

(H) 1700. Notwithstanding their "R3" zoning, the lands delineated as "R3-1700" 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: (458-88), (538-88), (539-88), (540-88), (658-88), (537-88), (734-88), (79-89), (656-89), (694-89), (165-90), (187-90), (126-90), (626-92), (632-92), (176-96), (202-96), (0088-2000), (0164-2000)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	385 m <sup>2</sup>	12.0 m
Corner	525 m <sup>2</sup>	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 m<sup>2</sup>;
- (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. (105-89)

**NOTE:**

In accordance with the provisions of section 35 of the *Planning Act, 1983*, S.O. 1983, c.1, as amended, the holding symbol "H" is to be removed from the zoning designation "H-R3-1700", designated for school purposes, by further amendment to Maps 38E and 39W, contained in Schedule "B" attached to By-law Number 5500, as amended.

1701. Notwithstanding their "R5" zoning, the lands delineated as "R5-1701" 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: (458-88), (284-92)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	335 m <sup>2</sup>	10.5 m
Corner	490 m <sup>2</sup>	15.0 m

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

1702. Notwithstanding their "R5" zoning, the lands delineated as "R5-1702" 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: (458-88), (658-88), (841-88), (734-88), (97-89), (126-90)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	305 m <sup>2</sup>	9.75 m
Corner	440 m <sup>2</sup>	13.5 m

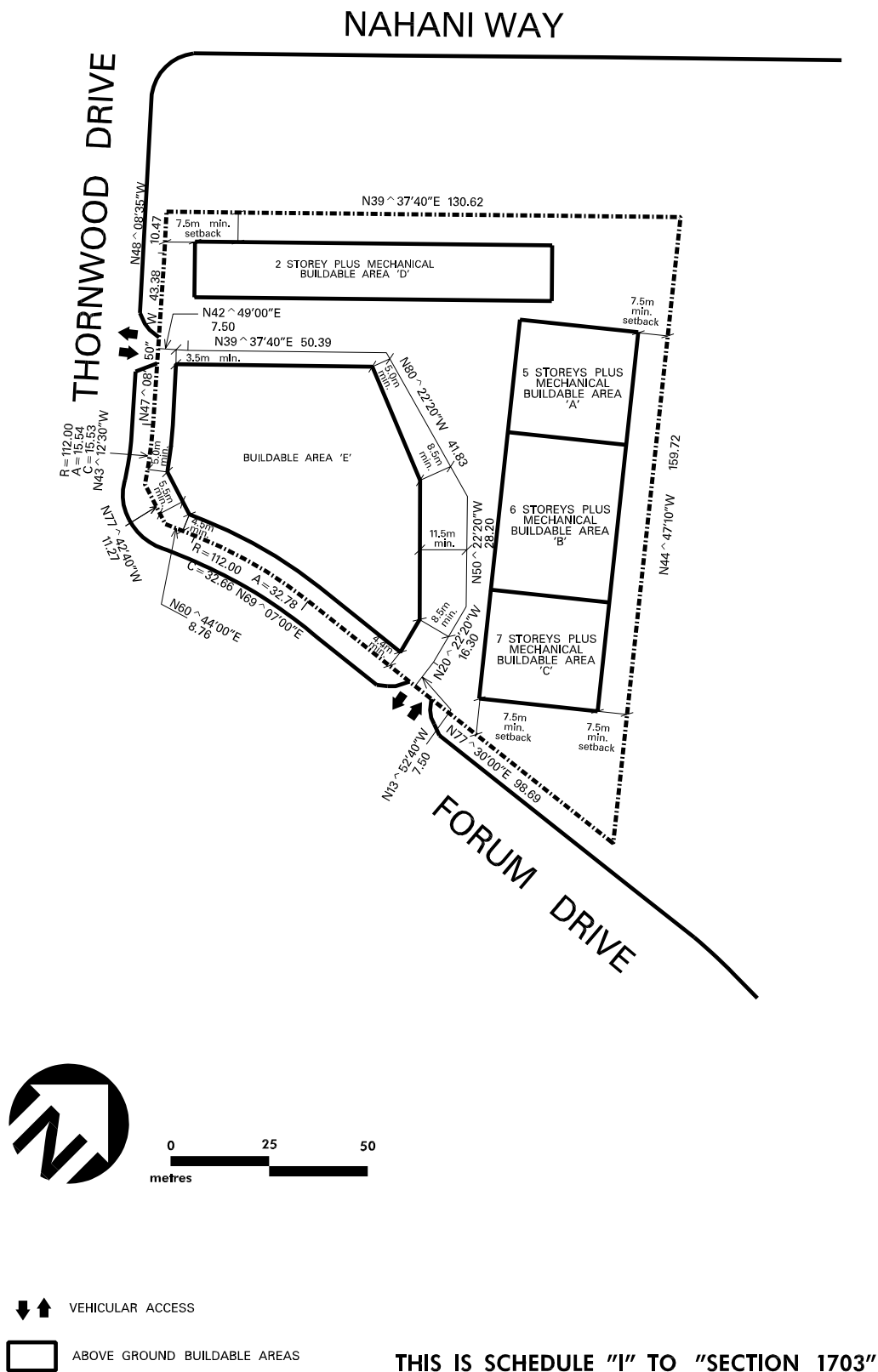
- (2) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area. (105-89)

(SPA) 1703. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1703" on Schedule "B" of this By-law shall only be used for apartment house, retirement home and nursing home, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (579-88), (0255-2000)

- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16) and (21), and clauses 44(17)(a), (b), (d), (e), (f), (i) and (j) of this By-law shall not apply; (0255-2000)
- (2) an apartment house shall only be located in Buildable Area "A", "B" and "C" as indicated on Schedule "I" of this section;
- (3) the number of dwelling units contained in an apartment house shall not exceed 133;
- (4) *deleted by By-law 0255-2000;*
- (5) a retirement home shall only be located in Buildable Area "D" as indicated on Schedule "I" of this section;
- (6) the number of retirement dwelling units contained in a retirement home shall not exceed 30;
- (7) *deleted by By-law 0255-2000;*
- (8) a nursing home shall only be located in Buildable Area "E" as indicated on Schedule "I" of this section; (0255-2000)
- (9) the maximum gross floor area - non residential of a nursing home shall be 9 600 m<sup>2</sup>; (0255-2000)
- (10) 75 visitor parking spaces and 197 staff/resident parking spaces shall be provided on all lands zoned "RM7D5-1703"; (0255-2000)

- (11) for the purposes of this section, "RETIREMENT HOME" means a building in which the proprietor supplies for hire or gain lodging and meals for persons over 60 years of age, with medical, physical, cognitive or behavioural conditions who require nursing, medical or similar care and treatment, but does not include any other establishments otherwise defined or classified in this By-law;
- (12) for the purposes of this section, "RETIREMENT DWELLING UNIT" means one or more habitable rooms designed and intended for use by not more than 2 persons and in which separate sanitary facilities are provided for the exclusive use of not more than 2 persons, and which may contain limited culinary facilities but not a room set aside as a kitchen;
- (13) for the purposes of this section, "NURSING HOME" means a nursing home licensed under the *Nursing Home Act*, R.S.O. 1990, c.N.7, as the same may be amended from time to time, or under any successor legislation; (0255-2000)
- (14) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; (0255-2000)
- (b) notwithstanding clause (14)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking space including car overhangs, internal driveways, vehicular access points, walkways, ramps, garbage enclosures, fencing and landscaping areas shall be determined through the site development plan approval process;
- (15) shared driveways and shared aisles may be provided on adjacent lands zoned "RM7D5-1703"; (0255-2000)
- (16) notwithstanding subsection (14) of this By-law, balconies and canopies may project beyond Buildable Area "E". (0255-2000)

Schedule "I" to section 1703



**1704.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1704" 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: (559-88), (96-90), (99-90), (266-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	600 m <sup>2</sup>	15.0 m
Corner	750 m <sup>2</sup>	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) notwithstanding subsection (2) of this section, no garage shall be located closer than 12.0 m to any street line;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 33.0 m<sup>2</sup>.

**1705.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1705" 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: (559-88)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m <sup>2</sup>	13.5 m
Corner	600 m <sup>2</sup>	18.0 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (7) notwithstanding subsection (5) of this section, no garage shall be located closer than 6 m to any street line.

**1706.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1706" 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: (559-88), (601-88), (823-89), (266-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m <sup>2</sup>	12.0 m
Corner	550 m <sup>2</sup>	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (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. (105-89)

**1707.** Notwithstanding their "R5" zoning, the lands delineated as "R5-1707" 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: (559-88), (96-90)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m <sup>2</sup>	10.5 m
Corner	460 m <sup>2</sup>	15.0 m

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

**1708.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1708" on Schedule "B" of this By-law shall only be used for the erection of one one-family detached dwelling in compliance with the "R3" zone provisions contained in this By-law, except that: (558-88)

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

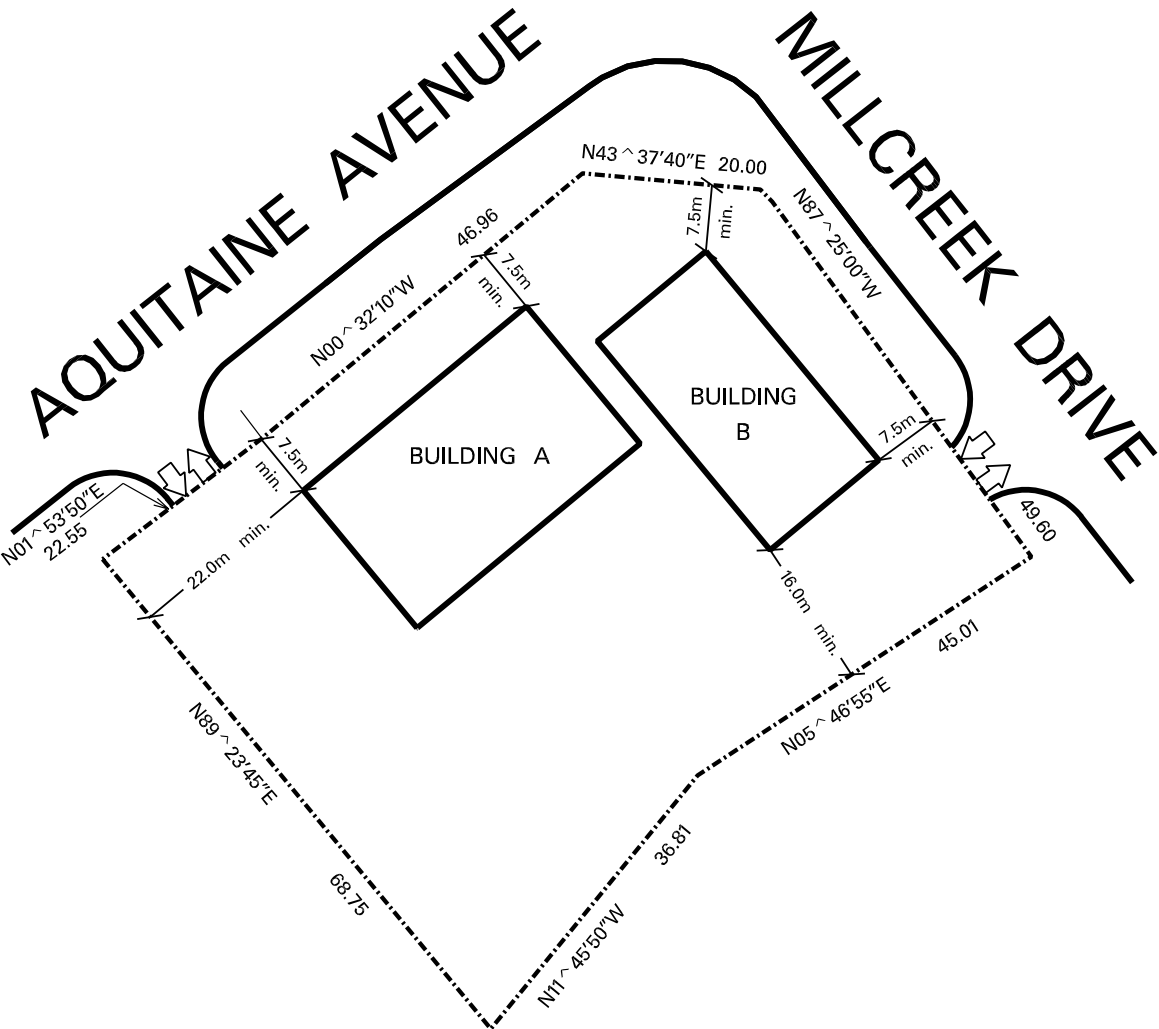
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	2 750 m <sup>2</sup>	23.0 m

(SPA) **1709.** Notwithstanding their "DC" zoning, the lands delineated as "DC - Section 1709" on Schedule "B" of this By-law shall only be used for business, professional and administrative offices, bank/trust company, commercial school/day care facility, retail and personal service commercial uses in compliance with the following: (721-88), (459-96)

- (1) the provisions of section 59A of this By-law shall not apply;
- (2) the total gross floor area non residential of all buildings and structures on all lands zoned "DC-1709" shall not exceed 1 025 m<sup>2</sup> of which a maximum of 470 m<sup>2</sup> gross leasable area may be devoted to retail and personal service commercial uses;
- (3) retail and personal service commercial uses shall only be located within Building 'B' as shown on Schedule "I" of this section with the exception of a drug dispensary;
- (4) for the purposes of this section, "RETAIL AND PERSONAL SERVICE COMMERCIAL USES" means barber shop, hairdressing and beauty salon, pressing or laundry establishment, drug dispensary, convenience store, video store, card and gift shop, florist shop, an automatic teller machine and bakery/specialty food shop;
- (5) the total gross leasable area devoted to drug dispensary shall not exceed 100 m<sup>2</sup>; the total gross leasable area devoted to video store shall not exceed 140 m<sup>2</sup> and the total gross leasable area devoted to automatic teller machine shall not exceed 28 m<sup>2</sup>;
- (6) for the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 215 m<sup>2</sup>, where food and convenience goods are stored and offered for sale at retail, and may include, as accessory thereto, the sale of pre-prepared soup and sandwiches, coffee and/or tea prepared on the premises, without seating for the consumption of food on the premises;
- (7) for the purposes of this section, "BAKERY/SPECIALTY FOOD SHOP" means a building or structure, or part thereof, whose principal business is the preparation and sale of baked goods, delicatessen products, gourmet and similar foods and may include accessory thereto, a maximum seating capacity for 6 persons for consumption of food on the premises;
- (8) 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	5.0 spaces per practitioner or 6.5 spaces per 100 m <sup>2</sup> GFA whichever is greater

- (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.



VEHICULAR ACCESS

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 1709"  
AS ANNEXED TO BY-LAW 459-96  
PASSED BY COUNCIL ON 1996, Oct. 16  
"H. McCallion"  
MAYOR  
"A. Grannum"  
DEPUTY CLERK

**1710.** Notwithstanding their "R5" zoning, the lands delineated as "R5-1710" 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: *(658-88), (126-90)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	330 m <sup>2</sup>	10.5 m
Corner	470 m <sup>2</sup>	15.0 m

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

**1713.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1713" 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: *(659-88), (438-89)*

- (1) in addition to those uses permitted under sections 109 and 110 of this By-law, the following uses shall be permitted:
  - (a) public hall;
  - (b) theatre;
  - (c) recreational establishments including premises used for bowling, curling, roller and ice skating;
- (2) 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.

(SPA) **1714.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1714" 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: *(822-89), (190-91), (27-94), (0088-2001)*

- (1) the provisions of section 21, clauses 108(3)(c) and (d), subsection 108(4), and clause 108(5)(c) of this By-law shall not apply;
- (2) the provisions of section 109 of this By-law shall apply, save and except subsections 109(b), (h), (j) and (k);
- (3) the maximum gross floor area of all buildings and structures on each lot devoted to business, professional and administrative offices shall not exceed 1.0 times the lot area; *(190-91)*
- (4) a maximum of 10% of the gross floor area of any building or structure 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, drug store, dispensary, shoe repair shop, printing and copying establishment, art or antique shop, shop for the sale of photographic or office supplies, dressmaking or tailoring establishment, news stand, cigar and smoke shop, florist shop, optical shop, travel agency, audio-visual or computer shop, and convenience store;
- (6) the maximum gross leasable area devoted to a drug store or dispensary within any building or structure shall not exceed 250 m<sup>2</sup>;
- (7) for the purposes of this section, "CONVENIENCE STORE" means a shop with a maximum gross leasable area of 300 m<sup>2</sup> where food and convenience goods are stored and offered for sale at retail and which may include the sale of food prepared on the premises, without seating for the consumption of food on the premises;
- (8) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with 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 <i>(457-97)</i>	6.5 spaces per 100 m <sup>2</sup> GFA

- (9) a restaurant, convenience restaurant or take-out restaurant is a permitted use, provided however, that the building in which the restaurant, convenience restaurant or take-out restaurant is located forms an integral part of a building used for any other use or uses permitted in this section.

**1715.** Deleted by By-law 0005-2001. *(278-89)*

- (SPA) **1716.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-1716" on Schedule "B" of this By-law shall only be used for apartment houses, in compliance with the "RM7D4" zone provisions contained in this By-law, except that: (734-88), (229-92), (307-98)
- (1) the maximum number of dwelling units on each lot shall not exceed the rate of 113.7 units per ha of the area of the lot;
  - (2) *deleted by By-law 229-92;*
  - (3) *deleted by By-law 229-92.*
- 1717.** *Deleted by By-law 0005-2001. (226-89), (260-89)*
- (SPA) **1718.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1718" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law except that: (65-89), (610-90)
- (1) the minimum total width of the side yards of every lot other than a corner lot shall be:
    - (a) 20% of the lot width for a one storey dwelling unit;
    - (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;provided however that the side yards shall have a minimum width of 1.8 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;
  - (2) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
    - (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
    - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
    - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
  - (3) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
  - (4) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m<sup>2</sup> plus 0.20 times the lot area;
  - (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
  - (6) the provisions of section 27 of this By-law shall not apply;
  - (7) the front yard of every lot shall have a minimum depth of 7.5 m;
  - (8) the total number of lots shall not exceed 6;
  - (9) notwithstanding any provision of this By-law to the contrary any dwelling unit in existence on or before the day this section comes into force (1990 Nov. 12), any dwelling unit for which a building permit has been issued on or before the day this section comes into force, or any dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force are considered to be in compliance with the zone provisions contained in this section.



(SPA)     **1719.**     Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1719" on Schedule "B" of this By-law shall only be used for a fire hall.  *(734-88), (229-92)*

(SPA)     **1720.**     Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1720" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that:  *(444-89), (247-90), (57-91), (310-91)*

- (1)   the provisions of subsections 44(4), (5), (6), (7), (10), (11), (16) and (23) of this By-law shall not apply;
- (2)   the number of dwelling units constructed shall not exceed the number required to achieve a density of 42.5 units per ha;
- (3)   notwithstanding subsection 44(12) of this By-law, the "Gross Floor Area" shall not exceed 0.67 times the lot area;
- (4)   the front yard of every lot shall have a minimum depth of 7.5 m;
- (5)   the rear yard of every lot shall have a minimum depth of 7.5 m;
- (6)   the side yards of every lot shall have a minimum width of 4.5 m.

**1721.**     Notwithstanding their "R4" zoning, the lands delineated as "R4-1721" 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:  *(656-88), (96-90), (0302-2005)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m²	12.0 m
Corner	550 m²	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.  *(252-89)*

**1722.**     Notwithstanding their "R5" zoning, the lands delineated as "R5-1722" 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:  *(656-88), (0027-2004)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	295 m²	9.75 m
Corner	415 m²	13.5 m

- (2)   the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.  *(252-89)*

- 1723.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1723" 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: *(656-88)*
- (1) the provisions of sections 21, 53, 59A, 87, and subsections 83(1), (7), (10), (13), (14), (15), (16), (19), (21), (22), (23), (24), (26), (28), and (29) of this By-law shall not apply;
  - (2) in addition to the remaining uses permitted under section 83 of this By-law, the following uses shall be permitted:
    - (a) grocery store;
    - (b) video rental shop;
    - (c) tanning salon;
    - (d) shop for the sale of photographic supplies;
    - (e) optical store;
    - (f) florist shop;
  - (3) the total gross floor area of all buildings and structures shall not exceed 1 800 m<sup>2</sup>;
  - (4) the total gross floor area of all take-out restaurants shall not exceed 180 m<sup>2</sup>;
  - (5) notwithstanding subsection 2(57) of this By-law, for the purposes of this section, "GROCERY STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 300 m<sup>2</sup>, 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;
  - (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 for the Land Use shown in Column 1 hereunder, the Minimum Required Parking Standard opposite in Column 2 shall apply:

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

- (SPA) **1724.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1724" on Schedule "B" of this By-law shall only be used for an apartment house and a day nursery, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(362-90)*
- (1) the provisions of subsections 21(1), (2), 44(4), (5), (6), (7), (10), (11), (12) and (21), and clause 44(13)(ia) of this By-law shall not apply;
  - (2) the maximum gross floor area of all buildings and structures devoted to apartment house use shall not exceed 29 000 m<sup>2</sup>;
  - (3) the "Minimum Open Space" shall not be less than 24% of the lot area;
  - (4) the total number of dwelling units shall not exceed 210;
  - (5) no buildings or structures shall exceed 16 storeys, excluding mechanical penthouse, in height above established grade;
  - (6) no building or structure shall be located closer than 3.5 m to the streetline of John Street;
  - (7) the westerly side yard to the apartment house shall have a minimum width of 9.5 m;
  - (8) the easterly side yard to the apartment house shall have a minimum width of 30 m;
  - (9) the easterly side yard to the day nursery shall have a minimum width of 14 m;
  - (10) the maximum gross floor area devoted to the day nursery shall not exceed 130 m<sup>2</sup>;
  - (11) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, common storage lockers, common laundry facilities, enclosed balconies and common facilities such as recreational uses that are not contained within an individual dwelling unit.
- (SPA) **1725.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1725" on Schedule "B" of this By-law shall only be used for apartment houses, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(362-90)*
- (H)**
- (1) the provisions of subsections 21(1), (2), 44(4), (5), (6), (7), (10), (11), and (21), and clause 44(13)(ia) of this By-law shall not apply;
  - (2) notwithstanding subsection 44(12) of this By-law, the Maximum "Gross Floor Area" of all buildings and structures shall not exceed 2.6 times the lot area;
  - (3) the total number of dwelling units shall not exceed the rate of 198 units per net residential hectare;
  - (4) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, common storage lockers, common laundry facilities, enclosed balconies and common facilities such as recreational uses that are not contained within an individual dwelling unit.

**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-RM7D5-1725" with respect to the whole or any part or parts of the lands in respect of which such a zoning designation applies, from time to time (hereinafter called the "Site"), by further amendment to Map 21, contained in Schedule "B" attached to By-law 5500, as amended, upon the satisfaction of the following requirements:

- (a) the approval of a site development and landscaping plan by the City's Commissioner of Planning and Building;
- (b) the provision of adequate sanitary sewer, storm sewer and water services with sufficient capacity to service the full development of the Site;
- (c) the provision of adequate access to the Site including roads, sidewalks, traffic signals, street lighting and the location of entrances and exits to and from the Site, to the satisfaction of the City's Commissioner of Public Works;
- (d) the provision of hydro-electric power services of sufficient capacity to service the full development of the Site, to the satisfaction of Mississauga Hydro-Electric Commission;
- (e) payment to the City of all planning, processing and administration fees in relation to the development of the Site;
- (f) payment of all arrears of municipal taxes and local improvement charges for the Site; and
- (g) payment of all applicable development levies or imposts, if any, required by the City, the Regional Municipality of Peel or Mississauga Hydro-Electric Commission, in accordance with the development levy policies applicable to the Site, or the approval of those parties, to the effect that satisfactory arrangements to secure the payment of any such development levies or imposts have been made.

**1726.** Notwithstanding their "RL4" zoning, the lands delineated as "RL4-1726" on Schedule "B" of this By-law shall only be used in compliance with the "RL4" zone provisions contained in this By-law and subject to the following: *(756-88)*

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

**(H) 1727.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1727" 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: *(792-88), (793-88), (794-88), (96-89), (127-90)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	385 m <sup>2</sup>	12.0 m
Corner	525 m <sup>2</sup>	16.0 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (7) notwithstanding subsection (5) of this section, no garage shall be located closer than 6.0 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-R4-1727", designated for school purposes, by further amendment to Map 30, contained in Schedule "B" attached to By-law Number 5500, as amended.

**1728.** Deleted by By-law 695-90. *(794-88)*

**(SPA) 1729.** Notwithstanding their "AC3" zoning, the lands delineated as "AC3-1729" on Schedule "B" of this By-law shall only be used for an automobile sales room or lot, including the sale of petroleum products incidental thereto, a used car lot and an automobile repair garage and body shop, in compliance with the "AC3" zone provisions contained in this By-law and subject to the following: *(630-89)*

- (1) automobile repairs, including automobile body repairs, shall only be conducted within an enclosed building with no outside storage of parts or materials;
- (2) a landscape buffer strip with a minimum width of 7.5 m shall be provided and maintained adjacent to and along the entire length of the rear lot line.

**(SPA) 1730.** The lands delineated as "M1-1730" 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: *(99-89), (0062-2003)*

- (1) the provisions of subsections 109(d), (e), (f), (i), (j), (k), (n), and (o) of this By-law shall not apply;
- (2) the following use shall also be permitted:
  - (a) banquet hall;
- (3) notwithstanding subsection 109(c) of this By-law, the following uses shall not be permitted:
  - (a) exhibition and conference halls;
  - (b) places of religious assembly;

- (4) the maximum gross floor area - non residential devoted to banquet hall uses on all lands zoned "M1-1730" shall be 1 900 m<sup>2</sup>;
- (5) the maximum gross floor area - restaurant devoted to all restaurants, convenience restaurants, and take-out restaurants on all lands zoned "M1-1730" shall be 270 m<sup>2</sup>;
- (6) a maximum of 15% of the gross floor area - non residential of any individual industrial or manufacturing establishment having a gross floor area - non residential greater than 182 m<sup>2</sup> may be used for accessory retail sales and accessory retail display of products, other than motor vehicles, manufactured, repaired or distributed at wholesale from the premises, provided that such accessory retail sales and accessory retail display of products shall not be permitted upon any lot unless such uses are contained wholly within enclosed buildings or structures, and are accessory to the principal manufacturing or industrial undertaking;
- (7) a maximum of 25% of the gross floor area - non residential of any individual industrial or manufacturing establishment having a gross floor area - non residential which is not greater than 182 m<sup>2</sup> may be used for accessory retail sales and accessory retail display of products, other than motor vehicles, manufactured, repaired or distributed at wholesale from the premises, provided that such accessory retail sales and accessory retail display of products shall not be permitted upon any lot unless such uses are contained wholly within enclosed buildings or structures, are accessory to the principal manufacturing or industrial undertaking;
- (8) notwithstanding the provisions of sections (6) and (7) of this section, the area within any individual industrial or manufacturing establishment which is used for accessory retail sales or accessory retail display of products shall be separated from the remainder of such establishment by a permanent, solid, floor-to-ceiling and wall-to-wall partition and closed doors;
- (9) a minimum of 283 parking spaces shall be provided and maintained.

(SPA) 1731. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1731" on Schedule "B" of this By-law shall only be used for medical offices, ancillary medical uses, and accessory retail commercial uses, in compliance with the "RCL1" zone provisions contained in this By-law, except for the following: (217-89)

- (1) the provisions of clauses 108(3)(a), (b), (c), and (d) shall not apply;
- (2) for the purposes of this section, ancillary medical uses shall only include a drug dispensary with a maximum gross leasable area of 180 m<sup>2</sup>, laboratories and associated facilities for medical, diagnostic and dental purposes, and a medical supply and equipment store;
- (3) for the purposes of this section, a drug dispensary shall only include the sale of drugs, confectionary items, cosmetics, prosthetics, and toiletries;
- (4) notwithstanding the provisions of subsection 108(5), the total gross floor area of all buildings and structures shall not exceed 1 650 m<sup>2</sup>;
- (5) the total gross leasable area devoted to accessory retail commercial uses shall not exceed 305 m<sup>2</sup>;
- (6) for the purposes of this section, accessory retail commercial uses shall only include the following: hairdressing and beauty salon, barber shop, dry cleaning establishment, shoe repair shop, printing and copying establishment, shop for sale of office supplies, dressmaking or tailoring establishment, news stand, cigar and smoke shop, florist shop, optical shop, travel agency, convenience store, and a bank or financial institution;
- (7) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, measured from the exterior of the outside walls but shall exclude any parts of the building used for mechanical equipment related to the operation and maintenance of the building, stairwells, washrooms, elevators or any parts of the building below established grade;
- (8) notwithstanding the Parking Standards in Schedule "A" to section 22C of this By-law, motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Medical Offices	6.5 spaces per 100 m <sup>2</sup> GFA
Ancillary Medical Uses	2.4 spaces per 100 m <sup>2</sup> GFA
Accessory Retail Commercial Uses (excluding a bank or financial institution)	5.4 spaces per 100 m <sup>2</sup> GFA
Bank or Financial Institution	6.5 spaces per 100 m <sup>2</sup> GFA

- (9) notwithstanding the provisions of subclauses 108(4)(b)(i) and 108(4)(b)(ii), the minimum side yard setback shall be 2 m;
- (10) notwithstanding the provisions of subclause 108(4)(c)(f), no motor vehicle shall be parked closer to any street line than a distance of 4 m;
- (11) for the purposes of this section, the location of loading spaces, location and type of parking spaces, driveways, vehicular access, walkways, ramps, landscape features and fences and the extent of landscaped areas, will be determined through the site plan approval process.

(SPA) 1732. Notwithstanding their "M1" zoning, the lands delineated as "M1-1732" 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: (374-89)

- (1) in addition to those uses allowed under sections 109 and 110 of this By-law, the following uses shall be permitted:
  - (a) retail-warehouse;
  - (b) truck rental, sales and servicing;
  - (c) automobile sales room or lot and accessory automobile repairs;
- (2) for the uses permitted by clause (1)(a) of this section, the provisions of subsections 109(d) and (e) of this By-law shall not apply;

- (3) for the uses permitted by clauses (1)(b) and (c) of this section, the following provisions shall apply:
  - (a) automobile and/or truck servicing shall only be conducted within an enclosed building with no outside storage of parts or materials;
  - (b) no string lighting shall be permitted.

(SPA) 1733. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1733" 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: (98-89), (438-89), (319-97), (281-99), (361-99), (560-99), (0267-2002), (0291-2002)

- (1) the provisions of clauses 108(3)(c) and (d) of this By-law shall not apply;
- (2) the uses permitted under section 109 of this By-law shall apply, in accordance with the provisions contained therein, save and except subsections 109(b), (h), (j) and (k);
- (3) notwithstanding the provisions of subsections 108(5) and 109(c) of this By-law, the maximum gross floor area - non residential of all buildings or structures or parts thereof on each lot devoted to business, professional or 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 or administrative offices may be used for miscellaneous uses;
- (5) the maximum gross leasable area devoted to a drug store or dispensary within any building or structure shall not exceed 250 m<sup>2</sup>;
- (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, dispensary, shoe repair shop, shop for the sale of photographic or office supplies, dressmaking or tailoring establishment, news stand, cigar and smoke shop, florist shop, optical shop, travel agency, audio-visual or computer shop and public hall, provided that any such use is contained within a building or structure used for office purposes; (438-89)
- (7) no part of any buildings or structures shall be located within 9 m of the lot line abutting Hurontario Street;
- (8) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

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 <sup>2</sup> GFA, whichever is greater

- (9) any person may use land or erect or use any building or structure for the purpose of a restaurant, convenience restaurant or take-out restaurant, provided however that the building in which the restaurant, convenience restaurant or take-out restaurant is to be located, forms an integral part of a building or structure used for any other use or uses permitted in this section. (438-89)

(SPA) 1734. Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-1734" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, in compliance with the "RM7D4" zone provisions contained in this By-law, except that: (15-89), (178-89)

- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (14), (15), and (16), and clauses 44(17)(d) and (j) of this By-law shall not apply;
- (2) the total number of dwelling units constructed shall not exceed 150;
- (3) notwithstanding subsection 44(12) of this By-law, the Maximum Gross Floor Area of all buildings and structures shall not exceed 15 600 m<sup>2</sup> and the Minimum Open Space shall not be less than 51% of the lot area;
- (4) no buildings or structures shall exceed 13 storeys, excluding mechanical penthouse, in height above established grade;
- (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of the 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, and common facilities such as recreational facilities that are not contained within an individual dwelling unit;
- (6) notwithstanding subsection 44(21) of this By-law, the setback of a parking structure, constructed above or below grade, shall have a minimum setback of 3.0 m from the street line.

(SPA) 1735. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1735" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (17-89)

- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), and (23), and clause 44(17)(d) shall not apply.

(SPA) 1736. The lands delineated as "DC-1736" 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: (64-89), (211-89), (0252-2000)

- (1) the provisions of subsection 83(5), (10), (15), (16), (19), and (23) of this By-law shall not apply; (0282-2000)
- (2) in addition to the remaining uses allowed by section 83 of this By-law, the following uses shall be permitted:
  - (a) fitness club;
  - (b) public storage facility;
  - (c) gas bar;

- (3) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "DC-1736" shall be 5 870 m<sup>2</sup>;
- (4) a landscaped area having a minimum depth of 13 m shall be provided along the entire length of the northerly lot line abutting the lands zoned "RM1-389";
- (5) for 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;
- (6) no buildings or structures shall have a door in any wall facing the north side yard, abutting the lands zoned "RM1-389";
- (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
Public Storage Facility	1.1 spaces per 100 m <sup>2</sup> GFA

- (SPA)

1737.

Notwithstanding their "R4" zoning, the lands delineated as "R4-1737" 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: *(181-89)*

  - (1) the one-family detached dwelling shall comply with the "R4" 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 "R4", and subject to the following:
    - (a) the total gross floor area - non residential of all buildings and structures shall not exceed 355 m<sup>2</sup>;
    - (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 "R4" zoning, the minimum lot frontage shall be 22.5 m; *(247-94)*
  - (4) notwithstanding any provision of this By-law to the contrary, any lot in existence on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section. *(247-94)*

- (SPA)

1739.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1739" on Schedule "B" of this By-law shall only be used in compliance with the "RM5" zone provisions contained in this By-law, except that: *(183-89)*

  - (1) the total gross floor area of all buildings or structures shall not exceed 0.6 times the lot area;
  - (2) the maximum number of dwelling units constructed shall not exceed 42 units per ha.

- (SPA)

1740.

The lands delineated as "RM5-1740" on Schedule "B" of this By-law shall only be used in compliance with the "RM5" zone provisions contained in this By-law, except that: *(183-89), (251-97)*

  - (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11) (12) and (23), subsection 49(2) and clauses (44)(17)(d), (e) and (f) of this By-law shall not apply;
  - (2) the number of dwelling units constructed shall not exceed 19;
  - (3) the minimum yard requirements shall conform to the following:
- | Front | Rear  | Interior Side | Exterior Side |
|-------|-------|---------------|---------------|
| 7.5 m | 7.5 m | 4.0 m         | 7.5 m         |
- (4) the "Gross Floor Area" of all buildings and structures shall not exceed 0.65 times the lot area;
  - (5) the "Minimum Open Space" shall not be less than 40% of the lot area.
- By-law Number 5500 ~ Mississauga

B-542

Updated: 2006 May 01

- (SPA)     **1741.**     Notwithstanding their "RCL1D5" zoning, the lands delineated as "RCL1D5-1741" on Schedule "B" of this By-law shall only be used for a hotel or business, professional or administrative offices and accessory retail commercial uses, or any combination of the above uses subject to the following, and apartment house purposes: (276-89)
- (1)     for the purposes of this section, accessory retail commercial uses which are accessory to a hotel, without limiting the generality of the foregoing, may include a barber shop, hairdressing and beauty salon, clothes cleaning agency or pressing establishment, and convenience store;
  - (2)     for the purposes of this section, accessory retail commercial uses which are accessory to office uses shall only include: art or antique shop, bakery goods shop, bank, drug store, barber shop, hairdressing and beauty salon, clothes cleaning agency or pressing establishment, laundromat, convenience store, dressmaking or tailoring establishment, printing and copying establishment, day care centre, audio-visual computer centre, fitness club, optical shop, video store, commercial school, restaurant, convenience restaurant, dance studio, flower shop, private school, service repair shop for personal goods, shoe repair shop, tanning salon, upholstering and furniture shop, repair, wine store, grocery store to a maximum gross leasable area of 370 m<sup>2</sup> and shop in which new goods are sold at retail to a maximum gross leasable area of 280 m<sup>2</sup>; (364-96)
  - (3)     for the purposes of this section, "GROSS FLOOR AREA" (GFA) means the aggregate of the areas of each storey above or below established grade, measured from the exteriors of outside walls, but shall exclude any parts of the building used for mechanical equipment, related to the operation or maintenance of the building, stairwells, washrooms, elevators, or any part of the building below established grade other than that used for accessory retail commercial or office purposes;
  - (4)     for the purposes of this section "RESTAURANT" means a building or structure or part thereof used to prepare food for immediate consumption within the building or structure or part thereof and such establishment does not include a convenience restaurant or take-out restaurant;
  - (5)     for the purposes of this section, "CONVENIENCE STORE" means a shop with a maximum gross leasable area of 300 m<sup>2</sup> 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)     the provisions of subsections 2(24) and 2(41), sections 21, 53, 59A and 108 of this By-law shall not apply;
  - (7)     the provisions of Schedule "A", 2. Loading Standards of section 22C of this By-law shall not apply;
  - (8)     the provisions of clauses 44(17)(a), (b), (f), and (h) shall apply to all buildings and structures used for apartment house purposes;
  - (9)     25% of the resident portion of the required parking spaces per dwelling unit outlined in clause 44(17)(b) may be provided as tandem spaces;
  - (10)    the maximum number of dwelling units, shall not exceed 220;
  - (11)    the total gross floor area of all buildings or structures erected for office and hotel purposes shall not exceed 26 425 m<sup>2</sup>;
  - (12)    the total gross leasable area of accessory retail commercial uses accessory to the offices shall not exceed 4 092 m<sup>2</sup>;
  - (13)    for the purposes of this section, the maximum gross leasable area of a drug store shall not exceed 250 m<sup>2</sup>;
  - (14)    (a)     for the purposes of this section:
    - (i)     for the purposes of this section, "MIXED USE DEVELOPMENT" means one or more buildings within the zoning designation which include a combination of 2 or more of the following uses: office building; accessory retail commercial; hotel; or apartment house; (696-89)
    - (ii)    "PUBLIC USE IN A HOTEL" means meeting rooms, conference rooms, recreational facilities, dining and lounge areas but excludes washrooms, lobbies and recreational facilities directly related to the function of the hotel;
  - (b)    motor vehicle parking facilities shall be provided on the same lot in accordance with the following schedule: (364-96)

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Hotel	1.0     spaces per bedroom, plus 4.0     spaces per 100 m <sup>2</sup> GFA used for public use in a hotel and 8.3     spaces per 100 m <sup>2</sup> GFA used for restaurants
Accessory Retail Commercial Uses Accessory to a Hotel (except a Restaurant)	None
Business, Professional or Administrative Offices (except Medical Offices)	3.2     spaces per 100 m <sup>2</sup> GFA
Medical Offices	5.0     spaces per practitioner or 6.5     spaces per 100 m <sup>2</sup> GFA whichever is greater
Accessory Retail Commercial Uses Accessory to the Offices (except a Restaurant, Convenience Restaurant, or Fitness Club) Up to 2 640 m <sup>2</sup> GFA In excess of 2 640 m <sup>2</sup> GFA	3.2     spaces per 100 m <sup>2</sup> GFA 5.4     spaces per 100 m <sup>2</sup> GFA
Restaurant or Convenience Restaurant	10.0    spaces per 100 m <sup>2</sup> GFA (Restaurant)
Fitness Club	4.2     spaces per 100 m <sup>2</sup> GFA

- (c) in addition to the provisions of subsection (8) and clause (14)(b) of this section, where the use is a mixed use development, the parking may be calculated by using the following schedule:


PERCENT OF PEAK PERIOD				
Land Use	Morning	Noon	Afternoon	Evening
Office	100	90	95	10
Restaurant	10	100	40	100
Hotel (guest rooms and employees)	50	30	40	90
Hotel (public use and private fitness club)	80	100	100	100
Apartment House Resident Visitor Only	100 80	100 55	100 80	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 in accordance with the parking standards provided in clause (14)(b) hereof. The parking requirements for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. The highest figure obtained from all time periods shall become the parking requirements for the mixed use development and shall be applied to reduce the requirements made under clause (14)(b) of this section.


- (d) notwithstanding subsection (8) and clause (14)(b) of this section, parking spaces may be provided on a common parking lot anywhere within 200 m of any entrance to the building or structure; *(696-89)*
- (15) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (15)(a) of this section, the location of parking spaces, driveways, vehicle access, walkways, ramps, stairs, fences and landscape features and the extent of landscaped areas, will be determined through the site plan approval process.



NOTES

1.  MINIMUM LIMIT OF LANDSCAPING.  
NO SURFACE PARKING WITHIN 4.5m OF FRONTAGE  
ADJACENT TO RIGHT-OF-WAY.

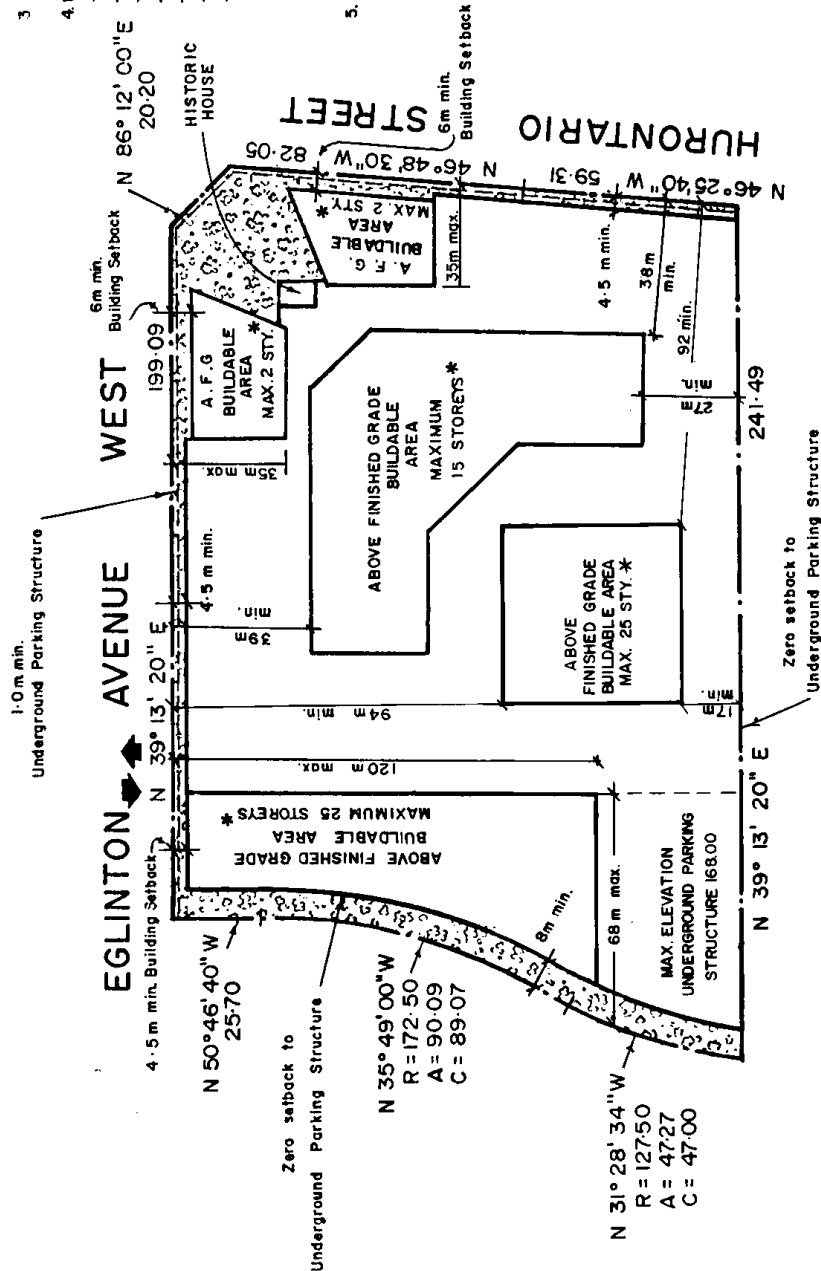
2. ACCESS LOCATION TO BE DETERMINED  
THROUGH THE SITE PLAN APPROVAL  
PROCESS.

3.  VEHICULAR ACCESS

4. LOCATION OF ON SITE:  
- PARKING SPACES  
- DRIVEWAYS, WALKWAYS, RAMPS,  
- SERVICE AREAS  
- RECREATIONAL AREAS  
- SCREEN WALLS  
- LANDSCAPE FEATURES  
- CANOPIES

TO BE DETERMINED THROUGH THE SITE  
PLAN APPROVAL PROCESS

5. MAXIMUM STOREYS - \* NO OF STOREYS PLUS MECHANICAL



CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '1741'  
AS ANNEXED TO BY-LAW 276 - 89  
PASSED BY COUNCIL ON APRIL 24, 1989

H. McCALLION

MAYOR

T. L. JULIAN

CLERK

- (1) the provisions of sections 21, 52, 53, and 59A, subsections 83(7), (15), (16), (19), (21), and (23), 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, a grocery store, convenience restaurant, video store and tanning salon shall be permitted;
- (3) the total gross leasable area of all buildings and structures shall not exceed 9 290 m<sup>2</sup>;
- (4) for the purposes of calculating parking standards, under Schedule "A" to section 22C, the lands shall be deemed to be a Neighbourhood Centre;
- (5)
  - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
  - (b) notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces including car overhangs, internal driveways, vehicular access points, walkways, ramps, garbage enclosures, fencing and landscaping features, and the extent of landscaping areas shall be determined through the site development approval process.

- (SPA) **1743.** Notwithstanding their "AC4" zoning, the lands designated as "AC4-1743" on Schedule "B" of this By-law, shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: *(628-89)*
- (1) a gas bar may also be permitted;
  - (2) notwithstanding subsection 96(b) of this By-law, a restaurant shall not be permitted;
  - (3) the provisions of section 21 and clauses 98(1)(d), (h), (l) and 98(2)(b) of this By-law shall not apply.

- (SPA) **1744.** The lands delineated as "AC6 - Section 1744" 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: *(214-89), (233-99)*
- (1) the provisions of clause 96B(1)(b) of this By-law shall not apply;
  - (2) a car wash shall also be permitted;
  - (3) a stacking lane behind the entrance door to the car wash to accommodate the equivalent of a minimum of ten (10) tandem parking spaces shall be provided.

- (SPA) **1745.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1745" on Schedule "B" of this By-law shall only be used for semi-detached and/or row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(184-89), (32-93), (109-97)*
- (1) subsection 44(12), clauses 44(17)(d) and (e), and 49(2)(a) of this By-law shall not apply;
  - (2) the maximum gross floor area of all buildings and structures on all lands zoned "RM5-1745" shall not exceed 0.65 times the lot area;
  - (3) the minimum open space on all lands zoned "RM5-1745" shall be 40% of the lot area;
  - (4) the total number of dwelling units on all lands zoning "RM5 - Section 1745" shall not exceed 176;
  - (5) in addition to the provisions of clause 44(17)(b) of this By-law, the following standard shall apply:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Recreation Equipment	Total
Condominium or rental semi-detached dwelling	2.00	0.25	0.05	2.30

- 1746.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1746" 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: *(440-89)*
- (1) every lot shall have a minimum frontage of 12 m;
  - (2) every lot shall have a minimum area of 365 m<sup>2</sup>;
  - (3) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

- (SPA) **1747.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1747" on Schedule "B" of this By-law shall only be used in compliance with the "RM5" zone provisions contained in this By-law, except that: *(440-89)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (15), (16), (23), and 49(2), of this By-law shall not apply;
  - (2) the total number of dwelling units shall not exceed 160;
  - (3) notwithstanding subsection 44(12) of this By-law, the maximum "Gross Floor Area" shall not exceed 0.6 times the lot area;
  - (4) no part of any buildings or structures of any kind and no part of any swimming pools and accessory structures, shall be located within 7.5 m of a "G" zone;
  - (5) no part of any buildings or structures of any kind and no part of any swimming pools and accessory structures, shall be located within 3 m of an "O1" zone.

- 1748.** Notwithstanding their "R3" zoning, the lands delineated as "R3 - Section 1748" 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: *(177-89), (468-91)*
- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m <sup>2</sup>	12.0 m
Corner	550 m <sup>2</sup>	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

(SPA)     **1749.**     Notwithstanding their "R2" zoning, the lands delineated as "R2-1749" on Schedule "B" of this By-law shall only be used for a long term-care facility in compliance with the following: *(535-89), (0629-2001)*

- (1)   the provisions of sections 21 and 30 of this By-law shall not apply;
- (2)   the maximum gross floor area of all buildings and structures on all lands zoned "R2-1749" shall be 8 950 m<sup>2</sup>;
- (3)   the maximum number of beds in a long-term care facility on all lands zoned "R2-1749" shall be 160;
- (4)   the maximum height of any building or structure shall be three (3) storeys above established grade, excluding any mechanical penthouse, or mechanical roof screening;
- (5)   the yards shall conform to the following requirements:

Minimum Yards		
Front	Interior Side	Rear
7.8 m	15.0 m	10 m

- (6)   notwithstanding subsection (5) of this section, the minimum setback of a building or structure from abutting lands zoned "PB1" shall be 3.0 m;
- (7)   the minimum landscaped area on all lands zoned "R2-1749" shall be 40% of the lot area;
- (8)   motor vehicle parking shall be provided and maintained on the same lot in accordance with the following schedule:

Land Use	Minimum Parking Spaces Required	
	Resident	Visitor
Long-Term Care Facility	0.15 spaces per bed	0.25 spaces per bed

- (9)   for the purposes of this section, "LONG-TERM CARE FACILITY" means a building or structure containing a provincially licenced facility where a broad range of personal care, support and health services are provided for the elderly, disabled or chronically ill occupants in a supervised setting and which may contain accessory uses such as a convenience store, beauty parlour and library;
- (10)  for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured 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 mechanical equipment, stairwells, motor vehicle parking, storage areas, laundry facilities, elevator rooms and recreational areas.

(SPA)     **1750.**     Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1750" 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: *(825-89)*

- (1)   the number of dwelling units constructed shall not exceed 56;
- (2)   the provisions of subsection 49(2) shall not apply.

(SPA)     **1751.**     Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1751" on Schedule "B" of this By-law shall only be used for the erection of row dwellings or apartment houses, or any combination of the two, and subject to the following: *(825-89)*

- (1)   each row dwelling shall comply with the "RM5" zone provisions contained in this By-law;
- (2)   each apartment house shall comply with the "RM7D5" zone provisions contained in this By-law;
- (3)   the total number of dwelling units constructed shall not exceed 670;
- (4)   the maximum number of apartment houses constructed shall not exceed 3;
- (5)   the maximum height of any apartment house shall not exceed 23 storeys above established grade;
- (6)   the provisions of subsection 44(12) of this By-law, relating to the Maximum "Gross Floor Area" of all buildings and structures, shall not apply.

(SPA)     **1752.**     Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1752" 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: *(825-89)*

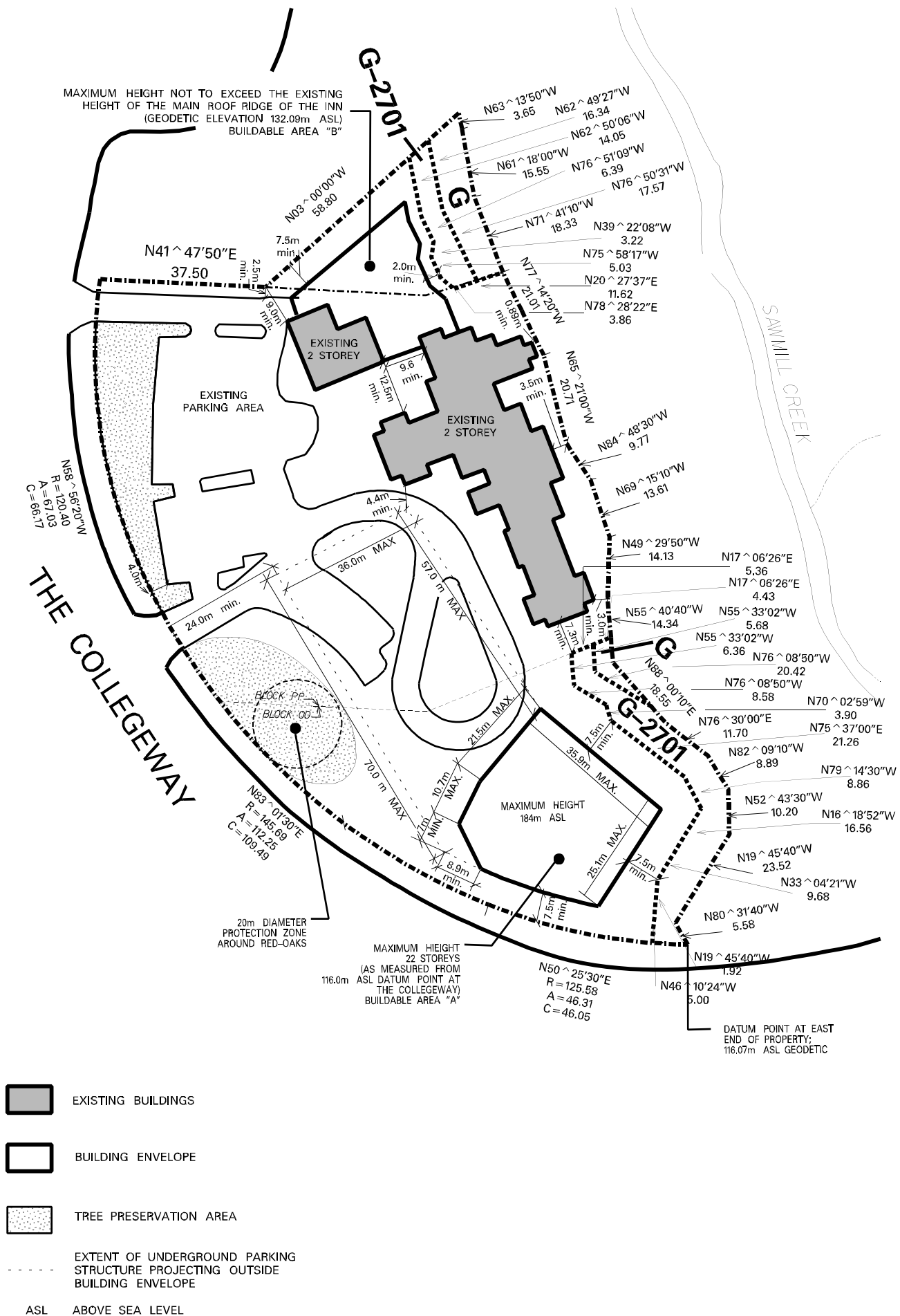
- (1)   the number of dwelling units constructed shall not exceed 24;
- (2)   no part of any buildings or structures of any kind and no part of any swimming pools and accessory structures, shall be located within 7.5 m of a Greenbelt zone.

- (SPA) **1753.** The lands delineated as "RCL1D5-1753" on Schedule "B" of this By-law shall only be used in compliance with the  
(H) following: (825-89), (0141-2006)
- (1) the provisions of subsection 2(12) and sections 21, 30 and 59A of this Bylaw, shall not apply;
  - (2) the provisions of clauses 44(17)(a), (b), (f) and (h) of this By-law, shall apply;
  - (3) the following uses shall be permitted:
    - (a) hotel;
    - (b) apartment house;
  - (4) the following uses shall be permitted accessory to a hotel:
    - (a) restaurant;
    - (b) banquet hall;
    - (c) conference centre;
    - (d) hairdressing establishment;
    - (e) news-stand;
    - (f) cigar and smoke shop;
    - (g) shoe repair shop;
    - (h) travel agency;
    - (i) automobile rental agency;
    - (j) automatic banking machine;
    - (k) dry cleaning depot;
    - (l) spa;
    - (m) fitness club or any recreation facility directly related to the function of the hotel;
  - (5) the maximum gross floor area devoted to an apartment house use shall be 16 015 m<sup>2</sup>;
  - (6) the maximum gross floor area devoted to a hotel use shall be 3 614 m<sup>2</sup>;
  - (7) the maximum number of hotel bedrooms shall be 60;
  - (8) notwithstanding section 22C of this By-law, parking shall not be required for uses permitted under clauses (4)(a), (d), (e), (f), (g), (h), (i), (j), (k) and (m) of this section;
  - (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, 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;
    - (c) notwithstanding clauses (9)(a) and (b) of this section, parking structures are to be located entirely below grade;
  - (10) notwithstanding Schedule "I" of this section, an uncovered or covered balcony and architectural features may encroach a maximum of 1.5 m outside the building envelope;
  - (11) notwithstanding Schedule "I" of this section, retaining walls, stairwells, air vents and canopies may encroach outside the building envelope;
  - (12) notwithstanding subsection (11) of this section, retaining walls located between Buildable Area "A" and the streetline shall have a maximum height of 0.61 m;
  - (13) the area which is shaded on Schedule "I" of this section, and identified as a tree preservation area, shall only be used for landscape purposes and the preservation of existing trees and no buildings or structures of any kind, including accessory buildings, and no parking shall be erected or permitted within the tree preservation area;
  - (14) the maximum height of any building or structure or part thereof shall not exceed the height indicated on Schedule "I" of this section, excluding mechanical penthouse and shall be measured from the datum point of 116.0 m above sea level for the apartment building.

**NOTE:**

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-RCL1D5-1753" with respect to "Buildable Area B" to which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 24, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of all the following requirements:

- (i) delivery of a geotechnical report satisfactory to the City and to Credit Valley Conservation;
- (ii) registration of a heritage easement under the *Ontario Heritage Act*, and;
- (iii) grant of whatever consent may be required under the *Ontario Heritage Act* as amended, by City Council.



THIS IS SCHEDULE "I" TO "SECTION 1753"

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

ORDER No. 0757

DATED 2006, March 13

ATTACHED TO BY-LAW 0141-2006



(SPA) **1754.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1754" on Schedule "B" of this By-law shall only be used in compliance with the following: (270-89), (0523-2000)

- (1) the following uses shall be permitted:
  - (a) automobile interior cleaning service;
  - (b) automobile service centre;
  - (c) auto leasing or rental;
  - (d) bank, financial institution or money lending agency;
  - (e) brew-on-premises establishment;
  - (f) business, professional, and administrative office, save and except medical office;
  - (g) catalogue sales outlet;
  - (h) cellular phone sales, service and installation;
  - (i) clothes cleaning agency or pressing establishment;
  - (j) commercial school;
  - (k) fitness club, racquet club, gymnasium;
  - (l) general retail warehouse;
  - (m) goods sold at retail;
  - (n) manufacturing or industrial undertaking;
  - (o) motorized recreational vehicle sales and service;
  - (p) musical instruments sales and rental;
  - (q) photography studio, sale of photographic equipment and supplies;
  - (r) printing, photocopying, sign or graphic shop;
  - (s) recreational entertainment facility;
  - (t) research establishment;
  - (u) restaurant;
  - (v) retail-warehouse;
  - (w) sale, service and repair of electronic equipment;
  - (x) sales and service of medical equipment and supplies;
  - (y) take-out restaurant;
  - (z) tool and equipment rental;
  - (aa) video store;
- (2) for the purposes of this section, "AUTOMOBILE SERVICE CENTRE", means a building or structure, or part thereof, where repairs essential to the operation of motor vehicles are performed, including automotive upholstery, glass, audio and communication equipment, but does not include the sale of gasoline, propane or other similar products, nor an automobile repair garage in which automobile body repairs are performed;
- (3) for the purposes of this section, a "RECREATIONAL ENTERTAINMENT FACILITY" means a building or structure, or part thereof, used for recreation and/or entertainment uses which may include, but are not limited to, mechanical pitching/batting cage, miniature golf, curling, ice skating, roller skating, cinema/theatre, children's play area/facility, but shall not include an adult entertainment parlour, a night club or an amusement arcade;
- (4) notwithstanding subsection (1) of this section, personal service shop, convenience store, grocery store, food store, food supermarket, department store, drug dispensary and drug store shall not be permitted;
- (5) the minimum gross floor area - non residential of uses permitted by clauses (1)(l), (x) and (aa) of this section shall be 275 m<sup>2</sup>;
- (6) the maximum gross floor area - non residential devoted to business, professional, and administrative offices shall be 0.5 times the lot area;
- (7) restaurant and take-out restaurant shall be connected to and form an integral part of a building used for any other use or uses permitted in an "MC-1754" zone;
- (8) parking shall be provided at a rate of 5.4 spaces per 100 m<sup>2</sup> gross floor area;
- (9) the minimum setback to the Dundas Street West right-of-way shall be 18 m;
- (10) the minimum rear yard shall be 14 m;
- (11) no buildings or structures shall be located within 10 m of the lands zoned "MC-1336";
- (12) no buildings or structures shall be located within 6 m of the lands zoned "MC-1620".

- (SPA) **1755.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1755" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(404-90)*
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (15), (16) and (21) and clauses 44(13)(ia) and 44(17)(d) and (e) of this By-law shall not apply;
  - (2) no building or structure shall be constructed closer than 5 m to any lot line;
  - (3) notwithstanding subsection 44(12) of this By-law, the Maximum "Gross Floor Area" of all buildings and structures shall not exceed 2.4 times the lot area;
  - (4) notwithstanding subsection 44(12) of this By-law, the "Minimum Open Space" shall not be less than 35% of the lot area;
  - (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, common storage lockers, common laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit.
- (SPA) **1756.** Notwithstanding their "RM7D2" zoning, the lands delineated as "RM7D2-1756" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, in compliance with the "RM7D2" zone provisions contained in this By-law, except that: *(404-90)*
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (15), (16) and (21) and clauses 44(13)(ia) and 44(17)(d) and (e) of this By-law shall not apply;
  - (2) no building or structure shall be constructed closer than 5 m to any lot line;
  - (3) notwithstanding subsection 44(12) of this By-law, the Maximum "Gross Floor Area" of all buildings and structures shall not exceed 0.5 times the lot area;
  - (4) 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 play areas and other recreational uses that are not contained within an individual dwelling unit.
- 1757.** *Deleted by By-law 180-96. (669-89)*
- 1758.** *Deleted by By-law 112-94. (669-89)*



(SPA)     **1760.**     Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1760" on Schedule "B" of this By-law shall only be used for a supportive housing facility or detached or semi-detached dwellings, in compliance with the following: (296-90), (0356-2001)

- (1)     a supportive housing facility shall comply with the following:
- (a)     for the purposes of this section, "SUPPORTIVE HOUSING FACILITY" means a building or structure which is licensed, approved or supervised by the Province under the Supportive Housing Program: Family Violence Initiative, approved under the *Ministry of Community and Social Services Act*, R.S.O. 1990, c. M.20, and its regulations, and any successor legislation;

(b)     administrative offices accessory to a supportive housing facility shall be permitted;

(c)     for the purposes of this section, "GROSS FLOOR AREA - RESIDENTIAL" means the aggregate of the areas of each floor above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls;

(d)     the maximum number of bedrooms shall be 14;

(e)     the maximum building height shall be 10.7 m;

(f)     the maximum total gross floor area - residential and gross floor area - non residential shall be 2 100 m<sup>2</sup>;

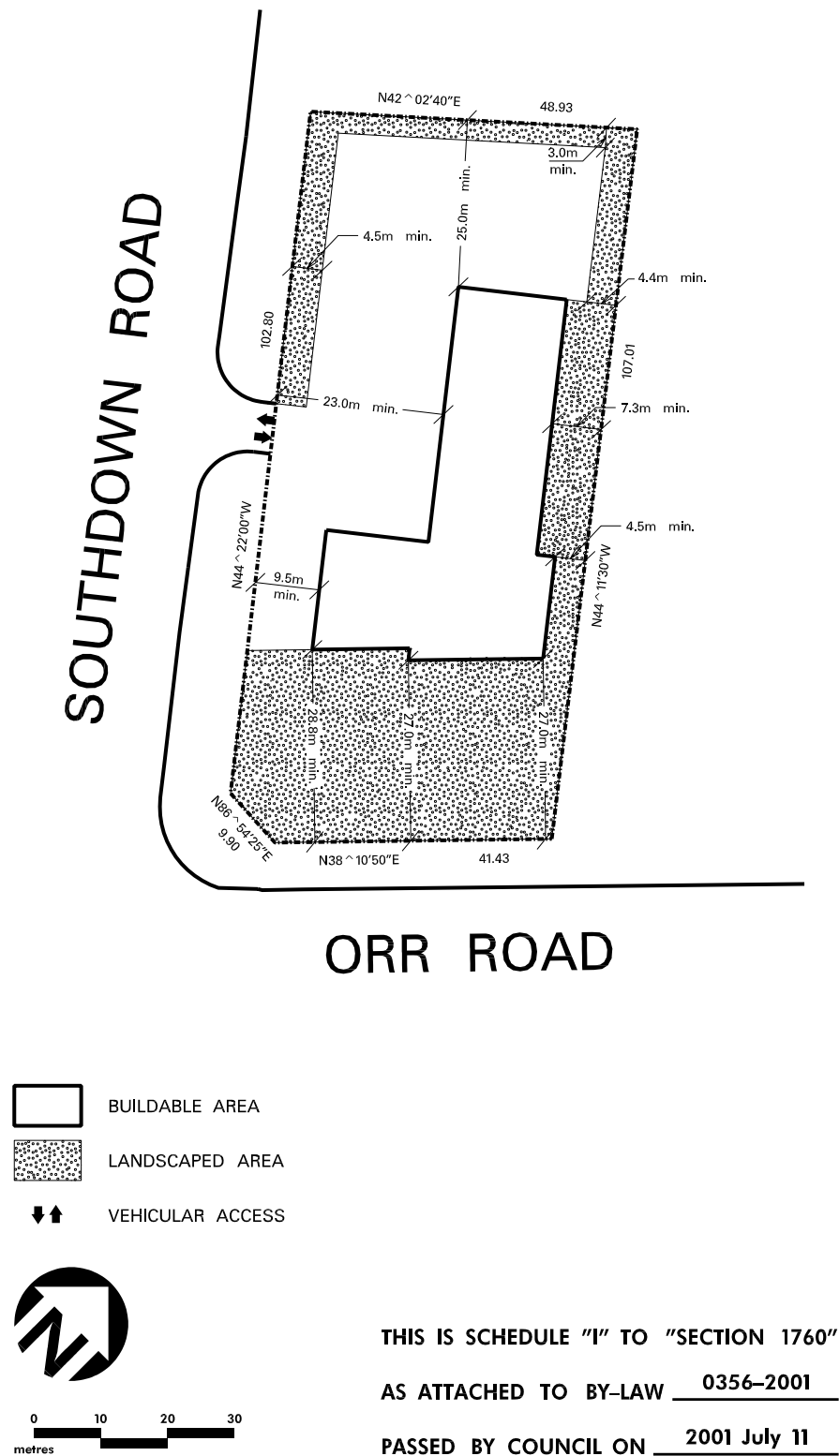
(g)     the maximum gross floor area - non residential for administrative offices shall be 560 m<sup>2</sup>;

(h)     a minimum of 38 parking spaces shall be provided and maintained on the lot;

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

(ii)    notwithstanding subclause (1)(i)(i) of this section, those matters which would otherwise be the subject of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (2)     detached and semi-detached dwellings shall comply with the "RM1" zone provisions of this By-law.

Schedule "I" to section 1760



**(H) 1761.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1761" 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: (483-89), (484-89), (485-89), (490-89), (444-90), (690-90), (54-92), (284-92), (538-92), (624-92), (458-93), (88-94), (89-94), (248-94), (407-94), (229-96), (366-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	365 m <sup>2</sup>	12.0 m
Corner	525 m <sup>2</sup>	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (7) notwithstanding subsection (5) of this section, no garage shall be located closer than 6.0 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 36 of the *Planning Act*, R.S.O. 1990, c.P.13, the holding symbol "H" is to be removed from the zoning designation "H-R4-1761", designated for school purposes, by further amendment to Map 56, contained in Schedule "B" attached to By-law Number 5500, as amended.

**1762.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1762" 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: (530-89)

- (1) every lot shall have a minimum frontage of 45 m;
- (2) every lot shall have a minimum area of 2 160 m<sup>2</sup>;
- (3) no buildings or structures of any kind shall be erected within a distance of 18 m from the Clarkson Road right-of-way.

**1763.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1763" 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: (530-89), (113-95)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m <sup>2</sup>	12.0 m
Corner	520 m <sup>2</sup>	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6 m;
- (3) the rear yard of every lot adjoining lands zoned "G-1576" shall have a minimum depth of 16.5 m;
- (4) no portion of any dwelling shall be located closer than 30 m to the C.N. Rail right-of-way;
- (5) no part of any buildings or structures, and no part of any swimming pools and accessory structures, shall be located within 7.5 m of a rear lot line adjoining the "G" zone;
- (6) no part of any buildings or structures, and no part of any swimming pools and accessory structures, shall be located within 4.5 m of a side lot line adjoining the "G" zone.
- (7) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m; (189-90)
- (8) the interior side yard of every corner lot shall have a minimum width of 1.2 m; (189-90)
- (9) the exterior side yard of every corner lot shall have a minimum width of 4.5 m; (189-90)
- (10) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area. (189-90)

**1764.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1764" on Schedule "B" of this By-law shall only be used for the erection of one one-family detached dwelling in compliance with the "R3" zone provisions contained in this By-law, except that: (530-89)

- (1) the lot shall have a minimum frontage of 40 m;
- (2) the lot shall have a minimum area of 2 055 m<sup>2</sup>;
- (3) no part of any building or structure, and no part of any swimming pool and accessory structures, shall be located within 7.5 m of a lot line adjoining the "G" zone.

- (SPA) **1765.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1765" 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: *(482-89)*
- (1) the provisions of section 21, subsection 44(4), (5), (6), (7), (10), (11), (12), (15), (16) and (21), and clauses 44(13)(ia) and 44(17)(d) of this By-law shall not apply;
  - (2) the total number of dwelling units shall not exceed 224;
  - (3) the total gross floor area of all buildings and structures shall not exceed 26 600 m<sup>2</sup>;
  - (4) no buildings or structures shall exceed 23 storeys in height above the established grade excluding the mechanical penthouse;
  - (5) no building or structure save and except the parking structure and canopies shall be erected closer to any lot line than a distance of 6.0 m;
  - (6) 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 buildings 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 play areas and other recreational uses that are not contained within an individual dwelling unit.

**1766.** Notwithstanding their "R5" zoning, the lands delineated as "R5-1766" 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: *(385-89), (660-89), (697-89)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	295 m <sup>2</sup>	9.75 m
Corner	415 m <sup>2</sup>	13.5 m

- (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side;
- (3) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

**1767.** Notwithstanding their "R5" zoning, the lands delineated as "R5-1767" 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: *(385-89), (586-92), (506-97)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	365 m <sup>2</sup>	11.0 m
Corner	500 m <sup>2</sup>	15.0 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

**1768.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1768" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law except that: *(385-89), (506-97)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m <sup>2</sup>	12.0 m
Corner	550 m <sup>2</sup>	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

**1769.** Deleted by By-law 506-97. (385-89)

- (SPA) **1770.** The lands delineated as "I-1770" on Schedule "B" of this By-law shall only be used in compliance with the "I" zone provisions contained in this By-law, except that: (478-89), (0397-2003)
- (1) the provisions of section 21 of this By-law shall not apply;
  - (2) the following additional uses shall be permitted:
    - (a) business, professional and administration office;
    - (b) miscellaneous uses;
  - (3) for the purposes of this section, "Miscellaneous Uses" shall only include the following:
    - (a) bank, financial institution or money lending agency;
    - (b) barbershop or beauty parlour;
    - (c) book store;
    - (d) convenience store;
    - (e) drugstore, pharmaceutical agency or dispensing druggist;
    - (f) dry cleaning depot;
    - (g) film processing shop;
    - (h) florist;
    - (i) gift shop;
    - (j) optician with accessory retail;
    - (k) restaurant;
    - (l) specialty food store;
    - (m) take-out restaurant;
    - (n) travel agency;
    - (o) video store;
  - (4)
    - (a) miscellaneous uses shall only be permitted within a building or structure principally used for business, professional and administrative offices;
    - (b) a maximum of 20% of the total gross floor area - non residential of any building or structure principally used for business, professional and administrative offices may be used for miscellaneous uses;
    - (c) parking for miscellaneous uses shall be provided and maintained at the rate 3.2 spaces per 100 m<sup>2</sup> Gross Floor Area;
  - (5) all buildings or structures and parking shall be located a minimum of 10 m from the "G-1908" zone boundary;
  - (6) any building or structure principally used for business, professional and administrative offices shall have a minimum setback of 10 m and a maximum setback of 15 m from the lot line abutting the Hurontario Street right-of-way.

**1771.** Deleted by By-law 233-99. (431-89), (496-95), 466-96)

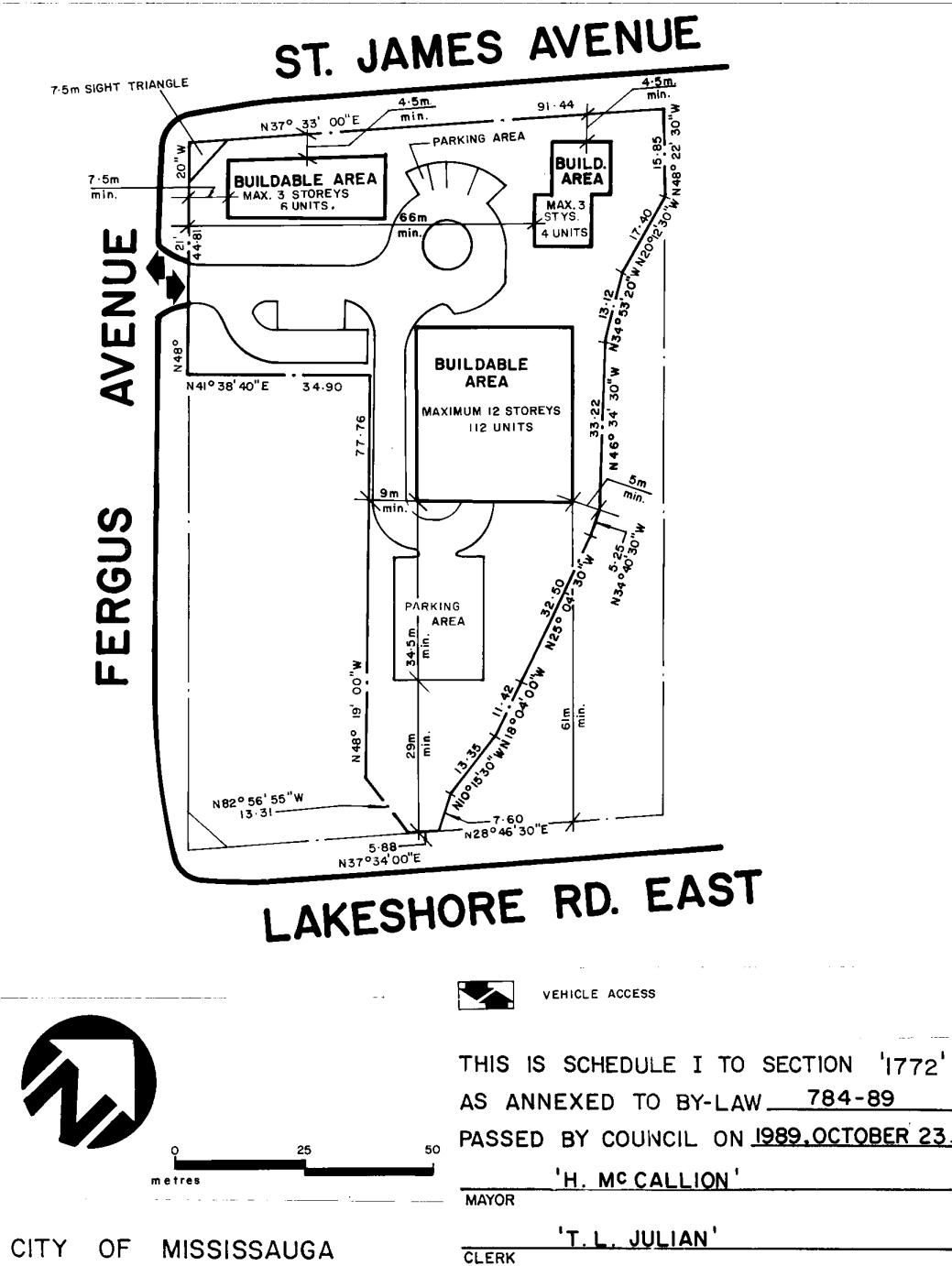
(SPA) 1772. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1772" on Schedule "B" of this By-law shall only be used for one apartment house and row dwellings in compliance with the following: (784-89)

- (1) the total number of dwelling units in the apartment house shall not exceed 112;
- (2) the total gross floor area of the apartment house shall not exceed 10 250 m<sup>2</sup>;
- (3) the total number of row dwellings shall not exceed 10;
- (4) the total gross floor area of the row dwellings shall not exceed 1 200 m<sup>2</sup>;
- (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey, exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, common storage lockers, common laundry facilities, enclosed balconies and common facilities such as recreational facilities that are not contained within an individual dwelling unit;
- (6) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Total
Apartment House	1.10	0.23	1.33
Row Dwellings	1.10	0.23	1.33

- (7) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, underground 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 1772



- 1773.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1773" on Schedule "B" of this By-law shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: *(433-90)*
- (1) the provisions of subsection 96(b), and sections 97 and 98 of this By-law shall not apply;
  - (2) the following use may be permitted in addition to the remaining uses allowed under section 96 of this By-law:
    - (a) a gas bar where prepackaged solid fuels including firewood, charcoal and manufactured logs; soft drinks, ice, products sold from vending machines and ready-to-use prepared packaged foods may be stored or kept for sale provided that the sale of these items is accessory to the operation of a gas bar;
  - (3) the front yard shall have a minimum depth of 17 m;
  - (4) the exterior side yard shall have a minimum width of 16 m;
  - (5) the interior side yard shall have a minimum width of 17 m;
  - (6) the rear yard shall have a minimum depth of 17 m;
  - (7) the minimum frontage on Derry Road East shall be 54 m;
  - (8) the minimum lot area shall be 4 040 m<sup>2</sup>.

- 1774.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1774" 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: *(481-89), (897-89)*
- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	360 m <sup>2</sup>	12.0 m
Corner	500 m <sup>2</sup>	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) notwithstanding subsection (5) of this section, no garage shall be located closer than 6.0 m to any street line;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>.

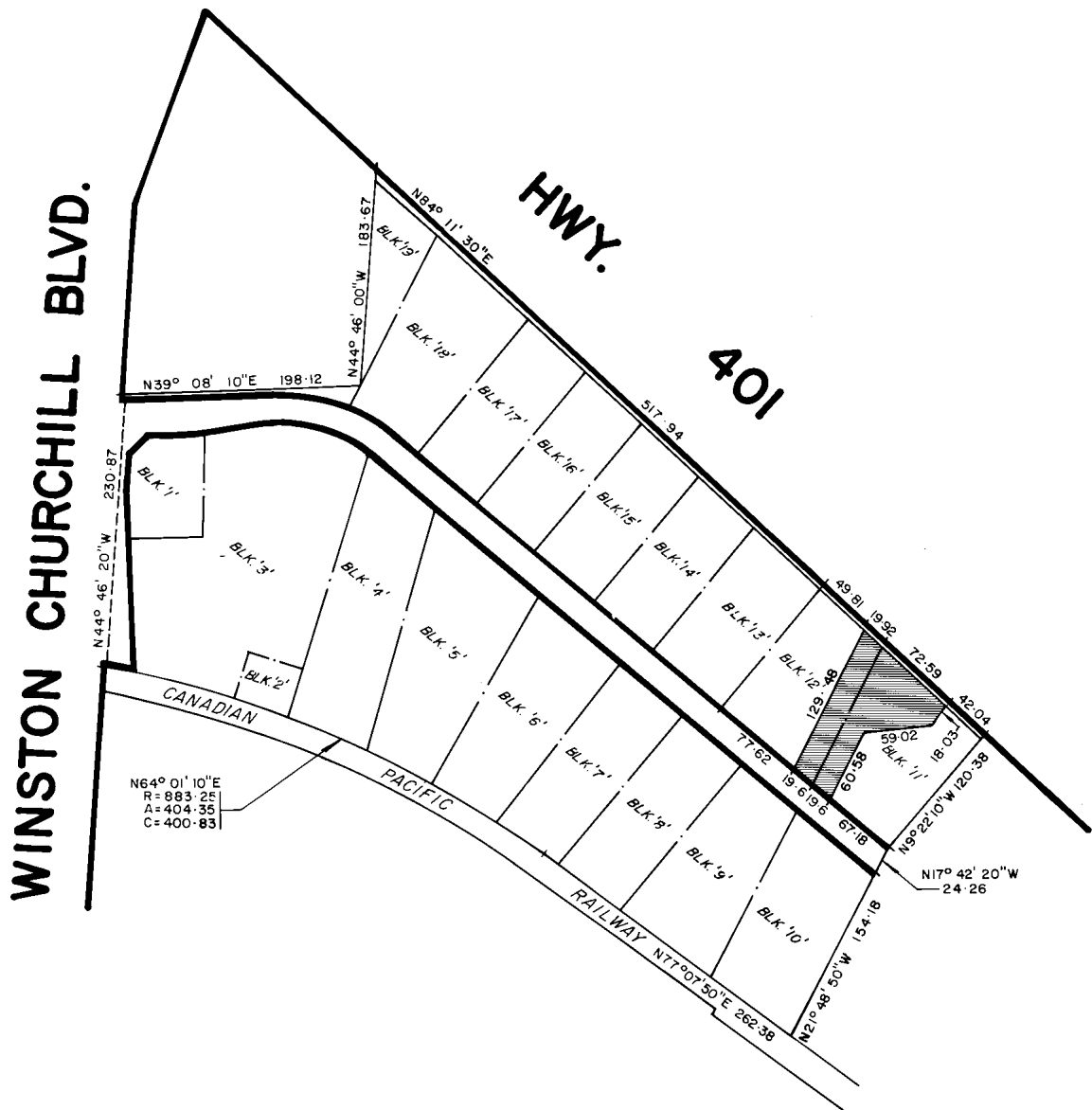
- (SPA) 1775. Notwithstanding their "M1" zoning, the lands delineated as "M1-1775" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (488-89), (289-90), (423-98), (0025-2000), (0052-2000), (0296-2000)
- (1)

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;
- (2)

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 shall be erected; and no parking shall be permitted;
- (3)

notwithstanding section 114 of this By-law, where a lot includes and/or adjoins the tree preservation area, the side or rear yard shall be measured from the limit of the tree preservation area and not from the side or rear lot line of the lot.

Schedule "I" to section 1775



0 50 100  
metres



TREE PRESERVATION AREA

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '1775'  
AS ANNEXED TO BY-LAW 488-89  
PASSED BY COUNCIL ON JUNE 26, 1989  
H. McCALLION  
MAYOR  
T. L. JULIAN  
CLERK

(SPA)     **1776.**     The lands delineated as "AC4-1776" on Schedule "B" of this By-law shall only be used for a gas bar, a convenience retail and service kiosk and a roll-over car wash in compliance with the "AC4" zone provisions contained in this By-law, except that: (488-89), (451-99)

- (1)    the provisions of clauses 98(1)(a) and (b) of this By-law shall not apply;
- (2)    for the purpose of this section, "ROLL - OVER CAR WASH" means a building or structure used in whole or in part for the washing of motor vehicles by fully automated washing equipment, with a maximum capacity of two (2) motor vehicles at a time within the building or structure;
- (3)    for the purpose of this section, the front yard is deemed to be the yard abutting Winston Churchill Boulevard;
- (4)    the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
15 m	10.5 m	4.5 m	20 m

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

**1777.**     Notwithstanding their "R5" zoning, the lands delineated as "R5-1777" 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: (485-89), (444-90)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m²	11.0 m
Corner	450 m²	14.5 m

- (2)    the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (3)    the rear yard of every lot adjoining the "G-1504" zone shall have a minimum depth of 15 m;
- (4)    the maximum coverage of all building or structures for every lot shall not exceed 40% the lot area.

(SPA)     **1778.**     Notwithstanding their "DC" zoning, the lands delineated as "DC-1778" 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: (450-89), (0399-2004)

- (1)    the total gross leasable area of all buildings and structures shall not exceed 37 160 m²; (410-95)
- (2)    the total gross floor area - non residential of all buildings and structures devoted to business, professional and administrative offices shall not exceed 0.5 times the lot area;
- (3)    the provisions of subsections 87(b) and (h) of this By-law shall not apply; (410-95)
- (4)    in addition to the uses permitted by section 83 of this By-law, convenience restaurants shall be permitted; (410-95)
- (5)    for the purposes of this section, the parking standard for restaurants, convenience restaurants and take-out restaurants shall be at 5.4 spaces per 100 m² GFA (Restaurant); (410-95)
- (6)    the minimum setback to Britannia Road West shall be 7.5 m; (410-95)
- (7)    the minimum setback to Rodeo Drive shall be 4.5 m. (410-95)

(SPA)     **1779.**     Notwithstanding their "MC" zoning, the lands delineated as "MC-1779" 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: (450-89), (410-95), (0399-2004)

- (1)    the following uses may be permitted in addition to those allowed under section 113(1) of this By-law:
  - (a)    establishment for the sale of business equipment and office supplies and furnishings;
  - (b)    establishment for the sale of sporting and fitness goods;
  - (c)    theatre/cinema;
  - (d)    rental equipment outlet;
  - (e)    banks and financial institutions;
  - (f)    automotive retail store;
  - (g)    automobile repair garage provided that it is integrated with an anchor automotive retail store;
  - (h)    business, professional and administrative offices;
  - (i)    restaurants;
  - (j)    beer store;
  - (k)    convenience restaurants; (410-95)
- (2)    the total gross floor area - non residential of all business, professional and administrative offices shall not exceed 10% of the total gross floor area of all buildings and structures;
- (3)    the total gross floor area - non residential of all restaurants shall not exceed 10% of the total gross floor area of all buildings and structures;



- (4) the provisions of section 109 of this By-law shall not apply;
- (5) the provisions of section 114 of this By-law shall apply in respect of lands, buildings and structures used for any purposes permitted by this section;
- (6) notwithstanding the provisions of section 114 of this By-law, no part of any building or structure of any kind shall be located closer than 60 m, measured in a straight line from the nearest part of the building or structure, to the lot line of a residential zone;
- (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
Retail-Warehouse	1.6 spaces per 100 m <sup>2</sup> GLA
Garden Centre	3.2 spaces per 100 m <sup>2</sup> GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m <sup>2</sup> GLA used for warehousing and/or wholesaling
Industrial/Manufacturing Establishment (including research establishment)	1.6 spaces per 100 m <sup>2</sup> GLA
Individual Warehousing Establishment	1.1 spaces per 100 m <sup>2</sup> GLA
General Retail-Warehouse	3.2 spaces per 100 m <sup>2</sup> GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m <sup>2</sup> GLA used for warehousing; and 1.6 spaces per 100 m <sup>2</sup> GLA used for manufacturing
Establishment for the Sale of Business Equipment and Office Supplies and Furnishings	5.4 spaces per 100 m <sup>2</sup> GFA
Establishment for the Sale of Sporting and Fitness Goods	5.4 spaces per 100 m <sup>2</sup> GFA
Automotive Retail Store	5.4 spaces per 100 m <sup>2</sup> GFA
Automobile Repair Garage	5.5 spaces per 100 m <sup>2</sup> GFA of which 50% of the required spaces may be tandem parking spaces
Business, Professional and Administrative Offices (not including Medical Offices)	3.2 spaces per 100 m <sup>2</sup> GFA
Medical Offices	5.0 spaces per practitioner, or 6.5 spaces per 100 m <sup>2</sup> GFA, whichever is greater
Beer Store	6.5 spaces per 100 m <sup>2</sup> GFA

- (8) for the purposes of this section, "MIXED USE DEVELOPMENT" means a combination of any two or more of the uses indicated in the schedule referred to in subsection (9) of this section;
- (9) notwithstanding subsection (7) 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
Restaurant	20	100	30	100
Theatre/Cinema	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
Restaurant	20	100	50	100
Theatre/Cinema	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.

- (10) for the purposes of subsection (9) of this section, retail-warehouse, garden centre, general retail-warehouse, establishments for the sale of business equipment and office supplies and furnishings, establishments for the sale of sporting and fitness goods, rental equipment outlet, banks and financial institutions, automotive retail store, automobile repair garage integrated with an anchor automotive retail store, and beer store, shall be construed to be retail uses;
- (11) the gross leasable area of all buildings and structures on lands zoned "MC-1779" shall not exceed 30 550 m²; (410-95), (529-99)
- (12) the minimum setback to Rodeo Drive, Venice Street and Regal Drive shall be 4.5 m. (410-95)

**1780.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1780" on Schedule "B" of this By-law shall only be used in compliance with "R3" zone provisions contained in this By-law, except that: (540-89)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth
Interior	560 m²	14.0 m	40.0 m
Corner	740 m²	18.5 m	40.0 m

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

**1781.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1781" on Schedule "B" of this By-law shall only be used in compliance with "R4" zone provisions contained in this By-law, except that: (540-89), (507-92), (238-93), (355-93), (640-93), (223-98)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m²	12.0 m
Corner	520 m²	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the exterior side yards of every corner lot shall have a minimum width of 4.5 m;
- (5) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area;
- (6) notwithstanding subsection (4) of this section, no garage shall be located closer than 6.0 m to any street line.

**1782.** Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1782" on Schedule "B" of this By-law shall only be used in compliance with "RM1" zone provisions contained in this By-law, except that: (540-89)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	610 m²	18.0 m
Corner	782 m²	21.0 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (4) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

- 1783.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1783" on Schedule "B" of this By-law shall only be used for stacked row dwellings and row dwellings in compliance with "RM5" zone provisions contained in this By-law, except that: (540-89), (350-93)
- (1) for the purpose of this section, "STACKED ROW DWELLING" means a building or structure other than a triplex, a double duplex, multiple horizontal dwelling or row dwelling, and containing more than 3 dwelling units with shared entrances and with shared exit facilities above the first storey;
  - (2) the provisions of section 21, and subsections 44(4), (5), (6), (7) and (23) of this By-law shall not apply;
  - (3) the maximum number of dwelling units permitted shall not exceed the number required to achieve a density of 57 units per net residential ha;
  - (4) for the purposes of this section parking for stacked row dwellings shall be provided in accordance with the following:




REQUIRED PARKING SPACES PER DWELLING UNIT				
	Resident	Visitor	Recreation Vehicles	Total
Two-Bedroom	2.00	0.25	0.05	2.30
Three-Bedroom	2.00	0.25	0.05	2.30
Four-Bedroom	2.00	0.25	0.05	2.30

- 1784.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1784" on Schedule "B" of this By-law shall only be used in compliance with "RM7D5" zone provisions contained in this By-law, except that: (540-89), (0249-2000)
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (15) and (16) and clause 44(13)(ia) of this By-law shall not apply;
  - (2) the minimum number of dwelling units required shall not be less than the number required to achieve a density of 57 units per net residential ha;
  - (3) the maximum number of dwelling units permitted shall not exceed the number required to achieve a density of 114 units per net residential ha;
  - (4) 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.
- 1785.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1785" on Schedule "B" of this By-law shall only be used in compliance with "DC" zone provisions contained in this By-law, except that: (540-89), (0249-2000)
- (1) the provisions of sections 21, 52, and 53, subsections 83(7), (9), (15), (16), (19), (21), (23), (24) and (30) of this By-law shall not apply; (0249-2000)
  - (2) for the purposes of this section, "FOOD STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 465 m<sup>2</sup>, 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; (0249-2000)
  - (3) the gross leasable area of all buildings and structures shall not exceed 1 800 m<sup>2</sup>;
  - (4) the following additional uses shall also be permitted: (0249-2000)
    - (a) picture framing store;
    - (b) small appliance repair shop;
    - (c) watch/jewelry repair shop;
    - (d) brew on premises establishment;
  - (5) shared access may be provided on abutting lands zoned "RM7D5-1784". (0249-2000)

- (1) the provisions of section 21 shall not apply;
- (2) the total gross floor area - non residential of all buildings and structures shall not exceed 800 m<sup>2</sup>, of which a maximum of 695 m<sup>2</sup> may be devoted to an automobile service station and a maximum of 105 m<sup>2</sup> may be devoted to a convenience store;
- (3) for the purposes of this section, "AUTOMOBILE SERVICE STATION" means buildings or structures where motor vehicles receive mechanical or electrical repairs and servicing and the storage and sale of all automotive products necessary and incidental to the provision of such services, including auto glass and tire repair and replacement and the installation and repair of mobile communication components, but does not include the following:
  - (i) installation or repair of automobile stereo components;
  - (ii) automobile repair garage in which automobile body repairs and painting are performed;
- (4) for the purposes of this section "CONVENIENCE STORE" means a shop with a maximum gross floor area - non residential of 105 m<sup>2</sup>, where food and convenience goods are stored and offered for sale at retail and which may include as accessory thereto the sale of food prepared on the premises, without providing seating for the consumption of food on the premises, and a gas bar kiosk;
- (5) motor vehicle parking facilities shall be provided at a rate of 4.3 spaces per 100 m<sup>2</sup> of gross floor area of which a maximum of 8 spaces may be tandem;
- (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, canopies, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

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-  MINIMUM LANDSCAPED AREA  
 VEHICULAR ACCESS  
 CANOPY

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '1786'  
AS ANNEXED TO BY-LAW 604-90  
PASSED BY COUNCIL ON 1990 OCT. 22

'H. McCALLION'  
MAYOR

'T. JULIAN'  
CLERK

1787. Deleted by By-law 334-94. (134-90)

1788. Deleted by By-law 334-94. (134-90)

- (SPA) 1789. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1789" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (863-89)
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16) and (21) and clauses 44(13)(ia), 44(17)(d) and (i) of this By-law shall not apply;
  - (2) the total number of dwelling units shall not exceed 275;
  - (3) no building or structure shall exceed 12 storeys in height above established grade plus mechanical;
  - (4) notwithstanding subsection 44(17) of this By-law motor vehicle parking facilities for a rental apartment house shall be provided and maintained on the same lot at the rate of 1.2 spaces per dwelling unit for residents and 0.2 spaces per dwelling unit for visitors;
  - (5) for the purpose of this section, the Maximum "Gross Floor Area" of all buildings and structures shall not exceed 1.8 times the lot area;
  - (6) for the purpose of this section, the "Minimum Open Space" shall not be less than 40% of the lot area;
  - (7) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured 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 play areas and other recreational uses that are not contained within an individual dwelling unit.

- (SPA) 1790. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1790" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (863-89)
- (1) the provisions of section 21, subsection 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16) and (21) and clauses 44(13)(ia) and 44(17)(d) and (i) of this By-law shall not apply;
  - (2) the total number of dwelling units shall not exceed 275;
  - (3) no building or structure shall exceed 12 storeys in height above established grade, plus mechanical;
  - (4) notwithstanding subsection 44(17) of this By-law motor vehicle parking facilities for a rental or co-operative apartment house shall be provided and maintained on the same lot in accordance with the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Recreation Equipment	Total
Rental or Co-operative Apartment House				
Bachelor Unit	1.00	0.20	0.03	1.23
One-Bedroom Unit	1.18	0.20	0.03	1.41
Two-Bedroom Unit	1.36	0.20	0.03	1.59
Three-Bedroom Unit	1.50	0.20	0.03	1.73

- (5) for the purpose of this section, the Maximum "Gross Floor Area" of all buildings and structures shall not exceed 1.8 times the lot area;
- (6) for the purpose of this section, the "Minimum Open Space" shall not be less than 40% of the lot area;
- (7) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured 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 play areas and other recreational uses that are not contained within an individual dwelling unit.

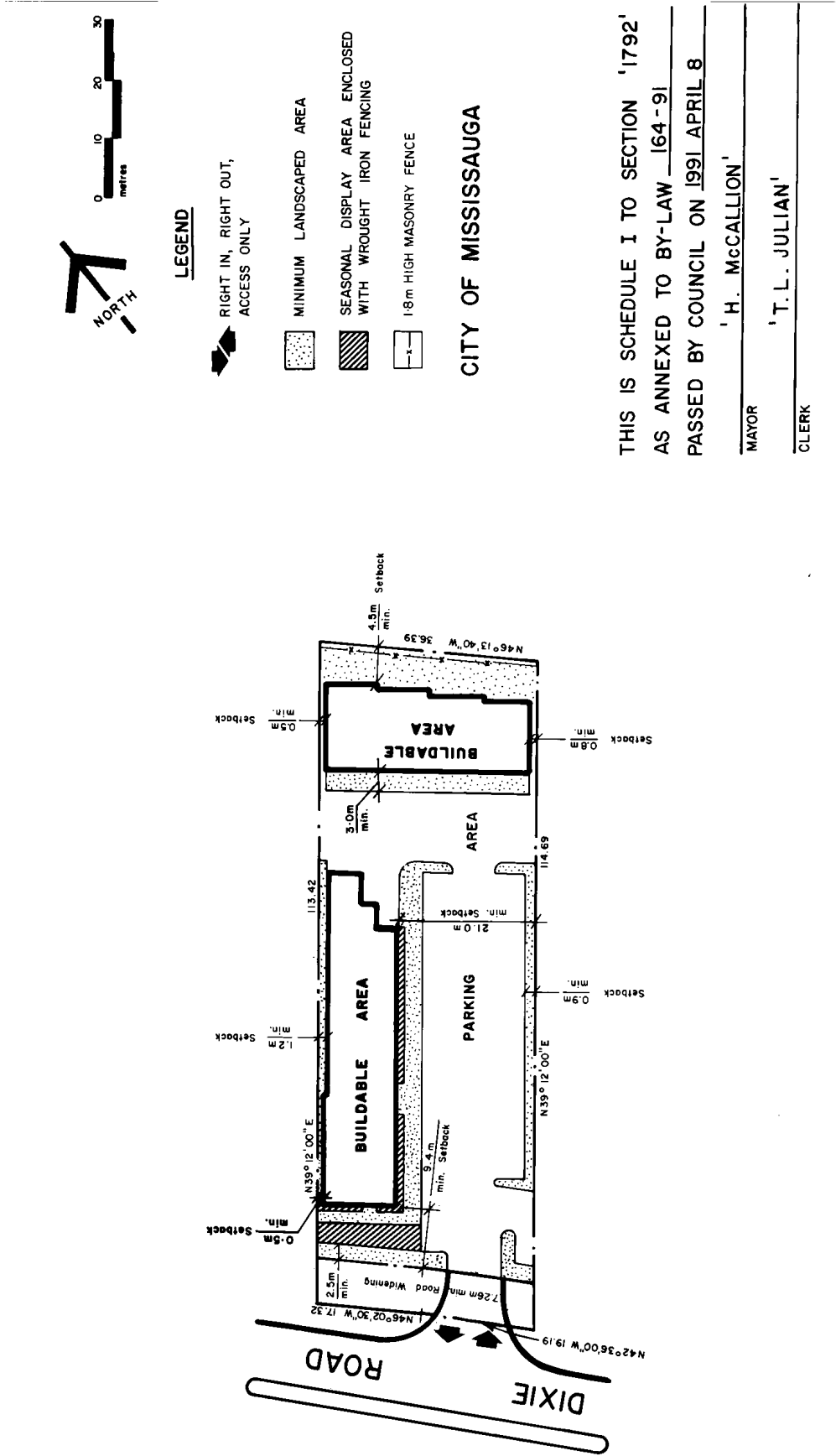
- (SPA) 1792. Notwithstanding their "DC" zoning, the lands delineated as "DC-1792" on Schedule "B" of this By-law shall only be used in compliance with the "DC" zone provisions contained in this By-law, except that: (164-91)
- (1) the provisions of subsections 83(1), (2), (5), (7), (10), (13), (15), (16), (19), (20), (21), (22), (23), (24), (26), (27), (28), (29) and (30) 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, fruit market, outdoor seasonal display area associated with a fruit market, video store, print shop/stationery store and photo studio shall be permitted;
  - (3) the total gross floor area of all buildings and structures shall not exceed 1 080 m<sup>2</sup>;
  - (4) for the purposes of this section, "FOOD STORE" means a building or structure or part thereof with a maximum gross floor area of 150 m<sup>2</sup>, where food and convenience items are stored and offered for sale at retail;
  - (5) for the purposes of this section, "FRUIT MARKET" means a building or structure or part thereof with a maximum gross floor area of 530 m<sup>2</sup> where food, flowers and seasonal nursery goods are stored and offered for sale at retail;
  - (6) the total gross floor area of an outdoor seasonal display area associated with a fruit market shall not exceed 105 m<sup>2</sup> and shall be located only as indicated on Schedule "I" to this section;

- (7) motor vehicle parking facilities shall be provided and maintained on the same lot at the rate of 5.4 spaces per 100 m<sup>2</sup> Gross Floor Area, 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	6.5 spaces per practitioner
Business Professional or Administrative Offices	3.2 spaces per 100 m <sup>2</sup> GFA

- (8) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, 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 1792



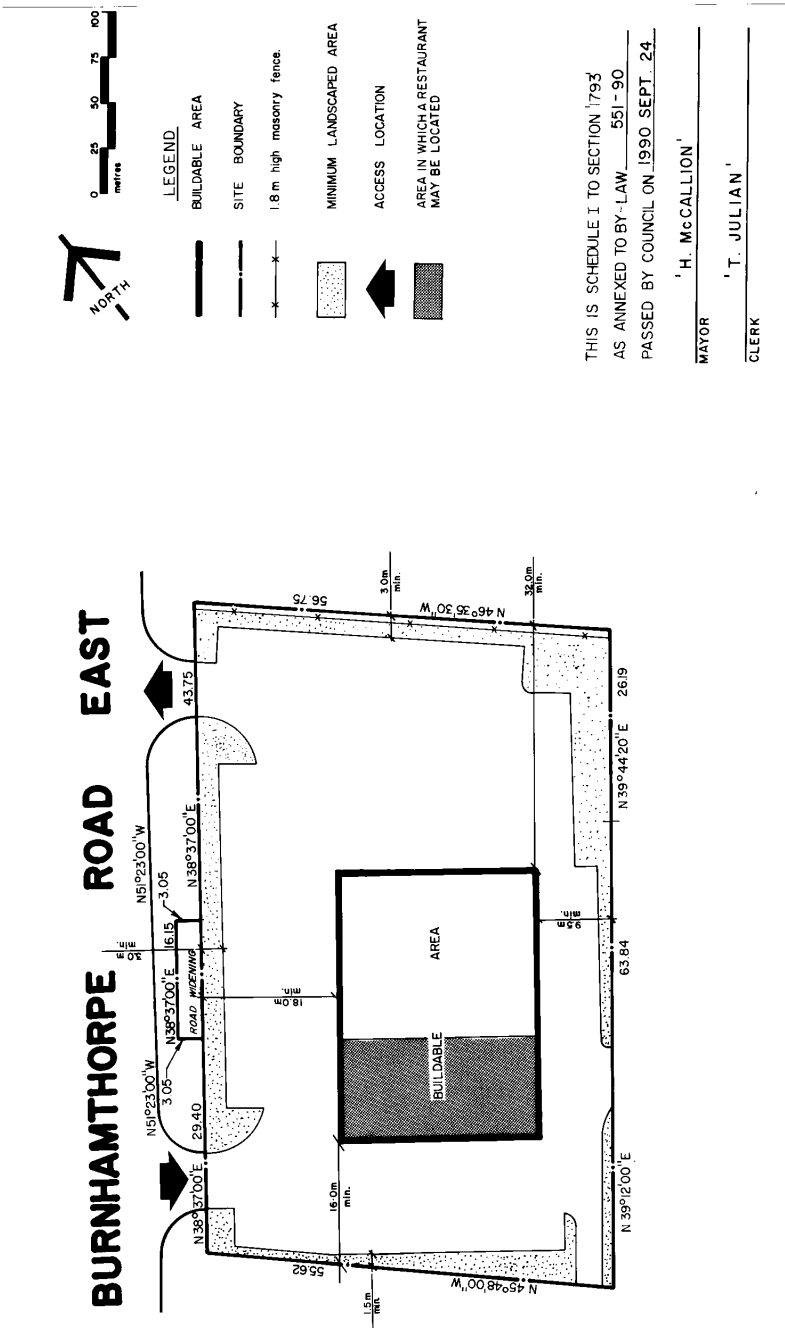
1793. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1793" on Schedule "B" of this By-law shall only be used for business, professional or administrative offices, and accessory retail commercial uses or any combination of the above uses subject to the following: (551-90)

- (1) the provisions of sections 21 and 59A of this By-law shall not apply;
- (2) the total gross floor area - non residential of all buildings and structures shall not exceed 3 815 m²;
- (3) the total gross floor area - non residential of accessory retail commercial uses incidental to the offices shall not exceed 385 m²;
- (4) for the purposes of this section, accessory retail commercial uses shall only include: a restaurant or a take-out restaurant with a total gross floor area of 75 m², the location of which is to be located only as indicated on Schedule "I" to this section, pharmacy, barber shop, hairdressing and beauty salon, optical store, and financial institution;
- (5) for the purposes of this section, the total gross floor area - non residential of a pharmacy shall not exceed 185 m²;
- (6) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Medical Offices	5.0 spaces per practitioner or 6.5 spaces per 100 m² GFA, whichever is greater

- (7) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, 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 1793







- (SPA) **1794.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-1794" 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: (730-89)
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), (15), (16) and (21) and clauses 44(13)(ia) and 44(17)(d) of this By-law shall not apply;
  - (2) the total number of dwelling units shall not exceed 68;
  - (3) no building or structure shall exceed 9 storeys in height above established grade, excluding the mechanical penthouse;
  - (4) the total gross floor area of all buildings or structures shall not exceed 7 900 m<sup>2</sup>;
  - (5) for the purposes of this section "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, common storage lockers, common laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit.
- (SPA) **1795.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1795" on Schedule "B" of this By-law shall only be used for the erection of an apartment house, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (730-89)
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (15), (16) and (21) and clauses 44(13)(ia) and 44(17)(d) of this By-law shall not apply;
  - (2) the total number of dwelling units shall not exceed 138;
  - (3) no building or structure shall exceed 18 storeys in height above established grade, excluding the mechanical penthouse;
  - (4) the total gross floor area of all buildings or structures shall not exceed 16 050 m<sup>2</sup>;
  - (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, motor vehicle parking, common storage lockers, common laundry facilities, enclosed balconies and common facilities such as play areas and other recreational uses that are not contained within an individual dwelling unit.
- 1796.** Notwithstanding their "R5" zoning, the lands delineated as "R5-1796" 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: (660-89), (697-89)
- (1) the area and frontage of lots shall conform to the following requirements:
- | Lot Type | Minimum Lot Area   | Minimum Lot Frontage |
|----------|--------------------|----------------------|
| Interior | 352 m <sup>2</sup> | 11.0 m               |
| Corner   | 500 m <sup>2</sup> | 15.0 m               |
- (2) the front yard of every lot shall have a minimum depth of 6.0 m.
- 1797.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1797" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (660-89)
- (1) the area and frontage of lots shall conform to the following requirements:
- | Lot Type | Minimum Lot Area   | Minimum Lot Frontage |
|----------|--------------------|----------------------|
| Interior | 378 m <sup>2</sup> | 12.0 m               |
| Corner   | 545 m <sup>2</sup> | 16.5 m               |
- (2) the front yard of every lot shall have a minimum depth of 6.0 m.
- 1798.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1798" 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: (828-89), (121-90), (408-90), (445-90), (552-90), (780-89), (331-91), (135-93), (305-93), (0118-2000)
- (1) the provisions of subsections 20(e), (i) and (j) of this By-law shall not apply;
  - (2) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices shall not be permitted, but this does not prohibit office buildings or structures which are accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments.



- (1) the provisions of sections 21 and 68, subsection 96B(2) and section 97 of this By-law shall not apply;
- (2) the maximum coverage of all buildings and structures shall not exceed 33% of the lot area;
- (3)
  - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
  - (b) notwithstanding clause (3)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, 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.

**Site Plan Details:**

- Lot Dimensions and Bearings:**
  - North boundary:  $N 43^{\circ} 49' 40'' E$ , 58.00 m
  - East boundary:  $N 44^{\circ} 54' 10'' W$ , 29.12 m
  - South boundary:  $N 39^{\circ} 20' 50'' E$ , 40.13 m
  - West boundary:  $N 49^{\circ} 08' 40'' W$ , 48.30 m
- Setbacks:**
  - North setback: 9.0 m min.
  - East setback: 7.5 m min.
  - South setback: 7.5 m min.
  - West setback: 7.5 m min.
- Building Footprint Dimensions and Bearings:**
  - North side: 11.0 m min.
  - East side: 38.0 m max.
  - South side: 13.0 m min.
  - West side: 10.0 m min.
  - Internal dimensions: 13.0 m, 26.0 m, 17.0 m max.
- Orientation and Scale:**
  - North Arrow: Points towards the top right of the plan.
  - Scale: 0 to 10 metres.

-  AREA FOR FUEL PUMPS  
AND KIOSKS
-  MAXIMUM BUILDABLE AREA  
FOR AUTOMOBILE SERVICE STATION
-  MAXIMUM EXTENT OF CANOPY
-  VEHICULAR ACCESS

THIS IS SCHEDULE I TO SECTION '1799'  
AS ANNEXED TO BY-LAW 855-89  
PASSED BY COUNCIL ON 1989, NOVEMBER 27

'T. L. JULIAN'

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CLERK