non residential of each store does not exceed 745 m² respectively; specialty food store with a maximum gross floor area - non residential of 3 300 m², provided the total gross floor area - non residential for all food stores does not exceed 5 535 m²;
 - (h) restaurants, convenience restaurants, and take-out restaurants of which the total gross floor area shall not exceed 3 060 m²;
 - (i) drug store with a maximum gross floor area - non residential of 185 m²; optical store with a maximum gross floor area - non residential of 93 m²; florist with a maximum gross floor area - non residential of 84 m²; shop for the rental and sale of electronic video equipment and computers with a maximum gross floor area - non residential of 93 m²; jewellery store with a maximum gross floor area - non residential of 93 m²; toy store with a maximum gross floor area - non residential of 46 m²; candy store with a maximum gross floor area - non residential of 93 m²;
 - (3) the total gross leasable area devoted to discount merchandising stores shall not exceed 950 m²;

- (4) the total gross leasable area devoted to a bulk food store and/or retail-warehousing of bulk frozen foodstuffs shall not exceed 950 m²;
- (5) *deleted by By-law 396-96;*
- (6) the total gross floor area of all business, professional, administrative and government offices shall not exceed 30% of the total gross leasable area of all buildings and structures;
- (7) 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;
- (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 building used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, or any parts of the building below established grade other than that used for retail commercial or office purposes;
- (9) for the purposes of this section, "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales, display, storage, manufacturing, industrial purposes and/or warehousing, but excluding storage areas below established grade and common areas above or below established grade;
- (10) notwithstanding the Parking Standards in Schedule "A" to section 22C and subsection 113(4) 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
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
Industrial/Manufacturing Establishment (including research 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
Retail-Warehousing of Bulk Frozen Foodstuffs	5.9 spaces per 100 m ² GLA
Bank/Financial Institution	6.5 spaces per 100 m ² GFA
Shops for the Repair or Manufacture of Small Goods and Wares	1.6 spaces per 100 m ² GLA
Printing Establishment	1.6 spaces per 100 m ² GLA
Cleaning Depot/Plant for Clothing	1.6 spaces per 100 m ² GLA
Establishment for the Sale of Business Equipment, Stationary and Office Supplies	5.4 spaces per 100 m ² GFA
Travel Agency	5.4 spaces per 100 m ² GFA
Fitness Club	3.2 spaces per 100 m ² GFA
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 GFA
Taxi or Courier Dispatching Centre	1.6 spaces per 100 m ² GLA
Vehicle Leasing/Rental Outlet	1.6 spaces per 100 m ² GLA; and 1.0 spaces per leased vehicle to be stored either within a building or structure or outdoors, tandem parking permitted
Carpet/Floor Covering Cleaning Service	1.6 spaces per 100 m ² GLA
Restaurant	14.85 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	22.5 spaces per 100 m ² GFA (Restaurant)

Land Use	Minimum Required Parking Standard
Take-out Restaurant	13.5 spaces per 100 m ² GFA (Restaurant)
Business, Professional, Administrative and Government Offices	3.2 spaces per 100 m ² GLA
Medical Offices	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA whichever is greater
Veterinary Clinic	3.6 spaces per 100 m ² GFA

- (11) notwithstanding subsection 22C(9) of this By-law, in addition to the provisions of subsection (10) 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	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.

- (12) for the purposes of subsection (11) of this section, individual manufacturing or warehousing establishments with 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;
- (13) for the purposes of subsection (11) of this section, all other uses that are not restaurants, medical offices or industrial, business, professional or administrative offices, shall be construed to be retail; (290-96)
- (14) for the purposes of 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.

(SPA) **1493.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1493" 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: (744-86)

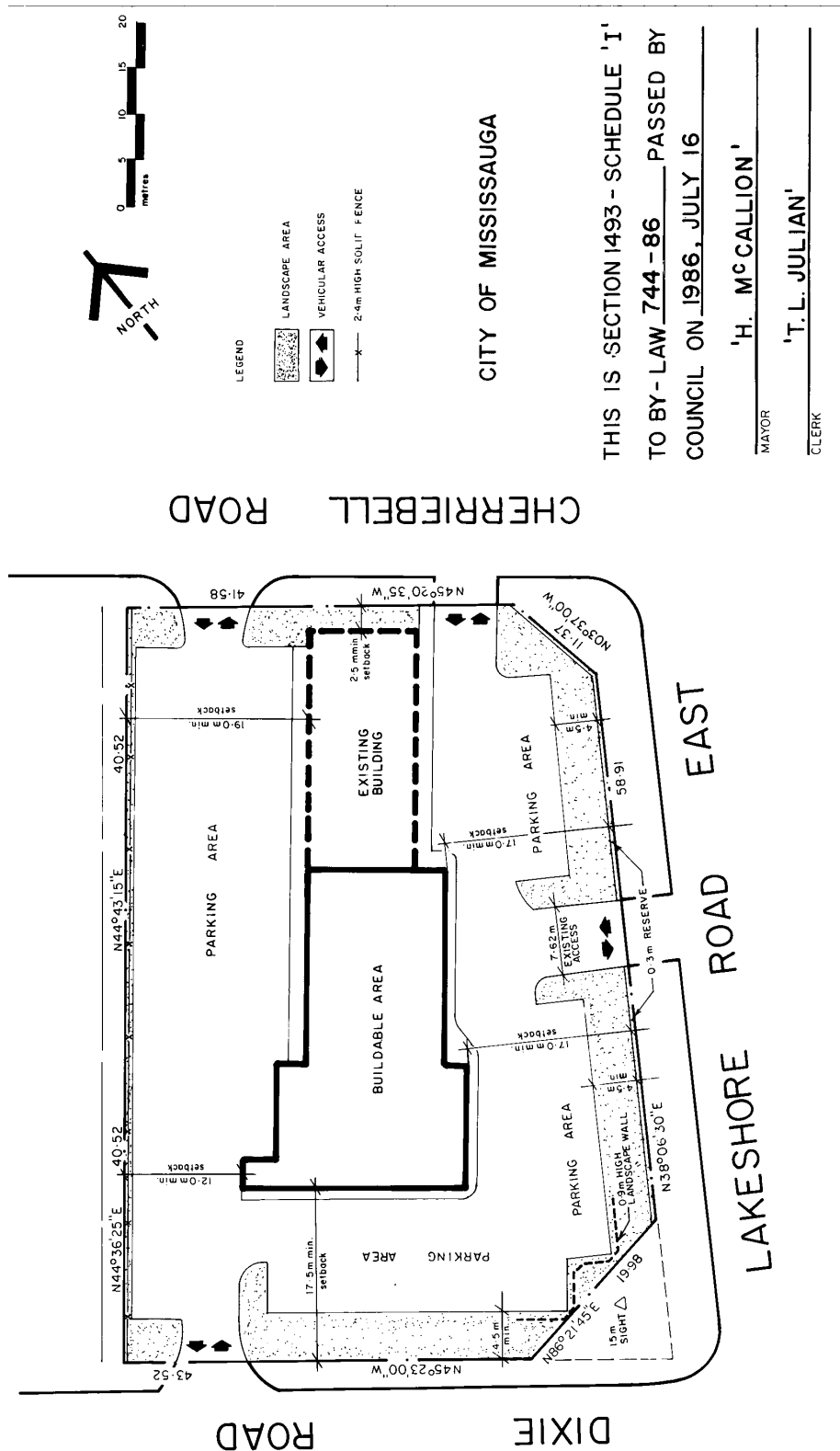
- (1) the provisions of sections 53 and 59A, subsections 83(13), (14), (15), (16), (18), (19), (21), (22), (23) and (30) and section 87 of this By-law shall not apply;
- (2) in addition to the uses permitted under section 83 of this By-law, a variety/food store shall be permitted;
- (3) the total gross leasable area of all buildings and structures shall not exceed 860 m²;
- (4) the total number of restaurants shall not exceed 2;
- (5) the total gross floor area of all restaurants shall not exceed 300 m²;
- (6) the total number of variety/food stores shall not exceed one;
- (7) for the purposes of this section, "VARIETY/FOOD STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 300 m², where food and convenience goods are stored and offered 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;

- (8) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the minimum standards in Schedule "A" to section 22C of this By-law, except that:

Land Use	Minimum Required Parking Standard
Variety/Food Store	4.3 spaces per 100 m ² GLA
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)

- (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, 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;
- (10) for the purposes of this section, "GROSS FLOOR AREA - RESTAURANT" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
- (11) 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;
- (12) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (12)(a) of this section, the location of parking spaces including car overhangs, driveways, vehicle access, walkways, ramps, stairs, fences and landscape features and the extent of landscaped areas, will be determined through the site plan approval process.

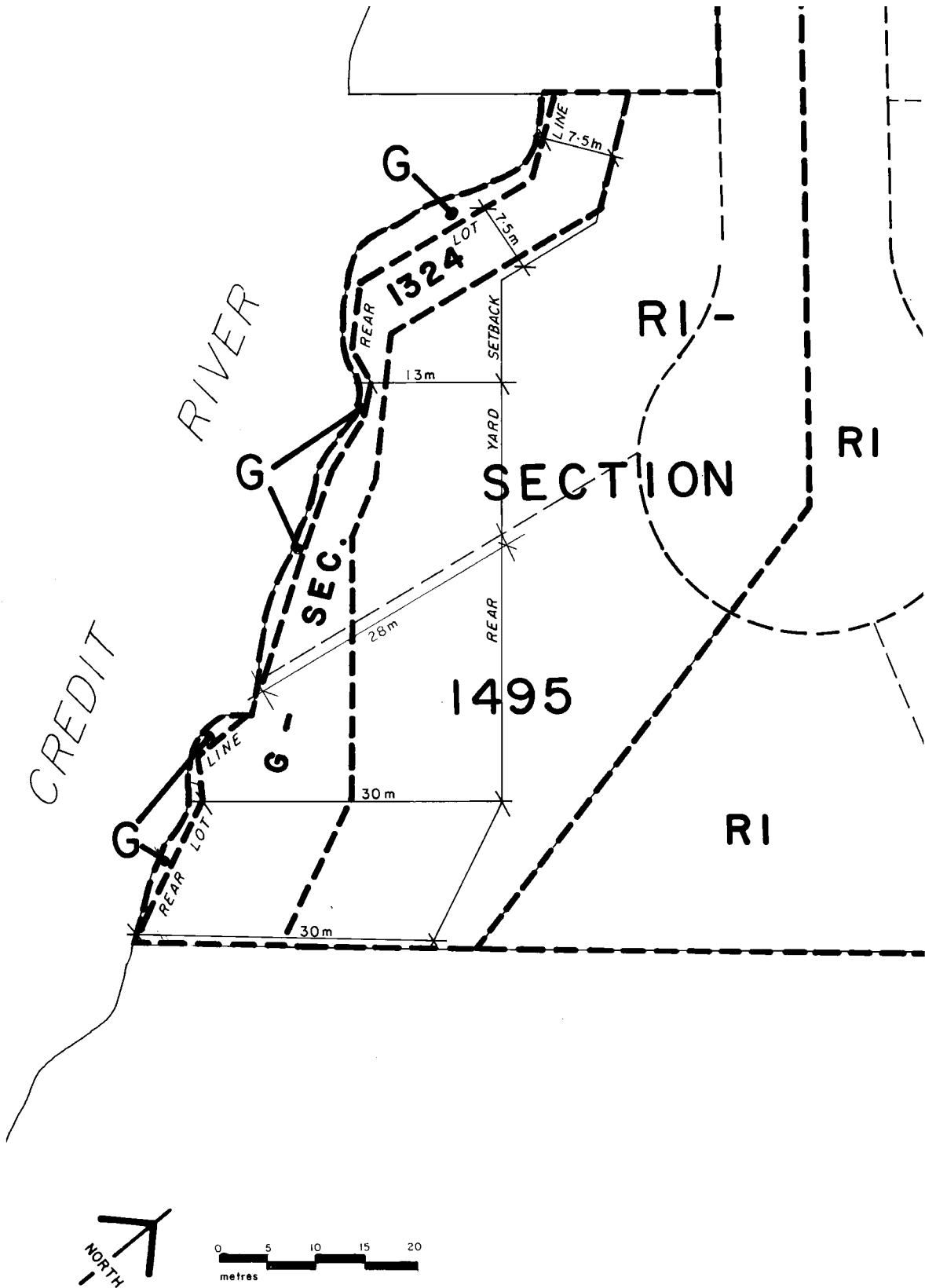
Schedule "I" to section 1493



1495. Notwithstanding their "R1" zoning, the lands delineated as "R1-1495" 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: (904-86)

- (1) the front yard of every lot shall have a minimum depth of 7.5 m;
- (2) the rear yard of every lot shall have the minimum depth indicated on Schedule "I" of this section;
- (3) notwithstanding anything in this By-law, any buildings or structures which lawfully exist on the day this section is deemed to have come into force, are deemed to comply with the provisions of this section, notwithstanding that the said building or structure may not actually comply with the "R1-1495" zone provisions.

Schedule "I" to section 1495



THIS IS SECTION 1495-SCHEDULE 'I'
TO BY-LAW 904-86 PASSED BY
COUNCIL ON 1986, SEPTEMBER 8

'H. McCALLION'

MAYOR

'T. L. JULIAN'

CLERK

CITY OF MISSISSAUGA

1496. Notwithstanding their "R1" zoning, the lands delineated as "R1-1496" 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: (712-87)

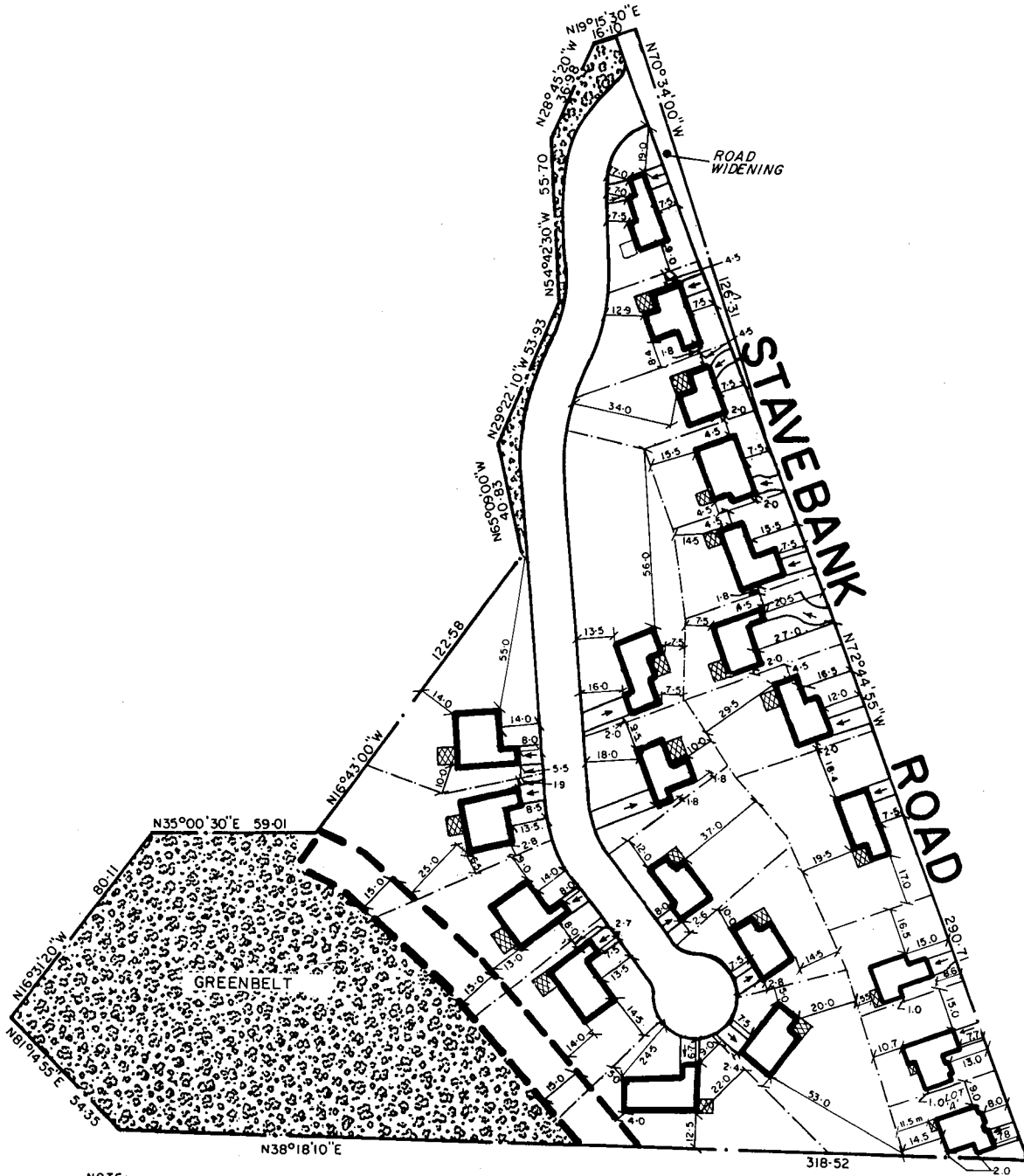
- (1) the interior side yard of every lot shall have a minimum width of 2.4 m.

(SPA) **1497.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1497" 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: (1100-86)

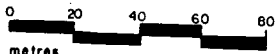
- (1) the provisions of section 27 of this By-law shall not apply;
- (2) (a) the area and frontage of lots shall conform to the following requirements: (597-92)




Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior and Corner	1 200 m ²	23.5 m

- (b) notwithstanding clause (2)(a) of this section Lot 'A' delineated on Schedule "I" of this section shall have a minimum lot area of 995 m²; (597-92)
- (3) notwithstanding anything in this By-law, all buildings or structures of any kind including accessory buildings and swimming pools, tennis court or any like recreational facilities shall be located within the building envelope for each lot as shown on Schedule "I" of this section; (597-92)
- (4) notwithstanding anything in this By-law, the areas which are outside of the building envelopes and driveway locations as shown on Schedule "I" of this section are identified as tree preservation areas and shall only be used for conservation purposes; no buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts or any like recreational facilities shall be permitted outside of the building envelope, but excluding fences along the lot lines, and patios and/or decks as shown on Schedule "I" of this section; (597-92)
- (5) the minimum front, side and rear yard setbacks of every lot shall conform to the provisions of Schedule "I" of this section; (597-92)
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².



NOTE:
ALL MEASUREMENTS ARE IN METRES
AND ARE MINIMUM SETBACKS, UNLESS
OTHERWISE NOTED



- LEGEND
-  BUILDING ENVELOPE
 -  LOCATION OF PATIOS B/OR DECKS
(MAXIMUM 6.0m X 6.0m)
 -  LOCATION OF DRIVEWAYS
(MAXIMUM WIDTH 6.0m)

THIS IS SCHEDULE I TO SECTION '1497'
AS ANNEXED TO BY-LAW 597-92
PASSED BY COUNCIL ON 1992, DECEMBER 16

'H. McCALLION'
MAYOR

'T. L. JULIAN'
CLERK

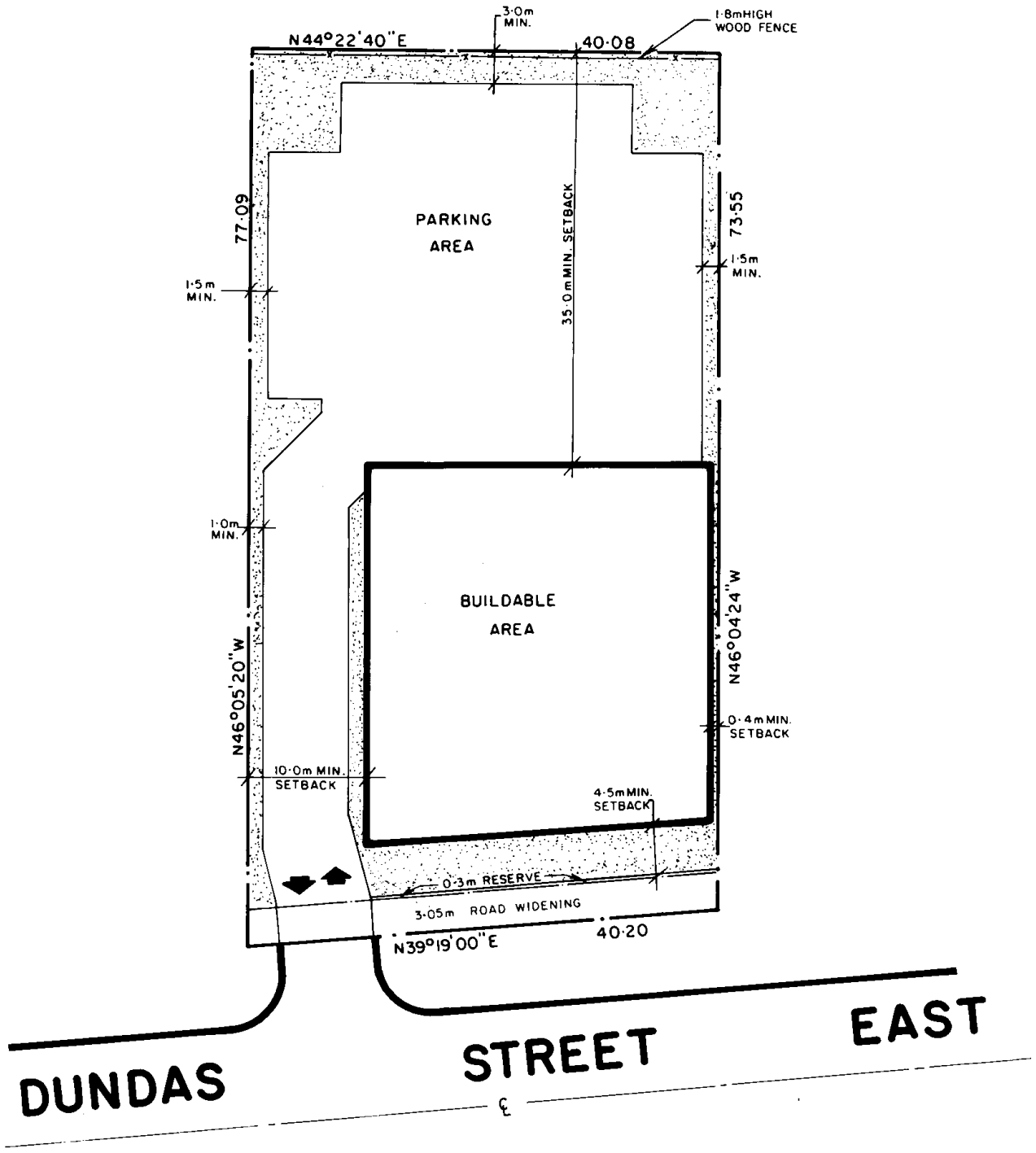
CITY OF MISSISSAUGA

1498. Notwithstanding their "G" zoning, the lands delineated as "G-1498" on Schedule "B" of this By-law shall only be used for conservation purposes subject to the following: *(1100-86)*

- (1) no buildings or structures of any kind, including swimming pools and accessory structures, are to be erected, and no tennis court or any like recreational facilities shall be permitted.

(SPA) **1499.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1499" 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: *(1270-86)*

- (1) the provisions of subsections 2(43) and (57), section 21, Schedule "A" Loading Standards of section 22C, subsections 83(10), (14), (15), (16), (19), (21), (23), (24) and (26), and sections 84 and 87 of this By-law shall not apply;
- (2) in addition to the uses permitted under section 83 of this By-law, a grocery store, a shop for the sale of photographic supplies, an optical shop, a travel agency and a florist shop shall be permitted;
- (3) the total gross floor area of all buildings and structures shall not exceed 990 m²;
- (4) the total gross floor area of the drugstore shall not exceed 300 m²;
- (5) for the purposes of this section, "TAKE-OUT RESTAURANT" 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 (restaurant) of such premises does not exceed 100 m²;
- (6) 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;
- (7) only one take-out restaurant shall be permitted;
- (8) only one grocery store shall be permitted;
- (9) for the purposes of this section, parking shall be calculated as for a Convenience Centre, except that motor vehicle parking facilities for the take-out restaurant shall be provided at 4.3 spaces per 100 m² GFA (restaurant);
- (10) for the purposes of this section, "GROSS FLOOR AREA" (GFA) means the aggregate of the areas of each storey above or below established grade, measured from the exteriors of outside walls, but shall exclude any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, or any parts of the building below established grade other than that used for retail commercial or office purposes;
- (11) for the purposes of this section, "GROSS FLOOR AREA - RESTAURANT" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but excluding storage areas below established grade;
- (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, storage areas, but excluding storage areas below established grade and common areas;
- (13) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
(b) notwithstanding clause (13)(a) of this section, the location and type of parking spaces including car overhangs, internal driveways, vehicular access points, walkways, ramps, garbage enclosures, fencing and landscaping features, and the extent of landscaped areas shall be determined through the site development plan approval process.



LEGEND
 [Stippled Area] LANDSCAPE AREA
 [Downward Arrow] [Upward Arrow] VEHICULAR ACCESS



THIS IS SECTION 1499-SCHEDULE 'I'
 TO BY-LAW 1270-86 PASSED BY
 COUNCIL ON 1986, DECEMBER 17

'H. MCCALLION'
 MAYOR

CITY OF MISSISSAUGA

'T.L. JULIAN'
 CLERK