

(SPA) **1500.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1500" 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: *(997-86), (339-95), (421-97), (306-98)*

- (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	470 m ²	15 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; *(318-89)*
- (4) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (3) of this section;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (9) notwithstanding subsection (6) of this section no garage shall be located closer than 6 m to any streetline.

(SPA) **1501.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1501" 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: *(215-89)*

- (1) the outside storage of new and used material and equipment is permitted provided that the area used for such purposes shall not exceed 5% of the lot area;
- (2) the provisions of clause 110(2)(a) of this By-law shall not apply.

(SPA) **1502.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1502" on Schedule "B" of this By-law, shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(789-86)*

- (1) the provisions of clauses 44(17)(d) and 44(17)(e) of this By-law shall not apply;
- (2) the maximum number of dwelling units constructed shall not exceed 66;
- (3) notwithstanding subsection 44(12) of this By-law the maximum Gross Floor Area shall not exceed 0.52 times the lot area.

1503. Notwithstanding their "R3" zoning, the lands delineated as "R3-1503" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: *(941-86), (942-86), (541-88)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	630 m ²	16.8 m
Corner	725 m ²	20 m

1504. Notwithstanding their "G" zoning, the lands delineated as "G-1504" on Schedule "B" of this By-law shall only be used for the construction of a noise berm and/or fence for noise attenuation purposes. *(942-86), (541-88), (440-89), (485-89), (444-90), (309-94), (520-93), (339-95), (363-96), (248-97), (421-97), (306-98), (0592-2000), (0535-2001)*

1505. Deleted by By-law 0005-2001. (821-86), (228-96)

- (SPA) **1506.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1506" 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: *(860-86)*
- (1) the sale, and outside storage and display of trucks and vans, and servicing and body repair of trucks and vans which shall be conducted within an enclosed building with no outside storage of parts or materials may be permitted in addition to those uses allowed under subsections 110(1) and (1b) of this By-law;
 - (2) for the purposes of the sale, storage and display of trucks and vans the provisions of subsections 110(2) and (3) of this By-law shall not apply;
 - (3) the gross floor area of all buildings and structures shall not exceed 2 750 m²;
 - (4) 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;
 - (5) 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 2.75 m and a minimum length of 5.4 m exclusive of aisles, driveways and car overhangs.

- (1) the provisions of sections 15, 21 and subsection 22C(2), Schedule "A"(2), Loading Standards, and clauses 108(4)(b), (h) and 108(5)(c) of this By-law shall not apply;
- (2) the total gross floor area of all buildings and structures shall not exceed 895 m²;
- (3) 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 2.75 m and a minimum length of 5.4 m exclusive of aisles, driveways and car overhangs;
- (4)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (4)(a) of this section, the location and type of parking spaces including car overhangs, the location of driveways, vehicular access points, walkways, ramps, enclosures, fencing and landscape features, and the extent of landscaped areas shall be determined through the site plan approval process.

The site plan shows a property with a parking area and a buildable area. The parking area is on the left, and the buildable area is on the right. The property is bounded by a 1.8m high solid wood fence on the top and bottom, and a 1.0m high solid wood fence on the right. The left boundary is a 1.0m high solid wood fence. The property is adjacent to Goreway Drive on the right. The plan includes bearings and distances for the boundaries: N39°08'40"E (64.04m), N39°09'00"E (64.03m), N44°09'10"W (32.02m), and N44°11'00"W (32.03m). Setbacks are indicated: 38.0m MIN. for the parking area, 11.0m MIN. for the buildable area, and 16.0m MIN. for the right boundary. A 3.0m MIN. setback is also shown for the top boundary. A 1.5m MIN. setback is shown for the left boundary. The plan also shows a 1.0m MIN. setback for the top boundary and a 1.0m MIN. setback for the bottom boundary.



THIS IS SECTION 1507-SCHEDULE 'I'
TO BY-LAW 976 -86 PASSED BY
COUNCIL ON 1986, SEPTEMBER 22

'H. MCCALLION'

MAYOR

'T. L. JULIAN'

CLERK

LEGEND



LANDSCAPE AREA



VEHICULAR ACCESS

(SPA) **1508.** Notwithstanding their "RL4", "RL5" and "RL6" zonings, the lands delineated as "RL4-1508", "RL5-1508" and "RL6-1508" on Schedule "B" of this By-law shall only be used in compliance with the "RL4", "RL5" and "RL6" zone provisions contained in this By-law, except that: *(1043-86), (278-95)*

- (1) for every modular Lot A, the Minimum Open Space 2 shall conform to the following requirements:

Zone	Minimum Open Space 2
"RL4-1508"	21%
"RL5-1508"	25%
"RL6-1508"	21%

(SPA) **1509.** Notwithstanding their "RL6" zoning, the lands delineated as "RL6-1509" on Schedule "B" of this By-law shall only be used in compliance with the "RL6" zone provisions contained in this By-law, except that: *(1043-86)*

- (1) for every modular Lot A, the Minimum Open Space 2 shall be 21%;
- (2) all buildings and structures which exist on the day this section is deemed to have come into force, (1986 October 14), are deemed to comply with the provisions of this section, notwithstanding that the said buildings or structures may not actually comply with the "RL6-1509" zone provisions.

1510. Notwithstanding their "R1" zoning, the lands delineated as "R1-1510" 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: *(1063-86), (953-87)*

- (1) the front yard of every lot shall have a minimum depth of 6.5 m;
- (2) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; *(318-89)*
- (3) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (2) of this section;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) the maximum coverage of all buildings and structures for every lot shall not exceed 35% of the lot area;
- (7) notwithstanding anything in this By-law, any buildings or structures for which a building permit has been issued on or before the day this section is deemed to have come into force, are deemed to comply with the provisions of this section, notwithstanding that the said building or structure may not actually comply with the "R1-1510" zone provisions.

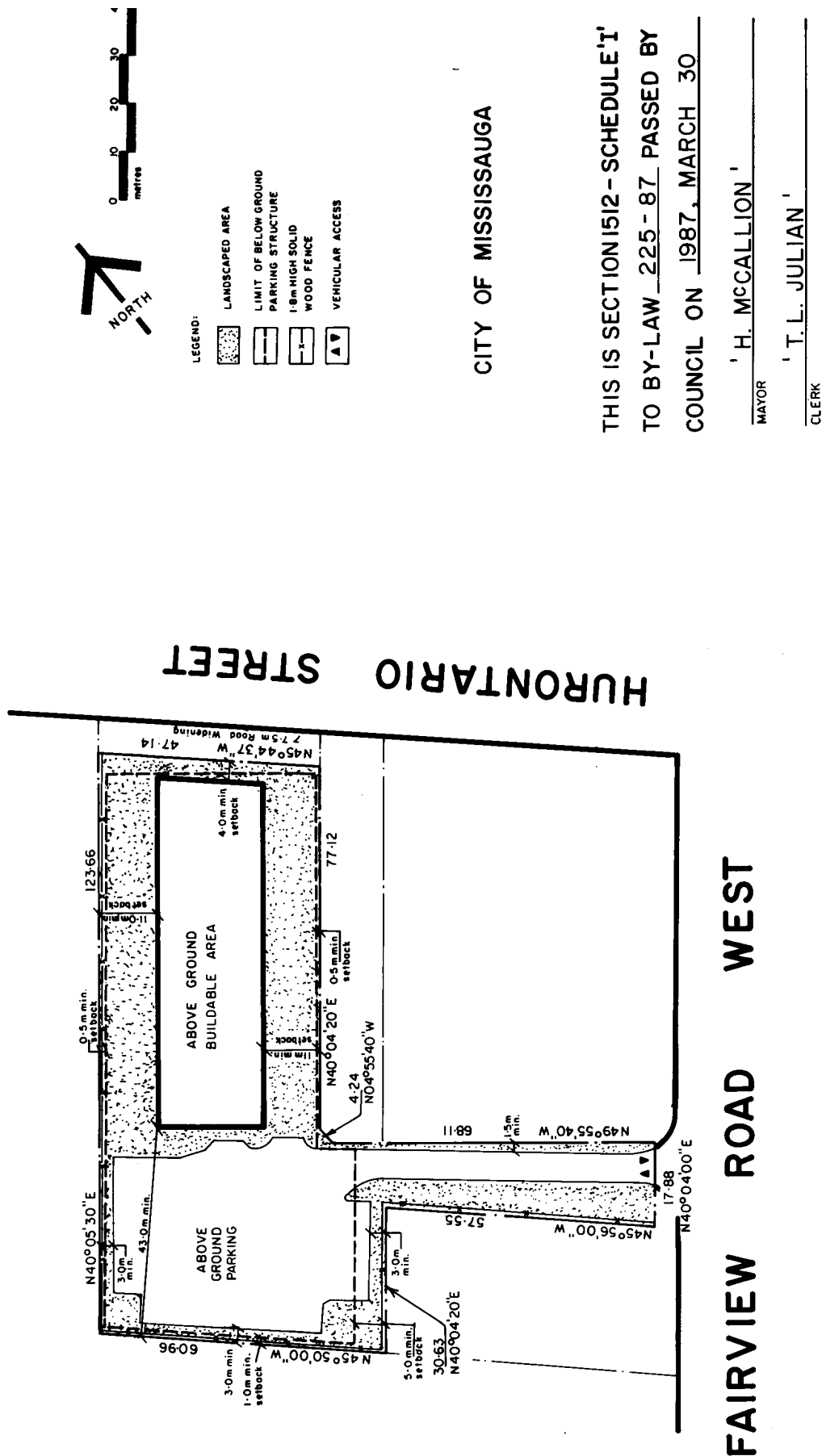
1511. Notwithstanding their "R2" zoning, the lands delineated as "R2-1511" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R2" zone provisions contained in this By-law, except that: *(1063-86)*

- (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 6.5 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 for every lot shall not exceed 43% of the lot area;
- (8) notwithstanding anything in this By-law, any buildings or structures for which a building permit has been issued on or before the day this section is deemed to have come into force, are deemed to comply with the provisions of this section, notwithstanding that the said building or structure may not actually comply with the "R2-1511" zone provisions.

1512. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1512" 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: (225-87)

- (1) the provisions of section 21 and subsections 44(4), (5), (6), (7), (10), (11), (12), (14) and (21) of this By-law shall not apply;
- (2) notwithstanding subsection 51(2) of this By-law, the minimum lot frontage shall be 17 m;
- (3) the total number of dwelling units constructed shall not exceed 170, plus one unit for a caretaker;
- (4) the maximum gross floor area of all buildings and structures shall not exceed 21 000 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, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicular access, walkways, ramps, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1512



(SPA) **1513.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1513" 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: (65-87)

- (1) the gross floor area of all buildings and structures shall not exceed 3 325 m²;
- (2) the provisions of section 21 of this By-law shall not apply;
- (3) the following uses may be permitted in addition to those allowed under subsection 113(1) of this By-law:

(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; cleaning depots/plants for clothing; establishment for the sale of business equipment, stationary and office supplies and furnishings; and travel agency;

(c) fitness club; racquet club; and banquet hall;

(d) hairdressing or beauty salon; barber shop; and tanning salon;

(e) taxi or courier dispatching centre; vehicle leasing/rental outlet; carpet/floor covering cleaning service; and shop for the sales, installation and repair of automotive equipment;

(f) commercial school; and day nursery;

(g) restaurants, convenience restaurants and take-out restaurants, provided however that restaurants of any kind shall only be located in Buildable Areas 'A' and 'B', as shown on Schedule "I" of this section;

(h) business, professional, administrative and government offices;

(i) veterinary clinic;

(j) bowling alley; curling rink and roller skating/ice skating rink;
- (4) the total gross leasable area devoted to discount merchandising stores shall not exceed 1 000 m²;
- (5) the total gross leasable area devoted to a bulk food store and retail-warehousing of bulk frozen foodstuffs shall not exceed 1 000 m²;
- (6) the total gross floor area of all restaurants, convenience restaurants and take-out restaurants shall not exceed 1 115 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 "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;
- (9) 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;
	1.1	and 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;
	1.1	and, spaces per 100 m ² GLA used for warehousing;
	1.6	and, 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 and Furnishings	5.4	spaces per 100 m ² GLA
Travel Agency	5.4	spaces per 100 m ² GFA

Land Use	Minimum Required Parking Standard	
Fitness Club	6.0	spaces per 100 m ² GFA
Racquet Club	6.0	spaces per court
Day Nursery	1.0 plus 1.0	spaces per staff member; spaces per service vehicle related to the function of the day nursery
Banquet Hall	10.8	spaces per 100 m ² GFA
Commercial School	6.0	spaces per 100 m ² GFA
Hairdressing or Beauty Salon, Barber Shop	5.4	spaces per 100 m ² GLA
Tanning Salon	3.2 and 1.1	spaces per 100 m ² GLA used for retail sales and display of products, tanning rooms and/or offices; spaces per 100 m ² GLA used for warehousing and/or wholesaling
Taxi or Courier Dispatching Centre	1.6	spaces per 100 m ² GLA
Vehicle Leasing/Rental Outlet	1.6 and 1.0	spaces per 100 m ² GLA; 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)
Convenience Restaurant (Drive-through Window for drive-through operations which force the customer to drive off the premises to consume the meal; and if the drive-through facility is effectively separated from parking areas; and if the stacking lane behind the pickup window can accommodate a minimum of 10 cars; and if the stacking lane is clearly identified, and if the access points are properly located to minimize the impact of the stacking lane on the internal traffic circulation)	18.8	spaces per 100 m ² GFA (Restaurant)
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 GFA
Veterinary Clinic	3.6	spaces per 100 m ² GFA
Shop for the Sales, Installation and Repair of Automotive Equipment	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/Ice Skating Rink	4.0	spaces per 100 m ² GFA

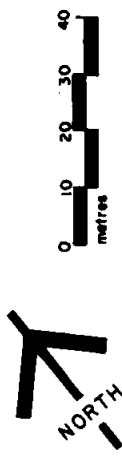
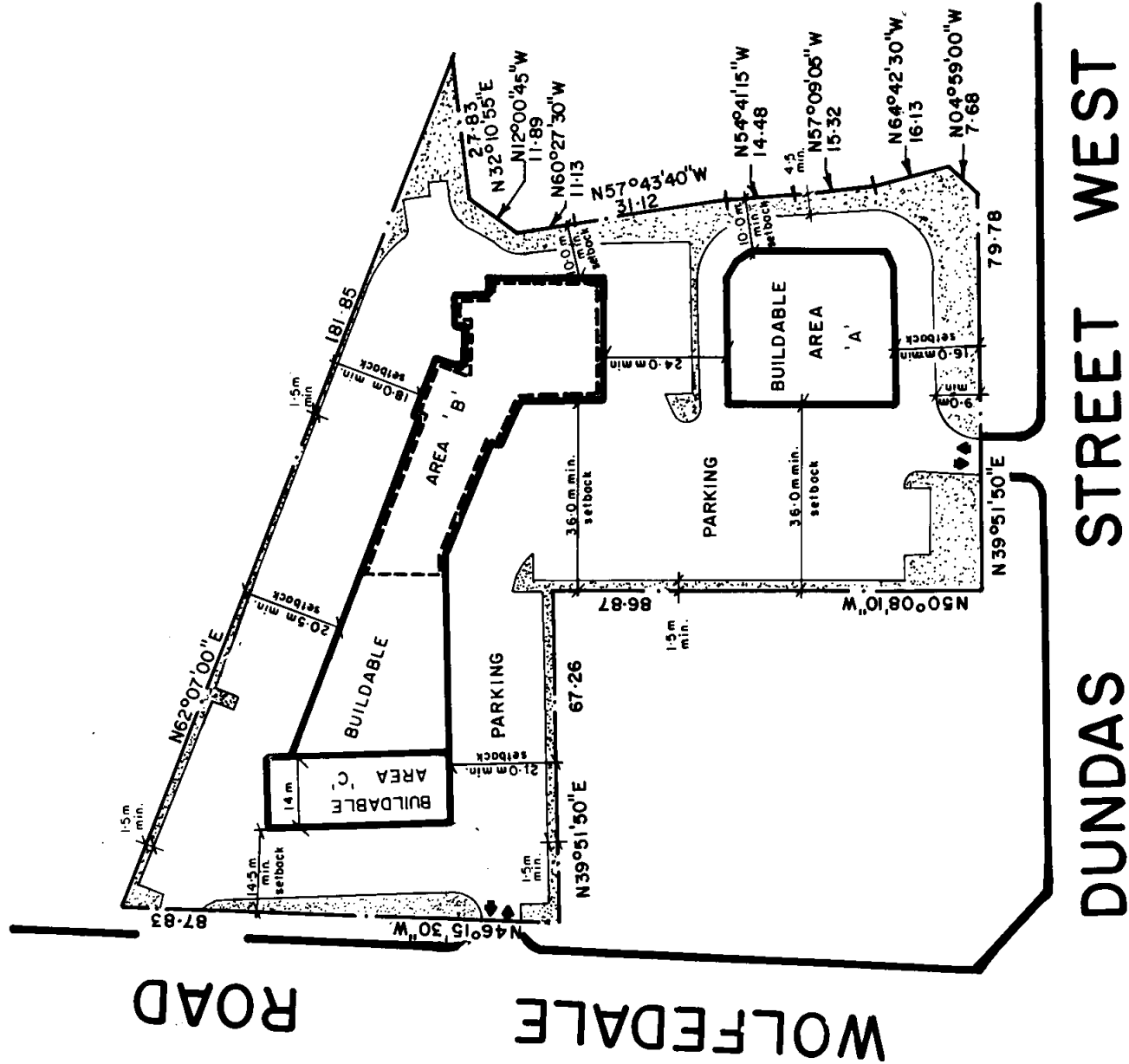
- (10) notwithstanding subsection 22C(9) of this By-law, in addition to the provisions of subsection (9) of this section, parking shall be calculated as for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Industrial/Office	100	90	95	10
Retail	80	65	100	100
Restaurants (includes restaurants, convenience restaurants, take-out restaurants and banquet halls)	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
Restaurants (includes restaurants, convenience restaurants, take-out restaurants and banquet halls)	20	100	50	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development; and in no event shall exceed 244 parking spaces.

- (11) for the purposes of subsection (10) 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, shops for the sales, installation and repair of automotive equipment, research establishments, printing establishments, taxi or courier dispatching centre, carpet/floor covering cleaning service, business, professional, administrative and government offices, veterinary clinic, and day nursery shall be construed to be industrial/office uses;
- (12) for the purposes of subsection (10) of this section, retail warehouse, bulk food stores, discount merchandising stores, general retail-warehouse, garden centre, retail-warehousing of bulk frozen foodstuffs, bank/financial institution, cleaning depots/plants for clothing, establishment for the sale of business equipment, stationary and office supplies and furnishings, travel agency, fitness club, racquet club, hairdressing or beauty salon, barber shop, tanning salon, vehicle leasing/rental outlet, commercial school, bowling alley, curling rink and roller skating/ice skating rink, shall be construed to be retail uses;
- (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 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;
- (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, walkways, garbage enclosure, landscape features and the extent of landscaped areas and fencing will be determined through the site plan approval process.



- LEGEND :
- LANDSCAPED AREA
 - APPROXIMATE LOCATION OF BANQUET HALL
 - VEHICULAR ACCESS

CITY OF MISSISSAUGA

THIS IS SECTION 1513 - SCHEDULE 'I'
TO BY-LAW 65-87 PASSED BY
COUNCIL ON 1987, JANUARY 26

H. McCALLION'
MAYOR

T. L. JULIAN'
CLERK

(SPA) **1514.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1514" on Schedule "B" of this By-law shall only be used for business, professional, and administrative offices, restaurant and accessory medical uses, subject to the following: *(1195-86), (913-89)*

- (1) the provisions of subsections 20(i), (j) and (k), and sections 52 and 59A of this By-law shall not apply;
- (2) the provisions of Schedule "A" to section 22C, 2. Loading Standards, shall not apply;
- (3) the total gross floor area - non residential of all buildings and structures shall not exceed 4 000 m²;
- (4) the total gross floor area devoted to a drug dispensary shall not exceed 105 m²;
- (5) the total gross floor area devoted to a restaurant shall not exceed 90 m²;
- (6) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

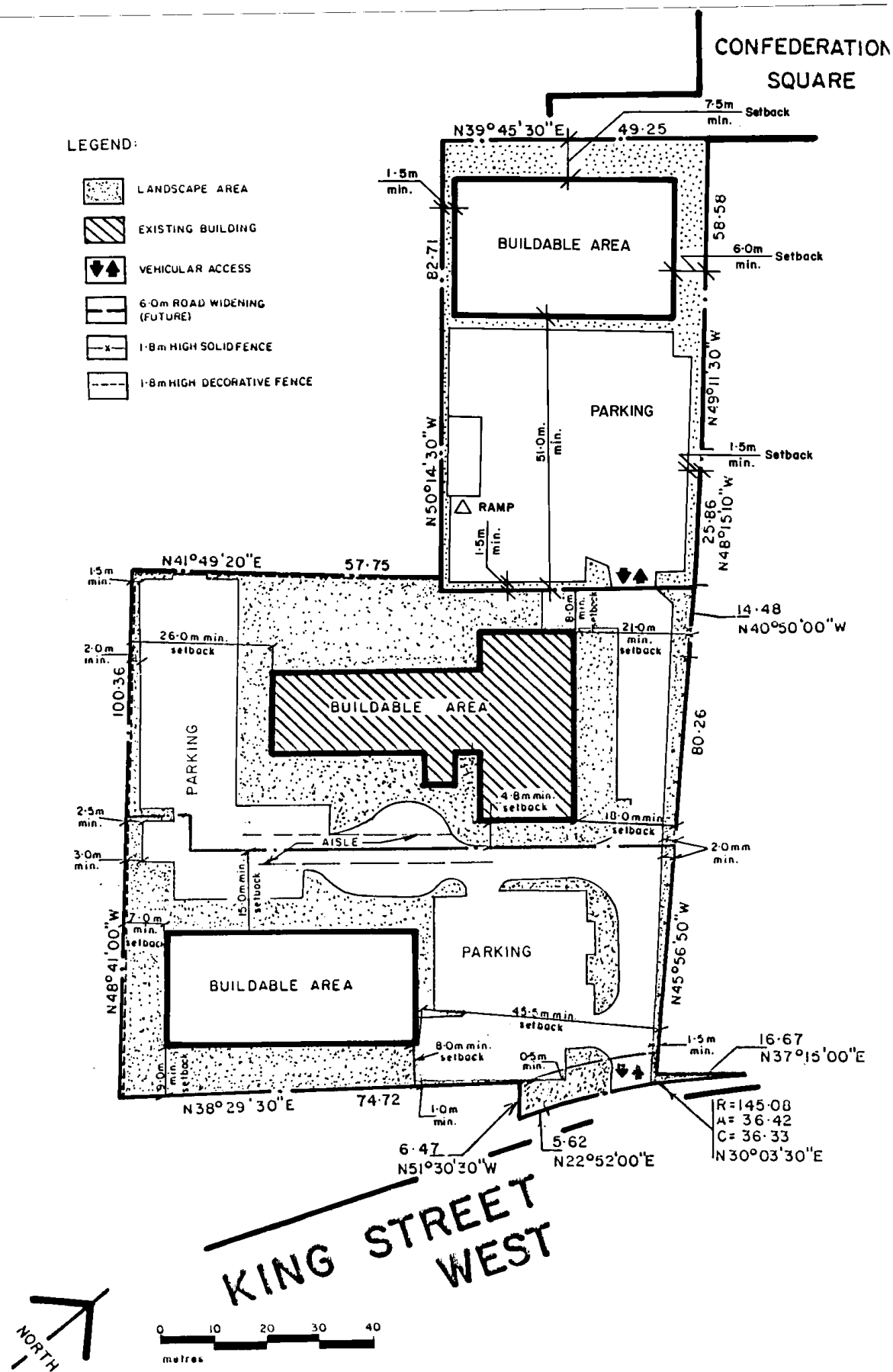
Column 1	Column 2
Land Use	Minimum Required Parking Standard
Business, Professional and Administrative Offices and Restaurant (not including Medical Offices)	2.9 spaces per 100 m ² GFA
Medical Offices (including Accessory Medical Uses)	5.85 spaces per 100 m ² GFA

- (7) 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 business, professional, and administrative offices, restaurant, and accessory medical uses;
- (8) for the purposes of subsection (6) of this section, "MEDICAL OFFICE" means a building or structure, or part thereof, used for the purpose of providing accommodation for the offices of physicians, dentists or drugless practitioners;
- (9) for the purposes of subsection (6) of this section "ACCESSORY MEDICAL USES" shall only include laboratories and associated facilities for medical, diagnostic and dental purposes, and a drug dispensary;
- (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, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

(SPA) **1515.** Notwithstanding their "RM7D3" zoning, the lands delineated as "RM7D3-1515" on Schedule "B" of this By-law, shall only be used for retirement home purposes, in compliance with the "RM7D3" zone provisions contained in this By-law, except that: *(1195-86)*

- (1) the provisions of subsections 2(10), 44(4), (5), (6), (7), (10), (11), (15) and (16), clauses 44(13)(ia) and 44(17)(d) and (e), and subsection 51(2) of this By-law shall not apply;
- (2) the number of dwelling units constructed shall not exceed 80;
- (3) notwithstanding subsection 44(12) of this By-law, the total gross floor area of all buildings and structures shall not exceed 4 100 m²;
- (4) notwithstanding clauses 44(17)(a) and (b) and subclause 44(17)(j)(i) of this By-law, 40 parking spaces shall be provided, of which 16 shall be allocated for exclusive use of staff and the remaining 24 for visitors;
- (5) notwithstanding subsection 2(46) of this By-law, the aisle abutting those lands zoned "RM7D4-1516" in the location shown on Schedule "I" of this section, shall have a minimum width of 3 m;
- (6) for the purposes of this section, "RETIREMENT HOME" means a building in which the proprietor supplies for hire or gain lodging for persons over 60 years of age, with or without meals, and, in addition, provides nursing, medical or similar care and treatment, if required, and includes a convalescent home, but does not include any other establishments otherwise defined or classified in this By-law;
- (7) for the purposes of this section, "DWELLING UNIT" means one or more habitable rooms designed and intended for use by not more than 2 persons and in which separate sanitary facilities are provided for the exclusive use of not more than 2 persons;
- (8) 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 the retirement home;
- (9) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; *(913-89)*
- (b) notwithstanding clause (9)(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.

- (SPA) **1516.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-1516" on Schedule "B" of this By-law, shall only be used for the erection of a senior citizen apartment house, in compliance with the "RM7D4" zone provisions contained in this By-law, except that: *(1195-86)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (15) and (16) and clauses 44(13)(ia) and 44(17)(d) and (e) of this By-law shall not apply;
 - (2) notwithstanding subsection 44(12) of this By-law, the "Minimum Open Space" shall be 36% of the lot area;
 - (3) notwithstanding subsection 51(2) of this By-law, the minimum frontage of any lot shall be 25 m;
 - (4) the number of dwelling units constructed shall not exceed 55;
 - (5) the total gross floor area of all buildings and structures shall not exceed 4 250 m²;
 - (6) notwithstanding subclause 44(17)(j)(i) of this By-law, parking spaces shall be provided at the rate of 0.65 spaces per dwelling unit for residents and 0.20 spaces per dwelling unit for visitors;
 - (7) notwithstanding subsection (6) of this section, 3 parking spaces may be provided off-site within 10 m of the lot, partially on the King Street West road allowance;
 - (8) notwithstanding subsection 2(46) of this By-law, the aisle abutting those lands zoned "RM7D3-1515", in the location shown on Schedule "I" of this section, shall have a minimum width of 3 m;
 - (9) for the purposes of this section, "SENIOR CITIZEN APARTMENT HOUSE" means a residential apartment building constructed for the exclusive use of persons over 60 years of age, under the auspices of any of the Federal, Provincial or Municipal Governments, a non-profit organization, or any other subsidized rental program acceptable to the City;
 - (10) 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 the senior citizen apartment house;
 - (11)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section; *(913-89)*
 - (b) notwithstanding clause (11)(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.



THIS IS SCHEDULE 'I' TO SECTIONS
1514, 1515 AND 1516 OF BY-LAW
913-89 PASSED BY
COUNCIL ON 1989, DECEMBER 11
'H. McCALLION'
MAYOR
'L. M. MCGILLIVARY'
CLERK (DEPUTY)

CITY OF MISSISSAUGA

- (SPA)

1517.

Notwithstanding their "DC" zoning, the lands delineated as "DC-1517" 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: *(951-87)*

(1)

the provisions of subsections 83(13), (15), (16), (19), (21), (22) and (24) of this By-law shall not apply;

(2)

no hardware store, no beer or wine outlet will be permitted;

(3)

the total gross leasable area devoted to food stores shall not exceed 300 m²;

(4)

the gross leasable area of all buildings and structures shall not exceed 1 700 m².

1518.

The lands delineated as "RL4-1518" on Schedule "B" of this By-law shall only be used in compliance with the "RL4" zone provisions contained in this By-law, except that: *(786-87), (0044-2001)*

(1)

the minimum setback to the lot line abutting the Tenth Line West right-of-way shall be 4.5 m;

- (SPA)

1519.

Notwithstanding their "DC" zoning, the lands delineated as "DC-1519" 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: *(101-87)*

(1)

the provisions of sections 21, 52, and 53, subsections 83(7), 83(13), 83(14), 83(15), 83(16), 83(19), 83(21), 83(22), 83(23) and 83(26), and sections 84 and 87 of this By-law shall not apply;

(2)

in addition to those uses permitted under section 83 of this By-law, the following uses shall be permitted: convenience restaurant, convenience store, electronic component or audiovisual products shop, florist shop, grocery store, jewellery and/or watch repair shop, optical shop, paint and wallpaper shop, shop for the sale of photographic supplies, sporting goods and equipment store, tanning salon, veterinary clinic, and video store;

(3)

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

(4)

the total gross floor area (restaurant) devoted to a restaurant and/or convenience restaurant shall not exceed 570 m²;

(5)

the total gross floor area (restaurant) devoted to a take-out restaurant shall not exceed 100 m²;

(6)

the total number of restaurants and convenience restaurants shall not exceed 2;

(7)

notwithstanding section 59A of this By-law, restaurants and convenience restaurants may be permitted within Buildable Area 'A'; and restaurants, convenience restaurants and take-out restaurants may be permitted within Buildable Area 'B' and 'C'; but no restaurants of any type shall be permitted within Buildable Area 'D', as delineated on Schedule "I" of this section;

(8)

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
Business or Professional Office (not including Medical or Real Estate Offices)	3.2 spaces per 100 m ² GFA
Medical Office	5.0 spaces per practitioner
Bank/Trust Company	6.5 spaces per 100 m ² GFA
Real Estate Office	4.5 spaces per 100 m ² GFA
Retail (includes Take-out Restaurant)	5.4 spaces per 100 m ² GLA
Restaurant or Convenience Restaurant	14.85 spaces per 100 m ² GFA (Restaurant)

- (9)

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

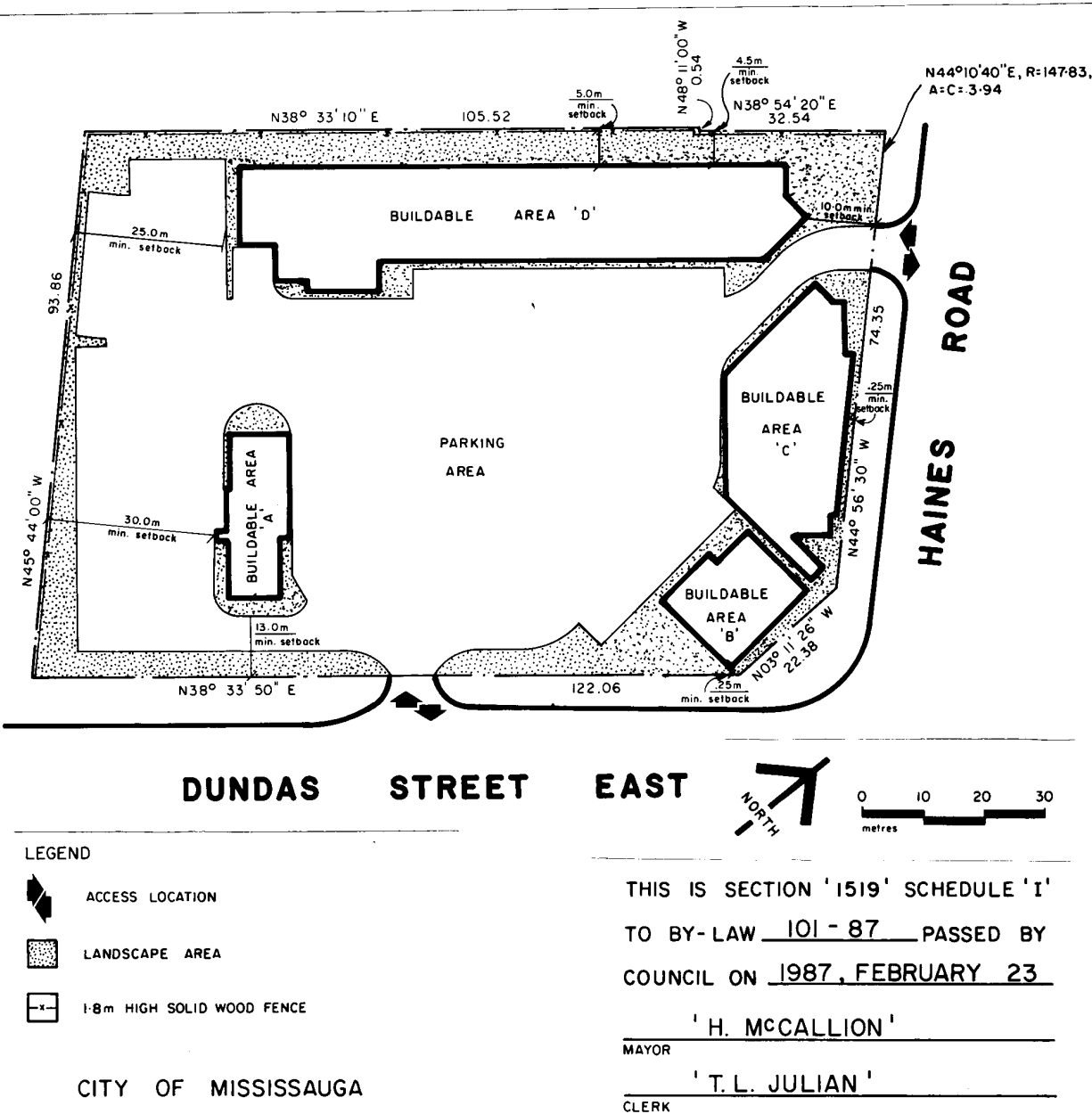
PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	100	90	95	10
Retail (includes take-out restaurant)	80	65	100	100
Restaurant	20	100	30	100
TOTAL				

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

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development and shall be applied to reduce the requirements made under subsection (8) of this section.

- (10) for the purposes of this section, "CONVENIENCE STORE" means a shop with a maximum gross leasable area of 300 m²; where food and convenience goods are stored and offered for sale at retail and which may include the sale of food prepared on the premises, without seating for the consumption of food on the premises;
- (11) notwithstanding subsection 2(57) of this By-law, for the purposes of this section, "GROCERY STORE" means a shop with a maximum gross leasable area of 600 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;
- (12) 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;
- (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 at least 2.75 m and a minimum length of at least 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, those matters which would otherwise be matters of site plan approval such as 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 1519



1520. Notwithstanding their "R2" zoning, the lands delineated as "R2-1520" 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: *(1041-86), (99-90)*

- (1) every lot shall have a minimum area of 620 m²;
- (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 for every lot shall not exceed 40% of the lot area.

- (SPA) 1521. Notwithstanding their "M1" zoning, the lands delineated as "M1-1521" on Schedule "B" of this By-law shall only be used for a motel, subject to the following: (193-87)
- (1)

the motel shall consist of a maximum of 61 units, including one dwelling unit which may be erected within the motel for use by a caretaker or person employed in the administration of the motel;
- (2)

parking shall be provided at a rate of 1.0 spaces per unit;
- (3)

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

for the purposes of this section, "MOTEL" means a building, part of a building, or group of buildings wherein accommodation is provided for transient lodgers in the form of housekeeping units, including sleeping and sanitary facilities only, without private cooking facilities or a general kitchen or dining area;
- (5)

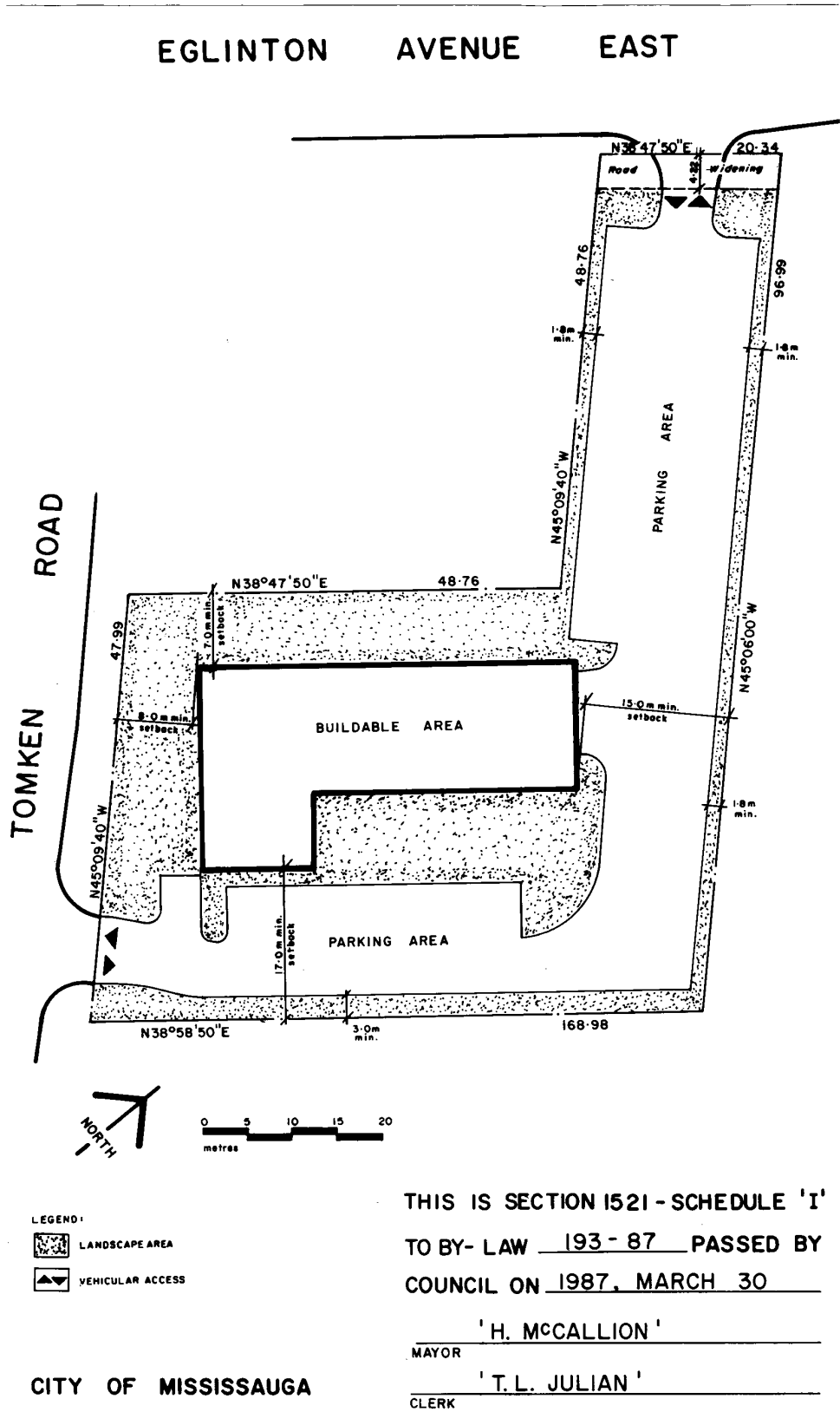
(a)

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

(b)

notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking space including car overhangs, internal driveways, vehicular access points, garbage enclosures, walkways, ramps, fencing and landscaping features, and the extent of landscaped areas shall be determined through the site development plan approval process.

Schedule "I" to section 1521

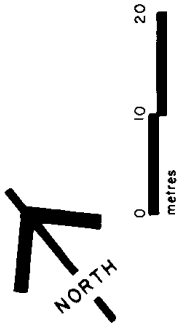
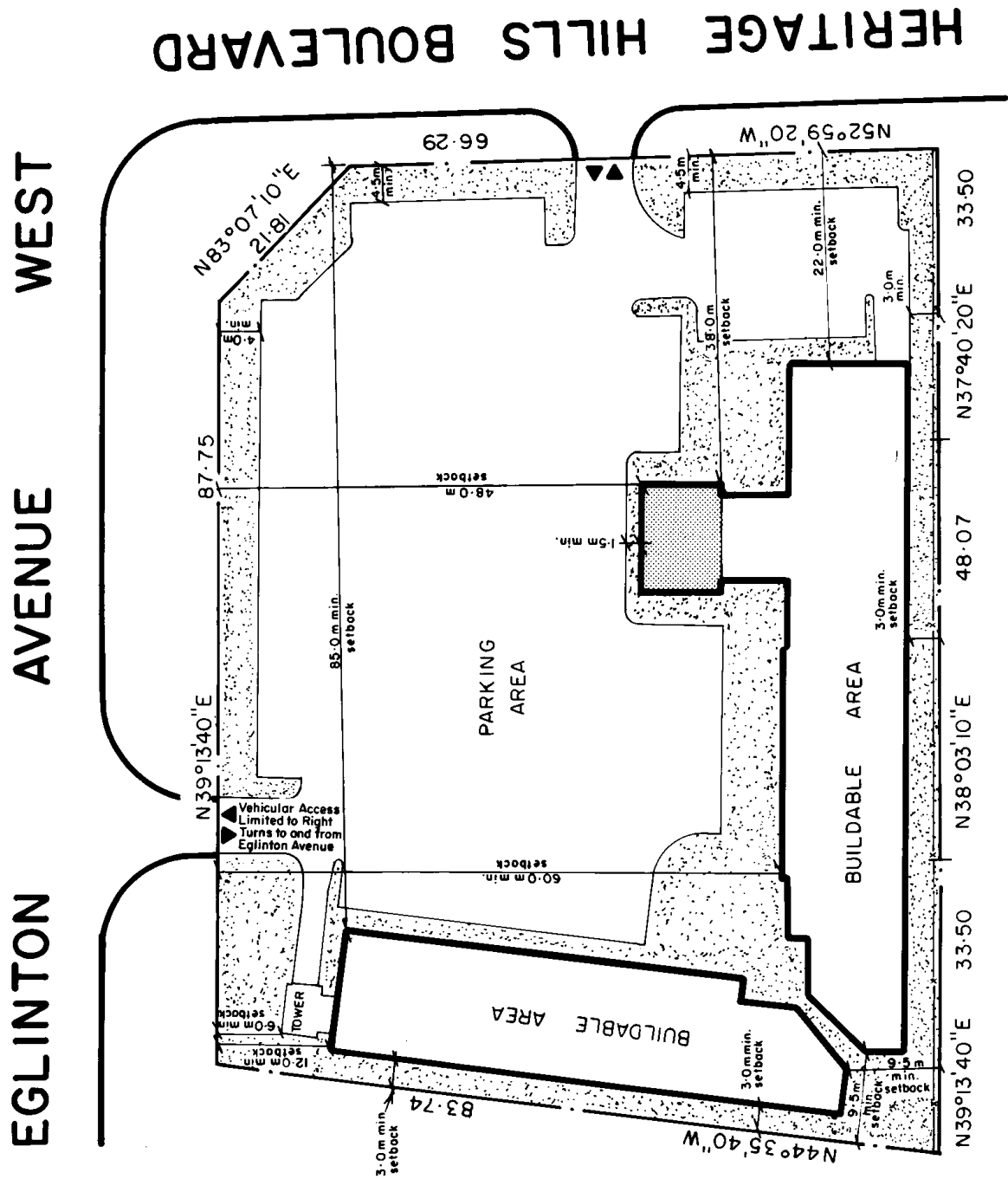


(SPA) **1522.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1522" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: *(1258-86)*

- (1) the provisions of sections 53 and 59A, subsections 83(7), (13), (15), (16), (19), (21), (22), (23), and section 87 of this By-law shall not apply;
- (2) for the purposes of this section, "GROSS LEASABLE AREA" (GLA) means the aggregate of the areas of each storey above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, designed for tenant occupancy and exclusive use only, and used for sales areas, display areas, storage areas, but excluding storage areas below established grade and common areas;
- (3) for the purposes of this section, "FOOD STORE" means a building or structure, or part thereof, where food including the sale of fresh produce and fresh meats and convenience goods are stored and offered for sale at retail and which may include the sale of food prepared on the premises, without seating for the consumption of food on the premises;
- (4) for the purposes of this section, "AISLE" means an internal roadway immediately adjacent to each parking and loading space to provide vehicular ingress and egress at all times and having a width of at least 6.7 m;
- (5) the total gross leasable area of all buildings and structures shall not exceed 2 100 m²;
- (6) the total gross leasable area of all food stores shall not exceed 500 m²;
- (7) a restaurant with a maximum gross leasable area of 300 m² shall only be permitted in the existing building known as the "Kee House" and the portion of the commercial building or structure directly behind the "Kee House";
- (8) the total number of restaurants shall not exceed one;
- (9) for the purposes of this section, the gross floor area of a take-out restaurant shall not exceed 100 m² and shall not include any seating for the consumption of food on the premises;
- (10) 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
Food Store	4.3 spaces per 100 m ² GLA
Take-Out Restaurant	4.3 spaces per 100 m ² GFA (Restaurant)
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)

- (11) notwithstanding subsection 2(24) of this By-law, "PARKING SPACE" associated with car overhangs means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.6 m and a minimum length of at least 5.2 m exclusive of aisles, driveways and car overhangs;
- (12) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (12)(a) of this section, the location and type 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.



- LEGEND:
- LOCATION OF EXISTING BUILDING KNOWN AS 'THE KEE HOUSE'
 - LANDSCAPED AREA
 - VEHICULAR ACCESS
 - 1.8m HIGH SOLID FENCE

CITY OF MISSISSAUGA

THIS IS SECTION 1522 - SCHEDULE 'I'
TO BY-LAW 1258-86 PASSED BY
COUNCIL ON 1986, DECEMBER 8

'H. McCALLION'

MAYOR

'D. PETERNELL'

CLERK (ACTING)

- (SPA) 1523. Notwithstanding their "M1" zoning, the lands delineated as "M1-1523" 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: (74-87)
- (1)

the provisions of clause 110(2)(a) and subsection 114(f) of this By-law shall not apply;
- (2)

the minimum depth of the rear yard shall be 3 m;
- (3)

the gross floor area of all buildings and structures shall not exceed 4 630 m²;
- (4)

the area used for outside storage of new material and equipment shall not exceed 13% of the gross floor area;
- (5)

section 22C of this By-law shall apply except that parking shall be provided at a rate of 14.8 spaces per 100 m² GFA (Restaurant) for a restaurant use;
- (6)

material and equipment shall only be stored within a fenced storage area on the site and shall not be piled higher than 3 m.

1524. Deleted by By-law 0005-2001. (34-87)

1525. Notwithstanding their "R4" zoning, the lands delineated as "R4-1525" 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: (1075-86)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	13.5 m
Corner	570 m ²	17.0 m

- (2)
- the front yard of every lot shall have a minimum depth of 6 m;
- (3)

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

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

the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6)

notwithstanding subsection (5) above, the main front wall of a garage shall not be located closer than 6 m to any street line;
- (7)

the maximum lot coverage of all buildings and structures shall not exceed 40% of the lot area.
- By-law Number 5500 ~ Mississauga

B-432

Updated: 2006 May 01

1526. Notwithstanding their "R4" zoning, the lands delineated as "R4-1526" 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: (1075-86)

- (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	12.0 m
Corner	535 m ²	16.0 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) above;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) notwithstanding subsections (2) and (6) above, the main front wall of a garage shall not be located closer than 6 m to any street line;
- (8) the maximum coverage of all buildings and structures shall not exceed 45% of the lot area;
- (9) notwithstanding anything contained in this By-law, no dwelling unit, excluding attached garages, shall be erected within 30 m of the CP Rail right-of-way existing at the time of the passing of this By-law, (1986 October 20);
- (10) notwithstanding the provisions of subsections (2), (3), (4), (5), (6) and (7) of this section, no buildings or structures of any kind, including swimming pools and accessory structures, shall be located within 7.5 m of a Greenbelt zone.

1527. Notwithstanding their "R5" zoning, the lands delineated as "R5-1527" 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: (1075-86), (494-99)

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

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

- (2) the provisions of clauses 43A(i), (ix), (xi) and (xii) of this By-law shall not apply;
- (3) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area;
- (4) the main front wall of a garage shall not be located closer than 6 m to any street line;
- (5) notwithstanding anything contained in this By-law, no dwelling unit, excluding attached garages, shall be erected within 30 m of the CP Rail right-of-way existing at the time of the passing of this By-law, (1986 October 20).

1528. Notwithstanding their "R3" zoning, the lands delineated as "R3-1528" 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: (1076-86), (248-94)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	470 m ²	14.0 m
Corner	595 m ²	17.5 m

- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) notwithstanding subsection (5) above, the main front wall of a garage shall not be located closer than 6 m to any street line;
- (7) the maximum lot coverage of all buildings and structures shall not exceed 40% of the lot area.

1529. Notwithstanding their "R4" zoning, the lands delineated as "R4-1529" 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: (1076-86), (96-96)

- (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	535 m ²	16.0 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) above;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) notwithstanding subsections (2) and (6) above, the main front wall of a garage shall not be located closer than 6 m to any street line;
- (8) the maximum coverage of all buildings and structures shall not exceed 45% of the lot area.

1530. Notwithstanding their "R5" zoning, the lands delineated as "R5-1530" 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: (1076-86), (96-96)

- (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 provisions of clauses 43A(i), (ix), (xi) and (xii) of this By-law shall not apply;
- (3) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area;
- (4) the main front wall of a garage shall not be located closer than 6 m to any street line.

1531. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1531" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, which may include a convenience store, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (1076-86)

- (1) the provisions of subsection 44(12) of this By-law shall not apply;
- (2) no person shall in the "RM7D5-1531" zone erect any residential building or structure having a greater "Gross Floor Area" or so that the lot has a lesser "Minimum Open Space" than as follows:

Zone	Maximum "Gross Floor Area"	Minimum "Open Space"
"RM7D5-1531"	1.75 times the lot area	67.5% of the lot area

- (3) for the purposes of this section, "GROSS FLOOR AREA" (GFA) means the aggregate of the areas of each storey above or below established grade measured 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;
- (4) for the purposes of this section, "MINIMUM OPEN SPACE" is defined in clause 44(13)(ii) of this By-law;
- (5) the maximum number of dwelling units shall not exceed the rate of 185 units per ha;
- (6) (a) a convenience variety store is only permitted on the ground floor of an apartment house;
- (b) no exterior windows or signs shall be used for the display of merchandise, identification or advertising;
- (c) no cooking or other preparation of food shall be undertaken in a convenience store permitted by this section;
- (7) for purposes of this section, "CONVENIENCE STORE" means a shop with a maximum Gross Leasable Area (GLA) of 300 m², where food and convenience goods are stored and offered for sale at retail;
- (8) 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;
- (9) in addition to the motor vehicle parking facilities to be provided and maintained on the same lot under subsection 44(17) of this By-law for any apartment houses, a further 4.0 parking spaces per 100 m² of Gross Leasable Area (GLA) shall be provided and maintained on the same lot for the exclusive use of the convenience store.

1532. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1532" 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: (1076-86), (482-89)

- (1) the provisions of subsection 44(12) of this By-law shall not apply;
- (2) no person shall in the "RM7D5-1532" zone erect any residential building or structure having a greater "Gross Floor Area" or so that the lot has a lesser "Minimum Open Space" than as follows:

Zone	Maximum "Gross Floor Area"	Minimum "Open Space"
"RM7D5-1532"	1.75 times the lot area	67.5% of the lot area

- (3) for the purposes of this section, "GROSS FLOOR AREA" (GFA) means the aggregate of the areas of each storey above or below established grade measured 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;
- (4) for the purposes of this section, "MINIMUM OPEN SPACE" is defined in clause 44(13)(ii) of this By-law;
- (5) the maximum number of dwelling units shall not exceed the rate of 185 units per ha.

(SPA) **1533.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1533" 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, except that: (83-87), (317-95)

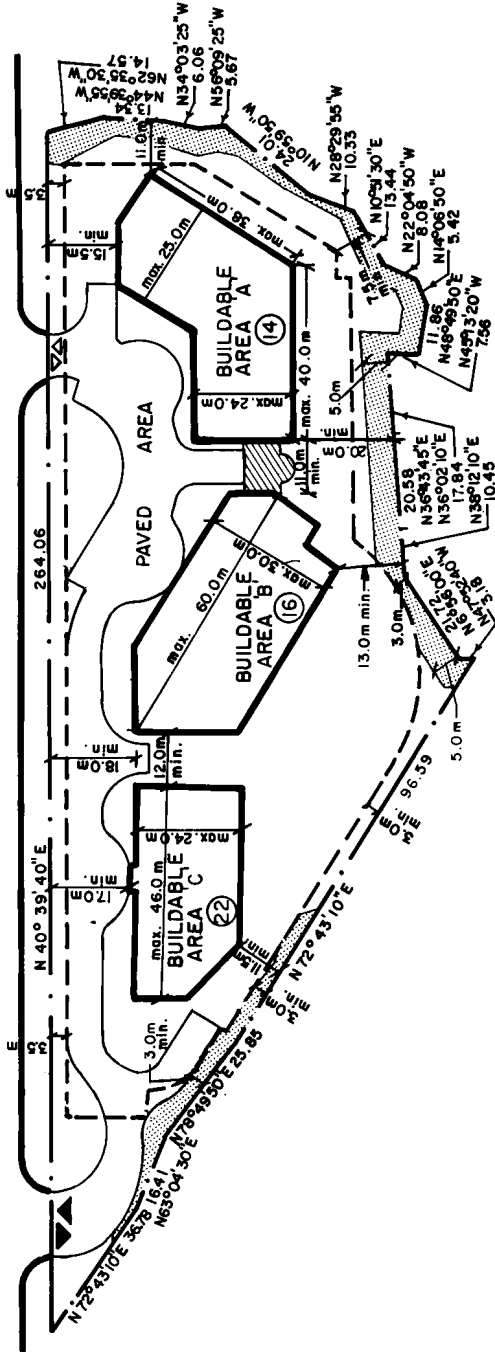
- (1) the provisions of section 21, subsections 44(3), (4), (5), (6), (7), (10), (11), and (12), clause 44(13)(ia), subsections 44(15) and 44(16), clauses 44(17)(d) and 44(17)(e), subsection 44(21), and subsections 51(2) and (3) of this By-law shall not apply;
- (2) for all lands zoned "RM7D5-1533", the total number of dwelling units shall not exceed 450;
- (3) the "Minimum Open Space" shall be 60% of the lot area;
- (4) a minimum of 25% of the dwelling units constructed shall be provided in accordance with the following schedule:

Unit Type	Maximum Gross Floor Area
One-Bedroom	77 m ²
Two-Bedroom	99 m ²
Three-Bedroom	105 m ²

- (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, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, underground parking structure, above ground stair enclosures, balconies, accessory structures, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



BURNHAMTHORPE ROAD EAST



- MAXIMUM NUMBER OF STOREYS
(EXCLUDING MECHANICAL PENTHOUSE)
 - ▲ VEHICULAR ACCESS
VEHICULAR ACCESS LIMITED TO RIGHT TURNS TO
AND FROM BURNHAMTHORPE ROAD EAST
 - ▽△ LIMIT OF UNDERGROUND PARKING GARAGE
 - NATURAL REGENERATION AREA
 - ELEVATED TERRACE
- CITY OF MISSISSAUGA

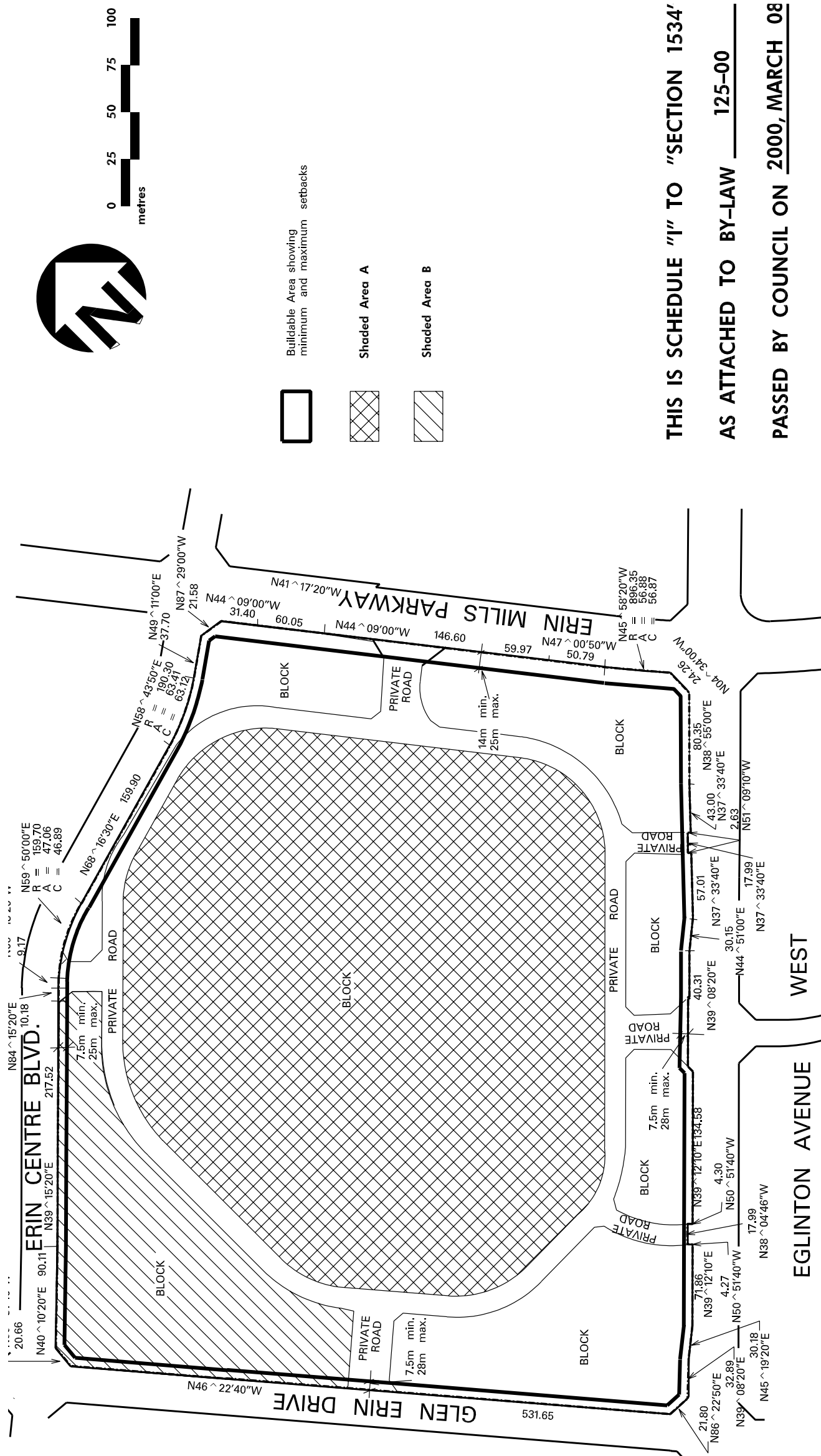
THIS IS SCHEDULE 'I' TO SECTION
'1533'

AS ANNEXED TO BY-LAW 317-95
PASSED BY COUNCIL ON 1995 AUGUST 12

"HAZEL MCCALLION"
MAYOR

"TERENCE L. JULIAN"
CLERK

- 1534.** The lands delineated as "DC-1534" on Schedule "B" of this By-law shall only be used in compliance with the following: (1271-86), (273-91), (0125-2000)
- (1) the provisions of sections 21 and 59A of this By-law shall not apply;
 - (2) the provisions of section 83 of this By-law save and except subsections 83(14), (15), (16), (19), (21) and (22) shall apply;
 - (3) the following uses shall also be permitted:
 - (a) food supermarket;
 - (b) general retail-warehouse;
 - (c) rental equipment outlet;
 - (d) school;
 - (e) hotel;
 - (4) notwithstanding clause (3)(a) of this section, a maximum of one (1) food supermarket may be permitted on either the lands zoned "DC-1534" or the lands zoned "DC-2439";
 - (5) for the purposes of this section, "FOOD SUPERMARKET" means a building or structure, or part thereof, with a minimum gross leasable area of 6 000 m², where a wide range of food and household goods are stored and offered for sale at retail;
 - (6) notwithstanding clause (3)(b) of this section, the minimum gross floor area - non residential of a general retail-warehouse shall be 1 000 m²;
 - (7) notwithstanding subsection (2) of this section, the minimum gross floor area - non residential of a building or structure, or part thereof, where the following home furnishing or home improvement products are stored and offered for sale, shall be 1 000 m²:
 - (a) furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paints and wallpaper;
 - (8) restaurants, convenience restaurants or take-out restaurants shall not be permitted within 60 m of the lot line abutting the Erin Centre Boulevard right-of-way;
 - (9) the following uses shall not be permitted within shaded "Area B" shown on Schedule "I" of this section:
 - (a) amusement arcade and video store;
 - (b) billiard hall;
 - (c) liquor and beer store;
 - (d) wine store;
 - (10) the minimum and maximum setbacks of all buildings and structures shall be as shown on Schedule "I" of this section;
 - (11) notwithstanding Schedule "I" of this section, where parking is provided between the wall of a building or structure containing the main front entrance and the lot line, the minimum setback of all buildings and structures shall be 19 m;
 - (12) notwithstanding Schedule "I" of this section, the maximum setback of any building or structure having no main front entrance facing Erin Centre Boulevard, Eglinton Avenue West or the Glen Erin Drive rights-of-way shall be 10 m;
 - (13) notwithstanding subsection (11) of this section, where a wall of a building or structure does not contain a main front entrance, no driveway, aisle, parking or other paved area shall be permitted between that wall and a lot line abutting a public right-of-way;
 - (14) for the purposes of this section, "MAIN FRONT ENTRANCE" means the door which is designed as the primary access point into the building or structure;
 - (15) notwithstanding Schedule "I" and subsections (10) and (12) of this section, a maximum of two (2) buildings or structures may be set back beyond the maximum requirements and the provisions of subsection (13) of this section shall not apply;
 - (16) notwithstanding subsection (15) of this section, all buildings and structures within shaded "Area A" shown on Schedule "I" of this section, may be set back beyond the maximum requirements and the provisions of subsection (13) of this section shall not apply;
 - (17) loading or service facilities shall not be permitted in the yard abutting the wall of a building or structure containing the main front entrance or in any yard abutting a public street;
 - (18) a minimum of 10% of any block used for business, professional or administrative offices or hotels shall be provided as "Minimum Open Space", as defined in clause 44(13)(ii) of this By-law;
 - (19) for the purposes of this section, "BLOCK" means all land fronting on a street or private road as shown on Schedule "I" of this section, between the nearest streets or such private roads that intersect, meet or cross the street or such private road.



THIS IS SCHEDULE "I" TO "SECTION 1534'
AS ATTACHED TO BY-LAW 125-00
PASSED BY COUNCIL ON 2000, MARCH 08

- (SPA)

1535.

Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1535" on Schedule "B" of this By-law shall only be used in compliance with the following: *(1272-86)*

(1)

the provisions of sections 21, 96 and 97, subsections 98(1) and 98(6) of this By-law shall not apply;

(2)

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

(a)

a car wash;

(b)

a gas bar;

(c)

a convenience restaurant;

(3)

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;

(4)

the total gross floor area of the convenience restaurant shall not exceed 210 m²;

(5)

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

(6)

the rear yard shall have a minimum depth of 4.5 m;

(7)

every side yard shall have a minimum width of 4.5 m.
1536.

Deleted by By-law 634-92. *(231-88)*
1537.

Deleted by By-law 276-89. *(1194-86)*
1538.

Notwithstanding their "DC" zoning, the lands delineated as "DC-1538" 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: *(799-87), (429-95)*
- (1)

the provisions of subsection 2(57), sections 53 and 59A, subsections 83(7), (9), (14), (15), (16), (19), (21), (23), and (27), and section 87 of this By-law shall not apply;
- (2)

in addition to the uses permitted under section 83 of this By-law, the following uses shall be permitted:
- (a)

grocery store;
- (b)

convenience store;
- (c)

veterinary establishment;
- (d)

travel agency;
- (3)

notwithstanding the provisions of section 83 of this By-law, and subsection (2) of this section, only one grocery store, one convenience store and one drug store will be permitted;
- (4)

the gross leasable area of all buildings and structures on lands zoned "DC-1538", shall not exceed 2 790 m²;
- (5)

the gross leasable area of the drug store shall not exceed 115 m²;
- (6)

the gross floor area - non residential of all restaurants and take-out restaurants shall not exceed 610 m²;
- (7)

for the purposes of this section, no restaurant, or take-out restaurant shall be located closer than 10.5 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone;
- (8)

for the purposes of this section, "GROCERY STORE" means a building or structure, or part thereof, with a maximum gross floor area - non residential of 745 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;
- (9)

for the veterinary establishment, the following provisions shall apply:
- (a)

there shall be no outdoor facilities related to the veterinary establishment and all animals shall be treated and housed within the building;
- (b)

there shall be no overnight boarding of animals, except such boarding as may be necessary, to permit the continuation of required medical treatment;
- (10)

notwithstanding section 22C of this By-law, motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Business or Professional Offices (not including Medical 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
Veterinary Establishment	3.6 spaces per 100 m ² GFA
Other Permitted Uses	4.3 spaces per 100 m ² GLA

- (SPA)1539.
- Notwithstanding their "MC" zoning, the lands delineated as "MC-1539" 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: (37-87), (135-87)
- (1)

the gross floor area of all buildings and structures shall not exceed 3 890 m²;
- (2)

the provisions of section 114 of this By-law with the exception of subsection 114(c) of this By-law shall apply;
- (3)

the minimum width of each side yard shall be 3 m;
- (4)

the following 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; cleaning depots/plants for clothing; establishment for the sale of business equipment, stationary and office supplies and furnishings; and travel agency;

(c)

fitness club; racquet club; and banquet hall;

(d)

hairdressing or beauty salon; barber shop; and tanning salon;

(e)

taxi or courier dispatching centre; and carpet/floor covering cleaning service; (0362-2001)

(f)

commercial school; and day nursery;

(g)

restaurants; convenience restaurants; and take-out restaurants;

(h)

business, professional, administrative and government offices;

(i)

veterinary clinic;

(j)

motor vehicle sales, rental and leasing, including an accessory repair garage, provided such uses are conducted wholly within an enclosed building or structure; (0362-2001)
- (5)

the total gross leasable area devoted to discount merchandising stores shall not exceed 1 000 m²;
- (6)

the total gross leasable area devoted to bulk food store and retail-warehousing of bulk frozen foodstuffs shall not exceed 1 000 m²;
- (7)

the total gross floor area of all restaurants, convenience restaurants and take-out restaurants shall not exceed 840 m²;
- (8)

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;
- (9)

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;
- (10)

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;
- (11)

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;
	1.1	and 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;
	1.1	and spaces per 100 m ² GLA used for warehousing;
	1.6	and 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 and Furnishings	5.4	spaces per 100 m ² GLA

Land Use	Minimum Required Parking Standard	
Travel Agency	5.4	spaces per 100 m ² GFA
Fitness Club	6.0	spaces per 100 m ² GFA
Racquet Club	6.0	spaces per court
Day Nursery	1.0 plus 1.0	spaces per staff member; spaces per service vehicle related to the function of the day nursery
Banquet Hall	10.8	spaces per 100 m ² GFA
Commercial School	6.0	spaces per 100 m ² GFA
Hairdressing or Beauty Salon, Barber Shop	5.4	spaces per 100 m ² GLA
Tanning Salon	3.2 and 1.1	spaces per 100 m ² GLA used for retail sales, display of products, tanning rooms and/or offices; spaces per 100 m ² GLA used for warehousing and/or wholesaling
Taxi or Courier Dispatching Centre	1.6	spaces per 100 m ² GLA
Vehicle Leasing/Rental Outlet	1.6 and 1.0	spaces per 100 m ² GLA; 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)
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 GFA
Veterinary Clinic	3.6	spaces per 100 m ² GFA

- (12) notwithstanding subsection 22C(9) of this By-law, in addition to the provisions of subsection (11) 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
Restaurants (includes restaurants, convenience restaurants, take-out restaurants and banquet halls)	20	100	30	100
TOTAL				

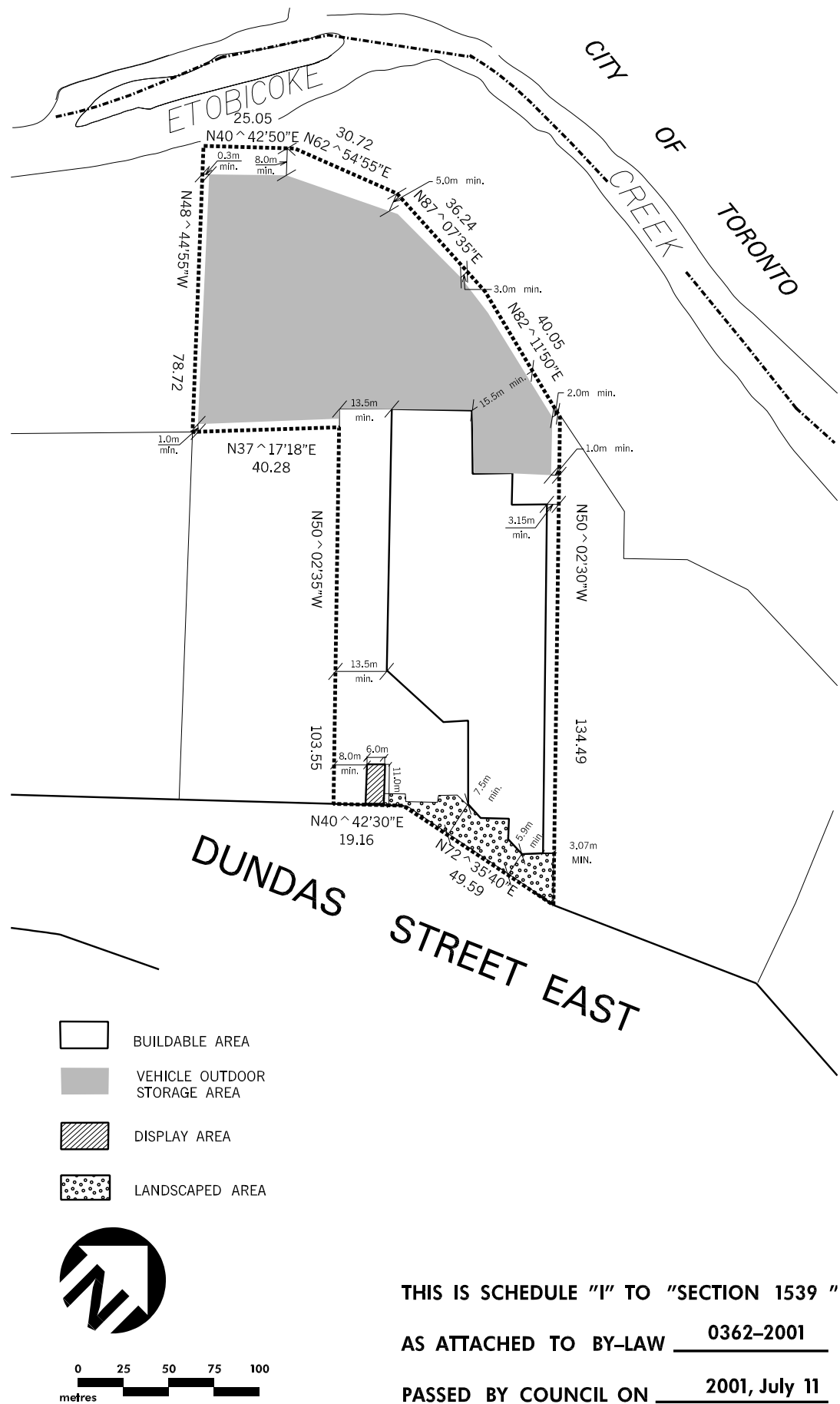
PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Industrial/Office	10	10	10	10
Retail	80	100	100	30
Restaurants (includes restaurants, convenience restaurants, take-out restaurants and banquet halls)	20	100	50	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development; and in no event shall exceed 157 parking spaces.

- (13) for the purposes of subsection (12) of this section, individual manufacturing or warehousing establishments with ancillary retail sales and display of products which are accessory to the principal use of manufacturing or warehousing, shops for the repair or manufacture of small goods and wares, research establishments, printing establishments, taxi or courier dispatching centre, carpet/floor covering cleaning service, business, professional, administrative and government offices, veterinary clinic, and day nursery shall be construed to be industrial/office uses;

- (14) for the purposes of subsection (12) of this section, retail warehouse, bulk food stores, discount merchandising stores, general retail-warehouse, garden centre, retail-warehousing of bulk frozen foodstuffs, bank/financial institution, cleaning depots/plants for clothing, establishment for the sale of business equipment, stationary and office supplies and furnishings, travel agency, fitness club, racquet club, hairdressing or beauty salon, barber shop, tanning salon, vehicle leasing/rental outlet, and commercial school, shall be construed to be retail uses;
- (15) 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.
- (16) notwithstanding clause (4)(j) of this section, vehicle outdoor storage and vehicle outdoor display shall be permitted in accordance with Schedule "I" of this section; (0362-2001)
- (17) notwithstanding subsection (11) of this section, a minimum of 193 parking spaces shall be required for motor vehicle sales, rental and leasing, of which a maximum of 72 may be tandem parking spaces; (0362-2001)
- (18) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; (0362-2001)
- (b) notwithstanding clause (18)(a) of this section, those matters which would otherwise be the subject of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1539



- (SPA) **1540.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1540" 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: *(480-87)*
- (1) the gross floor area of all buildings and structures excluding underground parking structures shall not exceed 2 720 m²;
 - (2) the provisions of subsections 20(i), (j) and (k), section 21 and Schedule "A", 2. Loading Standards of section 22C of this By-law shall not apply;
 - (3) the front yard shall have a minimum depth of 3 m;
 - (4) the side yards shall have a minimum width of 15 m;
 - (5) notwithstanding subsection (4) of this section, where a side or rear yard adjoins a Greenbelt zone the side or rear yard shall have a minimum width or depth of 3 m;
 - (6) the following 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; cleaning depots/plants for clothing; establishment for the sale of business equipment; stationery and office supplies and furnishings; travel agency; and tailor and dressmaker shop;
 - (c) fitness club; racquet club; and banquet hall;
 - (d) hairdressing or beauty salon; barber shop; and tanning salon;
 - (e) taxi or courier dispatching centre; vehicle leasing/rental outlet; and carpet/floor covering cleaning service;
 - (f) commercial school; and day nursery;
 - (g) restaurants, convenience restaurants and take-out restaurants;
 - (h) business, professional, administrative and government offices;
 - (i) veterinary clinic;
 - (j) theatre/cinema;
 - (k) one grocery store;
 - (l) discount merchandising store;
 - (m) bulk food store;
 - (n) one natural food/herbalist store with a maximum gross leasable area of 100 m²;
 - (7) for the purpose of this section, "GROCERY STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 100 m² where food and convenience goods are stored and offered for sale at retail;
 - (8) for the purpose of this section, "NATURAL FOOD/HERBALIST STORE" means an establishment where natural foods and/or herbs are sold and where a person or persons may be employed to dispense natural ingredients and herbs for the prevention and cure of ailments but would not permit a drugless practitioner as registered under the *Drugless Practitioner Act*, R.S.O. 1970, c.137, as amended, or a pharmacist as registered under the *Health Disciplines Act*, S.O. 1974, c.47, as amended;
 - (9) the total gross leasable area devoted to discount merchandising stores shall not exceed 1 000 m²;
 - (10) the total gross leasable area devoted to bulk food stores and retail-warehousing of bulk frozen foodstuffs shall not exceed 1 000 m²;
 - (11) the total gross floor area of all restaurants, convenience restaurants and take-out restaurants shall not exceed 700 m²;
 - (12) 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;
 - (13) 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;
	1.1	and 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;
	1.1	and, spaces per 100 m ² GLA used for warehousing;
	1.6	and, spaces per 100 m ² GLA used for manufacturing

Land Use	Minimum Required Parking Standard	
Retail-Warehousing of Bulk Frozen Foodstuffs	5.9	spaces per 100 m² GLA
Bank/Financial Institution	6.5	spaces per 100 m² GFA
Shops for the Repair or Manufacture of Small Goods and Wares	1.6	spaces per 100 m² GLA
Printing Establishment	1.6	spaces per 100 m² GLA
Cleaning Depot/Plant for Clothing	1.6	spaces per 100 m² GLA
Establishment for the Sale of Business Equipment, Stationary and Office Supplies and Furnishings	5.4	spaces per 100 m² GLA
Travel Agency	5.4	spaces per 100 m² GFA
Fitness Club	6.0	spaces per 100 m² GFA
Racquet Club	6.0	spaces per court
Day Nursery	1.0 plus 1.0	spaces per staff member; spaces per service vehicle related to the function of the day nursery
Banquet Hall	10.8	spaces per 100 m² GFA
Commercial School	6.0	spaces per 100 m² GFA
Hairdressing or Beauty Salon, Barber Shop	5.4	spaces per 100 m² GLA
Tailor and Dressmaker Shop	5.4	spaces per 100 m² GLA
Tanning Salon	3.2 and 1.1	spaces per 100 m² GLA used for retail sales and display of products, tanning rooms and/or offices; spaces per 100 m² GLA used for warehousing and/or wholesaling
Taxi or Courier Dispatching Centre	1.6	spaces per 100 m² GLA
Vehicle Leasing/Rental Outlet	1.6 and 1.0	spaces per 100 m² GLA; 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 m² GLA
Restaurant	14.85	spaces per 100 m² GFA (Restaurant)
Convenience Restaurant	22.5	spaces per 100 m² GFA (Restaurant)
Take-out Restaurant	13.5	spaces per 100 m² GFA (Restaurant)
Business, Professional, Administrative and Government Offices	3.2	spaces per 100 m² GFA
Veterinary Clinic	3.6	spaces per 100 m² GFA
Theatre/Cinema	1.0	spaces for every 6 seats
Grocery Store, Natural Food/Herbalist Store	5.4	spaces per 100 m² GLA

(14) notwithstanding subsection 22C(9) of this By-law, in addition to the provisions of subsection (13) 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
Restaurants (includes restaurants, convenience restaurants, take-out restaurants and banquet halls)	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
Restaurants (includes restaurants, convenience restaurants, take-out restaurants and banquet halls)	20	100	50	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development; and in no event shall exceed 161 parking spaces.

- (15) for the purposes of subsection (14) of this section, individual manufacturing or warehousing establishments with ancillary retail sales and display of products which are accessory to the principal use of manufacturing or warehousing, shops for the repair or manufacture of small goods and wares, research establishments, printing establishments, taxi or courier dispatching centre, carpet/floor covering cleaning service, business, professional, administrative and government offices, veterinary clinic, and day nursery shall be construed to be industrial/office uses;
- (16) for the purposes of subsection (14) of this section, retail-warehouse, bulk food stores, discount merchandising stores, general retail-warehouse, garden centre, retail-warehousing of bulk frozen foodstuffs, bank/financial institution, cleaning depots/plants for clothing, establishment for the sale of business equipment, stationery and office supplies and furnishings, travel agency, fitness club, racquet club, hairdressing or beauty salon, barber shop, tanning salon, tailor and dressmaker shop, grocery store, natural food/herbalist store, theatre/cinema, vehicle leasing/rental outlet, and commercial school, shall be construed to be retail uses;
- (17) one loading space shall be provided;
- (18) 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.

(SPA)
(PIL)

1541. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1541" on Schedule "B" of this By-law shall only be used for business, professional, administrative and governmental offices and retail commercial uses subject to the following: (32-87)

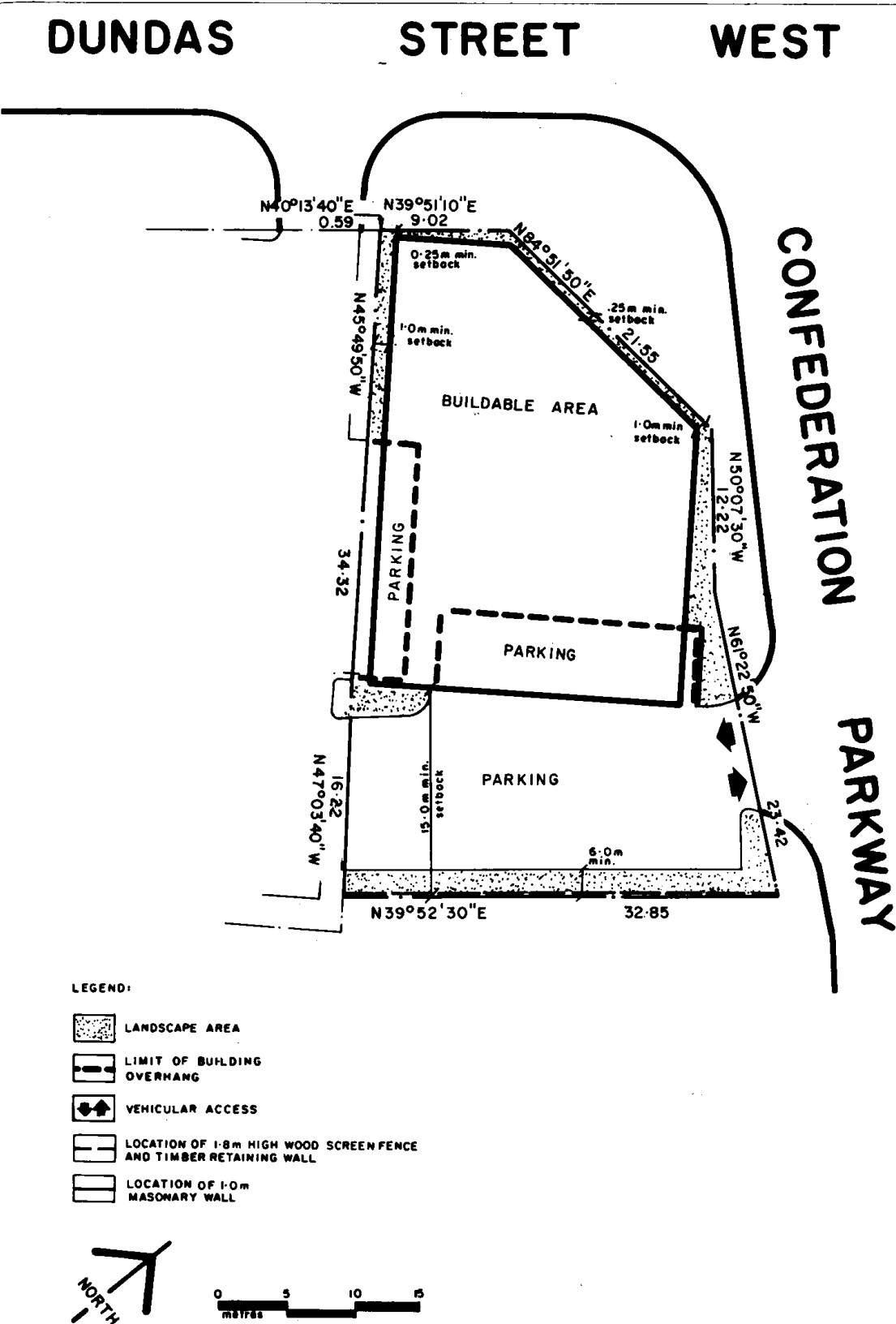
- (1) the provisions of subsections 20(i), 20(j) and 20(k), sections 21, 52 and 53, and subsections 108(3), 108(4) and 108(5) of this By-law shall not apply;
- (2) the total gross floor area of all buildings and structures shall not exceed 1 080 m²;
- (3) the total gross floor area devoted to retail commercial uses shall not exceed 425 m²;
- (4) notwithstanding section 59A of this By-law, no restaurant shall be located closer than 40 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone;
- (5) 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
Business, Professional, Administrative and Governmental Offices (not including Medical Offices)	3.2 spaces per 100 m ² GFA
Medical Offices	5.0 spaces per practitioner or 6.0 spaces per 100 m ² GFA, whichever is greater
Retail Commercial (not including Restaurant)	4.3 spaces per 100 m ² GLA
Restaurant	14.85 spaces per 100 m ² GFA (Restaurant)

- (6) for the purposes of subsection (5) of this section, "MEDICAL OFFICE" means a building or structure, or part thereof, used for the purpose of providing accommodation for the offices of physicians, dentists or drugless practitioners;
- (7) for the purposes of this section, "RETAIL COMMERCIAL USES" shall only include: an art or antique shop, barber shop or beauty parlour, blueprinting establishment, clothes or furniture cleaning agency or pressing establishment, dressmaking or tailoring establishment, diaper supply service, drugstore or dispensing druggist, food store, laundromat, newspaper office, plumbing supply establishment, shoe repair shop, taxi business office, shop in which household pets are sold at retail, electronic components or audiovisual products shop, jewellery and/or watch repair shop, shop for the sale of photographic or office supplies, optical shop, travel agency, grocery store, delicatessen, and restaurant;
- (8) for the purposes of this section, "BUSINESS, PROFESSIONAL, ADMINISTRATIVE AND GOVERNMENTAL OFFICES" shall include a bank or financial institution;
- (9) 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;
- (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) 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;
- (12) notwithstanding subsection 2(24) of this By-law and subsection (11) of this section, 6 parking spaces along the westerly boundary of the lot shall have a minimum length of 4.0 m, and one parking space along the westerly boundary of the lot shall have a minimum width of 2.0 m;

- (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, aisles, 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 1541



THIS IS SECTION 1541 - SCHEDULE 'I'
TO BY- LAW 32 - 87 PASSED BY
COUNCIL ON 1987, JANUARY 26

' H. McCALLION '
MAYOR

CITY OF MISSISSAUGA

' T. L. JULIAN '
CLERK

- 1542.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1542" on Schedule "B" of this By-law shall only be used in compliance with the "AC6" zone provisions contained in this By-law, except that: (574-87)
- (1) the provisions of clauses 96B(1)(b) and (c), subclause 96B(2)(b)(i), and clauses 96B(2)(f), (h) and (k) shall not apply;
 - (2) a car wash shall also be permitted;
 - (3) the minimum width of the lot shall be 40 m;
 - (4) the rear yard of the lot shall have a minimum depth of 5 m;
 - (5) each ramp shall have a minimum width of 7.5 m.

- 1543.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1543" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (100-87)
- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	345 m ²	11.5 m
Corner	450 m ²	15 m

- (2) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
 - (3) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (2) of this section;
 - (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
 - (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
 - (6) the front yard of every lot shall have a minimum depth of 4.5 m;
 - (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
 - (8) notwithstanding subsection (5) and (6) of this section, no garage shall be located closer than 6 m to any street line;
 - (9) the maximum coverage of all buildings and structures shall not exceed 45% of the lot area.
- 1544.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1544" on Schedule "B" of this By-law shall only be used for an animal hospital, business, professional and administrative offices, but excluding real estate office and travel agency, in compliance with the "RCL1" zone provisions contained in this By-law, except that: (155-87)
- (1) the provisions of clauses 108(4)(b), (f) and (h) of this By-law shall not apply;
 - (2) the gross floor area of all buildings and structures shall not exceed 560 m²;
 - (3) for the animal hospital use, the following provisions shall apply:
 - (a) there shall be no outdoor facilities related to the animal hospital and all animals shall be treated and housed within the building;
 - (b) any overnight boarding of animals shall only be for medical reasons.

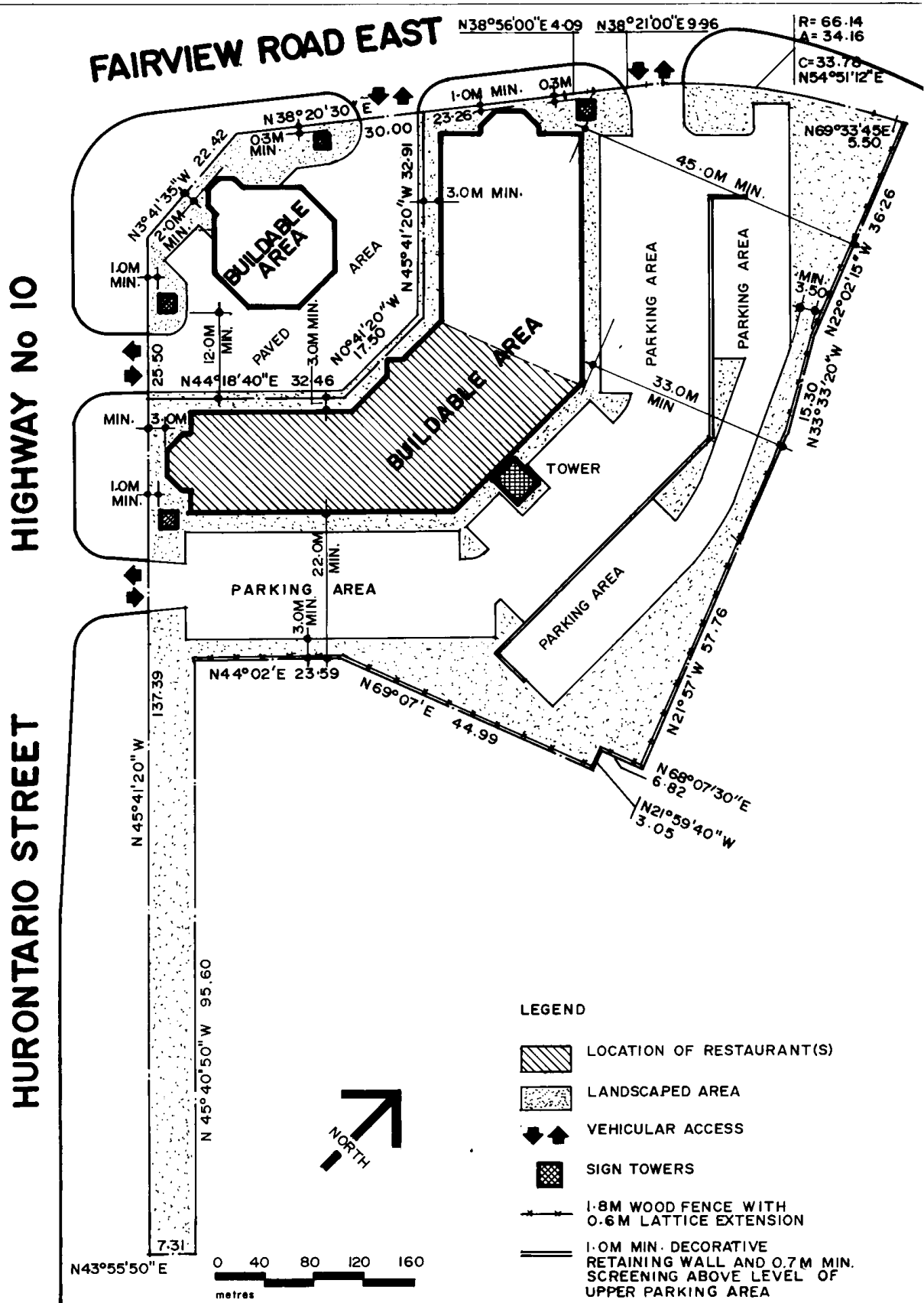
- 1545.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1545" on Schedule "B" of this By-law shall only be used for gas bar purposes in compliance with the "AC6" zone provisions contained in this By-law, except that: (261-87)
- (1) the provisions of section 21, clauses 96B(1)(b) and (c), subclauses 96B(2)(b)(i) and (ii) and clauses 96B(2)(d) and (e) of this By-law shall not apply;
 - (2) the lot shall have a minimum width of 35 m;
 - (3) the lot shall have a minimum depth of 35 m;
 - (4) the front yard of the lot shall have a minimum depth of 2 m;
 - (5) the side yard of the lot shall have a minimum width of 2 m;
 - (6) notwithstanding subsection 2(24) of this By-law, "PARKING SPACE" associated with car overhangs means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.6 m and a minimum length of at least 5.0 m, exclusive of aisles, driveways and car overhangs;
 - (7)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as 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.

1546. Notwithstanding their "DC" zoning, the lands delineated as "DC-1546" 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: (261-87)

- (1) the provisions of sections 21, 52 and 53, subsections 83(7), (14), (15), (16), (19), (21), (23), and (26), and sections 84 and 87 of this By-law shall not apply;
- (2) in addition to those uses permitted under section 83 of this By-law, an electronic component or audiovisual products shop, a florist shop, a grocery store, a jewellery and/or watch repair shop, an optical shop, a shop for the sale of photographic supplies, a tanning salon and a video store shall be permitted;
- (3) the total Gross Leasable Area (GLA) of all buildings and structures shall not exceed 1 880 m²;
- (4) the total Gross Floor Area (Restaurant) of all restaurants and take-out restaurants shall not exceed 300 m²;
- (5) the total Gross Leasable Area (GLA) devoted to a drugstore or drug dispensary shall not exceed 300 m²;
- (6) notwithstanding section 59A of this By-law, restaurants or take-out restaurants shall only be located in the buildable area hatched on Schedule "I" of this section;
- (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 Commercial Uses (excluding Restaurant and Take-Out Restaurant)	4.3 spaces per 100 m ² GLA
Restaurant	14.85 spaces per 100 m ² GFA (Restaurant)
Take-Out Restaurant	13.5 spaces per 100 m ² GFA (Restaurant)

- (8) for the purposes of this section, "RESTAURANT" means a building or structure or part thereof, used for the preparation, sale and service of food to the public for immediate consumption within the building or structure or part thereof, where such food is both ordered and served at seating within the building or structure or part thereof; however, take-out service accessory to the principal business of the restaurant is permitted, with the total gross floor area devoted to the take-out service not to exceed 15 m²;
- (9) 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;
- (10) notwithstanding subsection 2(24) of this By-law, "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.6 m and a minimum length of at least 5.2 m exclusive of aisles and driveways;
- (11) notwithstanding subsection 2(24) of this By-law, "PARKING SPACE" associated with car overhangs means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.6 m and a minimum length of at least 5.0 m, exclusive of aisles, driveways and car overhangs;
- (12) notwithstanding subsection 2(46) of this By-law, "AISLE" means an internal roadway immediately adjacent to each parking and loading space to provide vehicular ingress and egress at all times and having a width of at least 7.0 m;
- (13)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (13)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces 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.



THIS IS SECTION 1545& 1546 - SCHEDULE 'I'
TO BY-LAW 261 - 87 PASSED BY
COUNCIL ON 1987, APRIL 13

'H. McCALLION'
MAYOR

CITY OF MISSISSAUGA

'T. L. JULIAN'
CLERK

- (SPA)

1547.

Notwithstanding their "R4" zoning, the lands delineated as "R4-1547" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: *(19-87)*

(1)

the provisions of subsection 28(2) and section 29 of this By-law shall not apply;

(2)

every lot shall have a minimum frontage of 14 m;

(3)

every interior lot shall have a minimum area of 425 m²;

(4)

every corner lot shall have a minimum area of 705 m²;

(5)

the front yard of every lot shall have a minimum depth of 6.0 m;

(6)

the interior side yard of every lot shall have a minimum width of 0.95 m;

(7)

the exterior side yard of every corner lot shall have a minimum width of 3.5 m.
- (SPA)

1548.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1548" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings, row dwellings or street row dwellings or any combination of the above uses, subject to compliance with the following: *(196-87), (368-90)*

(1)

the minimum number of dwelling units constructed shall not be less than 69;

(2)

the minimum number of row dwellings or street row dwellings constructed shall not be less than 8;

(3)

the maximum number of dwelling units constructed shall not exceed the rate of 57 units per ha;

(4)

each one-family detached dwelling shall comply with the "R5" zone provisions contained in this By-law, except that:

(a)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	275 m ²	9.75 m
Corner	415 m ²	13.75 m

(b)

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

(5)

each row dwelling or street row dwelling unit shall comply with the "RM5" zone provisions contained in this By-law, except that:

(a)

the provisions of section 21 and subsections 44(4), (5), (6), (7), (11), (18), (21), (22), (23), and (24), and clauses 44(17)(d) and (17)(e) shall not apply to row dwellings.
- (SPA)

1549.

Notwithstanding their "R2" zoning, the lands delineated as "R2-1549" on Schedule "B" of this By-law shall only be used for the purposes of a one-family detached dwelling or for business, professional or administrative offices subject to the following: *(99-87)*

(1)

the one-family detached dwelling shall comply with the "R2" zone provisions contained in this By-law;

(2)

business, professional or administrative offices shall comply with the "R2" zone provisions contained in this By-law with respect to setbacks, and subject to the following:

(a)

the total gross floor area of all buildings and structures shall not exceed 131 m²;

(b)

motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;

(3)

notwithstanding their "R2" zoning, the minimum lot frontage shall be 22.5 m; *(247-94)*

(4)

notwithstanding any provision of this By-law to the contrary, any lot in existence on or before the day this section comes into force, *(1994 May 25)*, shall be considered to be in compliance with the zone provisions contained in this section. *(247-94)*

(SPA)

1550.

Notwithstanding their "MC" zoning, the lands delineated as "MC-1550" 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: *(860-87)*

(1)

the provisions of subsections 109(c), (d), (e), (f), (g), (h), (i), (l), and (m), 110(1), (1b), (2) and (3) of this By-law shall apply;

(2)

in addition to the uses permitted under subsection (1) of this section, only the lands delineated by cross-hatching on Schedule "I" of this By-law may be used for the following:

(a)

retail-warehouses;

(b)

bulk food stores and/or retail warehousing of bulk frozen foodstuffs, the total gross leasable area of which shall not exceed 950 m²;

(c)

discount merchandising stores, the total gross leasable areas of which shall not exceed 950 m²;

(d)

garden centres;

(e)

general retail-warehouses;

(f)

research establishments; establishments for the sale of business equipment and office supplies; and travel agency;

(g)

banquet hall; bowling alley; curling rink; roller and ice skating rink;

(h)

taxi or courier dispatching centres; vehicle leasing/rental outlets; carpet/floor covering cleaning services;

(i)

veterinary establishments;

By-law Number 5500 ~ Mississauga

B-448

Updated: 2006 May 01

- (3) the total gross floor area of all buildings and structures shall not exceed 9 000 m²;
- (4) the total gross floor area of all restaurants, convenience restaurants and take-out restaurants shall not exceed 900 m²;
- (5) the total gross floor area of all business, professional and administrative offices shall not exceed 900 m²;
- (6) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the Parking Standards in Schedule "A" to section 22C of this By-law, except for the following:

Land Use	Minimum Required Parking Standard	
Retail-Warehouse	1.6	spaces per 100 m² GLA
Bulk Food Store	5.9	spaces per 100 m² GLA
Discount Merchandising Store	5.4	spaces per 100 m² GLA
Garden Centre	3.2 and 1.1	spaces per 100 m² GLA used for retail sales and display of products and/or offices; spaces per 100 m² GLA used for warehousing and/or wholesaling
General Retail-Warehouse	3.2 and, 1.1 and, 1.6	spaces per 100 m² GLA used for retail sales and display of products and/or offices; spaces per 100 m² GLA used for warehousing; spaces per 100 m² GLA used for manufacturing
Retail-Warehousing of Bulk Frozen Foodstuffs	5.9	spaces per 100 m² GLA
Research Establishment	1.6	spaces per 100 m² GLA
Establishment for the Sale of Business Equipment and Office Supplies	5.4	spaces per 100 m² GFA
Travel Agency	5.4	spaces per 100 m² GFA
Banquet Hall	10.8	spaces per 100 m² GFA
Roller Skating/Ice Skating Rink	4.0	spaces per 100 m² GFA
Taxi or Courier Dispatching Centre	1.6	spaces per 100 m² GLA
Vehicle Leasing/Rental Outlet	1.6 and 1.0	spaces per 100 m² GLA; 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 m² GLA
Restaurant	14.85	spaces per 100 m² GFA (Restaurant)
Convenience Restaurant	22.5	spaces per 100 m² GFA (Restaurant)
Take-out Restaurant	13.5	spaces per 100 m² GFA (Restaurant)
Medical Offices	5.0 or 6.5	spaces per practitioner spaces per 100 m² GFA, whichever is greater

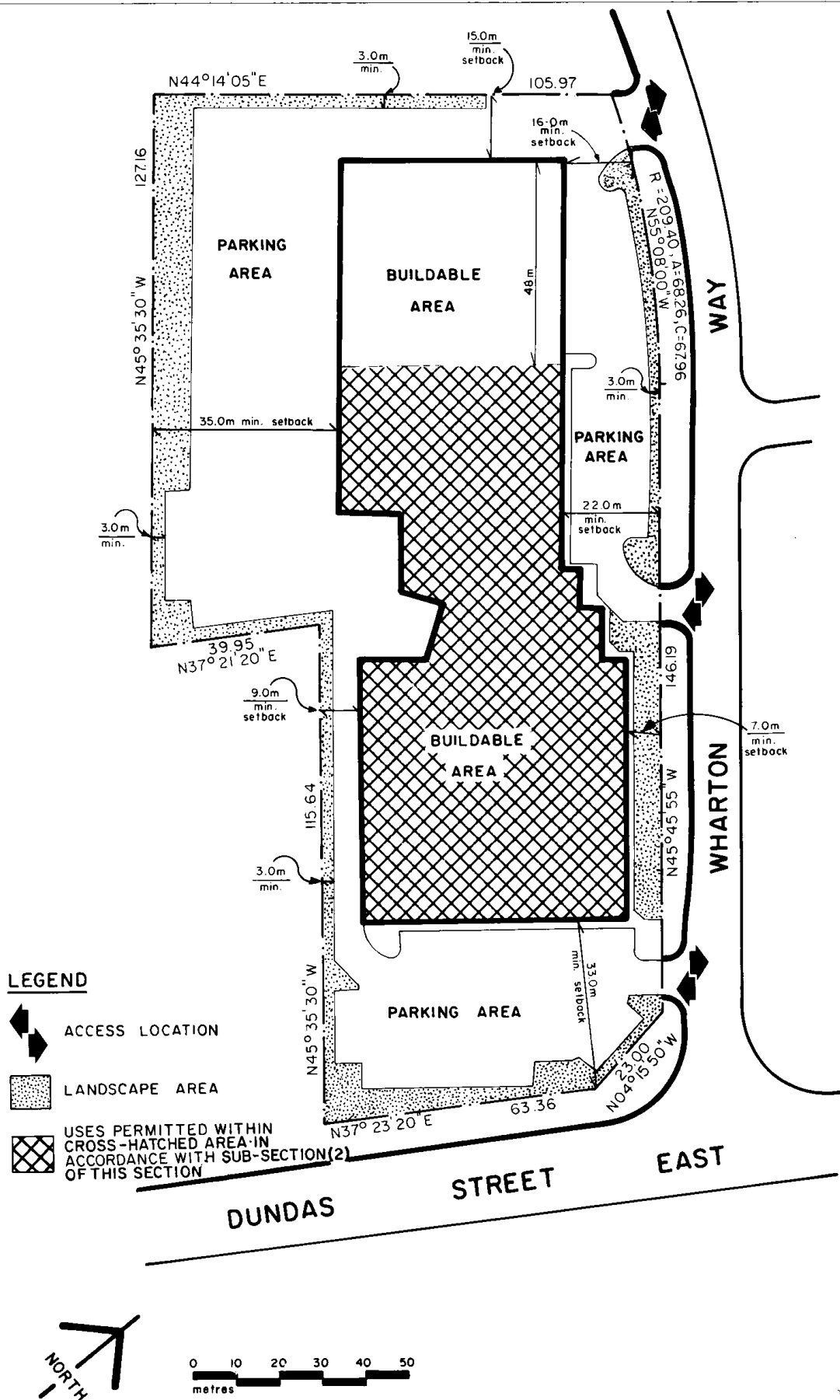
- (7) for the purposes of this section, in addition to the provisions of subsection (6) of this section, parking shall be calculated as for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Industrial/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; and in no event shall exceed 247 parking spaces.

- (8) for the purposes of subsection (7) of this section, individual manufacturing or warehousing establishments with ancillary retail sales and display of products which are accessory to the principal use of manufacturing or warehousing, shops for the repair or manufacture of small goods and wares, research establishments, printing establishments, taxi or courier dispatching centres, carpet/floor covering cleaning services, business, professional, and administrative offices, and veterinary establishments, shall be construed to be industrial/office uses;
- (9) for the purposes of subsection (7) of this section, retail warehouses, bulk food stores, discount merchandising stores, general retail-warehouses, garden centres, retail-warehousing of bulk frozen foodstuffs, bank/financial institutions, cleaning depots/plants for clothing, establishments for the sale of business equipment and office supplies, travel agency, fitness club, racquet club, bowling alley, curling rink, roller skating and ice skating rink, and vehicle leasing/rental outlets, shall be construed to be retail uses;
- (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, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, 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.



THIS IS SECTION '1550' SCHEDULE 'I'
TO BY-LAW 860-87 PASSED BY
COUNCIL ON 1987, NOVEMBER 9

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

CITY OF MISSISSAUGA

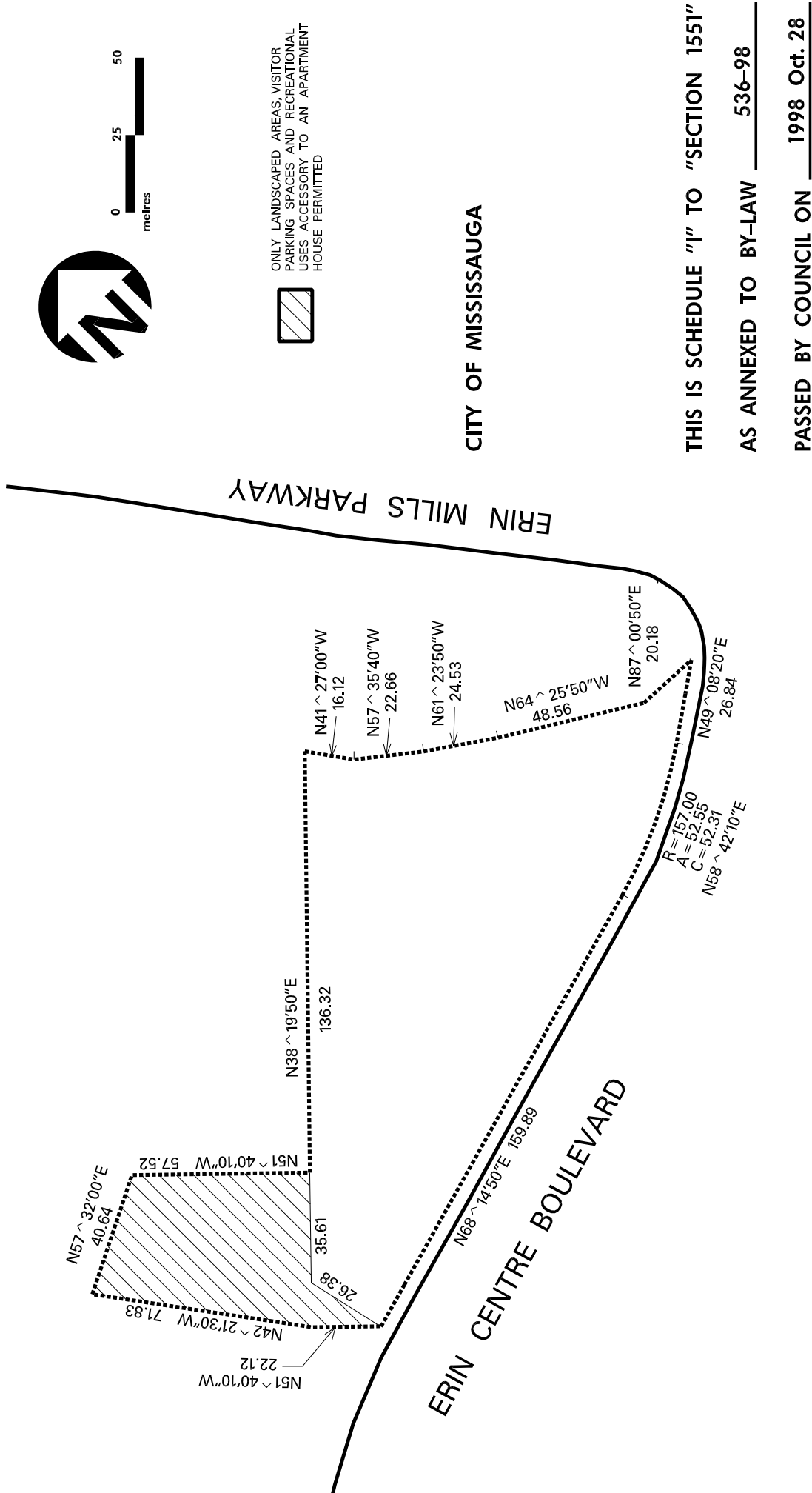
- (SPA) 1551. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1551" on Schedule "B" of this By-law shall only be used for the erection of apartment houses in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (165-87), (262-87), (539-88), (540-88), (537-88), (174-97), (175-97), (536-98), (0289-2000)
- (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;

(3) the provisions of subsection 44(12) with respect to maximum gross floor area shall not apply;

(4) notwithstanding the provisions of this section, the area which is shaded on Schedule "I" of this section shall only be used for landscaped areas, visitor parking spaces and recreational uses accessory to an apartment house. (536-98)

Schedule "I" to section 1551



- (SPA) **1552.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1552" 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: *(165-87)*
- (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;
 - (3) the provisions of subsection 44(12) with respect to maximum gross floor area shall not apply;
 - (4) the following uses may also be permitted in the building (known as the McCauley House) which lawfully exist on the day of enactment of this section (1987 March 09):
 - (a) business, professional, administrative, and government offices;
 - (b) a restaurant;
 - (c) a day nursery;
 - (d) a public library; a public museum; an art gallery; a place of religious assembly; and a private school.

- (SPA) **1553.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1553" 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: *(165-87)*
- (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;
 - (3) the provisions of subsection 44(12) with respect to maximum gross floor area shall not apply;
 - (4) no building or structure shall be located closer than 18.3 m to the street line of Glen Erin Drive;
 - (5) no building or structure shall be located closer than 15.2 m to the lot line abutting the "R3-1474" zone.

- 1554.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1554" 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: *(166-87)*
- (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 a minimum depth of 30 m;
 - (3) the interior side yard of every lot other than a corner lot shall have a minimum width of 1.8 m plus 0.61 m for each additional storey above one;
 - (4) no accessory building or structure of any kind including swimming pools, shall be located within 15 m of the rear lot line;
 - (5) the maximum coverage of all buildings and structures for every lot shall conform to the following:

Dwelling Type	Maximum Lot Coverage
One-storey detached dwelling	40% of the lot area
Two-storey detached dwelling	35% of the lot area

- 1555.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1555" 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: *(166-87)*
- (1) the front yard of every lot shall have a minimum depth of 7.5 m;
 - (2) where a rear yard of a lot adjoins a Greenbelt zone, no building or structures, including swimming pools, shall be located within 7.5 m of the rear lot line;
 - (3) the interior side yard of every lot other than a corner lot shall have a minimum width of 1.8 m plus 0.61 m for each additional storey above one;
 - (4) the maximum coverage of all buildings and structures for every lot shall conform to the following:

Dwelling Type	Maximum Lot Coverage
One-storey detached dwelling	40% of the lot area
Two-storey detached dwelling	35% of the lot area

1556. Notwithstanding their "R2" zoning, the lands delineated as "R2-1556" 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: (166-87), (262-87), (711-88), (375-89), (222-98), (436-99)

- (1) the front yard of every lot shall have a minimum depth of 7.5 m;
- (2) 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;
- (3) where a rear yard of a lot adjoins a Greenbelt zone, no building or structure, including swimming pools, shall be located within 7.5 m of the rear lot line;
- (4) the maximum coverage of all buildings and structures for every lot shall conform to the following:

Dwelling Type	Maximum Lot Coverage
One-storey detached dwelling	40% of the lot area
Two-storey detached dwelling	35% of the lot area

1557. Notwithstanding their "R2" zoning, the lands delineated as "R2-1557" 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: (166-87), (262-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	780 m²	19.5 m
Corner	840 m²	21 m

- (2) 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;
- (3) where a rear yard of a lot adjoins a Greenbelt zone, no building or structure, including swimming pools, shall be located within 7.5 m of the rear lot line;
- (4) the maximum coverage of all buildings and structures for every lot shall conform to the following:

Dwelling Type	Maximum Lot Coverage
One-storey detached dwelling	40% of the lot area
Two-storey detached dwelling	35% of the lot area

- (5) a minimum of 6 motor vehicle parking spaces shall be provided and maintained on each lot;
- (6) every dwelling unit shall provide 2 parking spaces within a private garage;
- (7) parking spaces on a driveway serving as an access to parking spaces that are within a private garage forming part of a dwelling unit and tandem parking spaces, comprising a minimum width of 2.75 m and a minimum length of 6 m, shall be considered to be included as part of the number of parking spaces required by subsection (5) of this section.

(SPA) **1558.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1558" 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: (262-87)

- (1) the provisions of subsections 83(7), (15), (16), (19), (21) and (23) of this By-law shall not apply;
- (2) the total gross leasable area of all buildings and structures shall be a minimum of 1 900 m² and a maximum of 3 300 m²;
- (3) the total gross leasable area of all food store(s) shall not exceed 1 400 m²;
- (4) the total gross floor area of all restaurant(s) and take-out restaurant(s) shall not exceed the lesser of 330 m² or a maximum of 10% of the total gross floor area of all buildings and structures;
- (5) for purposes of calculating Parking and Loading Standards, the lands shall be construed to be a Neighbourhood Centre.

1559. Notwithstanding their "O3" zoning, the lands delineated as "O3-1559" on Schedule "B" of this By-law shall only be used for transportation purposes. (262-87)

- (1) the provisions of section 114 and subsection 110(2) of this By-law shall not apply;
- (2) in addition to those uses permitted in an "M1" zone the following uses shall be permitted;
 - (a) automobile sales room or lot;
 - (b) automobile repair garage and body shop;
- (3) automotive repairs shall only be conducted within an enclosed building with no outside storage of parts or materials;
- (4)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section; *(0505-2001)*
 - (b) notwithstanding clause (4)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces including car overhangs, internal driveways, vehicle access points, walkways, ramps, stairs, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

Legend:

- BUILDABLE AREA
- PRIVATE ROAD ALLOWANCE
- LANDSCAPED AREA
- ▼ ▲ VEHICULAR ACCESS

Buildable Area 1 (Top):

- North boundary: N36°39'45"E, 201.30
- East boundary: N79°04'15"W, 22.19
- South boundary: N87°33'05"W, 21.03
- West boundary: N57°36'45"E, 73.62
- Setbacks: 1.5m min, 7m min, 1.5m min, 9m min

Buildable Area 2 (Middle):

- North boundary: N45°07'10"E, 112.61
- East boundary: N44°53'30"W, 142.87
- South boundary: N38°52'30"E, 0.48
- West boundary: N44°58'30"W, 113.10
- Setbacks: 4.5m min, 5m min, 1.5m min, 18m min, 5m min, 12m min

Buildable Area 3 (Bottom):

- North boundary: N44°52'50"W, 222.12
- East boundary: N45°18'20"E, 112.59
- South boundary: N44°52'50"W, 179.10
- West boundary: N39°01'00"E, 89.20
- Setbacks: 1.5m min, 5m min, 9m min, 12m min, 10.0m min

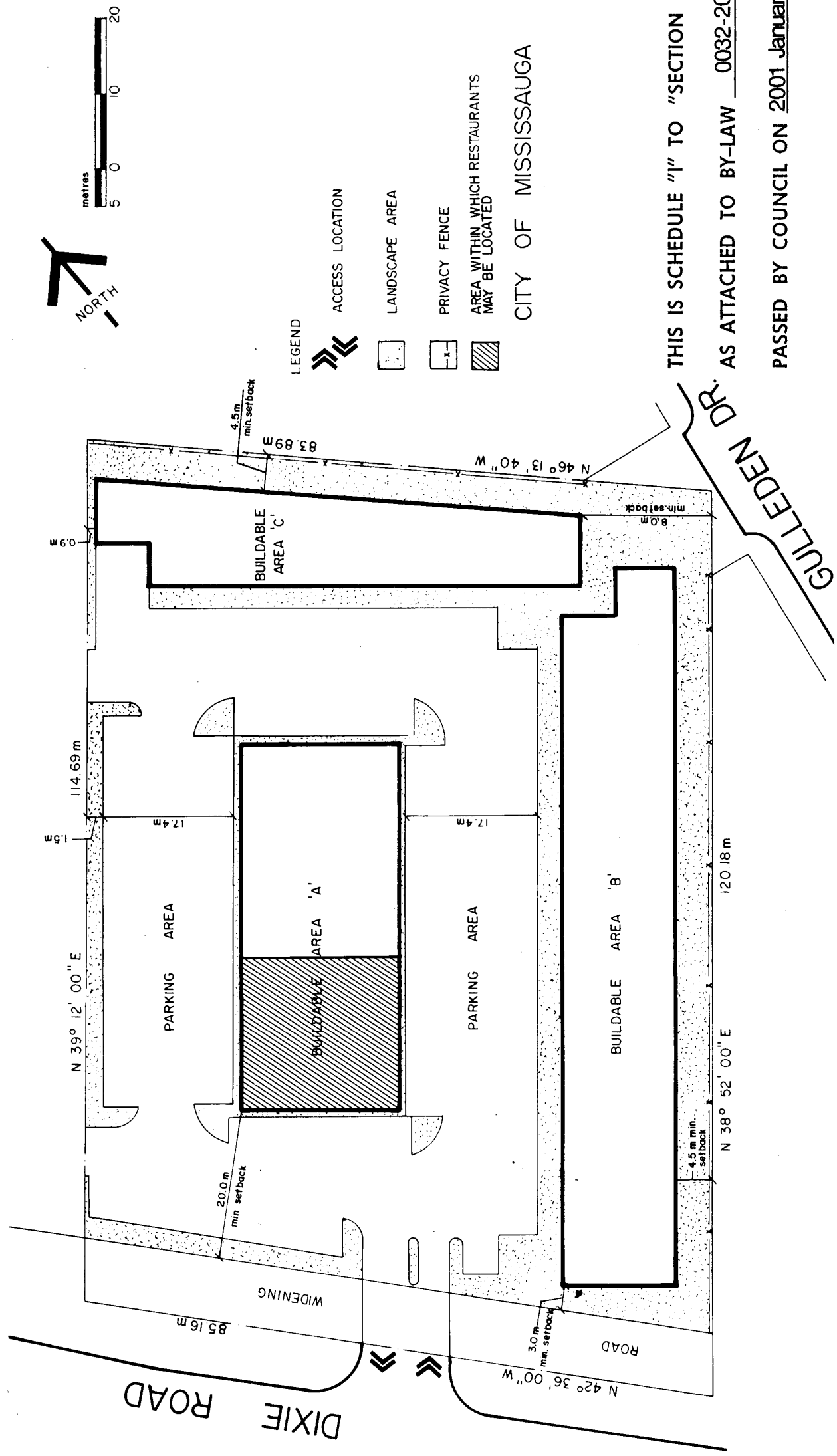
Other Features:

- Roads:** KAMATO RD, AEROWOOD DRIVE, DIXIE ROAD, AMBLER DRIVE
- Curved Road Data:**
 - Top Left: R=148.13, A=12.92, C=12.91, N22°55'50"W
 - Middle Left: R=121.92, A=52.23, C=51.83, N32°42'20"W
 - Bottom Left: R=8.00, A=13.40, C=11.89, N87°00'00"E
- Vehicle Access:** Indicated by arrows at the intersections of Kamato Rd, Aerowood Drive, and Dixie Road.



THIS IS SCHEDULE "I" TO "SECTION 1560"
AS ATTACHED TO BY-LAW 0505-2001
PASSED BY COUNCIL ON 2001 September 26

- (SPA) **1561.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1561" 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: *(216-88)*
- (1) the provisions of subsection 2(57), Schedule "A", 2. Loading Standards of section 22C, section 59A, subsections 83(7), (13), (14), (19), (23) and (30) and sections 84 and 87 of this By-law shall not apply; *(0032-2001)*
 - (2) the following uses shall also be permitted: grocery store; accessory medical uses; veterinary establishment; travel agency; film processing; optical store; postal service establishment; brew-your-own establishment; and personal service uses; *(0032-2001)*
 - (3) the total gross floor area of all buildings and structures shall not exceed 2 750 m²;
 - (4) the total gross floor area devoted to retail commercial uses shall not exceed 1 860 m²;
 - (5) for the purposes of subsection (4) of this section, art or antique shop, bakery goods shop, barber shop, beauty parlour, clothes or furniture cleaning agency or pressing establishment, laundromat, restaurant, shoe repair shop, upholstering and furniture repairing in connection with a retail store, shop in which household pets are sold at retail, grocery store, video rental shop, film processing and optical store, shall be construed to be retail commercial uses; *(0032-2001)*
 - (6) for the purposes of this section, "GROCERY STORE" means a building or structure, or part thereof, where food and convenience goods are stored and offered for sale at retail, and which may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises; *(0032-2001)*
 - (7) the total gross floor area devoted to bakery goods shop shall not exceed 232 m²; *(0032-2001)*
 - (8) for the veterinary establishment, the following provisions shall apply;
 - (a) there shall be no outdoor facilities related to the veterinary establishment and all animals shall be treated and housed within the building;
 - (b) any overnight boarding of animals shall only be for medical reasons;
 - (9) the total gross floor area devoted to restaurant use shall not exceed 185 m²;
 - (10) the total number of restaurants shall not exceed two and shall be located only in Buildable Area "A" as indicated on Schedule "I" to this section;
 - (11) for the purposes of this section, "ACCESSORY MEDICAL USES" shall only include a drug dispensary with a maximum gross leasable area of 185 m², laboratories and associated facilities for medical, diagnostic and dental purposes, and a medical supply and equipment store;
 - (12) parking spaces shall be provided and maintained on the same lot in accordance with section 22C; *(0032-2001)*
 - (13)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section; *(0032-2001)*
 - (b) notwithstanding clause (13)(a) of this section, those matters which are properly the subject of site plan approval, being the location and type of parking spaces including internal driveways, vehicular access points, walkways, garbage enclosures, fencing and landscape features and the extent of landscaped areas, shall be determined through the site development plan approval process;
 - (14) notwithstanding subsection (12) of this section, where the provisions of this section apply, 138 parking spaces shall be required; *(0032-2001)*
 - (15) the total gross floor area devoted to all grocery stores shall not exceed 590 m²; *(0032-2001)*
 - (16) the total gross floor area devoted to all medical offices shall not exceed 240 m². *(0032-2001)*



- (SPA) **1562.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1562" 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: *(505-88)*
- (1) the gross floor area of all buildings and structures shall not exceed 7 450 m²;
 - (2) one grocery store with a maximum gross floor area of 300 m² may be permitted in addition to those uses permitted in an "M1" zone;
 - (3) for the purposes of this section, "GROCERY STORE" means a shop 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) notwithstanding subsection 110(1b) of this By-law any building or structure containing two or more restaurants, convenience restaurants and/or take-out restaurants in any combination is deemed to conform to this By-law.
- (SPA) **1563.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1563" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices subject to the following: *(281-87)*
- (1) the provisions of subsection 40(5) of this By-law shall apply;
 - (2) the total gross floor area of all buildings and structures shall not exceed 584.7 m²; *(0141-2001)*
 - (3) *deleted by By-law 0141-2001;*
 - (4) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;
 - (5) notwithstanding their "R1" zoning, the minimum lot frontage shall be 30 m; *(247-94)*
 - (6) notwithstanding any provision of this By-law to the contrary, any lot in existence on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section. *(247-94)*
- 1564.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1564" 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: *(476-87)*
- (1) the gross floor area of all buildings and structures used for business, professional, administrative or government offices on each block shall not exceed 0.36 times the lot area; however, in no event shall the total gross floor area of all buildings and structures used for office purposes on all blocks exceed 32 350 m²;
 - (2) the provisions of subsections 109(a) and (b) of this By-law shall not apply;
 - (3) a dwelling unit not exceeding a maximum gross floor area of 67 m² shall be permitted for caretaking and/or security staff within enclosed buildings or structures accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
 - (4) the following uses shall be permitted:
 - (a) recreational establishments, including premises used for bowling, curling, roller and ice skating;
 - (b) a motion picture or other theatre.
- 1565.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1565" 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: *(278-87), (476-87), (80-91)*
- (1) the provisions of subsections 109(a) and (b) of this By-law shall not apply;
 - (2) a dwelling unit not exceeding a maximum gross floor area of 67 m² shall be permitted for caretaking and/or security staff within enclosed buildings or structures accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
 - (3) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices shall not be permitted, but this does not prohibit office buildings or structures which are accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments.
- 1566.** Notwithstanding their "M2" zoning, the lands delineated as "M2-1566" 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: *(476-87), (954-87)*
- (1) the provisions of subsections 109(a) and (b) of this By-law shall not apply;
 - (2) a dwelling unit not exceeding a maximum gross floor area of 67 m² shall be permitted for caretaking and/or security staff within enclosed buildings or structures accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
 - (3) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices shall not be permitted, but this does not prohibit office buildings or structures which are accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments.
- 1567.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1567" on Schedule "B" of this By-law shall only be used for business, professional, administrative and medical offices, a pharmacy, a day nursery and a dry cleaners in compliance with the following: *(713-87), (0457-2001)*
- (1) the provisions of subsections 20(i), (j) and (k) and sections 21 and 53 of this By-law shall not apply;
 - (2) for the purposes of this section, a pharmacy shall only include the sale of drugs and prosthetics and may include the sale of confectionary items, cosmetics, and toiletries; *(0457-2001)*
 - (3) for the purposes of this section, a dry cleaners shall provide no on-site processing; *(0457-2001)*
 - (4) the gross floor area of all buildings and structures shall not exceed 950 m²;

- (5) the front yard shall have a minimum depth of 2.75 m;
- (6) the interior side yard shall have a minimum width of 16 m;
- (7) the exterior side yard shall have a minimum width of 4.5 m;
- (8) the rear yard shall have a minimum depth of 20 m;
- (9) the provisions of subsections (5), (6), (7) and (8) of this section shall not prevent the erection or construction of eaves and cornices;
- (10) notwithstanding subsection 2(24) of this By-law, "PARKING SPACE" associated with car overhangs, means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building, or contiguous to a group of buildings and having a minimum width of at least 2.75 m and a minimum length of at least 5.4 m exclusive of aisles, driveways and car overhang;
- (11) 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
Offices	3.2 spaces per 100 m² GFA
Medical Offices	5.0 spaces per practitioner or 6.5 spaces per 100 m² GFA, whichever is greater
Real Estate Offices	4.5 spaces per 100 m² GFA
Pharmacy	5.4 spaces per 100 m² GFA
Dry Cleaners	5.4 spaces per 100 m² GFA
Day Nursery (0457-2001)	1.0 spaces per staff member plus 1.0 spaces per service vehicle related to the function of the school

- (12) the maximum gross floor area - non residential devoted to the day nursery shall be 400 m²; (0457-2001)
- (13) the maximum total gross floor area - non residential devoted to the pharmacy and the dry cleaners shall be 144 m²; (0457-2001)
- (14) the playground accessory to the day nursery shall be located between the existing building and the Lakeshore Road West right-of-way and shall be set back a minimum of 3.0 m; (0457-2001)
- (15) the area devoted to the playground shall be a fenced area to a maximum of 230 m². (0457-2001)

- (SPA) 1568. Notwithstanding their "R2" zoning, the lands delineated as "R2-1568" on Schedule "B" of this By-law shall only be used for the purposes of a one-family detached dwelling or for business, professional or administrative offices subject to the following: (326-87)
- (1) the one-family detached dwelling shall comply with the "R2" zone provisions contained in this By-law;

(2) business, professional or administrative offices shall comply with the "R2" zone provisions contained in this By-law with respect to setbacks, and subject to the following:

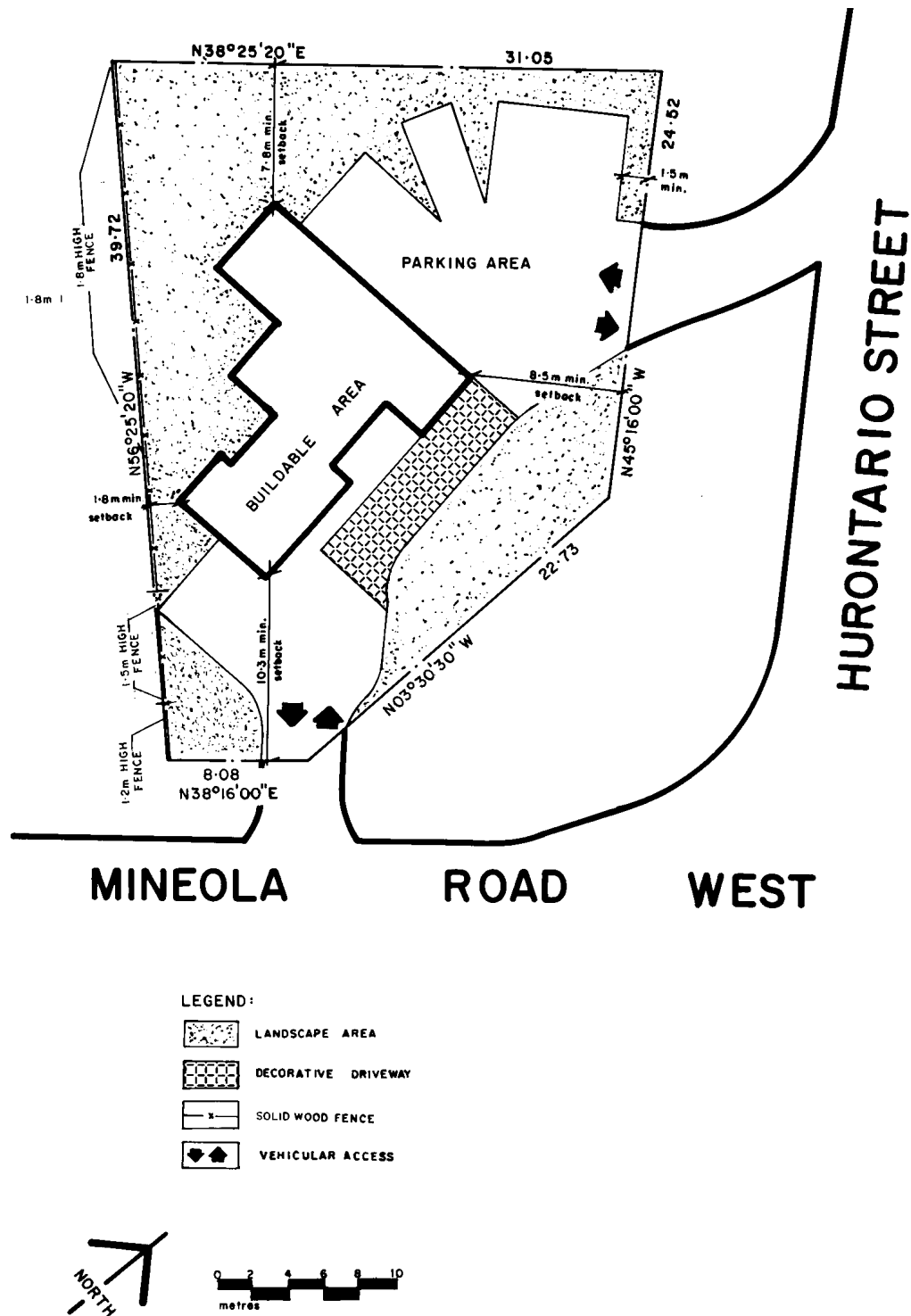
(a) the total gross floor area of all buildings and structures shall not exceed 195 m²;

(b) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;

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

(b) notwithstanding clause (3)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicular access points, walkways, fencing and landscape areas shall be determined through the site development plan approval process.

Schedule "I" to section 1568



THIS IS SECTION 1568 - SCHEDULE 'I'
TO BY- LAW 326 - 87 PASSED BY
COUNCIL ON 1987, APRIL 27

' H. McCALLION '
MAYOR

' T. L. JULIAN '
CLERK

CITY OF MISSISSAUGA

1569. Notwithstanding their "R3" zoning, the lands delineated as "R3-1569" 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: (197-87), (389-92), (40-95)

- (1) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (2) every lot other than a corner lot shall have minimum side yards of 1.2 m.

(SPA) **1570.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1570" on Schedule "B" of this By-law shall only be used for a car wash and/or gas bar subject to the following: (236-87)

- (1) the provisions of sections 96, 97 and 98 of this By-law shall not apply;
- (2) the minimum frontage shall be 95 m;
- (3) the front yard shall have a minimum depth of 8 m;
- (4) the exterior side yard shall have a minimum width of 40 m;
- (5) the interior side yard shall have a minimum width of 22 m;
- (6) the provisions of section 22C of this By-law shall apply;
- (7) notwithstanding subsection 2(24) of this By-law, "PARKING SPACE" associated with car overhangs means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with a building 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.

1571. Notwithstanding their "R4" zoning, the lands delineated as "R4-1571" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (376-87)

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m²	12 m
Corner	520 m²	16.5 m

- (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) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (9) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (10) notwithstanding subsections (3) and (7) of this section, no garage shall be located closer than 6 m to any streetline;
- (11) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

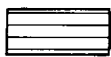
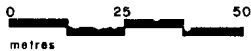
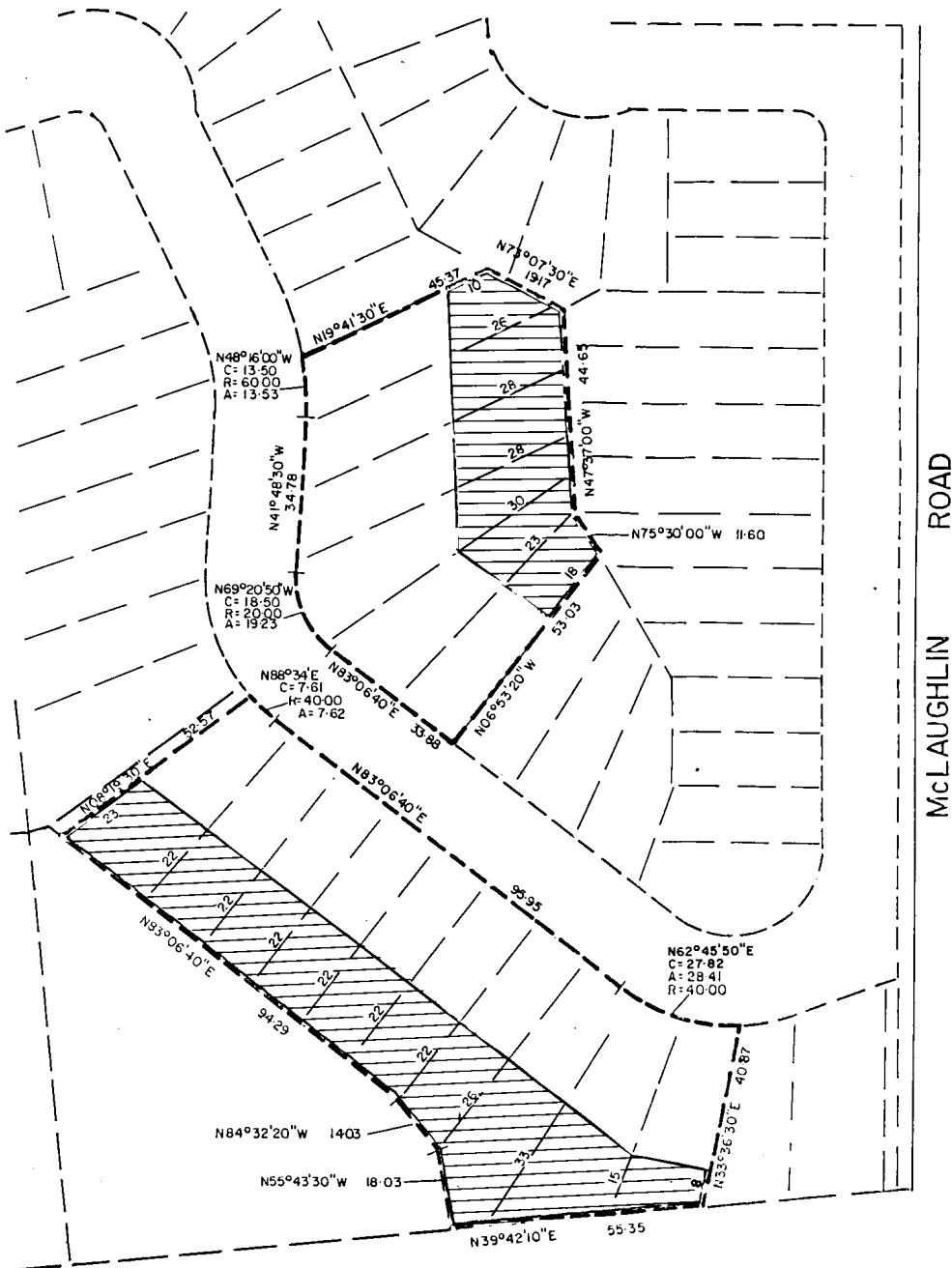
1572. Notwithstanding their "R4" zoning, the lands delineated as "R4-1572" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (280-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	13.5 m

- (2) every side yard shall have a minimum width of 1.2 m;
- (3) notwithstanding anything in this By-law, the areas which are identified on Schedule "I" of this section 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;
- (4) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

Schedule "I" to section 1572



Tree Preservation Area

THIS IS SECTION 1572
SCHEDULE 'I' TO
BY-LAW 280-87 PASSED BY
COUNCIL ON 1987, APRIL 27

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

CITY OF MISSISSAUGA

1573. Notwithstanding their "R4" zoning, the lands delineated as "R4-1573" 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: (280-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m ²	13.5 m
Corner	480 m ²	14 m

- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) notwithstanding subsection (5) above, no garage shall be located closer than 6 m to any street line;
- (7) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area;
- (8) every dwelling shall have a private garage comprising a minimum area of 16.5 m².

(H) 1574. Notwithstanding their "R4" zoning, the lands delineated as "R4-1574" 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: (280-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	390 m ²	12 m
Corner	535 m ²	15.5 m

- (2) the front yard of every lot shall have a minimum depth of 4.5 m;
- (3) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (4) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (3) of this section;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) notwithstanding subsections (2) and (6) of this section, no garage shall be located closer than 6 m to any street line;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (9) the maximum coverage of all buildings and structures 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-R4-1574", designated for school purposes, by further amendment to Map 37W, contained in Schedule "B" attached to By-law Number 5500, as amended.

(SPA) 1575. Notwithstanding their "DC" zoning, the lands delineated as "DC-1575" 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: (280-87)

- (1) the provisions of subsection 2(57), sections 21, 52 and 53, subsections 83(7), (9), (15), (19), (21), (23), (24), (26), (27), (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 grocery store shall be permitted;
- (3) for the purposes of this section, "GROCERY STORE" means a building or structure, or part thereof, with a gross leasable area of less than 300 m², where a wide range of food and household 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 gross leasable area of all buildings and structures shall not exceed 1 270 m²; (318-90)
- (5) the minimum frontage shall be 70 m;
- (6) the front yard shall have a minimum depth of 1.5 m;
- (7) the rear yard shall have a minimum depth of 4.5 m;
- (8) any side yard abutting a residential zone shall have a minimum width of 4.5 m;
- (9) every side yard other than a side yard abutting a residential zone shall have a minimum width of 1.5 m.

1576. Notwithstanding their "G" zoning, the lands delineated as "G-1576" on Schedule "B" of this By-law shall only be used for the construction of a noise berm and/or fence for noise attenuation purposes. (280-87), (776-87), (385-89), (530-89), (660-89), (697-89), (113-95), (286-96), (287-96), (493-96), (464-97), (278-98), (0411-2000)

(H) 1577. Notwithstanding their "R4" zoning, the lands delineated as "R4-1577" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (327-87), (328-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	390 m ²	12 m
Corner	570 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-R4-1577", designated for school purposes, by further amendment to Map 36W, contained in Schedule "B" attached to By-law Number 5500, as amended.

1578. Notwithstanding their "R5" zoning, the lands delineated as "R5-1578" 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: (328-87)

- (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	480 m ²	14 m

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

1579. Deleted by By-law 404-90. (328-87)

(SPA) 1580. Notwithstanding their "DC" zoning, the lands delineated as "DC-1580" 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: (328-87)

- (1) the provisions of section 21, section 53, section 68, subsections 83(15), (19), (21), (23) and sections 84 and 87 of this By-law shall not apply;
- (2) the total gross leasable area of all buildings and structures shall not exceed 9 300 m²;
- (3) for the purposes of this section, a food store shall have a maximum total gross leasable area of 3 250 m²;
- (4) no building or structure shall be constructed closer than 4.5 m to any lot line;
- (5) for the purposes of calculating parking standards, the lands shall be construed to be a Neighbourhood Centre;
- (6) in addition to the uses permitted under section 83 of this By-law, the following uses shall be permitted:
- (a) automobile service station or gas bar;
- (b) convenience restaurant;
- (c) shop for the sale of crafts, including pottery and textiles, made by hand on the premises with a maximum gross floor area of 200 m²;
- (d) service or repair shop for personal or consumer goods;
- (e) seasonal fruit, vegetable, flower, or garden supply sales and display with a maximum area of 100 m² conducted outside a building provided such use is in conjunction with and adjacent to a food store;
- (f) theatre.

- (SPA)

1582.

The lands delineated as "RM7D5-1582" on Schedule "B" of this By-law shall only be used for apartment houses in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(412-87), (0521-1999)*
- (1)

the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (15), (16), and (21) and clauses 44(13)(ia) and 44(17)(d) and (e) of this By-law shall not apply;
- (2)

the maximum gross floor area - apartment house of all buildings and structures within Buildable Areas "A", "B", "C" and "D" as identified on Schedule "I" of this section shall be in accordance with the following:

BUILDABLE AREA	MAXIMUM GROSS FLOOR AREA - APARTMENT HOUSE
A (1.31 ha)	37 990 m ²
B (1.65 ha)	47 850 m ²
C (1.65 ha)	29 700 m ²
D (1.13 ha)	20 340 m ²

- (3)

notwithstanding Schedule "I" of this section, a below grade structure or facility may project beyond the buildable area;
- (4)

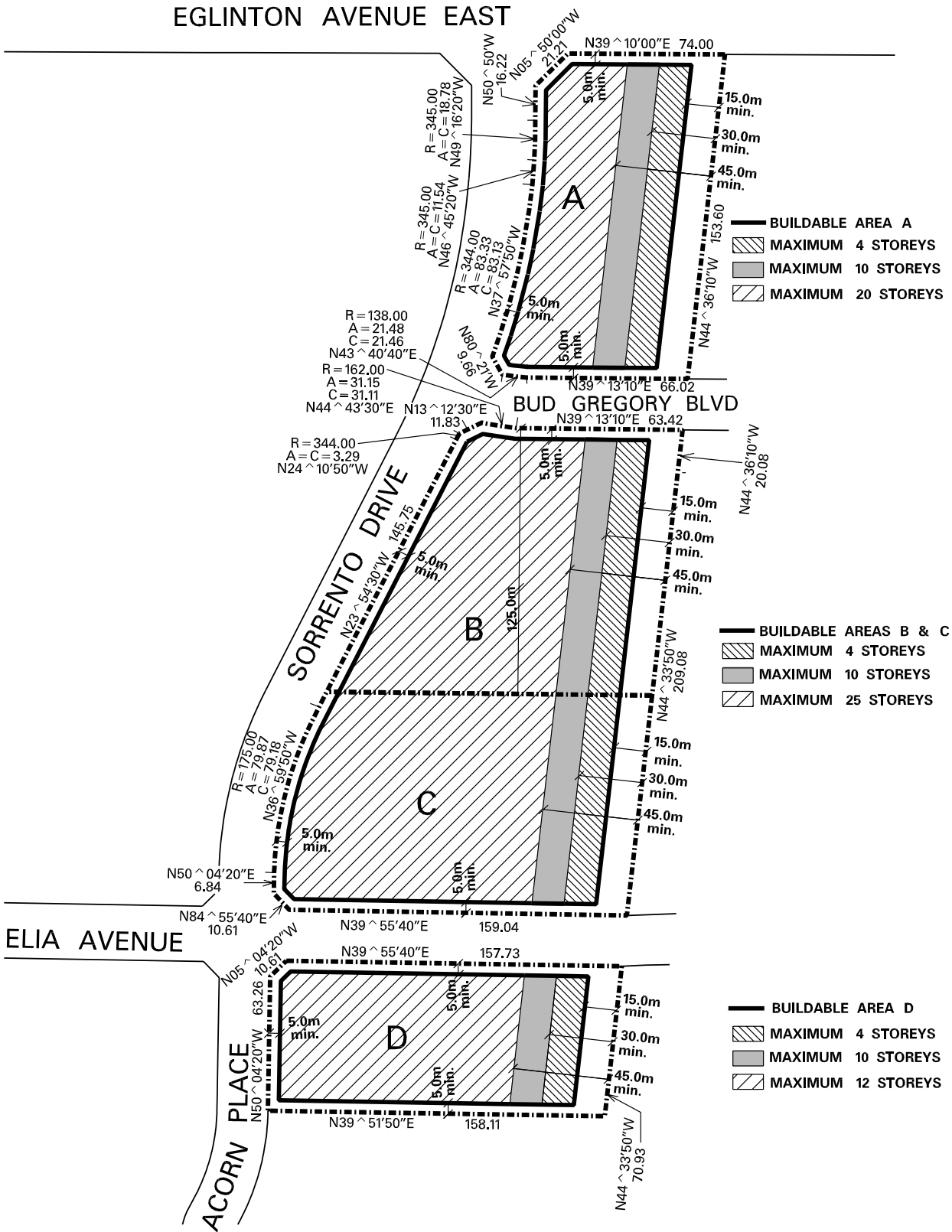
notwithstanding subsection (3) of this section, the minimum setback from a below grade structure or facility to all lands zoned "RM5-2466" and "RM5-2467" shall be 5.0 m;
- (5)

(a)

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

(b)

notwithstanding clause (5)(a) of this section, those matters which would otherwise be the subject of site plan approval, such as, the design of the fence or other screening, wing walls, patios, stairs, parking structures, location of internal driveways, ramps, access, service areas, recreational areas, garbage enclosures, transformers, parking, amenity areas, landscape features and the extent of landscaped areas, shall be determined through the site development plan approval process.



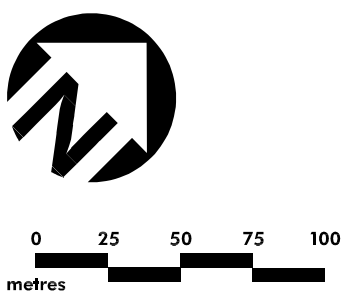
THIS IS SCHEDULE "I" TO "SECTION 1582"

AS ATTACHED TO ATTACHMENT "2" OF O.M.B.

ORDER No. 0086

DATED 2002 January 17

ATTACHED TO BY-LAW 0521-1999



- (SPA) **1583.** Notwithstanding their "RCL1D5" zoning, the lands delineated as "RCL1D5-1583" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, with accessory retail commercial uses and apartment house purposes or any combination of the above uses subject to compliance with the following: *(412-87), (0521-1999)*
- (1) the provisions of section 21 and section 108, subsections 44(4), (5), (6), (7), (10), (11), (15), (16) and (21) and clauses 44(13)(ia) and 44(17)(d) and (e) of this By-law shall not apply;
 - (2) subject to subsection (4) of this section, the total gross floor area of all buildings and structures or parts thereof which are used for business, professional or administrative offices and accessory retail commercial uses shall not exceed 13 000 m²;
 - (3) subject to subsection (4) of this section, the maximum number of dwelling units shall not exceed 639;
 - (4) for mixed office - apartment development, the uses are interchangeable provided the maximum density permitted shall be calculated on the basis that each dwelling unit shall be deemed to occupy 20.34 m² of the total gross floor area for all buildings and structures or parts thereof which are used for business, professional, or administrative offices and accessory retail commercial uses; but in no event shall the maximum gross floor area of all office buildings or structures exceed 0.5 times the lot area and in no event shall the maximum number of apartment units per lot exceed the rate of 247 units per ha;
 - (5) the total gross floor area of all accessory retail commercial uses shall not exceed 1 300 m²;
 - (6) for the purposes of this section, accessory retail commercial uses shall only include art shop, bank, barber's shop, restaurant, hairdressing and beauty salon, dry cleaners, flower shop, dressmaking or tailoring establishment, shop for the sale of photographic and office supplies, printing and copying establishment, blueprinting establishment, travel agency, provided that any such use is contained within a building or structure used for office purposes and the gross floor area devoted to all accessory retail commercial uses shall be limited to 10% of the total gross floor area of any office building or structure used for office purposes;
 - (7) no part of any building or structure shall be constructed closer than 5 m to any lot line;
 - (8) no building or structure shall exceed 25 storeys in height above finished grade;
 - (9) for the purposes of this section, "GROSS FLOOR AREA" pertaining to an apartment house 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) **1584.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1584" on Schedule "B" of this By-law, in addition to the uses permitted in a "DC" zone, may be used for business, professional, or administrative offices subject to the following: (412-87)

- (1) the maximum gross leasable area of all buildings or structures or parts thereof used for purposes other than business, professional, or administrative offices shall be 23 225 m²;
- (2) the maximum gross leasable area of any one food store or food supermarket shall be 5 575 m²;
- (3) the provisions of sections 21, 68, 84 and 87 and subsection 83(19) of this By-law shall not apply;
- (4) in addition to the uses permitted under section 83 of this By-law, the following uses shall also be permitted:
 - (a) automobile service station;
 - (b) car wash;
 - (c) garden centre;
 - (d) automobile repair garage in which no automobile body repairs are performed;
 - (e) convenience restaurant;
- (5) the total gross floor area of all business, professional or administrative offices shall not exceed a maximum of 23 225 m²;
- (6) (a) for the purposes of this section:
 - (i) "MIXED USE DEVELOPMENT" means a combination of any two or more of the uses indicated in the Schedule referred to in clause (6)(c) of this section;
 - (ii) "PARKING SPACE" means a rectangular area for the temporary parking or storage of a motor vehicle on the same lot with retail commercial uses, restaurants and office buildings, and having a minimum width of at least 2.6 m and a minimum length of at least 5.2 m, exclusive of aisles and driveways;
 - (iii) "AISLE" means an internal roadway immediately adjacent to each parking and loading space to provide vehicular ingress and egress at all times and having a width of at least 6.7 m;
- (b) 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
Restaurants (includes Restaurants, Convenience Restaurants and Take-out Restaurants)	16.5 spaces per 100 m ² GFA (Restaurant)

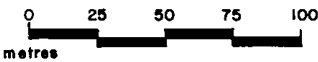
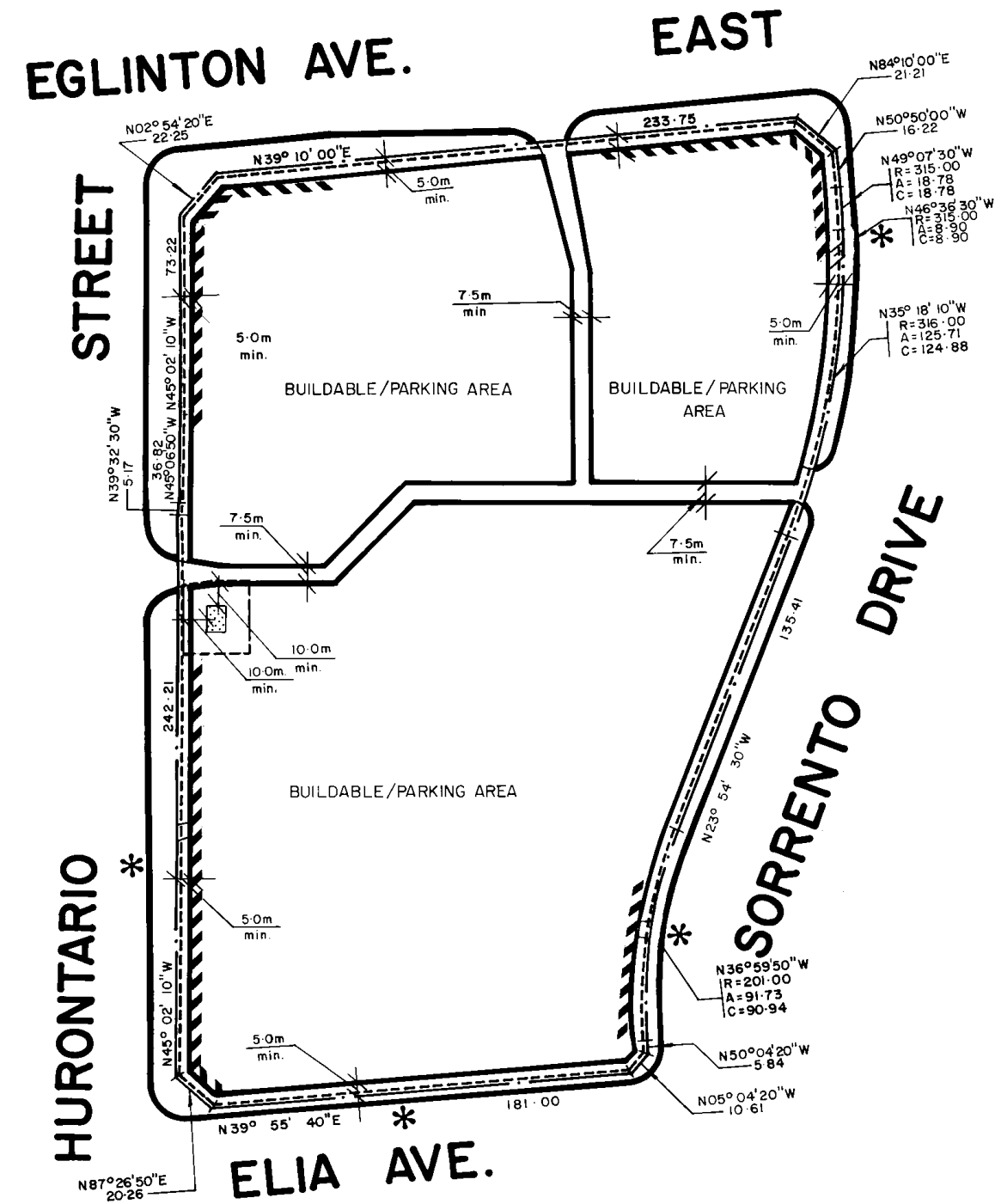
- (c) in addition to the provision of clause (6)(b) of this section, where the use is a mixed use development, the parking may be calculated by using the following Schedule:

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

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	10	10	10	10
Retail	80	85	100	40
Restaurant	20	100	50	100
Food Supermarket	80	85	100	40
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 in accordance with the parking standards provided in clause (6)(b) hereof. 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. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development and shall be applied to reduce the requirements made under clause (6)(b) of this section.

- (7) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; (258-89)
- (b) notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces including car overhangs, internal driveways, vehicle access points, walkways, ramps, stairs, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.



- BUILDABLE / PARKING AREA
- HERITAGE HOUSE
- LIMIT OF UNDERGROUND PARKING STRUCTURE
1.0m MINIMUM SETBACK FROM PROPERTY LINE
10.0m MINIMUM SETBACK FROM HERITAGE HOUSE
- POSSIBLE ENTRANCE
- MINIMUM 6m LANDSCAPE AREA

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '1584'
AS ANNEXED TO BY-LAW 258-89
PASSED BY COUNCIL ON APRIL 10, 1989
H. McCALLION
MAYOR
T. L. JULIAN
CLERK

1585. Notwithstanding their "R5" zoning, the lands delineated as "R5-1585" 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: *(280-87)*

- (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.

(SPA) **1586.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1586" 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: *(186-88)*

- (1) the rear yard shall have a minimum depth of 1.3 m;
(2) the Loading Standards of Schedule "A" to section 22C of this By-law shall not apply.

(SPA) **1587.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1587" 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 excepting however that: *(929-87)*

- (1) every lot shall have a minimum lot frontage of 30 m;
(2) every lot shall have a minimum lot area of 3 500 m²;
(3) all lots, buildings, and structures which lawfully exist on the day immediately prior to the day that this section is enacted (1989 April 19) are deemed to comply with the provisions of this section.

(SPA) **1588.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1588" on Schedule "B" of this By-law shall only be used in compliance with the following: *(363-87), (0085-2006)*

- (1) the following uses shall be permitted:
- (a) automobile service station;
 - (b) gas bar;
 - (c) car wash;
 - (d) convenience retail and service kiosk accessory to a automobile service station, a gas bar or a car wash;
- (2) for the purpose of this section, "CONVENIENCE RETAIL AND SERVICE KIOSK" means a building or structure or part thereof accessory to an automobile service station, a gas bar or a car wash, with a maximum gross leasable area of 340 m², and where convenience goods may be stored or offered for sale, and may include as accessory thereto a take-out restaurant to a maximum gross leasable floor area of 70 m²;
- (3) a maximum of one (1) convenience retail and service kiosk shall be permitted;
- (4) the lot frontage for a car wash use shall conform to the following requirements:

Minimum Lot Frontage	
Corner Lot	Interior Lot
70.0 m	60.0 m

- (5) the yards shall conform to the following requirements:

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
16.0 m	5.0 m	7.5 m	10.5 m

- (6) notwithstanding subsection (5) of this section, one (1) or more fuel pumps may be erected in the front yard, provided that no fuel pump on the lot shall be closer than 6 m to the front lot line;
- (7) the lot line abutting the Britannia Road East right-of-way shall be deemed to be the front lot line.

1589. Notwithstanding their "R3" zoning, the lands delineated as "R3-1589" 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: (377-87)

- (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 6 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (7) notwithstanding subsection (5) of this section, no garage shall be located closer than 6 m to any street line;
- (8) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

1590. Notwithstanding their "R5" zoning, the lands delineated as "R5-1590" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions contained in this By-law, except that: (377-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	365 m ²	10.5 m
Corner	500 m ²	15.0 m

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

1591. Notwithstanding their "R5" zoning, the lands delineated as "R5-1591" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions contained in this By-law, except that: (377-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	320 m ²	9.75 m
Corner	475 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) **1592.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1592" 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: (377-87)

- (1) the provisions of subsections 83(13), (15), (16), (19), (21), (22) and (24) of this By-law shall not apply;
- (2) a hydro substation shall be permitted;
- (3) no hardware store, no beer or wine outlet will be permitted;
- (4) the gross leasable area of all buildings and structures for uses permitted by section 83 of this By-law shall not exceed 930 m².

(SPA) **1593.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1593" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (339-87), (237-88), (190-91)

- (1) the provisions of section 21, clauses 108(3)(c) and (d), subsection 108(4) and clause 108(5)(c) of this By-law shall not apply;
- (2) the provisions of section 109 of this By-law shall apply, save and except subsections 109(b), (h), (j) and (k);
- (3) the maximum gross floor area of all buildings and structures on each lot devoted to business, professional and administrative offices shall not exceed 0.6 times the lot area;
- (4) the following uses shall also be permitted: manufacturing or industrial undertakings that are conducted within an enclosed building or structure; storage warehouse; research establishment; courier or messenger service, provided any such service is limited to the outdoor storage of a maximum of ten (10) delivery vehicles; public hall; and banquet hall; (0088-2001)
- (5) the maximum gross leasable area devoted to a drug store or dispensary within any building or structure shall not exceed 250 m²;
- (6) a maximum of 20% of the gross floor area - non residential of any building or structure principally used for business, professional or administrative offices, may be used for Miscellaneous Uses; (0088-2001)

- (7) for the purpose of this section, "Miscellaneous Uses" shall only include the following: restaurant; convenience restaurant; take-out restaurant; hairdressing and beauty salon; barber shop; dry cleaning establishment; drug store; dispensary; shoe repair shop; printing and copying establishment; art or antique shop; shop for the sale of photographic or office supplies; dressmaking or tailoring establishment; news stand; cigar and smoke shop, florist shop, optical shop, travel agency, audio-visual or computer shop; convenience store; communications store; card store; sale/leasing of business equipment and office supplies; key cutting and engraving; phone sales, service and installation; and mailbox rental; (457-97), (0088-2001)
- (8) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply: (0088-2001)

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Courier or Messenger Service	5.4 spaces per 100 m ² GFA plus 1.0 spaces per delivery vehicle

- (9) no restaurant, convenience restaurant or take-out restaurant shall be located closer than 60 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone; (0088-2001)
- (10) an outdoor patio accessory to a restaurant shall be permitted. (0088-2001)

(SPA) 1594. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1594" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (339-87), (0088-2001)

- (1) the provisions of section 21, clauses 108(3)(c) and (d), subsection 108(4) and clause 108(5)(c) of this By-law shall not apply;
- (2) the uses permitted under section 109 of this By-law shall apply, in accordance with the provisions contained therein, save and except subsections 109(b), (h), (j) and (k); and notwithstanding the provisions of subsection 109(c), the maximum gross floor area of all buildings and structures on each lot devoted to business, professional and administrative offices shall not exceed 1.0 times the lot area; (237-88)
- (3) the following uses shall also be permitted: manufacturing or industrial undertakings that are conducted within an enclosed building or structure; storage warehouse; research establishment; courier or messenger service, provided any such service is limited to the outdoor storage of a maximum of ten (10) delivery vehicles; public hall; and banquet hall; (0088-2001)
- (4) the maximum gross leasable area devoted to a drug store or dispensary within any building or structure shall not exceed 250 m²;
- (5) for the purposes of this section, "CONVENIENCE STORE" means a shop with a maximum gross leasable area of 300 m² where food and convenience goods are stored and offered for sale at retail and which may include the sale of food prepared on the premises, without seating for the consumption of food on the premises;
- (6) a maximum of 20% of the gross floor area - non residential of any building or structure principally used for business, professional or administrative offices, may be used for Miscellaneous Uses; (237-88), (0088-2001)
- (7) for the purpose of this section, "Miscellaneous Uses" shall only include the following: restaurant; convenience restaurant; take-out restaurant; hairdressing and beauty salon; barber shop; dry cleaning establishment; drug store; dispensary; shoe repair shop; printing and copying establishment; art or antique shop; shop for the sale of photographic or office supplies; dressmaking or tailoring establishment; news stand; cigar and smoke shop, florist shop, optical shop, travel agency, audio-visual or computer shop; convenience store; communications store; card store; sale/leasing of business equipment and office supplies; key cutting and engraving; phone sales, service and installation; and mailbox rental; (457-97), (0088-2001)
- (8) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply: (237-88), (0088-2001)

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Courier or Messenger Service	5.4 spaces per 100 m ² GFA plus 1.0 spaces per delivery vehicle

- (9) no restaurant, convenience restaurant or take-out restaurant shall be located closer than 60 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone; (0088-2001)
- (10) an outdoor patio accessory to a restaurant shall be permitted. (0088-2001)

(SPA) 1595. Notwithstanding their "M1" zoning, the lands delineated as "M1-1595" 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: (339-87), (725-87), (507-88), (293-95)

- (1) the provisions of subsections 109(b), (j) and (k) of this By-law shall not apply;
- (2) notwithstanding subsections 110(2) and (3) of this By-law, no outdoor storage shall be permitted on any block abutting McLaughlin Road;
- (3) notwithstanding subsection 109(c) of this By-law, the maximum gross floor area of all buildings and structures devoted to business, professional and administrative offices on each lot shall not exceed 0.5 times the lot area;
- (4) notwithstanding subsections 114(a), (b), (f), (g), and (i) of this By-law, no building or structure of any kind shall be located closer than 30 m to McLaughlin Road, except that this set back may be reduced to 20 m between Matheson Boulevard West and Britannia Road West. (251-89)

- (SPA)1596. Notwithstanding their "MC" zoning, the lands delineated as "MC-1596" on Schedule "B" of this By-law shall only be used for industrial and commercial purposes in compliance with the "MC" zone provisions contained in this By-law and subject to the following: (265-90)
- (1)

the provisions of subsection 109(d), (e), (f), (g), (i), (l), and (m) of this By-law shall apply;
- (2)

the provisions of section 114 of this By-law shall apply in respect to lands, buildings and structures used for any purposes permitted by this section;
- (3)

the following uses may be permitted in addition to those allowed under subsection (1) of this section and under subsection 113(1) of this By-law:

(a)

shops for the repair or manufacture of small goods and wares;

(b)

printing establishment;

(c)

cleaning depot or plant for clothing;

(d)

bowling alley, curling and/or ice skating rink;

(e)

taxi or courier dispatching centre;

(f)

vehicle leasing and/or rental outlet;

(g)

carpet and/or floor covering cleaning service;

(h)

establishment for the sale of stationary and office supplies and furnishings;

(i)

veterinary clinic;

(j)

outdoor storage associated with retail warehouses, the total area of which shall not exceed 6 700 m²;

(k)

business, professional, administrative and government offices;
- (4)

the total gross floor area - non residential of all buildings and structures shall not exceed 5 920 m²;
- (5)

the total gross floor area - non residential of all buildings, structures or parts thereof, used for business, professional, administrative and government offices shall not exceed 0.5 times the lot area;
- (6)

motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except that where the Land Use is shown in Column 1, the Minimum Required Parking Standard shown in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Retail-Warehouse	1.6 spaces per 100 m² GLA
Garden Centre	3.2 spaces per 100 m² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m² GLA used for warehousing and/or wholesaling
Individual/Manufacturing Establishment	1.6 spaces per 100 m² GLA
Individual Warehousing Establishment	1.1 spaces per 100 m² GLA
General Retail-Warehouse	3.2 spaces per 100 m² GLA used for retail sales and display of products and/or offices; and, 1.1 spaces per 100 m² GLA used for warehousing; and, 1.6 spaces per 100 m² GLA used for manufacturing
Shops for the Repair or Manufacture of Small Goods and Wares	1.6 spaces per 100 m² GLA
Printing Establishment	1.6 spaces per 100 m² GLA
Establishment for the Sale of Stationary, Office Supplies and Furnishings	5.4 spaces per 100 m² GFA
Bowling Alley, Curling and/or Ice Skating Rink	1.0 spaces per 3 seats
Commercial School	6.0 spaces per 100 m² GFA
Taxi or Courier Dispatching Centre	1.6 spaces per 100 m² GLA
Medical Office	6.5 spaces per 100 m² GFA
Vehicle Leasing and/or Rental Outlet	1.6 spaces per 100 m² GLA; and 1.0 spaces per vehicle for lease or rent stored either within a building or structure or outdoors, tandem parking permitted
Carpet and/or Floor Covering Cleaning Service	1.6 spaces per 100 m² GLA
Cleaning Depot or Plant for Clothing	1.6 spaces per 100 m² GLA

- (7) notwithstanding subsection 22C(9) of this By-law, parking may 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
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
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; but in no event shall the total required figure exceed 122 parking spaces.

- (8) for the purposes of subsection (7) 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, printing establishments, taxi or courier dispatching office, carpet and/or floor covering cleaning service, business, professional, administrative or government offices, veterinary clinic, and day nursery shall be construed to be industrial or office uses;
- (9) for the purposes of subsection (7) of this section, retail-warehouse, general retail-warehouse, garden centre, cleaning depot or plant for clothing, establishment for the sale of stationary and office supplies and furnishings, fitness club, racquet club, gymnasium, bowling alley, curling and/or ice skating rink, vehicle leasing and/or rental outlet and commercial school, shall be construed to be commercial uses.

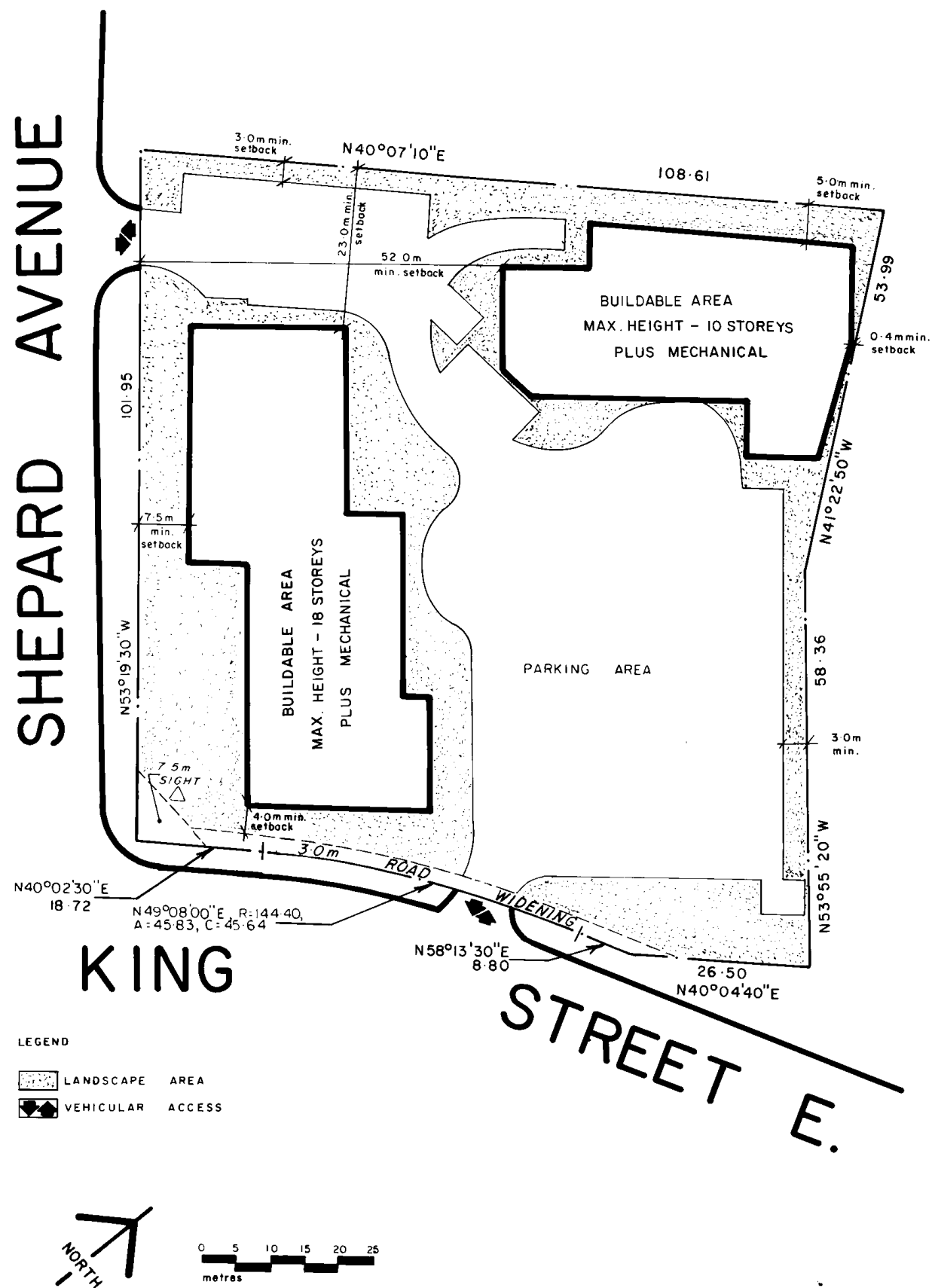
- (SPA) 1597. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1597" on Schedule "B" of this By-law shall only be used for the erection of apartment houses in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (681-87)
- (1) the provisions of section 21 and subsections 44(4), (5), (6), (7), (10), (11) and (21) of this By-law shall not apply;
- (2) notwithstanding subsection 44(12) of this By-law, the maximum gross floor area of all buildings and structures shall not exceed 32 000 m²;
- (3) notwithstanding subsection 44(12) of this By-law, the "minimum open space" shall not be less than 66% of the lot area;
- (4) the total number of dwelling units constructed shall not exceed 256;
- (5) 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, common storage lockers, common laundry facilities, enclosed balconies and common facilities such as recreational uses that are not contained within an individual dwelling unit.

(SPA) **1598.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1598" on Schedule "B" of this By-law shall only be used for apartment house and retirement home purposes, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (687-87), (610-88)

- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (15), (16) and (21), and clauses 44(17)(a), (b), (d), (i) and (j), of this By-law shall not apply;
- (2) the number of dwelling units contained in an apartment house shall not exceed 209;
- (3) the number of retirement dwelling units contained in a retirement home shall not exceed 110;
- (4) the total gross floor area of all buildings and structures devoted to apartment house use shall not exceed 22 000 m²;
- (5) the total gross floor area of all buildings and structures devoted to retirement home use shall not exceed 8 720 m²;
- (6) motor vehicle parking facilities shall be provided on the same lot in accordance with the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
	Resident	Visitor	Total
Apartment House			
One-Bedroom Unit	1.25	0.25	1.50
Two-Bedroom Unit	1.50	0.25	1.75
Retirement Home	0.25 spaces per dwelling unit for visitors; and 0.11 spaces per dwelling unit for staff		

- (7) for the purposes of this section, "RETIREMENT HOME" means a building in which the proprietor supplies for hire or gain lodging and meals for persons over 60 years of age, and in addition, provides nursing, medical or similar care and treatment, if required, and includes a convalescent home, but does not include any other establishments otherwise defined or classified in this By-law;
- (8) for the purposes of this section, "RETIREMENT DWELLING UNIT" means one or more habitable rooms designed and intended for use by not more than 2 persons and in which separate sanitary facilities are provided for the exclusive use of not more than 2 persons, and which may contain limited culinary facilities but not a room set aside as a kitchen;
- (9) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking space including car overhangs, internal driveways, vehicular access points, walkways, ramps, garbage enclosures, fencing and landscaping areas shall be determined through the site development plan approval process.



THIS IS SEC.1598-SCHEDULE'I'
BY-LAW 687 - 87 PASSED BY
COUNCIL ON 1987, AUGUST 19

'H. McCALLION'
MAYOR

'T. L. JULIAN'
CLERK

CITY OF MISSISSAUGA

1599. Deleted by By-law 0005-2001. (459-87), (658-87)