

(SPA)     **2200.**     Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2200" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (248-96)

- (1)    the provisions of subsections 44(4), (5), (6), (7), (10) and (11) of this By-law shall not apply;
- (2)    the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	200 m <sup>2</sup>	6.85 m

- (3)    notwithstanding clause 49(3)(f) of this By-law, a porch, covered porch or uncovered platform shall be permitted to encroach a maximum of 3.0 m into the front yard;
- (4)    where a porch, covered porch or uncovered platform encroaches into a front yard, a maximum of 3 risers shall be permitted for the porch, covered porch or uncovered platform;
- (5)    notwithstanding clause 49(3)(j) of this By-law, a porch, covered porch or uncovered platform with no risers shall be permitted to encroach a maximum of 1.8 m into every outside side yard.

(SPA)     **2201.**     Notwithstanding their "R1" zoning, the lands delineated as "R1-2201" 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: (402-96)

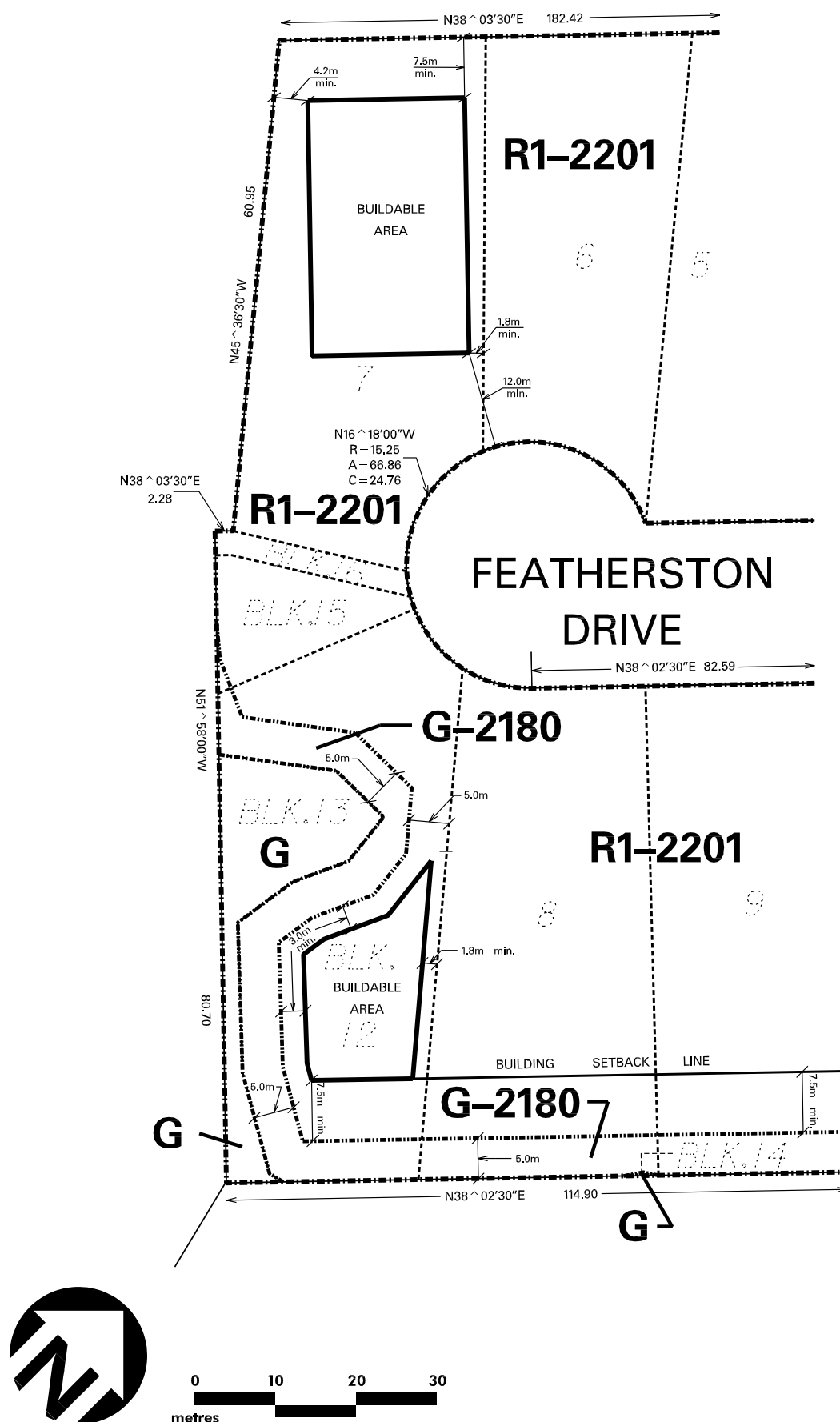
- (1)    the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	1 200 m <sup>2</sup>	22.8 m

- (2)    the yard requirements for interior lots shall conform to the following:

Minimum Yards		
Front	Side	Rear
12 m	4.2 m on one side and 1.8 m on the other side, plus 0.61 m shall be added to the 1.8 m for each storey above one	12.5 m

- (3)    notwithstanding subsection (2) of this section, the rear yard for those lots abutting lands zoned "R2-762" shall be a minimum depth of 7.5 m;
- (4)    notwithstanding subsection (2) of this section, the building setbacks to a "G-2180" zone shall be in accordance with Schedules "I" of this section;
- (5)    the lot coverage of all buildings and structures shall not exceed 285 m<sup>2</sup>;
- (6)    the maximum height of a dwelling unit shall be 9.5 m measured from the established grade to the highest ridge of a sloped roof;
- (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, (1996 Sept. 11), shall be considered to be in compliance with the zone provisions contained in this section;
- (8)    those matters which would otherwise be matters of site plan approval, such as the location of 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 "SECTION 2201"**

AS ANNEXED TO BY-LAW 402-96

**PASSED BY COUNCIL ON 1996, Sept. 11**

**"H. McCallion"**

**MAYOR**

**"A. Grannum"**

DEPUTY CLERK



BUILDABLE AREA

**CITY OF MISSISSAUGA**

**2202.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2202" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings, street row dwellings, or any combination of the above uses, in compliance with the following: (286-96)

- (1) 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	405 m <sup>2</sup>	13.6 m
Corner	480 m <sup>2</sup>	16.9 m
  - (b) every lot shall have a front yard of at least 4.5 m in depth;
  - (c) every corner lot shall have an outside side yard of at least 4.5 m in width;
  - (d) notwithstanding clause (1)(b) and (c) of this section, no garage shall be located closer than 6 m from a streetline;
  - (e) every corner lot shall have an interior side yard of at least 1.2 m in width;
  - (f) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side;
  - (g) notwithstanding clause (1)(f) of this section, where the side lot line is also the side lot line of a street row dwelling, the minimum side yard shall be 1.2 m;
  - (h) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by clause (1)(f) of this section;
  - (i) every lot shall have a rear yard of at least 7.5 m in depth;
  - (j) the maximum gross floor area for all buildings or structures shall not exceed 0.75 times the lot area;
  - (k) for the purpose of clause (1)(j) 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 parking of motor vehicles;
- (2) for the purposes of this section, each street row dwelling shall comply with the provisions of subsection 49(3) of this By-law;
- (3) where a lot or block contains lands zoned "G-2180" the minimum yards specified in subsection (1) of this section and subsection 49(3), of this By-law, shall be measured from the "G-2180" zone boundary.

**2203.** Notwithstanding their "R3" zoning, the lands delineated as "R3-2203" 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: (254-96), (112-97)

- (1) the provisions of subsections 30(10) and (11) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	415 m <sup>2</sup>	15 m
Corner	490 m <sup>2</sup>	18 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	1.2 m on one side and 0.61 m on the other side	7.5 m

- (4) notwithstanding subsection (3) of this section, a covered porch may encroach into the required front yard and exterior side yards, up to a maximum depth of 1.8 m;
- (5) the area of all covered porches shall be excluded from the calculation of lot coverage;
- (6) for the purposes of this section, "COVERED PORCH" means a platform, with at least one side open, covered by a roof, with or without a foundation and/or basement;
- (7) notwithstanding subsection (3) of this section, no garage shall be located closer than 4.5 m to any street line;
- (8) a free-standing garage located in the rear yard shall be permitted with a zero lot line setback, including joint party walls;
- (9) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

**2204.** Notwithstanding their "R3" zoning, the lands delineated as "R3-2204" 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: (254-96), (112-97), (464-97), (278-98)

- (1) the provisions of subsections 30(10) and (11) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	415 m <sup>2</sup>	15 m
Corner	490 m <sup>2</sup>	18 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	1.2 m on one side and 0.61 m on the other side	7.5 m

- (4) notwithstanding subsection (3) of this section, a covered porch may encroach into the required minimum front yard and exterior side yard, up to a maximum depth of 1.8 m;
- (5) the floor area of all covered porches shall be excluded from the calculation of lot coverage;
- (6) for the purposes of this section, "COVERED PORCH" means a platform, with at least one side open, covered by a roof, with or without a foundation and/or basement;
- (7) notwithstanding subsection (3) of this section, no garage shall be located closer than 5.5 m to any street line;
- (8) a free-standing garage located in the rear yard shall be permitted with a zero lot line setback, including joint party walls;
- (9) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

**2205.** Notwithstanding their "R4(12)" zoning, the lands delineated as "R4(12)-2205" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions contained in this By-law, except that: (254-96), (112-97), (464-97), (278-98)

- (1) the provisions of subsections 30(10) and (11) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	325 m <sup>2</sup>	12.2 m
Corner	415 m <sup>2</sup>	15.2 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	1.2 m on one side and 0.61 m on the other side	7.5 m

- (4) notwithstanding subsection (3) of this section, a covered porch may encroach into the required front and exterior side yards, up to a maximum depth of 1.8 m;
- (5) the area of all covered porches shall be excluded from the calculation of lot coverage;
- (6) for the purposes of this section, "COVERED PORCH" means a platform, with at least one side open, covered by a roof, with or without a foundation and/or basement;
- (7) notwithstanding subsection (3) of this section, no garage shall be located closer than 4.5 m to any street line;
- (8) a free-standing garage located in the rear yard shall be permitted with a zero lot line setback, including joint party walls;
- (9) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

**(H) 2206.** Notwithstanding their "R4(12)" zoning, the lands delineated as "R4(12)-2206" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions contained in this By-law, except that: (254-96), (112-97), (464-97), (278-98), (556-98)

- (1) the provisions of subsections 30(10) and (11) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	325 m <sup>2</sup>	12.2 m
Corner	415 m <sup>2</sup>	15.2 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	1.2 m on one side and 0.61 m on the other side	7.5 m

- (4) notwithstanding subsection (3) of this section, a covered porch may encroach into the required front and exterior side yards, up to a maximum depth of 1.8 m;
- (5) the area of all covered porches shall be excluded from the calculation of lot coverage;
- (6) for the purposes of this section, "COVERED PORCH" means a platform, with at least one side open, covered by a roof, with or without a foundation and/or basement;
- (7) notwithstanding subsection (3) of this section, no garage shall be located closer than 5.5 m to any street line;
- (8) a free-standing garage located in the rear yard shall be permitted with a zero lot line setback, including joint party walls;
- (9) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

**NOTE:** (278-98)

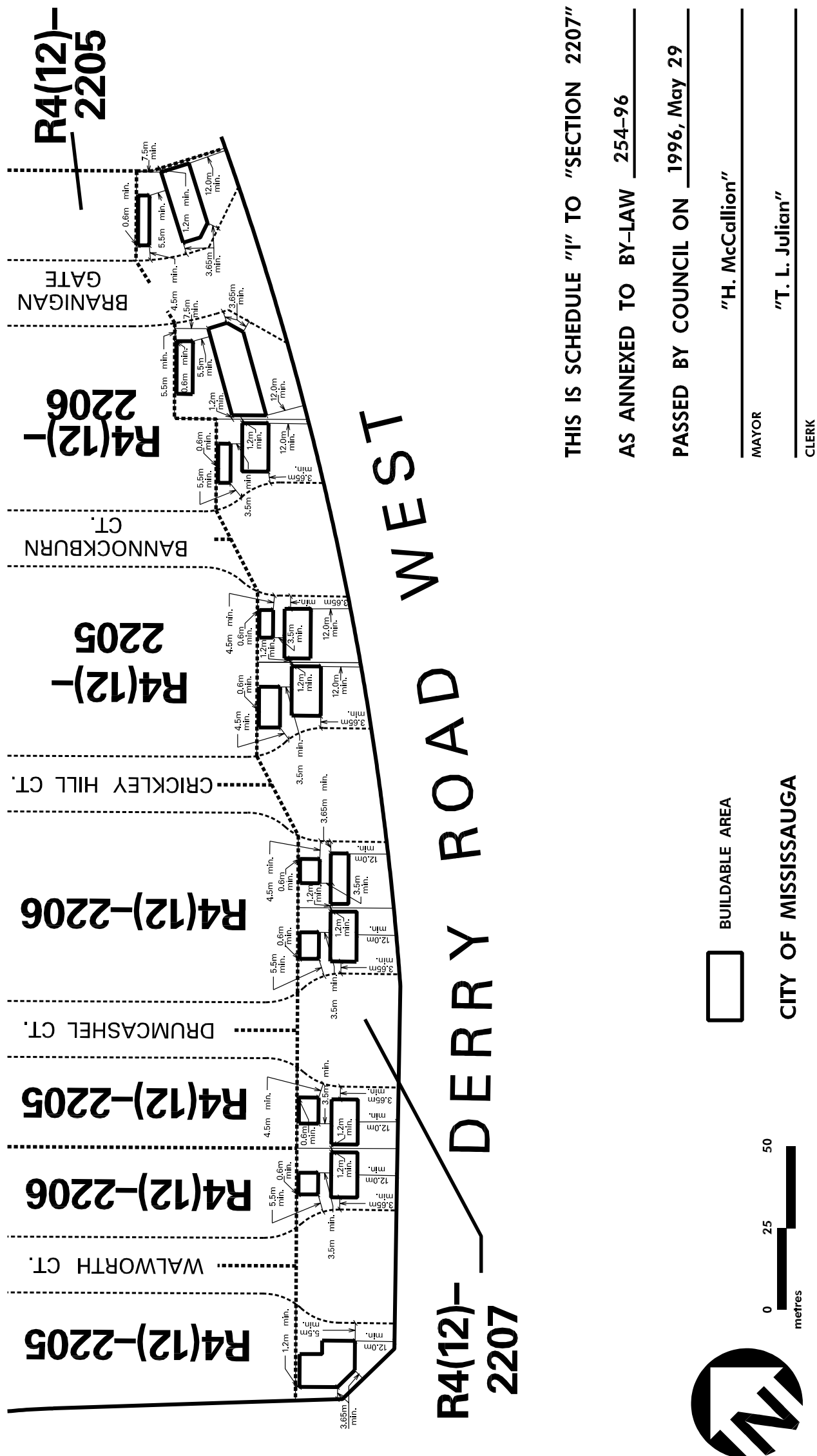
In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, the holding symbol "H" is to be removed from the zoning designation "H-R4(12)-2206, if the school site is not required, by a further amendment to Maps 53E and 53W, of Schedule "B" attached to By-law Number 5500, as amended.

**2207.** Notwithstanding their "R4(12)" zoning, the lands delineated as "R4(12)-2207" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions contained in this By-law, except that: (254-96), (278-98)

- (1) the provisions of subsections 30(10) and (11) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	350 m <sup>2</sup>	12.2 m
Corner	420 m <sup>2</sup>	15.8 m

- (3) notwithstanding the provisions of Schedule "I" of this section, a covered porch may encroach into the required minimum front yard and exterior side yard, up to a maximum depth of 1.8 m;
- (4) the floor area of all covered porches shall be excluded from the calculation of lot coverage;
- (5) for the purposes of this section, "COVERED PORCH" means a platform, with at least one side open, covered by a roof, with or without a foundation and/or basement;
- (6) a free-standing garage located in the rear yard shall be permitted with a zero lot line setback, including joint party walls;
- (7) notwithstanding anything in this By-law, the front, side and rear yards of every lot shall have a minimum setback in accordance with Schedule "I" of this section; (278-98)
- (8) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.



**THIS IS SCHEDULE "I" TO "SECTION 2207"**

**AS ANNEXED TO BY-LAW**

---

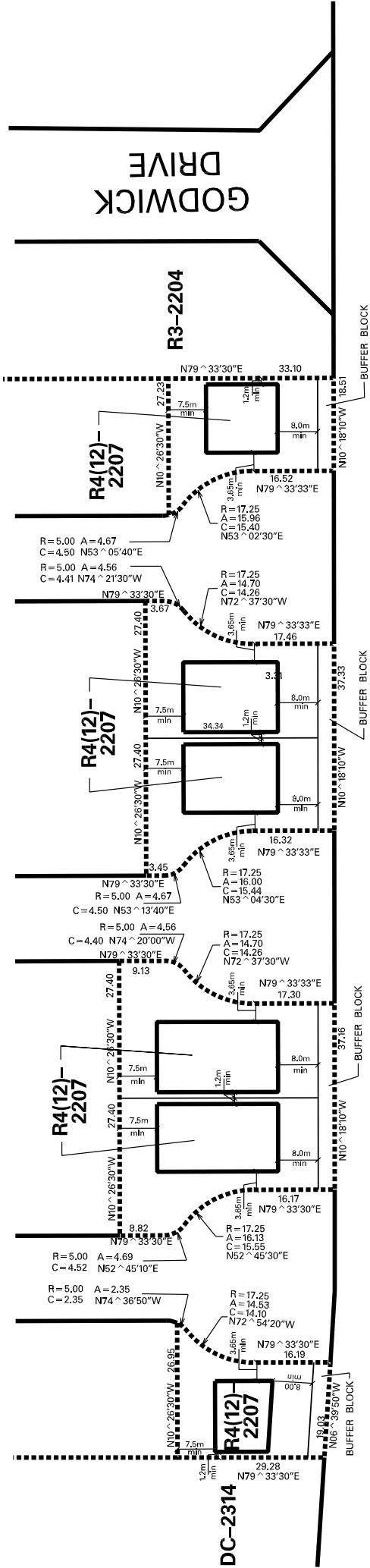
**254-96**

**PASSED BY COUNCIL ON  
1996, May 29**

**"H. McCallion"**

**"T. L. Julian"**

CLERK



NEW DERRY ROAD WEST

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2207"

AS ANNEXED TO BY-LAW 278-98

PASSED BY COUNCIL ON 1998 June 10

"N. IANNICCA"

"W. MUNDEN"

ACTING MAYOR

CLERK



- (SPA)     **2208.**     Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2208" 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: (254-96), (112-97), (464-97), (278-98), (593-99)
- (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)     (a)     no building or structure shall be located closer than 7.5 m to any lot line;
  - (b)     notwithstanding clause (2)(a) of this section, no building or structure shall be located closer than 7.5 m to lands zoned "G-2180";
  - (3)     the maximum "Gross Floor Area" of all buildings and structures on all lands zoned "RM5-2208" shall not exceed 0.6 times the lot area;
  - (4)     the minimum open space on all lands zoned "RM5-2208" shall be 40% of the lot area;
  - (5)     no parking space shall be located within 4.5 m of any street line.

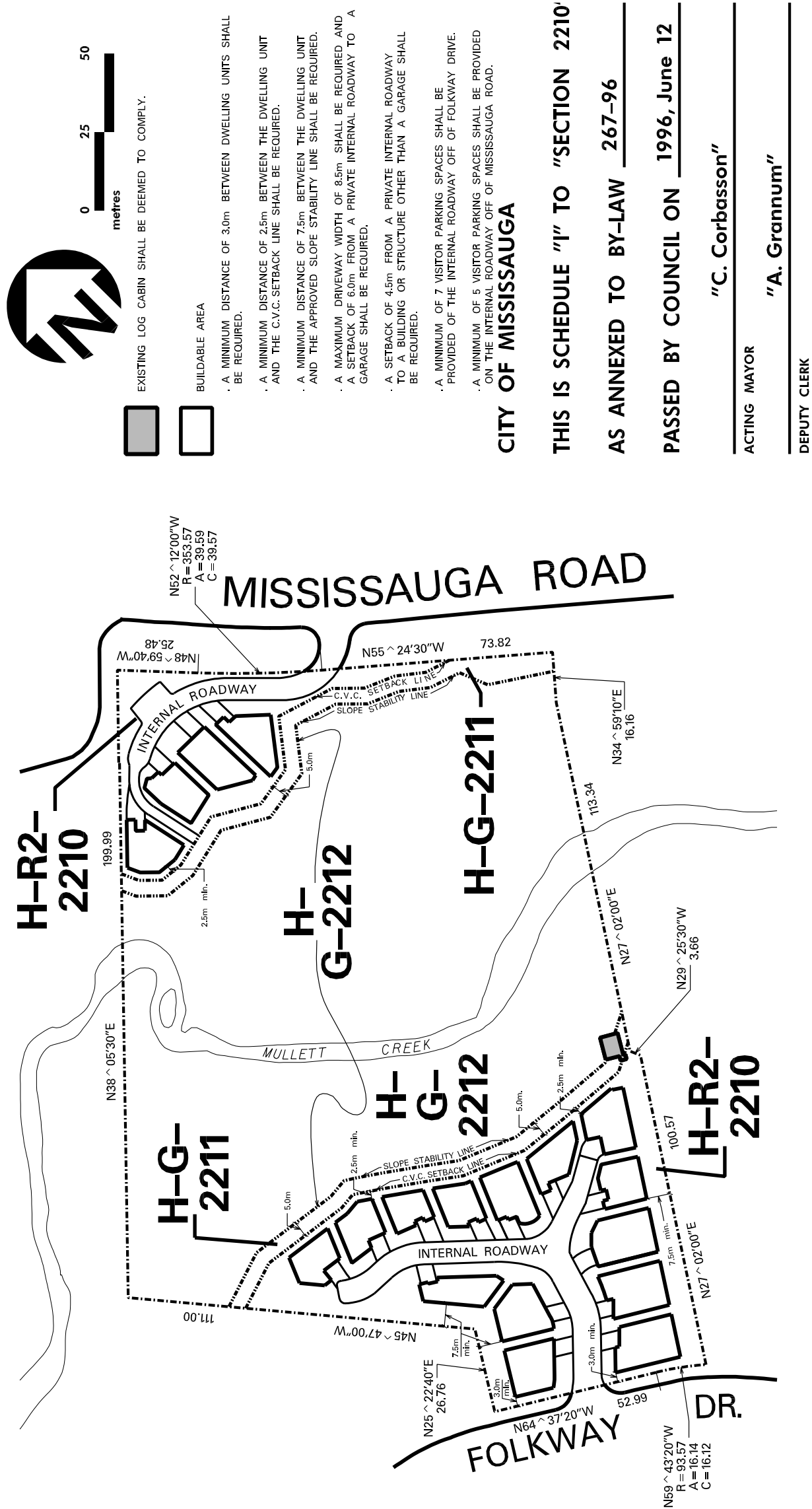
- (SPA)     **2210.**     Notwithstanding their "R2" zoning, the lands delineated as "R2-2210" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the following: (267-96)
- (H)
- (1)     the number of dwellings units constructed on lands zoned "R2-2210" shall not exceed 18;
  - (2)     every dwelling unit shall have a garage comprising a minimum area of 33 m<sup>2</sup>;
  - (3)     every dwelling unit shall have a minimum of 4 parking spaces provided;
  - (4)     notwithstanding subsection (3) of this section, parking spaces on a private driveway serving as an access to parking spaces within a private garage forming part of a dwelling unit and comprising an area of at least 33 m<sup>2</sup> shall be considered to be included as part of the number of parking spaces required by subsection (3) of this section;
  - (5)     the coverage for each dwelling unit within the buildable area shown on Schedule "I" of this section shall not exceed 288 m<sup>2</sup>;
  - (6)     the gross floor area for each dwelling unit within the buildable area shown on Schedule "I" of this section shall not exceed 372 m<sup>2</sup>;
  - (7)     for the purposes of this section, "GROSS FLOOR AREA" means the maximum habitable area contained within but measured by the outside walls or outside finished furred partitions of the walls excluding any private garage, porch, verandah, unfinished attic and basement of the dwelling;
  - (8)     the maximum height of a dwelling unit shall be 9.5 m measured from the established grade to the highest ridge of a sloped roof;
  - (9)     (a)     all site development plans shall conform to the provisions of Schedule "I" of this section;
  - (b)     notwithstanding clause (9)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

**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 designations "H-R2-2210", "H-G-2211" and "H-G-2212" with respect to the whole or any part of the lands in respect to which such zoning designations apply, (hereinafter called the "Sites"), from time to time, by further amendment to Map 31, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

- (i)     arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department for additional visitor parking on the west block of lands abutting Folkway Drive;
- (ii)     arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department and the Community Services Department, for a pathway in the Mullett Creek watershed to allow for pedestrian linkage to the north and south of the site with the applicant to bear the responsibility for construction, including all associated costs thereof;
- (iii)     that the applicant has fulfilled all other requirements of the City, including the lease agreement, and requirements of any other official agency concerned with the development.





- (H) 2211. Notwithstanding their "G" zoning, the lands delineated as "G-2211" on Schedule "B" of this By-law shall only be used for a natural regeneration area, subject to the following: (267-96)
- (1) for the purposes of this section, "NATURAL REGENERATION AREA" means an area intended to allow for site remediation of ground and forest cover to attain a self-sustaining forest ecosystem;
  - (2) no building or structures of any kind shall be permitted other than those required for flood and/or erosion management purposes;
  - (3) notwithstanding subsection (2) of this section, a log cabin in existence on or before the day this section comes into force, (1996 June 12), shall be considered to be in compliance with the zone provisions contained in this section.

**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 designations "H-R2-2210", "H-G-2211" and "H-G-2212" with respect to the whole or any part of the lands in respect to which such zoning designations apply, (hereinafter called the "Sites"), from time to time, by further amendment to Map 31, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

- (i) arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department for additional visitor parking on the west block of lands abutting Folkway Drive;
- (ii) arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department and the Community Services Department, for a pathway in the Mullett Creek watershed to allow for pedestrian linkage to the north and south of the site with the applicant to bear the responsibility for construction, including all associated costs thereof;
- (iii) that the applicant has fulfilled all other requirements of the City, including the lease agreement, and requirements of any other official agency concerned with the development.

- (H) 2212. Notwithstanding their "G" zoning, the lands delineated as "G-2212" on Schedule "B" of this By-law shall only be used for a natural regeneration area, subject to the following: (267-96)
- (1) for the purposes of this section, "NATURAL REGENERATION AREA" means an area intended to allow for site remediation of ground and forest cover to attain a self-sustaining forest ecosystem;
  - (2) no building or structures of any kind shall be permitted other than those required for flood and/or erosion management and tennis court;
  - (3) notwithstanding subsection (2) of this section, any footbridge, club house, log cabin or putting green in existence on or before the day this section comes into force, (1996 June 12), shall be considered to be in compliance with the zone provisions contained in this section.

**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 designations "H-R2-2210", "H-G-2211" and "H-G-2212" with respect to the whole or any part of the lands in respect to which such zoning designations apply, (hereinafter called the "Sites"), from time to time, by further amendment to Map 31, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

- (i) arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department for additional visitor parking on the west block of lands abutting Folkway Drive;
- (ii) arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department and the Community Services Department, for a pathway in the Mullett Creek watershed to allow for pedestrian linkage to the north and south of the site with the applicant to bear the responsibility for construction, including all associated costs thereof;
- (iii) that the applicant has fulfilled all other requirements of the City, including the lease agreement, and requirements of any other official agency concerned with the development.

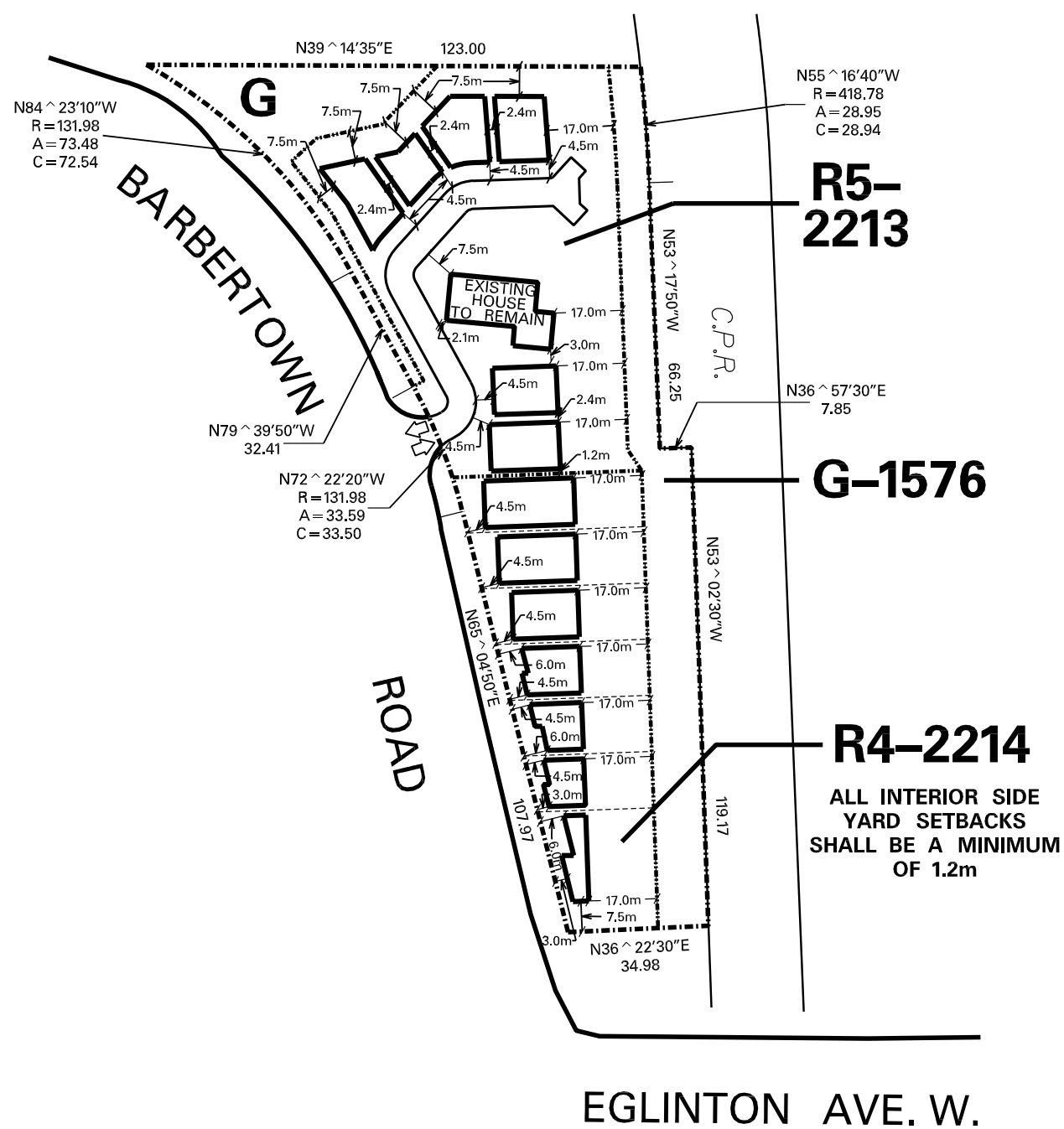
- (SPA) 2213. Notwithstanding their "R5" zoning, the lands delineated as "R5-2213" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the following: (493-96)
- (1) all site development shall conform to Schedule "I" of this section;
  - (2) the maximum height of all buildings and structures shall not exceed 10.7 m.

2214. Notwithstanding their "R4" zoning, the lands delineated as "R4-2214" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the following: (493-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m <sup>2</sup>	14 m
Corner	700 m <sup>2</sup>	30 m

- (2) all site development shall conform to Schedule "I" of this section;
- (3) the maximum height of all buildings and structures shall not exceed 10.7 m.



NOTES:

- ALL SETBACKS SHOWN ARE MINIMUMS



BUILDABLE AREA



VEHICULAR ACCESS

CITY OF MISSISSAUGA

- (SPA)

2215.

Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2215" on Schedule "B" of this By-law shall only be used for a gas bar with a gas-convenience store in compliance with the following: (323-97)
- (1)

the provisions of sections 21 and 59A of this By-law shall not apply;
- (2)

the minimum lot area shall be 2 970 m<sup>2</sup>;
- (3)

the minimum building setback to the gas-convenience store shall be 5.0 m from any lot line;
- (4)

no fuel pump shall be located closer than 14.0 m to any lot line;
- (5)

for the purpose of this section "GAS-CONVENIENCE STORE" means a building or structure accessory to a gas bar, with a maximum gross leasable area of 134 m<sup>2</sup>, where food and convenience goods are stored and offered for sale at retail and may include accessory thereto an internal automatic bank machine and a take-out restaurant. A take-out restaurant shall not exceed 20% of the gross leasable area of the gas-convenience store and may have accessory to the take-out restaurant a drive through window provided that it shall be exclusively used for the sale of food sold by the take-out restaurant;
- (6)

the equivalent of 5 tandem parking spaces shall be provided behind the drive-through window associated with the take-out restaurant;
- (7)

a minimum of 5 parking spaces shall be provided for the gas-convenience store.

2216.

Notwithstanding their "C1" zoning, the lands delineated as "C1-2216" on Schedule "B" of this By-law shall only be used in compliance with the following: (400-96)
- (1)

the provisions of section 21 and Schedule "A" to subsection 22C of this By-law shall not apply;
- (2)

the maximum Gross Floor Area of all buildings and structures on all lands zoned "C1-2216" shall not exceed 380 m<sup>2</sup>;
- (3)

the following uses shall be permitted:

(a)

bakery goods shop;

(b)

bank, financial institution or money lending agency;

(c)

business, professional and administrative office;

(d)

dressmaking or tailoring establishment;

(e)

watch or jewellery repair shop;

(f)

shop in which goods are sold at retail.
- (4)

the floor or floors above the ground floor of a building used for commercial purpose permitted by subsection (3) of this section, may be used for residential purposes;
- (5)

a minimum of 8 motor vehicle parking spaces and required aisles shall be provided on site and/or on contiguous lands zoned "C1-2216" for the uses permitted in subsection (3) of this section;
- (6)

motor vehicle parking spaces and aisles shall be provided in accordance with subsection 44(17) of this By-law, for the residential use permitted in subsection (4) of this section, and shall be provided on site and/or on contiguous lands zoned "C1-2216".

- (SPA)

2217.

Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-2217" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (399-96)
- (1)

the provisions of subsections 20(a), (j), and (k), sections 21, 53, and 59A, clauses 108(3)(a) and (d), and subsection 108(4) of this By-law shall not apply;
- (2)

the total gross floor area - non residential of all buildings and structures on lands zoned "RCL1-2217" shall not exceed 1 088 m<sup>2</sup>;
- (3)

for the purposes of this section, retail and personal service commercial uses shall also be permitted;
- (4)

the total gross leasable area devoted to retail and personal service commercial uses shall not exceed 10% of the total gross floor area - non residential of all buildings and structures zoned "RCL1-2217";
- (5)

for the purposes of this section, "RETAIL AND PERSONAL SERVICE COMMERCIAL USES" means a barber shop, hairdressing and beauty salon, dressmaking or tailoring establishment, pressing or laundry establishment, printing and photocopying establishment, bakery goods shop, shop for the sale of photographic and/or office supplies and equipment, florist shop, optical shop, drug store, drug dispensary, convenience store, a restaurant, convenience restaurant and take-out restaurant;
- (6)

the minimum yard requirements shall conform to the following:

Minimum Yards			
Front	Northerly Side	Southerly Side	Rear
4.5 m	7.0 m	20.0 m	28.0 m

- (7)

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
Restaurant, Convenience Restaurant and Take-out Restaurant	16.0 spaces per 100 m <sup>2</sup> GFA (restaurants)

- (8) 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/Bank	100	90	95	10
Retail and Personal Service Commercial Uses (excluding restaurants, convenience restaurants and take-out restaurants)	80	65	100	100
Restaurant (includes restaurants, convenience restaurants, take-out restaurants)	20	100	30	100
TOTAL				

PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office/Bank	10	10	10	10
Retail and Personal Service Commercial Uses (excluding restaurants, convenience restaurants and take-out restaurants)	80	100	100	30
Restaurant (includes restaurants, convenience restaurants, take-out restaurants)	20	100	50	100
TOTAL				

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

- (9) notwithstanding subsection (8) of this section, a minimum of 51 parking spaces shall be provided on this site.

**2218.** Notwithstanding their "R5" zoning, the lands delineated as "R5-2218" 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: (430-96), (321-97)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	285 m <sup>2</sup>	9.75 m
Corner	385 m <sup>2</sup>	13 m

**2219.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2219" on Schedule "B" of this By-law shall only be used in compliance with the "RM2" zone provisions contained in this By-law, except that: (430-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m <sup>2</sup>	15 m
Corner	520 m <sup>2</sup>	18.9 m

**2220.** Notwithstanding their "RG5" zoning, the lands delineated as "RG5-2220" on Schedule "B" of this By-law shall only be used in compliance with the "RG5" zone provisions contained in this By-law, except that: (60-98)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage
Interior	340 m <sup>2</sup>	11.0 m	40%
Corner	450 m <sup>2</sup>	14.5 m	40%

- (2) the provisions of subsection 43C(7) of this By-law shall not apply;
- (3) no garage may project more than 7.0 m beyond the main front entrance;
- (4) for dwellings of 2 storeys or more in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back to a maximum of 2.5 m from the front face of the garage;
- (5) notwithstanding subsection (1) of this section, maximum lot coverage for all buildings and structures for every lot may be increased to 45% if:
- (a) the garage does not project more than 1.0 m beyond the main entry feature; or
- (b) the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the ground floor; or
- (c) the width of the garage is 5.0 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side.

**2221.** Notwithstanding their "RGM2" zoning, the lands delineated as "RGM2-2221" on Schedule "B" of this By-law shall only be used for detached dwellings or semi-detached dwellings, in compliance with the "RGM2" zone provisions contained in this By-law, except that: (60-98)

- (1) the provisions of subsection 43C(7) of this By-law shall not apply;
- (2) for the purposes of this section, each detached dwelling shall conform to the "RG5" zone provisions of this By-law;
- (3) no garage may project more than 7.0 m beyond the main front entrance;
- (4) for dwellings of 2 storeys or more in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back to a maximum of 2.5 m from the front face of the garage;
- (5) notwithstanding subsection 43C(6) of this By-law, maximum lot coverage for all buildings and structures for every lot may be increased to 45% if:
- (a) the garage does not project more than 1.0 m beyond the main entry feature; or
- (b) the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the ground floor; or
- (c) for detached dwellings, the width of the garage is 5.0 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side; or
- (d) for semi-detached dwellings, the width of the garage is 3.5 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side.

**2222.** Notwithstanding their "RGM5" zoning, the lands delineated as "RGM5-2222" on Schedule "B" of this By-law shall only be used for detached dwellings, semi-detached dwellings, street row dwellings, or any combination of the above uses in compliance with the "RGM5" zone provisions contained in this By-law, except that: (60-98)

- (1) the provisions of subsection 43C(7) of this By-law shall not apply;
- (2) for the purposes of this section, each detached dwelling shall conform to the "RG5" zone provisions of this By-law;
- (3) no garage may project more than 7.0 m beyond the main front entrance;
- (4) for dwellings of 2 storeys or more in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back to a maximum of 2.5 m from the front face of the garage;
- (5) notwithstanding subsection 43C(6) of this By-law, maximum lot coverage for all buildings and structures for every lot may be increased to 45% if:
- (a) the garage does not project more than 1.0 m beyond the main entry feature; or
- (b) the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the ground floor; or
- (c) for detached dwellings, the width of the garage is 5.0 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side; or
- (d) for semi-detached dwellings and street row dwellings, the width of the garage is 3.5 m or less, as measured from the outside of the exterior wall on one side to the outside of the exterior wall on the other side.

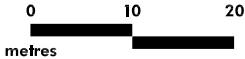
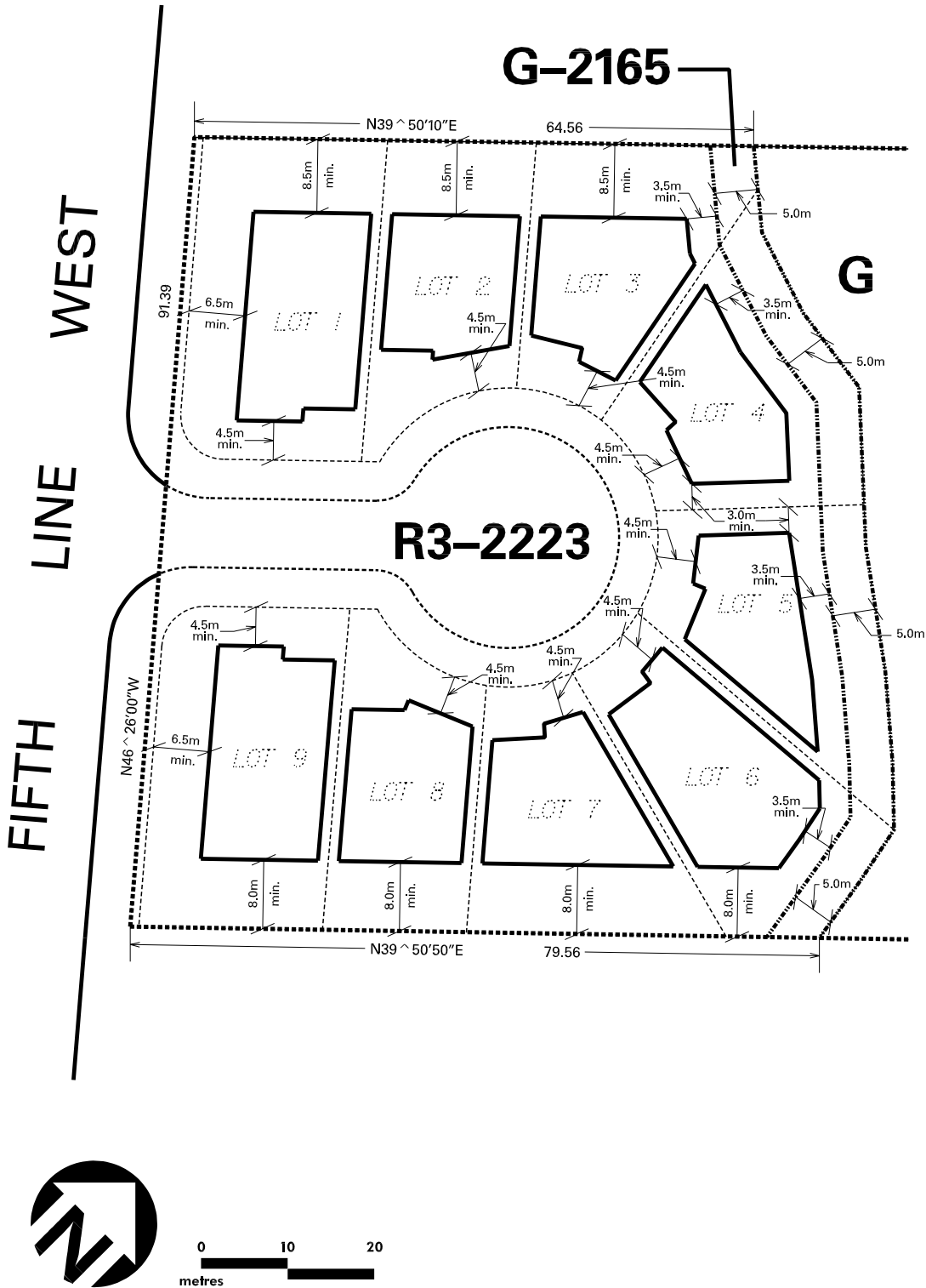
(SPA)     **2223.**     The lands delineated as "R3-2223" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: *(163-97)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	500 m <sup>2</sup>	12 m
Corner	730 m <sup>2</sup>	19.5 m

- (2)     (a)     all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b)     notwithstanding clause (2)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of internal driveways, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2223



BUILDABLE AREA

NOTES:

- Sideyard setbacks shall be 1.2m on one side plus 0.61m for each storey above one, unless otherwise noted.
- A minimum setback of 6.0m to a garage from a public roadway shall be required.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2223"

AS ANNEXED TO BY-LAW 163-97

PASSED BY COUNCIL ON 1997 Mar. 26

"H. McCALLION"

MAYOR

"W. MUNDEN"

CLERK

- (SPA)

2224.

Notwithstanding their "R3" zoning, the lands delineated as "R3-2224" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the following: *(160-97)*
- (1)

the provisions of subsection 22C(7) of this By-law shall not apply;

(2)

the number of detached dwellings permitted on lands zoned "R3-2224" shall not exceed 8;

(3)

the maximum height of all buildings or structures shall not exceed 7.5 m;

(4)

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

(5)

every dwelling unit shall have a garage comprising a minimum area of 27 m<sup>2</sup>;

(6)

every dwelling unit shall have a minimum of 4 parking spaces provided;

(7)

notwithstanding subsection (6) of this section, parking spaces on a private driveway serving as an access to parking spaces within a private garage forming part of a dwelling unit and comprising an area of at least 27 m<sup>2</sup> shall be considered to be included as part of the number of parking spaces required by subsection (6) of this section;

(8)

(a)

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

(b)

notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of visitor parking spaces, aisles, internal driveways, vehicle access points, fencing and landscaping features, accessory structures, and the extent of landscaped areas, shall be determined through the site development plan approval process.
- Schedule "I" to section 2224
- The diagram illustrates a site plan for a residential development. It features two main sections: a larger area labeled 'G' and a smaller area labeled 'R3-2224'. The 'G' section contains several building footprints with setbacks of 6.0m, 5.0m, and 3.0m. The 'R3-2224' section contains a smaller building footprint with setbacks of 7.5m, 7.5m, 7.5m, and 12.0m. A 'PAVED AREA' is shown between the two sections. The plan includes various setback lines with bearings and distances, such as N72 ~ 2100°E 20.06, N19 ~ 4330°W 29.27, N66 ~ 4750°E 84.38, N44 ~ 4845°W 18.44, N38 ~ 2800°E 69.51, N44 ~ 5700°W 44.80, N38 ~ 3115°E 178.85, and N44 ~ 4845°W 18.44. A scale bar indicates distances of 0, 10, 20, and 30 metres. A north arrow is also present. The plan is titled 'CITY OF MISSISSAUGA' and includes a legend for 'BUILDABLE AREA', 'LANDSCAPE AREA', and 'VEHICULAR ACCESS'. The plan is signed by the Mayor, 'H. McCallion', and the Clerk, 'W. Munden', and is dated 1997 Mar. 26. The plan is also signed by the Council, '160-97', and is titled 'THIS IS SCHEDULE "I" TO "SECTION 2224" AS ANNEXED TO BY-LAW 160-97'.
- By-law Number 5500 ~ Mississauga

B-791

Updated: 2005 January 03



**2225.** Notwithstanding their "RG4" zoning, the lands delineated as "RG4-2225" on Schedule "B" of this By-law shall only be used for a place of religious assembly and support facilities in compliance with the following: (60-98)

- (1) for the purposes of this section, "SUPPORT FACILITIES" means a building or structure or part thereof used for administrative offices, private school, and a public hall associated with the place of religious assembly;
- (2) the provisions of section 22E of this By-law shall not apply;
- (3) no buildings or structures shall be located within 56 m from the streetline;
- (4) side yards shall have a minimum width of 23 m;
- (5) no buildings or structures or parking shall be located within 5.0 m from the lands zoned "G-2151";
- (6) no buildings or structures shall exceed 22.0 m in height above established grade, except for a spire which shall not exceed 30.0 m in height from established grade.

(SPA) **2226.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2226" 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: (478-96), (317-99)

- (1) the provisions of subsections 83(6), (7), (15), (19), (21) and (23), and section 87 of this By-law shall not apply;
- (2) in addition to the remaining uses allowed by section 83 of this By-law, the following uses shall be permitted:
  - (a) business, professional or administrative office;
  - (b) tanning salon;
  - (c) video store.

**2227.** Notwithstanding their "R4(12)" zoning, the lands delineated as "R4(12)-2227" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions contained in this By-law, except that: (22-97), (0518-2000)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	360 m <sup>2</sup>	12.0 m
Corner	490 m <sup>2</sup>	16.0 m

- (2) the coverage of all buildings and structures for every lot shall not exceed 45% of the lot area;
- (3) the front yard of every lot shall have a minimum depth of 4.5 m;
- (4) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side;
- (5) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 m side yard required by subsection (4) of this section;
- (6) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (7) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (8) notwithstanding subsections (3) and (7) of this section, a garage shall not be located closer than 6 m to any street line.

**2228.** Notwithstanding their "R5" zoning, the lands delineated as "R5-2228" 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: (22-97), (0518-2000)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	290 m <sup>2</sup>	9.75 m
Corner	460 m <sup>2</sup>	14.5 m

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

- (SPA)

2230.

The lands delineated as "M1-2230" 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: *(0312-2001)*
- (1)

the provisions of subsections 109(b), (g), (j), (k) of this By-law shall not apply;
- (2)

sales, leasing, repair, and servicing of trucks and accessory outdoor storage and display of trucks shall also be permitted;
- (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
Sales, leasing, repair, and servicing of trucks	1.6 spaces per 100 m <sup>2</sup> GFA

- (SPA)

2231.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2231" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(503-96), (82-99)*
- (1)

the provisions of sections 17 and 21, subsections 44(4), (5), (6), (7), (10), (11) and (12) and clauses 49(3)(g), (h) and (j) of this By-law shall not apply;
- (2)

for the purposes of this section, the front lot line shall be the streetline abutting a public road with a right-of-way width of 20 m or greater;
- (3)

the minimum exterior side yard on a corner lot shall be 3.3 m;
- (4)

every dwelling unit shall have a detached garage with a minimum area of 16.5 m<sup>2</sup>;
- (5)

a garage shall be located only in the rear yard and shall have a minimum rear yard of 5.2 m;
- (6)

a detached garage with a joint party wall may be erected on any two (2) adjoining lots;
- (7)

the distance between a garage and a dwelling unit shall be a minimum of 7.5 m.
- (SPA)

2232.

The lands delineated as "M1-2232" 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: *(82-98), (0044-2000), (0404-2001), (0025-2003)*

(1)

the provisions of subsections 109(a) and (b) of this By-law shall not apply;

(2)

the following additional uses shall be permitted:

(a)

a recreational establishment, including premises used for bowling, curling or skating, or any combination thereof;

(b)

a theatre;

(c)

a taxi dispatching centre;

(d)

a veterinary establishment;

(3)

the total gross floor area of all buildings and structures used for business, professional, administrative and governmental offices on each lot shall not exceed 0.36 times the lot area;

(4)

a dwelling unit with a maximum gross floor area of 67 m<sup>2</sup> shall be permitted for caretaker or security staff, or any combination thereof, within an enclosed building or structure, provided such dwelling unit is accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;

(5)

notwithstanding subsection 114(b) of this By-law, where the opposite side of the street on which the lot fronts is a Residential zone, the minimum depth of the front yard shall be 20 m.

By-law Number 5500 ~ Mississauga

B-793

Updated: 2005 January 03

(SPA)     **2233.**     The lands delineated as "RS-2233" on Schedule "B" of this By-law shall only be used for a detached dwelling in compliance with the "RS" zone provisions contained in this By-law, except that: *(193-97)*

- (1)     one garden centre accessory to the detached dwelling shall be permitted on all lands zoned "RS-2233";
- (2)     for the purposes of this section, "GARDEN CENTRE" means land, buildings or structures, or parts thereof, where firewood, Christmas trees and landscaping materials, but excluding nursery stock, are stored and offered for sale;
- (3)     the provisions of subsection 40(5) of this By-law shall not apply;
- (4)     the minimum lot area and lot frontage shall conform to the following requirements:

Minimum Lot Area	Minimum Lot Frontage
5 100 m <sup>2</sup>	60 m

- (5)     the minimum yard requirements for all buildings and structures shall conform to the following;

Front	Side	Rear
24 m	22 m	48 m

- (6)     outdoor storage of all materials shall be setback a minimum of 6 m from the side and rear lot lines and a minimum of 16 m from the front lot line;
- (7)     notwithstanding subsection (5) of this section, where the side lot line abuts lands zoned "RS-2234", no side yard setback to outdoor storage is required;
- (8)     the gross floor area - non residential of an office accessory to the garden centre use shall not exceed 140 m<sup>2</sup>;
- (9)     19 parking spaces shall be provided for the garden centre on the lands zoned "RS-2233".

(SPA)     **2234.**     The lands delineated as "RS-2234" on Schedule "B" of this By-law shall only be used for a detached dwelling in compliance with the "RS" zone provisions contained in this By-law, except that: *(193-97)*

- (1)     indoor and outdoor storage of firewood, Christmas trees and landscaping materials, accessory to the garden centre use on abutting lands zoned "RS-2233", shall be permitted;
- (2)     the minimum lot area and lot frontage shall conform to the following requirements:

Minimum Lot Area	Minimum Lot Frontage
11 500 m <sup>2</sup>	70 m

- (3)     the minimum yard requirements for all buildings and structures shall conform to the following;

Front	Side	Rear
16 m	3.5 m	21 m

- (4)     the provisions of section 22C of this By-law shall not apply;
- (5)     the total gross floor area - non residential of all buildings and structures for indoor storage, accessory to the garden centre use located on lands zoned "RS-2233", shall not exceed 610 m<sup>2</sup>;
- (6)     outdoor storage of all materials shall be setback a minimum of 6 m from the side and rear lot lines and a minimum of 16 m from the front lot line;
- (7)     notwithstanding subsection (6) of this section, where the side lot line abuts lands zoned "RS-2233", no side yard setback to outdoor storage is required.

(SPA)     **2235.**     Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2235" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(112-97)*

- (1)     the provisions of section 44, and clause 49(3)(h) of this By-law shall not apply;
- (2)     the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	180 m <sup>2</sup>	7.5 m
Corner	250 m <sup>2</sup>	10.5 m

- (3)     every outside side yard shall have a minimum width of 3.65 m;
- (4)     a covered porch may encroach into the required front yard and outside side yard, up to a maximum depth of 1.8 m;
- (5)     the area of all covered porches shall be excluded from the calculation of lot coverage;
- (6)     for the purposes of this section, a parking space located on the driveway shall have a minimum length of 4.5 m.

(SPA)      **2236.**      Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2236" 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: *(112-97)*

- (1)    the provisions of section 44, and clauses 49(3)(f), and (h) of this Bylaw shall not apply;
- (2)    the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	180 m <sup>2</sup>	7.5 m
Corner	250 m <sup>2</sup>	10.5 m

- (3)    every outside side yard shall have a minimum width of 3.65 m;
- (4)    a covered porch may encroach into the required front yard and outside side yard, up to a maximum depth of 1.8 m;
- (5)    the area of all covered porches shall be excluded from the calculation of lot coverage;
- (6)    for the purposed of this section, a parking space located on the driveway shall have a minimum length of 5.5 m.

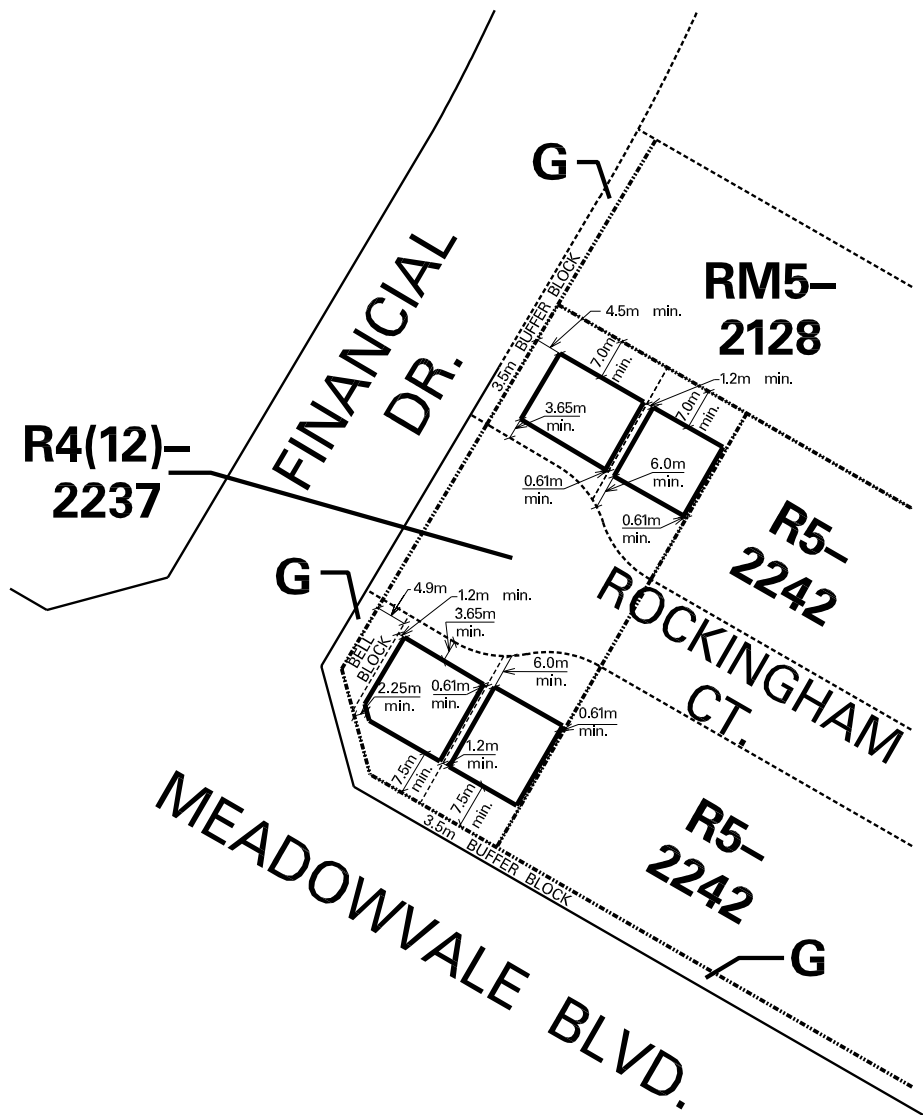
2237. Notwithstanding their "R4(12)" zoning, the lands delineated as "R4(12)-2237" on Schedule "B" of this By-law shall only be used in compliance with the "R4(12)" zone provisions contained in this By-law, except that: (112-97)

- (1) the provisions of subsections 30(10) and (11) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	350 m <sup>2</sup>	12 m
Corner	420 m <sup>2</sup>	15.5 m

- (3) the front, side and rear yards of every lot shall be in accordance with Schedule "I" of this section;
- (4) notwithstanding Schedule "I" of this section, a covered porch may encroach into the required front yard and outside side yard, up to a maximum depth of 1.8 m;
- (5) notwithstanding subsection (3) of this section, no garage shall be located closer than 6.0 m to any street line;
- (6) the maximum coverage of all buildings and structures for every lot shall not exceed 45% of the lot area;

Schedule "I" to section 2237



**THIS IS SCHEDULE "I" TO "SECTION 2237"**

AS ANNEXED TO BY-LAW 112-97

PASSED BY COUNCIL ON 1997 Feb. 26

"H. McCALLION"

**MAYOR**

**"W. MUNDEN"**

**CLERK**

CITY OF MISSISSAUGA

**BUILDABLE AREA**

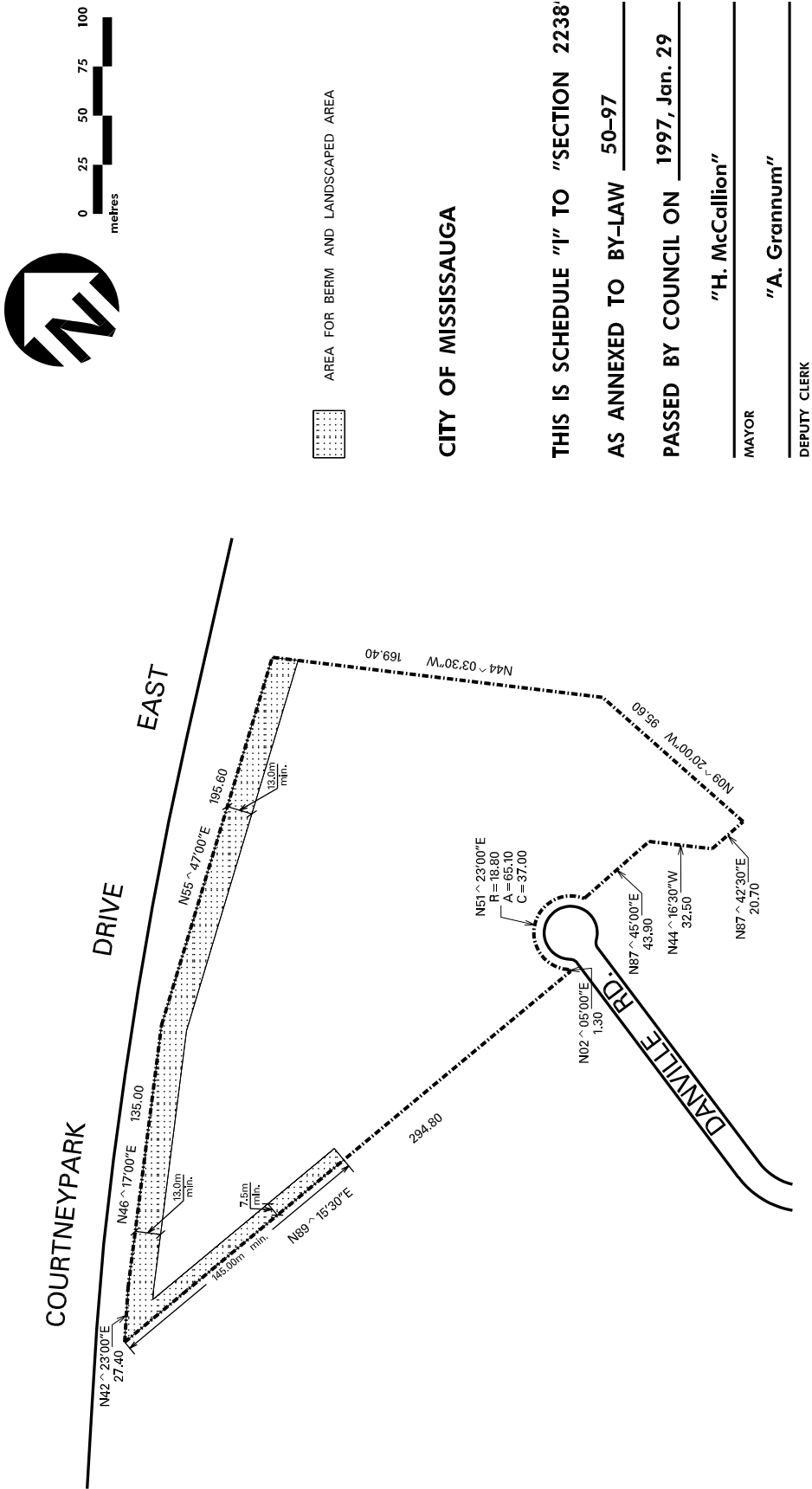
(SPA) 2238. Notwithstanding their "M1" zoning, the lands delineated as "M1-2238" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in this By-law, except that: (50-97)

- (1) the provisions of subsections 109(b), (g), (j), and (k) of this By-law shall not apply;
- (2) in addition to the remaining uses permitted under sections 109 and 110 of this By-law, truck terminal with accessory outdoor storage of trucks and truck trailers, and card-lock fuel dispensing facilities shall be permitted;
- (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
Office accessory to the truck terminal	3.2 spaces per 100 m² GFA
Truck terminal and associated uses	1.6 spaces per 100 m² GFA

- (4) (a) all berm and landscaped areas 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, internal driveways, vehicle access points, and fencing and landscaping features shall be determined through the site development plan approval process.

Schedule "I" to section 2238





**2241.** Notwithstanding their "R5" zoning, the lands delineated as "R5-2241" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R5" zone provisions contained in this By-law, except that: *(171-97)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	340 m <sup>2</sup>	9.20 m

- (2) the minimum yard requirements shall conform to the following:

Minimum Yards	
Front	Side
7.5 m	1.2 m

- (3) notwithstanding subsection 37B(1), the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 3.8 m.

**2242.** Notwithstanding their "R5" zoning, the lands delineated as "R5-2242" 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: *(112-97)*

- (1) every outside side yard shall have a minimum width of 3.65 m;
- (2) a covered porch may encroach into the required front yard and outside side yard, up to a maximum depth of 1.8 m;
- (3) owners of 2 or more adjoining lots may erect thereon a garage with joint party walls if such garage is detached from the main building on such lots;
- (4) the maximum coverage of all buildings or structures for every lot shall not exceed 45% of the lot area.

**2243.** Notwithstanding their "O1" zoning, the lands delineated as "O1-2243" on Schedule "B" of this By-law shall only be used for a linear public park and roads, driveways or access routes for abutting residential development. *(158-97)*

(SPA) **2244.** The lands delineated as "RM7D5-2244" on Schedule "B" of this By-law shall only be used for row dwellings or apartment houses, or any combination thereof, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: *(158-97)*

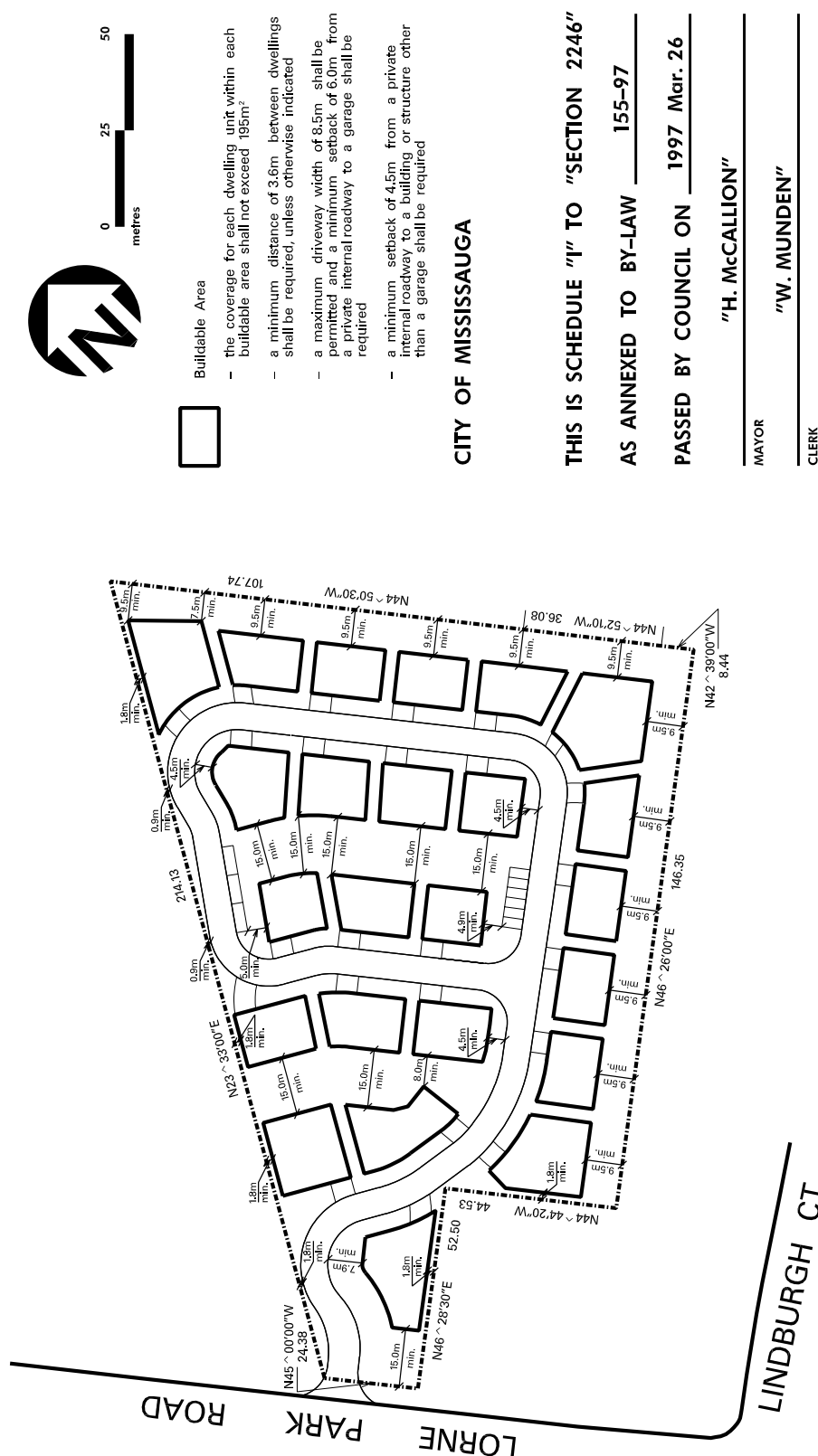
- (1) the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (22), (23), (24), clauses 44(13)(ia), 44(17)(d), (e) and (f), 49(2)(a) and 51(2)(a) of this By-law shall not apply;
- (2) the total number of row dwellings on all lands zoned "RM7D5-2244" shall not exceed 38;
- (3) the total number of apartment units on all lands zoned "RM7D5-2244" shall not exceed 250;
- (4) no building or structure shall exceed 12 storeys in height above established grade, excluding any mechanical penthouse;
- (5) the minimum open space on all lands zoned "RM7D5-2244" shall be 45% of the lot area;
- (6) a minimum setback of 4.5 m shall be required to the lot line adjacent to Creditview Road and Eglinton Avenue West.



(SPA) **2246.** Notwithstanding their "R2" zoning, the lands delineated as "R2-2246" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the following: (155-97)

- (1) the number of dwelling units on all lands zoned "R2-2246" shall not exceed 24;
- (2) every dwelling unit shall have a garage comprising a minimum area of 33 m<sup>2</sup>;
- (3) every dwelling unit shall have a minimum of 4 parking spaces;
- (4) parking spaces on a private driveway serving as an access to parking spaces within a private garage forming part of a dwelling unit may be included in the calculation of the number of parking spaces required by subsection (3) of this section;
- (5) the gross floor area for each dwelling unit shall not exceed 260 m<sup>2</sup>;
- (6) the gross floor area devoted to any second storey of the dwelling unit shall not exceed 65 m<sup>2</sup>;
- (7) 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;
- (8) 9 visitor parking spaces shall be provided;
- (9) the maximum height of a dwelling unit shall not exceed 7.5 m measured from the established grade to the highest ridge of a sloped roof;
- (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 of bay windows, location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features, accessory structures excluding decks, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2246



(SPA)      **2247.**      Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2247" on Schedule "B" of this By-law shall only be used for street row dwellings in compliance with the following: *(112-97), (593-99)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	240 m <sup>2</sup>	8.0 m
Corner	330 m <sup>2</sup>	11.0 m

(2)      the yards shall conform to the following requirements:

Minimum Yards			
Front	Exterior Side	Interior Side to an End Dwelling Unit	Rear
3.65 m	3.65 m	1.5 m	7.5 m

- (3)      notwithstanding subsection (2) of this section, a building or structure shall not be located closer than 7.5 m to lands zoned "G-2180";
- (4)      notwithstanding subsection (2) of this section, a covered porch may encroach into the required front yard and exterior side yard a maximum of 1.8 m;
- (5)      notwithstanding subsection (2) of this section, the front garage face shall have a minimum setback of 5.5 m;
- (6)      the maximum gross floor area of all buildings and structures shall be 0.75 times the lot area;
- (7)      a minimum of two (2) parking spaces shall be provided and maintained on the lot for each dwelling unit;
- (8)      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 a dwelling unit shall be deemed to be included as part of the number of parking spaces required by subsection (7) of this section.

- (SPA) 2248. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2248" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (254-97)
- (1) the provisions of sections 21 and 30 of this By-law shall not apply;

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

(3) the gross floor area of all buildings and structures shall not exceed 0.63 times the lot area;

(4) the "Minimum Open Space" shall be 40% of the lot area;

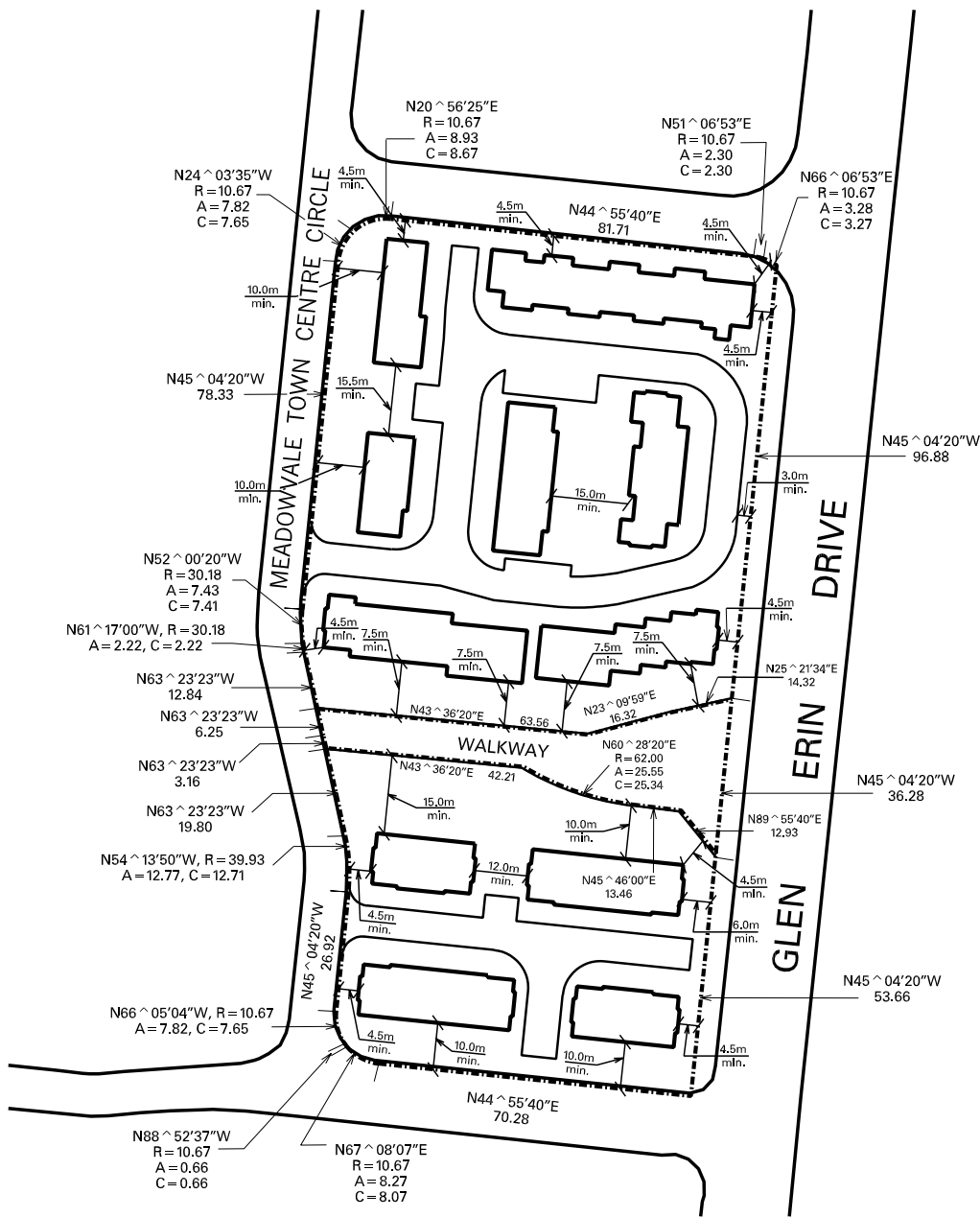
(5) the number of dwelling units constructed on all lands zoned "RM5-2248" shall not exceed 64;

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

Schedule "I" to section 2248



BUILDABLE AREA



- a minimum distance of 3.0m shall be provided between buildings, unless otherwise noted
- bay windows, and chimneys, with or without foundations, may project up to 0.5m into required yards.
- decks, covered /uncovered porches, with or without foundations, may project up to 1.2m into required yards.

THIS IS SCHEDULE "I" TO "SECTION 2248"

AS ANNEXED TO BY-LAW 254-97

PASSED BY COUNCIL ON 1997, MAY 28

"H. McCallion"

MAYOR

"W. Munden"

CLERK

- (SPA) 2249. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2249" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (174-97)
- (1) the provisions of 44(17) of this By-law shall apply;

(2) the provisions of sections 21 and 30, and clauses 44(17)(d), (e) and (f) of this By-law shall not apply;

(3) the gross floor area of all buildings and structures shall not exceed 0.6 times the lot area;

(4) a minimum open space of 40% of the lot area shall be provided;

(5) a shared driveway and shared aisle shall be permitted to serve adjacent dwelling units on lands zoned "RM5-2249";

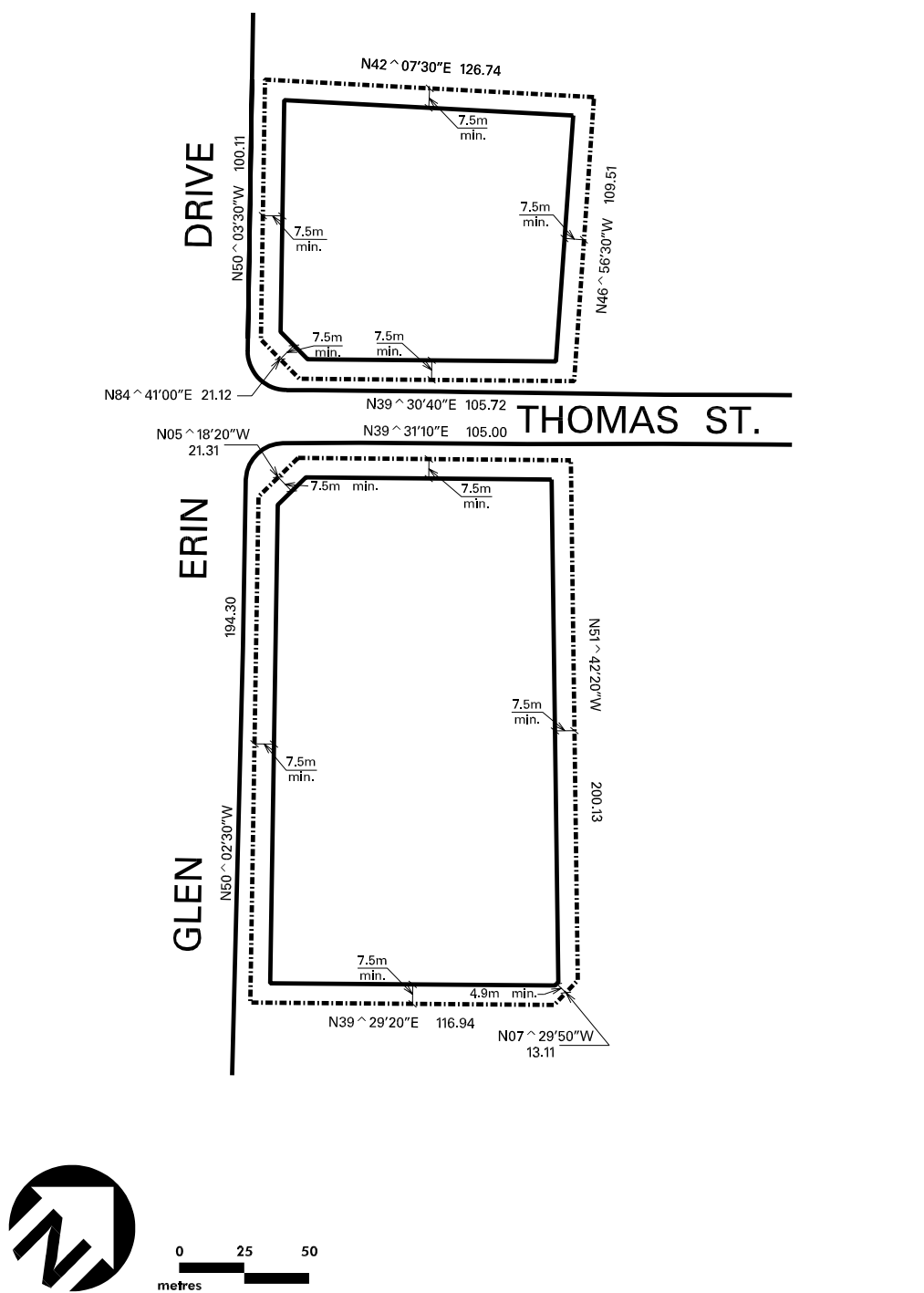
(6) the number of dwelling units constructed shall not exceed 57 units per ha;

(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, wing walls, decks, porches, internal driveways, vehicle access points, amenity areas, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2249



THIS IS SCHEDULE "I" TO "SECTION 2249"

AS ANNEXED TO BY-LAW 174-97

PASSED BY COUNCIL ON 1997 Apr. 9

"H. McCALLION"

MAYOR

"W. MUNDEN"

CLERK

 BUILDABLE AREA

CITY OF MISSISSAUGA

- (SPA) 2250. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2250" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (175-97)
- (1) the provisions of subsection 44(17) of this By-law shall apply;

(2) the provisions of sections 21 and 30, and clauses 44(17)(d), (e) and (f) of this By-law shall not apply;

(3) the gross floor area of all buildings and structures shall not exceed 0.65 times the lot area;

(4) a shared driveway and shared aisle shall be permitted to serve adjacent dwelling units on lands zoned "RM5-2250";

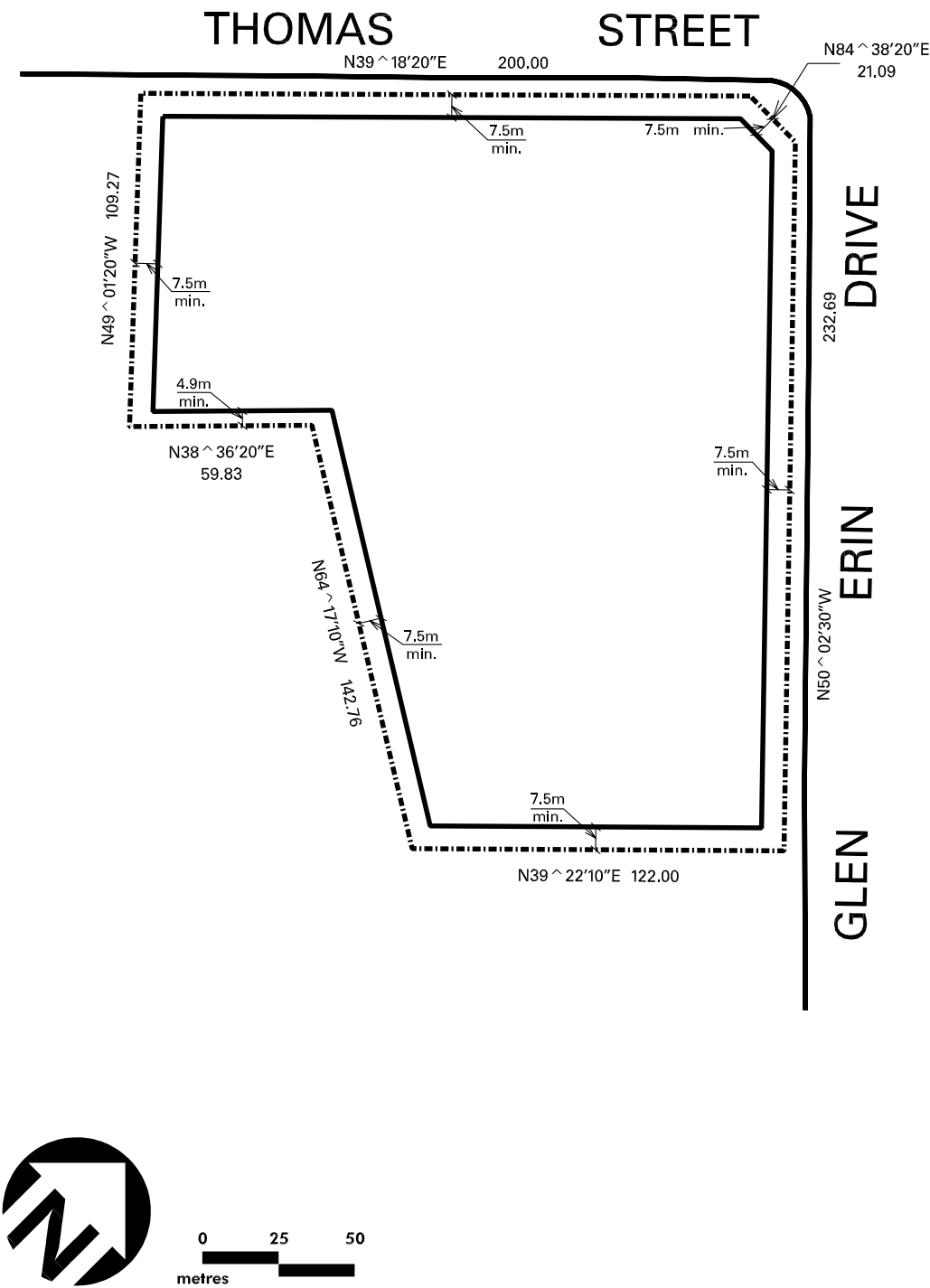
(5) the number of dwelling units constructed shall not exceed 45 units per hectare;

(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, wing walls, decks, porches, internal driveways, vehicle access points, amenity areas, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2250



0 25 50 metres

 BUILDABLE AREA

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2250"  
AS ANNEXED TO BY-LAW 175-97  
PASSED BY COUNCIL ON 1997 Apr. 9

"H. McCALLION"  
MAYOR  
"W. MUNDEN"  
CLERK

(SPA) 2251. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2251" on Schedule "B" of this By-law shall only be used for row dwellings and semi-detached dwellings in compliance with the following: (194-97)

- (1) the provisions of sections 21 and 30 of this By-law shall not apply;
- (2) parking shall be provided in accordance with clauses 44(17)(c), (g) and (h) of this By-law and in accordance with the following standards:

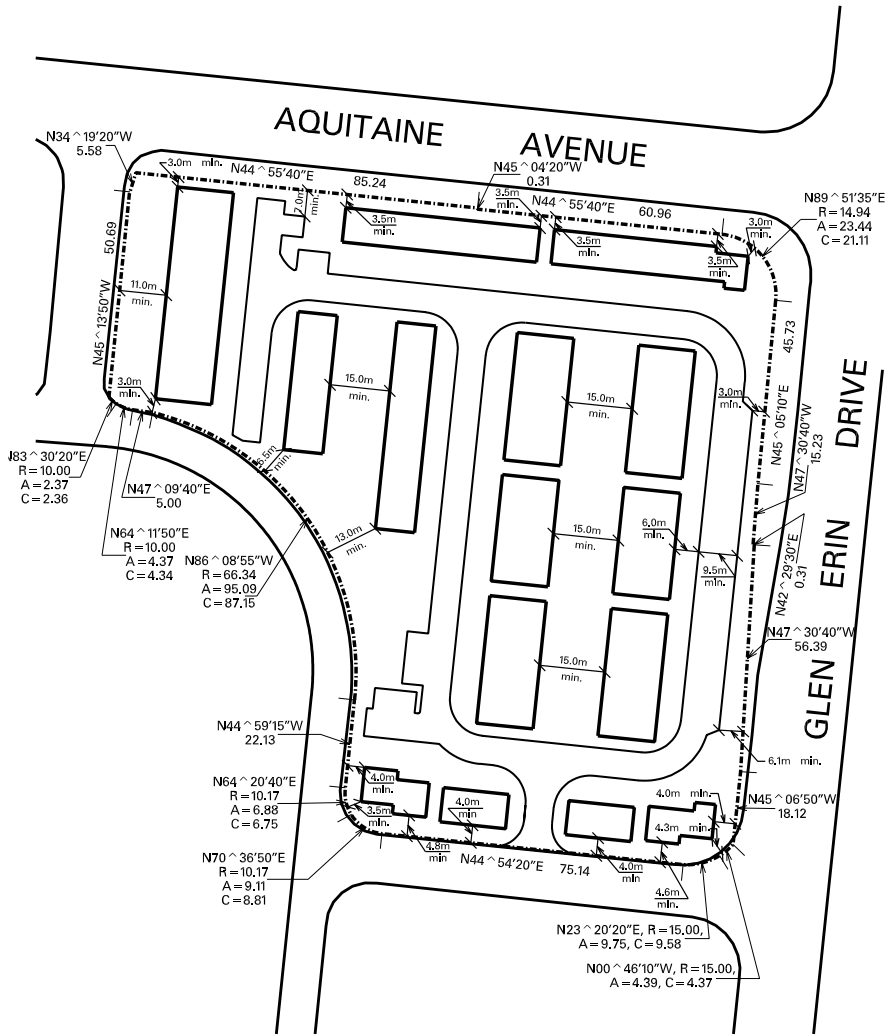
MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
Resident	Visitor	Recreation Equipment
2	0.25	0.05

- (3) the gross floor area of all buildings and structures on all lands zoned "RM5-2251" shall not exceed 0.6 times the lot area;
- (4) the number of dwelling units on all lands zoned "RM5-2251" shall not exceed 79, of which number no more than 8 dwelling units shall be semi-detached dwellings;
- (5) the "Minimum Open Space" shall be 40% of the lot area;
- (6) a shared driveway and shared aisle shall be permitted to serve adjacent dwelling units on lands zoned "RM5-2251";
- (7)

(a) all site development plans shall conform to the provisions of Schedule "I" to 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, internal driveways, vehicle access points, decks, covered porches, wingwalls, fencing and landscaping features, and the extent of landscaped areas shall be determined through the site development plan approval process.

Schedule "I" to section 2251



- BUILDABLE AREA**
- a minimum distance of 3.0m shall be provided between buildings, unless otherwise noted
  - bay windows, chimneys and turrets, with or without foundations, may project up to 0.8m into required yards and into the minimum distance required between buildings
  - covered porches may project up to 1.3m into required yards

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2251"

AS ANNEXED TO BY-LAW 194-97

PASSED BY COUNCIL ON 1997 Apr. 23

"D. J. CULHAM"

ACTING MAYOR

"W. MUNDEN"

CLERK

- (SPA)

2252.

The lands delineated as "DC-2252" 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: (370-97)
- (1)

the provisions of section 21, subsections 83(5), (7), (9), (15), (16), (18), (19), (21), (23), (26) and (27), and 87(b) of this By-law shall not apply;
- (2)

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

(a)

convenience restaurant;

(b)

administrative office;

(c)

shop in which goods are sold at retail;

(d)

convenience store;

(e)

fitness club;

(f)

billiard hall;

(g)

theatre.
- (3)

notwithstanding the provisions of section 83 of this By-law, and subsection (2) of this section, a department store and a food supermarket shall not be permitted;
- (4)

the gross leasable area of all buildings and structures on all lands zoned "DC-2252" shall not exceed 23 225 m<sup>2</sup>;
- (5)

any individual unit used for a permitted use other than a business, professional or administrative office, a restaurant, convenience restaurant, take-out restaurant, a bank, financial institution or money lending agency shall have a minimum gross leasable area of 65 m<sup>2</sup>, but not exceed a maximum gross leasable area of 465 m<sup>2</sup>;
- (6)

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

(a)

Rental Commercial Undertaking

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Food Store	5.9 spaces per 100 m <sup>2</sup> GLA
Restaurant	14.85 spaces per 100 m <sup>2</sup> GFA (Restaurant)
Take-out Restaurant	13.5 spaces per 100 m <sup>2</sup> GFA (Restaurant)
Convenience Restaurant	22.5 spaces per 100 m <sup>2</sup> GFA (Restaurant)
Medical Office	6.5 spaces per 100 m <sup>2</sup> GFA

- (b)

Condominium Commercial Undertaking

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Restaurant	14.85 spaces per 100 m <sup>2</sup> GFA (Restaurant)
Take-out Restaurant	13.5 spaces per 100 m <sup>2</sup> GFA (Restaurant)
Convenience Restaurant	22.5 spaces per 100 m <sup>2</sup> GFA (Restaurant)
All Other Permitted Uses	9.0 spaces per 100 m <sup>2</sup> GLA plus one additional space per unit

- (7)

in addition to the provisions of clause (6)(a) of this section, where the use is a mixed use development, parking may be calculated by using the following schedules:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	100	90	95	10
Retail	80	65	100	100
Restaurant (includes restaurant, convenience restaurant and take-out 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 (includes restaurant, convenience restaurant and take-out restaurant)	20	100	50	100
<b>TOTAL</b>				

The initial step in determining the parking for a mixed use development is to calculate the parking requirement 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 schedules. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development and shall be applied to reduce the requirements specified under clause (6)(a) of this section.

- (8) for the purposes of subsection (7) of this section, all other uses that are not offices or restaurants, shall be considered to be retail uses.

**2253.** The lands delineated as "RM2-2253" on Schedule "B" of this By-law shall only be used in compliance with the "RM2" zone provisions contained in this By-law, except that: *(200-97)*

- (1) the provisions of subsections 44(4), (5), (6), (7), (10), and (11), clauses 45A(1)(b), (c), (d), (e), (g), (h), (j), (l), (m) and (o) of this By-law shall not apply;
- (2) the minimum area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	439 m²	18.3 m
Corner	510 m²	20.1 m

- (3) the minimum yard requirements for every lot shall conform to the following:

Interior Side	Exterior Side	Rear
1.2 m	3.0 m	6.0 m

- (4) notwithstanding subsection 45A(1)(f) of this By-law and subsection (3) of this section, no garage shall be located closer than 7 m from a streetline;
- (5) the maximum gross floor area for all buildings or structures shall not exceed 0.75 times the lot area.

**2254.** The lands delineated as "RM2-2254" on Schedule "B" of this By-law shall only be used in compliance with the "RM2" zone provisions contained in this By-law, except that: *(200-97)*

- (1) the provisions of subsections 44(4), (5), (6), (7), (10), and (11), clauses 45A(1)(b), (c), (d), (e) and (h) of this By-law shall not apply;
- (2) the minimum area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m²	13.6 m
Corner	480 m²	16.9 m

- (3) notwithstanding clauses 45A(1)(f) and (g) of this By-law, no garage shall be located closer than 7 m from a street line.

**2255.** The lands delineated as "R5-2255" 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: *(200-97)*

- (1) the provisions of subclause 43A(1)(a)(ix) of this By-law shall not apply;
- (2) notwithstanding subclauses 43A(1)(a)(ii) and (vii) of this By-law, no garage shall be located closer than 7 m to a street line;
- (3) the maximum coverage of all buildings and structures for every lot shall not exceed 41% of the lot area.



- (SPA)

2256.

The lands delineated as "DC-2256" 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: *(221-97), (195-98), (0460-2001)*
- (1)

the provisions of section 59A, subsections 83(5), (7), (9), (15), (16), (19), (21), (23), (27) and (35) and sections 84 and 87 of this By-law shall not apply;
- (2)

the following uses shall also be permitted:

(a)

shop for the repair and manufacture of small goods and wares;

(b)

mailbox rental, stationary and photocopying establishment;

(c)

photo processing establishment;

(d)

veterinary clinic;

(e)

day nursery;

(f)

children's play centre;

(g)

fitness club;

(h)

outdoor patio accessory to a restaurant, convenience restaurant and take-out restaurant;

(i)

garden centre;

(j)

outdoor display and sale of Christmas trees;

(3)

the maximum gross leasable area devoted to all restaurants, convenience restaurants and take-out restaurants on all lands zoned "DC-2256" shall be 1 500 m<sup>2</sup>;

(4)

no convenience restaurant shall be located closer than 60 m, measured in a straight line, from the nearest part of the convenience restaurant building to the lot line of a residential zone;

(5)

the maximum gross leasable area of all buildings and structures on all lands zoned "DC-2256" shall be 3 830 m<sup>2</sup>;

(6)

outdoor patios accessory to a restaurant, take-out restaurant or convenience restaurant shall only be permitted within the areas shown on Schedule "I" of this section;

(7)

(a)

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

(b)

notwithstanding clause (7)(a) of this section, those matters which would otherwise be the subject of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.
- Schedule "I" to section 2256
- The diagram is a site plan for a property located at the intersection of Boulevard West and Mavis Road. It shows the layout of existing buildings, including a large 'EXISTING BUILDING' and a smaller structure. The plan delineates 'VEHICULAR ACCESS' points, 'OUTDOOR PATIO LOCATION' areas (indicated by hatched patterns), and 'BUILDABLE AREA' (indicated by solid black outlines). Boundary lines are labeled with bearings and distances, such as N39°30'30"E 100.03 and N40°56'20"E 100.03. A north arrow and a scale bar (0 to 100 metres) are provided. A legend identifies the symbols for vehicle access, outdoor patio location, and buildable area. A title block on the right states: 'THIS IS SCHEDULE "I" TO "SECTION 2256" AS ATTACHED TO BY-LAW 0460-2001 PASSED BY COUNCIL ON 2001 SEPTEMBER 12'.
- By-law Number 5500 ~ Mississauga

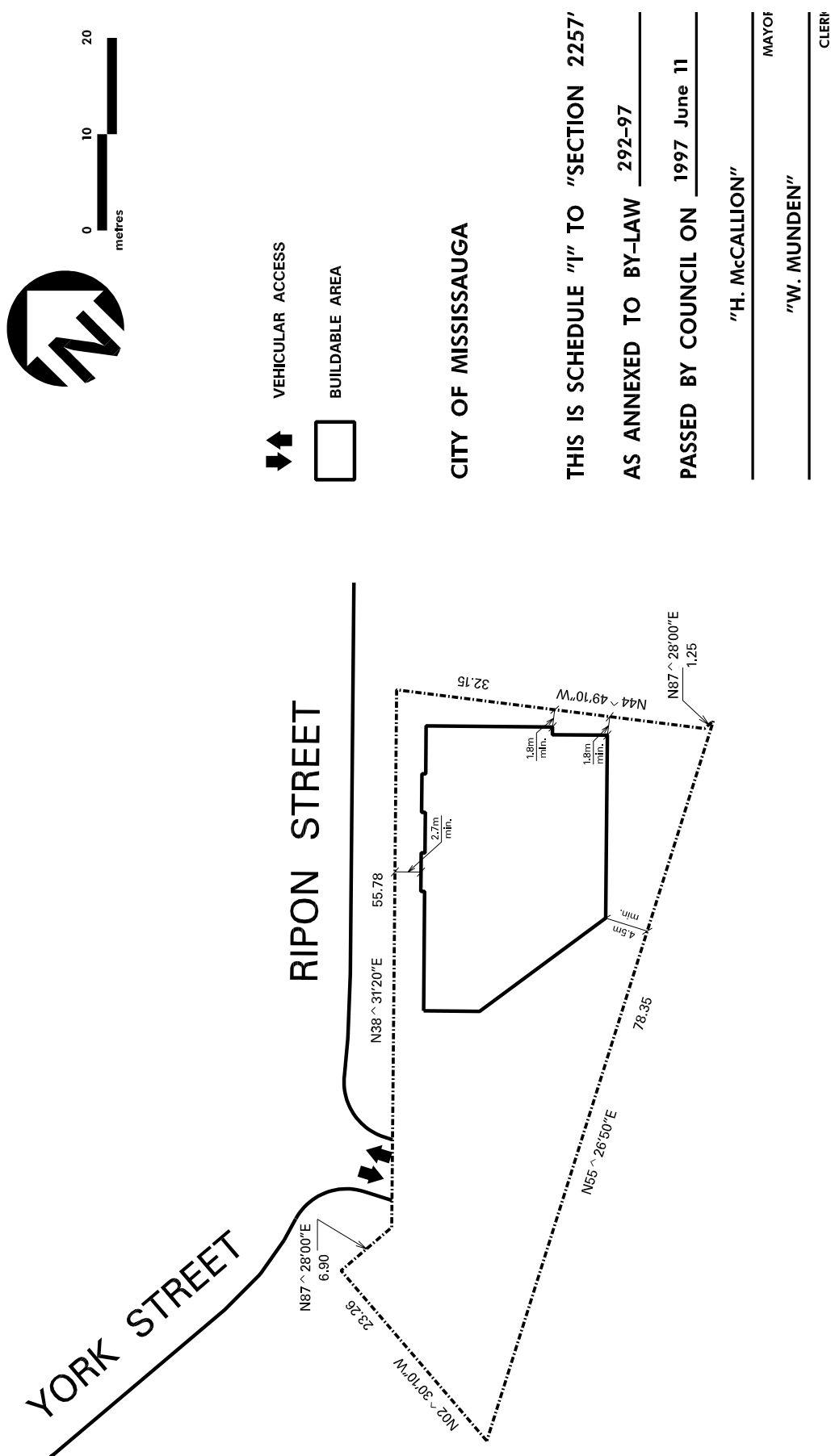
B-808

Updated: 2005 January 03

(SPA) **2257.** Notwithstanding their "RCL1D2" zoning, the lands delineated as "RCL1D2-2257" on Schedule "B" of this By-law shall only be used for business, professional and administrative offices and an apartment house in compliance with the following: (292-97)

- (1) the provisions of clauses 44(13)(ii) and 44(17)(a), (b), (c), (f), (h) and (i) of this By-law shall apply;
- (2) the total gross floor area - non residential of all buildings and structures used for business, professional and administrative offices shall not exceed 490 m<sup>2</sup>;
- (3) the total gross floor area - apartment house of all buildings and structures used for apartment purposes shall not exceed 490 m<sup>2</sup>;
- (4) the maximum number of dwelling units shall not exceed 6;
- (5) the "Minimum Open Space" shall not be less than 35% of the lot area;
- (6) the maximum height of the building shall not exceed 12.5 m;
- (7) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;  
(b) notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2257



- (SPA)

2258.

The lands delineated as "RCL1-2258" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (319-97)
- (1)

the provisions of clauses 108(3)(c) and (d) of this By-law shall not apply;
- (2)

the provisions of subsection 109(c), (d), (e), (f), (g), (i), (l) and (m) of this By-law shall apply;
- (3)

the following uses shall also be permitted:

(a)

manufacturing or industrial undertaking that is conducted within enclosed building or structure including storage warehouse and research establishment;

(b)

courier or messenger services that are limited to the outdoor storage of a maximum of 5 vehicles;

(c)

public hall;

(d)

banquet hall;

(e)

restaurant, convenience restaurant or take-out restaurant, provided that the building in which the restaurant, convenience restaurant or take-out restaurant is to be located forms an integral part of a building or structure used for any other use or uses permitted by this section;
- (4)

notwithstanding the provisions of subsection 108(5) of this By-law, the maximum gross floor area - non residential of all buildings and structures devoted to business, professional or administrative offices shall not exceed 0.5 times the lot area;
- (5)

a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
- (6)

for the purpose of this section, "MISCELLANEOUS USES" shall only include the following: hairdressing and beauty salon; barber shop; drug store or dispensary; news stand; cigar and smoke shop; optical shop; travel agency; and audio-visual shop or computer shop; provided that any such use is contained within a building or structure used for office purposes;
- (7)

the maximum gross floor area - non residential devoted to a drug store or dispensary shall not exceed 250 m²;
- (8)

no part of any building or structure shall be located within 9 m of the lot line abutting Hurontario Street;
- (9)

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

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Medical Building and/or Medical Offices	5.0 spaces per practitioner or 6.5 spaces per 100 m² GFA whichever is greater
Banquet Hall	10.8 spaces per 100 m² GFA

2259.

Deleted by By-law 0460-2001. (221-97), (195-98)

2260.

The lands delineated as "AC6-2260" on Schedule "B" of this By-law shall only be used for a gas bar in compliance with the "AC6" zone provisions contained in this By-law, except that: (532-97)
- (1)

the total gross leasable area devoted to the convenience store including the gas bar kiosk shall not exceed 130 m²;
- (2)

each ramp shall have a maximum width of 9 m.

- (SPA)

2261.

Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2261" on Schedule "B" of this By-law shall only be used for row dwellings or an apartment house or any combination thereof, in compliance with the following: (397-97)
- (1)

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

(2)

the number of apartment units on all lands zoned "RM7D5-2261" shall not exceed 121;

(3)

the number of row dwellings on all lands zoned "RM7D5-2261" shall not exceed 27;

(4)

the "Minimum Open Space" shall not be less that 45% of the lot area;

(5)

the "Gross Floor Area" of all buildings and structures shall not exceed 2.2 times the lot area;

(6)

a shared driveway and shared aisle shall be permitted with adjacent lands zoned "RM7D5-2261";

(7)

off site surface parking and off site below grade parking shall be permitted on adjacent lands zoned "RM7D5-2261";

(8)

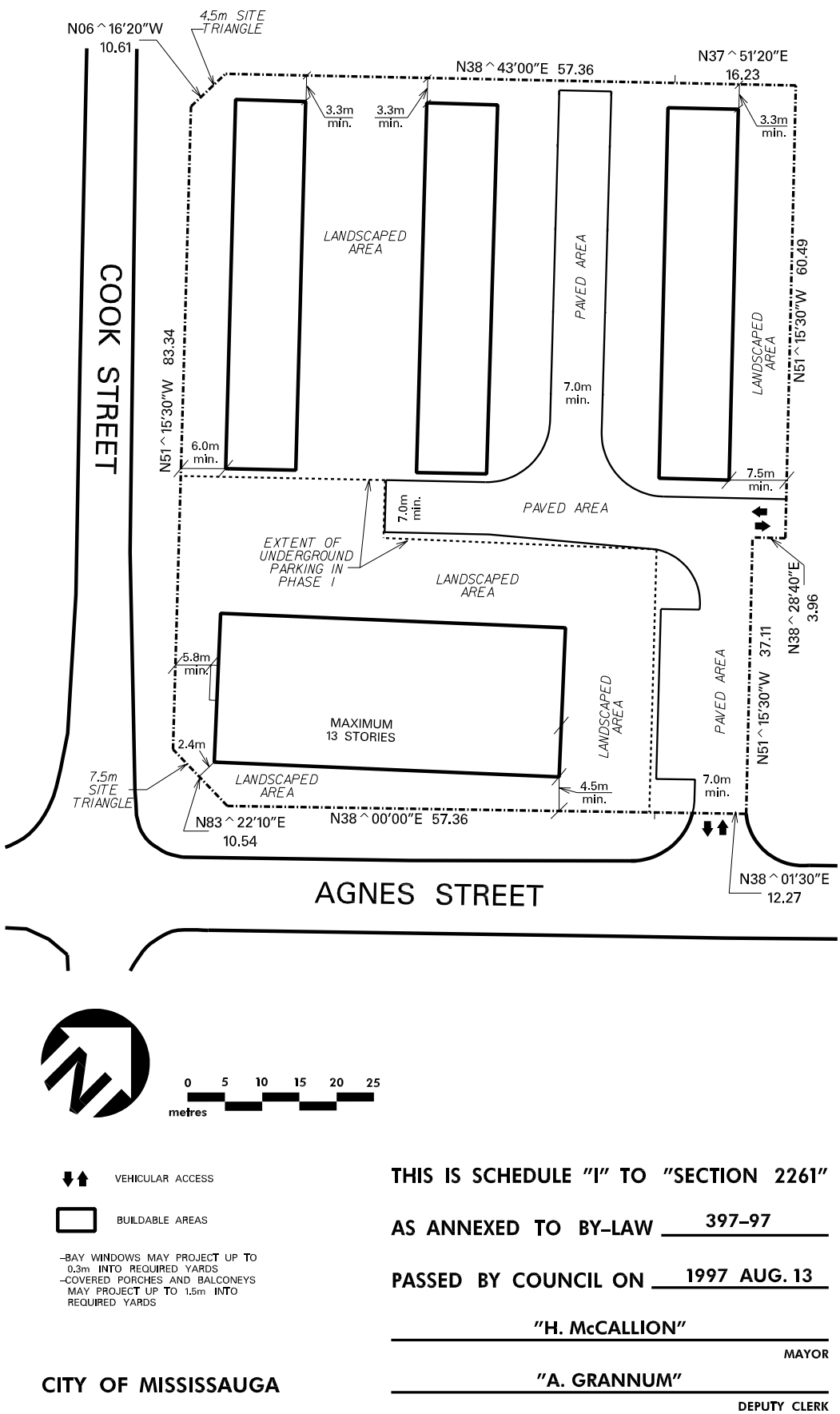
(a)

all site development shall conform to 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 structures, wing walls, internal driveways, aisles, vehicle access points, stair enclosures, walkways, ramps, garbage enclosures, retaining walls, decks, amenity areas, fencing and landscaping features and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2261



(SPA)     **2262.**     Notwithstanding their "O3" zoning, the lands delineated as "O3-2262" on Schedule "B" of this By-law shall only be used for a cemetery in compliance with the following: (627-97)

(1)     the provisions of subsections 43(b) and (e) of this By-law shall apply.

(SPA)     **2263.**     Notwithstanding their "O3" zoning, the lands delineated as "O3-2263" on Schedule "B" of this By-law shall only be used for a cemetery and columbaria in compliance with the following: (627-97)

(1)     the provisions of subsections 43(b) and (e) of this By-law shall apply;

(2)     each columbarium shall be restricted in size to the following:

Maximum Height	Maximum Width	Maximum Length
1.6 m	0.6 m	3.0 m

(3)     for the purpose of this section, "COLUMBARIUM" means a structure designed for the purpose of interring cremated human remains in sealed compartments.

(SPA)     **2264.**     The lands delineated as "M2-2264" 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: (276-98)

(1)     the provisions of subsections 20(i) and (j) of this By-law shall not apply;

(2)     the following uses shall also be permitted: barber shop; beauty parlour; shoe repair shop; dressmaking establishment; tailoring establishment; travel agency; photography studio; and a vehicle leasing/rental outlet;

(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
Vehicle Leasing/Rental Outlet	1.6     spaces per 100 m <sup>2</sup> GFA plus 1.0     spaces per leased vehicle to be stored within a building or structure or outdoors, tandem parking permitted.
Warehouse/Wholesale Distribution	0.9     spaces per 100 m <sup>2</sup> GFA

**2265.** The lands delineated as "G-2265" on Schedule "B" of this By-law shall only be used for a natural adjustment area subject to the following: (373-97), (372-97), (156-99), (0281-2000)

- (1) for the purposes of this section, "NATURAL ADJUSTMENT AREA" means a buffer area for natural regeneration;
- (2) no buildings or structures of any kind, including accessory buildings, shall be erected and no swimming pools, tennis courts or any like recreational facilities shall be permitted, other than fencing or erosion management measures;
- (3) no outdoor storage of equipment and materials, and no parking shall be permitted;
- (4) where a part of a lot or block contains the "G-2265" zoning, the minimum yards shall be measured from the "G-2265" zone boundary, unless shown otherwise on a Schedule "I";
- (5) where a part of a lot or block contains the "G-2265" zoning, the lands zoned "G-2265" shall be included in the calculation of coverage, density and landscape open space.

**2266.** The lands delineated as "R5-2266" 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: (373-97), (156-99)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	260 m²	11.0 m
Corner	335 m²	14.3 m

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

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
3.0 m (2.35 m to a porch)	0.61 m on one side and 1.2 m on the other	3.5 m (3.0 m to a bay window)	7.0 m

- (3) notwithstanding subsection (2) of this section, no garage shall be located closer than 7 m to any street line;
- (4) notwithstanding subsection 37B(1) of this By-law, the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 3.8 m;
- (5) the coverage of all buildings and structures for each lot shall not exceed 45% of the lot area, provided that a covered porch shall be excluded from the calculation of coverage;
- (6) notwithstanding subsection (2) of this section, no dwelling shall be located closer than 30.0 m to the CP Rail right-of-way.

**2267.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2267" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (373-97), (156-99)

- (1) the provisions of clauses 45A(1)(n) and (p) of this By-law shall apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m²	13.6 m
Corner	480 m²	16.9 m

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

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
4.5 m	0.61 m on one side provided that the two combined interior side yards are not less than 1.8 m	3.5 m (3.0 m to a bay window)	7.5 m

- (4) notwithstanding subsection (3) of this section, no garage shall be located closer than 6.0 m to any street line;
- (5) the coverage of all buildings and structures for each lot shall not exceed 45% of the lot area, provided that a covered porch shall be excluded from the calculation of coverage;
- (6) no building or structure shall exceed 10.7 m in height;
- (7) notwithstanding subsection (3) of this section, no dwelling shall be located closer than 30.0 m to the CP Rail right-of-way.

**2268.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2268" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the following: (373-97), (156-99), (0289-2002)

- (1) the provisions of clauses 45A(1)(n) and (p) of this By-law shall apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m <sup>2</sup>	13.6 m
Corner	480 m <sup>2</sup>	16.9 m

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

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
4.5 m	0.61 m on one side provided that the two combined interior side yards are not less than 1.8 m	3.5 m (3.0 m to a bay window)	7.5 m

- (4) notwithstanding subsection (3) of this section, no garage shall be located closer than 7.0 m to any street line;
- (5) notwithstanding subsection 37B(1) of this By-law, the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 3.8 m;
- (6) the coverage of all buildings and structures for each lot shall not exceed 45% of the lot area, provided that a covered porch shall be excluded from the calculation of coverage;
- (7) no building or structure shall exceed 10.7 m in height;
- (8) notwithstanding subsection (3) of this section, no dwelling shall be located closer than 30.0 m to the CP Rail right-of-way.

**2269.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2269" on Schedule "B" of this By-law shall only be used for semi-detached dwellings or street row dwellings, or any combination thereof, in compliance with the following: (373-97), (156-99)

- (1) each semi-detached dwelling on a lot shall comply with the following:
  - (a) the provisions of clauses 45A(1)(n) and (p) of this By-law shall apply;
  - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m <sup>2</sup>	13.6 m
Corner	480 m <sup>2</sup>	16.9 m

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

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
4.5 m	0.61 m on one side provided that the two combined interior side yards are not less than 1.8 m	3.5 m (3.0 m to a bay window)	7.5 m

- (d) the coverage of all buildings or structures for each lot shall not exceed 45% of the lot area, provided that a covered porch shall be excluded from the calculation of coverage;
- (e) no building or structure shall exceed 10.7 m in height;
- (f) notwithstanding subsection 37B(1) of this By-law, the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 5.5 m; (0289-2002)
- (2) each street row dwelling shall conform to the provisions of subsection 49(3) of this By-law, except that every lot other than a corner lot shall have a minimum frontage on a street of 6.8 m;
- (3) notwithstanding subsections (1) and (2) of this section, no garage shall be located closer than 7.0 m to any street line;
- (4) notwithstanding subsections (1) and (2) of this section, no dwelling shall be located closer than 30.0 m from the CP Rail right-of-way.

**2270.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2270" on Schedule "B" of this By-law shall only be used for semi-detached dwellings or street row dwellings, or any combination thereof, in compliance with the following: (373-97), (156-99)

- (1) each semi-detached dwelling on a lot shall comply with the following:
  - (a) the provisions of clauses 45A(1)(n) and (p) of this By-law shall apply;
  - (b) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m²	13.6 m
Corner	480 m²	16.9 m

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

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
4.5 m	0.61 m on one side provided that the two combined interior side yards are not less than 1.8 m	3.5 m (3.0 m to a bay window)	7.5 m

- (d) the coverage of all buildings or structures for each lot shall not exceed 45% of the lot area, provided that a covered porch shall be excluded from the calculation of coverage;
  - (e) no building or structure shall exceed 10.7 m in height;
- (2) each street row dwelling shall conform to the provisions of subsection 49(3) of this By-law, except that every lot other than a corner lot shall have a minimum frontage on a street of 6.8 m;
  - (3) notwithstanding subsections (1) and (2) of this section, no garage shall be located closer than 6.0 m to any street line;
  - (4) notwithstanding subsections (1) and (2) of this section, no dwelling shall be located closer than 30.0 m from the CP Rail right-of-way.

(SPA) **2271.** The lands delineated as "RM5-2271" on Schedule "B" of this By-law shall only be used for row dwellings or street row dwellings or any combination thereof, in compliance with the "RM5" zone provisions of this By-law, except that: (373-97), (375-97), (156-99)

- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (16), (21), (23), (24), and 49(2) and clauses 44(17)(c), (d) and (e) of this By-law shall not apply;
- (2) the "Gross Floor Area" of all buildings and structures shall not exceed 0.90 times the lot area;
- (3) the total number of dwelling units shall not exceed 50 units per ha;
- (4) no building or structure shall be located closer than 4.5 m to any lot line;
- (5) notwithstanding subsection (4) of this section, no rear yard shall be less than 7.5 m;
- (6) notwithstanding subsection (4) of this section, no garage shall be located closer than 6.0 m to any street line;
- (7) the "Minimum Open Space" shall not be less than 40% of the lot area.

(SPA) **2272.** The lands delineated as "RM5-2272" on Schedule "B" of this By-law shall only be used for row dwellings or street row dwellings or any combination thereof, in compliance with the "RM5" zone provisions of this By-law, except that: (373-97), (156-99)

- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (16), (21), (23), (24), and 49(2) and clauses 44(17)(c), (d) and (e) of this By-law shall not apply;
- (2) the maximum "Gross Floor Area" of all buildings and structures shall not exceed 0.90 times the lot area;
- (3) the total number of dwelling units shall not exceed 50 units per ha;
- (4) no building or structure shall be located closer than 4.5 m to any lot line;
- (5) notwithstanding subsection (4) of this section, no rear yard shall be less than 7.5 m;
- (6) notwithstanding subsection (4) of this section, no garage shall be located closer than 6.0 m to any street line;
- (7) the "Minimum Open Space" shall not be less than 40% of the lot area;
- (8) notwithstanding their "RM5-2272" zoning, the lands may in the alternative, excluding any other uses, be used for open space purposes or storm water management facilities or any combination thereof, which uses shall be in compliance with the "G" zone provisions of this By-law.



- (SPA)

2273.

The lands delineated "DC-2273" 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: *(373-97), (156-99), (0522-2000)*

(1)

the provisions of sections 21 and 59A, subsections 83(7), (15), (16), (19), (21) and (27) of this By-law shall not apply;

(2)

the following uses shall also be permitted:

(a)

picture framing store;

(b)

shop for repair and servicing of small goods and wares;

(c)

optical shop;

(d)

photo processing;

(e)

brew-on-premises establishment;

(3)

the maximum gross leaseable area of all buildings and structures shall be 3 100 m<sup>2</sup>;

(4)

no building or structure shall be located closer than 4.5 m to any lot line;

(5)

notwithstanding section 83 of this By-law, a drive-through window shall also be permitted accessory to a take-out restaurant, bank, automatic banking machine, financial institution, and/or money lending agency;

(6)

parking shall be provided at the rate of 5.4 spaces per 100 m<sup>2</sup> gross leaseable area.
2274.

Notwithstanding their "G" zoning, the lands delineated as "G-2274" on Schedule "B" of this By-law shall only be used for a noise berm and for noise attenuation purposes. *(373-97), (156-99)*
2275.

Notwithstanding their "G" zoning, the lands delineated as "G-2275" on Schedule "B" of this By-law shall only be used for the construction of a noise berm and/or for noise attenuation purposes and odour buffer purposes. *(373-97), (156-99)*
2276.

Notwithstanding their "G" zoning the lands delineated as "G-2276" on Schedule "B" of this By-law shall only be used for the construction of storm water management facilities or open space or any combination thereof. *(373-97), (156-99), (476-99), (0070-2002)*
- (SPA)

2277.

Notwithstanding their "DC" zoning the lands delineated as "DC-2277" on Schedule "B" of this By-law shall only be used in compliance with the following: *(375-97), (156-99), (219-99)*

(1)

the provisions of sections 15, 53 and 59A of this By-law shall not apply;

(2)

the following uses shall be permitted:

(a)

retail-warehouse;

(b)

garden centre;

(3)

an equipment rental centre, an outdoor display and sales area and a restaurant may be permitted as accessory uses to a retail-warehouse;

(4)

the gross floor area - non residential of all buildings and structures on all lands zoned "DC-2277" shall not exceed 11 946 m<sup>2</sup>;

(5)

the area used for a restaurant purposes accessory to the retail-warehouse shall not exceed 93 m<sup>2</sup>;

(6)

the area used for outdoor display and sales accessory to the garden centre shall not exceed 1 675 m<sup>2</sup>;

(7)

the area used for outdoor display area accessory to the retail-warehouse shall not exceed 371 m<sup>2</sup>;

(8)

a fence, wall or other screening with a maximum height of 4.6 m above established grade shall be provided around the perimeter of the outdoor display and sales area permitted under subsection (6) of this section;

(9)

the outdoor storage and display of all materials, goods or products of any kind whether individual or stacked shall not exceed a total of 4.6 m in height above established grade, but in no circumstance shall any such outdoor storage and display exceed the height of any fence, wall or other screening required under subsection (8) of this section;

(10)

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
Garden Centre	3.2 spaces per 100 m <sup>2</sup> GFA
Outdoor Display and Sales Area	1.6 spaces per 100 m <sup>2</sup> Outdoor Display and Sales Area

(11)

the minimum landscaped area shall be 10% of the lot area;

(12)

for the purposes of this section, "LANDSCAPED AREA" means open, unobstructed space on a lot suitable for the growth and maintenance of grass, flowers or shrubs;

(13)

(a)

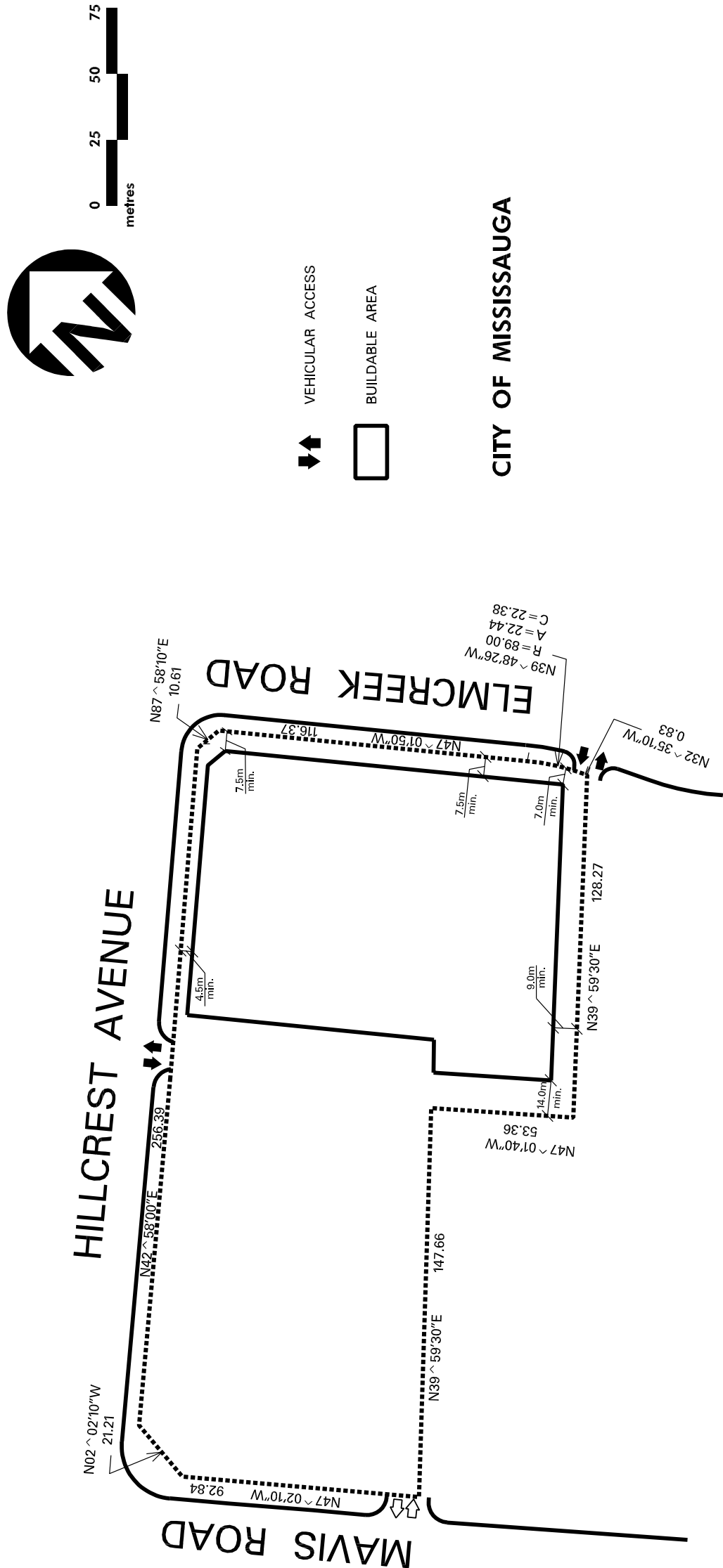
all site development plans shall conform to the provisions of Schedule "I" of this section; *(219-99)*

(b)

notwithstanding clause (13)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the design of the fence, wall, or other screening, stairs and the location of internal driveways, landscape features and the extend of landscaped areas, shall be determined through the site development plan approval process;

(c)

a shared driveway shall be permitted with adjacent lands zoned "DC-2278".



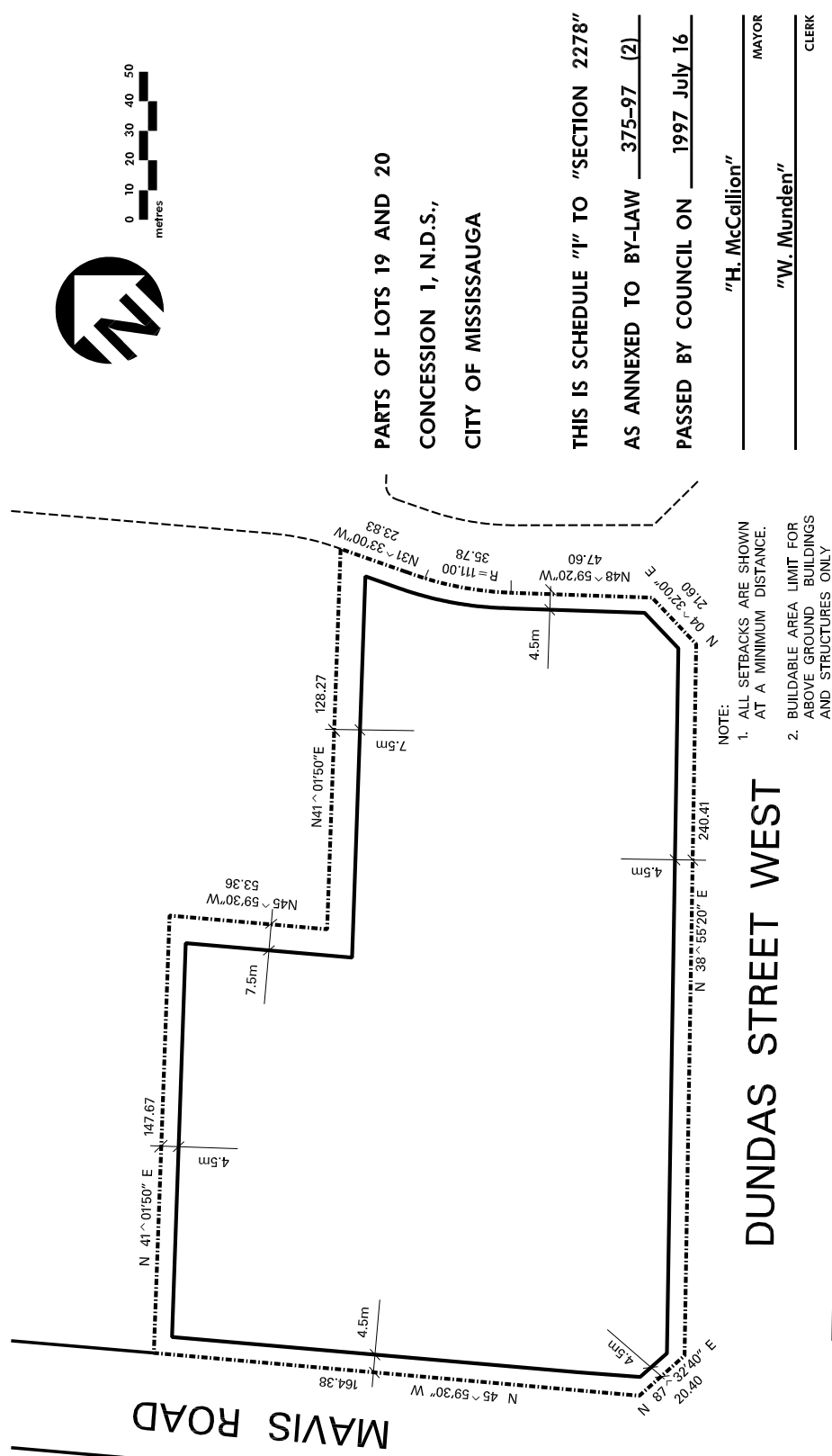
CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2277"  
AS ATTACHED TO BY-LAW 219—99  
PASSED BY COUNCIL ON 1999 May 12

(SPA) **2278.** The lands delineated as "DC-2278" 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: (375-97), (156-99)

- (1) the provisions of sections 21, 53, 59A, and 87, and subsections 83(7), (15), (16), (19), (21) and (26) of this By-law shall not apply;
- (2) in addition to the remaining uses permitted under section 83 of this By-law, the following uses shall be permitted:
  - (a) convenience store;
  - (b) administrative office;
  - (c) convenience restaurant;
  - (d) food supermarket;
  - (e) shop in which goods are sold at retail;
- (3) notwithstanding section 83 of this By-law, a drive-through window shall be permitted accessory to a convenience restaurant, take-out restaurant, bank, automatic banking machine, financial institution and/or money lending agency;
- (4) for the purposes of this section, "FOOD SUPERMARKET" means a building or structure, or part thereof, with a minimum gross leasable area of 600 m<sup>2</sup> and a maximum gross leasable area of 7 435 m<sup>2</sup>, where a wide range of food and household goods are stored and offered for sale at retail, and may include as accessory thereto a maximum area of 100 m<sup>2</sup> for outdoor display and sale of seasonal fruits, vegetables, flowers and/or garden supplies;
- (5) the total gross leasable area of all buildings and structures on lands zoned "DC-2278" shall not exceed 11 600 m<sup>2</sup>;
- (6) the setback of all buildings and structures shall conform to the provisions of Schedule "I" of this section;
- (7) for the purposes of calculating parking standards, the lands shall be deemed to be a Neighbourhood Centre.

Schedule "I" to section 2278



- (1) each row dwelling or street row dwelling shall comply with the following:
  - (a) the provisions of subsection 49(3) of this By-law shall apply;
  - (b) notwithstanding clause (1)(a) of this section, every lot other than a corner lot shall have a minimum frontage on a street of 6.8 m;
  - (c) the "Gross Floor Area" of all buildings and structures shall not exceed 0.90 times the lot area;
- (2) the provisions of clauses 44(17)(a), (b), (c), (f), (g), and (h) of this By-law shall apply;
- (3) the total number of dwelling units shall not be less than 34 units per ha and shall not exceed 74.1 units per ha;
- (4) the "Minimum Open Space" shall not be less than 40% of the lot area;
- (5) all site development plans shall conform to the provision of Schedule "I" of this section. (219-99)

**HILLCREST AVENUE**

**ELMCREEK ROAD**

**SHORELINE DRIVE**

**DUNDAS STREET WEST**

Max 4 Storeys

Survey Data:

- N02  $\wedge$  01'50"W 10.78
- N42  $\wedge$  58'00"E 12.97
- N30  $\wedge$  05'27"E A = 151.82 C = 150.54
- R = 337.80
- N73  $\wedge$  13'10"W 53.24
- N49  $\wedge$  57'10"W 113.14
- N39  $\wedge$  59'30"E 193.32
- 188  $\wedge$  47'58"E A = 8.52 C = 7.52 R = 5.00
- N44  $\wedge$  42'41"W A = C = 8.98 R = 111.00
- N47  $\wedge$  02'00"W 117.95

Distances: 4.5m min.

Scale: 0 25 50 75 metres

North Arrow

THIS IS SCHEDULE "I" TO "SECTION 2279"  
AS ANNEXED TO BY-LAW 219-99  
PASSED BY COUNCIL ON 1999 May 12

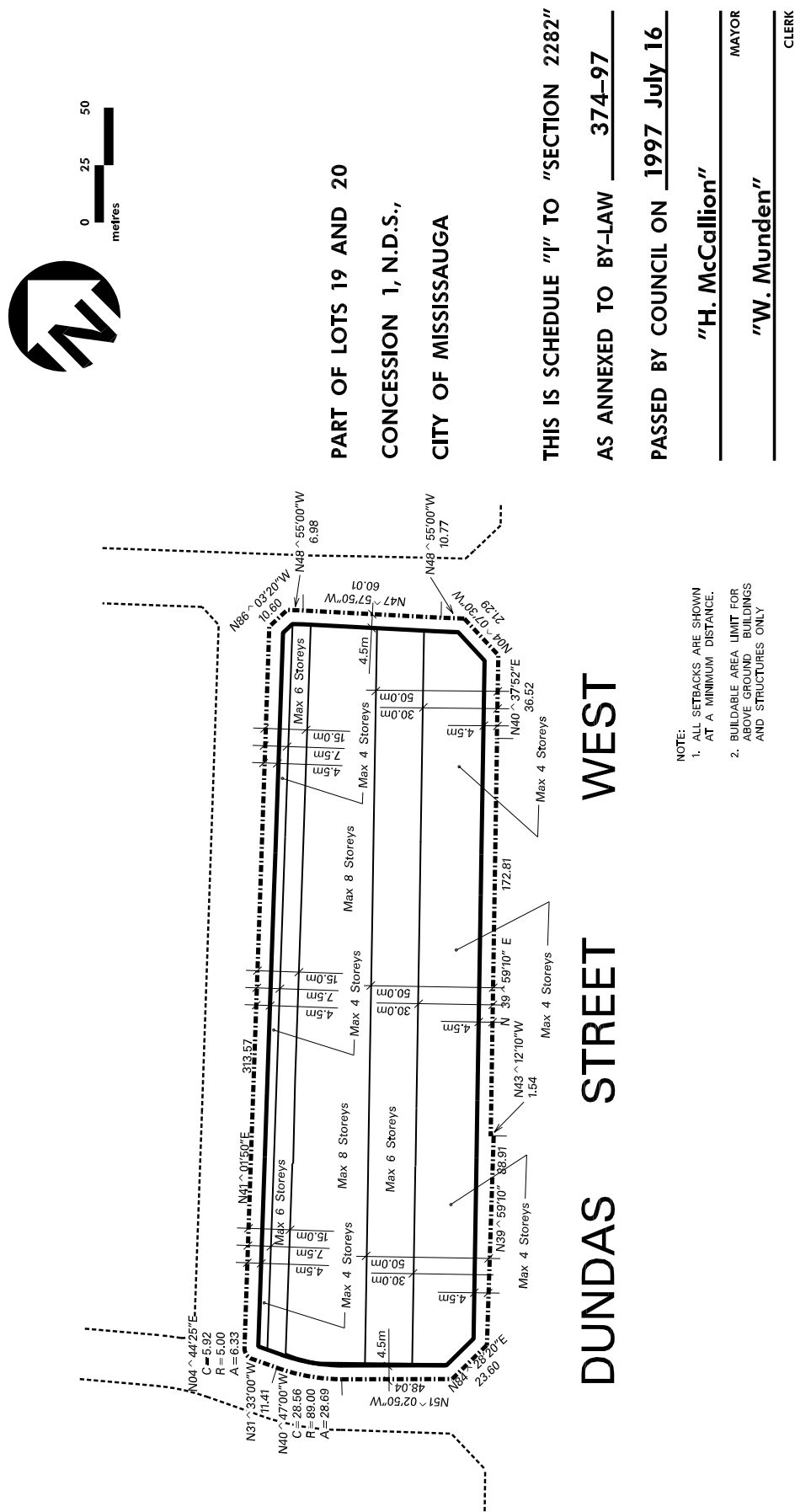


- (SPA)     **2281.**     Notwithstanding the "RM5" zoning, the lands delineated as "RM5-2281" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(372-97), (156-99), (0040-2003)*
- (1)     the provisions of section 21 of this By-law shall not apply;
  - (2)     the provisions of subsection 44(17) of this By-law, save and except clauses 44(17)(d), (e) and (j), shall apply;
  - (3)     no buildings or structures shall exceed three (3) storeys in height above established grade;
  - (4)     the maximum "Gross Floor Area" of all buildings and structures shall be 0.75 times the lot area;
  - (5)     the "Minimum Open Space" shall be 40% of the lot area;
  - (6)     the maximum number of dwelling units shall be 50 units per hectare;
  - (7)     for the purposes 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 areas used for mechanical equipment, laundry facilities and stairwells and any part of the building or structure used for the parking of motor vehicles;
  - (8)     a shared driveway and shared aisle shall be permitted within lands zoned "RM5-2281";
  - (9)     the minimum setback of all buildings or structures from the lot line abutting the Dundas Street West right-of-way shall be 4.5 m;
  - (10)    the minimum setback of all buildings or structures from the lot line abutting the Breakwater Court right-of-way shall be 2.5 m;
  - (11)    the minimum setback of all buildings or structures from the lot line abutting lands zoned "RM7D4-2614" shall be 5.5 m;
  - (12)    the minimum setback of all buildings or structures from the lot line abutting lands zoned "O1", "O3" and "G-2276" shall be 7.5 m;
  - (13)    the minimum setback from the front wall of the first storey of each dwelling unit to the internal roadway shall be 4.5 m;
  - (14)    for the purposes of this section "FRONT WALL" means that wall containing the front garage face, excepting that corner point of the front wall intersecting with an exterior side wall;
  - (15)    notwithstanding subsection (13) of this section, the minimum setback from the front wall of each dwelling unit, measured from the second and/or third storey to the internal roadway, shall be 4.0 m;
  - (16)    notwithstanding subsections (10), (11) and (13) of this section, the front garage face shall not be located closer than 6.0 m to any lot line or to any internal roadway or sidewalk;
  - (17)    notwithstanding subsections (12) and (13) of this section, a covered or uncovered porch or deck may encroach a maximum of 2.0 m into the required setback;
  - (18)    the minimum separation distance between row dwelling blocks shall be as follows:
    - (a)     3.0 m between the side walls of end row dwelling units;
    - (b)     15.0 m between the rear walls of row dwelling units;
    - (c)     10.0 m between the rear wall of a row dwelling unit and a side wall of an end row dwelling unit;
  - (19)    the maximum encroachment permitted for stairs into the required setbacks abutting the Dundas Street West right-of-way shall be 0.5 m;
  - (20)    notwithstanding subsections (9) and (10) of this section, the minimum setback of a building or structure from a sight triangle shall be 4.0 m.

(SPA) **2282.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2282" on Schedule "B" of this By-law shall only be used for apartment houses, sky-light apartment houses, multiple horizontal dwellings, and maisonettes, or any combination thereof in compliance with the following: (374-97), (156-99)

- (1) the provisions of subsection 44(13), (14) and 49(3), and clauses 44(17)(a), (b), (c), (f), (g), (h) and (i) of this By-law shall apply;
- (2) terrace row dwellings, stacked row dwellings, row dwellings, street row dwellings, or any combination thereof shall be permitted in combination with apartment houses, sky-light apartment houses, multiple horizontal dwellings and maisonettes;
- (3) the maximum number of dwelling units constructed on each block covered by this section shall not be less than 100 units per ha and shall not exceed 148 units per ha;
- (4) the "Minimum Open Space" requirement shall not be less than 40% of the lot area;
- (5) the "Gross Floor Area" of all buildings and structures shall not exceed 1.5 times the lot area;
- (6) all site development plans shall conform to provisions of Schedule "I" of this section.

Schedule "I" to section 2282



- (SPA)

2283.

The lands delineated as "AC4-2283" on Schedule "B" of this By-law shall only be used for a gas bar, and a car wash in compliance with the "AC4" zone provisions contained in this By-law, except that: *(315-97); (432-97)*
- (1)

the provisions of subsections 98(2) and (4), and clauses 98(1)(a), (b), (d), (e), (f), (h), (i), and (l) of this By-law shall not apply;
- (2)

a convenience store accessory to a gas bar shall be permitted;
- (3)

the minimum lot area shall be 5 350 m<sup>2</sup>;
- (4)

the yard requirements shall conform to the following:

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
16 m	4.5 m	16 m	4.5 m

- (5)

for the purpose of this section, "CONVENIENCE STORE" means a building or structure accessory to a gas bar, with a maximum gross leasable area of 134 m<sup>2</sup>, where food and convenience goods are stored and offered for sale at retail and may include as accessory thereto an internal automatic bank machine and a take-out restaurant. A take-out restaurant shall not exceed 20% of the gross leasable area of the convenience store, and may have as accessory thereto a drive-through window;
- (6)

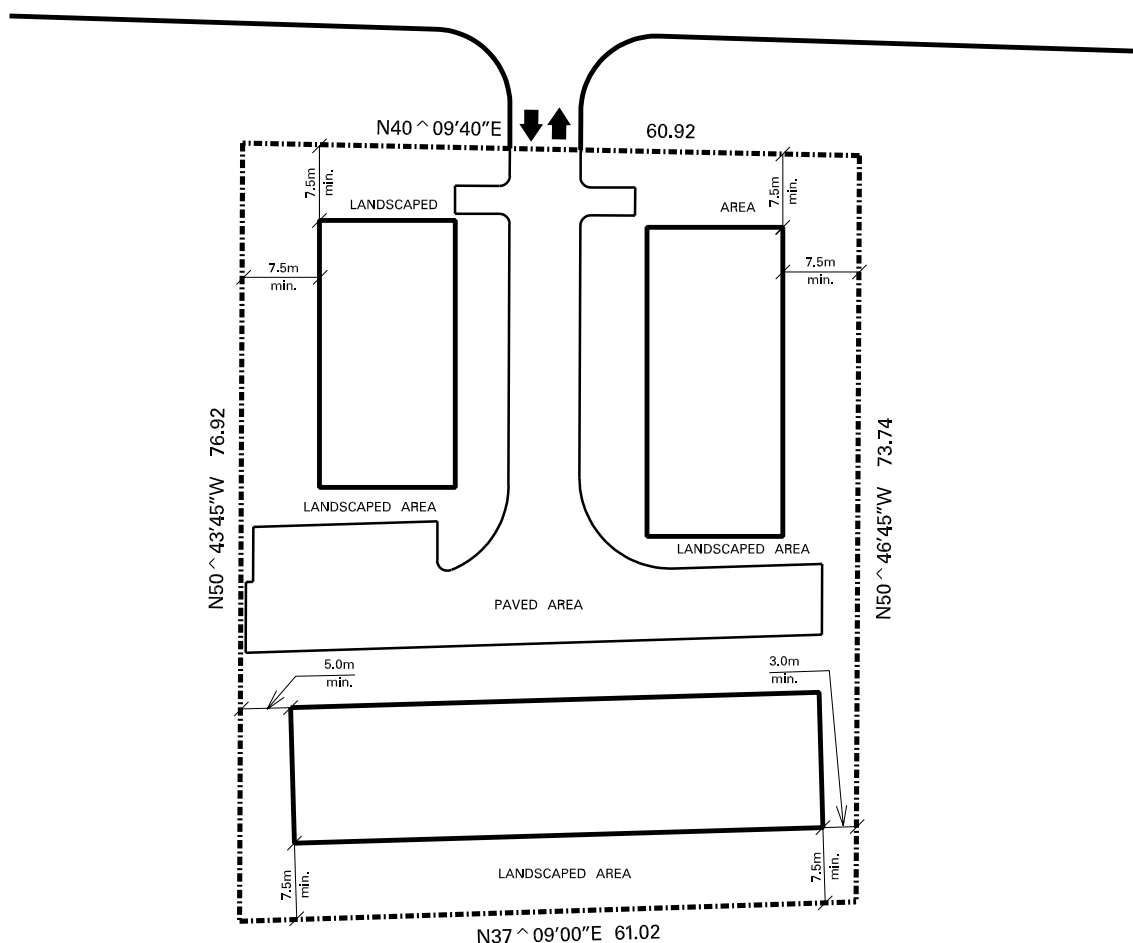
motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:




Column 1	Column 2
Land Use	Minimum Required Parking Standard
Gas Bar with Convenience Store	5.0 spaces plus a stacking lane equivalent to 5 tandem parking spaces behind the drive-through window
Car wash	5.0 spaces plus a stacking lane equivalent to 10 tandem parking spaces



- (1) the provisions of section 21 of this By-law shall not apply;
- (2) the provisions of subsection 44(13) and clauses 44(17)(a), (b), (c), (f), (g), (h) and (i) of this By-law shall apply;
- (3) the "Gross Floor Area" of all buildings and structures shall not exceed 0.88 times the lot area;
- (4) the "Minimum Open Space" shall not be less than 40% of the lot area;
- (5) the number of dwelling units constructed shall not exceed 57 units per ha;
- (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, amenity areas, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

# DUNDAS STREET WEST





 VEHICULAR ACCESS  

 BUILDABLE AREA

CLERK

CITY OF MISSISSAUGA

- 2285.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2285" on Schedule "B" of this By-law shall only be used in compliance with the following: *(155-99)*
- (1) the provisions of sections 21, 22C and 59A of this By-law shall not apply;
  - (2) the following uses shall be permitted:
    - (a) automobile service station;
    - (b) gas bar;
    - (c) dry-cleaning establishment;
    - (d) convenience store;
    - (e) shoe repair shop;
    - (f) video rental;
    - (g) bank machine;
    - (h) photography studio;
    - (i) restaurant;
  - (3) notwithstanding clause (2)(g) of this section, a bank machine shall only be permitted where located wholly within a building or structure used for a convenience store;
  - (4) the maximum number of buildings or structures, not including a detached canopy, on all lands zoned "DC-2285" shall be two (2);
  - (5) the maximum gross floor area - non residential of all buildings or structures on all lands zoned "DC-2285" shall be 570 m<sup>2</sup>;
  - (6) the maximum gross floor area - non residential of all buildings or structures devoted to an automobile service station on all lands zoned "DC-2285" shall be 240 m<sup>2</sup>;
  - (7) the maximum gross floor area - non residential of all buildings or structures devoted to a dry-cleaning establishment, convenience store, shoe repair shop, video rental, bank machine, photography studio or restaurant, or any combination thereof, on all lands zoned "DC-2285" shall be 330 m<sup>2</sup>;
  - (8) notwithstanding subsection (7) of this section, the maximum gross floor area - non residential devoted to a restaurant shall be 100 m<sup>2</sup>;
  - (9) the gross floor area - non residential devoted to any use permitted under subsection (2) of this section, other than an automobile service station, shall comply with the following:
    - (a) no use shall have a gross floor area - non residential of less than 50 m<sup>2</sup>;
    - (b) only one use may have a minimum gross floor area - non residential of 50 m<sup>2</sup>;
    - (c) at least one use shall have a minimum gross floor area - non residential of 100 m<sup>2</sup>;
  - (10) no restaurant shall be located closer than 35 m, measured in a straight line, from the nearest part of the restaurant building to the lot line of a residential zone;
  - (11) for the purposes of this section, the property line abutting Glen Erin Drive shall be deemed to be the front lot line;
  - (12) the minimum front yard setback shall be 4.5 m;
  - (13) the minimum exterior side yard setback shall be 4.5 m;
  - (14) the minimum interior side yard setback shall be 15 m;
  - (15) the minimum rear yard setback shall be 7.5 m;
  - (16) the minimum parking requirement for all uses other than a restaurant shall be 4.3 spaces per 100 m<sup>2</sup> GFA;
  - (17) the minimum parking requirement for a restaurant shall be 16.0 spaces per 100 m<sup>2</sup> GFA.



- (SPA)

2287.

The lands delineated as "DC-2287" 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: *(0283-2000)*
- (1)

the provisions of sections 21, 53, 59A and 87, and subsections 83(7), (8), (9), (15), (19), (21), (23) and (24), 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, a convenience store and dry cleaning depot shall also be permitted;

(3)

the total gross floor area - non residential of all buildings and structures shall not exceed 750 m<sup>2</sup>;

(4)

the total gross floor area - restaurant of take-out restaurants shall not exceed 10% of the total gross floor area - non residential of all buildings and structures;

(5)

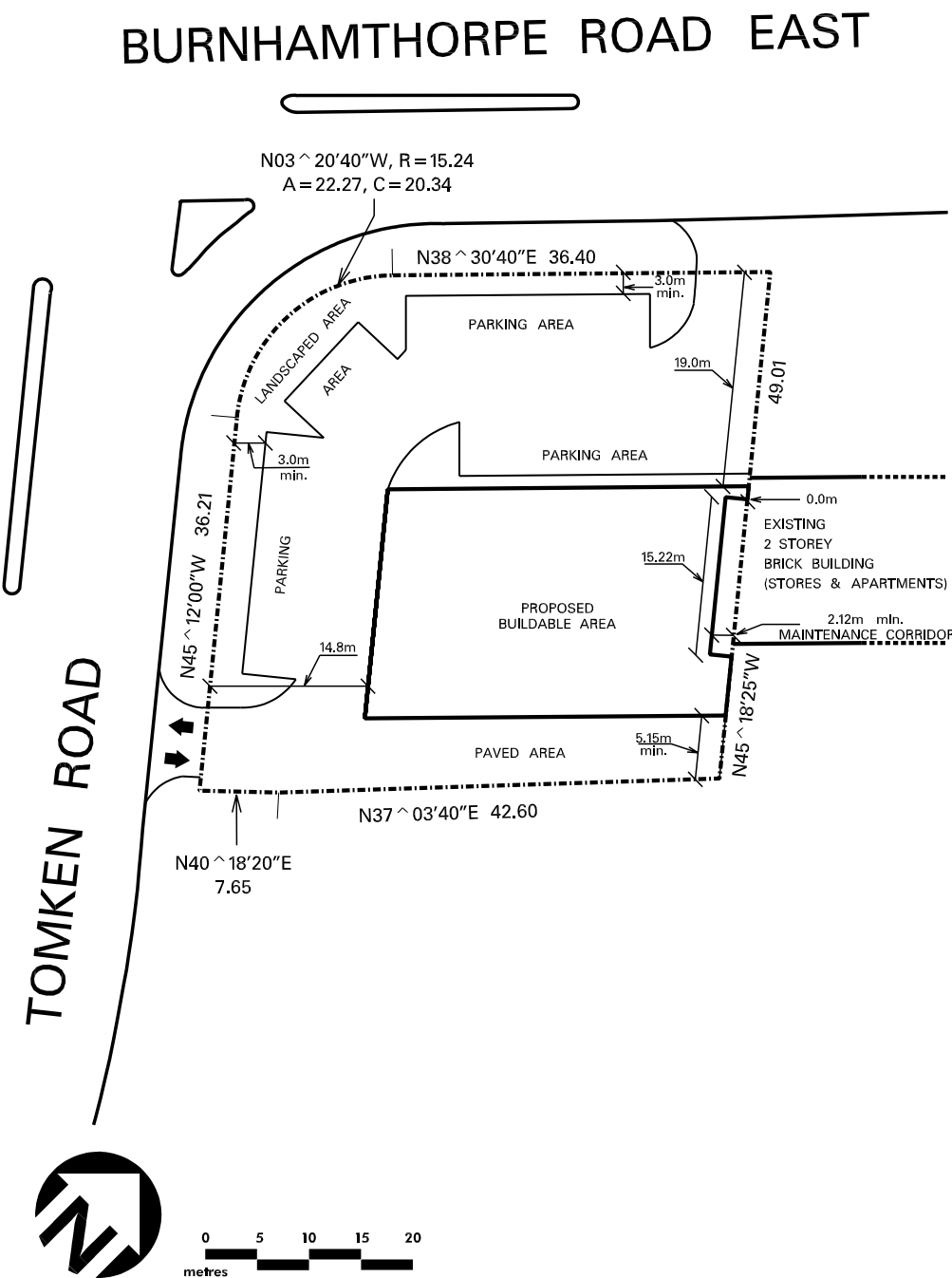
(a)

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, garbage enclosures, 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 2287



THIS IS SCHEDULE "I" TO "SECTION 2287"

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

ORDER No. 1878

DATED 1999 October 08

CITY OF MISSISSAUGA

ATTACHED TO BY-LAW 0283-2000

- (1) the provisions of subsections 30(10) and (11) of this By-law shall not apply;
- (2) notwithstanding anything in this By-law, the yard requirements shall conform to Schedule "I" of this section;
- (3) notwithstanding subsection (2) and Schedule "I" of this section, no garage shall be located closer than 5.5 m to any street line;
- (4) the coverage of all buildings and structures for every lot shall not exceed 45% of the lot area.

[illegible]

CITY OF MISSISSAUGA

**THIS IS SCHEDULE "I (1)" TO "SECTION 2289"**

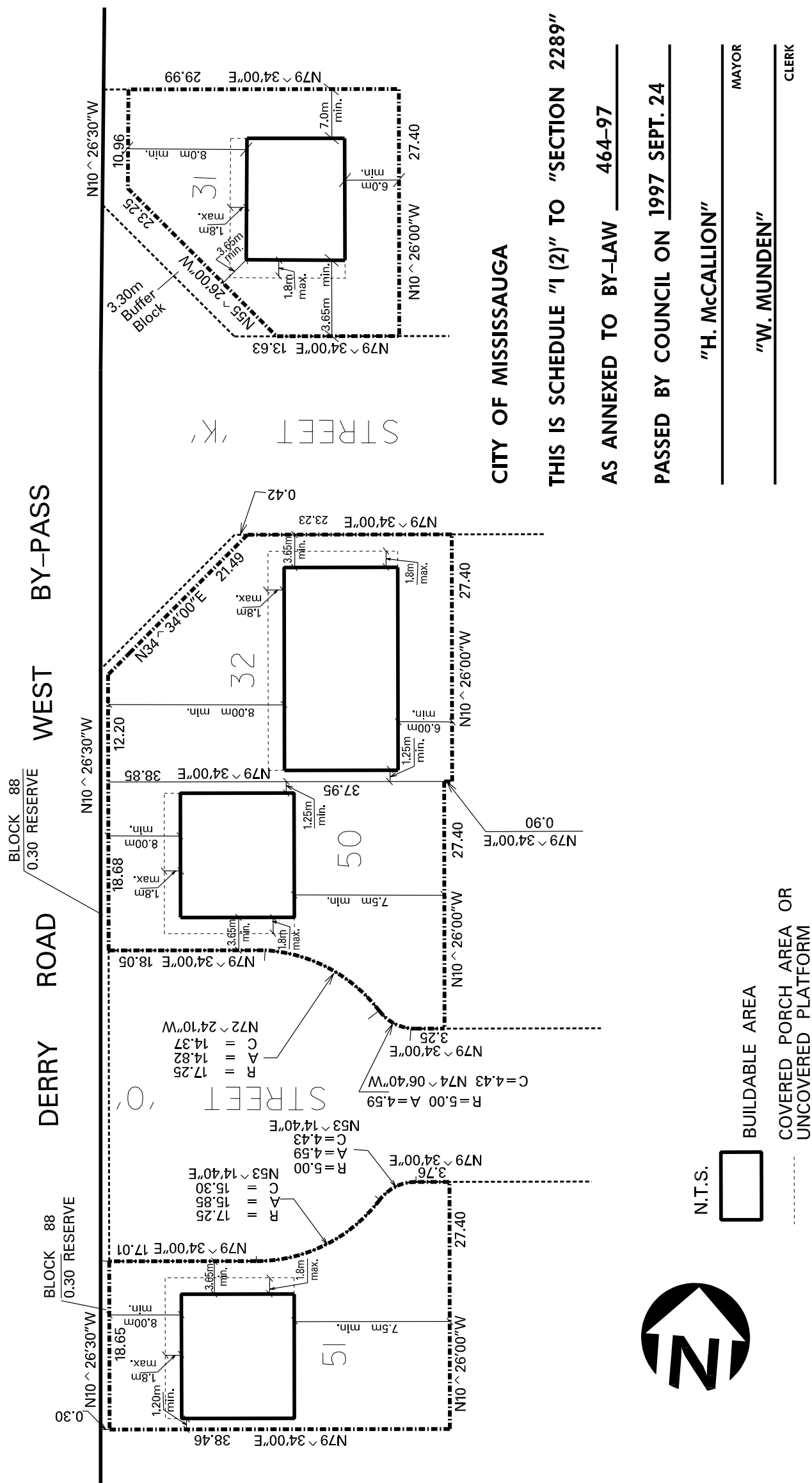
**AS ANNEXED TO BY-LAW 464-97**

**PASSED BY COUNCIL ON  
1997 SEPT. 24**

**"H. McCALLION"**

## "W. MUNDEN"

CLERK



CITY OF MISSISSAUGA

**THIS IS SCHEDULE "I (2)" TO "SECTION 2289"**

**AS ANNEXED TO BY-LAW**

---

**464-97**

**PASSED BY COUNCIL ON 1997 SEPT. 24**

## "H. McCallion"

**MAYOR**

## "W. MUNDEN"

**CLERK**

(SPA)      **2290.**      Notwithstanding their "RM5" zoning the lands delineated as "RM5-2290" 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: *(478-97)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Street Row Dwelling	200 m <sup>2</sup>	10 m
Semi-detached Dwelling	400 m <sup>2</sup>	20 m

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

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
3.0 m	1.5 m	1.8 m	7.5 m

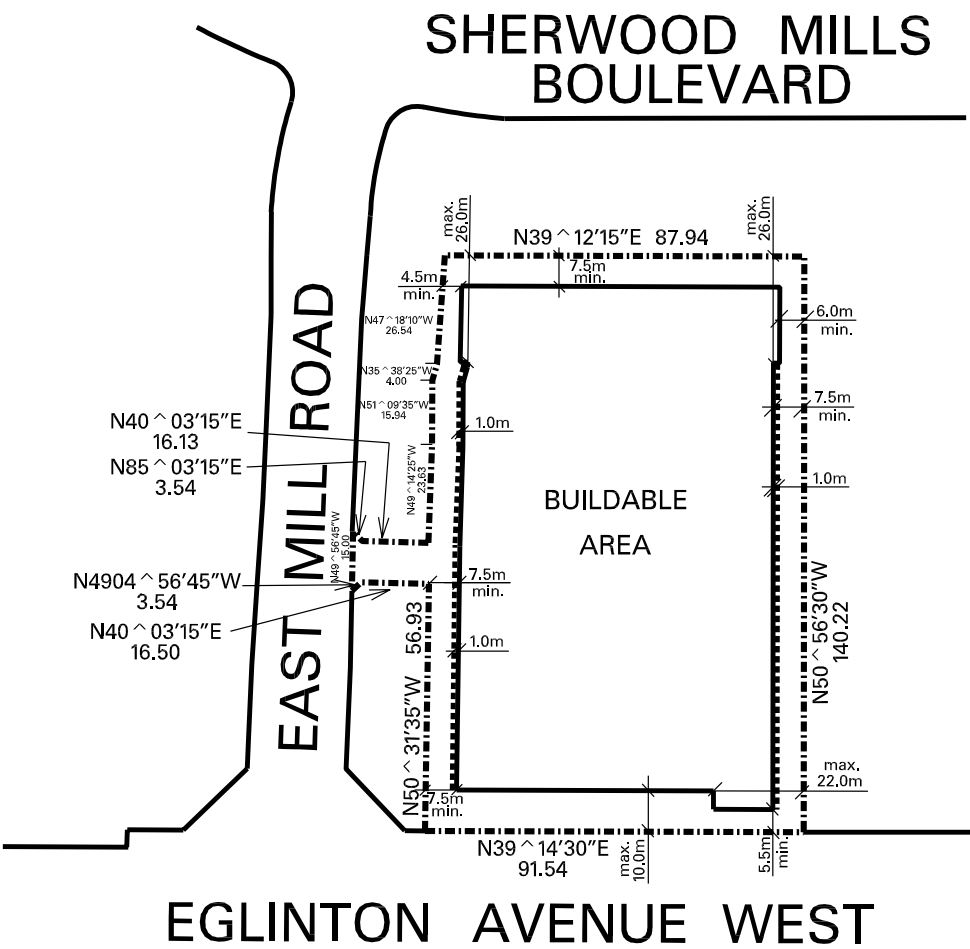
- (3)      notwithstanding subsection (2) of this section, a covered or uncovered platform may encroach a maximum of 1.5 m into a required front yard or a required exterior side yard;
- (4)      notwithstanding subsection (2) of this section, a window may encroach a maximum of 0.3 m into a required front yard or a required exterior side yard;
- (5)      every dwelling unit shall have a private garage comprising an area of at least 13.5 m<sup>2</sup>;
- (6)      notwithstanding subsection (2) of this section, a garage may encroach a maximum of 1.0 m into a rear yard;
- (7)      for the purposes of this section, an attached garage shall not be deemed to be an accessory building or structure;
- (8)      no garage shall be located closer than 6.0 m to any streetline;
- (9)      the maximum permitted driveway or hard surface parking area width per dwelling at any given point shall be 5.5 m;
- (10)    the "Gross Floor Area" of all buildings and structures shall not exceed 0.75 times the lot area.

(SPA)      **2291.**      The lands delineated as "RM5-2291" on Schedule "B" of this By-law shall only used for row dwellings in compliance with the "RM5" zone provision contained in this By-law, except that: *(478-97)*

- (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 "RM5-2291" shall not exceed 46;
- (3)      the "Gross Floor Area" of all buildings and structures shall not exceed 0.55 times the lot area;
- (4)      the "Minimum Open Space" shall be 40% of the lot area;
- (5)      parking shall be provided in accordance with clauses 44(17)(c), (g), (h) and (j) of this By-law and in accordance with the following standards:

MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
Resident	Visitor	Recreation Equipment
2	0.25	0.05

- (6)      for the purposes of this section, an attached garage shall not be deemed to be an accessory building or structure;
- (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, wing walls, decks, porches, 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.



- BUILDABLE AREA
- LIMIT OF GARAGE

CITY OF MISSISSAUGA

THIS IS SCHEDULE "I" TO "SECTION 2291"  
AS ANNEXED TO BY-LAW 478-97  
PASSED BY COUNCIL ON 1997, Sept. 24  
\_\_\_\_\_  
"H. McCallion"  
MAYOR  
\_\_\_\_\_  
"W. Munden"  
CLERK



- (SPA)     **2292.**     The lands delineated as "RCL1-2292" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: *(281-99)*
- (1)     the provisions of clauses 108(3)(c) and (d) and subsection 108(4) of this By-law shall not apply;
  - (2)     the provisions of sections 109 and 114 of this By-law shall apply, save and except subsections 109(b), (h), (j) and (k) of this By-law;
  - (3)     a manufacturing or industrial undertaking that is conducted wholly within an enclosed building or structure, including a storage warehouse and research establishment, shall also be permitted;
  - (4)     a restaurant, convenience restaurant and take-out restaurant shall be permitted, provided that the building or structure in which the restaurant, convenience restaurant or take-out restaurant is located forms an integral part of a building or structure used for any other use or uses permitted by this section;
  - (5)     the maximum gross floor area - non residential of all buildings or structures devoted to business, professional or administrative offices, or any combination thereof, shall not exceed 0.5 times the lot area;
  - (6)     the maximum gross leasable area devoted to a drug store or dispensary within any building or structure shall not exceed 250 m<sup>2</sup>;
  - (7)     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;
  - (8)     for the purposes of this section, "Miscellaneous Uses" shall only include the following uses: hairdressing and beauty salon; barber shop; dry cleaning establishment; drug store; dispensary; shoe repair shop; shop for the sale of photographic or office supplies; dressmaking or tailoring establishment; news stand; cigar and smoke shop; florist shop; optical shop; travel agency; audio-visual or computer shop and public hall; provided that any such use is contained within a building or structure used for office purposes.

- (SPA)     **2293.**     The lands delineated as "RCL1-2293" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: *(361-99)*
- (1)     the provisions of clauses 108(3)(c) and (d), subsection 108(4), and clause 108(5)(c) of this By-law shall not apply;
  - (2)     the provisions of subsections 109(c), (g) and (l) of this By-law shall also apply;
  - (3)     the following uses shall also be permitted:
    - (a)     manufacturing or industrial undertaking that is conducted wholly within an enclosed building or structure;
    - (b)     courier or messenger service which is limited to the outdoor storage of a maximum of five (5) delivery vehicles;
    - (c)     public hall;
    - (d)     banquet hall;
    - (e)     convenience restaurant;
    - (f)     equipment rental establishment;
    - (g)     photography studio;
    - (h)     automobile service station;
  - (4)     notwithstanding the provisions of subsection 108(5) of this By-law, the maximum gross floor area - non residential of all buildings and structures devoted to business, professional or administrative offices shall not exceed 0.5 times the lot area;
  - (5)     a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
  - (6)     for the purpose of this section, "Miscellaneous Uses" shall only include the following uses: hairdressing and beauty salon; barber shop; drug store or dispensary; shop for the sale of photographic or office supplies; dressmaking or tailoring establishment; news stand; cigar and smoke shop; florist shop; optical shop; travel agency; and audio-visual shop or computer shop;
  - (7)     the maximum gross floor area - non residential devoted to a drug store or dispensary shall not exceed 250 m<sup>2</sup>;
  - (8)     motor vehicle parking and loading facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Courier Service	5.4     spaces per 100 m <sup>2</sup> GFA, not including delivery vehicles
Banquet Hall	10.8    spaces per 100 m <sup>2</sup> GFA

- (9)     the maximum setback from the property line abutting Hurontario Street shall be 16.0 m;
- (10)    a minimum landscaped area of 7.5 m shall be provided along Hurontario Street frontage;
- (11)    a minimum landscaped area of 3.0 m shall be provided along the southern property limit;
- (12)    for the purposes of this section, "LANDSCAPED AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may include walkways, access, curbs, retaining walls, signs and patio areas;
- (13)    a maximum of 33% 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, other than motor vehicles, manufactured, repaired or distributed at wholesale from the premises, provided that such accessory retail sales and accessory retail display of products shall not be permitted unless any such accessory use is contained wholly within an enclosed building or structure;

(14) notwithstanding the provisions of subsection (13) of this section, the area within any individual industrial or manufacturing establishment which is used for accessory retail sales or accessory retail display of products shall be separated from the remainder of such establishment by a permanent, solid, floor-to-ceiling and wall-to-wall partition and closed doors.

(SPA)     **2294.**     The lands delineated as "RM5-2294" 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: *(466-97)*

- (1)   the provisions of subsections 44(4), (5), (6), (7), (11), (12) and (23), clauses 44(17)(d), (e) and (f) and subsection 49(2) of this By-law shall not apply;
- (2)   the number of dwelling units on all lands zoned "RM5-2294" shall not exceed 25;
- (3)   the minimum yard requirements shall conform to the following:

Front	Rear	Side
7.5 m	7.5 m	2.5 m

- (4)   notwithstanding subsection (3) of this section, bay windows are permitted to encroach 0.6 m into the rear yard;
- (5)   the "Gross Floor Area" of all buildings and structures shall not exceed 0.62 times the lot area;
- (6)   the "Minimum Open Space" shall be 38% of the lot area.

**2295.**     Notwithstanding their "G" zoning, the lands delineated as "G-2295" on Schedule "B" of this By-law shall only be used for a natural protection area subject to the following: *(466-97), (181-99), (476-99), (0440-2000), (0070-2002), (0310-2004)*

- (1)   for the purposes of this section, "NATURAL PROTECTION AREA" means a buffer area for the protection of existing vegetation and natural regeneration;
- (2)   no buildings or structures of any kind, including accessory buildings, shall be erected and no swimming pools, tennis courts or any like recreational facilities shall be permitted, other than fencing or erosion management works;
- (3)   no outdoor storage of equipment and materials and no parking shall be permitted.

**2296.**     Notwithstanding their "R4" zoning, the lands delineated as "R4-2296" on Schedule "B" of this By-law shall only be used for mobile homes or land lease community homes or any combination thereof, with accessory administrative facilities in compliance with the following: *(544-97), (0035-2003)*

- (1)   the maximum number of dwelling units on all lands zoned "R4-2296" shall not exceed 239;
- (2)   for the purposes of this section, "MOBILE HOME" means a detached dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed;
- (3)   for purposes of this section, "LAND LEASE COMMUNITY HOME" means a detached dwelling that is a permanent structure where the owner of the dwelling leases the land used or intended for use as the site for the dwelling, but does not include a mobile home;
- (4)   for the purposes of this section, "ADMINISTRATIVE FACILITIES" means any building or structure that is accessory to the operation of mobile homes and land lease community homes.

**2297.**     Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2297" 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: *(634-97)*

- (1)   each semi-detached dwelling on a lot shall comply with the following:
  - (a)   the provisions of clauses 45A(1)(n) of this By-law shall apply;
  - (b)   the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m <sup>2</sup>	13.6 m
Corner	480 m <sup>2</sup>	16.9 m

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

Minimum Yards			
Front	Interior Side	Exterior Side	Rear
4.5 m	1.2 m on one side and 0.61 m on the other side	4.5 m	7.5 m

- (d)   the maximum gross floor area of all buildings and structures shall not exceed 0.75 times the lot area;
- (e)   for the purposes of clause (d) of this subsection, "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 parking of motor vehicles;
- (2)   each street row dwelling shall conform to the provisions of subsection 49(3) of this By-law;
- (3)   notwithstanding subsections (1) and (2) of this section, no garage shall be located closer than 7.0 m to any street line.

- (SPA)

2298.

The lands delineated as "AC6-2298" 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: *(634-97)*
- (1)

the provisions of sections 21 and 59A of this By-law shall not apply;
- (2)

a restaurant with or without a drive-through window and a convenience store shall be permitted;
- (3)

for the purposes of this section "CONVENIENCE STORE" means a building or structure accessory to a gas bar, with a maximum gross leasable area of 134 m<sup>2</sup>, where food and convenience goods are stored and offered for sale at retail and may include accessory thereto an internal automatic bank machine;
- (4)

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
Restaurant with a drive-through window	18.8 spaces per 100 m <sup>2</sup> GFA (Restaurant) plus a stacking lane equivalent to 10 tandem parking spaces
Convenience Store	5.0 spaces

- (SPA)

2299.

The lands delineated as "M2-2299" 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: *(411-98)*
- (1)

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

a dwelling unit with a maximum gross floor area of 67 m<sup>2</sup> shall be permitted for caretaker or security staff, or any combination thereof, within an enclosed building or structure, provided such dwelling unit is accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
- (3)

notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices shall not be permitted unless such business, professional and administrative offices are accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
- (4)

the minimum setback for all buildings and structures shall be 10 m measured from the nearest limit of any gas transmission pipeline right-of-way.
- By-law Number 5500 ~ Mississauga

B-832

Updated: 2005 January 03