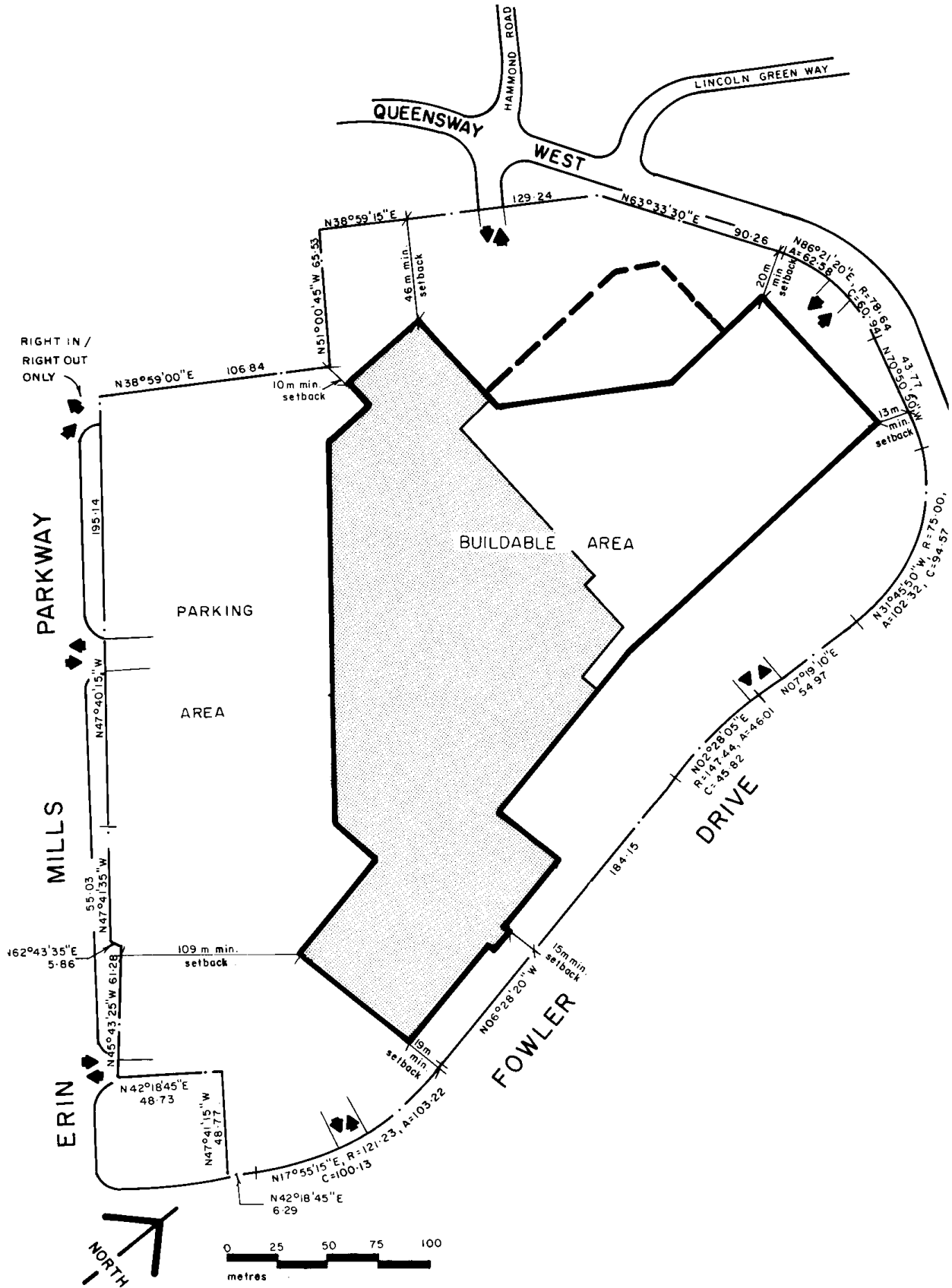





1600. Deleted by By-law 0005-2001. (459-87), (658-87), (235-95)

- (SPA) **1601.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1601" 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: (478-87), (107-88), (177-88), (269-88), (271-88), (371-88), (459-88), (547-88), (657-88), (755-88), (387-89), (388-89), (377-89), (451-90), (572-91), (600-91), (645-97), (0530-2000), (0067-2001), (0082-2005)
- (1) notwithstanding subsection 109(c) of this By-law, the total gross floor area - non residential of all buildings, structures or parts thereof, used for business, professional and administrative offices on each lot shall not exceed 0.5 times the lot area. (107-88)
- (SPA) **1602.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1602" 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: (409-87)
- (1) in addition to the uses permitted under section 83 of this By-law, the installation of automobile accessories shall be permitted subject to the following:
- (a) the installation of automobile accessories shall be accessory to and limited to one retail commercial facility and include only items merchandised in the retail commercial facility;
- (b) the installation of such items may include minor maintenance operations including tune-ups, oil changes and greasing but shall not include major repairs, body work or the sale of gasoline;
- (c) the maximum gross floor area devoted to automobile accessory installation shall be 296 m²;
- (2) the provisions of sections 21 and 84 of this By-law shall not apply;
- (3) 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;
- (4) 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 6.7 m;
- (5) the total gross leasable area of all buildings and structures shall not exceed 37 160 m² if a department store is not included; however, if a department store is included, the total gross leasable area of all buildings and structures may be increased to a maximum of 46 500 m²;
- (6) notwithstanding subsection 2(68) of this By-law, "DEPARTMENT STORE" means a major retail facility with minimum gross leasable area of 11 000 m², offering for sale a wide range of merchandise and personal and professional service uses;
- (7) motor vehicle parking facilities shall be provided and maintained on the same lot at a rate of 4.8 spaces per 100 m² GLA;
- (8) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking space, parking structure, internal driveways, vehicular access points, walkways, ramps, garbage enclosures, fencing and landscaping features, and the extent of landscaped areas shall be determined through the site development plan approval process.



- LEGEND:
-  EXISTING BUILDING
 -  VEHICULAR ACCESS
 -  LIMIT OF PARKING STRUCTURE

CITY OF MISSISSAUGA

THIS IS SECTION 1602-SCHEDULE 'I'
 TO BY-LAW 409-87 PASSED BY
 COUNCIL ON 1987, MAY 25

' H. MCCALLION '
 MAYOR

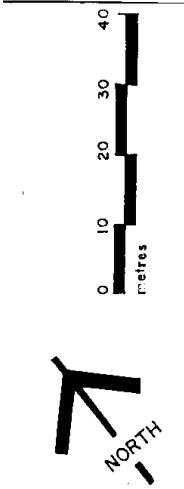
' T. L. JULIAN '
 CLERK

- (SPA) **1603.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1603" 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: (816-87)
- (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 465 m²;
 - (b) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;
 - (c) notwithstanding clause (2)(b) above, a maximum of 2 tandem parking spaces may be provided on the lot;
 - (3) notwithstanding their "R2" zoning, the minimum lot frontage shall be 30 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)

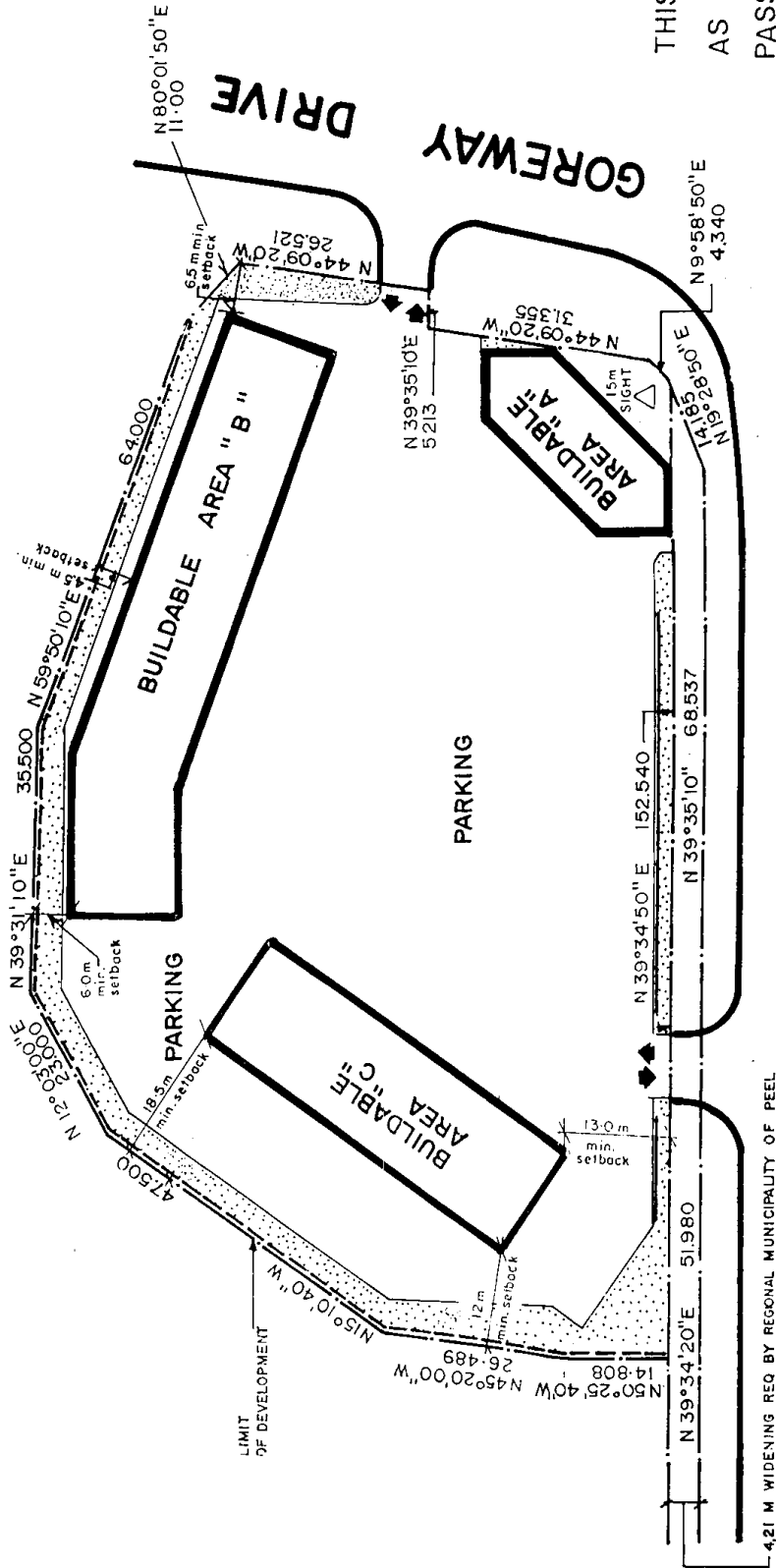
- (SPA) **1604.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1604" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: (544-87), (172-92)
- (1) the provisions of subsection 2(57), section 21, subsections 83(1), (7), (13), (14), (15), (19), (21), and (26), and section 87 of this By-law shall not apply;
 - (2) in addition to the remaining uses permitted under section 83 of this By-law, grocery store, accessory medical uses, convenience restaurant, tanning salon, print shop, racquet club, fitness club and shop for the sale of business equipment, stationary and office supplies and furnishings shall be permitted;
 - (3) the total gross floor area of all buildings and structures shall not exceed 3 252 m²;
 - (4) the total gross floor area of all restaurants, convenience restaurants, and take-out restaurants shall not exceed 917 m²;
 - (5) restaurants, convenience restaurants and take-out restaurants shall only be located in Buildable Area "C", as shown on Schedule "I" of this section;
 - (6) a tanning salon, print shop, racquet club, fitness club and shop for the sale of business equipment, stationary and office supplies and furnishings shall only be located in Buildable Areas "B" and "C", as shown on Schedule "I" of this section;
 - (7) for the purposes of this section "ACCESSORY MEDICAL USES" shall only include laboratories and associated facilities for medical, diagnostic and dental purposes, and a drug dispensary with a maximum gross leasable area of 115 m², which shall only include the sale of drugs, and prosthetics;
 - (8) for the purposes of this section "GROCERY STORE" means a shop with a maximum gross leasable area of 326 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;
 - (9) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except 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
Medical Offices (including Accessory Medical Uses)	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA, whichever is greater

- (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, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



- LEGEND**
- MINIMUM LANDSCAPE AREA
 - VEHICULAR ACCESS
 - LOCATION OF 1.0 m MASONRY WALL
 - LOCATION OF 12 m HIGH CHAIN LINK FENCE BLACK VINYL



CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '1604'
 AS ANNEXED TO BY-LAW 172-92
 PASSED BY COUNCIL ON 1992, APRIL 13

'H. McCALLION'
 MAYOR

'T.L. JULIAN'
 CLERK

DERRY ROAD EAST

1605. Notwithstanding their "R5" zoning, the lands delineated as "R5-1605" 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: (148-88), (0090-2001)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	295 m ²	9.75 m

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

(SPA) **1606.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1606" 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: (8-88)

- (1) the one-family detached dwelling shall comply with the "R1" zone provisions contained in this By-law, with the exception that the minimum lot frontage shall be 16.5 m;
- (2) business, professional or administrative offices shall comply with the "R1" 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 130 m²;
- (b) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law.

(SPA) **1607.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1607" 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: (138-89)

- (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 225 m²;
- (b) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;
- (c) notwithstanding subsection 2(46) of this By-law, 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 4.0 m;
- (d) a maximum of 2 tandem parking spaces may be provided on the lot;
- (e) notwithstanding subsection 2(49) of this By-law, for the purposes of this section, "TANDEM PARKING SPACE" means the parking of one motor vehicle behind another on an aisle used for vehicular travel;
- (3) notwithstanding their "R2" zoning, the minimum lot frontage shall be 30 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)

1608. Notwithstanding their "R4" zoning, the lands delineated as "R4-1608" 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: (539-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	410 m ²	12.0 m

- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) the side yards of every lot shall have a minimum width of 1.2 m;
- (4) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (5) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

1610. Deleted by By-law 0005-2001. (576-87)

1613. Notwithstanding their "M1" zoning, the lands delineated as "M1-1613" 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: (662-87), (276-98), (0441-2000)

- (1) in addition to those uses allowed under sections 109 and 110 of this By-law, the following uses shall be permitted: barber shop, beauty parlour, shoe repair shop, dressmaking or tailoring establishment, travel agency, photography studio, financial institution, and vehicle leasing/rental outlet;
- (2) parking for a vehicle leasing/rental outlet shall be provided at the minimum required parking standard of 1.6 spaces per 100 m² GLA and 1.0 spaces per leased vehicle to be stored within a building or structure or outdoors, tandem parking permitted;
- (3) for the purposes of this section, "TANDEM PARKING" means the parking of one motor vehicle behind another on an aisle used for vehicular travel.

(SPA) **1614.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1614" 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: (818-87)

- (1) the gross floor area of all buildings and structures shall not exceed 8 100 m²;
- (2) the provisions of section 110(1) shall apply;
- (3) the provisions of section 114 of this By-law shall apply;
- (4) the following uses may be permitted in addition to those allowed under subsection 113(1) of this By-law:
 - (a) retail-warehousing of bulk frozen foodstuffs;
 - (b) bulk food store;
 - (c) discount merchandising store;
 - (d) bank/financial institution; shops for the repair or manufacture of small goods and wares; printing establishments; cleaning depots/plants for clothing; establishment for the sale of business equipment, stationery and office supplies and furnishings; and travel agency;
 - (e) fitness club; racquet club; and banquet hall;
 - (f) hairdressing or beauty salon; barber shop; and tanning salon;
 - (g) taxi or courier dispatching office; vehicle leasing/rental outlet; and carpet/floor covering cleaning service;
 - (h) commercial school; and day nursery;
 - (i) restaurants; convenience restaurants; and take-out restaurants;
 - (j) business, professional, administrative and government offices;
 - (k) veterinary clinic;
 - (l) pet shop;
 - (m) commercial entertainment centre;
- (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 1 215 m²;
- (8) for the purposes of this section, "COMMERCIAL ENTERTAINMENT CENTRE" means a building or structure, or part thereof, providing live entertainment and where food is offered for sale to the public, but not prepared within the building or structure or part thereof, and shall exclude a dining room, restaurant, dining lounge, or club where full course meals are served and adult entertainment parlour;
- (9) 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 m ² GLA
Bulk Food Store	5.9 spaces per 100 m ² GLA
Discount Merchandising Store	5.4 spaces per 100 m ² GLA
Garden Centre	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
Industrial/Manufacturing Establishment (including research establishment)	1.6 spaces per 100 m ² GLA
Individual Warehousing Establishment	1.1 spaces per 100 m ² GLA
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and, 1.1 spaces per 100 m ² GLA used for warehousing; and, 1.6 spaces per 100 m ² GLA used for manufacturing
Retail-Warehousing of Bulk Frozen Foodstuffs	5.9 spaces per 100 m ² GLA

Land Use	Minimum Required Parking Standard
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
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 spaces per 100 m ² GLA used for retail sales, display of products, tanning rooms and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
Taxi or Courier Dispatching Offices	1.6 spaces per 100 m ² GLA
Vehicle Leasing/Rental Outlet	1.6 spaces per 100 m ² GLA; and 1.0 spaces per vehicle for lease or rent 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)
Pet Shop	5.4 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
Commercial Entertainment Centre	15.0 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
Commercial Entertainment Centre	0	100	100	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
Commercial Entertainment Centre	0	100	100	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 384 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, research establishments, printing establishments, taxi or courier dispatching office, 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, stationery 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, and pet shop shall be construed to be retail uses.

1615. Deleted by By-law 560-93. (712-88)

(SPA) **1616.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1616" 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: (712-88), (560-93), (82-96), (0131-2001), (0289-2001)

- (1) notwithstanding subsection 109(c) of this By-law, and for the purposes of this section, an office building or structure shall not be a permitted use unless such building or structure is accessory to a manufacturing or industrial undertaking, which may include storage warehouses and research establishments;
- (2) in addition to those uses permitted in an "M1" zone, the following uses shall be permitted:
 - (a) recreational establishments, including premises used for bowling, curling, roller and ice skating, and a theatre;
 - (b) taxi dispatching centre;
 - (c) veterinary establishments.

(SPA) **1617.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1617" 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: (712-88), (112-97)

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

(SPA) **1618.** Notwithstanding their "RCL3" zoning, the lands delineated as "RCL3-1618" on Schedule "B" of this By-law shall only be used in compliance with the "RCL3" zone provisions contained in this By-law, except that: (447-90)

- (1) the provisions of section 21, section 53, clauses 108(3)(a) and (c), subsections 108(4) and 108(5) of this By-law shall not apply;
- (2) the total gross floor area - non residential of all buildings and structures shall not exceed 12 825 m², of which a maximum of 2 395 m² may be devoted to miscellaneous retail commercial uses;
- (3) the setbacks from the Hurontario Street and Dundas Street West frontages shall be a minimum of 1.0 m, with the exception of:
 - (a) canopies;
 - (b) the underground parking structure;
- (4) the setback from the southerly property line shall be a minimum of 7.5 m;
- (5) 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 (not including medical offices)	2.7 spaces per 100 m ² GFA
Medical Offices	4.9 spaces per 100 m ² GFA
Miscellaneous Retail Commercial Uses (not including restaurants)	2.7 spaces per 100 m ² GFA
Bank/Trust Company	6.5 spaces per 100 m ² GFA
Restaurant	10.0 spaces per 100 m ² GFA

(SPA) **1619.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1619" 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: (215-88)

- (1) the area of every corner lot shall be a minimum of 700 m²;
- (2) the frontage of every corner lot shall be a minimum of 20 m;
- (3) the front yard of every lot shall have a minimum depth of 7.5 m;
- (4) no accessory building or structure of any kind, including swimming pools, shall be located within 3 m of a "PB1" zone.

(SPA) **1620.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1620" on Schedule "B" of this By-law shall only be used for a garden centre, and a recreational entertainment facility, including accessory retail and personal service uses, and manufacturing or industrial undertakings, subject to the following: (164-90), (526-91)

- (1) for the purposes of this section, "RECREATIONAL ENTERTAINMENT FACILITY" means a building, structure or premises which may contain recreational establishments such as, but not limited to, billiards, bowling, miniature golf and golf driving, amusement arcade, swimming pool, health spa, archery range, tanning salon, handball, racquetball or tennis courts, training and exercise room; lecture and demonstration room; day nursery and/or babysitting service; sports injury centre, and administrative office;
- (2) in addition to the recreational entertainment facility, the following accessory retail and personal service uses may be permitted:
 - (a) restaurants;
 - (b) the storage and sale of sports, recreational and fitness equipment, apparatus, apparel and accessories;
 - (c) bank or financial institution, barber shop, hairdressing and beauty salon, travel agency, health food store and dry cleaners;
- (3) the gross floor area - non residential of all buildings or structures shall not exceed 15 600 m²;
- (4) the gross floor area - restaurant of all restaurants shall not exceed 930 m²;
- (5) the gross floor area - non residential of all uses permitted by clause (2)(b) of this section shall not exceed 2 320 m²;
- (6) the gross floor area - non residential of all uses permitted by clause (2)(c) of this section shall not exceed 1 070 m²;
- (7) the gross floor area - non residential of all administrative offices shall not exceed 1 670 m²;
- (8) for the purposes of this section "GROSS FLOOR AREA - NON RESIDENTIAL" shall include any outdoor display and sales area associated with a garden centre;
- (9) the provisions of section 114 of this By-law shall apply;
- (10) the exterior walls of any buildings or structures located within 50 m of the northeast corner of Lot 13, Registered Plan 380 shall not contain any doors or windows;
- (11) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except 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
Recreational Entertainment Facility/ Accessory Retail and Personal Service Uses	5.4 spaces per 100 m ² GFA
Garden Centre	3.2 spaces per 100 m ² GFA
Administrative Office	3.2 spaces per 100 m ² GFA

(SPA) **1621.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1621" on Schedule "B" of this By-law shall only be used for the erection of street row dwellings in compliance with the "RM5" zone provisions contained in this By-law. (717-87), (99-88), (458-88), (656-89)

1622. Notwithstanding their "R3" zoning, the lands delineated as "R3-1622" 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: (688-87), (350-88), (480-89), (459-91)

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

(H) **1623.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1623" 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: (688-87), (350-88)

- (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	12.2 m
Corner	550 m ²	15.5 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.

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-R4-1623", designated for school purposes, by further amendment to Map 45E, contained in Schedule "B" attached to By-law Number 5500, as amended.

1624. Notwithstanding their "R4" zoning, the lands delineated as "R4-1624" 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: (688-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m ²	11.0 m
Corner	440 m ²	14.0 m

- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) the side yard of every lot other than a corner lot shall have minimum width of 1.2 m on one side and 0.61 m on the other side; (318-89)
- (4) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (3) of this section;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (8) notwithstanding subsection (6) of this section, no garage shall be located closer than 6 m to any street line;
- (9) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

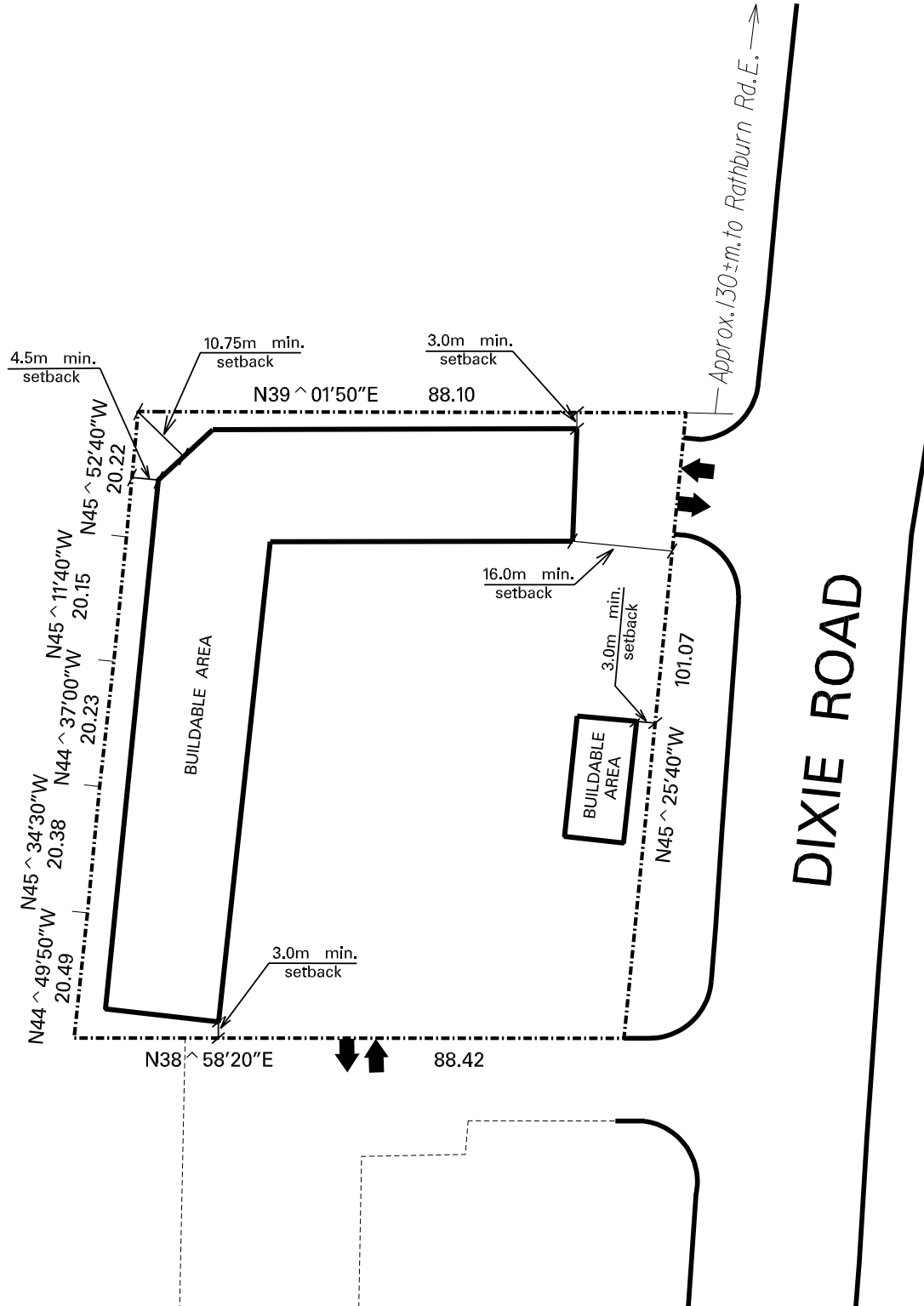
1625. Notwithstanding their "R5" zoning, the lands delineated as "R5-1625" on Schedule "B" of this By-law shall only be used in compliance with the "R5" zone provisions contained in this By-law, except that: (688-87)



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

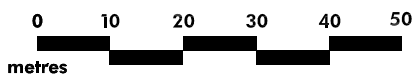
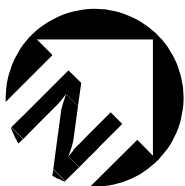
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	298 m ²	9.75 m

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

- (SPA) **1626.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1626" 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: (187-88), (0254-2002)
- (1) the provisions of subsection 2(57), Schedule "A"(2) Loading Standards of section 22C, section 59A, subsections 83(13), (14), (19), (30) and (34) 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, grocery store, accessory medical uses, travel agency, film processing store, postal establishment, social club, and brew-on-premises establishment shall be permitted;
 - (3) the maximum gross floor area - non residential of all buildings and structures shall be 2 537 m²;
 - (4) for the purposes of this section "SOCIAL CLUB" means a social, athletic or recreational club located on private lands and includes the premises of a fraternal organization;
 - (5) for the purposes of this section "ACCESSORY MEDICAL USES" shall only include laboratories and associated facilities for medical, diagnostic and dental purposes, and a drug dispensary with a maximum gross leasable area of 185 m²;
 - (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;
 - (7) the maximum gross floor area - non residential devoted to all bakery goods shop and grocery store uses shall be 400 m²;
 - (8) the maximum gross floor area - restaurant devoted to all restaurant uses shall be 720 m²;
 - (9) the maximum gross floor area - restaurant devoted to all take-out restaurant uses shall be 80 m²;
 - (10) motor vehicle parking facilities shall be provided and maintained on the same lot at a rate of 5.7 spaces per 100 m² GFA;
 - (11)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (11)(a) of this section, those matters which would otherwise be the subject of site plan approval, such as the location and type of parking spaces including internal driveways, vehicle access points, walkways, garbage enclosures, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.



-  BUILDABLE AREA
-  VEHICULAR ACCESS



THIS IS SCHEDULE "I" TO "SECTION 1626"
 AS ATTACHED TO BY-LAW 0254-2002
 PASSED BY COUNCIL ON 2002 May 22

1627. Notwithstanding their "R4" zoning, the lands delineated as "R4-1627" 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: (793-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	465 m ²	13.7 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) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (6) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

1628. Notwithstanding their "R5" zoning, the lands delineated as "R5-1628" 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: (793-87)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	350 m ²	10.5 m
Corner	470 m ²	14.0 m

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

1629. Notwithstanding their "R5" zoning, the lands delineated as "R5-1629" 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: (793-87), (99-88), (792-88), (793-88), (841-88), (656-89), (187-89)

- (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	455 m ²	14.0 m

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

1630. Notwithstanding their "R3" zoning, the lands delineated as "R3-1630" 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: (776-87)

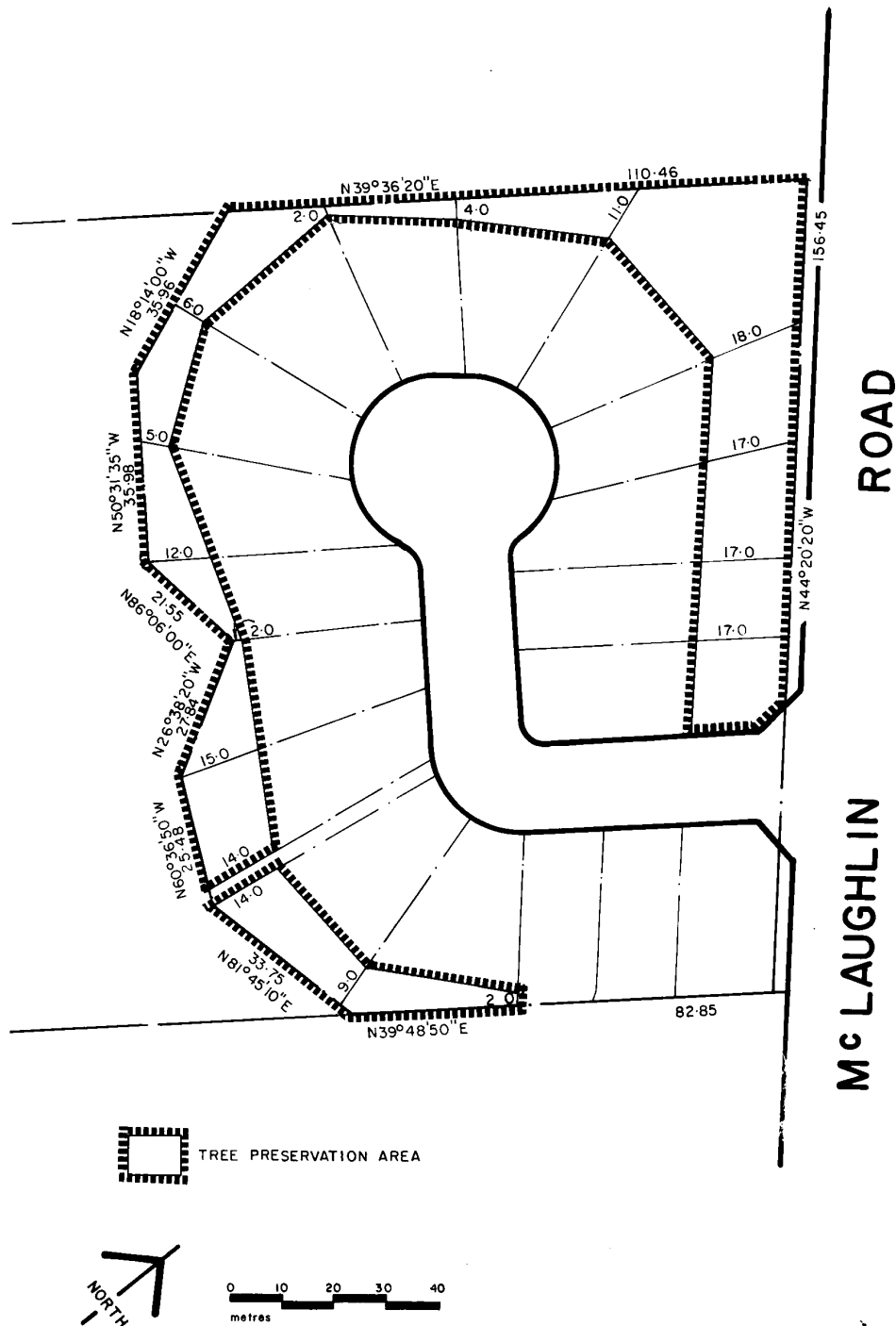
(1) notwithstanding section 40 of this By-law, the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	500 m ²	13.5 m
Corner	600 m ²	18.0 m

(2) notwithstanding section 40 of this By-law, where a lot includes a tree preservation area as shown on the attached Schedule "I", no part of any building or structure shall be located closer than 7.0 m to the nearest limit of the tree preservation area;

(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.

Schedule "I" to section 1630



THIS IS SECTION 1630-SCHEDULE 'I'
TO BY-LAW 776-87 PASSED BY
COUNCIL ON 1987, SEPTEMBER 28

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

CITY OF MISSISSAUGA

- (SPA) **1631.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1631" 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: *(303-88)*
- (1) the provisions of section 68, clause 96B(1)(c), subclause 96B(2)(a)(ii), clause 96B(2)(d), clause 96B(2)(f), clause 96B(2)(k), subsection 97(a), clause 97(c)(ii), and clause 97(c)(iv) of this By-law shall not apply;
 - (2) the lot shall have a minimum depth of 38 m;
 - (3) the front yard of the lot shall have a minimum depth of 12 m;
 - (4) the rear yard of the lot shall have a minimum depth of 2.0 m.
- 1632.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1632" on Schedule "B" of this By-law shall only be used for the purposes of a one-family detached dwelling and for business, professional or administrative offices subject to the following: *(135-89)*
- (1) the one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law;
 - (2) any building used for business, professional or administrative offices shall comply with the provisions of section 40 of this By-law which are applicable to buildings in an "R3" zone, and the following provisions:
 - (a) notwithstanding section 40 of this By-law, the total gross floor area of all buildings and structures shall not exceed 125 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) all lots, buildings and structures which lawfully exist on the day this section is enacted are deemed to comply with the provisions of this section, notwithstanding that the said lot, building or structure may not actually comply with the "R3" zone provisions.
- (SPA) **1633.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1633" on Schedule "B" of this By-law shall only be used for a gas bar in compliance with the "AC6" zone provisions contained in this By-law, except that: *(372-88)*
- (1) the provisions of clauses 96B(2)(d), and 96B(2)(m) and subsection 97(a) of this By-law shall not apply;
 - (2) the front yard shall have a minimum depth of 13.5 m.
- 1634.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1634" 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: *(819-87), (99-88), (270-88), (609-90), (0281-2000)*
- (1) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
 - (2) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
 - (3) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.
- 1635.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1635" 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: *(604-88)*
- (1) the provisions of section 109 of this By-law shall not apply;
 - (2) the provisions of section 114 of this By-law shall not apply;
 - (3) (i) the following uses shall be permitted:
 - (a) bank/financial institutions;
 - (b) private club;
 - (c) business, professional and administrative office;
 - (d) exhibition and conference hall;
 - (e) private community centre;
 - (f) shops for the repair or manufacture of small goods and wares;
 - (g) dry cleaning, laundry and dyeing establishments;
 - (h) printing establishments;
 - (i) places of religious assembly;
 - (j) manufacturing or industrial undertakings that are conducted within enclosed buildings or structures including storage warehouses and research establishments;
 - (k) use of a maximum of 15% of the GLA of any industrial or manufacturing establishment with a GLA greater than 170 m² for ancillary retail sales and display of products manufactured, repaired or distributed at wholesale from the premises;
 - (l) use of a maximum of 25% of the GLA of any industrial or manufacturing establishment with a GLA greater than 170 m² for ancillary retail sales etc., (as per subclause (k) except greater parking standard);
 - (m) day nursery;
 - (n) restaurants, convenience restaurants and take-out restaurants;
 - (o) fitness clubs;
 - (p) commercial school;
 - (q) automobile repair garage in which no automobile body repairs are performed;

- (r) banquet hall;
 - (s) public hall;
 - (t) variety store with a maximum Gross Floor Area of 279 m²;
 - (u) garden centre;
 - (v) general retail-warehouse;
 - (w) roller skating rink;
 - (x) Anchor Retail;
 - (y) automobile service station, gas bar and car wash;
 - (z) liquor or wine store;
 - (aa) beer store;
- (ii) for purposes of this section, "ANCHOR RETAIL" means retail commercial establishment(s) offering at discount prices or otherwise as the principal activity of the establishment, including but not limited to: retail-warehousing merchandise; factory outlet merchandise; automotive retail store merchandise (which may include an automobile service depot); combined drug/variety merchandise; general retail-warehouse merchandise; apparel and accessories; home entertainment merchandise; toys; recreation and sporting goods; books; in single establishments occupying at least 929 m² of Gross Leasable Area. If the required floor space for Anchor Retail exceeds 1 858 m²; if the required Anchor Retail floor space should be less than 1 858 m² one Anchor Retail use should be not less than 929 m² and each other required Anchor Retail use should occupy not less than 464.5 m² of GLA;
- (iii) any other retail uses (not listed in clause (3)(i)) including any food uses (other than a food supermarket or convenience food store), and Anchor Retail uses of a lesser size than specified in clause (3)(ii) shall be additional permitted uses in respect of the balance of the Gross Floor Area of the lot only after Anchor Retail uses as described in clause (3)(ii) have occupied at least 30% of the Gross Floor Area entitlement of the lot;
- (4) 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 or on lands contiguous to or separated from the said lot only by a right-of-way or public road, other than Royal Windsor Drive or Southdown Road, in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Retail-Warehouse	3.2 spaces per 100 m ² GFA for retail and/or offices, plus 1.1 spaces per 100 m ² GFA used for warehousing
Specific Warehousing Use: Furniture, Carpet, Appliance Store Outlet	1.6 spaces per 100 m ² GFA
Combined Drug/Variety	5.4 spaces per 100 m ² GFA
Garden Centre	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
Individual/Manufacturing Establishment	1.6 spaces per 100 m ² GLA
Individual Warehousing Establishment	1.1 spaces per 100 m ² GLA
Individual Manufacturing or Warehousing Establishment which exceeds 170 m ² GLA, with a maximum of 15% of the Gross Leasable Area used for ancillary retail sales and display of products which are accessory to the principal manufacturing or warehousing use	1.6 spaces per 100 m ² GLA
Individual Manufacturing or Warehousing Establishment of 170 m ² GLA or less with a maximum of 25% of the Gross Leasable Area used for ancillary retail sales and display of products which are accessory to the principal manufacturing or warehousing use	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing; and 1.6 spaces per 100 m ² GLA used for manufacturing
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing; and 1.6 spaces per 100 m ² GLA used for manufacturing
Bank/Financial Institution	6.5 spaces per 100 m ² GFA
Private Club	6.0 spaces per 100 m ² GFA
Business, Professional Administrative Offices	3.2 spaces per 100 m ² GFA
Exhibition and Conference Hall	6.4 spaces per 100 m ² GFA
Private Community Centre	6.0 spaces per 100 m ² GFA

Land Use	Minimum Required Parking Standard
Automobile Repair Garage	3.5 spaces per 100 m ² GFA, of which 50% of the required spaces may be tandem parking spaces
Shops for the Repair and Manufacture of Small Goods and Wares	1.6 spaces per 100 m ² GLA
Cleaning Plants with Depot for Clothing	1.6 spaces per 100 m ² GLA
Printing Establishment	1.6 spaces per 100 m ² GLA
Place of Religious Assembly	6.4 spaces per 100 m ² GFA
Fitness Club	6.0 spaces per 100 m ² GFA
Banquet Hall, Public Hall	10.8 spaces per 100 m ² GFA
Day Nursery	1.0 spaces per staff member; plus 1.0 spaces per service vehicle related to the function of the school
Commercial School	6.0 spaces per 100 m ² GFA
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)
Variety Store	5.4 spaces per 100 m ² GFA
Roller Skating Rink	3.3 spaces per 100 m ² GFA
Any Other Retail Uses	5.4 spaces per 100 m ² GLA

- (5) notwithstanding subsection 22C(9) of this By-law, in addition to the provisions of subsection (4) of this section, parking shall be calculated as for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
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.

- (6) for the purposes of subsection (5) of this section, individual manufacturing or warehousing establishments with or without 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, business, professional, administrative offices, day nursery, exhibition and conference hall, private community centre, shall be construed to be industrial/office uses;
- (7) for the purposes of subsection (5) of this section, Anchor Retail, general retail-warehouse, garden centre, bank/financial institution, cleaning/plants for clothing, fitness club, public hall, commercial school, variety store, private club, place of religious assembly, roller skating rink, other retail uses, food uses, shall be construed to be retail uses.

1636. Notwithstanding their "MC" zoning, the lands delineated as "MC-1636" 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: (603-88)

- (1) the provisions of section 109 of this By-law shall not apply;
 - (2) the provisions of section 114 of this By-law shall not apply;
 - (3) (i) the following uses shall be permitted:
 - (a) bank/financial institutions;
 - (b) private club;
 - (c) business, professional and administrative office;
 - (d) exhibition and conference hall;
 - (e) private community centre;
 - (f) shops for the repair or manufacture of small goods and wares;
 - (g) dry cleaning, laundry and dyeing establishments;
 - (h) printing establishments;
 - (i) places of religious assembly;
 - (j) manufacturing or industrial undertakings that are conducted within enclosed buildings or structures including storage warehouses and research establishments;
 - (k) use of a maximum of 15% of the GLA of any industrial or manufacturing establishment with a GLA greater than 170 m² for ancillary retail sales and display of products, manufactured, repaired or distributed at wholesale from the premises;
 - (l) use of a maximum of 25% of the GLA of any industrial or manufacturing establishment with a GLA greater than 170 m² for ancillary retail sales etc., (as per subclause (k) except greater parking standard);
 - (m) day nursery;
 - (n) restaurants, convenience restaurants and take-out restaurants;
 - (o) fitness clubs;
 - (p) commercial school;
 - (q) automobile repair garage in which no automobile body repairs are performed;
 - (r) travel agency;
 - (s) banquet hall;
 - (t) public hall;
 - (u) variety store with a maximum Gross Floor Area of 279 m²;
 - (v) garden centre;
 - (w) general retail-warehouse;
 - (x) roller skating rink;
 - (y) Anchor Retail;
 - (z) automobile service station, gas bar and car wash;
 - (aa) liquor or wine store;
 - (bb) beer store;
 - (ii) for purposes of this section, "ANCHOR RETAIL" means retail commercial establishment(s) offering at discount prices or otherwise as the principal activity of the establishment, including but not limited to: retail-warehousing merchandise; factory outlet merchandise; automotive retail store merchandise (which may include an automobile service depot); combined drug/variety merchandise; general retail-warehouse merchandise; apparel and accessories; home entertainment merchandise; toys; recreation and sporting goods; books; in single establishments occupying at least 557 m² of Gross Leasable Area;
 - (iii) any other retail uses (not listed in clause (3)(i)) including any food uses (other than a food supermarket or convenience food store) and Anchor Retail uses of a lesser size than specified in clause (3)(ii) shall be additional permitted uses in respect of the balance of the gross floor area of the lot only after Anchor Retail uses as described in clause (3)(ii) have occupied at least 30% of the Gross Floor Area entitlement of the lot;
- (4) 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 or on lands contiguous to or separated from the said lot only by a right-of-way or public road, other than Royal Windsor Drive or Southdown Road, in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Retail-Warehouse	3.2 spaces per 100 m ² GFA for retail and/or offices, plus 1.1 spaces per 100 m ² GFA used for warehousing
Specific Warehousing Use: Furniture, Carpet, Appliance Store Outlet	1.6 spaces per 100 m ² GFA
Combined Drug/Variety	5.4 spaces per 100 m ² GFA

Land Use	Minimum Required Parking Standard
Garden Centre	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
Individual/Manufacturing Establishment	1.6 spaces per 100 m ² GLA
Individual Warehousing Establishment	1.1 spaces per 100 m ² GLA
Individual Manufacturing or Warehousing Establishment which exceeds 170 m ² GLA, with a maximum of 15% of the Gross Leasable Area used for ancillary retail sales and display of products which are accessory to the principal manufacturing or warehousing use	1.6 spaces per 100 m ² GLA
Individual Manufacturing or Warehousing Establishment of 170 m ² GLA or less with a maximum of 25% of the Gross Leasable Area used for ancillary retail sales and display of products which are accessory to the principal manufacturing or warehousing use	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing; and 1.6 spaces per 100 m ² GLA used for manufacturing
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing; and 1.6 spaces per 100 m ² GLA used for manufacturing
Bank/Financial Institution	6.5 spaces per 100 m ² GFA
Private Club	6.0 spaces per 100 m ² GFA
Business, Professional Administrative Offices	3.2 spaces per 100 m ² GFA
Exhibition and Conference Hall	6.4 spaces per 100 m ² GFA
Private Community Centre	6.0 spaces per 100 m ² GFA
Automobile Repair Garage	3.5 spaces per 100 m ² GFA, of which 50% of the required spaces may be tandem parking spaces
Shops for the Repair and Manufacture of Small Goods and Wares	1.6 spaces per 100 m ² GLA
Cleaning Plants with Depot for Clothing	1.6 spaces per 100 m ² GLA
Printing Establishment	1.6 spaces per 100 m ² GLA
Place of Religious Assembly	6.4 spaces per 100 m ² GFA
Fitness Club	6.0 spaces per 100 m ² GFA
Banquet Hall, Public Hall	10.8 spaces per 100 m ² GFA
Day Nursery	1.0 spaces per staff member; plus 1.0 spaces per service vehicle related to the function of the school
Commercial School	6.0 spaces per 100 m ² GFA
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)
Variety Store	5.4 spaces per 100 m ² GFA
Roller Skating Rink	3.3 spaces per 100 m ² GFA
Any Other Retail Uses	5.4 spaces per 100 m ² GLA

- (5) notwithstanding subsection 22C(9) of this By-law, in addition to the provisions of subsection (4) of this section, parking shall be calculated as for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
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.

- (6) for the purposes of subsection (5) of this section, individual manufacturing or warehousing establishments with or without 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, business, professional, administrative offices, day nursery, exhibition and conference hall, private community centre, shall be construed to be industrial/office uses;
- (7) for the purposes of subsection (5) of this section, anchor retail, general retail-warehouse, garden centre, bank/financial institution, cleaning/plants for clothing, fitness club, public hall, commercial school, variety store, private club, place of religious assembly, roller skating rink, other retail uses, food uses, shall be construed to be retail uses.

1637. Notwithstanding their "R1" zoning, the lands delineated as "R1-1637" 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: (918-87)

- (1) the front yard of every lot shall have a minimum depth of 6.5 m;
- (2) the interior side yard of every lot shall have a minimum width of 1.8 m plus 0.61 m for each additional storey above one;
- (3) the rear yard of every lot shall have a minimum depth of 30 m;
- (4) no accessory buildings or structures 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 not exceed 35% of the lot area.

1638. Notwithstanding their "R2" zoning, the lands delineated as "R2-1638" 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: (918-87)

- (1) the front yard of every lot shall have a minimum depth of 6.5 m;
- (2) the interior side yard of every lot shall have a minimum width of 1.5 m plus 0.61 m for each additional storey above one;
- (3) the rear yard of every lot shall have a minimum depth of 30 m;
- (4) no accessory buildings or structures 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 not exceed 35% of the lot area.

1639. Notwithstanding their "DC" zoning, the lands delineated as "DC-1639" on Schedule "B" of this By-law shall only be used for retail commercial purposes in compliance with the following: (32-88)

- (1) the provisions of subsection 2(57) of this By-law shall not apply;
- (2) for the purposes of this section retail commercial uses shall only include a grocery store, bank, dry cleaner's, video store, personal service shop, shoe repair shop, travel agency, business, professional or administrative offices, and a gas bar;
- (3) the total gross floor area devoted to retail commercial uses shall not exceed 666 m²;
- (4) 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;
- (5) the front yard shall have a minimum depth of 18.0 m;
- (6) the outside side yard shall have a minimum width of 9.0 m;
- (7) the interior side yard shall have a minimum width of 3.0 m;
- (8) the rear yard shall have a minimum depth of 3.0 m;
- (9) 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 as the use to which they relate in accordance with the following schedule:

Land Use	Minimum Required Parking Standard
Retail Commercial (excluding Medical Offices)	4.3 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

(SPA) **1640.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1640" 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: (866-87)

- (1) the provisions of clause 40(3)(a) of this By-law shall not apply;
- (2) the frontage of every lot shall have a minimum width of 33 m;
- (3) the front yard of every lot shall have a minimum depth of 7.5 m;
- (4) the side yard of every lot shall have a minimum width of 12 m on one side and 1.8 m plus 0.61 m for each additional storey above one on the other side;
- (5) the rear yard of every lot shall have a minimum depth of 3 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 33.0 m²;
- (7) every lot shall be provided with a circular driveway.

1641. Notwithstanding their "R2" zoning, the lands delineated as "R2-1641" on Schedule "B" of this By-law shall only be used for the erection of one one-family detached dwelling in compliance with the "R2" zone provisions contained in this By-law, except that: (89-88)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	2 000 m ²	28 m

(SPA) **1642.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1642" 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: (954-87)

- (1) the gross floor area - non residential of all buildings and structures used for business, professional or administrative offices or for government offices on each block shall not exceed 0.36 times the lot area; however, in no event shall the total gross floor area - non residential of all buildings and structures used for office purposes on all blocks zoned "M1-1642" exceed 14 700 m²;
- (2) the provisions of subsections 109(a) and (b) of this By-law shall not apply.

(SPA) **1643.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1643" 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: (954-87)

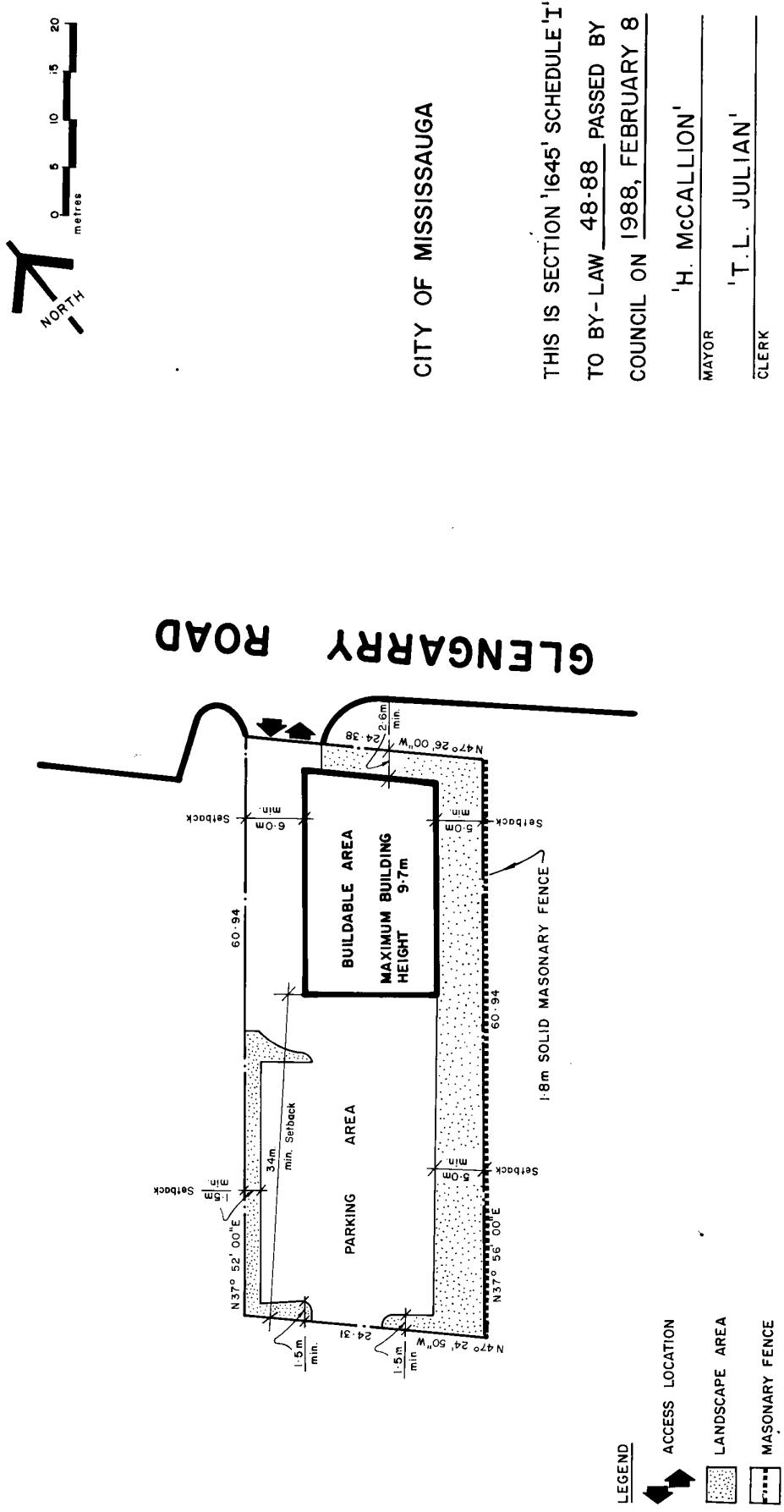
- (1) the gross floor area - non residential of all buildings and structures used for business, professional or administrative offices or for government offices on each block shall not exceed 0.52 times the lot area; however, in no event shall the total gross floor area - non residential of all buildings and structures used for office purposes on all blocks zoned "RCL1-1643" exceed 21 000 m²;
- (2) in addition to those uses permitted in an "RCL1" zone, manufacturing or industrial undertakings that are conducted wholly within enclosed buildings or structures, including storage warehouses and research establishments, shall be permitted.

- (SPA) **1644.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1644" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (912-87)
- (1) the provisions of subsections 44(4), (5), (6), (7), (10) and (11), and clause 49(2)(a), of this By-law shall not apply;
 - (2) the total number of dwelling units shall not exceed 59;
 - (3) no buildings or structures of any kind shall be located within 13.5 m of the most southerly lot line, being the boundary between the "RM5-1644" zone and the "R4-1311" zone;
 - (4) notwithstanding subsection 44(12) of this By-law, the Maximum "Gross Floor Area" shall not exceed 0.67 times the lot area;
 - (5) notwithstanding clause 44(17)(b) of this By-law, motor vehicle parking spaces shall be provided at the rate of 2.00 spaces per dwelling unit for residents, the rate of 0.30 spaces per dwelling unit for visitors and the rate of 0.05 spaces per dwelling unit for recreational equipment;
 - (6) a solid, screen fence with a minimum height of 1.8 m, plus a lattice extension with a minimum height of 0.6 m, shall be established along the southerly lot line, on the boundary between the "RM5-1644" zone and the "R4-1311" zone.

(SPA) 1645. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1645" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, a bank and accessory uses in compliance with the "RCL1" zone provisions contained in this By-law, except that: (48-88)

- (1) the provisions of subsection 108(3), subsection 108(4), and subclause 108(5)(b)(i) of this By-law shall not apply;
- (2) the gross floor area of all buildings and structures shall not exceed 690 m²;
- (3) the total gross leasable area devoted to accessory uses shall not exceed 69 m²;
- (4) for the purposes of this section, "ACCESSORY USES" shall only include a drug store, barber shop, hairdressing and beauty salon, clothes cleaning agency or pressing establishment, optical shop and travel agency, provided that any such use is contained within a building or structure used for office purposes;
- (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 of parking spaces, internal driveways, vehicle access points, fencing, landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

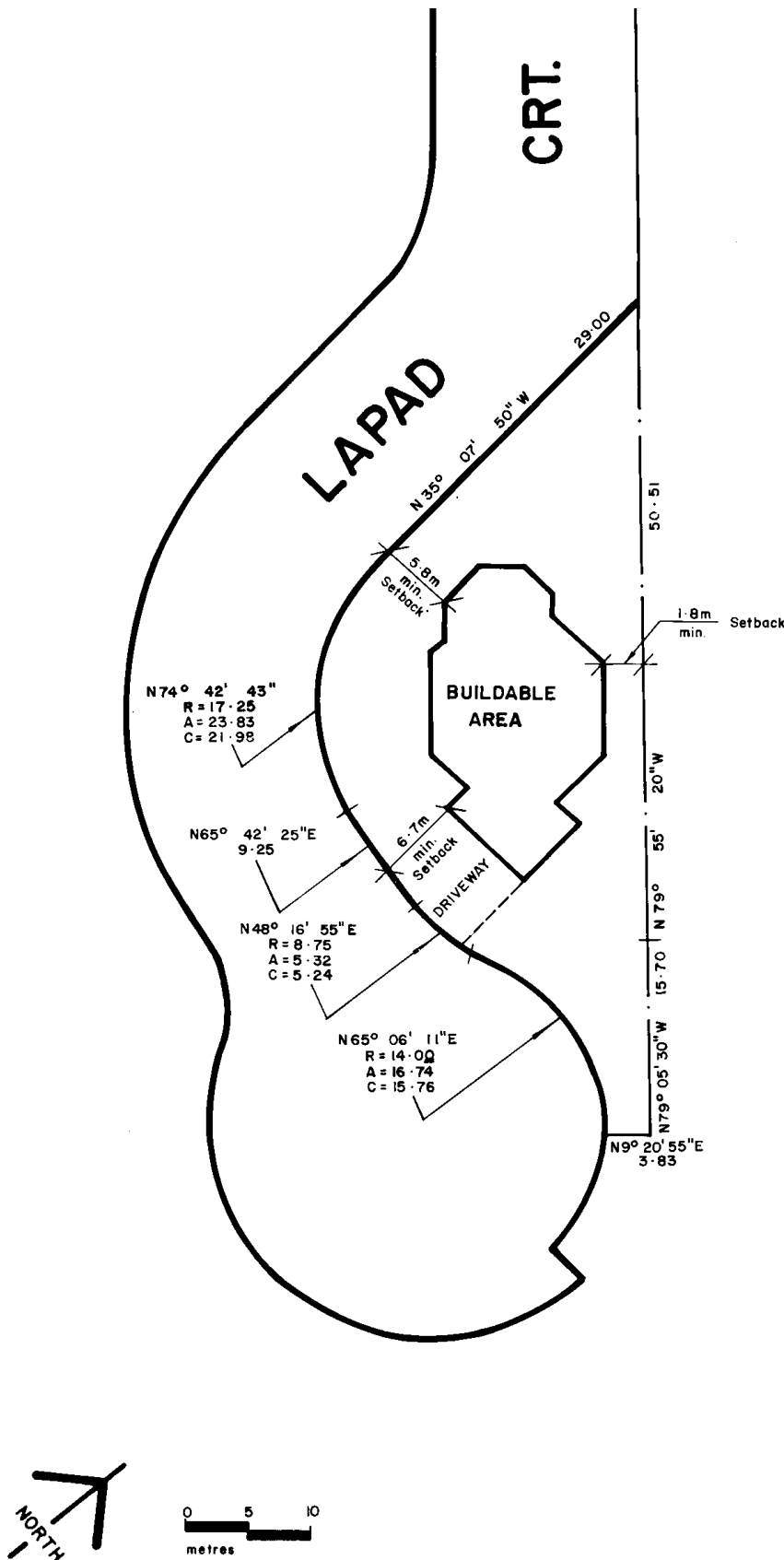
Schedule "I" to section 1645



(SPA) 1646. Notwithstanding their "R2" zoning, the lands delineated as "R2-1646" on Schedule "B" of this By-law shall only be used for the erection of a one-family detached dwelling in compliance with the "R2" zone provisions contained in this By-law, except that: (215-88)

(1) the minimum front, side and rear yards of the lot shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1646



THIS IS SECTION '1646' SCHEDULE 'I'
TO BY-LAW 215-88 PASSED BY
COUNCIL ON 1988, APRIL 11

'H. McCALLION'
MAYOR

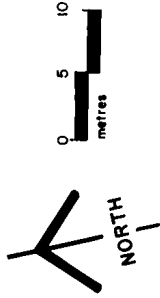
'T. L. JULIAN'
CLERK

CITY OF MISSISSAUGA

(SPA) 1647. Notwithstanding their "R2" zoning, the lands delineated as "R2-1647" on Schedule "B" of this By-law shall only be used for the erection of a one-family detached dwelling in compliance with the "R2" zone provisions contained in this By-law, except that: (215-88)

- (1) the frontage of the lot shall be a minimum of 5 m;
- (2) no building or structure of any kind, including swimming pools and accessory structures, shall be located within 3 m of a "PB1" zone;
- (3) the minimum front, side and rear yards of the lot shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1647

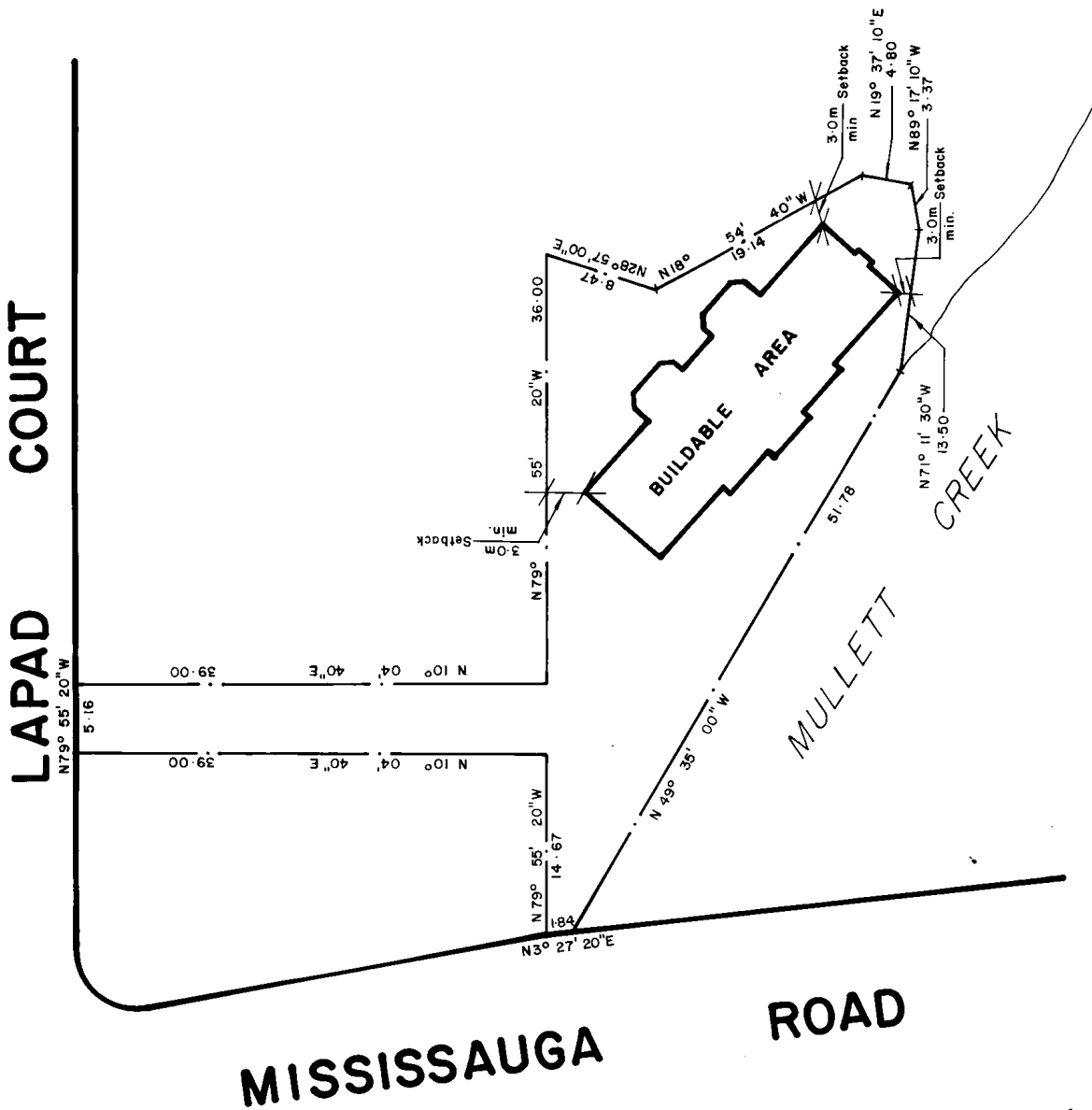


CITY OF MISSISSAUGA

THIS IS SECTION '1647' SCHEDULE 'I'
TO BY-LAW 215-88 PASSED BY
COUNCIL ON 1988, APRIL 11

'H. McCALLION'
MAYOR

'T.L. JULIAN'
CLERK



1648. Deleted by By-law 0005-2001. (975-87)

- (SPA) 1649. Notwithstanding their "CVC" zoning, the lands delineated as "CVC-1649" on Schedule "B" of this By-law shall only be used in compliance with the "CVC" zone provisions contained in this By-law, except that: (526-89)
- (1) notwithstanding subsection 70A(2) of this By-law, residential uses shall not be permitted;
 - (2) in addition to those retail commercial uses permitted by clause 70A(2)(b) of this By-law, retail commercial uses shall also include the retail sale of hardware and building products, provided however that there is no outside storage of goods;
 - (3) all products offered for sale must be displayed and stored within an enclosed building and the area reserved for internal storage shall not exceed a gross floor area - non residential of 15 m²;
 - (4) the total gross floor area - non residential of all buildings and structures shall not exceed 495 m².

1650. Notwithstanding their "DC" zoning, the lands delineated as "DC-1650" 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: (110-88)
- (1) the provisions of subsection 2(57), section 59A, subsections 83(13), (14), (15), (16), (19), (21), (22), (23) and (26), and section 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, grocery store, shop for the sale of photographic supplies, tanning salon, video store, drug dispensary, florist shop and travel agency;
 - (3) the total gross floor area of all buildings and structures shall not exceed 1 700 m²;
 - (4) the total gross floor area (restaurant) of all restaurants, convenience restaurants and take-out restaurants shall not exceed 365 m²;
 - (5) for the purposes of this section, "GROCERY STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 300 m², where food and convenience goods are stored and offered for sale at retail and which may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises;
 - (6) for the purposes of this section, "DRUG DISPENSARY" means a building or structure, or part thereof, with a maximum gross leasable area of 250 m², where drugs, confectionary items, cosmetics, prosthetics and toiletries are sold at retail;
 - (7) 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 for the following:

Land Use	Minimum Required Parking Standard
Medical Building and/or Medical Offices (457-97)	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA, whichever is greater

- (8) a solid, screen fence with a minimum height of 1.8 m, shall be established along the easterly lot line, and on the northerly lot line along the boundary between the "DC-1650" zone and the "R5-1342" zone.

1651. Notwithstanding their "R3" zoning, the lands delineated as "R3-1651" 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: (99-88), (28-93)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	600 m ²	15.0 m
Corner	760 m ²	19.5 m

- (2) the front yard of every lot shall have a minimum depth of 9.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area;
- (6) notwithstanding subsection (2) of this section, no garage shall be located closer than 12 m to the front lot line;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 33.0 m².

(H) 1652. Notwithstanding their "R4" zoning, the lands delineated as "R4-1652" 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: (99-88), (28-93)

(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	600 m ²	18.0 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) 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.

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-R4-1652", designated for school purposes, by further amendment to Map 30, contained in Schedule "B" attached to By-law Number 5500, as amended.

1653. Notwithstanding their "R4" zoning, the lands delineated as "R4-1653" 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: (99-88), (457-88), (481-89)

(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.

1654. Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1654" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, except that: (99-88)

(1) every lot other than a corner lot shall have a minimum area of 640 m².

1655. Deleted by By-law 28-93. (99-88)

(SPA) 1656. Notwithstanding their "DC" zoning, the lands delineated as "DC-1656" 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: (50-88)

- (1) the provisions of subsections 83(1), (7), (9), (10), (13), (14), (15), (16), (18), (19), (21), (22), (23) and (28) 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) a convenience restaurant;
 - (b) a convenience store;
 - (c) a drug dispensary;
 - (d) a gas bar;
 - (e) a car wash;
- (3) the gross floor area of all buildings and structures, excluding the gas bar and car wash, shall not exceed 950 m²;

- (4) notwithstanding the provisions of section 83 of this By-law, and subsection (2) of this section, only one of the following shall be permitted:
 - (a) a restaurant;
 - (b) a convenience restaurant;
 - (c) a take-out restaurant;
- (5) only one convenience store shall be permitted;
- (6) for the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 300 m², where food and convenience goods are stored and offered 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;
- (7) for the purposes of this section, a drug dispensary shall be contained within a building or structure used for medical offices and the gross floor area devoted to a drug dispensary shall not exceed 100 m²;
- (8) the minimum distance of any buildings or structures from the south property line separating abutting lands containing the Ukrainian Home for the Aged and described as Lots 6 and 7, Registered Plan 380 (Halton), shall be 45 m; however, the minimum distance can be reduced to 25 m provided that the buildings or structures to be erected have no doors or windows in any walls facing the Ukrainian Home for the Aged;
- (9) (a) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law;
- (b) for the purposes of calculating parking standards, all buildings and structures, but excluding the gas bar and car wash, shall be construed to be a Convenience Centre.

(H) 1657. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1657" on Schedule "B" of this By-law shall only be used for business, professional and administrative offices and miscellaneous uses, in compliance with the following: (117-88)

- (1) the provisions of section 108 of this By-law shall not apply;
- (2) the maximum gross floor area - non residential of all buildings and structures shall not exceed 0.5 times the lot area;
- (3) a maximum of 10% of the gross floor area - non residential of any building or structure may be used for miscellaneous uses;
- (4) the maximum gross floor area - non residential devoted to a drug store or drug dispensary within any building or structure shall not exceed 250 m²;
- (5) for the purposes of this section, "MISCELLANEOUS USES" shall only include the following: bank or financial institution, drug store, drug dispensary, hairdressing and beauty salon, barber shop, dry cleaning establishment, tanning salon, shoe repair shop, printing establishment, and establishment for the sale of business equipment, stationery and office supplies and furnishings;
- (6) motor vehicle parking facilities shall be provided and maintained on the same lot as the uses to which they relate, in accordance with section 22C of this By-law, except that where the Land Use is indicated in Column 1 of this subsection, the Minimum Required Parking Standards indicated opposite thereto in Column 2 of this subsection shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Miscellaneous Uses	3.2 spaces per 100 m ² GFA
Medical Building and/or Medical Offices (457-97)	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA, whichever is greater

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-RCL1-1657" by further amendment to Map 43E, contained in Schedule "B" attached to By-law Number 5500, as amended.

(H) 1658. Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1658" 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: (117-88), (243-97), (452-99)

- (1) the provisions of section 21 and 68, and clauses 96B(2)(d) and (h) of this By-law shall not apply;
- (2) in addition to the uses permitted under subsection 96B(1) of this By-law, a convenience restaurant shall also be permitted;
- (3) the maximum gross floor area (restaurant) devoted to a convenience restaurant shall not exceed 200 m²;
- (4) each ramp shall have a minimum width of 7.5 m.

NOTE: (117-88), (243-97)

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the zoning designation "H-AC6-1658" with respect to the whole or any part of the lands in respect to which such zoning designation applies, from time to time, by further amendment to Map 43E, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirement:

- (i) site development plan approval in conjunction with all the lands zoned "H-AC6-1658".

(SPA) **1659.** Notwithstanding their "AC3" zoning, the lands delineated as "AC3-1659" on Schedule "B" of this By-law shall only be used for an automobile sales room or lot and accessory automobile repairs, but with no automobile body repairs, in compliance with the "AC3" zone provisions contained in this By-law and subject to the following: (175-88)

- (1) the front yard shall have a minimum depth of 13.5 m;
- (2) automobile repairs shall only be conducted within an enclosed building with no outside storage of parts or materials;
- (3) the parking, storage or display of new or used automobiles shall not be permitted within any landscape area as determined through site development plans approved by the City;
- (4) no string lighting shall be permitted.

(SPA) **1660.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1660" 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: (284-88)

- (1) the provisions of subsections 109(c), (d), (e), (f), (g), (h), (i), (l), and (m), 110(1), (1b), (2), and (3) and section 114, save and except subsection 114(c), of this By-law shall apply;
- (2) the following uses may be permitted, in addition to those allowed under subsection 113(1) of this By-law:
 - (a) safety supply outlet;
 - (b) industrial/commercial clock store;
 - (c) bulk food store and/or retail-warehousing of bulk frozen foodstuffs, the total gross leasable area of which shall not exceed 500 m²;
 - (d) discount merchandising store, the total gross leasable area of which shall not exceed 500 m²;
 - (e) establishment for the sale of business equipment and office supplies; travel agency;
 - (f) veterinary establishment;
 - (g) barber shop; hairdressing salon; shoe repair shop; photography studio;
 - (h) cleaning depot or plant for clothing; laundromat;
 - (i) grocery store;
- (3) the total gross floor area of all buildings and structures shall not exceed 3 900 m²;
- (4) the total gross floor area of all restaurants, convenience restaurants and take-out restaurants shall not exceed 465 m²;
- (5) the total gross floor area of all business, professional and administrative offices shall not exceed 0.5 times the lot area;
- (6) for the purposes of this section, "SAFETY SUPPLY OUTLET" means a building or structure, or part thereof, used for retail and/or wholesale sales and display of industrial safety equipment and products stored on the premises, including safety harnesses, breathing apparatuses, safety shoes and head and eye protection;
- (7) for the purposes of this section, "INDUSTRIAL OR COMMERCIAL CLOCK STORE" means a building or structure, or part thereof, used for the retail and/or wholesale sale, display or repair of large scale clocks for institutional, industrial and commercial use;
- (8) for the purposes 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 and which may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises;
- (9) 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 where the Land Use is shown in Column 1 hereof, the Minimum Required Parking Standard shown in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Safety Supply Outlet	1.6 spaces per 100 m ² GLA
Industrial or Commercial Clock Store	1.6 spaces per 100 m ² GLA
Retail-Warehouse	1.6 spaces per 100 m ² GLA
Garden Centre	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and, 1.1 spaces per 100 m ² GLA used for warehousing; and, 1.6 spaces per 100 m ² GLA used for manufacturing
Retail-Warehousing of Bulk Frozen Foodstuffs	5.9 spaces per 100 m ² GLA
Research Establishment	1.6 spaces per 100 m ² GLA
Establishment for the Sale of Business Equipment and Office Supplies	5.4 spaces per 100 m ² GFA
Travel Agency	5.4 spaces per 100 m ² GFA

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Medical Offices	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA, whichever is greater
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)
Barber Shop or Hairdressing Salon	5.4 spaces per 100 m ² GLA
Photography Studio	5.4 spaces per 100 m ² GLA
Grocery Store	5.4 spaces per 100 m ² GLA

- (10) for the purposes of this section, in addition to the provisions of subsection (9) of this section, 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
Restaurants (includes restaurants, convenience restaurants, and take-out restaurants)	20	100	30	100
TOTAL				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Industrial/Office	10	10	10	10
Retail	80	100	100	30
Medical Office	100	60	95	20
Restaurants (includes restaurants, convenience restaurants, and take-out restaurants)	20	100	50	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development; and in no event shall exceed 166 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, hotels, motels, private clubs, funeral establishments, exhibition and conference halls, private community centres, radio and television broadcasting establishments, radio and television transmission towers, printing establishments, carpet or floor covering cleaning service, research establishments, business, professional, and administrative offices, and veterinary clinic, shall be construed to be industrial or office uses; (0363-2001)
- (12) for the purposes of subsection (10) of this section, retail warehouses, bulk food stores, discount merchandising stores, general retail-warehouses, garden centres, retail-warehousing of bulk frozen foodstuffs, bank or financial institutions, cleaning depots/plants for clothing, establishments for the sale of business equipment and office supplies, travel agency, fitness club, racquet club, safety supply outlet, industrial or commercial clock store, barber shop or hairdressing salon, photography studio and grocery store, shall be construed to be retail uses.

- (SPA) **1661.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1661" 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: (460-88)
- (1) the one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law;
 - (2) lands, buildings and structures used for business, professional or administrative offices shall comply with the provisions of section 40 of this By-law as they apply to lands zoned "R3", and subject to the following:
 - (a) the total gross floor area - non residential of all buildings and structures shall not exceed 190 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 "R3" zoning, the minimum lot frontage shall be 30 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) **1662.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1662" 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: (506-88)
- (1) the one-family detached dwelling shall comply with the "R3" zone provisions contained in this By-law;
 - (2) lands, buildings and structures used for business, professional or administrative offices shall comply with the provisions of section 40 of this By-law as they apply to lands zoned "R3", and subject to the following:
 - (a) the total gross floor area - non residential of all buildings and structures shall not exceed 157 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 "R3" zoning, the minimum lot frontage shall be 30 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) **1663.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1663" 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: (177-88), (459-88), (547-88), (255-98), (464-98), (637-98), (186-99), (362-99), (603-99)
- (1) the provisions of clauses 108(3)(c) and (d) 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), (j) and (k);
 - (3) the maximum gross floor area - non residential of all buildings or structures on each lot devoted to business, professional and administrative offices shall not exceed 0.5 times the lot area;
 - (4) a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional and administrative offices may be used for miscellaneous uses;
 - (5) for the purposes of this section, "MISCELLANEOUS USES" shall only include the following: hairdressing and beauty salon, barber shop, dry cleaning establishment, financial institution, 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, fitness club, optical shop, travel agency, audio-visual or computer shop and restaurant;
 - (6) no part of any buildings or structures shall be located within 9 m of the lot line abutting Hurontario Street;
 - (7) 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
Medical Building and/or Medical Offices (457-97)	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA, whichever is greater

- (SPA) **1664.** The lands delineated as "M1-1664" 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: (269-88), (0067-2001)
- (1) the provisions of section 21, subsections 109(a), (b) and (j) of this By-law shall not apply;
 - (2) the following uses shall also be permitted:
 - (a) gas bar, which may include a convenience retail and service kiosk;
 - (b) truck and car wash;
 - (c) truck repair and inspection garage;
 - (d) card-lock fuel dispensing for trucks;
 - (e) truck weigh scales;

- (3) for the purpose of this section, the maximum gross leasable area devoted to a convenience retail and service kiosk shall be 400 m²;
- (4) a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the property line abutting the Kennedy Road and Courtneypark Drive East rights-of-way;
- (5) for the purposes of this section, "LANDSCAPED AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may include walkways, access, curbs, berms, retaining walls and signs;
- (6) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except 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
Truck and car wash	1.6 spaces per 100 m ² GFA
Truck repair and inspection garage	1.6 spaces per 100 m ² GFA

1665. Notwithstanding their "DC" zoning, the lands delineated as "DC-1665" 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: (348-88)

- (1) the provisions of subsection 2(57), section 21, Schedule "A" to section 22C, 2. Loading Standards, subsections 83(13), (14), (15), (16), (19), (21), (22), (23), (24), (26) and (30), and section 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: grocery store, shop for the sale of photographic supplies, tanning salon, video store, drug dispensary, florist shop and travel agency;
- (3) the total gross floor area of all buildings and structures shall not exceed 490 m²;
- (4) for the purposes of this section, "GROCERY STORE" means a building or structure or part thereof, with a maximum gross leasable area of 300 m², 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;
- (5) for the purposes of this section, "DRUG DISPENSARY" means a building or structure or part thereof, with a maximum gross leasable area of 250 m², where drugs, confectionary items, cosmetics, prosthetics and toiletries are sold at retail;
- (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
Medical Building and/or Medical Offices (457-97)	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA, whichever is greater

- (7) a solid, screen fence with a minimum height of 1.8 m shall be established along the southerly lot line, along the boundary between the "DC-1665" and "R4" zone.

1666. Notwithstanding their "R3" zoning, the lands delineated as "R3-1666" 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: (602-88)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	14 m
Corner	660 m ²	18.5 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) the rear yard of every lot adjoining a Greenbelt zone shall have a minimum depth of 19 m;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (8) notwithstanding subsection (5) of this section, no garage shall be located closer than 6 m to any street line;
- (9) no buildings or structures, including in-ground swimming pools, shall be located within 16 m of a lot line adjoining the "O3-1671" zone.

1667. Notwithstanding their "R3" zoning, the lands delineated as "R3-1667" 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: (602-88)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m ²	12 m
Corner	550 m ²	16 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) no buildings or structures, including in-ground swimming pools, shall be located within 13 m of a lot line adjoining the "O3-1671" zone;
- (9) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

1668. Notwithstanding their "R5" zoning, the lands delineated as "R5-1668" 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: (602-88)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	360 m ²	11 m
Corner	500 m ²	15.5 m

- (2) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m. (105-89)

1669. Notwithstanding their "R5" zoning, the lands delineated as "R5-1669" 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: (602-88), (795-88), (95-89)

- (1) the area and frontage of lots shall conform to the following requirements: (95-89)

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	320 m ²	9.75 m
Corner	455 m ²	14 m

- (2) the rear yard of every lot adjoining a Greenbelt zone shall have a minimum depth of 19 m;
- (3) no buildings or structures, including in-ground swimming pools, shall be located within 13 m of a lot line adjoining the "O3-1671" zone;
- (4) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

(SPA) **1670.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1670" 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: (602-88)

- (1) the provisions of subsection 59A and subsections 83(7), (9), (10), (13), (15), (16), (18), (19), (21), (23) and (24) of this By-law shall not apply;
- (2) the total gross floor area of all buildings and structures shall not exceed 1 395 m²;
- (3) for the purposes of this section, "FOOD STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 300 m², where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises.

1671. Notwithstanding their "O3" zoning, the lands delineated as "O3-1671" on Schedule "B" of this By-law may be used for the purposes of a gas transmission pipeline in compliance with the "O3" zone provisions contained in this By-law. (602-88)

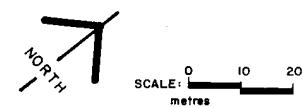
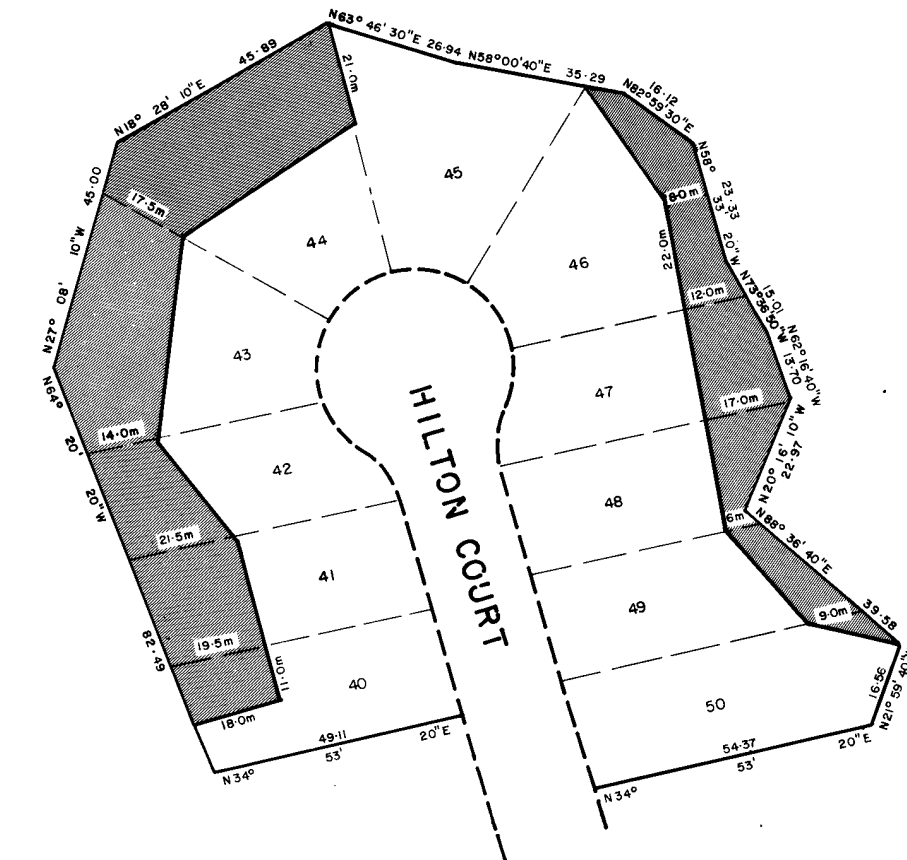
1672. Notwithstanding their "R2" zoning, the lands delineated as "R2-1672" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R2" zone provisions contained in this By-law, except that: (711-88)

- (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) 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

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

Schedule "I" to section 1672



 TREE PRESERVATION AREA

THIS IS SECTION '1672' SCHEDULE 'I'
TO BY-LAW 711-88 PASSED BY
COUNCIL ON 1988, OCTOBER 31

'H. McCALLION'

MAYOR

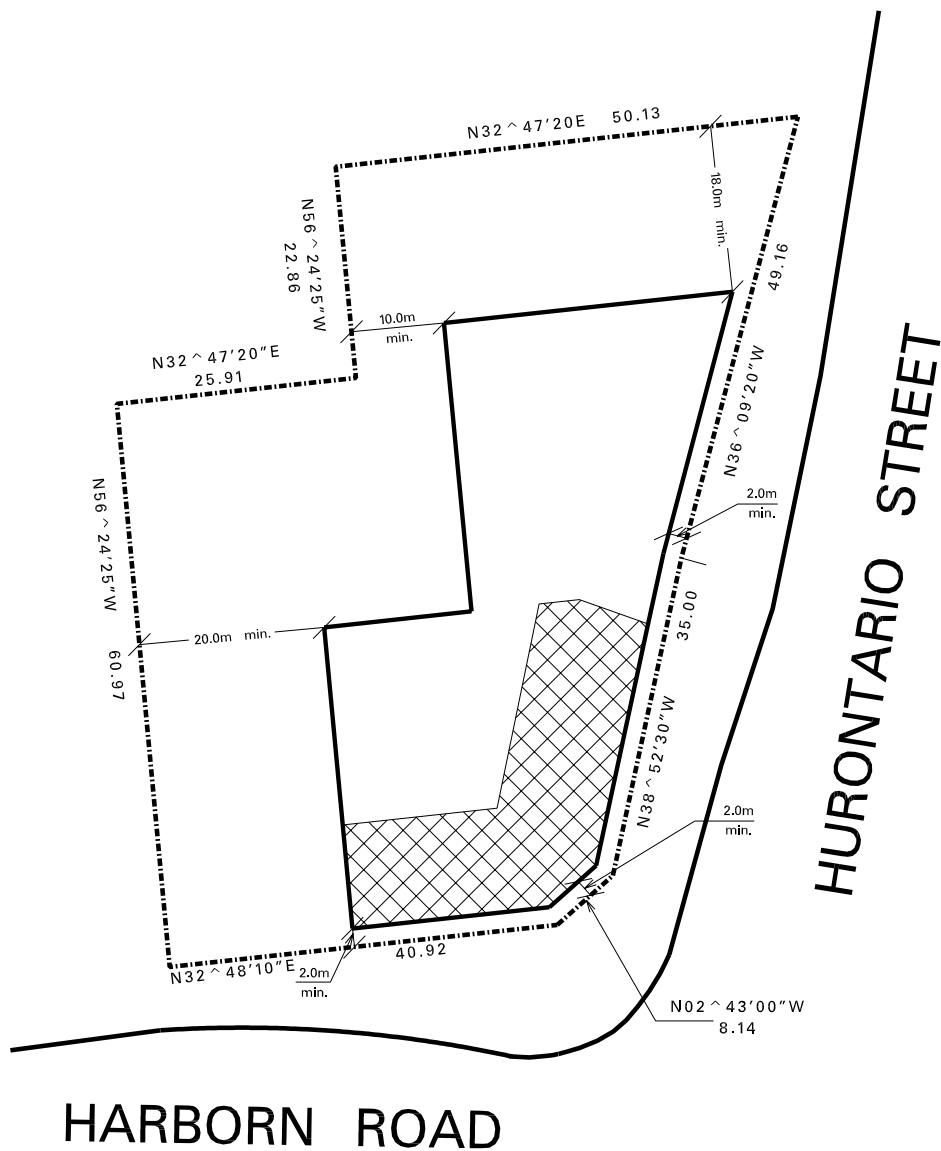
'T.L. JULIAN'

CLERK

CITY OF MISSISSAUGA

- (SPA) **1673.** The lands delineated as "DC-1673" 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: (553-89), (0021-2000)
- (1) the provisions of sections 21, 53, 59A, 84, 87, subsections 83(7), (9), (10), (15), (16), (18), (19), (20), (21), (23), (27), (28), (34) and the parking and loading standards to Schedule "A" of Section 22C of this By-law shall not apply;
 - (2) the gross leasable area - non residential of all buildings and structures on lands zoned "DC-1673" shall not exceed 1 780 m²;
 - (3) the total gross leasable area of all restaurants and take-out restaurants - non residential shall not exceed 10% of the total gross leasable area of all buildings and structures;
 - (4) a minimum of 200 m² gross leasable area shall be located within the second storey in accordance with Schedule "I" of this section;
 - (5) for the purpose of this section, parking shall be provided at a rate of 4.3 spaces per 100 m² GLA;
 - (6) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (6)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1673



- BUILDABLE AREA
- SECOND STOREY BUILDABLE AREA

THIS IS SCHEDULE "I" TO "SECTION 1673"

AS ATTACHED TO SCHEDULE "A" OF O.M.B.

ORDER No. 0755

ISSUED 1999 April 16

CITY OF MISSISSAUGA

ATTACHED TO BY-LAW 0021-2000

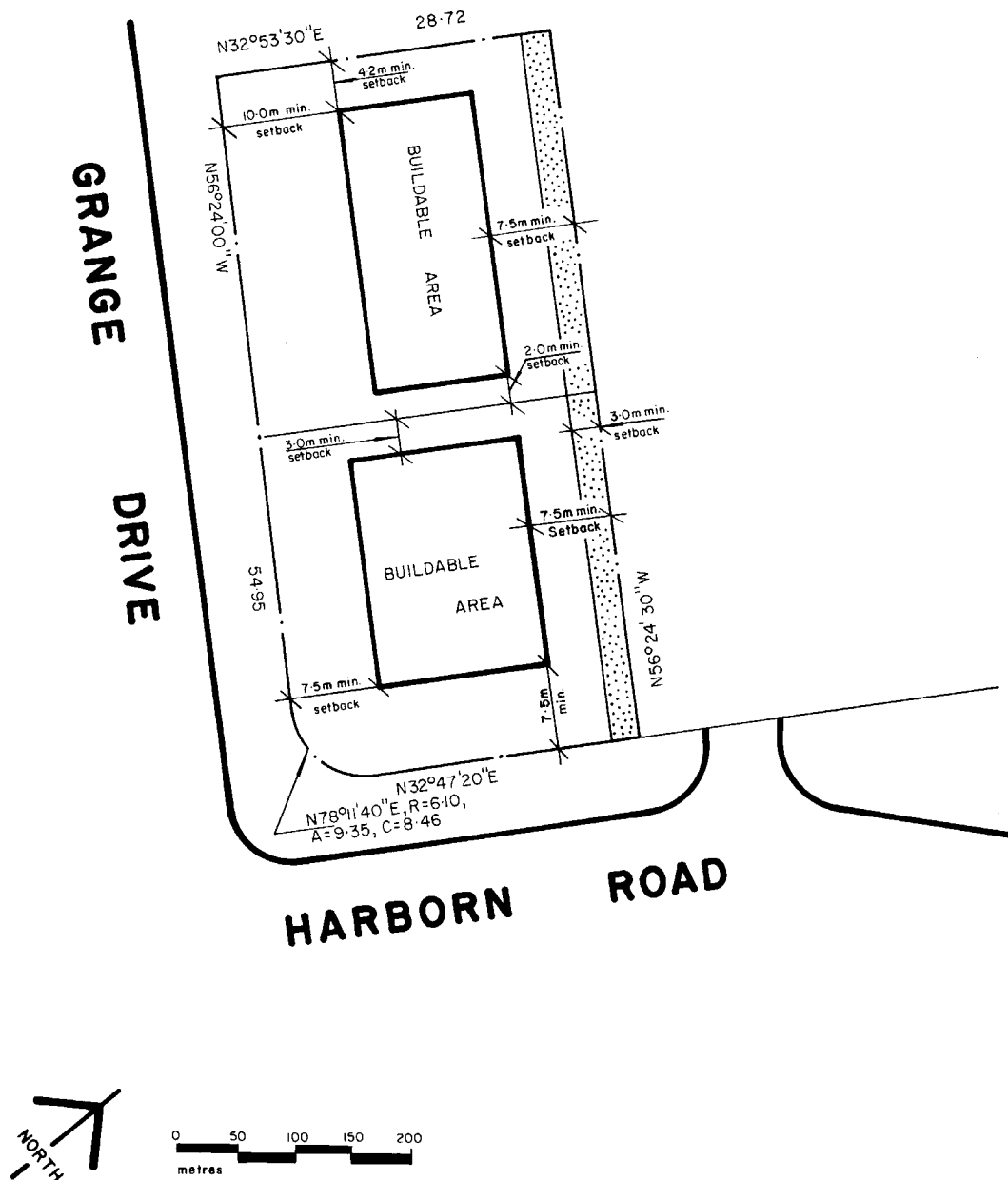
SPA) 1674. Notwithstanding their "R1" zoning, the lands delineated as "R1-1674" on Schedule "B" of this By-law shall only be used in compliance with the "R1" zone provisions contained in this By-law, except that: (553-89)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	885 m ²	27 m
Corner	887 m ²	27 m

- (2) the front yard of every lot shall have a minimum depth of 7.5 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 2.4 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 7.5 m;
- (5) the maximum coverage of all buildings and structures for every lot shall not exceed 31% of the lot area;
- (6) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (6)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location of driveways, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1674



THIS IS SECTION '1674' SCHEDULE 'I'
 TO BY-LAW 553-89 PASSED BY
 COUNCIL ON JULY 17, 1989

 MINIMUM LANDSCAPED AREA
CITY OF MISSISSAUGA

H. McCALLION
 MAYOR
L. M. McGILLIVARY
 DEPUTY CLERK

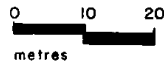
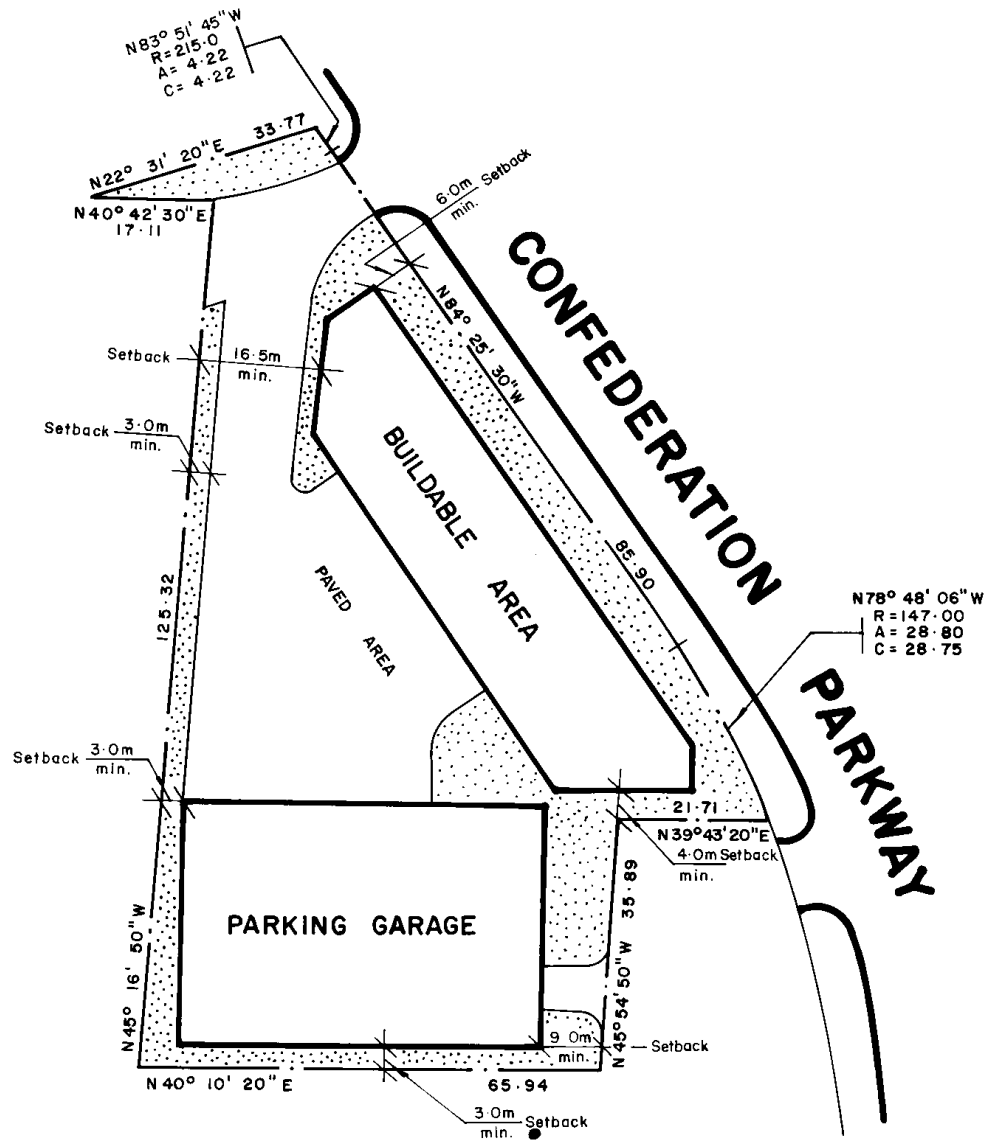
- (SPA) **1675.** The lands delineated as "RCL1-1675" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (657-88), (457-97), (645-97)
- (1) the provisions of clauses 108(3)(c) and (d) of this By-law shall not apply;
 - (2) the following uses shall also be permitted:
 - (a) the provisions of subsection 110(1) of this By-law shall apply;
 - (b) accessory outdoor storage of materials associated with uses permitted by clause (2)(a) of this section;
 - (c) automobile and truck sales and leasing, and accessory outdoor display of vehicles;
 - (d) automotive service centre;
 - (e) car wash;
 - (f) research establishment;
 - (g) recreational establishment which may include, but not be limited to billiards, bowling, and roller and ice skating;
 - (h) restaurant campus;
 - (i) day nursery;
 - (j) commercial school;
 - (k) fitness club;
 - (l) racquet club;
 - (m) gymnasium;
 - (3) the uses permitted by subsection (2) of this section shall comply with the provisions of clause 110(2)(b) and section 114 of this By-law;
 - (4) the maximum gross floor area - non residential of all buildings or structures on each lot devoted to business, professional or administrative offices shall not exceed 0.5 times the lot area;
 - (5) a maximum of 10% of the gross floor area - non residential of any building or structure may be used for miscellaneous uses;
 - (6) for the purposes of this section, "MISCELLANEOUS USES" shall only include the following: hairdressing and beauty salon; barber shop; dry cleaning establishment; drug store; drug dispensary; shoe repair shop; printing and copying establishment; art shop; antique shop; photographic equipment and supplies store; dressmaking or tailoring establishment; news stand; cigar and smoke shop; florist shop; fitness club; optical shop; travel agency; audio sales and leasing store; video sales and leasing store; restaurant; arts supply shop; convenience store; tanning salon; business equipment store; computer store; office supplies store; furnishings store; card shop; stationery shop; gift shop; photo studio; photo lab; lottery ticket shop; key cutting shop; and engraving shop;
 - (7) for the purposes of this section, "RESTAURANT CAMPUS" means 3 or more restaurants, convenience restaurants, take-out restaurants, or any combination thereof, developed in close proximity and having shared or common facilities such as pedestrian and vehicular access, indoor and/or outdoor seating areas, parking, servicing and landscaping;
 - (8) for the purposes of this section, "AUTOMOTIVE SERVICE CENTRE" means buildings, structures or premises, where oil, grease, anti-freeze, tires, tire accessories, electric light bulbs, spark plugs, and batteries for motor vehicles are stored, kept for sale or installed, or where motor vehicles may be oiled, greased, cleaned or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed, and may include buildings, structures or premises for the sales, installation and repair of automotive audio equipment, but does not include the sale of gasoline, propane or other similar products;
 - (9) the combined total gross floor area - non residential devoted to a drug store or drug dispensary, or any combination thereof, shall not exceed 250 m²;
 - (10) a landscape area with a minimum width of 7.5 m shall be provided adjacent to Derry Road East;
 - (11) a landscape area with a minimum width of 4.5 m shall be provided adjacent to Kennedy Road;
 - (12) for the purposes of this section, "LANDSCAPE AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscape features, and may include berms, access and walkways.
- (SPA) **1676.** The lands delineated as "M1 - Section 1676" 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: (657-88), (645-97)
- (1) the following uses shall also be permitted:
 - (a) truck fuelling dispensary station and truck wash;
 - (b) accessory outdoor storage of materials associated with uses permitted by subsection 110(1) of this By-law;
 - (c) automobile and truck service, repair, sale, leasing and accessory outdoor display of vehicles;
 - (d) automotive service centre;
 - (e) car wash;
 - (f) recreational establishment which may include, but not be limited to billiards, bowling, and roller and ice skating;
 - (2) notwithstanding subsection 109(c) of this By-law, the maximum gross floor area - non residential of all buildings or structures on each lot devoted to business, professional and administrative offices shall not exceed 0.5 times the lot area;
 - (3) a landscape area with a minimum width of 4.5 m shall be provided adjacent to Kennedy Road and the northern municipal boundary;

- (4) for the purposes of this section, "LANDSCAPE AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscape features, and may include berms, access and walkways;
- (5) for the purposes of this section, "AUTOMOTIVE SERVICE CENTRE" means buildings, structures or premises, where oil, grease, anti-freeze, tires, tire accessories, electric light bulbs, spark plugs, and batteries for motor vehicles are stored, kept for sale or installed, or where motor vehicles may be oiled, greased, cleaned or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed, and may include buildings, structures or premises for the sales, installation and repair of automotive audio equipment, but does not include the sale of gasoline, propane or other similar products.

- (SPA) **1677.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1677" on Schedule "B" of this By-law shall only be used in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(349-88)*
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (15), (16), and (21), and clause 44(13)(ia) shall not apply;
 - (2) the maximum number of dwelling units shall not exceed 182;
 - (3) 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 facilities that are not contained within an individual dwelling unit.
- 1678.** Notwithstanding their "M2" zoning, the lands delineated as "M2-1678" 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: *(371-88), (755-88), (377-89), (572-91), (0530-2000)*
- (1) the total gross floor area - non residential of all buildings, structures or parts thereof, used for business, professional and administrative offices on each lot shall not exceed 0.5 times the lot area.
- (SPA) **1679.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1679" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, and accessory retail commercial uses in compliance with the following: *(236-88)*
- (1) for the purposes of this section, accessory retail commercial uses shall only include: a take-out restaurant, a convenience restaurant, a sit-down restaurant, a drug store, a barber shop, a hairdressing and beauty salon, a variety store, a printing and copying establishment, a shop for sale of photographic and office supplies, a dry cleaners and flower shop, provided that any such use is contained within a building or structure erected for office purposes and the gross floor area - non residential devoted to all accessory retail commercial uses shall be limited to 22% of the total gross floor area - non residential of all buildings or structures used for office purposes or 1 500 m² gross floor area - non residential, whichever is the lesser;
 - (2) the provisions of section 21 of this By-law shall not apply;
 - (3) the total gross floor area - non residential of all buildings or structures shall not exceed 6 900 m²;
 - (4) for the purposes of this section, the maximum gross floor area - non residential of a drug store shall not exceed 250 m²;
 - (5) 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 below, the Minimum Required Parking Standard shown opposite in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Medical Offices	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA, whichever is greater
Accessory Retail Commercial Uses (not including Restaurants)	5.4 spaces per 100 m ² GFA
Take-Out Restaurant	15.0 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	25.0 spaces per 100 m ² GFA (Restaurant)
Sit-down Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)

- (6) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (6)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle 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.



 LANDSCAPED AREA

THIS IS SECTION '1679' SCHEDULE 'I'
 TO BY-LAW 236-88 PASSED BY
 COUNCIL ON 1988, APRIL 25

'H. McCALLION'
 MAYOR

'T. L. JULIAN'
 CLERK

CITY OF MISSISSAUGA

1680. Notwithstanding their "R3" zoning, the lands delineated as "R3-1680" 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: (346-88), (240-91), (416-92)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth
Interior	560 m ²	14.0 m	40 m
Corner	740 m ²	18.5 m	40 m

- (2) the front yard of every lot shall have a minimum depth of 9.0 m;
 (3) notwithstanding subsection (2) above, no garage shall be located closer than 12 m to any streetline.

1681. Notwithstanding their "R4" zoning, the lands delineated as "R4-1681" 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: (346-88)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m ²	12.0 m
Corner	550 m ²	16.5 m

- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m; (105-89)
 (3) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area. (105-89)

1682. Notwithstanding their "R5" zoning, the lands delineated as "R5-1682" 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: (346-88), (68-89)

- (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	464 m ²	14.0 m

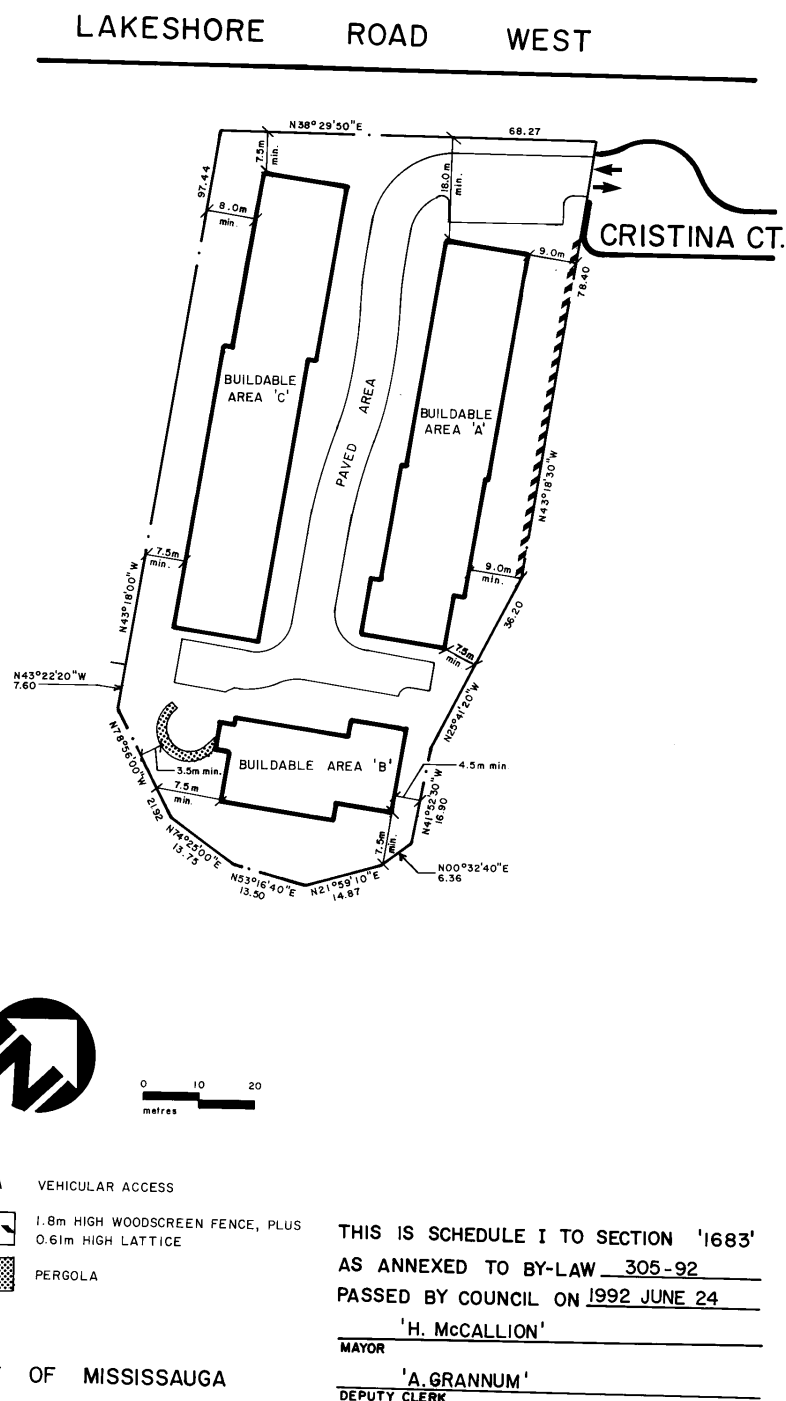
(SPA) **1683.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4 - Section 1683" on Schedule "B" of this By-law shall only be used for the erection of an apartment house in compliance with the "RM7D4" zone provisions contained in this By-law, except that: (436-88), (305-92)

- (1) the provisions of clause 2(10)(k), section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (13), (14), (15) and (16), clauses 44(17)(b), (d) and (e), and subsection 44(18) of this By-law shall not apply;
- (2) for the purposes of this section, "APARTMENT HOUSE" means a group of attached dwelling units not more than 2 units high each having an independent entrance at grade;
- (3) the number of dwelling units constructed shall not exceed 36;
- (4) no dwelling unit shall have more than 2 bedrooms;
- (5) each apartment house unit shall provide parking at a rate of:

Resident	Visitor	Recreational Equipment	Total
2.00	0.25	0.05	2.30

- (6) the maximum height of the front elevation shall not exceed 2 stories;
- (7) canopies above a patio area may project a maximum of 1.6 m into a required yard;
- (8) the total gross floor area of all buildings and structures shall not exceed 6 600 m²;
- (9) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, 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 1683



1684. Notwithstanding their "R3" zoning, the lands delineated as "R3-1684" 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: (457-88), (558-88)

- (1) the front yard of every lot shall have a minimum depth of 6.0 m;
- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (3) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (4) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

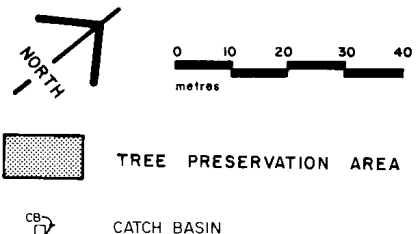
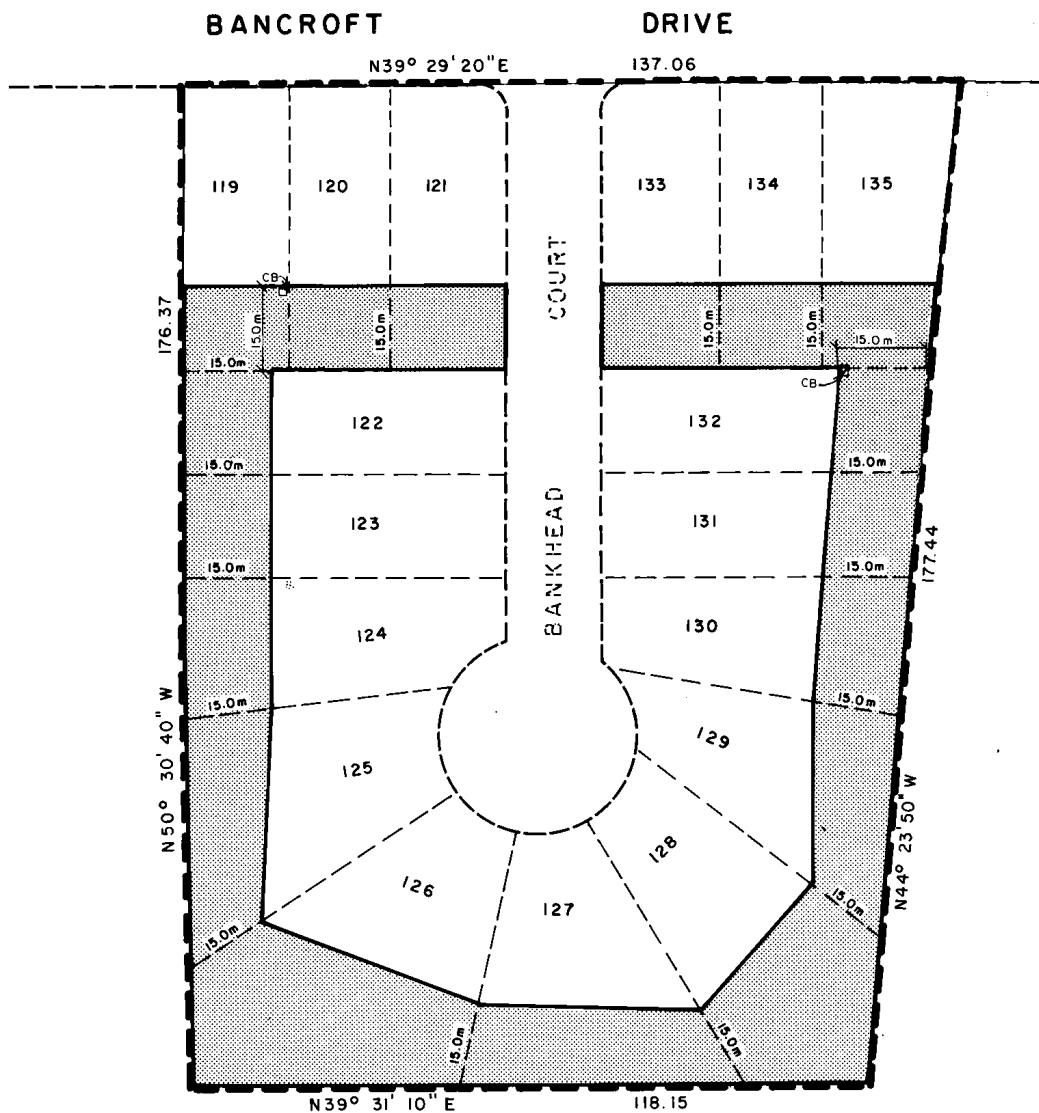
1685. Notwithstanding their "R2" zoning, the lands delineated as "R2-1685" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R2" zone provisions contained in this By-law, except that: (457-88)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	900 m ²	18.0 m
Corner	1 040 m ²	21.0 m

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

Schedule "I" to section 1685



THIS IS SECTION 1685 -
 SCHEDULE 'I' TO BY-LAW
 457-88 PASSED BY COUNCIL
 ON 1988, JULY 11

 'H. MCCALLION'
 MAYOR

 'L. MCGILLIVARY'
 DEPUTY CLERK

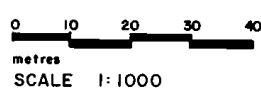
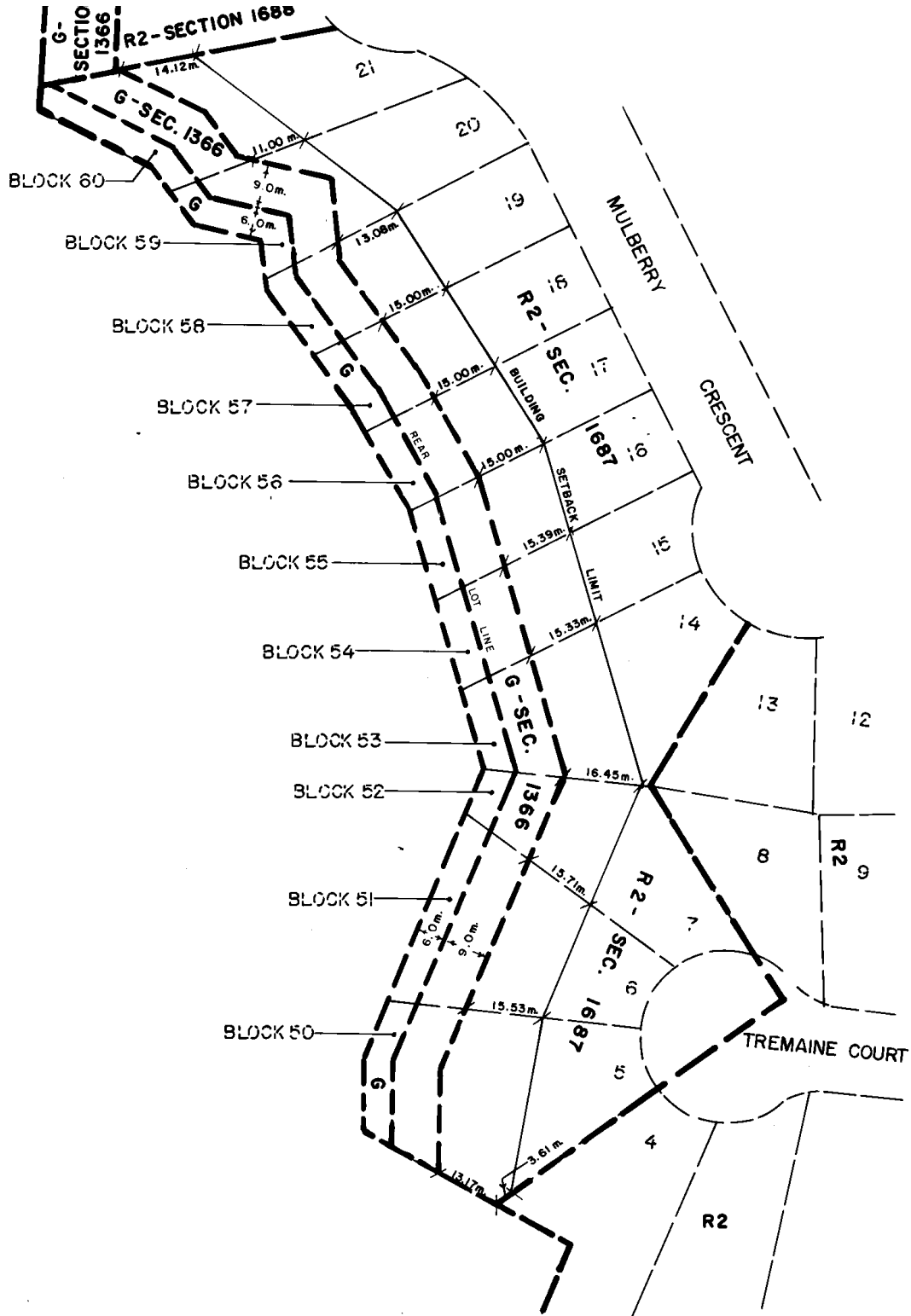
CITY OF MISSISSAUGA

1686. Deleted by By-law 0005-2001. (548-88)

1687. Notwithstanding their "R2" zoning, the lands delineated as "R2-1687" 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: (350-88)

- (1) the front yard of every lot shall have a minimum depth of 7.5 m;
- (2) notwithstanding anything in this By-law, the rear yard of every lot shall have a minimum depth in accordance with Schedule "I" of this section;
- (3) no accessory buildings or structures of any kind, including swimming pools, shall be located within 9.0 m of the rear lot line;
- (4) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

Schedule "I" to section 1687



THIS IS SECTION 1687
 SCHEDULE 'I' TO BY-LAW
 350-88 PASSED BY COUNCIL
 ON 1988, JUNE 13

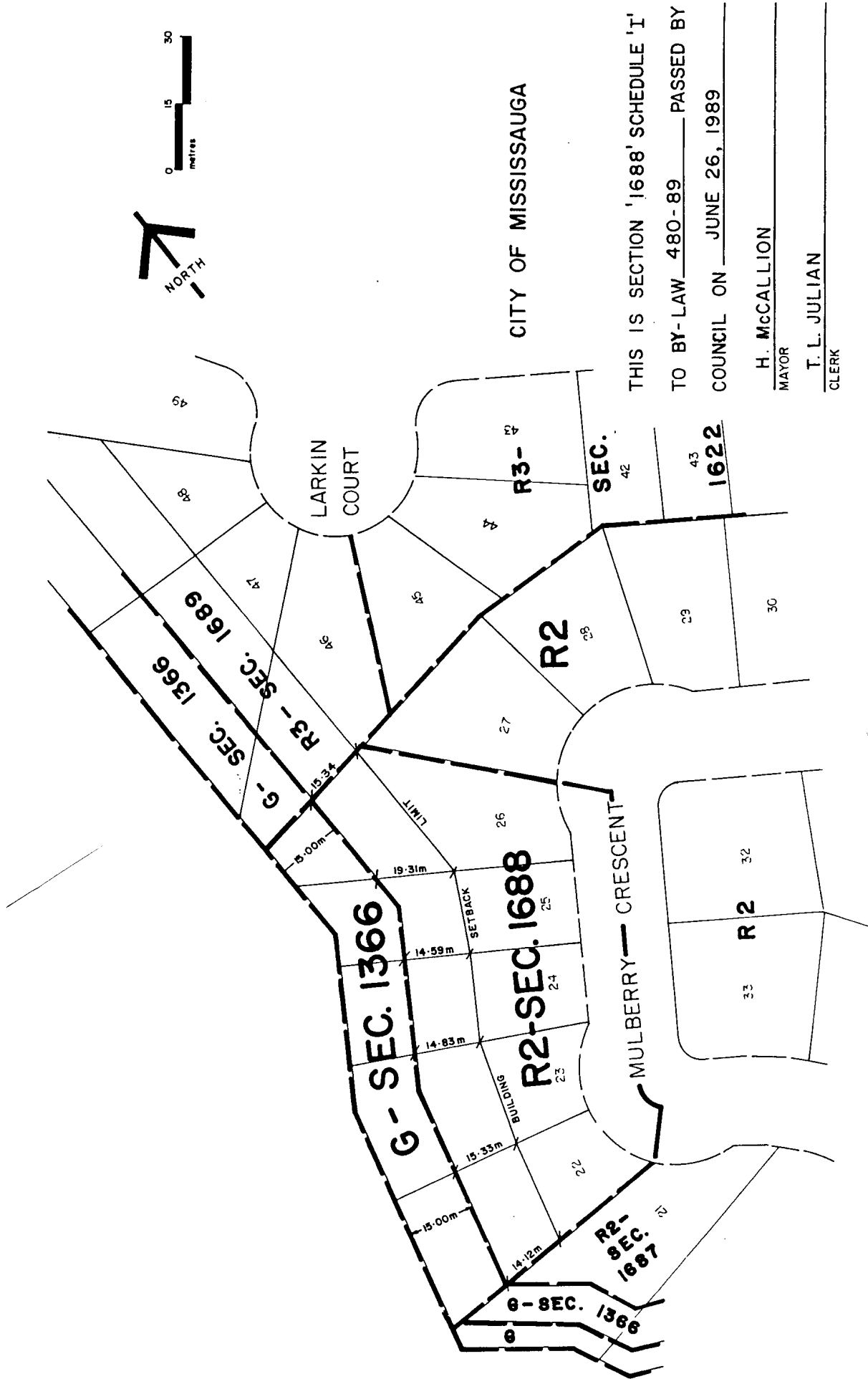
'H. McCALLION'
 MAYOR
 'T. L. JULIAN'
 CLERK

CITY OF MISSISSAUGA

1688. Notwithstanding their "R2" zoning, the lands delineated as "R2-1688" 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: (350-88), (480-89)

- (1) the front yard of every lot shall have a minimum depth of 7.5 m;
- (2) notwithstanding anything in this By-law, the rear yard of every lot shall have a minimum depth in accordance with Schedule "I" of this section;
- (3) no accessory buildings or structures of any kind, including swimming pools, shall be located within 15.0 m of the rear lot line;
- (4) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m². (480-89)

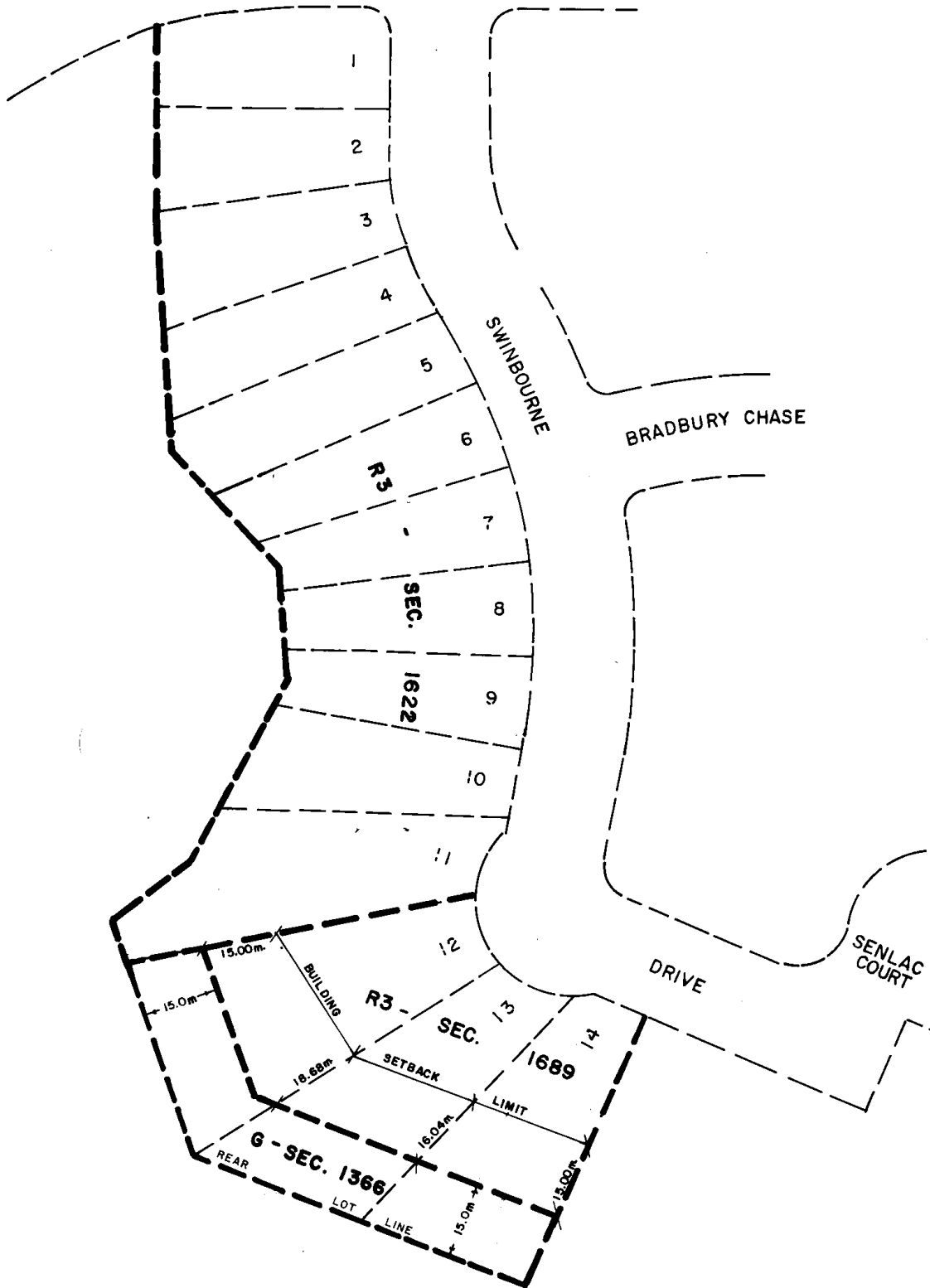
Schedule "I" to section 1688



1689. Notwithstanding their "R3" zoning, the lands delineated as "R3-1689" 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: (350-88), (480-89)

- (1) notwithstanding anything in this By-law, the rear yard of every lot shall have a minimum depth in accordance with Schedule "I" of this section;
- (2) no accessory buildings or structures of any kind, including swimming pools, shall be located within 15.0 m of the rear lot line;
- (3) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m². (480-89)

Schedule "I(1)" to section 1689



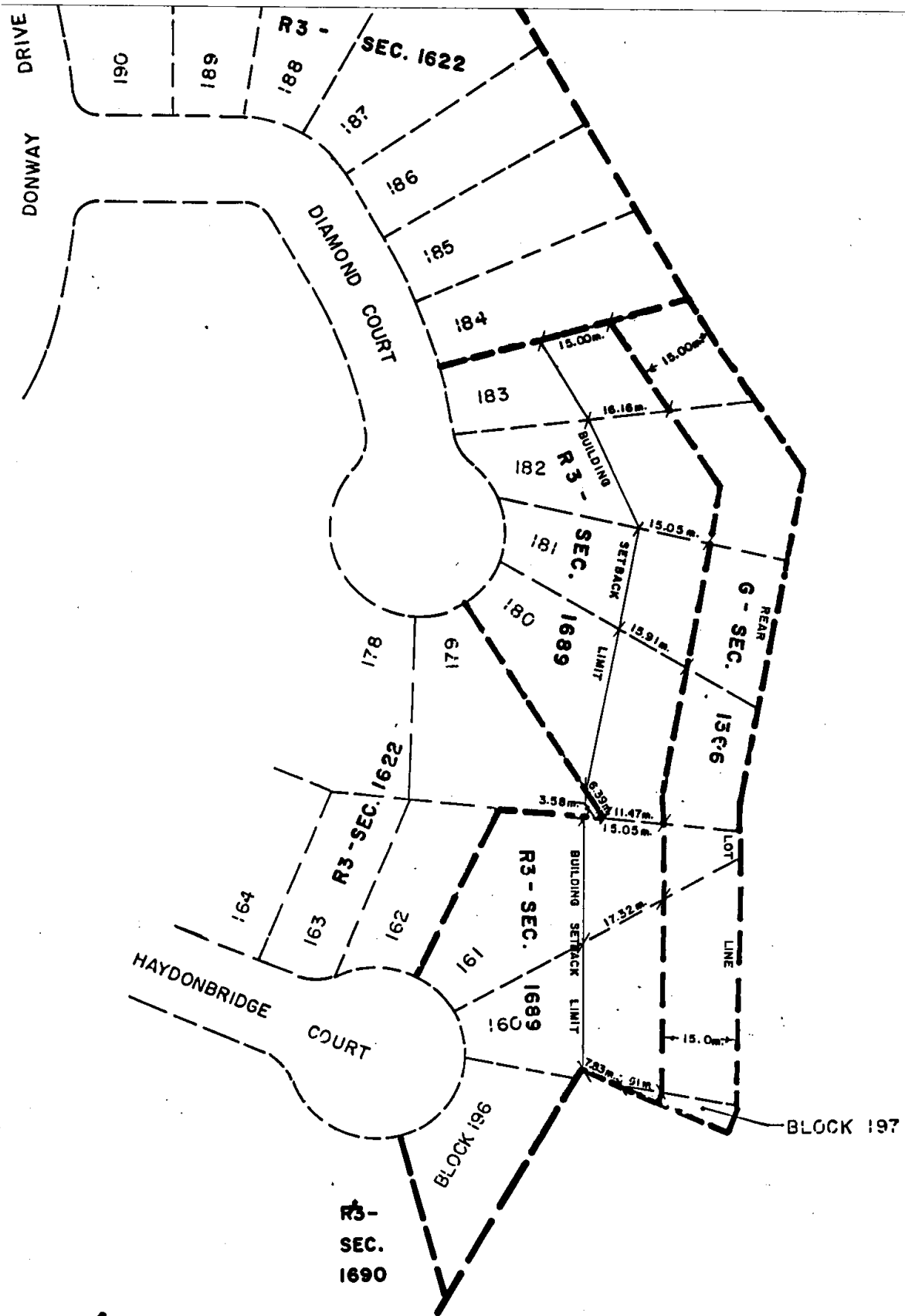
0 10 20 30 40
metres
SCALE 1:1000

THIS IS SECTION 1689
SCHEDULE 'I'(1) TO BY-LAW
350-88 PASSED BY COUNCIL
ON 1988, JUNE 13

'H. MCCALLION'
MAYOR

'T.L. JULIAN'
CLERK

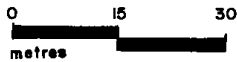
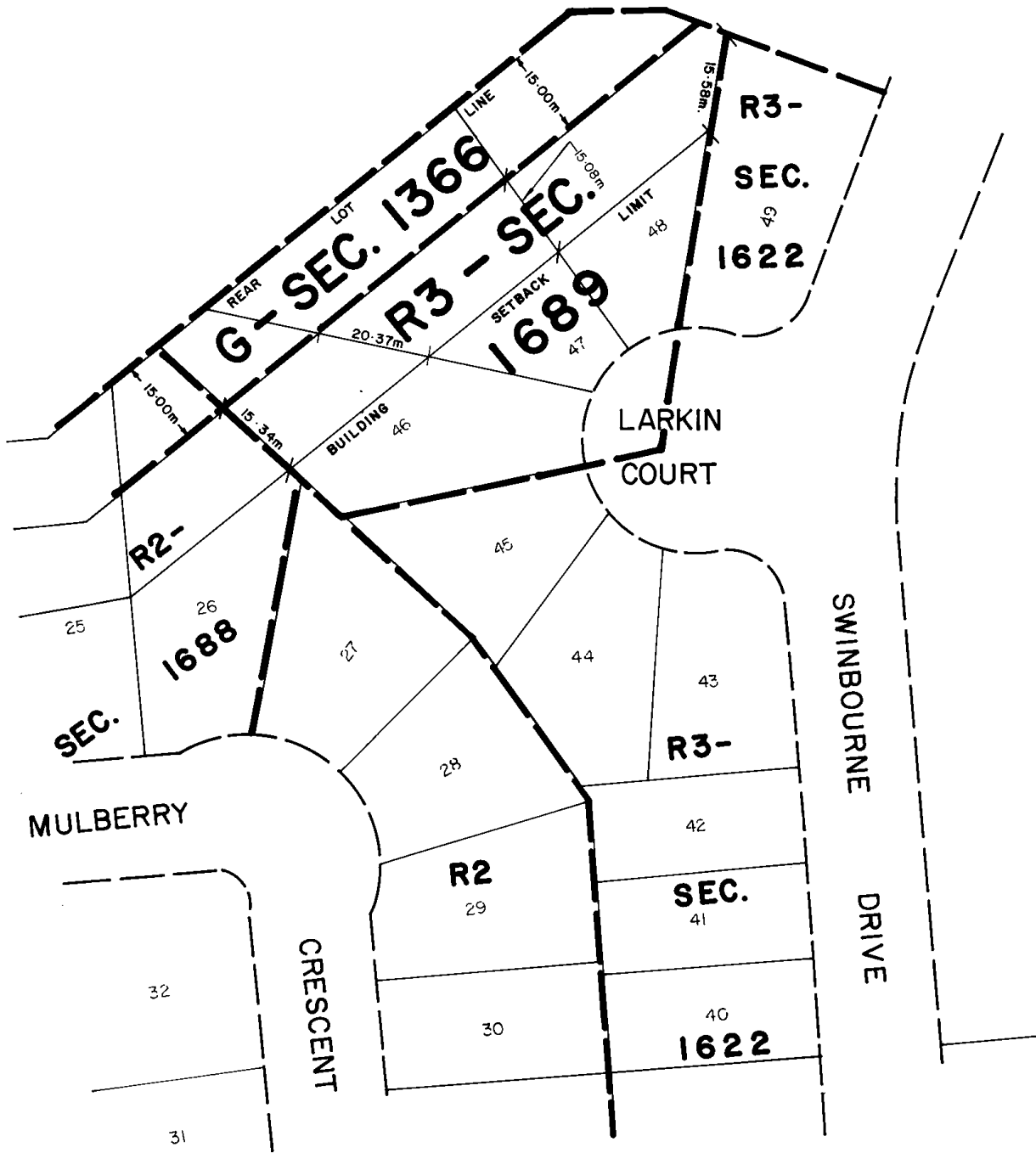
CITY OF MISSISSAUGA



THIS IS SECTION 1689
 SCHEDULE 'I'(2) TO BY-LAW
 350-88 PASSED BY COUNCIL
 ON 1988, JUNE 13

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

CITY OF MISSISSAUGA



THIS IS SECTION '1689' SCHEDULE 'I'₃
 TO BY-LAW 480-89 PASSED BY
 COUNCIL ON JUNE 26, 1989

H. McCALLION
 MAYOR

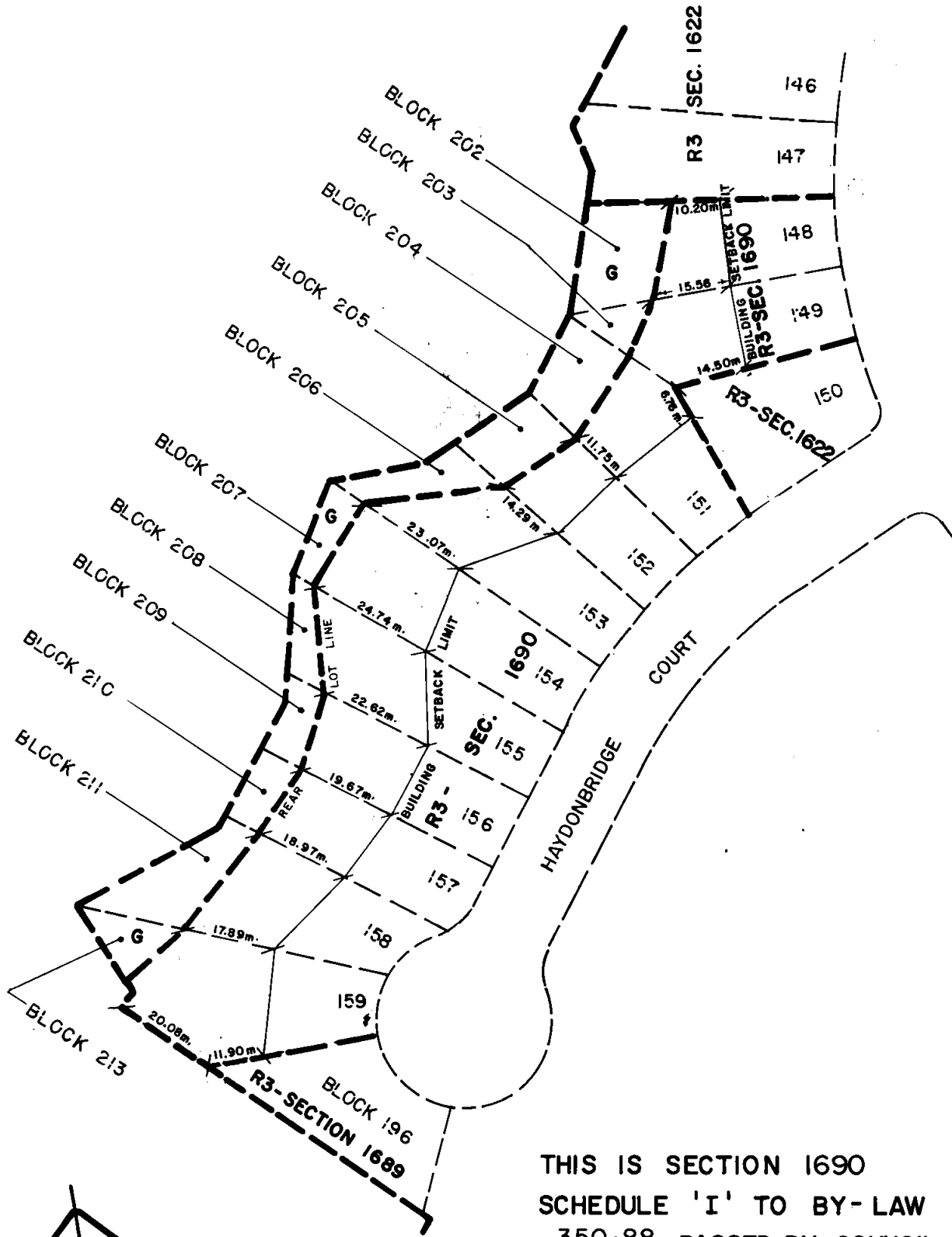
T. L. JULIAN
 CLERK

CITY OF MISSISSAUGA

1690. Notwithstanding their "R3" zoning, the lands delineated as "R3-1690" 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: (350-88)

- (1) notwithstanding anything in this By-law, the rear yard of every lot shall have a minimum depth in accordance with Schedule "I" of this section;
- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

Schedule "I" to section 1690



0 10 20 30 40
metres
SCALE 1:1000

CITY OF MISSISSAUGA

THIS IS SECTION 1690
SCHEDULE 'I' TO BY-LAW
350-88 PASSED BY COUNCIL
ON 1988, JUNE 13

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

- (SPA) **1691.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1691" 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: (631-88), (874-89)
- (H)
- (1) the total gross floor area - non residential of all buildings, structures or parts thereof, used for business, professional and administrative offices on each lot shall not exceed 0.5 times the lot area;
 - (2) the provisions of section 119 of this By-law shall not apply;
 - (3) all that area of the lands which is within 7 m of the "G" zone shall be provided and maintained as landscaped open space, and shall not be used for parking or open storage.

NOTE:

The holding symbol "H" used in this By-law in connection with the "H-M1-1691" zone is being used as a mechanism to ensure the orderly development of the lands shown on Schedule "A" to By-law No. 631-88 (the "Lands"), more specifically, the development of the lands by way of a plan of subdivision and the limitation of development to a level where the warrants for the installation of traffic signals at the intersection of Phedora Drive and Southdown Road are not met, until either:

- (a) modifications to the Queen Elizabeth Way/Southdown Road interchange are made to permit such signalization to be safely installed to the satisfaction of the Ministry of Transportation of Ontario ("MTO") and The Corporation of the City of Mississauga (the "City"); or,
- (b) other changes or improvements to the transportation system in the vicinity of the Lands are made, to the satisfaction of MTO and the City so that development can occur upon the lands to the full extent permitted under the "M1-1691" zoning.

To that end, notwithstanding that the holding symbol "H" remains applicable to the Lands from time to time:

- (a) the Lands may be serviced and subdivided by the registration of a plan of subdivision, for the purposes which would otherwise be permitted under the "M1-1691" zoning, in accordance with the provisions of section 50 of the *Planning Act, 1983*, S.O. 1983, c.1, as amended, or as replaced by any similar act (the "Act"), including the imposition of conditions requiring the satisfaction of all reasonable and appropriate requirements of the City and other municipal and public agencies;
- (b) following the registration of such a plan of subdivision upon the Lands, development shall be permitted from time to time, upon the lots or blocks created to the extent that, if upon approval of an appropriate site development plan under section 40 of the Act (the "Site Plan"), for the development of any such lot or block or part thereof (the "Site"), the Council of the City, by resolution, indicates that it has been satisfied that:
 - (i) the use or uses of the Site, which are specified in detail on the Site Plan (the "Uses") are ones which would otherwise be permitted under the "M1-1691" zoning; and,
 - (ii) the impact of the development of the Site for those Uses, in the context of the existing traffic volumes at the time of the approval of the Site Plan, will not cause the warrants for the installation of traffic signals at the intersection of Phedora Drive and Southdown Road to be met;

then, notwithstanding subsection 6(6) of By-law 5500, as amended, the Uses, and only those Uses, shall be permitted upon the Site and not prohibited by the existence of the holding symbol "H" and development of the Site may proceed in accordance with the Site Plan;

- (c) following registration of a plan of subdivision upon the Lands, at such time as changes or improvements to the road or transportation system in the vicinity are made to the satisfaction of MTO and the City so as to permit the safe signalization of the intersection of Phedora Drive and Southdown Road; the holding symbol "H" shall be removed from the zoning of the Lands by the amendment of Map 11 of Schedule "B" of By-law 5500, as amended.

- (SPA) **1692.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1692" 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: (435-88), (156-94)
- (1) the provisions of section 21, subsections 83(7), (9), (10), (15), (16), (17), (19), (21), (22) and (23) of this By-law, shall not apply;
 - (2) in addition to the remaining uses permitted under section 83 of this By-law, the following uses shall be permitted: convenience store, day nursery, convenience restaurant, fitness club, shops for the repair or manufacture of small goods and wares, photo studio, retail warehousing of bulk frozen foodstuffs store, retail warehouse store, and discount merchandising store;
 - (3) a food supermarket and a department store shall not be permitted uses for the purposes of this section;
 - (4) the total gross leasable area devoted to a drugstore shall not exceed 232 m²;
 - (5) the total gross leasable area devoted to a food store shall not exceed 395 m²;
 - (6) each of the following uses is limited to a gross leasable area of 180 m²: gift and jewellery store, pet food store, sporting goods store, natural food or herbalist store, retail warehousing of bulk frozen foodstuffs store, retail warehouse store, discount merchandising store;
 - (7) notwithstanding section 2(76) of this By-law, a convenience store shall not exceed a gross leasable area of 186 m²;
 - (8) the gross floor area - non residential of all buildings and structures shall not exceed 4 407 m²;
 - (9) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except 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
Restaurants, Convenience Restaurants, and Take-out Restaurants	5.4 spaces per 100 m ² GFA (Restaurant) Separate parking will be provided in accordance with the requirements contained in Schedule "A" of section 22C for restaurants, convenience restaurants, and take-out restaurants, where the total GFA (Restaurant) exceeds 1 215 m ²
All other uses not listed in section 22C of this By-law or within this schedule	5.4 spaces per 100 m ² GLA

(SPA) **1693.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1693" on Schedule "B" of this By-law shall only be used for a truck fuel dispensing station with accessory convenience uses, and a weigh scale, in compliance with the "AC6" zone provisions contained in this By-law, except that: (837-88), (226-94)

- (1) the provisions of subsection 96B(1) and clauses 96B(2)(h) and (l) and section 97 of this By-law shall not apply;
- (2) the gross floor area - non residential of the truck fuel dispensing station shall not exceed 270 m², of which a maximum of 158 m² may be devoted to accessory convenience uses;
- (3) each ramp shall have a maximum width of 11 m;
- (4) notwithstanding clause 96B(2)(f) of this By-law, one or more fuel pumps may be erected in the rear yard, but no fuel pump on the lot shall be closer than 4.5 m to the rear lot line.
- (5) for the purposes of this section, "TRUCK FUEL DISPENSING STATION" means a building, structure or place where diesel fuel, gasoline and oil, and other similar products used in the operation of truck internal combustion engines are sold to account customers of commercial motor vehicles only via card lock controllers, and which may contain office space and showers for account customers;
- (6) for the purposes of this section, "ACCESSORY CONVENIENCE USES" means a shop accessory to a truck fuel dispensing station, with a maximum gross floor area of 158 m², where food and convenience goods are stored and offered for sale at retail and may include an automatic banking machine but such establishment does not include the preparation of food;
- (7) motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except 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
Truck Fuel Dispensing Station with Accessory Convenience Uses	5.4 spaces per 100 m ² GFA

(H) **1694.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1694" on Schedule "B" of this By-law shall only be used in compliance with the "RM5" zone provisions contained in this By-law and subject to the following: (538-88), (539-88), (540-88), (537-88), (556-90), (632-92), (42-93), (659-93), (477-94), (321-95), (248-96), (110-97)

- (1) the maximum number of dwelling units constructed shall not exceed 34.6 units per ha.

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-RM5-1694", designated for school purposes, by further amendment to Map 39W, contained in Schedule "B" attached to By-law Number 5500, as amended.

1695. Notwithstanding their "R5" zoning, the lands delineated as "R5-1695" 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: (538-88), (539-88), (540-88), (537-88), (484-89), (490-89), (694-89), (632-92)

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

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

- (2) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area. (105-89)

1696. Notwithstanding their "R5" zoning, the lands delineated as "R5-1696" 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: (538-88), (539-88), (540-88), (537-88), (734-88), (481-89), (490-89), (96-90), (455-92), (632-92), (350-93), (355-93), (89-94), (231-95)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m ²	11.0 m
Corner	450 m ²	14.5 m

- (2) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area; (105-89)
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m. (105-89)

1697. Notwithstanding their "R3" zoning, the lands delineated as "R3-1697" 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: (538-88), (539-88), (540-88), (537-88), (79-89)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	560 m ²	14.0 m
Corner	740 m ²	18.5 m

- (2) the front yard of every lot shall have a minimum depth of 9 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (6) notwithstanding subsection (2) of this section, no garage shall be located closer than 12 m to any front lot line.

(SPA) **1698.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1698" on Schedule "B" of this By-law shall only be used for the erection of a place of religious assembly subject to compliance with the following: (538-88), (539-88), (556-90)

(1) a place of religious assembly shall comply with the provisions contained in section 22E of this By-law.

(SPA) **1699.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1699" 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: (626-88)

- (1) the provisions of subsections 20(i) and (j), 83(13), (14), (19), (22) and (26), and sections 84 and 87 of this By-law shall not apply;
- (2) in addition to those remaining uses permitted under section 83 of this By-law, the following uses shall be permitted: convenience store, convenience restaurant, florist shop, optical shop, shop for the sale of photographic supplies, tanning salon, video store and drug dispensary;
- (3) the total gross floor area - non residential of all buildings and structures shall not exceed 4 740 m²; (103-90)
- (4) the total gross floor area devoted to restaurants, convenience restaurants and take-out restaurants shall not exceed 720 m²; (103-90)
- (5) for the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 300 m², where food and convenience goods are stored and offered 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;
- (6) for the purposes of this section, "DRUG DISPENSARY" means a building or structure, or part thereof, with a maximum gross leasable area of 95 m², where drugs and prosthetics are sold at retail;
- (7) the Parking Standards in Schedule "A" to section 22C of this By-law shall apply, except that where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Medical Building and/or Medical Offices (457-97)	5.0 spaces per practitioner or 6.5 spaces per 100 m ² GFA, whichever is greater
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	25.0 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant (Drive-Through Window)	18.8 spaces per 100 m ² GFA (Restaurant)
Take-Out Restaurant	15.0 spaces per 100 m ² GFA (Restaurant)

(8) notwithstanding anything contained in this By-law, no building or structure shall be erected within 30 m of the Canadian National Railway right-of-way.