

1800. Notwithstanding their "R3" zoning, the lands delineated as "R3-1800" 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: (656-89), (282-92)

- (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 m ²	14.0 m	40.0 m

- (2) the front yard of every lot shall have a minimum depth of 9.0 m;
- (3) the side yard of every lot shall have a minimum width of 1.2 m;
- (4) notwithstanding subsection (2) of this section, no garage shall be located closer than 12.0 m to any streetline;
- (5) every dwelling unit shall have a private garage comprising a minimum area of 33.0 m².

(SPA) **1801.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1801" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (656-89), (0253-2005)

- (1) the provisions of subsection 6(3), subsection 20(a), section 21 and subsection 28(1) of this By-law shall not apply;
- (2) for the purpose of this section, "PRIVATE ROAD" means a right-of-way, with or without a sidewalk, for vehicular and pedestrian access over common elements that are privately maintained by a common element road condominium corporation to be created pursuant to the *Condominium Act, 1998*, as amended, and is not a highway as defined by the *Municipal Act, 2001*, as amended;
- (3) for the purpose of this section, "COMMON ELEMENT" means an area, forming part of the common elements of a common element road condominium corporation, that may include private roads, walkways, sidewalks, parking, and common amenity areas;
- (4) for the purposes of this section, "COMMON AMENITY AREA" means an area, forming part of the common elements of a common element road condominium corporation, comprised of outdoor space designed for active or passive recreational uses, such as, but not limited to, children's play structures, seating areas and sport facilities;
- (5) for the purpose of this section, "FRONT LOT LINE" means a line that divides a lot from a private road or a street;
- (6) for the purpose of this section, "FRONT YARD" means a yard extending across the full width of the lot between the front lot line and the nearest part of any building or structure on the lot;
- (7) for the purpose of this section, "REAR LOT LINE" means the lot line opposite the front lot line;
- (8) for the purpose of this section, "CORNER LOT" means a lot situated at the intersection of two (2) or more private roads, or at the intersection of a private road and street having an angle of intersection of not more than 135°;
- (9) for the purpose of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls, but shall exclude any part of the building or structure used for the parking of motor vehicles;
- (10) the maximum number of dwelling units on all lands zoned "RM5-1801" shall be 42;
- (11) the area and frontage of all lots shall conform to the following requirements:

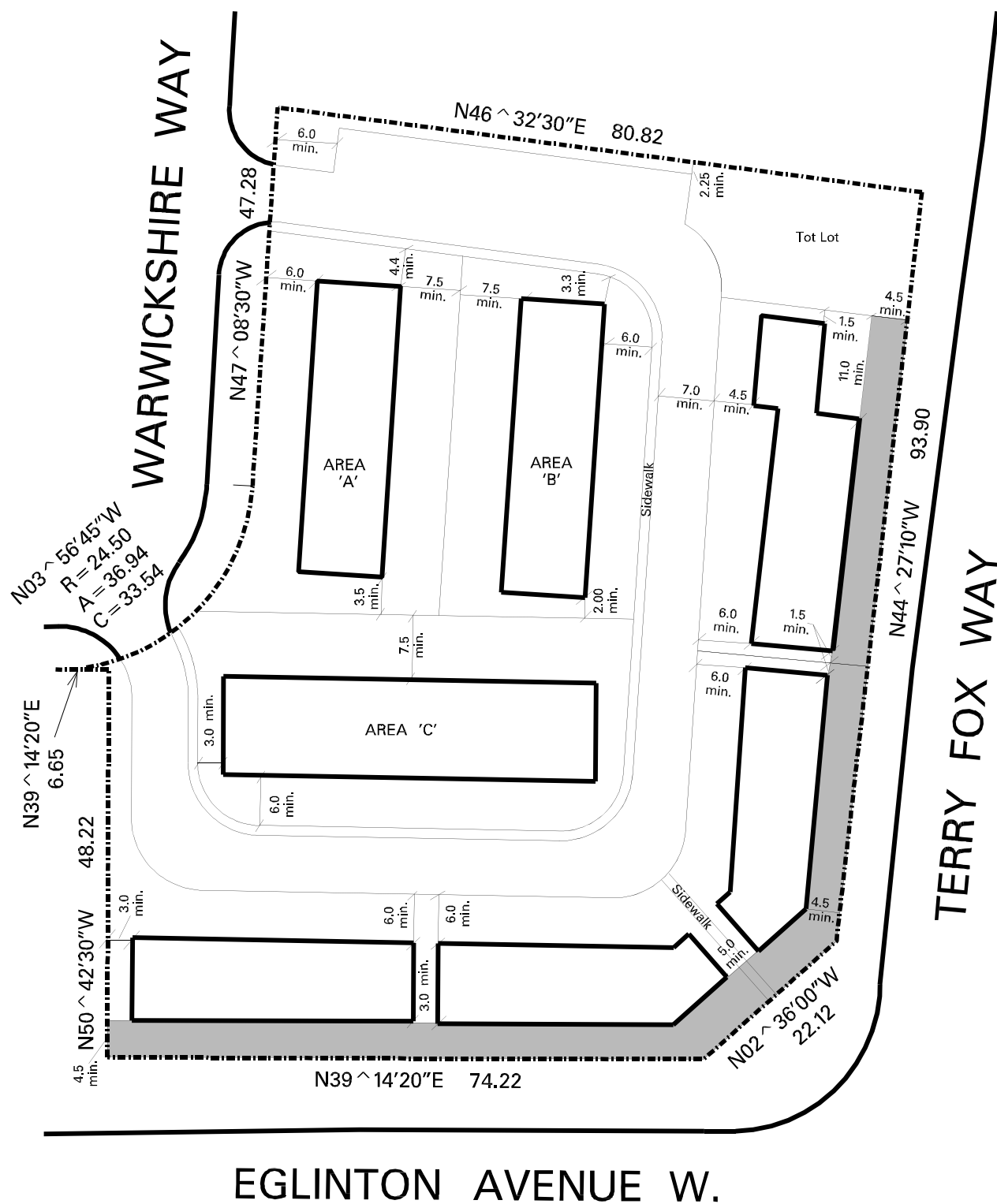
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	115 m ²	5.0 m
Corner	190 m ²	8.3 m

- (12) for the purpose of this section, all lot lines abutting the Eglinton Avenue West or Terry Fox Way rights-of-way, shall be deemed to be the front lot lines;
- (13) notwithstanding Schedule "I" of this section, a front garage face shall have a minimum setback of 6.0 m to any street, private road or internal sidewalk;
- (14) a covered or uncovered platform, exclusive of stairs, may encroach a maximum of 1.5 m into a required front yard for lots within Areas 'A', 'B' and 'C', as shown on Schedule "I" of this section;
- (15) notwithstanding Schedule "I" of this section, awnings, canopies, window projections and architectural features, with or without a foundation, such as, but not limited to, fireplaces, pilasters and corbels, may encroach a maximum of 0.6 m into a required front or rear yard and a maximum of 0.3 m into a required interior or exterior side yard;
- (16) notwithstanding Schedule "I" of this section, an uncovered balcony, or deck including stairs, may encroach a maximum of 2.5 m into a required rear yard;
- (17) the minimum width of a dwelling unit shall be 5.0 m;
- (18) the minimum Gross Floor Area of each dwelling unit shall be 60 m²;
- (19) the maximum height of a building or structure shall be 10.7 m;
- (20) the minimum open space area shall be 39.6% of the lot area on all lands zoned "RM5-1801";
- (21) the gross floor area of all buildings and structures shall not exceed 0.75 times the lot area on all lands zoned "RM5-1801";

(22) motor vehicle parking facilities 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	
Land Use	Resident	Visitor to be provided within the common element area
Row Dwelling	2.00	0.25

- (23) in addition to the parking required under subsection (22) of this section, a minimum of six (6) parking spaces shall be provided within the common element area;
- (24) an attached private garage shall be provided on each lot;
- (25) a parking space on a private driveway serving as an access to a second parking space that is within a private garage forming part of the dwelling unit shall be considered to be included as part of the number of parking spaces required by subsection (22) of this section, provided such parking space shall not be used for computing the required visitor parking or minimum parking requirements of any other dwelling unit;
- (26) the maximum permitted driveway or hard surface parking area width per dwelling unit at any given point shall be 3.8 m;
- (27) notwithstanding section 37A of this By-law, outdoor parking, storage or display of any trailer, boat or other recreational equipment shall not be permitted;
- (28) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (28)(a) of this section, those matters that would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site plan agreement and/or site development approval process.



BUILDING ENVELOPE



LANDSCAPED AREA



THIS IS SCHEDULE "I" TO "SECTION 1801"

AS ATTACHED TO BY-LAW 0253-2005

PASSED BY COUNCIL ON 2005 July 6

- (SPA) **1802.** Notwithstanding their "PB1" zoning, the lands delineated as "PB1-1802" on Schedule "B" of this By-law shall only be used in compliance with the "PB1" zone provisions contained in this By-law, except that: *(671-89)*
- (1) in addition to the uses permitted under subsection 128A(1) of this By-law, the following uses may be permitted:
 - (a) ice arena;
 - (b) baseball diamonds;
 - (c) fitness facility consisting of a weight room and an aerobic area;
 - (d) accessory commercial uses provided the uses are accessory to an ice arena or baseball diamonds;
 - (2) for the purposes of this section, "ACCESSORY COMMERCIAL USES" shall only include the following:
 - (a) restaurants including outdoor patios;
 - (b) snack bars;
 - (c) establishment for the sale of sporting and fitness goods;
 - (d) an amusement arcade;
 - (3) the total gross floor area - restaurant of all restaurants shall not exceed 1 210 m²;
 - (4) the total gross floor area - non residential of all buildings and structures, or parts thereof, devoted to accessory commercial uses shall not exceed 1 490 m²;
 - (5) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except that where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Ice Arena	125 spaces per separate ice surface (rink)
Baseball Diamonds	32 spaces per diamond
Fitness Facility and Accessory Commercial Uses	100 spaces

- (SPA) **1803.** Notwithstanding their "PB1" zoning, the lands delineated as "PB1-1803" on Schedule "B" of this By-law shall only be used in compliance with the "PB1" zone provisions contained in this By-law, and the following: *(671-89)*

- (1) parking accessory to uses permitted on the lands zoned "PB1-1802".

- (SPA) **1804.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1804" 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: *(824-89), (422-94)*

- (1) the provisions of subsection 96(b), and clauses 98(1)(d), 98(1)(h), 98(1)(l), 98(2)(b), 98(2)(c), and 98(2)(d) of this By-law shall not apply;
- (2) in addition to the car wash permitted under subsection 96(a) of this By-law, a gas bar and accessory convenience store shall be permitted;
- (3) for the purposes of this section, "CONVENIENCE STORE" means a shop accessory to a gas bar, with a maximum gross leasable area of 130 m² where food and convenience goods are stored and offered for sale at retail and which may include the sale of food prepared on the premises, without seating for the consumption of food on the premises.

- 1805.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1805" 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: *(785-89), (128-96)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m ²	12.0 m
Corner	550 m ²	16.0 m

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

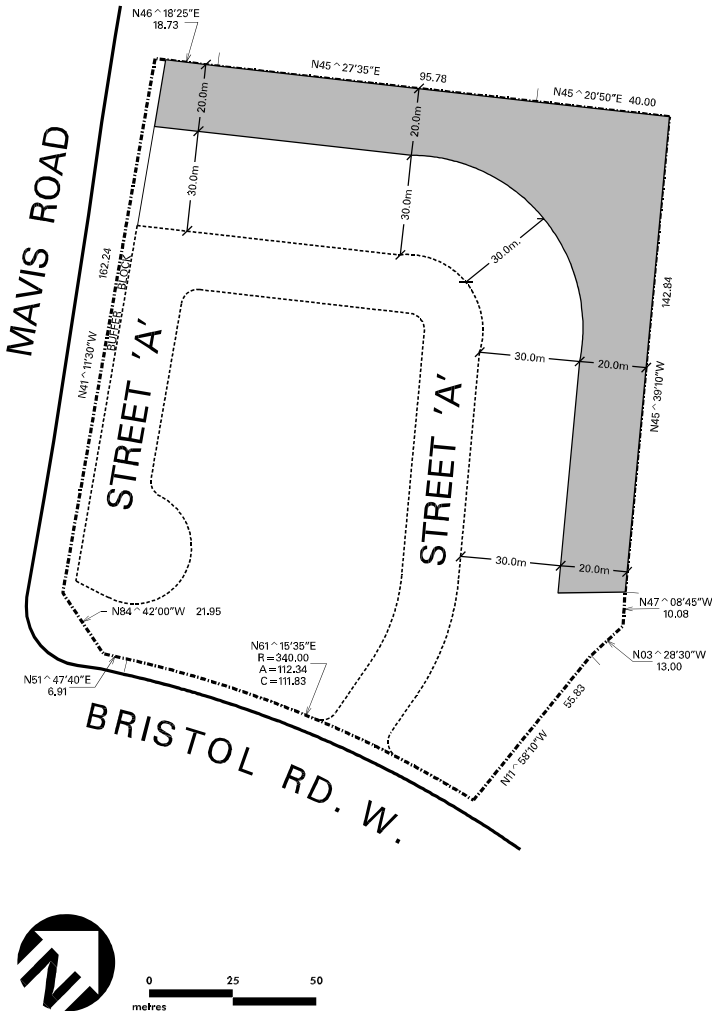
(SPA) **1806.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5 - Section 1806" on Schedule "B" of this By-law shall only be used for semi-detached or street row dwellings, or any combination thereof, in compliance with the following: (785-89), (504-97)

- (1) each semi-detached dwelling shall comply with section 45A of this Bylaw, except that:
 - (a) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	390 m ²	13.0 m
Corner	480 m ²	16.9 m

- (b) the interior side yard of every corner lot shall have a minimum width of 0.9 m;
 - (c) the side yard of every lot other than a corner lot shall have a minimum width of 0.9 m;
 - (d) notwithstanding clause (1)(c) of this section, where the side lot line is also the side lot line of a street row dwelling, the side yard shall have a minimum width of 1.2 m;
 - (e) the gross floor area for all buildings or structures shall not exceed 0.75 times the lot area;
- (2) each street row dwelling shall comply with the provisions of subsection 49(3) of this By-law, save and except clauses 49(3)(m) and (n) of this By-law;
- (3) where a lot includes a natural protection area, the minimum rear yard shall be measured from the inside limit of the natural protection area as shown on Schedule "I" of this section, and not from the rear lot line;
- (4) notwithstanding anything in this By-law, the area which is shaded on Schedule "I" of this section and identified as a natural protection area shall comply with the following:
 - (a) the natural protection area shall only be used for the protection and natural regeneration of the existing woodlot, including trees and vegetation, together with the planting of trees and vegetation intended to ensure the retention of the existing woodlot;
 - (b) buildings or structures of any kind including accessory buildings or structures, swimming pools, tennis courts or any like recreational or other facilities shall not be permitted within the natural protection area;
 - (c) outdoor storage of equipment and materials shall not be permitted within the natural protection area;
 - (d) fencing shall only be permitted on the perimeter of the natural protection area and not within the natural protection area.

Schedule "I" to section 1806



NATURAL PROTECTION AREA

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 1806"

AS ANNEXED TO BY-LAW 504-97

PASSED BY COUNCIL ON 1997 Oct. 15

"H. McCALLION"

MAYOR

"A. GRANNUM"

DEPUTY CLERK

1807. The lands delineated as "R3-1807" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: *(785-89), (274-98), (0252-2004)*

- (1) the provisions of subsection 40(5), as it relates to minimum lot area, shall not apply;
- (2) the frontage and depth of lots shall conform to the following requirements:

Lot Type	Minimum Lot Frontage	Minimum Lot Depth
Interior	14 m	36.5 m
Corner	17 m	36.25 m

- (3) the yard requirements shall conform to the following:

Minimum Yards		
Exterior Side	Interior Side	Front
4.5 m	1.2 m	9.0 m

- (4) every dwelling unit shall have a private garage comprising a minimum area of 33.0 m²;
- (5) notwithstanding subsection (3) of this section, a garage shall not be located closer than 12.0 m to any streetline.

- (SPA)

1808.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1808" 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: (97-90)
- (1)

the number of dwelling units constructed shall not exceed the number required to achieve a density of 30 units per ha.
- (SPA)

1809.

Notwithstanding their "M1" zoning, the lands delineated as "M1-1809" 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: (677-90)
- (1)

the provisions of subsections 109(d) and (e) of this By-law shall not apply;
- (2)

in addition to those uses normally permitted in an "M1" zone, a banquet hall shall also be permitted;
- (3)

a maximum of 25% of the gross floor area - non residential of any individual industrial or manufacturing establishment may be used for accessory retail sales and accessory retail display of products 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 they are contained within enclosed buildings or structures, they are accessory to the principal manufacturing or industrial undertaking and, notwithstanding section 22C of this By-law, parking spaces are provided, on the same lot, meeting or exceeding the minimum parking standard of 3.2 spaces per 100 m² of gross floor area - non residential used for accessory retail sales, accessory display of products and/or offices, 1.6 spaces per 100 m² of gross floor area - non residential used for industrial or manufacturing (other than warehousing) and 1.1 spaces per 100 m² of gross floor area - non residential used for warehousing;
- (4)

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;
- (5)

motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with subsection (3) of this section and 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
Banquet Hall	10.8 spaces per 100 m ² GFA

1810.

Notwithstanding their "DC" zoning, the lands delineated as "DC-1810" 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: (243-90)
- (1)

the provisions of subsection 20(i) and (j), sections 21, and 59A, subsections 83(7), (9), (10), (13), (14), (15), (16), (19), (21), and (23), section 84 and subsection 87(a), (b), and (c) of this By-law shall not apply;
- (2)

in addition to the remaining uses permitted under section 83 of this By-law a grocery store shall be permitted;
- (3)

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 m², where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises without seating for the consumption of food on the premises;
- (4)

the total gross floor area devoted to all restaurants or take out restaurants shall not exceed 110 m²;
- (5)

the total gross leasable area of all buildings or structures shall not exceed 870 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	6.5 spaces per 100 m ² GFA
Offices	3.2 spaces per 100 m ² GFA
Retail Commercial	5.4 spaces per 100 m ² GLA
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant) or 15.0 spaces per 100 m ² GFA (Take-Out Restaurant)

- (7) 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
Office	100	90	95	10
Retail	80	65	100	100
Restaurant	20	100	30	100
TOTAL				

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

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development; and in no event shall exceed 47 parking spaces.

- (SPA) 1811.
- Notwithstanding their "DC" zoning, the lands delineated as "DC-1811" 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: (25-90)
- (1)

the total gross leasable area of all buildings and structures shall not exceed 1 800 m²;
- (2)

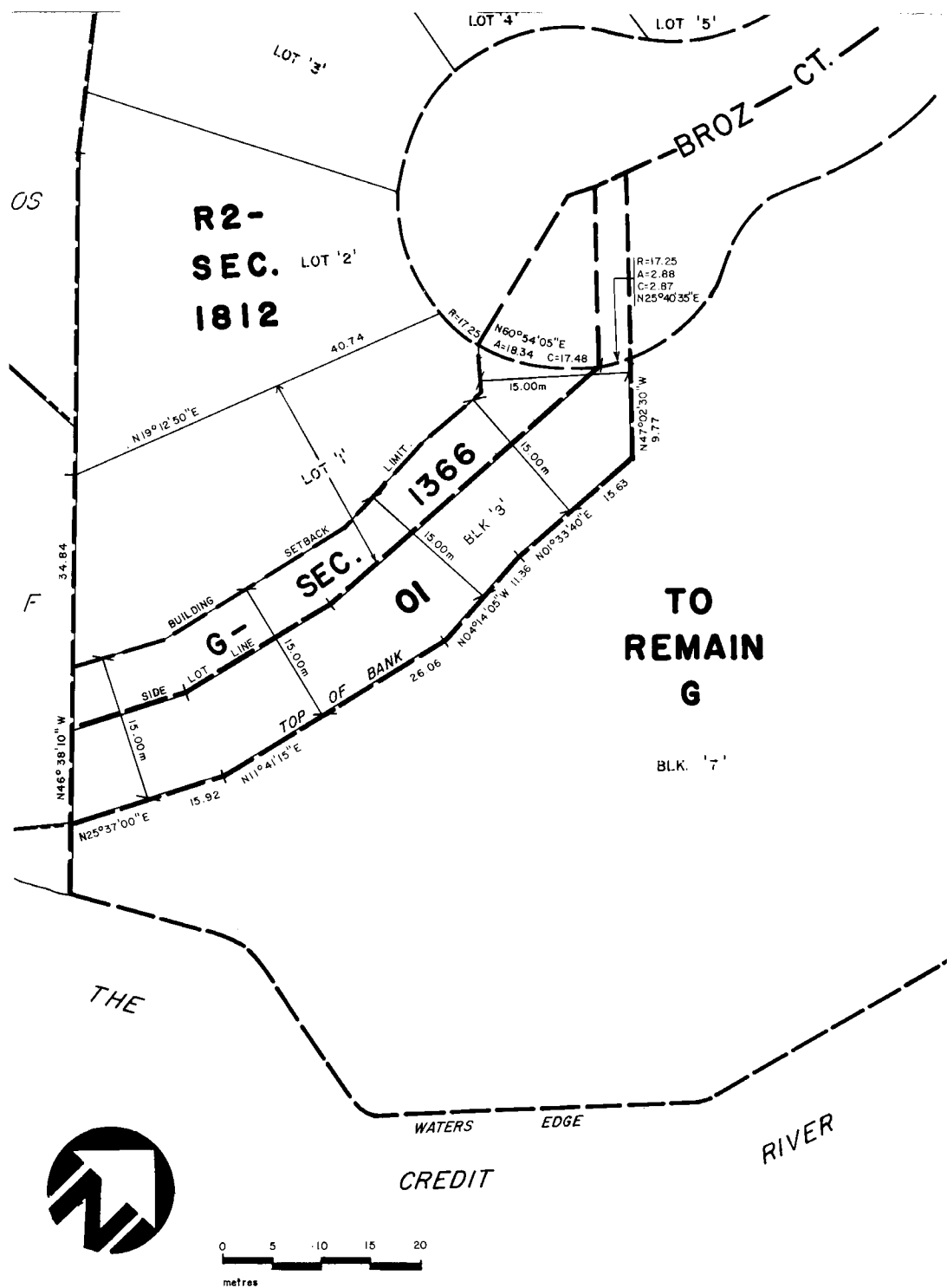
the provisions of section 59A, and subsections 83(9), (15), (16), (19), (21), (23) and (24) of this By-law shall not apply; (0082-2004)
- (3)

for the purposes of this section, "FOOD STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 280 m², where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises;
- (4)

in addition to the remaining uses permitted under section 83 of this By-law, a retail water bottling facility, including water processing limited to a maximum of 20% of the Gross Leasable Area, shall be permitted. (0082-2004)

- 1812.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1812" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R2" zone provisions contained in this By-law, except that: (359-90)
- (1) the front yard of every lot shall have a minimum depth of 7.5 m;
 - (2) the side yards of every lot other than a corner lot shall have a minimum width of 1.5 m plus 0.61 m for each storey or portion thereof, above one storey;
 - (3) notwithstanding subsection (2) of this section, no buildings or structures of any kind, and no swimming pools, shall be located within 15 m of the top of bank in accordance with Schedule "I" of this section;
 - (4) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

Schedule "I" to section 1812



THIS IS SCHEDULE I TO SECTION '1812'
AS ANNEXED TO BY-LAW 359-90
PASSED BY COUNCIL ON 1990 JUNE 11
'H. McCALLION'
MAYOR
'T. JULIAN'
CLERK

CITY OF MISSISSAUGA

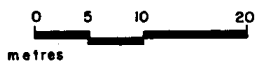
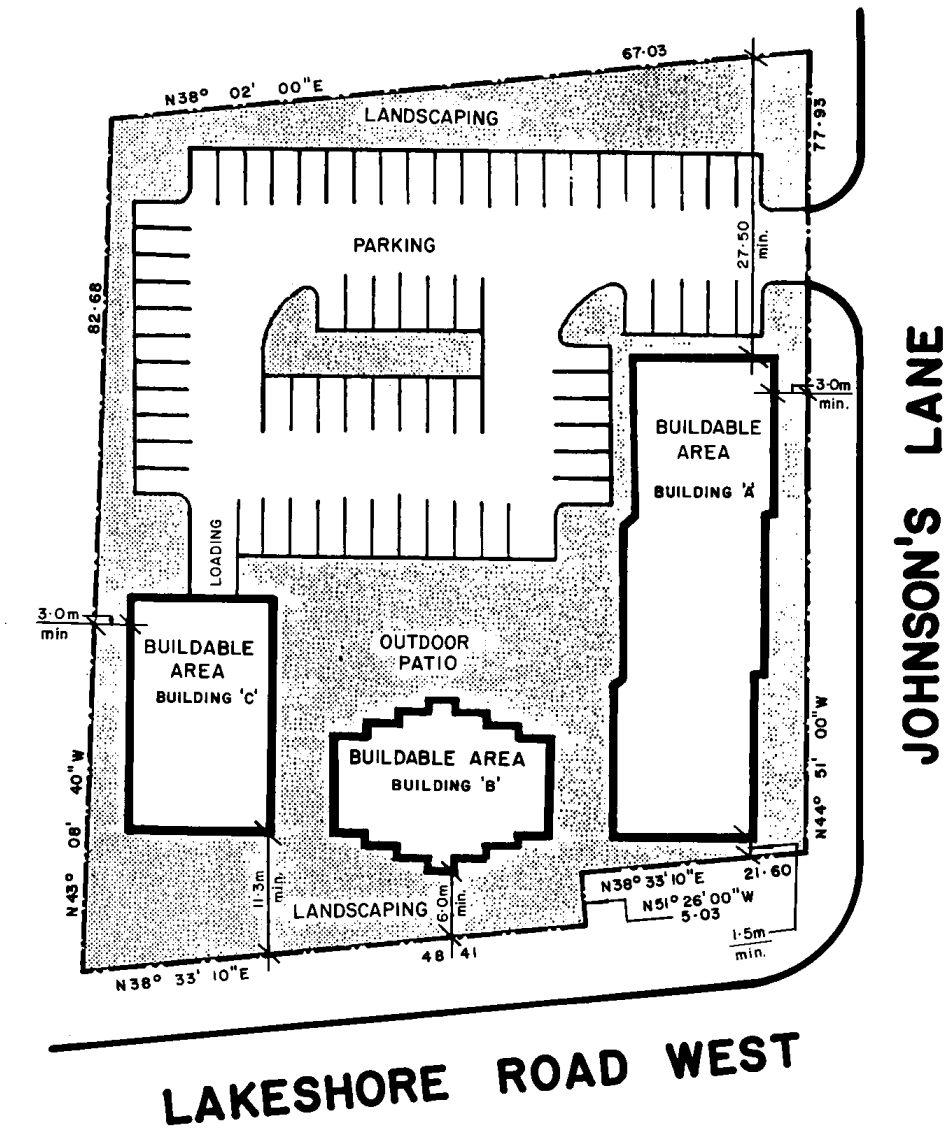
1813. Notwithstanding their "R5" zoning, the lands delineated as "R5-1813" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: (912-89)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m ²	11 m
Corner	500 m ²	16.5 m

(SPA) **1814.** Notwithstanding their "NC" zoning, the lands delineated as "NC-1814" on Schedule "B" of this By-law shall only be used in compliance with the "NC" zone provisions contained in this By-law, except that: (39-90)

- (1) the provisions of sections 53, 78, 79 and 80 of this By-law shall not apply;
- (2) the following uses shall be permitted:
- (a) convenience store;
 - (b) a specialty food store, provided that the maximum total of all such outlets shall be limited to a gross leasable area of 185 m²;
 - (c) drug store;
 - (d) magazine/newspaper/tobacco shop;
 - (e) hardware;
 - (f) paint and wallpaper store;
 - (g) variety store;
 - (h) video store;
 - (i) florist;
 - (j) gift shop;
 - (k) optical outlet;
 - (l) bank or financial institution;
 - (m) barber shop or beauty parlour;
 - (n) dry-cleaning agency, pressing establishment or laundry establishment;
 - (o) dressmaking or tailoring establishment;
 - (p) professional office;
- (3) for the purposes of this section, "CONVENIENCE STORE" means a shop with a maximum gross leasable area of 200 m² where food and convenience goods are stored and offered for sale at retail, and may include the sale of food prepared on the premises, without seating for the consumption of food prepared on the premises;
- (4) for the purposes of this section, "GROSS LEASABLE AREA" means the aggregate of the areas of each storey above or below established grade, measured from the centre-line of joint interior partitions and from the exterior of outside walls, designed for tenant occupancy and exclusive use only, and used for sales areas, display areas, storage areas, but excluding storage areas below established grade and common areas;
- (5) the total gross floor area of all buildings and structures shall not exceed 1 255 m²;
- (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 from the exteriors of outside walls, but shall exclude any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, or any parts of the building below established grade other than that used for accessory retail commercial or office purposes;
- (7) all site development plans shall conform to the provisions of Schedule "I" of this section.



THIS IS SCHEDULE I TO SECTION '1814'
AS ANNEXED TO BY-LAW 39-90
PASSED BY COUNCIL ON 1990, JANUARY 8

'H. MCCALLION'

MAYOR

'T. L. JULIAN'

CLERK

CITY OF MISSISSAUGA

- (SPA) **1816.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1816" 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: *(119-90)*
- (1) the provisions of section 29 of this By-law shall not apply;
 - (2) the corner lot shall have a minimum frontage of 14 m;
 - (3) the corner lot shall have a minimum area of 425 m²;
 - (4) the front yard shall have a minimum depth of 6.0 m;
 - (5) the interior side yard of the corner lot shall have a minimum width of 0.95 m;
 - (6) the exterior side yard of the corner lot shall have a minimum width of 4.5 m;
 - (7) notwithstanding subsection (6) above, no garage shall be located closer than 6.0 m to any street line.
- (H) **1817.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1817" 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: *(159-90), (315-97), (432-97), (0617-1999), (0413-2000), (0577-2001), (0257-2006)*
- (1) 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.

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-M1-1817" with respect to the whole or any part or parts of the lands in respect of which such zoning designations apply, from time to time (hereinafter called the "Site"), by further amendment to Map 55, contained in Schedule "B" attached to By-law Number 5500, as amended, upon the satisfaction of the following requirements:

- (i) satisfactory arrangements to secure the provision of adequate sanitary sewer, storm sewer and water services with sufficient capacity to service the full development of the Site;
- (ii) satisfactory arrangements to secure 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;
- (iii) satisfactory arrangements to secure 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;
- (iv) payment to the City of all planning, processing and administration fees in relation to the development of the Site;
- (v) payment of all arrears of municipal taxes and local improvement charges for the Site; and,
- (vi) 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.

- (SPA)

1818.

Notwithstanding their "M1" zoning, the lands delineated as "M1-1818" 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: (66-90)
- (1)

in addition to those uses permitted under sections 109 and 110 of this By-law, a banquet hall shall be permitted in Building 'A', as indicated on Schedule "I" of this section;
- (2)

the maximum total gross floor area for a banquet hall, a restaurant, or any combination thereof, shall be 1 020 m²;
- (3)

the provisions of subsections 109(d) and (e) of this By-law shall not apply to Building 'A', as indicated on Schedule "I" of this section;
- (4)

a maximum of 25% of the gross floor area of any individual industrial or manufacturing establishment occupying a unit within Building 'A', as indicated on Schedule "I" of this section, may be used for accessory retail sales and accessory retail display of products 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 they are contained within enclosed buildings or structures, are accessory to the principle manufacturing or industrial undertaking and, notwithstanding section 22C of this By-law, parking spaces are provided, on the same lot, meeting or exceeding the minimum parking standard of 3.2 spaces per 100 m² of gross floor area used for accessory retail sales, accessory retail display of products and offices; 1.6 spaces per 100 m² of gross floor area used for industrial or manufacturing purposes (other than warehousing), and 1.1 spaces per 100 m² of gross floor area for warehousing;
- (5)

motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with subsection (4) of this section and 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
Banquet Hall	10.8 spaces per 100 m ² GFA

- (6)

for the purposes of this section, in addition to the provisions of subsection (5) of this section, parking may be calculated as 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
Restaurant (includes restaurants, convenience restaurants, take-out restaurants and banquet halls)	20	100	30	100
TOTAL				

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

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if it were free-standing buildings. The parking requirement for each use is then multiplied by the percent of 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.

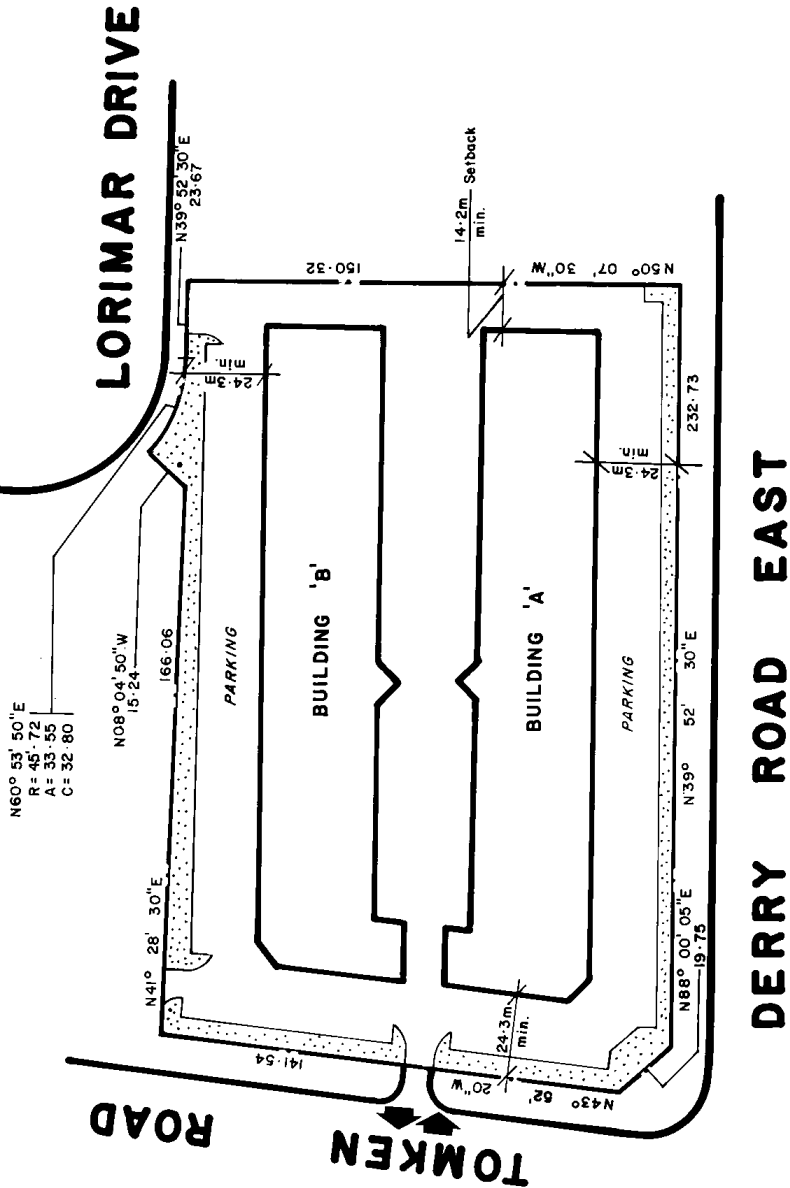
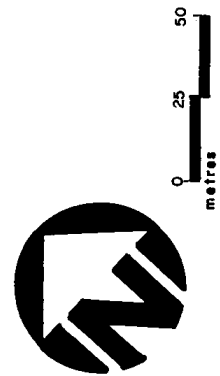
- (7)


(a)

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

(b)

notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces including car overhangs, internal driveways, vehicular access points, walkways, ramps, garbage enclosures, fencing and landscape 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 '1818'
AS ANNEXED TO BY-LAW 66-90
PASSED BY COUNCIL ON 1990, JANUARY 22

MAYOR
'H. McCALLION'

CLERK
'T. L. JULIAN'

- (SPA)

1819.

Notwithstanding their "R1" zoning, the lands delineated as "R1-1819" on Schedule "B" of this By-law shall only be used for the erection of one one-family detached dwelling in compliance with the "R1" zone provisions contained in this By-law, except that: *(99-90)*

(1)

the lot shall have a minimum frontage of 25.0 m;

(2)

the lot shall have a minimum area of 1 045 m²;

(3)

the interior side yard of the lot shall have a minimum width of 1.2 m;

(4)

the exterior side yard of the lot shall have a minimum width of 6.0 m;

(5)

the maximum coverage of all buildings and structures on the lot shall not exceed 30% of the lot area.
1820.

Notwithstanding their "R3" zoning, the lands delineated as "R3-1820" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: *(99-90)*

(1)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	525 m ²	15.0 m
Corner	700 m ²	19.5 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)

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

(SPA)

1821.

Notwithstanding their "R1" zoning, the lands delineated as "R1-1821" on Schedule "B" of this By-law shall only be used in compliance with the "R1" zone provisions contained in this By-law except that: *(610-90), (247-94), (0022-2004)*

(1)

the minimum total width of the side yards of every lot other than a corner lot shall be:

(a)

20% of the lot width for a one storey dwelling unit;

(b)

27% of the lot width for a dwelling unit exceeding one storey in whole or in part;

provided however that the side yards shall have a minimum width of 1.8 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;

(2)

notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:

(a)

9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;

(b)

9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;

(c)

7.5 m as measured from established grade to the top of a parapet of a flat roof;

(3)

the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;

(4)

the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;

(5)

for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;

(6)

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)

1822.

Notwithstanding their "R2" zoning, the lands delineated as "R2-1822" 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: *(610-90), (247-94), (155-97), (406-97), (0332-2000), (0017-2002), (0217-2003), (0414-2004)*

(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;

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Updated: 2006 August 01

- (3) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (4) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
- (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (6) 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) **1823.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1823" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law except that: *(610-90), (520-94), (247-94), (627-97), (75-98), (0332-2000), (0228-2003)*

- (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 (1) of this section, if the width of the lot is less than 18 m, the minimum total width of side yards of every lot other than a corner lot shall be:
 - (a) 2.4 m for a one storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;
 - (b) 3.62 m for a 2 storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;

provided however that the side yards shall have a minimum width of 1.2 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;
- (3) 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;
- (4) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (5) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
- (6) 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;
- (7) notwithstanding any provision of this By-law to the contrary any dwelling unit in existence on or before the day this section comes into force (1990 Nov. 12), any 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) **1824.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1824" 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: *(610-90), (130-94), (131-94), (247-94), (279-95), (228-98), (380-98), (609-99), (0017-2002), (0083-2004), (0381-2005), (0297-2006)*

- (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 (1) of this section, if the width of the lot is less than 18 m, the minimum total width of side yards of every lot other than a corner lot shall be:
 - (a) 2.4 m for a one storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;
 - (b) 3.62 m for a 2 storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;

provided however that the side yards shall have a minimum width of 1.2 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;
- (3) 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;

- (4) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (5) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
- (6) 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;
- (7) notwithstanding any provision of this By-law to the contrary any dwelling unit in existence on or before the day this section comes into force (1990 Nov. 12), any 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.

1825. Notwithstanding their "R4" zoning, the lands delineated as "R4-1825" 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: (98-90), (526-93), (22-97), (0281-2000), (0016-2002), (0307-2003)

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

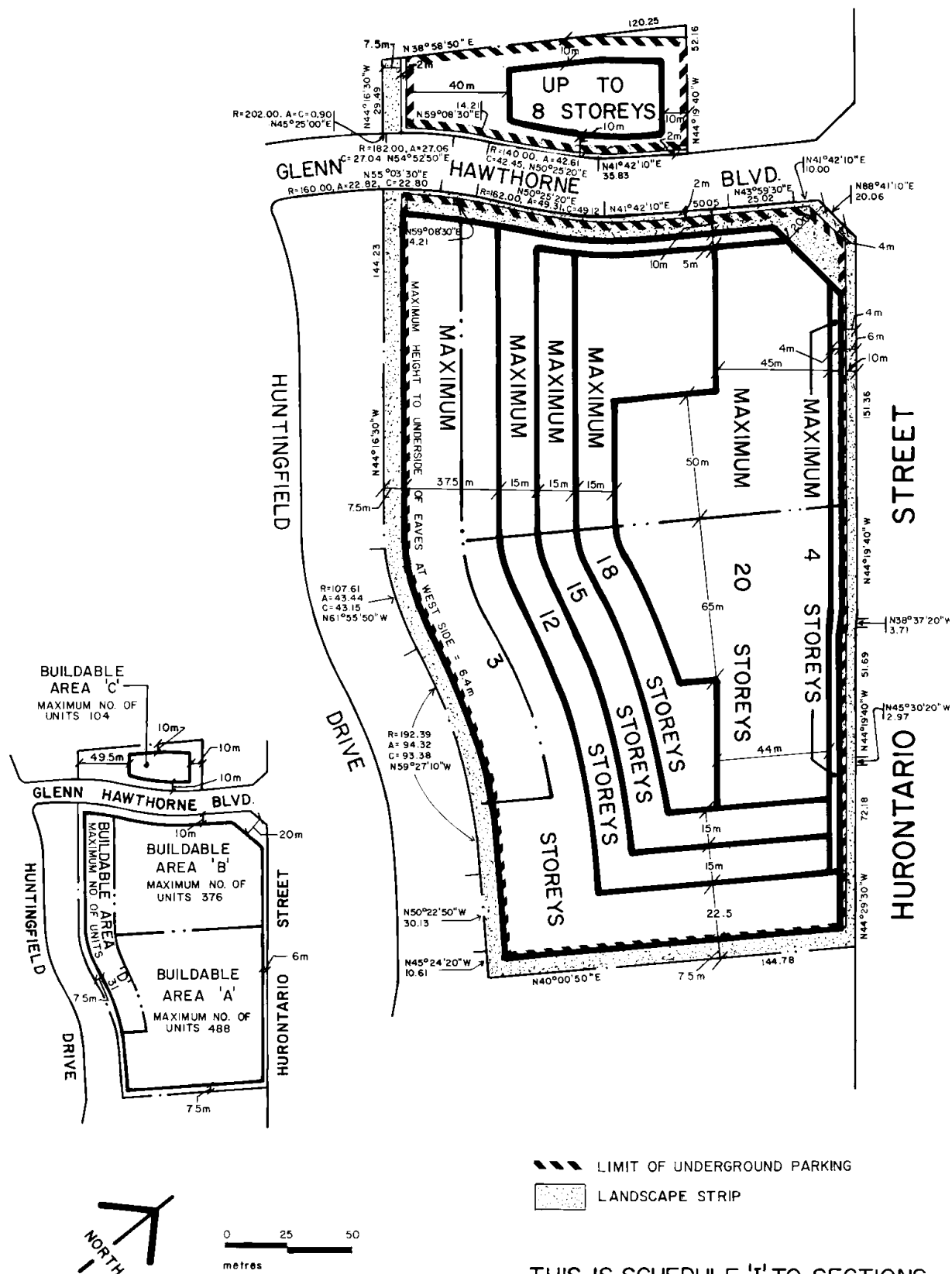
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m²	12.0 m
Corner	500 m²	16.0 m

- (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) 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 m².

(SPA) **1826.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1826" 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: (98-90)

- (1) the total gross leasable area of all buildings and structures shall not exceed 930 m²;
- (2) the provisions of sections 53 and 59A, subsections 83(9), (13), (15), (16), (19), (21), (22), (23), (24) and (26), and section 87 of this By-law shall not apply;
- (3) in addition to the remaining uses permitted under section 83 of this By-law, a video rental shop and a tanning salon shall be permitted;
- (4) for the purposes of this section, "FOOD STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 300 m², where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises.

- (SPA) **1827.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1827" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, row dwellings, street row dwellings or sky-light apartment houses, or any combination of these uses in compliance with the "RM7D5" zone provisions in this By-law, except that: (368-90)
- (1) for the purposes of this section, "SKY-LIGHT APARTMENT HOUSE" means a building or structure not exceeding 5 storeys in height where each dwelling unit has an independent entrance either directly or through a common vestibule;
 - (2) the provisions of section 21 of this By-law shall not apply;
 - (3) the provisions of subsection 44(4), (5), (6), (7), (10), (11), (12), (14), (15) and (16), and clauses 44(13)(ia), 44(17)(d) and (j) shall not apply;
 - (4) for the purposes of this section, row dwellings and street row dwellings shall be constructed in compliance with the "RM5-1828" zone provisions of this By-law, except that; notwithstanding the provisions of subsection 44(12), the "Minimum Open Space" requirement shall not be less than 55% of the lot area;
 - (5) the total number of apartments, row dwellings, street row dwellings and sky-light apartment units constructed on lands within Buildable Area "A" as shown on Schedule "I" of this section shall not exceed 488 units;
 - (6) the total number of apartments, row dwellings, street row dwellings and sky-light apartment units constructed on lands within Buildable Area "B" as shown on Schedule "I" of this section shall not exceed 376 units;
 - (7) the total number of apartments, row dwellings, street row dwellings and sky-light apartment units constructed on lands within Buildable Area "C" as shown on Schedule "I" of this section shall not exceed 104 units;
 - (8) notwithstanding subsection (5), (6) and (7) of this section, the maximum number of dwelling units constructed on each lot covered by this section shall not exceed a rate of 197 units per hectare;
 - (9) for the purposes of this section, the "Minimum Open Space" requirement shall not be less than 55% of the lot area;
 - (10) notwithstanding clause 51(2)(a) of this By-law, for the purpose of this section, the minimum lot frontage provision shall not apply;
 - (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 play areas and other recreational uses that are not contained within an individual dwelling unit;
 - (12) for the purpose of this section a maximum of 10% of the total number of resident parking spaces required on the lot may be tandem parking spaces;
 - (13)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (13)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.
- (SPA) **1828.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1828" on Schedule "B" of this By-law shall only be used for the erection of row dwellings and street row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (368-90)
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (16), (21), (23), (24) and clauses 44(17)(d), and (j), of this By-law shall not apply;
 - (2) notwithstanding clause 49(2)(a) the minimum lot frontage provision shall not apply;
 - (3) the total number of row dwelling units constructed on lands within Buildable Area "D" as shown on Schedule "I" of this section shall not exceed 31 units;
 - (4) for the purposes of this section, no building or structure shall exceed 6.4 m in height above established grade to the underside of the eaves on the building side which is adjacent the most westerly lot line, being the boundary between the "RM5-1828" zone and the "R5-1406" and "RM5-1548" zones. The easterly building side shall not exceed 3 storeys in height above established grade, plus mechanical;
 - (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, 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.



THIS IS SCHEDULE 'I' TO SECTIONS
'1827' AND '1828' AS ANNEXED TO
BY-LAW 368-90 PASSED BY
COUNCIL ON 1990, JUNE 11

'H. McCALLION'
MAYOR

'T. JULIAN'
CLERK

CITY OF MISSISSAUGA

1829. Notwithstanding their "R3" zoning, the lands delineated as "R3-1829" 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: *(126-90)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	620 m ²	15.5 m
Corner	780 m ²	19.5 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 12.0 m to any street line;
- (4) every dwelling unit shall have a private garage comprising a minimum area of 33.0 m².

1830. Notwithstanding their "R3" zoning, the lands delineated as "R3-1830" 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: *(187-90)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	600 m ²	15.0 m
Corner	780 m ²	19.5 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 12.0 m to any street line;
- (4) every dwelling unit shall have a private garage comprising a minimum area of 33.0 m².

(SPA) **1831.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1831" on Schedule "B" of this By-law shall only be used in compliance with the following: *(528-91), (495-96)*

- (1) the following uses shall be permitted:
- (a) bank, financial institution or money lending agency;
 - (b) dry-cleaning, laundry and dyeing establishment;
 - (c) goods sold at retail;
 - (d) upholstering and furniture repairing in connection with a retail store;
 - (e) general retail-warehouse;
 - (f) retail-warehouse;
 - (g) discount merchandising store;
 - (h) one convenience restaurant with or without a drive-thru window on all lands zoned "DC-1831";
- (2) the gross floor area - non residential of all buildings and structures on all lands zoned "DC-1831" shall not exceed 1 037 m²;
- (3) notwithstanding clause (1)(c) of this section, a convenience store, drug store, grocery store, food supermarket or a food store shall not be permitted;
- (4) notwithstanding clause (1)(h) of this section, the convenience restaurant shall not exceed a gross floor area - restaurant of 176 m² and an outdoor patio shall not be permitted;
- (5) other than the uses specified under clauses (1)(a), (b) and (h) of this section, a maximum of one use permitted under subsection (1) of this section shall have a minimum gross floor area - non residential of 280 m² and all other remaining uses permitted under subsection (1) of this section shall have a minimum gross floor area - non residential of 418 m²;
- (6) motor vehicle parking shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

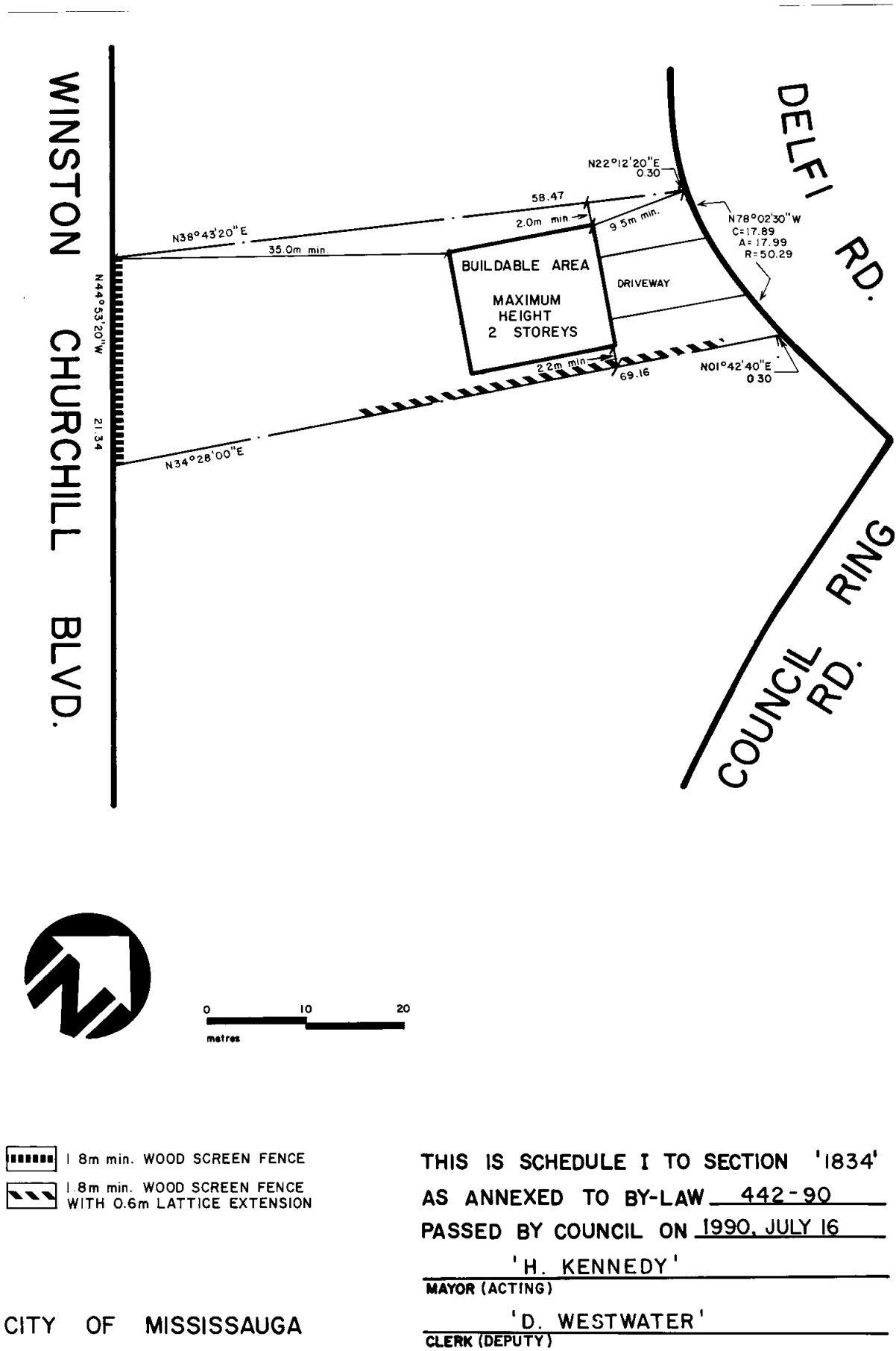
Column 1	Column 2
Land Use	Minimum Required Parking Standard
Convenience Restaurant with a drive-thru window	13.0 spaces per 100 m ² GFA - restaurant plus a stacking lane equivalent to 9 tandem parking spaces
Convenience Restaurant without a drive-thru window	13.0 spaces per 100 m ² GFA - restaurant

- (7) section 22C of this By-law as it relates to loading facilities shall not apply.

- (SPA) **1832.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1832" on Schedule "B" of this By-law shall only be used for business, professional, administrative and governmental offices and retail commercial uses in compliance with the "RCL1" zone provisions contained in this By-law except for the following: *(679-90), (307-91)*
- (1) the provisions of subsections 108(4) and 108(5) and clauses 108(3)(c) and (d) of this By-law shall not apply;
 - (2) for the purposes of this section, retail commercial uses shall only include the following: bank or financial institution, barber shop, hairdressing and beauty salon, optical shop, jewellery and/or watch repair, shoe repair, dry cleaning establishment, electronic component shop, taxi or courier dispatching centre, dressmaking or tailoring establishment and shop for the sale of automotive equipment;
 - (3) notwithstanding subsection (2) of this section, the repair and installation of automotive equipment shall not be permitted;
 - (4) the total gross floor area - non residential of all buildings and structures shall not exceed 803 m² of which a maximum 281 m² may be devoted to retail commercial uses;
 - (5) the front yard shall have a minimum depth of 26 m;
 - (6) the side yards shall have a minimum width of 2.4 m;
 - (7) the rear yard shall have a minimum depth of 1.8 m;
 - (8) 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 1.0 times the lot area.
- (SPA) **1833.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1833" 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: *(488-90)*
- (1) subsections 109(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), subsections 110(2), 110(3), 114(b) and clause 110(1b) of this By-law shall not apply;
 - (2) notwithstanding the uses permitted in subsection 110(1), of this By-law an auto repair garage shall not be permitted;
 - (3) for the purposes of this section, the minimum front yard setback for those lands fronting on Casson Avenue shall be 15 m;
 - (4) the total gross floor area - non residential of all buildings and structures shall not exceed 2 950 m²;
 - (5) for the purposes of this section, business professional and administrative offices which are accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments shall be permitted;
 - (6) for the purposes of this section, no storage of new material and equipment in the open shall be permitted.

- (SPA) 1834. Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1834" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, except that: (442-90)
- (1) the provisions of clauses 45(2)(f), (h) and (i) of this By-law shall not apply;
 - (2) the minimum elevation of all openings in any building or structure shall be 167.95 m above sea level;
 - (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 vehicle access points, driveways, fencing and landscaping features, and the type and extent of landscape areas, shall be determined through the site development approval process.

Schedule "I" to section 1834



- (SPA) 1835. Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-1835" on Schedule "B" of this By-law shall only be used in compliance with the "RM7D4" zone provisions contained in this By-law, except that: (439-90)
- (1)

the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15) and (16), and clause 44(13)(ia) of this By-law shall not apply;
- (2)

the maximum number of dwelling units constructed shall not exceed the rate of 125 units per ha;
- (3)

no building or structure shall exceed 12 storeys in height above established grade, excluding mechanical penthouses;
- (4)

the total gross floor area - apartment house of all buildings and structures shall not exceed 16 350 m²;
- (5)

the "Minimum Open Space" shall not be less than 50% of the lot area;
- (6)

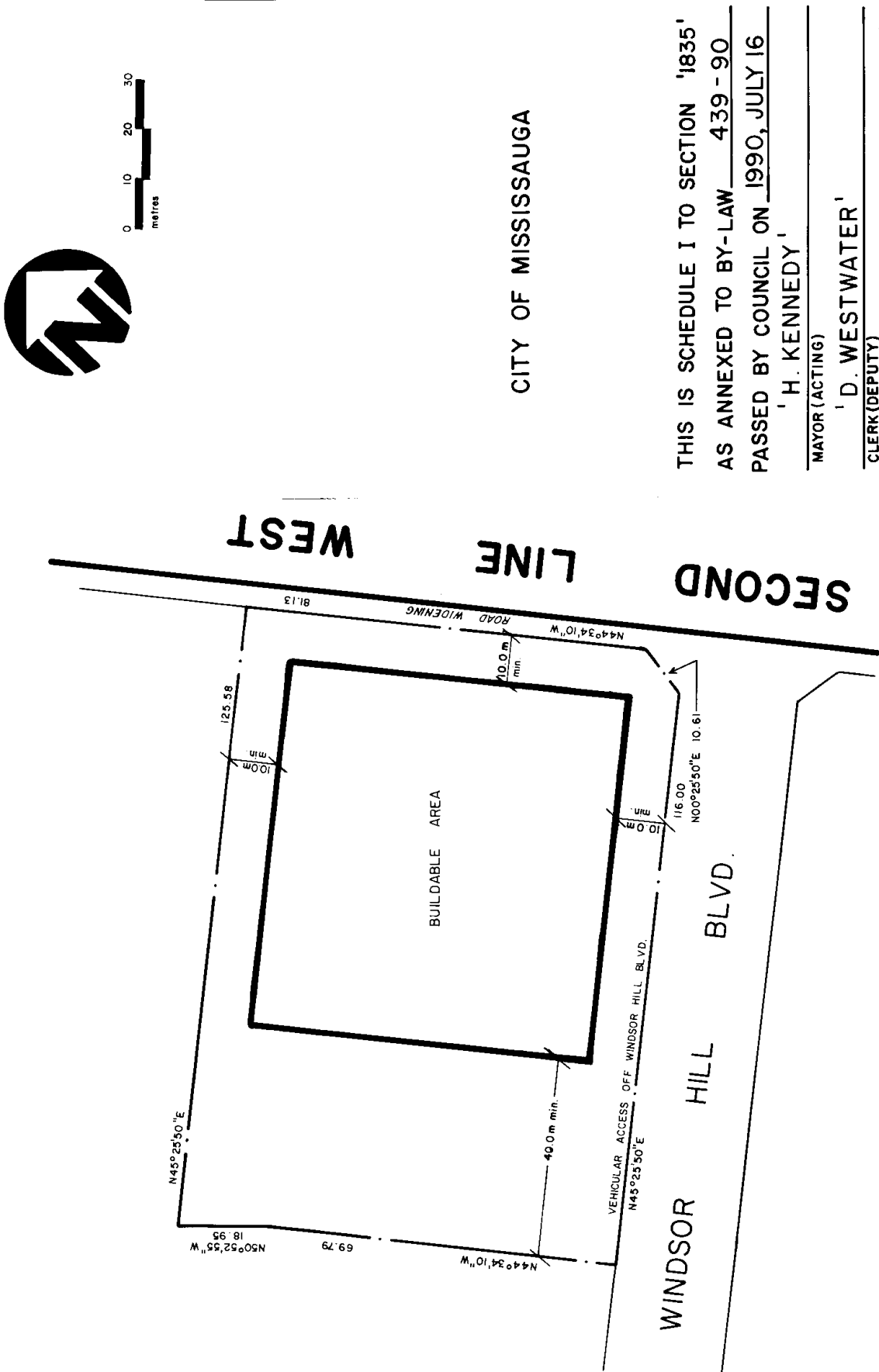
(a)

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

(b)

notwithstanding clause (6)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location 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.

Schedule "I" to section 1835



- (SPA) 1836. Notwithstanding their "DC" zoning, the lands delineated as "DC-1836" 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: (439-90), (160-94)
- (1)

the provisions of sections 53, 59A, subsections 83(1), (7), (9), (10), (15), (16), (18), (19), (21), (23), (24), (26), (27), (28) and (29), and section 87 of this By-law shall not apply;
- (2)

in addition to the remaining uses permitted under section 83 of this By-law, the following uses shall also be permitted:

(i)

convenience store;

(ii)

video rental shop;

(iii)

tanning salon;

(iv)

florist shop;

(v)

hardware store;

(vi)

photo studio or photo developing shop;
- (3)

the total gross leasable area of all buildings and structures shall not exceed 1 800 m²;
- (4)

the total gross leasable area devoted to a drugstore, or pharmaceutical agency or dispensing druggist shall not exceed 115 m²;
- (5)

the total gross leasable area devoted to a hardware store shall not exceed 280 m²;
- (6)

the total gross leasable area devoted to a food store shall not exceed 465 m²;
- (7)

the total gross leasable area of all food stores and convenience stores shall not exceed 560 m²;
- (8)

the front and rear yards and exterior and interior side yards of lots shall conform to the following requirements:

Minimum Yards			
Front	Side Exterior	Side Interior	Rear
7.5 m	7.5 m	4.5 m	4.5 m

1839. Notwithstanding their "R3" zoning, the lands delineated as "R3-1839" 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: (322-90)
- (1)

the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m plus an additional 0.3 m for each storey, or portion thereof, above one storey;
- (2)

the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (3)

no part of any building or structure of any kind, including swimming pools, shall be located within 7.5 m of a "G" zone;
- (4)

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

- (SPA) 1840. Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-1840" on Schedule "B" of this By-law shall only be used for the erection of an apartment house, a place of religious assembly and a day nursery in compliance with the "RM7D4" zone provisions contained in this By-law, except that: (558-90)
- (1) the provisions of sections 21 and 22E, subsections 44(4), (5), (6), (7), (10), (11), (15), (16), (21), and clauses 44(13)(ia), 44(17)(d) and (j) shall not apply;

(2) the total number of apartment units constructed within Buildable Area 'A' as shown on Schedule "I" of this section shall not exceed 68 units;

(3) the total gross floor area - non residential devoted to a place of religious assembly and day nursery shall not exceed 2 300 m² and shall be located in Buildable Area 'B' as shown on Schedule "I" of this section;

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

(b) notwithstanding clause (4)(a) of this section, 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 1840
- The site plan illustrates a property bounded by Rathburn Road East to the west and Tomken Road to the south. The property is divided into two main buildable areas: Buildable Area 'A' and Buildable Area 'B'. Buildable Area 'A' is located on the left side of the property and is designated for a 7-storey plus mechanical structure. Buildable Area 'B' is located on the right side of the property and is designated for a parking area. The plan also shows a wooded area, a ramp to underground parking, and various parking areas. Dimensions and bearings are provided for all boundaries and internal features. A legend indicates the symbols for below-grade parking, landscaped area, and vehicle access. A north arrow and a scale bar (0 to 30 metres) are included in the top left corner.

THIS IS SCHEDULE I TO SECTION '1840'
AS ANNEXED TO BY-LAW 558 - 90
PASSED BY COUNCIL ON 1990 SEPT. 24
MAYOR 'H. McCALLION'
CLERK 'T. JULIAN'
- By-law Number 5500 ~ Mississauga

B-590

Updated: 2006 August 01

1841.

Notwithstanding their "M2" zoning, the lands delineated as "M2-1841" on Schedule "B" of this By-law shall only be used in compliance with the "M2" zone provisions contained in this By-law, except that: *(408-90), (445-90), (135-93)*
- (1)

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.
1842.

Deleted by By-law 135-93. (445-90)

- (SPA)

1844.

Notwithstanding their "MC" zoning, the lands delineated as "MC-1844" on Schedule "B" of this By-law shall only be used for the assembly, repair and storage of medical equipment and supplies, including accessory display and retail sales of such products, subject to the following: *(644-90)*
- (1)

the provisions of section 21 of this By-law shall not apply;
- (2)

the provisions of section 114, save and except subsections 114(a), (b), (c) and (e) of this By-law shall apply;
- (3)

a maximum of 25% of the gross floor area of a building or structure, or part thereof, may be used for accessory display and retail sales of medical equipment and supplies;
- (4)

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
Office	3.2 spaces per 100 m ² GFA
Assembly, Repair and Storage of Medical Equipment and Supplies	1.6 spaces per 100 m ² GFA used for assembly and repair; 1.1 spaces per 100 m ² GFA used for storage; 3.2 spaces per 100 m ² GFA used for accessory display and retail sales of products

- (SPA)

1845.

Notwithstanding their "R4" zoning, the lands delineated as "R4-1845" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, and the following: *(23-91)*
- (1)

in addition to those uses permitted under section 39 of this By-law, a motor vehicle parking facility accessory to the uses permitted on the lands zoned "RM5-1846" shall be permitted;
- (2)

the location of vehicular access and visitor motor vehicle parking spaces shall conform to the provisions of Schedule "I" of this section.

- (SPA)

1846.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1846" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings, semi-detached dwellings, street row dwellings, or any combination of the above uses, subject to compliance with the following: *(23-91)*
- (1)

the provisions of sections 27 and 40 and subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (17), (23), 45(2), 49(2) and (3) of this By-law shall not apply;
- (2)

a minimum of 3 tandem motor vehicle parking spaces shall be provided and maintained for each dwelling unit, one of which may be located partially off the site;
- (3)

for the purpose of this section, a parking space on a driveway serving as an access to a second and third parking space that is located within a private garage, forming part of a dwelling unit, shall be considered to be included as part of the number of parking spaces required by subsection (2) of this section;
- (4)

no garage shall be located closer than 4.5 m to any street line;
- (5)

each one-family detached dwelling shall comply with the following:
- (a)

the area and frontage of lots shall conform to the following requirements:
- | Lot Type | Minimum Lot Area | Minimum Lot Frontage |
|----------|--------------------|----------------------|
| Interior | 190 m ² | 8.0 m |
| Corner | 210 m ² | 9.5 m |
- (b)

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

the front yard of every lot shall have a minimum depth of 4.5 m;
- (d)

the rear yard of every lot shall have a minimum depth of 7.5 m;
- (e)

the side yard of every lot other than a corner lot shall have a minimum width of 0.6 m;
- (f)

the interior side yard of every corner lot shall have a minimum width of 0.6 m;
- (g)

the exterior side yard of every corner lot shall have a minimum width of 1.4 m;
- (h)

no building shall have a height in excess of 10.7 m;
- (i)

every one-family detached dwelling shall have a minimum floor area of 66 m²;
- (j)

no person shall use or permit the use of more than one housekeeping unit in a one-family detached dwelling;
- (6)

each semi-detached dwelling shall comply with the following:
- (a)

the area and frontage of lots shall conform to the following requirements:
- | Lot Type | Minimum Lot Area | Minimum Lot Frontage |
|----------|--------------------|----------------------|
| Interior | 260 m ² | 10.5 m |
- (b)

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

the front yard of every lot shall have a minimum depth of 4.5 m;
- (d)

notwithstanding anything in this By-law, the rear yard of every lot shall have a minimum depth of 7.5 m, unless otherwise depicted on Schedule "I", in which case the rear yard of every lot shall conform to the provisions of Schedule "I" of this section;
- (e)

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

no building shall have a height in excess of 10.7 m;
- (g)

every semi-detached dwelling shall have a minimum floor area of 66 m²;
- (h)

no person shall use or permit the use of more than one housekeeping unit in a semi-detached dwelling;
- (7)

street row dwellings shall comply with the following:
- (a)

the area and frontage of lots shall conform to the following requirements:
- | Lot Type | Minimum Lot Area | Minimum Lot Frontage |
|----------|--------------------|----------------------|
| Interior | 100 m ² | 4.0 m |
- (b)

the maximum coverage of all buildings and structures for every lot shall not exceed 55% of the lot area;
- (c)

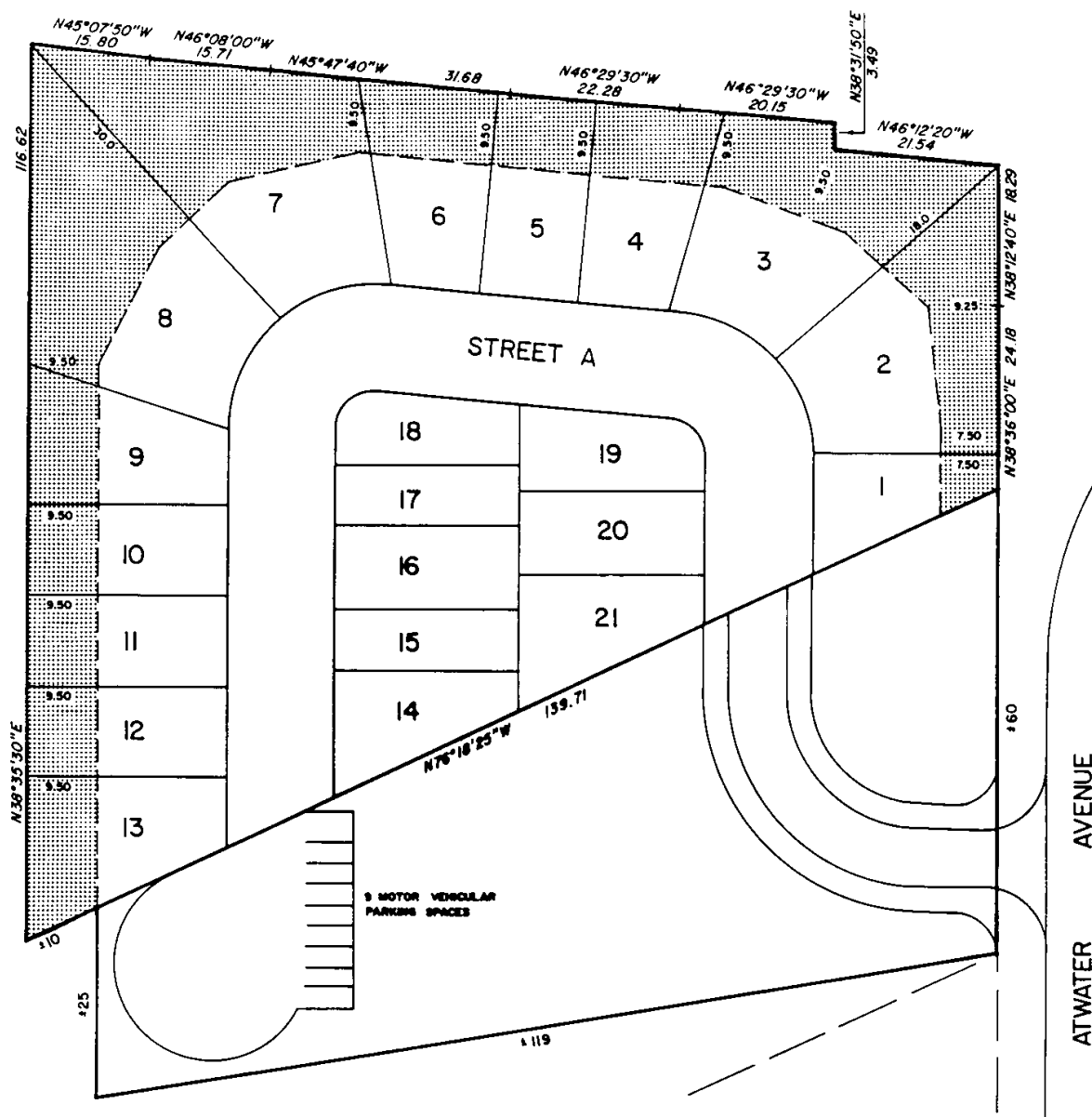
the front yard of every lot shall have a minimum depth of 4.5 m;
- By-law Number 5500 ~ Mississauga

B-592

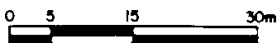
Updated: 2006 August 01

- (d) notwithstanding anything in this By-law, the rear yard of every lot shall have a minimum depth of 7.5 m, unless otherwise depicted on Schedule "I", in which case the rear yard of every lot shall conform to the provisions of Schedule "I" of this section;
- (e) the side yard of every lot shall have a minimum width of 1.2 m;
- (f) no building shall have a height in excess of 10.7 m;
- (g) every street row dwelling shall have a minimum floor area of 66 m²;
- (h) no person shall use or permit the use of more than one housekeeping unit in a street row dwelling.

Schedule "I" to sections 1845 & 1846



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



LEGEND

 Minimum Rear Yard Setback

THIS IS SCHEDULE 'I' TO
SECTIONS 1845 AND 1846
AS ANNEXED TO BY-LAW 23-91
PASSED BY COUNCIL ON 1991, JAN. 14

'H. McCALLION'

MAYOR

'T. JULIAN'

CLERK



CITY OF MISSISSAUGA

(SPA) **1847.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4 - Section 1847" on Schedule "B" of this By-law shall only be used for an assisted senior's and supportive care apartment building in compliance with the "RM7D4" zone provisions contained in this By-law, except that: *(364-90), (213-95)*

- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (15), (16) and (23), and clause 44(13)(ia) of this By-law shall not apply;
- (2) administrative office uses accessory to the apartment building shall be permitted;
- (3) the total number of dwelling units shall not exceed 40;
- (4) the gross floor area devoted to accessory administrative office uses shall not exceed 20 m²;
- (5) no building or structure shall exceed 3 storeys in height above established grade, excluding any mechanical penthouse;
- (6) the yard requirements shall conform to the following:

Minimum Yards			
Front	Northerly Side	Southerly Side	Rear
11.0 m	15.0 m	4.0 m	6.0 m

- (7) notwithstanding subsection (6) of this section the air exhaust ventilation units may encroach into any side yard;
- (8) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade and measured between the exterior faces of the exterior walls of the building or structures at the level of each storey, used for the apartment building and accessory administrative office uses, exclusive of any part of the building or structures above or below established grade used for heating equipment, mechanical rooms, elevators, 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;
- (9) for the purposes of this section, administrative office uses shall be limited to non-profit organizations providing support services and property management functions for the benefit of the occupants of the apartment building;
- (10) for the purposes of this section, "ASSISTED SENIOR'S AND SUPPORTIVE CARE APARTMENT" means any residential building or structure or part thereof which is operated under a program or combination of programs which are wholly or partly funded by Federal, Provincial or Municipal Government or any agency thereof, and which is occupied by either elderly or physically challenged persons who qualify under any such programs;
- (11) 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 and Staff	Visitor	Total
Assisted Senior's and Supportive Care Apartment	0.20	0.25	0.45

1848. Notwithstanding their "R1" zoning, the lands delineated as "R1-1848" on Schedule "B" of this By-law shall only be used for the purposes of a one-family detached dwelling; or, for a dental laboratory; or, for business, professional or administrative offices in compliance with the "R1" zone provisions contained in this By-law subject to the following: *(278-92)*

- (1) the minimum lot frontage shall be 20 m;
- (2) lands, buildings and structures used for a dental laboratory; or, business, professional or administrative offices shall be subject to the following:
 - (a) the total gross floor area - non residential of all buildings and structures shall not exceed 80 m²;
 - (b) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;
 - (c) for the purpose of clause (b) of this subsection, a dental lab shall be construed to be a business office.

1849. Notwithstanding their "M1" zoning, the lands delineated as "M1-1849" 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: *(480-90)*

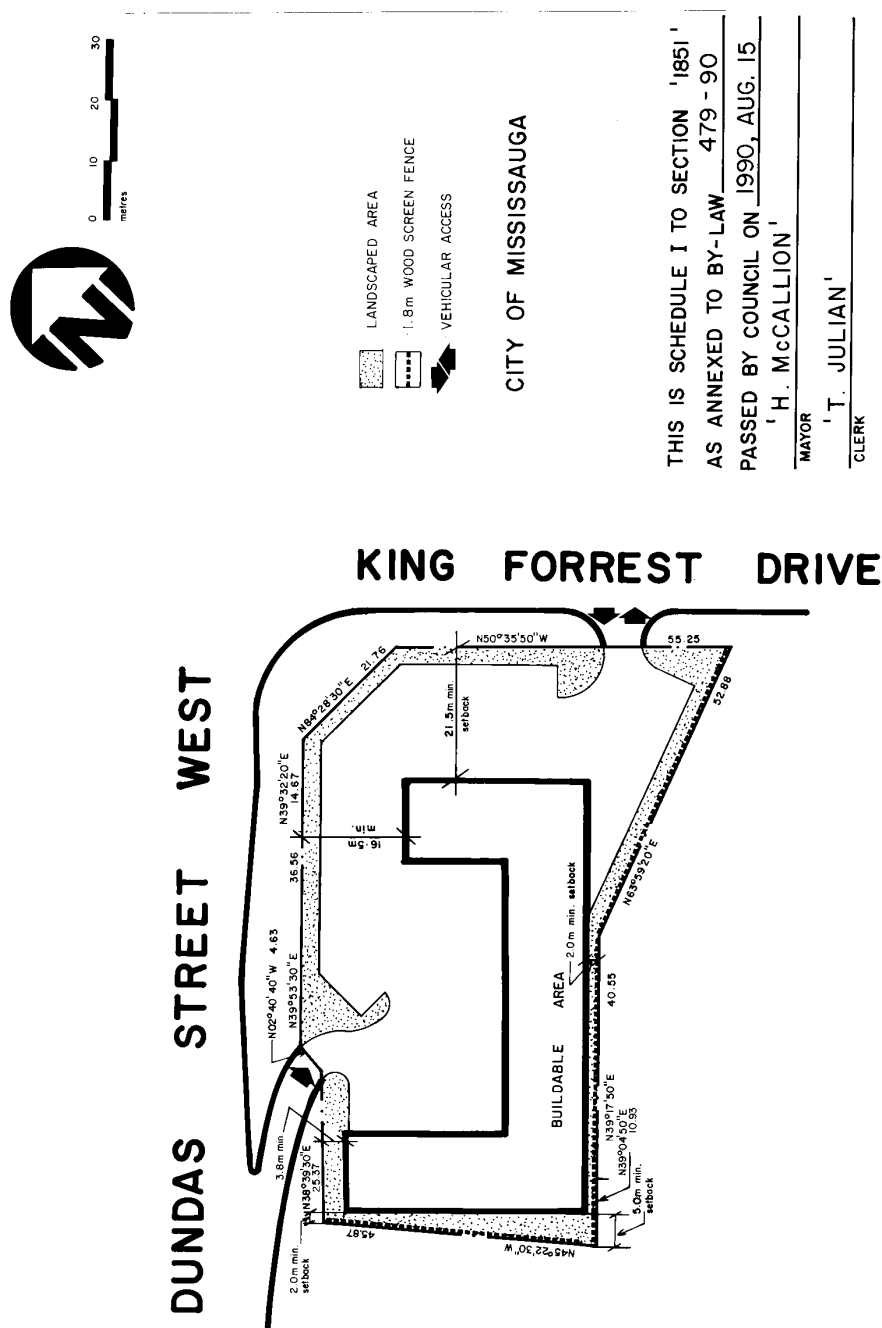
- (1) in addition to those uses allowed under sections 109 and 110 of this By-law, the following uses shall be permitted:
 - (a) the sale, leasing and rental of trucks and truck trailers;
 - (b) the repair and servicing of trucks and truck trailers;
 - (c) the outside storage and display of trucks and truck trailers;
- (2) for the purposes of this section, "TRUCK TRAILER" means a mobile, wheeled, non self-propelled unit designed to be towed by a truck and which is intended for the transport of materials, goods, or machinery but is not intended for habitation by humans and shall exclude a mobile home;
- (3) for the uses permitted by clauses (1)(a), and (1)(c) of this section, the provisions of subsection 110(2) and (3) of this By-law shall not apply;
- (4) for the uses permitted by clause (1)(b) of this section, truck servicing shall only be conducted within an enclosed building with no outside storage of parts or materials;
- (5) the gross floor area - non residential of all buildings and structures shall not exceed 3 700 m².

(SPA) **1850.** Notwithstanding their "R5" zoning, the lands delineated as "R5-1850" 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. *(187-91)*

(SPA) **1851.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1851" 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: (479-90)

- (1) the provisions of sections 21, 53, and 59A, subsections 83(1), (7), (9), (10), (14), (15), (16), (19), (21), (23), (24), (26), (27), (28) and (29), and section 87 of this By-law shall not apply;
- (2) in addition to those remaining uses permitted under section 83 of this By-law, the following uses are permitted: *(478-94)*
 - (a) a convenience store;
 - (b) tanning salon;
 - (c) shop in which goods are sold at retail;
- (3) the total gross leasable area of all buildings and structures shall not exceed 1 285 m²;
- (4)
 - (a) the total gross leasable area devoted to a drugstore, or pharmaceutical agency or dispensing druggist, or any combination thereof, shall not exceed 115 m²; *(478-94)*
 - (b) the total gross floor area - restaurants devoted to takeout restaurants shall not exceed 185 m²; *(478-94)*
- (5)
 - (a) motor vehicle parking facilities shall be provided and maintained on the same lot for all permitted uses at a rate of 4.3 spaces per 100 m²; *(478-94)*
 - (b) where a restaurant occupies more than 185 m² of the total gross floor area of the buildings, separate parking for the restaurant will be provided in accordance with the requirements contained in Schedule "A" to section 22C of this By-law; *(478-94)*
- (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, garbage enclosures, retaining walls, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1851



- (SPA)

1852.

Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1852" on Schedule "B" of this By-law shall only be used for a gas bar and ancillary convenience store subject to the following: (402-90)
- (1)

motor vehicle parking facilities shall be provided at a rate of 4.3 spaces per 100 m² of gross leasable area (GLA);

(2)

for the purposes of this section, "ANCILLARY CONVENIENCE STORE" means a shop accessory to a gas bar, with a maximum gross leasable area of 130 m², 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;

(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, vehicle access points, ramps, garbage enclosures, fencing and landscaped areas, shall be determined through the site development plan approval process.
- Schedule "I" to section 1852
-
-
- 0 5 10
metres
- 1.8m WOOD SCREEN FENCE

CANOPY

LANDSCAPED AREA

VEHICULAR ACCESS
- CITY OF MISSISSAUGA
- THIS IS SCHEDULE I TO SECTION '1852'
AS ANNEXED TO BY-LAW 402-90
PASSED BY COUNCIL ON 1990, JUNE 25
'H. McCALLION'
MAYOR
'T. JULIAN'
CLERK
- By-law Number 5500 ~ Mississauga

B-596

Updated: 2006 August 01

- (SPA)

1853.

The lands delineated as "RM5-1853" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (482-90), (644-97)
- (1)

the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12) and (23), clauses 44(17)(d) and (e) and subsection 49(2) of this By-law shall not apply;

(2)

the number of dwelling units on all lands zoned "RM5-1853" shall not exceed 197;

(3)

the "Gross Floor Area" of all buildings and structures shall not exceed 0.7 times the lot area;

(4)

the "Minimum Open Space" shall be 40% of all lands zoned "RM5-1853";

(5)

a shared driveway and shared aisle shall be permitted to serve adjacent dwelling units on lands zoned "RM5-1853";

(6)

(a)

all site development plans shall conform to the provision 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, vehicles access points, amenity areas, fencing and landscaping features, and the extent of landscape areas, shall be determined through the site development approval process.
- Schedule "I" to section 1853
- The figure is a detailed site plan for row dwellings in the RM5-1853 zone. It shows a grid of lots with various setbacks and bearings. The plan includes a north arrow, a scale bar (0 to 50 metres), and a legend for the 'Buildable Area'. The plan is bounded by Hurontario Street to the north, Acorn Place to the east, and a dashed line to the south. The lots are numbered 1 through 197. The plan includes bearings and distances for all boundaries, such as N 40° 04' 30" E 124.36 and N 50° 00' 10" W 0.03. The plan also shows setbacks of 7.5m, 10.0m, 15.0m, and 25.0m. The plan is signed by the City of Mississauga, with the Mayor and Deputy Clerk's names and the date of the council meeting (1997 Dec. 17).

Buildable Area

 - a minimum distance of 3.0m shall be provided between buildable areas unless otherwise noted
 - decks, covered /uncovered porches, with or without foundations, may project into required yards.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 1853"

AS ANNEXED TO BY-LAW 644-97

PASSED BY COUNCIL ON 1997 Dec. 17

"H. McCALLION"
MAYOR

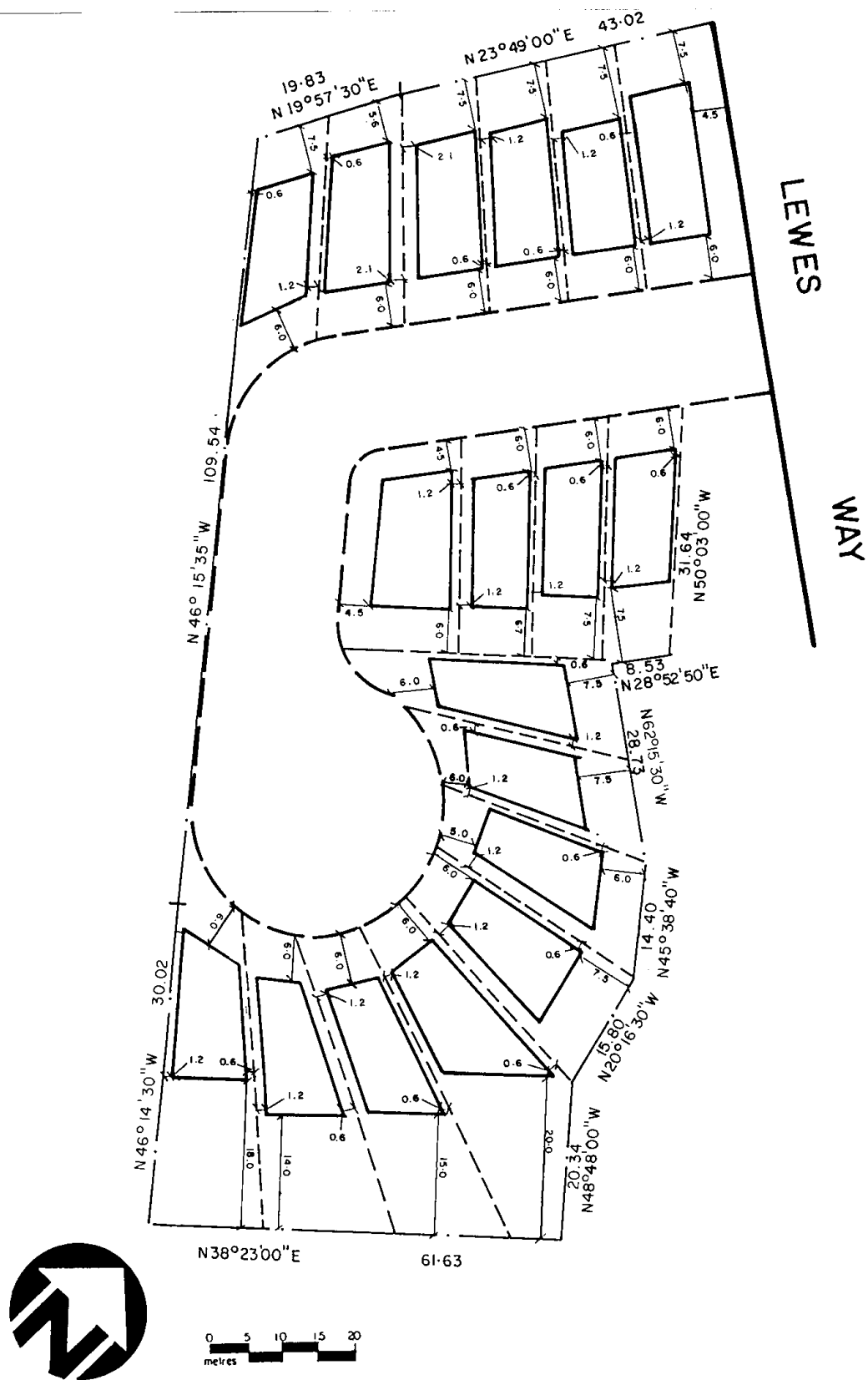
"A. GRANNUM"
DEPUTY CLERK
- By-law Number 5500 ~ Mississauga

B-597

Updated: 2006 August 01

1854. Notwithstanding their "R5" zoning, the lands delineated as "R5-1854" 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: (410-90)
- (1) notwithstanding anything in this By-law, the front, side and rear yard of every lot shown on Schedule "I" shall have a minimum setback in accordance with Schedule "I" of this section.

Schedule "I" to section 1854



THIS IS SCHEDULE I TO SECTION '1854'
AS ANNEXED TO BY-LAW 410-90
PASSED BY COUNCIL ON 1990, JULY 9
'H. McCALLION'
MAYOR
'T. JULIAN'
CLERK

CITY OF MISSISSAUGA

- (SPA) **1855.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1855" 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: *(486-90)*
- (1) the provisions of clauses 96B(1)(c) and (2)(a), (b), (d), (h), (k) and (m) of this By-law shall not apply;
 - (2) the following uses shall also be permitted:
 - (a) convenience store;
 - (b) restaurant;
 - (c) take-out restaurant;
 - (d) convenience restaurant;
 - (3) for the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 130 m², 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;
 - (4) a maximum of two convenience stores shall be permitted and the total gross leasable area devoted to the convenience stores shall not exceed 180 m².
- 1856.** Notwithstanding their "G" zoning, the lands delineated as "G-1856" on Schedule "B" of this By-law shall not be used for the erection thereon of any buildings or structures, for the outdoor storage of equipment and materials, or for parking. *(486-90), (780-89)*

- (1) the minimum frontage shall be 20 m;
- (2) any one-family detached dwelling shall comply with the "R2" zone provisions contained in this By-law;
- (3) lands, buildings and structures used for business, professional or administrative offices shall be in compliance with the "R2" zone provisions contained in this By-law subject to the following:
 - (a) the total gross floor area - non residential of all buildings and structures shall not exceed 420 m²;
 - (b) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;
 - (c) notwithstanding section 22C of this By-law the total number of tandem parking spaces shall not exceed 4;
 - (d) all site development plans for business, professional or administrative offices shall conform to the provisions of Schedule "I" of this section;
 - (e) notwithstanding clause (3)(d) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, walkways, fencing, and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

INDIAN VALLEY TRAIL

HURONTARIO STREET

BUILDABLE AREA

PARKING

Minimum Landscaped Area

Access Location

0 5 10

THIS IS SCHEDULE I TO SECTION '1857'
AS ANNEXED TO BY-LAW 489-91
PASSED BY COUNCIL ON OCTOBER 7, 1991
'H. McCALLION'
MAYOR
'T. L. JULIAN'
CLERK

- (SPA) 1858. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1858" on Schedule "B" of this By-law shall only be used for row dwellings, in compliance with the following: (242-95), (337-98)
- (1)

the provisions of subsection 44(13) and clauses 44(17)(a), (b), (c), (f), (g), (h) and (i) of this By-law shall apply;
- (2)

the maximum "Gross Floor Area" of all buildings shall be 0.70 times the lot area;
- (3)

the "Minimum Open Space" shall not be less than 40% of the lot area;
- (4)

each dwelling unit shall not exceed 3 storeys in height;
- (5)

the maximum number of dwelling units shall be 41;
- (6)

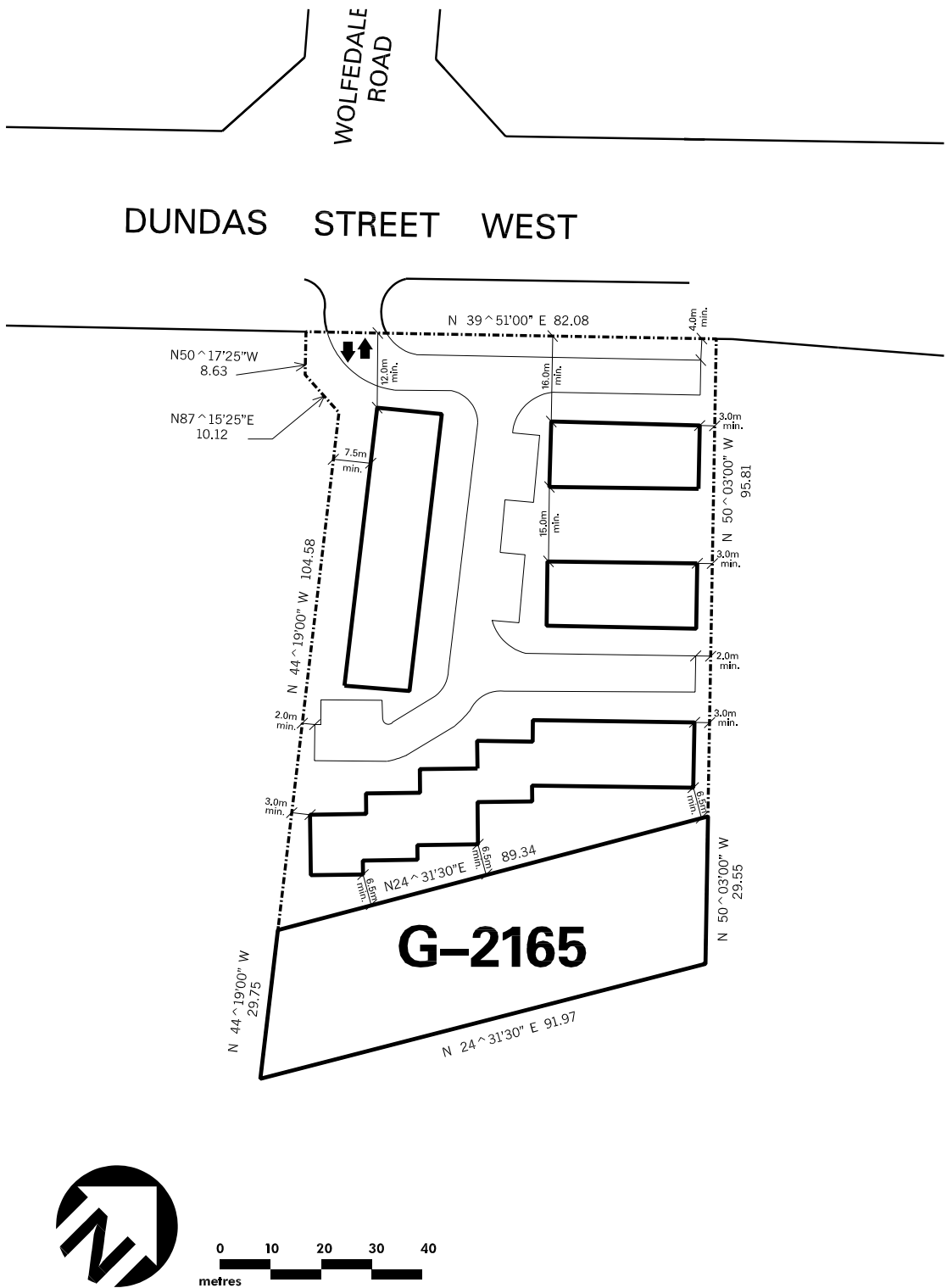
(a)

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

(b)

notwithstanding clause 6(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1858



THIS IS SCHEDULE "I" TO "SECTION 1858"

AS ANNEXED TO BY-LAW 337-98

PASSED BY COUNCIL ON 1998 July 15

"H. McCALLION"

MAYOR

"W. MUNDEN"

CLERK

CITY OF MISSISSAUGA

1859. Notwithstanding their "AC1" zoning, the lands delineated as "AC1-1859" on Schedule "B" of this By-law shall only be used for a motel with related motel office and accessory residential unit, subject to the following: *(736-90)*

- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the minimum centre-line setback to Lakeshore Road East shall not be less than 23.0 m;
- (3) the rear yard on the north shall have a minimum depth of 2 m;
- (4) the front yard on the south shall have a minimum depth of 7.5 m;
- (5) the interior side yard on the east shall have a minimum width of 7 m;
- (6) the exterior side yard on the west shall have a minimum width of 6 m;
- (7) for the purposes of this section, "MOTEL" means a building or part of a building wherein sleeping accommodation without private cooking facilities is provided for the travelling public, providing each guest room may be entered from the exterior of the building;
- (8) for the purposes of this section, "ACCESSORY RESIDENTIAL UNIT" means one or more habitable rooms designed and intended for use by not more than one family and which is connected with and forming an integral part of the motel;
- (9) for the purposes of this section, "GUEST ROOM" means a room or suite of rooms used or maintained for the accommodation of the public;
- (10) the total number of guest rooms shall not exceed 33;
- (11) the total gross floor area of all buildings and structures shall not exceed 1 460 m²;
- (12) motor vehicle parking facilities shall be provided at a rate of one space per guest room and one space for the accessory residential unit;
- (13) a maximum of 2 parallel parking spaces in the front yard with an aisle width of 3.6 m shall be provided.

(SPA) **1860.** Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1860" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings, in compliance with the "RM1" zone provisions contained in this By-law, except that: *(739-90)*

- (1) the provisions of clause 45(2)(d) of this By-law shall not apply;
- (2) frontage to the lots shall be provided by mutual right-of-way.

1861. Notwithstanding their "M1" zoning, the lands delineated as "M1-1861" 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: *(329-91)*

- (1) the provisions of subsection 114(c) and (d) of this By-law shall not apply;
- (2) the interior side yard of the lot shall have a minimum width of 6.0 m;
- (3) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices shall not be permitted, but this does not prohibit office buildings or structures which are accessory to a principal manufacturing or industrial undertaking, including storage warehouses and research establishments.

(SPA) **1862.** The lands delineated as "M1-1862" 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: *(0150-2004)*

- (1) subsections 109(b), (g), (h), (j) and (o) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
 - (a) banquet hall;
 - (b) billiard hall;
 - (c) convenience commercial and personal and service uses;
- (3)
 - (a) a maximum of 15% of the gross floor area - non-residential of any building or structure principally used for business, professional or administrative offices may be used for convenience commercial and personal and service uses;
 - (b) notwithstanding clause (3)(a) of this section, the convenience commercial and personal and service uses shall be contained wholly within a building or structure principally used for business, professional or administrative offices;
 - (c) for the purpose of this section, convenience commercial and personal and service uses shall only include the following: hairdressing/beauty salon, barbershop, tanning salon, photographic studio and/or photographic supplies establishment, establishment for the sale of business equipment, stationary office supplies and furnishings, convenience store, drug dispensary, shoe repair shop, dressmaking and/or tailoring establishment, computer sales, service and/or maintenance and supply establishment, optical shop, florist shop, taxi and/or courier dispatching office, vehicle leasing/rental outlet, and veterinary clinic;
- (4) no restaurant, convenience restaurant or take-out restaurant shall be located closer than 16 m, measured in a straight line from the nearest part of the restaurant building to the lot line of a residential zone.

- 1865.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1865" 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: *(581-90)*
- (1) the provisions of section 114 of this By-law shall apply;
 - (2) the following uses may be permitted in addition to those allowed under subsection 113(1) of this By-law:
 - (i) retail warehouse for the distribution, and mail order of hunting, fishing and camping equipment;
 - (ii) research establishment;
 - (iii) establishments for sale of business equipment and office supplies;
 - (iv) commercial school;
 - (v) printing establishment;
 - (vi) banquet hall;
 - (vii) bowling alley;
 - (viii) curling rink;
 - (ix) roller and/or ice skating rink;
 - (x) bank and/or financial institution;
 - (xi) taxi or courier dispatching centres;
 - (xii) vehicle leasing/rental outlets;
 - (xiii) carpet/floor covering cleaning services;
 - (xiv) racquet club;
 - (xv) fitness club;
 - (xvi) veterinary establishment;
 - (xvii) shop for the repair or manufacture of small goods and wares;
 - (xviii) day nursery;
 - (xix) cleaning depot or plant for clothing;
 - (xx) restaurant, convenience restaurant, take-out restaurant;
 - (xxi) bingo hall;
 - (xxii) billiards and accessory snack bar;
 - (xxiii) shop for the sale and installation of audio and communication equipment;
 - (xxiv) business, professional and administrative offices;
 - (3) the total gross floor area - non residential of all buildings and structures shall not exceed 14 825 m²;
 - (4) the total gross floor area - non residential of all restaurants, convenience restaurants and take-out restaurants shall not exceed 715 m² GFA;
 - (5) the total gross floor area - non residential of all business, professional and administrative offices shall not exceed 5 210 m² GFA;
 - (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
Retail-Warehouse	1.6 spaces per 100 m ² GLA
Garden Centre	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
Individual/Manufacturing Establishment	1.6 spaces per 100 m ² GLA
Individual Warehousing Establishment	1.1 spaces per 100 m ² GLA
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and, 1.1 spaces per 100 m ² GLA used for warehousing; and, 1.6 spaces per 100 m ² GLA used for manufacturing
Research Establishment	1.6 spaces per 100 m ² GLA
Establishment for the Sale of Business Equipment and Office Supplies	5.4 spaces per 100 m ² GLA
Commercial School	3.2 spaces per 100 m ² GFA
Printing Establishment	1.6 spaces per 100 m ² GLA
Banquet Hall	10.8 spaces per 100 m ² GFA

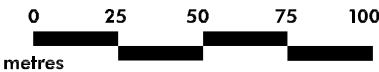
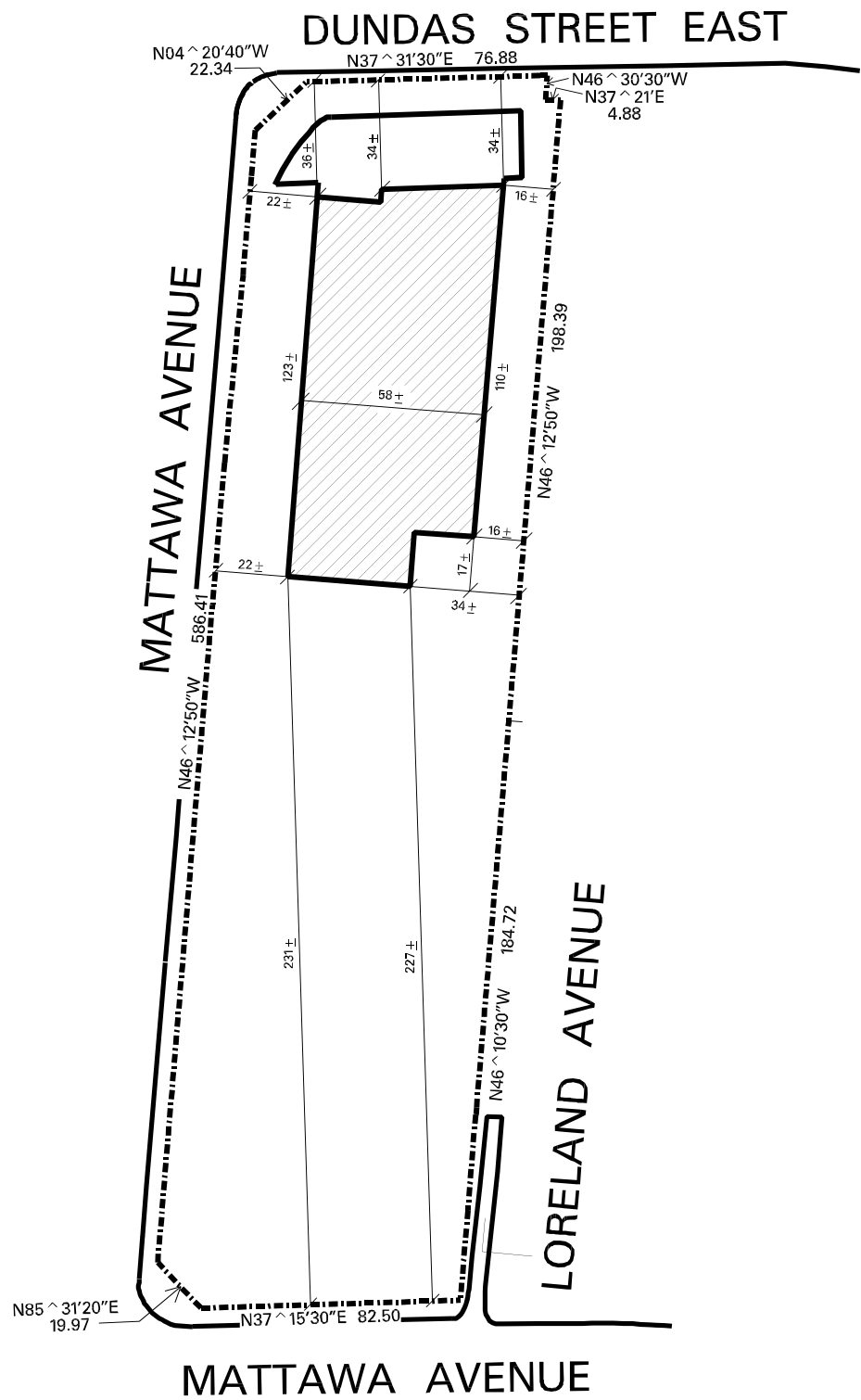
Column 1	Column 2
Land Use	Minimum Required Parking Standard
Roller and/or Ice Skating Rink	4.0 spaces per 100 m ² GFA
Taxi or Courier Dispatching Centre	1.6 spaces per 100 m ² GLA
Vehicle Leasing/Rental Outlet	1.6 spaces per 100 m ² GLA; and 1.0 spaces per leased vehicle to be stored either within a building or outdoors, tandem parking permitted
Carpet/Floor Covering Cleaning Service	1.6 spaces per 100 m ² GLA
Shop for the Repair or Manufacture of Small Goods and Wares	1.6 spaces per 100 m ² GFA
Bingo Hall	10.8 spaces per 100 m ² GFA
Shop for the Sale and Installation of Audio and Communication Equipment	5.4 spaces per 100 m ² GFA
Retail Warehouse for the Distribution and Mail Order of Hunting, Fishing and Camping Equipment	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	25.0 spaces per 100 m ² GFA (Restaurant)
Take-out Restaurant	15.0 spaces per 100 m ² GFA (Restaurant)

- 1866.** Notwithstanding their "MC" zoning, the lands delineated as "MC-1866" 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: *(581-90)*
- (1) the provisions of sections 114 of this By-law shall apply;
 - (2) the following uses may be permitted in addition to those allowed under subsection 113(1) of this By-law;
 - (i) research establishment;
 - (ii) establishments for sale of business equipment and office supplies;
 - (iii) commercial school;
 - (iv) printing establishment;
 - (v) bowling alley;
 - (vi) curling rink;
 - (vii) roller and/or ice skating rink;
 - (viii) bank and/or financial institution;
 - (ix) taxi or courier dispatching centres;
 - (x) vehicle leasing/rental outlets;
 - (xi) carpet/floor covering cleaning services;
 - (xii) racquet club;
 - (xiii) fitness club;
 - (xiv) veterinary establishment;
 - (xv) shop for the repair or manufacture of small goods and wares;
 - (xvi) day nursery;
 - (xvii) cleaning depot or plant for clothing;
 - (xviii) restaurant, convenience restaurant, take-out restaurant;
 - (xix) bingo hall;
 - (xx) shop for the sale and installation of audio and communication equipment;
 - (xxi) business, professional and administrative offices;
 - (xxii) live/work unit; *(0420-2005)*
 - (3) the total combined gross floor area - non residential and gross floor area - live/work of all buildings and structures shall not exceed 24 030 m²; *(0420-2005)*
 - (4) the total gross floor area - non residential of all restaurants, convenience restaurants and take-out restaurants shall not exceed 345 m² GFA;
 - (5) the total gross floor area - non residential of all business, professional and administrative offices shall not exceed 8 300 m² GFA;
 - (6) the provisions of section 59(A) of this By-law shall not apply; *(0420-2005)*

- (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 ² GLA
Garden Centre	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and 1.1 spaces per 100 m ² GLA used for warehousing and/or wholesaling
Individual/Manufacturing Establishment	1.6 spaces per 100 m ² GLA
Individual Warehousing Establishment	1.1 spaces per 100 m ² GLA
General Retail-Warehouse	3.2 spaces per 100 m ² GLA used for retail sales and display of products and/or offices; and, 1.1 spaces per 100 m ² GLA used for warehousing; and, 1.6 spaces per 100 m ² GLA used for manufacturing
Research Establishment	1.6 spaces per 100 m ² GLA
Establishment for the Sale of Business Equipment and Office Supplies	5.4 spaces per 100 m ² GLA
Commercial School	3.2 spaces per 100 m ² GFA
Printing Establishment	1.6 spaces per 100 m ² GLA
Roller and/or Ice Skating Rink	4.0 spaces per 100 m ² GFA
Taxi or Courier Dispatching	1.6 spaces per 100 m ² GLA
Vehicle Leasing/Rental Outlet	1.6 spaces per 100 m ² GLA; and 1.0 space per leased vehicle to be stored either within a building or outdoors, tandem parking permitted
Carpet/Floor Covering Cleaning Service	1.6 spaces per 100 m ² GLA
Shop for the Repair or Manufacture of Small Goods and Wares	1.6 spaces per 100 m ² GFA
Bingo Hall	10.8 spaces per 100 m ² GFA
Shop for the Sale and Installation of Audio and Communication Equipment	5.4 spaces per 100 m ² GFA
Restaurant	16.5 spaces per 100 m ² GFA (Restaurant)
Convenience Restaurant	25.0 spaces per 100 m ² GFA (Restaurant)
Take-out Restaurant	15.0 spaces per 100 m ² GFA (Restaurant)
Live/Work Unit <i>(0420-2005)</i>	1.25 spaces per unit

- (8) a live/work unit shall only be permitted within the designated portion of the second floor of the existing building as shown on Schedule "I" of this section; *(0420-2005)*
- (9) for the purposes of this section, "LIVE/WORK UNIT" means a dwelling unit used for any purpose permitted under subsection (2) of this section, and may include no more than one (1) bedroom or other area containing furnishings to accommodate rest or sleeping, provided that the work area shall be separated at all times from the bedroom or other sleeping area by a permanent, solid and wall-to-wall partition; *(0420-2005)*
- (10) the proprietor or principal occupant of the work component of a live/work unit shall be the principal occupant of the residential component of such unit; *(0420-2005)*
- (11) the maximum number of live/work units shall be 42; *(0420-2005)*
- (12) the maximum gross floor area - live/work shall be 6 140 m², which shall include all floor space of the live/work area as shown on Schedule "I" of this section, measured from the exterior of outside walls, including any laundry facilities, storage lockers, elevators, hallways and indoor amenity areas; *(0420-2005)*
- (13) indoor amenity areas for the live/work units shall be provided and, without limiting the generality of the forgoing, shall include a party room and a fitness room with a minimum combined area of 270 m². *(0420-2005)*

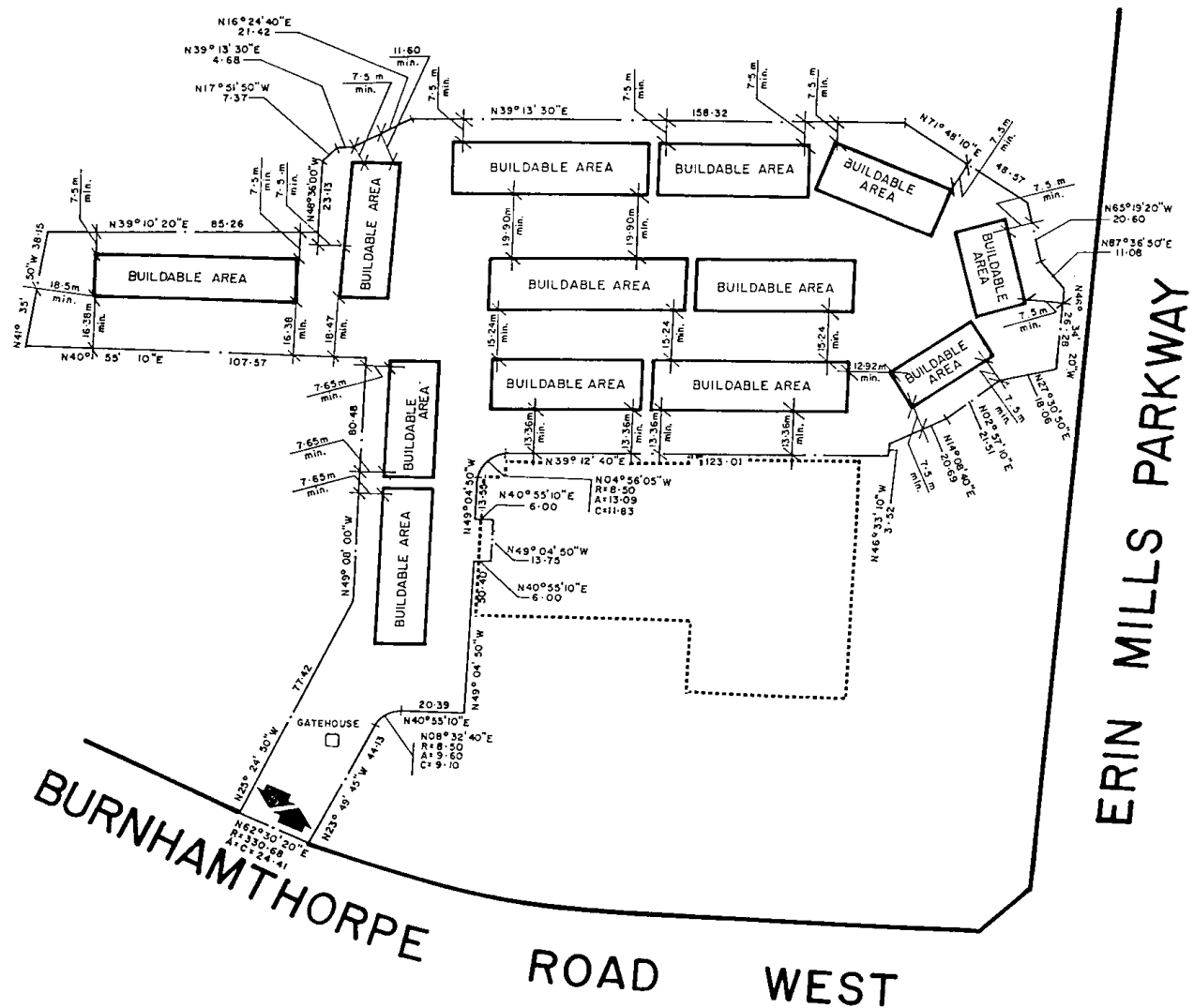


 AREA OF SECOND FLOOR WHERE
LIVE/WORK UNITS MAY BE LOCATED

THIS IS SCHEDULE "I" TO "SECTION 1866"
AS ATTACHED TO ATTACHMENT "B" OF O.M.B.
AMENDING ORDER No. 0579
ISSUED 2001 April 20
ATTACHED TO BY-LAW 0420-2005

- (SPA) 1867. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1867" on Schedule "B" of this By-law shall only be used in compliance with the "RM5" zone provisions contained in the By-law, except that: (34-91)
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (16), (21), (23) and (24), clauses 44(17)(d) and (j), 49(1)(c) and (d), and 49(2)(a) of this By-law shall not apply;
 - (2) the "Minimum Open Space" shall not be less than 25% of the lot area;
 - (3) 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;
 - (4) the total number of dwelling units shall not exceed 100;
 - (5) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, aisles, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
 - (6) the existing buildings, location of which are shown on Schedule "I" of this section, are deemed to comply with the provisions of this section, notwithstanding that the said buildings may not actually comply with the "RM5" zone provisions.

Schedule "I" to section 1867



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metres

..... EXTENT OF UNDERGROUND
PARKING FOR LANDS
ZONED RM7D4 - SEC. 1868

➡➡ VEHICULAR ACCESS

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '1867'
AS ANNEXED TO BY-LAW 34 - 91
PASSED BY COUNCIL ON 1991, JANUARY 28

'H. McCALLION'

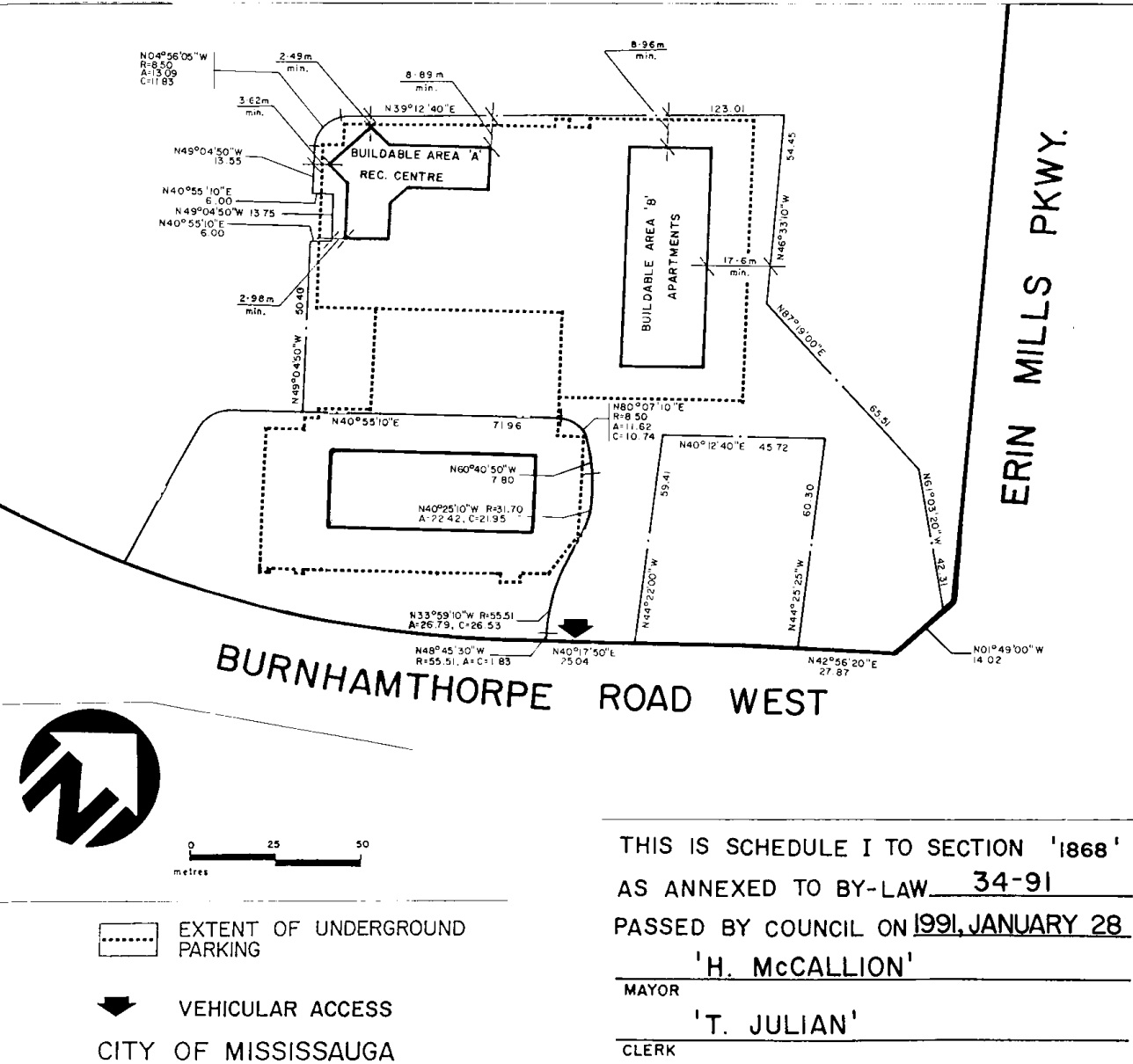
MAYOR

'T. JULIAN'

CLERK

- (SPA) **1868.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4"-1868" on Schedule "B" of this By-law shall only be used in compliance with the "RM7D4" zone provisions contained in the By-law, except that: (34-91)
- (1) the provision of subsection 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (22) and clauses 44(13)(ia) and 44(17)(j) of this By-law shall not apply;
 - (2) notwithstanding clause 51(1)(f) of this By-law, Buildable Area 'A' shall only be used for purposes accessory to uses permitted in sections 1867, 1868 and 1869 of this By-law;
 - (3) notwithstanding section 44(17)(a) of this By-law, below grade parking for resident purposes shall be in accordance with Schedule "I" of this section;
 - (4) the total number of dwelling units shall not exceed 224;
 - (5) the maximum gross floor area permitted within Buildable Area 'A' shall not exceed 764 m²;
 - (6) the maximum gross floor area - apartment house permitted within Buildable Area 'B' shall not exceed 23 100 m²;
 - (7) the "Minimum Open Space" shall not be less than 60% of the lot area;
 - (8) 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;
 - (9) the apartment house within Buildable Area 'B' shall not exceed 19 storeys in height above established grade, excluding any mechanical penthouses;
 - (10) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (10)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, aisles, vehicle access points, walkways, ramps, garbage enclosures, retaining walls, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
 - (11) the existing buildings, location of which are shown on Schedule "I" of this section, are deemed to comply with the provisions of this section, notwithstanding that the said buildings may not actually comply with the "RM7D4" zone provisions.

Schedule "I" to section 1868

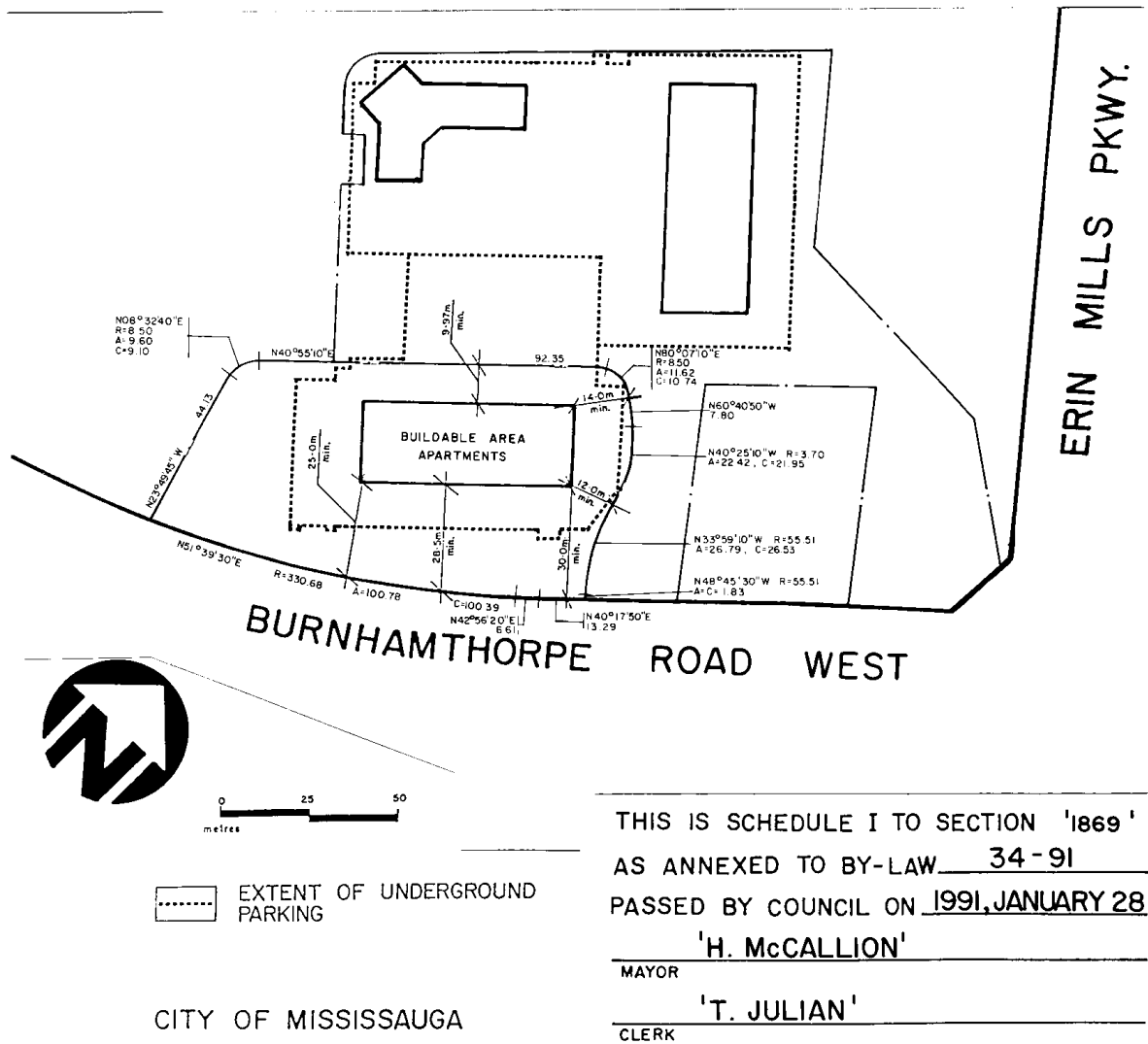


- (1) the provisions of subsection 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (22) and clauses 44(13)(ia) and 44(17)(d), (e), (f) and (g) of this By-law shall not apply;
- (2) notwithstanding section 44(17)(a) of this By-law, below grade parking for resident purposes shall be in accordance with Schedule "I" of this section;
- (3) motor vehicle parking facilities shall be provided in accordance with the following schedule:

Type of Building	Minimum Required Parking Spaces per Dwelling Unit		
	Resident	Visitor	Total
Apartment House			
One-Bedroom Unit	1.16	0.25	1.41
Two-Bedroom Unit	1.50	0.25	1.75

- (4) the total number of dwelling units shall not exceed 211;
- (5) the maximum gross floor area - apartment house permitted within the Buildable Area shall not exceed 20 000 m²;
- (6) the "Minimum Open Space" shall not be less than 55% of the lot area;
- (7) the apartment house shall not exceed 18 storeys in height above established grade, excluding any mechanical penthouses;
- (8)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, aisles, vehicle access points, walkways, ramps, garbage enclosures, retaining walls, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (9) the existing building, location of which is shown on Schedule "I" of this section, is deemed to comply with the provisions of this section, notwithstanding that the said building may not actually comply with the "RM7D4" zone provisions.

Schedule "I" to section 1869



- 1870.** Notwithstanding their "O3" zoning, the lands delineated as "O3-1870" on Schedule "B" of this By-law shall only be used for a telephone exchange compound in compliance with the "O3" zone provisions contained in the By-law. *(34-91)*
- 1871.** Notwithstanding their "RL1" zoning, the lands delineated as "RL1-1871" on Schedule "B" of this By-law shall only be used in compliance with the "RL1" zone provisions contained in this By-law and subject to the following: *(690-90)*
- (1) no part of any buildings or structures shall be located within 15 m of a gas line transmission easement located within the adjoining "G" zone.

- (H) 1872.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1872" 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: *(690-90), (624-92)*
- (1) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	365 m ²	12.0 m
Corner	525 m ²	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 m²;
- (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;
- (9) no part of any buildings or structures shall be located closer than 15 m to a gas line transmission easement located within the adjoining "O3-1314" or "G" zone.

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-R4-1872", designated for school purposes, by further amendment to Map 56, contained in Schedule "B" attached to By-law Number 5500, as amended.

- (SPA) 1873.** Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1873" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, except that: *(690-90), (362-92)*
- (1) the provisions of clauses 45(3)(a) and (b) of this By-law shall not apply;
- (2) every corner lot shall have a minimum area of 660 m²;
- (3) every lot other than a corner lot shall have a minimum area of 560 m²;
- (4) the front yard of every lot shall have a minimum depth of 6.0 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (7) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (8) the rear yard of every lot shall have a minimum depth of 7.5 m;
- (9) notwithstanding subsection (5) of this section, no garage shall be located closer than 6.0 m to any street line;
- (10) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

1874. Deleted by By-law 0005-2001. *(693-90), (456-92)*

1875. Deleted by By-law 0005-2001. *(693-90), (456-92)*

1876. Deleted by By-law 0005-2001. (693-90), (456-92)

- (SPA) **1877.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1877" 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: *(55-91)*
- (1) in addition to those uses allowed under sections 109 and 110 of this By-law, a courier service shall be permitted;
 - (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;
 - (3) for the purposes of this section, "COURIER SERVICE" means the premises of a courier, mail or parcel sorting and delivery service, but does not include a truck transport yard or terminal;
 - (4) the total gross floor area - non residential of all buildings and structures shall not exceed 3 640 m²;
 - (5) for the purposes of this section, the outdoor storage and overnight parking of trucks and transports shall not be permitted;
 - (6) the provision of clause 22G(1)(e) of this By-law shall not apply.
- (SPA) **1878.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1878" 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: *(695-90), (112-92)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), clause 44(13)(ia), and subsections (44)(14), (15), (16) and (21) of this By-law shall not apply;
 - (2) the maximum number of dwelling units constructed shall not exceed the rate of 148 units per ha;
 - (3) no building or structure shall exceed 7 storeys in height above established grade excluding any mechanical penthouse;
 - (4) the total gross floor area - apartment house of all buildings and structures shall not exceed 22 650 m²;
 - (5) the Minimum Open Space shall not be less than 50% of the lot area.
- 1879.** *Deleted by By-law 478-97. (696-90)*

- 1885.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1885" 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: *(110-92) (0504-2003)*
- (1) the provisions of section 114 of this By-law shall not apply;
 - (2) in addition to those uses allowed under sections 109 and 110 of this By-law: accessory commercial uses and automobile equipment and motor vehicle sales room shall be permitted;
 - (3) for the purpose of this section "ACCESSORY COMMERCIAL USES" shall only include: drug dispensary, convenience store, beauty salon, barber shop, office supplies and business equipment store, antique shop and craft shop;
 - (4) for the purpose of this section "DRUG DISPENSARY" means a building or structure or part thereof where drugs, confectionary items, cosmetics, prosthetics and toiletries are sold at retail;
 - (5) for the purpose of this section "CRAFT SHOP" means a building or structure or part thereof where local crafts and pottery are manufactured by hand, by the manufacturer and not more than 2 employees, and kept for sale;
 - (6) notwithstanding the provisions of subsection (3) of this section, only one of each of a drug dispensary and a convenience store shall be permitted and the maximum gross leasable area of each use shall not exceed 139 m²;
 - (7) the total gross floor area non - residential of all buildings, structures, used for business, professional or administrative offices shall not exceed 0.1095 times the lot area;
 - (8) the total gross floor area of the uses allowed under sections 109 and 110 of this By-law, accessory commercial uses and automobile equipment and motor vehicle sales room, shall not exceed 1 300 m², except for business, professional or administrative offices as provided for under subsection (7) of this section and hotel;
 - (9) the maximum number of hotel rooms shall not exceed 300;
 - (10) no building or structure shall be located closer than 7.5 m to the street line of Rexwood Road;
 - (11) no building or structure shall be located closer than 10 m to the lot line of the adjoining lands zoned "RM7D5-1887" and "RM7D5-1897".

- (SPA) **1886.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1886" on Schedule "B" of this By-law shall be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: *(190-91), (27-94), (12-98), (186-98), (267-99), (0088-2001)*
- (1) the provisions of clause 108(3)(c), 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), (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;
 - (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) 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 ² GFA

- 1887.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1887" 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: *(110-92)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), and (21) and clause 44(13)(ia) of this By-law shall not apply;
 - (2) the maximum number of dwelling units constructed shall not exceed the rate of 150 units per hectare;
 - (3) the "Minimum Open Space" shall not be less than 55% of the lot area;
 - (4) no building or structure shall exceed 10 storeys in height above established grade, excluding the mechanical penthouse;
 - (5) the maximum coverage of all buildings and structures shall not exceed 15% of the lot area;
 - (6) the front yard shall have a minimum depth of 13 m;
 - (7) each side yard shall have a minimum width of 20 m;
 - (8) the rear yard shall have a minimum depth of 35 m;
 - (9) a parking structure constructed completely below finished grade shall have a minimum setback from the street of 3 m and from any other lot boundary of 1.5 m.

- (SPA) **1888.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1888" 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: *(780-89), (331-91), (305-93), (0597-2001)*
- (1) the provisions of subsections 20(e), (i), and (j) of this By-law shall not apply;
 - (2) no buildings or structures of any kind shall be located within 3.0 m of the "G-1856" zone;
 - (3) notwithstanding subsection 109(c) of this By-law and for the purpose of this section, business, professional and administrative offices shall be permitted with a maximum gross floor area of 0.5 times the lot area;
 - (4) no buildings or structures used for business, professional and administrative offices shall exceed 2 storeys in height above established grade.

- (SPA)

1889.

Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1889" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, in compliance with the following: (483-91)
- (1)

the total number of dwelling units shall not exceed 143;

(2)

the total gross floor area of all buildings or structures shall not exceed 14 395 m²;

(3)

no building or structure shall exceed 14 storeys in height above established grade, excluding the mechanical penthouse;

(4)

for the purpose of this section, clauses 44(17)(a), (b), (c), (f), (h) and (i), shall apply;

(5)

(a)

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

(b)

notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, underground parking structure, internal driveways, vehicle access points, walkways, ramps, service areas, recreational areas, garbage enclosures, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.
- Schedule "I" to section 1889
- The figure is a detailed site plan for a property identified as RM7D5-1889. The plan shows a large rectangular area divided into a 'PAVED AREA' on the left and a 'BUILDABLE AREA' on the right. The 'BUILDABLE AREA' is further subdivided into a central 'BUILDABLE AREA' and a 'LANDSCAPED AREA' on the right. The plan is bounded by 'DIXIE ROAD' to the north and 'ROAD' to the east. The plan includes numerous dimensions and bearings for the boundaries and internal divisions. A legend indicates that the 'VEHICULAR ACCESS' is shown with a double arrow and the 'LANDSCAPED AREA' is shown with a stippled pattern. A north arrow and a scale bar (0 to 20 metres) are also present. The plan is signed by the Mayor, H. McCallion, and the Clerk, T.L. Julian, on October 7, 1991.

THIS IS SCHEDULE I TO SECTION '1889'
AS ANNEXED TO BY-LAW 483-91
PASSED BY COUNCIL ON 1991, OCTOBER 7
'H. McCALLION'
MAYOR
'T.L. JULIAN'
CLERK
- By-law Number 5500 ~ Mississauga

B-616

Updated: 2006 August 01

- (SPA)

1890.

Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1890" on Schedule "B" of this By-law shall only be used for assisted seniors residence purposes, in compliance with the following: (87-91)
- (1)

the total number of dwelling units shall not exceed 158;
- (2)

the total gross floor area of all buildings and structures shall not exceed 11 110 m²;
- (3)

no building or structure shall exceed 12 storeys in height above established grade, excluding the mechanical penthouse;
- (4)

for the purpose of this section, "ASSISTED SENIORS RESIDENCE" means any residential building or structure or part thereof which is operated under a program or combination of programs which are wholly or partly funded by Federal, Provincial or Municipal Government or any agency thereof, and which is occupied by elderly persons who qualify under any such programs;
- (5)

for the purpose of this section, subsection 2(75) applies;
- (6)

motor vehicle parking facilities 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 and Staff	Visitor	Total
Assisted Seniors Residence			
	0.20	0.25	0.45

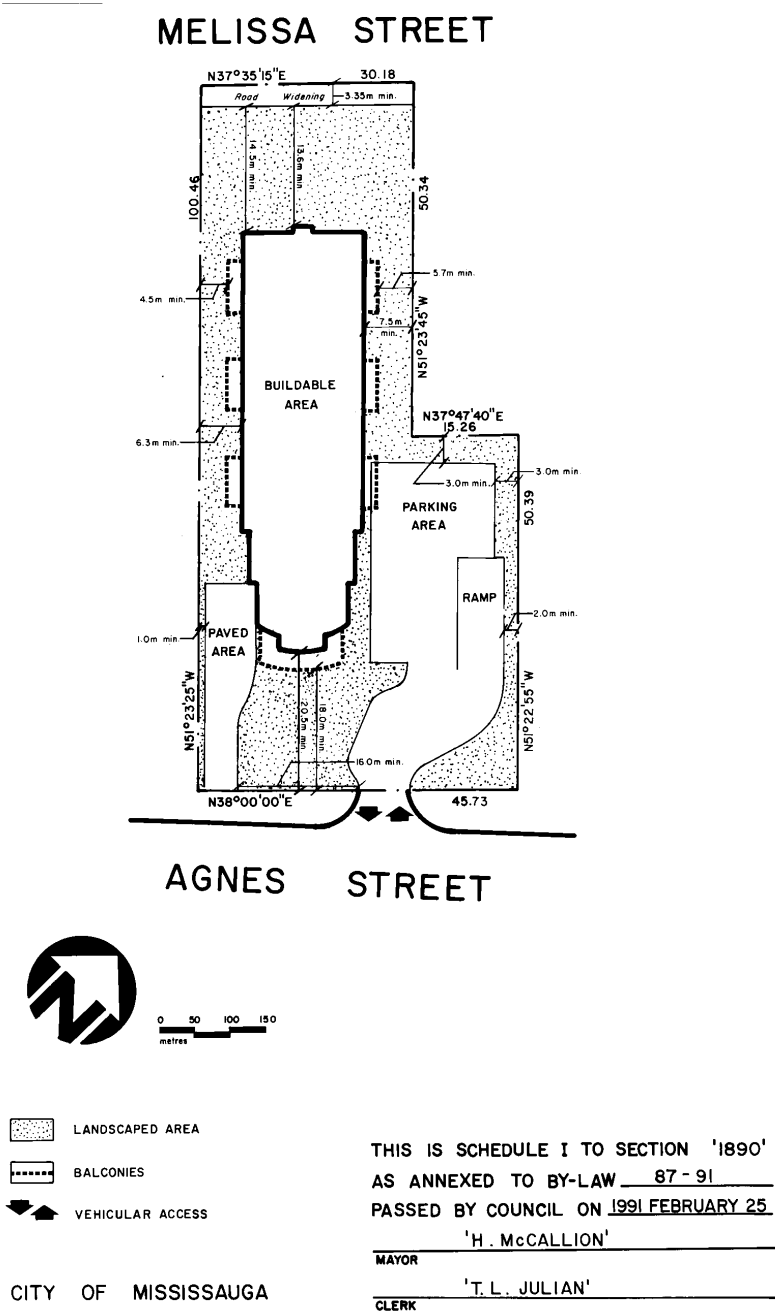
- (7)

(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, walkways, ramps, service areas, recreational areas, garbage enclosures, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1890



1891. Notwithstanding their "R4" zoning, the lands delineated as "R4-1891" 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: *(113-91)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	390 m ²	12.2 m
Corner	570 m ²	16.0 m

(SPA) **1892.** Notwithstanding their "RM7D2" zoning, the lands delineated as "RM7D2-1892" on Schedule "B" of this By-law shall only be used for the erection of row dwellings, or stacked row dwellings or apartment houses or a combination of the above uses, subject to the following: *(113-91)*

- (1) each row dwelling or stacked row dwelling shall comply with the following:
- (a) for the purpose of this section, "STACKED ROW DWELLING" means a building or structure not exceeding 4 storeys in height above established grade where direct access is gained to each dwelling unit with individual entries at the ground level only;
 - (b) the minimum number of row dwelling units to be constructed shall be 50;
 - (c) the minimum number of stacked row dwelling units to be constructed shall be 100;
 - (d) the rear yard of every row dwelling and stacked row dwelling shall have a minimum depth of 7.5 m;
- (2) each apartment house shall comply with the "RM7D2" zone provisions contained in this By-law except that:
- (a) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (23), (24) and clauses 44(13)(ia) and (ib) of this By-law shall not apply;
 - (b) no buildings or structures shall exceed 4 storeys in height above established grade;
 - (c) the minimum dwelling unit area shall be 48 m²;
 - (d) the minimum distance between every apartment house excluding stairwells shall be 14 m;
- (3) in addition to the provisions of subsections (1) and (2) of this section, the following shall apply:
- (a) the provisions of clauses 44(17)(b), (d) and (e) of this By-law shall not apply;
 - (b) the total maximum number of dwelling units constructed shall not exceed the rate of 57 units per residential hectare;
 - (c) the maximum gross floor area of all buildings or structures shall not exceed 0.55 times the lot area;
 - (d) the minimum open space shall not be less than 45% of the lot area;
 - (e) no buildings or structures shall be located closer than 14.0 m to the streetline of Hurontario Street;
 - (f) no buildings or structures shall be located closer than 7.5 m to the streetline of Bristol Road East;
 - (g) 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	Recreation Equipment	Total
Apartment House				
Bachelor Unit	1.75	0.25	-	2.00
One-Bedroom Unit	1.75	0.25	-	2.00
Two-Bedroom Unit	1.75	0.25	-	2.00
Three-Bedroom Unit	1.75	0.25	-	2.00
Row Dwelling and Stacked Row Dwelling				
Two-Bedroom Unit	2.00	0.25	0.05	2.30
Three-Bedroom Unit	2.00	0.25	0.05	2.30
Four-Bedroom Unit	2.00	0.25	0.05	2.30

1893. Deleted by By-law 0315-2001. *(280-91)*

- (SPA)1894.
- Notwithstanding their "M2" zoning, the lands delineated as "M2-1894" on Schedule "B" of this By-law shall only be used in compliance with the "M2" zone provisions contained in this By-law, except that: (36-92)
- (1)

in addition to those uses permitted under section 109 and 111 of this By-law, one billiard hall, with accessory dining lounge and snack bar shall be permitted;
- (2)

the total gross floor area for the billiard hall, accessory dining lounge and snack bar or any combination thereof, shall not exceed 800 m²;
- (3)

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
Billiard Hall (with accessory dining lounge and snack bar)	2.7 spaces per 100 m ² GFA

1896.
- Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1896" on Schedule "B" of this By-law shall only be used for landscaped open space and access to the lands zoned "RM7D5-1897". (110-92)
1897.
- Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1897" 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: (110-92)
- (1)

the provisions of subsections 44(4), (5), (6), (7), (10), (11), (14), (15), (16), and (21) and clauses 44(13)(ia) and 44(17)(f) and 51(2)(a) of this By-law shall not apply;
- (2)

the maximum number of dwelling units constructed shall not exceed the rate of 165 units per hectare;
- (3)

no building or structure shall exceed 16 storeys in height above established grade, excluding the mechanical penthouse;
- (4)

notwithstanding subsection (3), no building or structure located within 24 m of the lands zoned "RM7D5-1896" shall exceed 10 stories in height above established grade, excluding the mechanical penthouse;
- (5)

notwithstanding subsections (3) and (4), no building or structure located within 65 m of the lands zoned "RM7D5-1896" shall exceed 12 stories in height above established grade, excluding the mechanical penthouse;
- (6)

no building or structure shall be located closer than 14 m to the street line of Highway 427;
- (7)

no building or structure shall be located closer than 9 m to the lands zoned "RM7D5-1896";
- (8)

no building or structure shall be located closer than 20 m to the lot line of the adjoining lands zoned "M1-1885" and "RM7D5-1887";
- (9)

notwithstanding subsections (7) and (8), a parking structure constructed completely below finished grade shall have a minimum setback from any lot boundary of 1.5 m.
- By-law Number 5500 ~ Mississauga

B-619

Updated: 2006 August 01

1898. Deleted by By-law 153-98. (417-91)

- (SPA)1899.
- Notwithstanding their "M1" zoning, the lands delineated as "M1-1899" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provision in this By-law, except that: (417-91)
- (1)

notwithstanding section 109 of this By-law a dry cleaning establishment shall not be permitted;
- (2)

the gross floor area - non residential of all buildings, structures or parts thereof, used for business, professional or administrative offices on each lot, shall not exceed 0.5 times the lot area;
- (3)

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
Restaurant	14.85 spaces per 100 m² GFA
Convenience Restaurant	22.5 spaces per 100 m² GFA
Take-Out Restaurant	13.5 spaces per 100 m² GFA