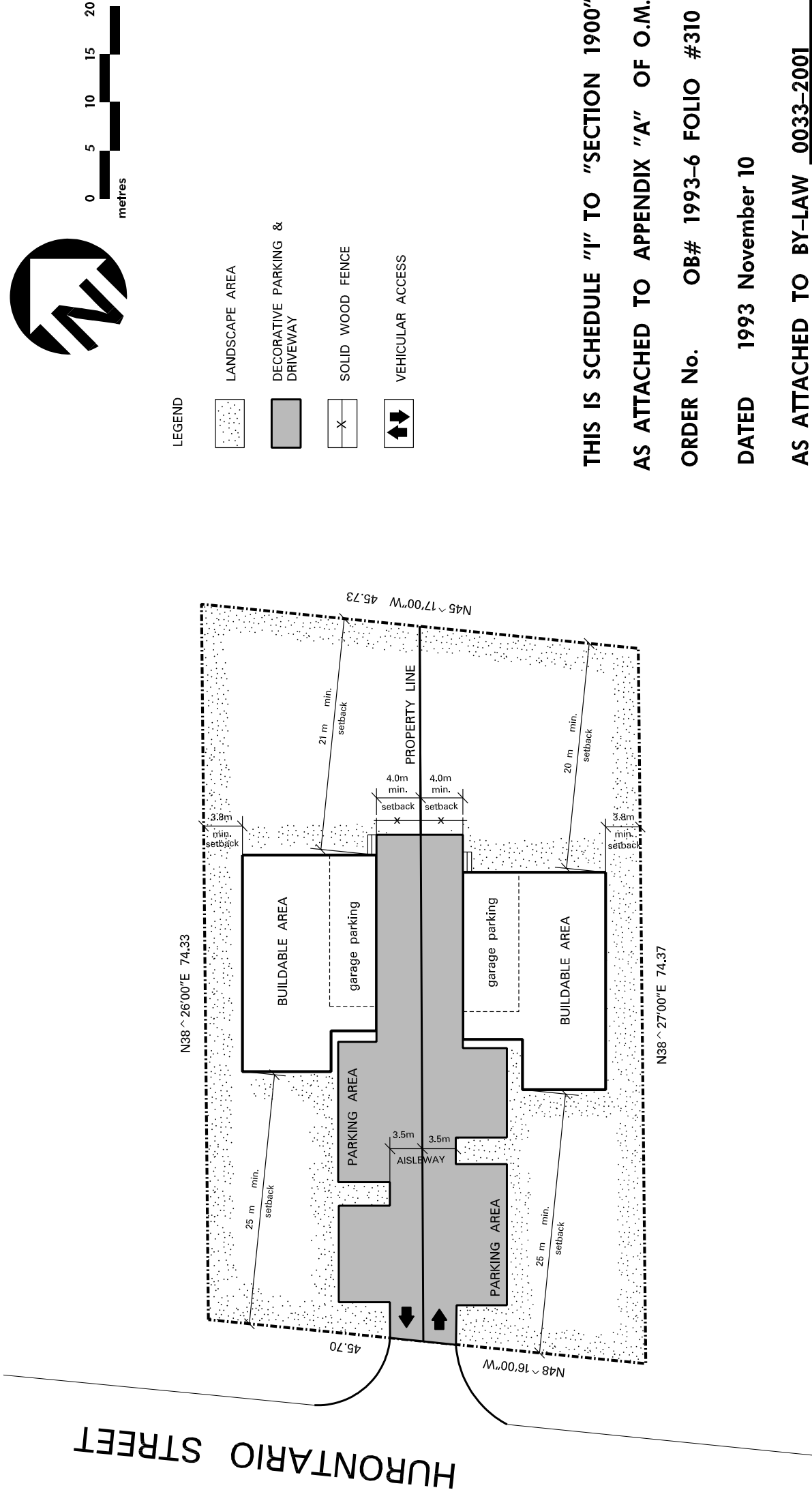


- 1900.** Notwithstanding their "R1" zoning, the lands delineated as "R1-1900" on Schedule "B" of this By-law shall only be used for business, professional, or administrative offices, subject to the following: *(0033-2001)*
- (1) for the purposes of this section, "GROSS FLOOR AREA (GFA)" means the aggregate of the areas of each storey above or below established grade, measured from the exteriors of outside walls, but shall exclude any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells, washrooms, elevators, garage parking areas, or any parts of the building below established grade other than that used for retail commercial or office purposes;
 - (2) the total Gross Floor Area (GFA) shall not exceed 418 m²;
 - (3) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with 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/Clinic and/or Medical Offices	5.0 spaces per practitioner, or 6.5 spaces per 100 m ² GFA, whichever is greater

- (4) business, professional and administrative offices shall not be permitted below established grade;
- (5) no outside storage shall be permitted;
- (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, aisles, internal driveways, vehicular access points, walkways, fencing and landscape areas shall be determined through the site development plan approval process.



1901. Notwithstanding their "R3" zoning, the lands delineated as "R3-1901" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: (280-91), (459-91), (339-95)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	520 m ²	15.0 m
Corner	620 m ²	18.5 m

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (3) the front yard of every lot shall have a minimum depth of 6.0 m;
- (4) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (5) notwithstanding subsection (4) of this section, no garage shall be located closer than 6.0 m to any street line.

1902. Notwithstanding their "R4" zoning, the lands delineated as "R4-1902" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (280-91), (410-91)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12.0 m
Corner	512 m ²	15.5 m

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (3) the front yard of every lot shall have a minimum depth of 6.0 m;
- (4) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) notwithstanding subsection (6) of this section, no garage shall be located closer than 6.0 m to any street line;
- (8) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

(SPA) **1903.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1903" on Schedule "B" of this By-law shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: (412-91)

- (1) the provisions of subsection 96(b) and section 98 of this By-law shall not apply;
- (2) in addition to the car wash permitted under subsection 96(a) of this By-law, a gas bar and accessory convenience store shall be permitted;
- (3) for the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, accessory to a gas bar, where food and convenience goods are stored and offered for sale at retail and which may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food on the premises, with a maximum gross leasable area including the gas bar kiosk, of 135 m².

(SPA) **1904.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1904" 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: (412-91)

- (1) the provisions of subsection 114(c) of this By-law shall not apply;
- (2) a take-out restaurant and a convenience restaurant shall not be permitted;
- (3) the gross floor area - non residential of all buildings and structures used for business, professional and administrative offices, including a restaurant accessory thereto, shall not exceed 550 m².

- (SPA)

1905.

Notwithstanding their "DC" zoning, the lands delineated as "DC-1905" 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: *(400-91)*
- (1)

the total gross leasable area of all buildings and structures and outdoor display and sales area associated with the garden centre, shall not exceed 7 440 m²;
- (2)

the provisions of section 59A, subsections 83(9), (13), (15), (16), (19), (21) and (23), and section 87 of this By-law shall not apply;
- (3)

in addition to those remaining uses permitted under section 83 of this By-law, the following uses shall be permitted: garden centre, and convenience store;
- (4)

the total gross leasable area devoted to food store and convenience store shall not exceed 930 m²;
- (5)

the gross leasable area devoted to a food store shall not exceed 600 m²;
- (6)

the total gross leasable area devoted to the outdoor display and sales area associated with the garden centre shall not exceed 930 m²;
- (7)

the total gross leasable area devoted to uses other than the garden centre and associated outdoor display and sales area shall not exceed 4 650 m²;
- (8)

for the purposes of this section, "gross leasable area" shall include the outdoor display and sales area associated with the garden centre;
- (9)

the garden centre shall be located within Buildable Area "A";
- (10)

a restaurant or take-out restaurant shall only be permitted within Buildable Area "C" or Buildable Area "D";
- (11)

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


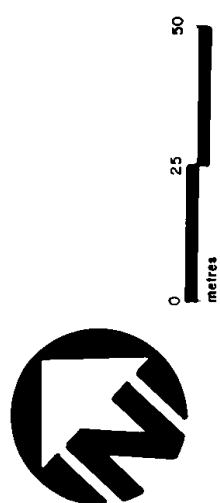
Column 1	Column 2
Land Use	Minimum Required Parking Standard
Garden Centre and Associated Outdoor Display and Sales Area	3.2 spaces per 100 m ² GLA
Medical Offices	6.5 spaces per practitioner

- (12)

(a)

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

notwithstanding clause (12)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, garbage enclosures, walkways, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



VEHICULAR ACCESS

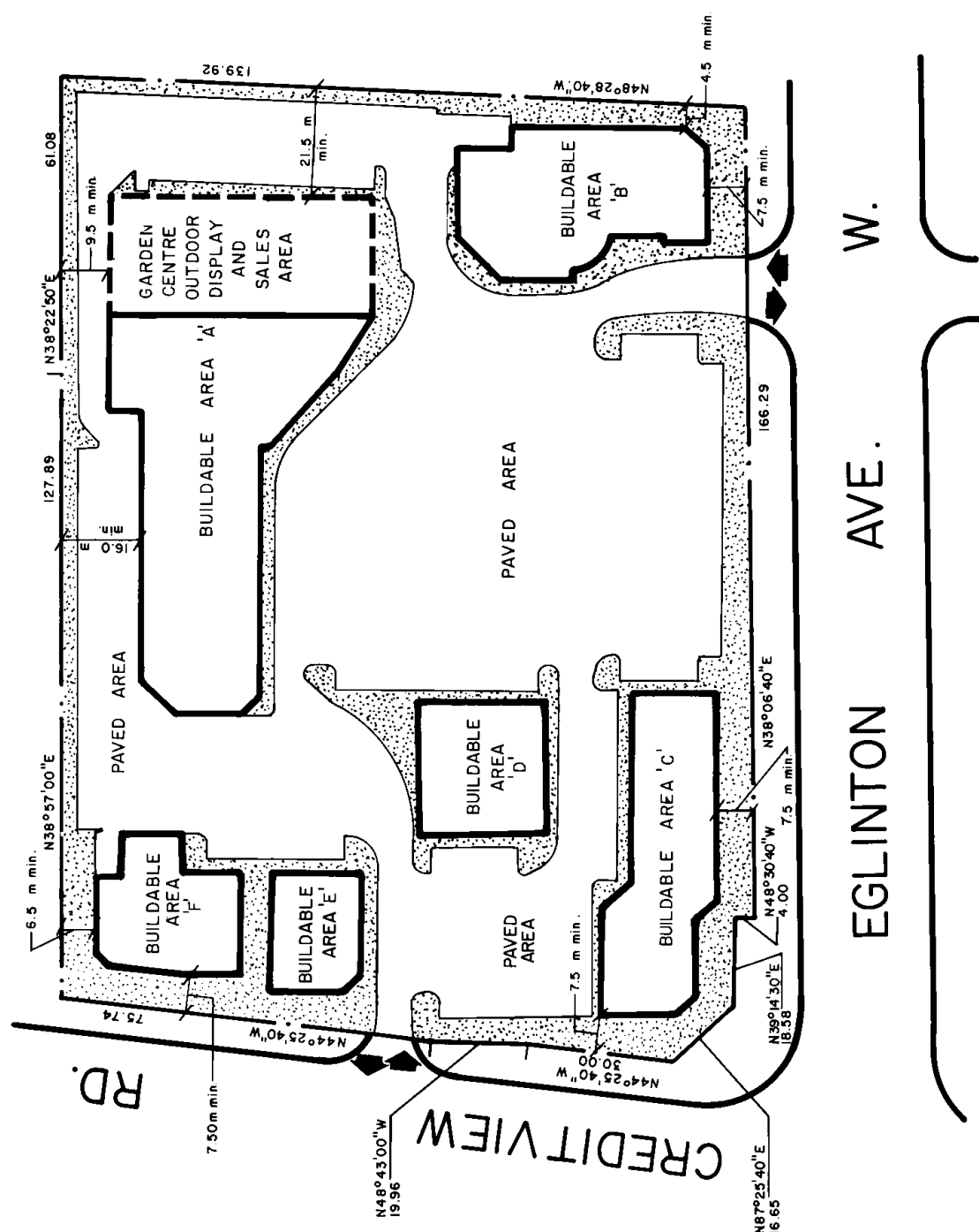
LANDSCAPED AREA

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '1905'
AS ANNEXED TO BY-LAW 400-91
PASSED BY COUNCIL ON AUGUST 14, 1991

'H. McCallion'
MAYOR

'T.L. JULIAN'
CLERK



- (SPA)

1906.

Notwithstanding their "MC" zoning, the lands delineated as "MC-1906" on Schedule "B" of this By-law shall only be used in compliance with the "MC" zone provisions contained in this By-law except that: *(413-91)*

(1)

the provisions of clauses 113(l)(d) and (e) of this By-law shall not apply;

(2)

the rear yard on the north shall have a minimum depth of 55 m;

(3)

the front yard on the south shall have a minimum depth of 21 m;

(4)

the interior side yard setback on the east shall have a minimum width of 1.2 m;

(5)

the exterior side yard setback on the west shall have a minimum width of 4.5 m;

(6)

the total gross floor area - non residential of all buildings and structures shall not exceed 2 805 m².
- (SPA)

1907.

Notwithstanding their "M1" zoning, the lands delineated as "M1-1907" 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: *(331-91), (27-99)*

(1)

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

(2)

no buildings or structures of any kind shall be located within 3.0 m of the "G-1908" zone;

(3)

notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional and administrative offices shall not be permitted, but this does not prohibit office buildings or structures which are accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments.
- (SPA)

1908.

Notwithstanding their "G" zoning, the lands delineated as "G"-1908" on Schedule "B" of this By-law shall only be used for a natural regeneration area, subject to the following: *(331-91), (211-94), (212-94), (287-94), (306-94), (231-95), (281-95), (288-95), (317-95), (72-96), (96-96), (150-98), (21-99), (254-99), (609-99), (0397-2003)*

(1)

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;

(2)

no outdoor storage of equipment and materials, and no parking shall be permitted;

(3)

for the purposes of this section, "NATURAL REGENERATION AREA" means lands specifically intended to allow succession of ground and forest cover to attain a self-sustaining forest ecosystem.
- (SPA)

1909.

Notwithstanding their "RM7D2" zoning, the lands delineated as "RM7D2-1909" on Schedule "B" of this By-law shall only be used for the erection of row dwellings, or stacked row dwellings or apartment houses or a combination of the above uses, subject to the following: *(420-91)*

(1)

each row dwelling or stacked row dwelling shall comply with the following:

(a)

for the purpose of this section, "STACKED ROW DWELLING" means a building or structure not exceeding 4 storeys in height above established grade where direct access is gained to each dwelling unit with individual entries at the ground level only;

(b)

the rear yard of every row dwelling and stacked row dwelling shall have a minimum depth of 7.5 m;

(2)

each apartment house shall comply with the "RM7D2" zone provisions contained in this By-law except that:

(a)

no buildings or structures shall exceed 4 storeys in height above established grade;

(b)

the minimum dwelling unit area shall be 48 m²;

(c)

the minimum distance between every apartment house excluding stairwells shall be 14 m;

(3)

in addition to the provisions of subsections (1) and (2) of this section, the following shall apply:

(a)

the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (23), (24) and clauses 44(13)(ia) and 44(17)(b), (d) and (e) of this By-law shall not apply;

(b)

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

(c)

the maximum gross floor area of all buildings or structures shall not exceed 0.55 times the lot area;

(d)

the minimum open space shall not be less than 45% of the lot area;

(e)

no buildings or structures shall be located closer than 12.0 m to the streetline of Hurontario Street;

(f)

motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:
- | TYPE OF BUILDING | MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT | | | |
|--------------------|---|---------|----------------------|-------|
| | Resident | Visitor | Recreation Equipment | Total |
| Apartment House | | | | |
| Bachelor Unit | 1.75 | 0.25 | - | 2.00 |
| One-Bedroom Unit | 1.75 | 0.25 | - | 2.00 |
| Two-Bedroom Unit | 1.75 | 0.25 | - | 2.00 |
| Three-Bedroom Unit | 1.75 | 0.25 | - | 2.00 |
- By-law Number 5500 ~ Mississauga

B-625

Updated: 2004 January 16

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Recreation Equipment	Total
Row Dwelling and Stacked Row Dwelling				
Three-Bedroom Unit	1.75	0.25	-	2.00
Two-Bedroom Unit	2.00	0.25	0.05	2.30
Three-Bedroom Unit	2.00	0.25	0.05	2.30
Four-Bedroom Unit	2.00	0.25	0.05	2.30

(H) 1910. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-1910" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: *(420-91), (213-92)*

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

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

- (3) for every lot other than a corner lot the minimum unit frontage shall be 6.1 m;
- (4) the rear yard of every lot abutting the "M1-1030" zone shall have a minimum depth of 15 m.

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, the holding symbol "H" is to be removed from the zoning designation "H-RM2-1910", designated for school purposes, by further amendment to Map 36W, contained in Schedule "B" attached to By-law Number 5500, as amended.

1911. Notwithstanding their "R5" zoning, the lands delineated as "R5-1911" on Schedule "B" of this By-law shall only be used for the erection of detached dwellings in compliance with the "R5" zone provisions contained in this By-law except that: *(420-91), (213-92)*

- (1) the rear yard of every lot abutting the "M1-1030" zone shall have a minimum depth of 15 m.

(SPA) 1912. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1912" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(418-91)*

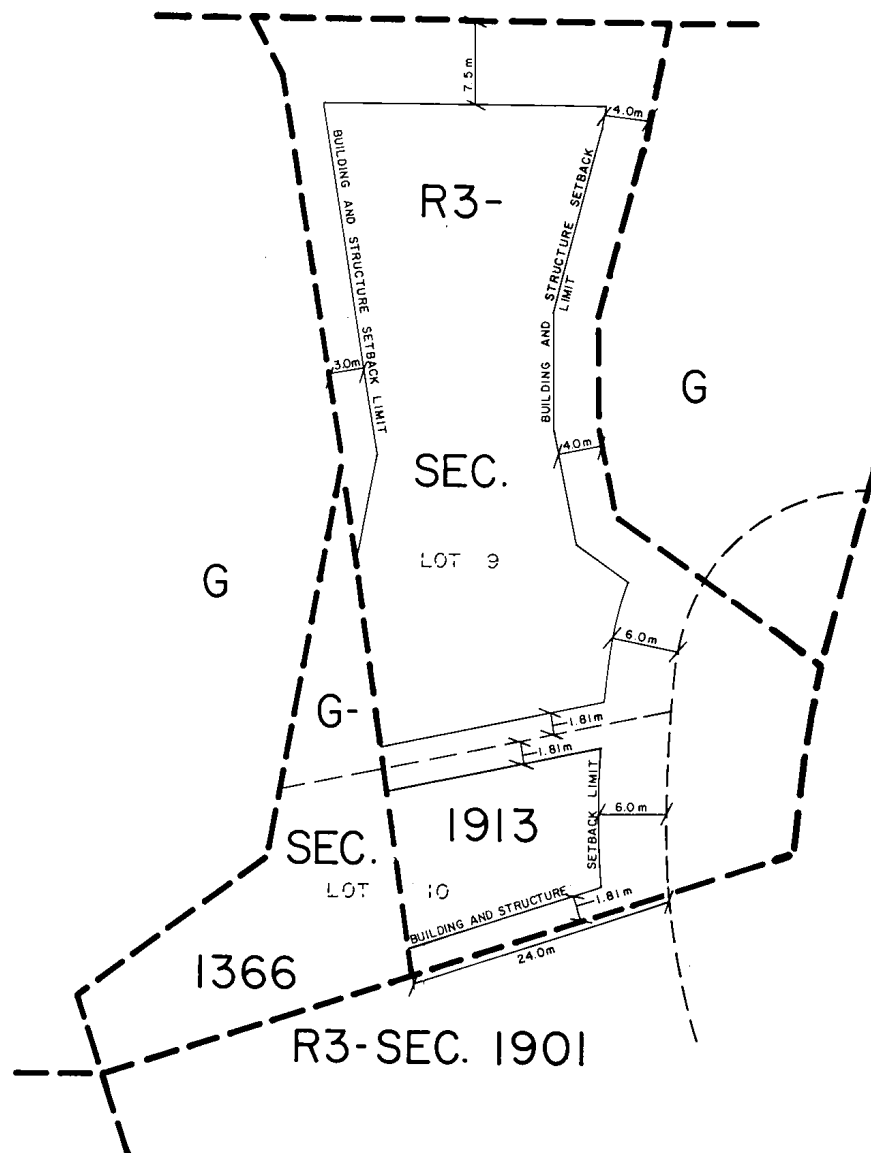
- (1) the provisions of section 21, subsection 44(4), (5), (6), (7), (10), (11), and clauses 44(17)(d) and 49(2)(a) of this By-law shall not apply;
- (2) notwithstanding subsection 44(12) of this By-law, the maximum "Gross Floor Area" shall not exceed 0.52 times the lot area;
- (3) the area and frontage of lots shall conform to the following requirements:

Minimum Lot Frontage	Minimum Lot Area Per Dwelling Unit	Minimum Dwelling Unit Area
24 m	187 m²	66 m²

(SPA) **1913.** Notwithstanding their "R3" zoning, the lands delineated as "R3-1913" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: *(459-91)*

- (1) site development plans and building and structure setback limits for each lot shall conform to the provisions of Schedule "I" of this section;
- (2) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
- (3) 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;
- (4) all accessory buildings or structures of any kind, including swimming pools shall be located within the setback limits as defined in Schedule "I" of this section;
- (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

Schedule "I" to section 1913



THIS IS SCHEDULE I TO SECTION '1913'
AS ANNEXED TO BY-LAW 459-91
PASSED BY COUNCIL ON SEPTEMBER 9, 1991
'H: McCALLION'
MAYOR
'T. L. JULIAN'
CLERK

- (SPA) **1914.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1914" 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: *(633-91)*
- (1) the provisions of subsection 114(c) and (d) of this By-law shall not apply;
 - (2) notwithstanding subsection 110(2) of this By-law, for the purposes of this section, outside storage of automobiles used for the purpose of rental and/or leasing shall not be limited to 5%;
 - (3) the gross floor area - non residential of all buildings and structures on the lot shall not exceed 455 m²;
 - (4) the easterly interior side yard of the lot shall have a minimum width of 0.60 m;
 - (5) the westerly interior side yard of the lot shall have a minimum width of 5.5 m;
 - (6) in addition to the uses permitted by sections 109 and 110 of this By-law, the following shall be permitted: a private car wash; 2 private vehicle fuel dispensers and offices accessory to the principal permitted uses;
 - (7) for the purposes of this section, "PRIVATE CAR WASH" means a building or structure, or part thereof used for the operation of automobile washing equipment, inaccessible to the general public;
 - (8) for the purposes of this section, "PRIVATE VEHICLE FUEL DISPENSER" means a gasoline dispensing unit inaccessible to the general public.
- (SPA) **1915.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-1915" 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: *(421-91), (632-92)*
- (1) the provisions of clauses 96B(2)(d), (f), (h) and (l) of this By-law shall not apply;
 - (2) a front yard shall be provided which shall have a depth of at least 12.5 m;
 - (3) a rear yard shall be provided which shall have a depth of at least 7.5 m;
 - (4) each ramp shall have a minimum width of 7.5 m.
- 1916.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1916" on Schedule "B" of this By-law shall only be used for the purposes of a one-family detached dwelling or for business, professional and administrative offices subject to the following: *(101-92)*
- (1) the one-family detached dwelling shall comply with the "R2" zone provisions contained in this By-law;
 - (2) buildings or structures used for business, professional and administrative offices shall be in compliance with the "R2" zone provisions contained in this By-law subject to the following:
 - (a) the total gross floor area - non residential of all buildings or structures shall not exceed 180 m²;
 - (b) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;
 - (3) notwithstanding their "R2" zoning, the minimum lot frontage shall be 30 m; *(247-94)*
 - (4) notwithstanding any provision of this By-law to the contrary, any lot in existence on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section. *(247-94)*
- (SPA) **1917.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1917" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(485-91)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), (16), clauses 44(17)(d) and (e), and subsection 44(23) of this By-law shall not apply;
 - (2) the number of dwelling units shall not exceed 74;
 - (3) the "GROSS FLOOR AREA" of all buildings and structures on any lot shall not exceed 0.55 times the lot area;
 - (4) the front, rear and side yards shall have a minimum depth of 7.5 m;
 - (5) no motor vehicle shall be parked within 7.5 m of any street, or within 1.5 m of any other lot boundary;
 - (6) no motor vehicle shall be parked within 4 m of the walls of any residential building except that a motor vehicle may be parked within 1.5 m of a wall that does not contain any window or opening into a habitable room.

- (SPA)

1918.

Notwithstanding their "AC3" zoning, the lands delineated as "AC3-1918" on Schedule "B" of this By-law shall only be used for a motor vehicle sales centre in compliance with the "AC3" zone provisions contained in this By-law, and subject to the following: (600-91)
- (1)

for the purposes of this section, "MOTOR VEHICLE SALES CENTRE" means an establishment for the sale of new or used motor vehicles, and may include accessory thereto a motor vehicle repair garage, motor vehicle body repairs and the sale of motor vehicle parts and equipment;

(2)

for each establishment, only one feature motor vehicle display area will be permitted;

(3)

for the purposes of this section, "FEATURE MOTOR VEHICLE DISPLAY AREA" means an outdoor motor vehicle display area not exceeding 275 m² and with a maximum of five motor vehicles;

(4)

no buildings or structures shall be located closer than 13.5 m to the lot line adjacent to the Erin Mills Parkway right-of-way;

(5)

a landscaped strip with a minimum width of 7.0 m shall be provided and maintained along the lot line adjacent to the Erin Mills Parkway right-of-way;

(6)

notwithstanding subsection (5) of this section, a feature motor vehicle display area may be installed or placed adjacent to Erin Mills Parkway, provided that such a feature motor vehicle display area shall not exceed 0.3 m above the average landscaped grade elevation between Erin Mills Parkway and a feature motor vehicle display area, shall be no closer than 1.5 m from the lot line adjacent to the Erin Mills Parkway right-of-way, and the setback distance shall be no closer than 5.0 m but no further than 7.0 m from one side lot line, with a maximum dimension along the lot line adjacent to the Erin Mills Parkway right-of-way of 27.5 m, as illustrated on Schedule "I" of this section;

(7)

no string lighting shall be permitted;


(8)


motor vehicle repairs and motor vehicle body repairs shall only be conducted within an enclosed building with no outside storage of parts or materials;

(9)


the parking, storage or display of new or used motor vehicles shall not be permitted within any landscaped area as determined through site development plans approved by the City;

(10)

notwithstanding subsection (6) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, ramps, lighting, internal driveways, feature motor vehicle display areas, 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 1918
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- 



LANDSCAPED STRIP



FEATURE MOTOR VEHICLE
DISPLAY AREA

CITY

OF

MISSISSAUGA
- THIS IS SCHEDULE I TO SECTION '1918'

AS ANNEXED TO BY-LAW 600-91

PASSED BY COUNCIL ON NOVEMBER 28, 199

'H. McCALLION'

MAYOR

'T. L. JULIAN'

CLERK
- By-law Number 5500 ~ Mississauga

B-629

Updated: 2004 January 16

- (SPA) **1919.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1919" 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: *(517-93)*
- (1) the provisions of subsections 109(h), and 114(g) of this By-law shall not apply;
 - (2) in addition to those uses permitted under sections 109 and 110 of this By-law, a banquet hall shall be permitted, the gross floor area of which shall not exceed 650 m²;
 - (3) notwithstanding subsection 109(c) of this By-law, the total gross floor area of all business, professional and administrative offices shall not exceed 420 m²; however, this does not apply to offices which are accessory to a principal manufacturing or industrial undertaking;
 - (4) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except that where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Banquet Hall	10.8 spaces per 100 m ² GFA
Medical Offices	6.5 spaces per 100 m ² GFA

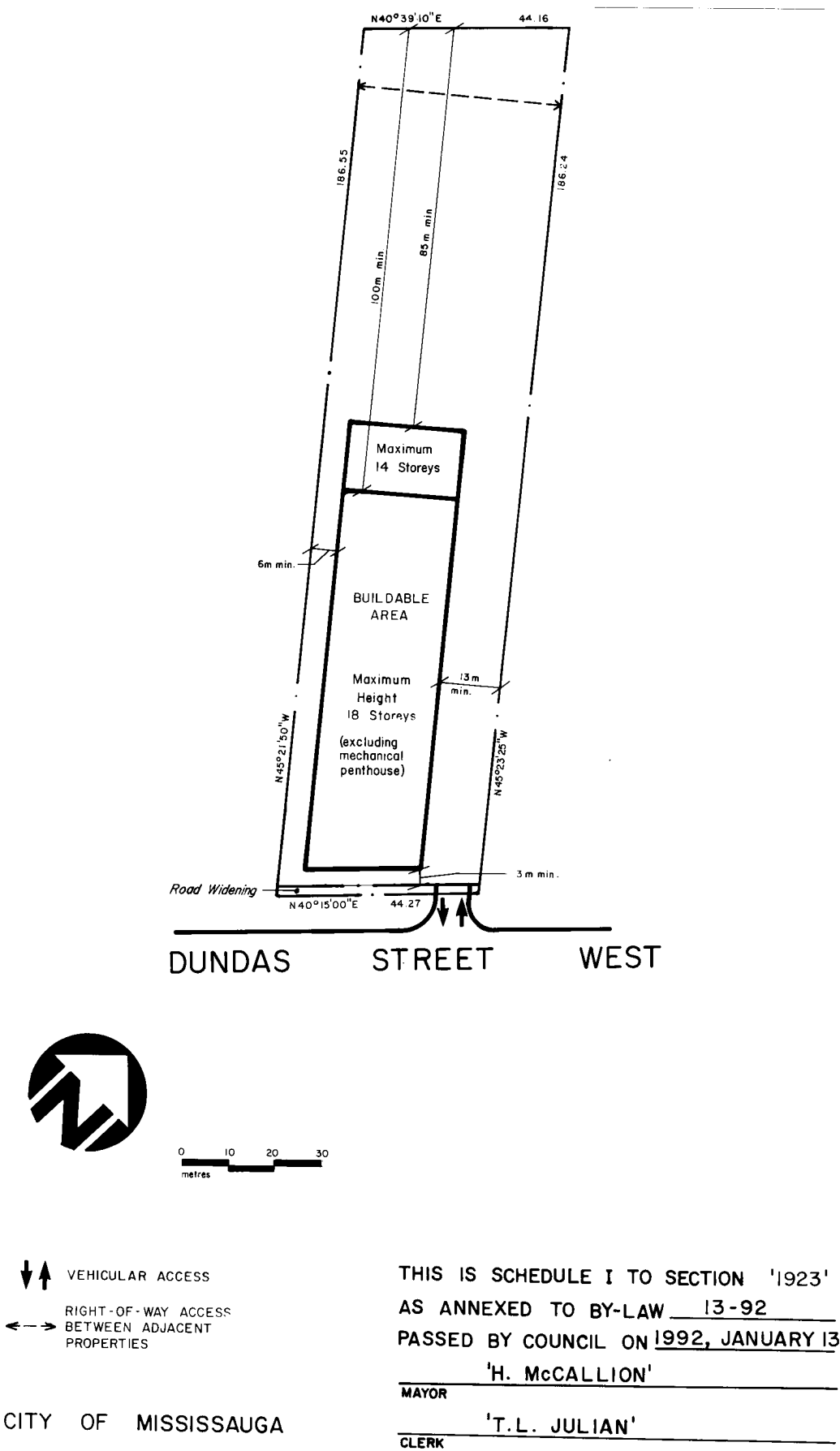
- (SPA) **1920.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1920" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(106-92)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (16), clauses 44(17)(d) and (e), subsection 44(23), and clause 49(2)(a) of this By-law shall not apply;
 - (2) the number of dwelling units constructed shall not exceed the rate of 48 units per ha;
 - (3) no building or structure shall be located closer than 7.5 m to any lot line abutting lands zoned "R3-1700".

- 1921.** Notwithstanding their "RM7D2" zoning, the lands delineated as "RM7D2-1921" on Schedule "B" of this By-law shall only be used for apartment houses, in compliance with the "RM7D2" zone provisions contained in this By-law, except that: *(370-93)*
- (1) the provisions of section 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (18), (23), and 51(2) shall not apply;
 - (2) the total number of dwelling units shall not exceed 224 for all lands zoned "RM7D2-1921";
 - (3) the total number of dwelling units constructed shall not exceed the rate of 77 units per hectare;
 - (4) no building or structure shall exceed 3 storeys in height above established grade, excluding the mechanical penthouse;
 - (5) the Maximum "Gross Floor Area" of all buildings and structures shall not exceed 0.65 times the lot area;
 - (6) the "Minimum Open Space" shall not be less than 45% of the lot area;
 - (7) for the purposes of determining yard setbacks, the flankage along Dundas Street West shall be considered lot frontage and the following setback for any buildings or structures shall apply:
 - (a) a minimum front yard setback of 7.5 m;
 - (b) a minimum side yard setback of 9.0 m;
 - (c) a minimum rear yard setback of 9.0 m;
 - (d) notwithstanding clause (7)(b) of this section, the side yard setback to a property line with the adjacent property having an "RM7D2-1921" zoning designation shall be a minimum of 3.0 m;
 - (e) notwithstanding clause (7)(b) of this section, the side yard setback to a property line with the adjacent property having a "C1" zoning designation shall be a minimum of 7.5 m.

- 1922.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1922" 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: *(353-93)*
- (1) the minimum lot area per dwelling unit shall be 220 m²;
 - (2) the total number of dwelling units shall not exceed 25.

1923. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1923" on Schedule "B" of this By-law shall only be used in compliance with the "RM7D5" zone provisions contained in the By-law, except that: (13-92)
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), and (16) and clause 44(13)(ia) of this By-law shall not apply;
 - (2) the total number of dwelling units shall not exceed 226;
 - (3) the total gross floor area - non residential devoted to a day nursery shall not exceed 307 m²;
 - (4) the "Minimum Open Space" shall not be less than 50% of the lot area;
 - (5) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking 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 1923



1924. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1924" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, multiple horizontal dwellings, or assisted family housing, or assisted seniors residence or a combination of the above uses in compliance with the "RM7D5" zone provisions contained in the By-law, except that: (56-92)

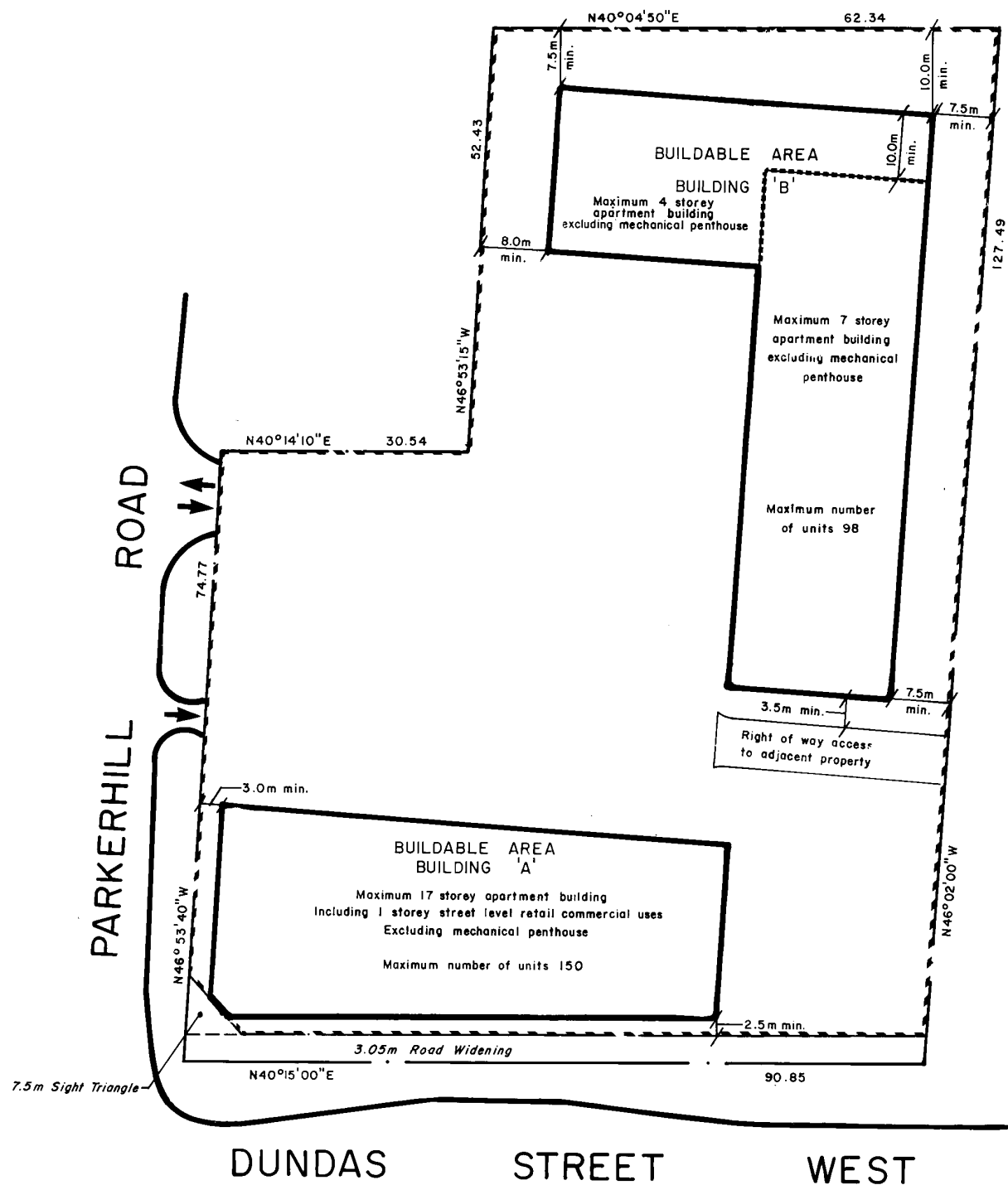
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), and (16) and clause 44(13)(ia) of this By-law shall not apply;
- (2) in addition, accessory retail commercial uses shall be permitted;
- (3) the maximum number of dwelling units constructed shall not exceed the rate of 247 units per ha;
- (4) the total gross floor area - non residential devoted to accessory retail commercial uses shall not exceed 1 200 m² and shall only be located within the Buildable Area of Building "A" as indicated on Schedule "I" of this section;
- (5) the "Minimum Open Space" shall not be less than 40% of the lot area;
- (6) for the purposes of this section, "ACCESSORY RETAIL COMMERCIAL" uses shall only include the following: bank or trust company, barber shop, hairdresser or beauty salon, dressmaking or tailoring establishment, florist shop, video store, optical shop, travel agent, dry cleaning, pressing or laundry establishment, tanning salon, printing and copying establishment, convenience store, drug dispensary with a maximum gross leasable area of 115 m², restaurant, and take-out restaurant;
- (7) for the purposes of this section, "CONVENIENCE STORE" means a shop with a maximum gross leasable area of 200 m² where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises, without seating for the consumption of food prepared on the premises;
- (8) for the purposes of this section, "ASSISTED FAMILY HOUSING" means any residential building or structure or part thereof which is operated under a program or combination of programs which are wholly or partly funded by Federal, Provincial or Municipal Government or any agency thereof, and which is occupied by families who qualify under any such programs;
- (9) for the purposes of this section, "ASSISTED SENIORS RESIDENCE" means any residential building or structure or part thereof which is operated under a program or combination of programs which are wholly or partly funded by Federal, Provincial or Municipal Government or any agency thereof, and which is occupied by elderly persons who qualify under any such programs;
- (10) 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
Accessory Retail Commercial Uses	3.5 spaces per 100 m² GLA
Take-Out Restaurant	3.6 spaces per 100 m² GFA
Restaurant	10.0 spaces per 100 m² GFA

- (11) motor vehicle parking facilities shall also be provided and maintained on the same lot in accordance with subsection 44(17) and the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
	Resident	Visitor	Total
Assisted Family Housing			
One-Bedroom	0.56	0.20	0.76
Two-Bedroom	0.66	0.20	0.86
Three-Bedroom	0.70	0.20	0.90
Assisted Seniors Residence			
One-Bedroom	0.40	0.10	0.50
Two-Bedroom	0.90	0.10	1.00

- (12) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (12)(a) of this section, 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, right-of-way access to adjacent property, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



- ↑ ↓ VEHICULAR ACCESS
- LIMIT OF UNDERGROUND PARKING

THIS IS SCHEDULE I TO SECTION '1924'
AS ANNEXED TO BY-LAW 56-92
PASSED BY COUNCIL ON 1992, FEBRUARY 10
'H. McCALLION'
MAYOR
'T.L. JULIAN'
CLERK

CITY OF MISSISSAUGA

- (SPA)

1925.

Notwithstanding their "DC" zoning, the lands delineated as "DC-1925" 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: *(127-92)*
- (1)

the provisions of subsections 83(7), (15), (16), (19), and (21) 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 florist shop shall also be permitted;
- (3)

notwithstanding anything in this By-law, any buildings or structures which lawfully exist on the day this By-law is deemed to have come into force (1992 Mar. 09), are deemed to comply with the setback provisions of the "DC" zone, notwithstanding that the said buildings or structures may not actually comply with the "DC" zone setback provisions.
- (SPA)

1926.

Notwithstanding their "R3" zoning, the lands delineated as "R3-1926" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: *(127-92), (497-93)*
- (1)

the area and frontage of lots shall conform to the following requirements:
- | Lot Type | Minimum Lot Area | Minimum Lot Frontage |
|----------|--------------------|----------------------|
| Interior | 420 m ² | 14.0 m |
| Corner | 585 m ² | 18.0 m |
- (2)

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

if the frontage of the lot is 18.0 m or greater;
- (i)

20% of the lot width for a one storey dwelling unit;
- (ii)

27% of the lot width for a dwelling unit exceeding one storey in whole or in part;
- provided however that each side yard shall have a minimum width of 1.8 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;
- (b)

if the frontage of the lot is less than 18.0 m;
- (i)

2.4 m for a one storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15.0 m;
- (ii)

3.62 m for a 2 storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15.0 m;
- provided however that each side yard shall have a minimum width of 1.2 m plus an additional 0.61 m for each storey, or portion thereof, above one storey;
- (3)

notwithstanding subsections 2(19) and 40(5) of this By-law, the maximum dwelling unit height shall be:
- (a)

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

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

7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (4)

the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (5)

the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m² plus 0.20 times the lot area;
- (6)

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

1927.

Notwithstanding their "RM1" zoning, the lands delineated as "RM1-1927" on Schedule "B" of this By-law shall only be used for semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, except that: *(127-92), (497-93)*
- (1)

for the purposes of this section, a "SEMI-DETACHED DWELLING", means one of a pair of attached dwelling units which are attached only by a one-storey garage which is divided vertically above grade by a party wall of at least 6.0 m in length and having a minimum height of 2.0 m;
- (2)

each dwelling unit shall have one side yard of at least 1.8 m, and with the exception of the garage, shall maintain a minimum setback of 0.61 m from the common property line;
- (3)

the provisions of clauses 45(2)(f), and (i) of this By-law shall not apply;
- (4)

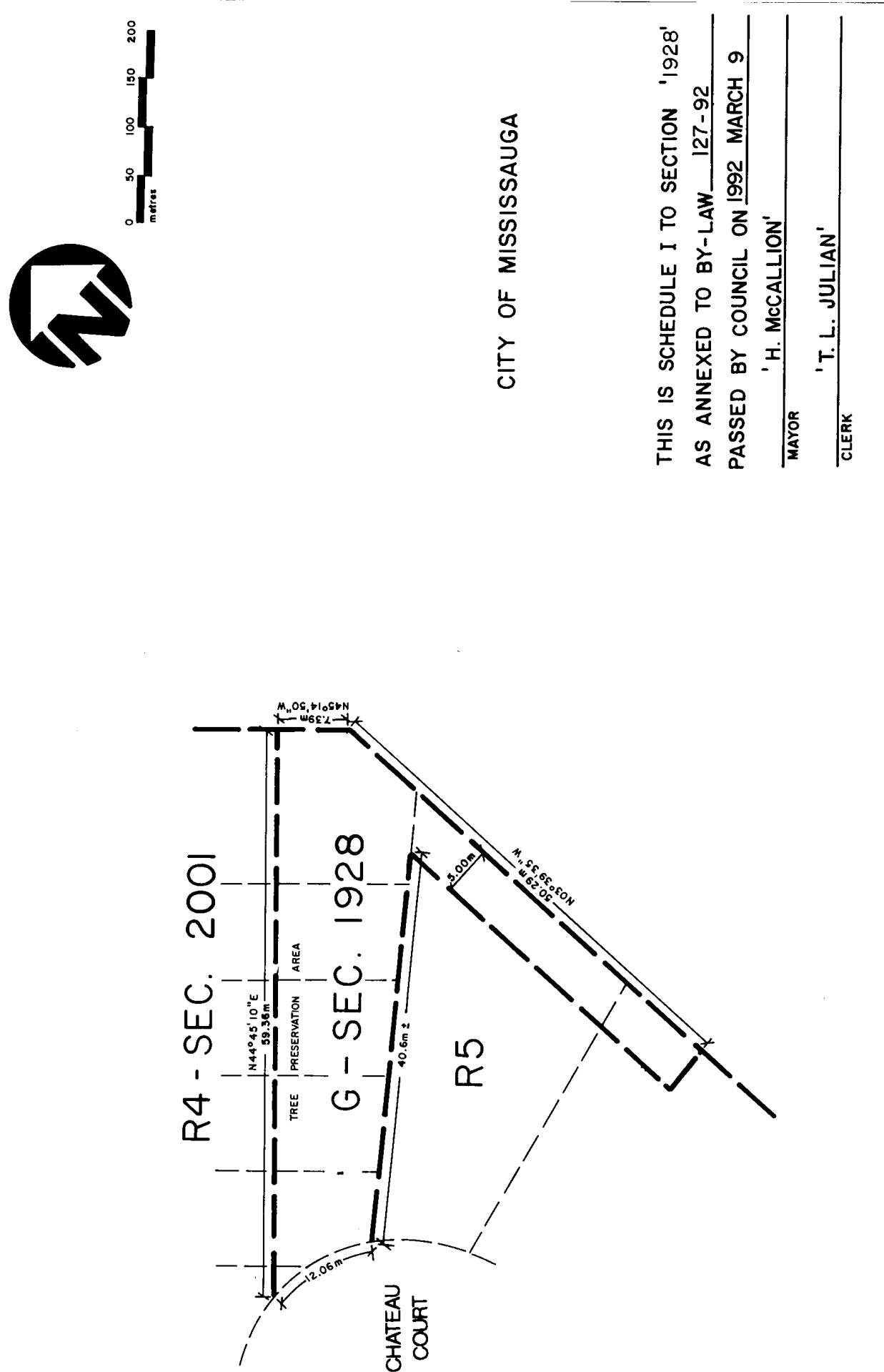
the front yard of every lot shall have a minimum depth of 4.5 m;
- (5)

the rear yard of every lot shall have a minimum depth of 30.0 m;
- (6)

notwithstanding subsection (2) of this section, no garage shall be located closer than 6.0 m to any front lot line.

1928. Notwithstanding their "G" zoning, the lands delineated as "G-1928" on Schedule "B" of this By-law shall only be used for conservation purposes in compliance with the "G" zone provisions contained in this By-law, except that: (127-92), (497-93)
- (1) the area which is identified on Schedule "I" of this section, and identified as a tree preservation area, shall only be used for tree conservation purposes, and no buildings or structures of any kind, including accessory buildings, but excluding fences along the lot lines, shall be erected; and no swimming pools, tennis courts or any like recreational facilities shall be permitted.

Schedule "I" to section 1928



1930. Notwithstanding their "R3" zoning, the lands delineated as "R3-1930" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: (213-92)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	525 m ²	14.0 m
Corner	660 m ²	18.5 m

- (2) the front yard of every lot shall have a minimum depth of 10.4 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (6) notwithstanding subsection (2) of this section, no garage shall be located closer than 10.4 m to any front lot line.

(H) 1931. Notwithstanding their "R4" zoning, the lands delineated as "R4-1931" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwelling in compliance with the "R4" zone provisions contained in this By-law, except that: (213-92), (307-92), (643-93), (333-94), (362-96)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	390 m ²	12.0 m
Corner	570 m ²	16.0 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) notwithstanding subsection (3) of this section, the side yard of every lot other than a corner lot shall have a minimum width of at least 0.9 m for that part of the side yard which adjoins an attached garage;
- (5) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (6) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (8) notwithstanding subsection (6) of this section, no garage shall be located closer than 6.0 m to any street line.

NOTE:

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, the holding symbol "H" is to be removed from the zoning designation "H-R4-1931", designated for school purposes, by further amendment to Map 36W, contained in Schedule "B" attached to By-law Number 5500, as amended.

1934. Notwithstanding their "R5" zoning, the lands delineated as "R5-1934" 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: (284-92), (307-94), (210-95)

- (1) the provisions of subclause 43A(1)(a)(x) 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	260 m²	12.2 m
Corner	305 m²	13.5 m

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

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
3.65 m	3.65 m	3.5 m on one side 0.9 m on the other side	7.0 m

- (4) notwithstanding subsection (3) of this section, a covered platform 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 platforms shall be excluded from the calculation of lot coverage;
- (6) a free-standing garage located in the rear yard shall be permitted with a zero-lot line setback, including joint party walls.

(SPA) **1935.** Notwithstanding their "RM7D3" zoning, the lands delineated as "RM7D3-1935" on Schedule "B" of this By-law shall only be used for apartment houses in compliance with the "RM7D3" zone provisions contained in this By-law, except that: (284-92)

- (1) the maximum number of dwelling units shall not exceed 75 units per ha;
- (2) no building or structure shall exceed 4 storeys in height above established grade, excluding the mechanical penthouse.

1936. Notwithstanding their "DC" zoning, the lands delineated as "DC-1936" on Schedule "B" of this By-law shall only be used for a convenience centre in compliance with the "DC" zone provisions contained in this By-law, except that: (284-92), (307-94), (210-95)

- (1) the provisions of sections 21, 53, 59A, and 87, and subsections 83(5), (12), (15), (16), (19), (21), (26) and (27) of this By-law shall not apply;
- (2) in addition to those remaining uses permitted under section 83 of this By-law, administrative offices, photo finishing lab, catering service, fitness/exercise centre, ceramic/sculpture studio, private school, day nursery, veterinary clinic, pet grooming and boarding, a dentist, clock repair shop, electronic and video equipment sales and rental outlet, shop in which goods are sold at retail, and a printing establishment, shall be permitted;
- (3) the minimum yards shall conform to the following requirements:

Front Yard	Rear Yard	Side Yard
3.65 m	3.0 m	3.0 m

- (SPA)1937. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1937" on Schedule "B" of this By-law shall only be used for the erection of apartment houses, assisted family housing, or assisted seniors residence or a combination of the above uses in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (288-92)
- (1)

the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (21), and clause 44(13)(ia) of this By-law shall not apply;
- (2)

the total number of dwelling units shall not exceed 200 in accordance with Schedule "I" of this section;
- (3)

the "Minimum Open Space" shall not be less than 42% of the lot area;
- (4)

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

for the purposes of this section, "ASSISTED SENIORS RESIDENCE" means any residential building or structure or part thereof which is operated under a program or combination of programs which are wholly or partly funded by Federal, Provincial or Municipal Government or any agency thereof, and which is occupied by elderly persons who qualify under any such programs;
- (6)

motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with subsection 44(17) and the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
	Resident	Visitor	Total
Assisted Family Housing			
One-Bedroom	0.57	0.20	0.77
Two-Bedroom	0.68	0.20	0.88
Three-Bedroom	0.77	0.20	0.97
Assisted Seniors Residence			
One-Bedroom	0.40	0.10	0.50
Two-Bedroom	0.90	0.10	1.00

- (7) for the purposes of this section the following standards shall apply for Building 'B' only as shown on Schedule "I" of this section:

	Minimum No. of Units	Maximum GFA
One-Bedroom	10	67 m²
Two-Bedroom	35	99 m²
Three-Bedroom	5	120 m²

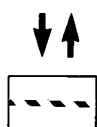
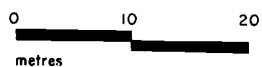
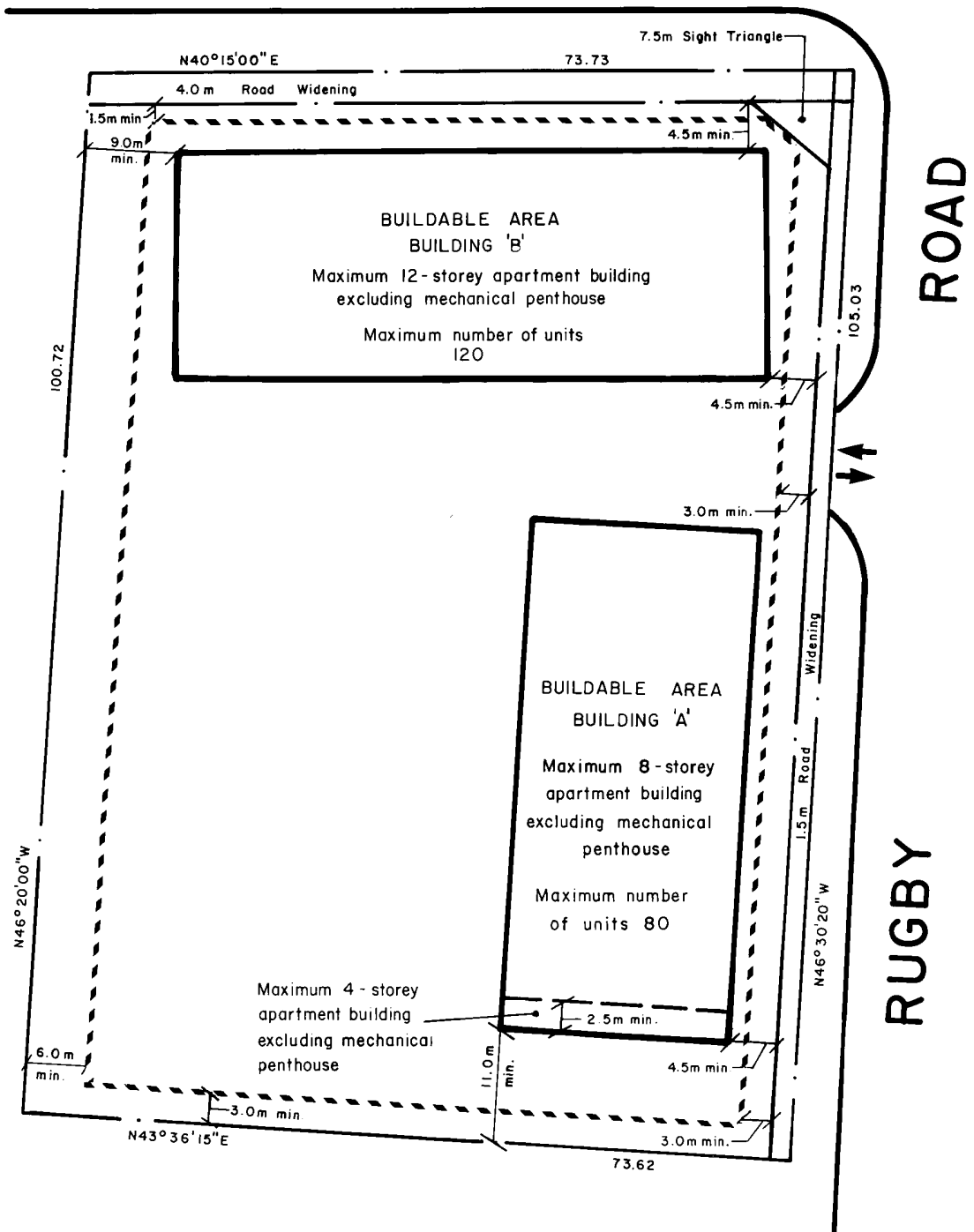
- (8)

(a)

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

(b)

notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, canopies and supporting structures, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



LIMIT OF UNDERGROUND
PARKING

CITY OF MISSISSAUGA

MAYOR

'T. L. JULIAN'
CLERK

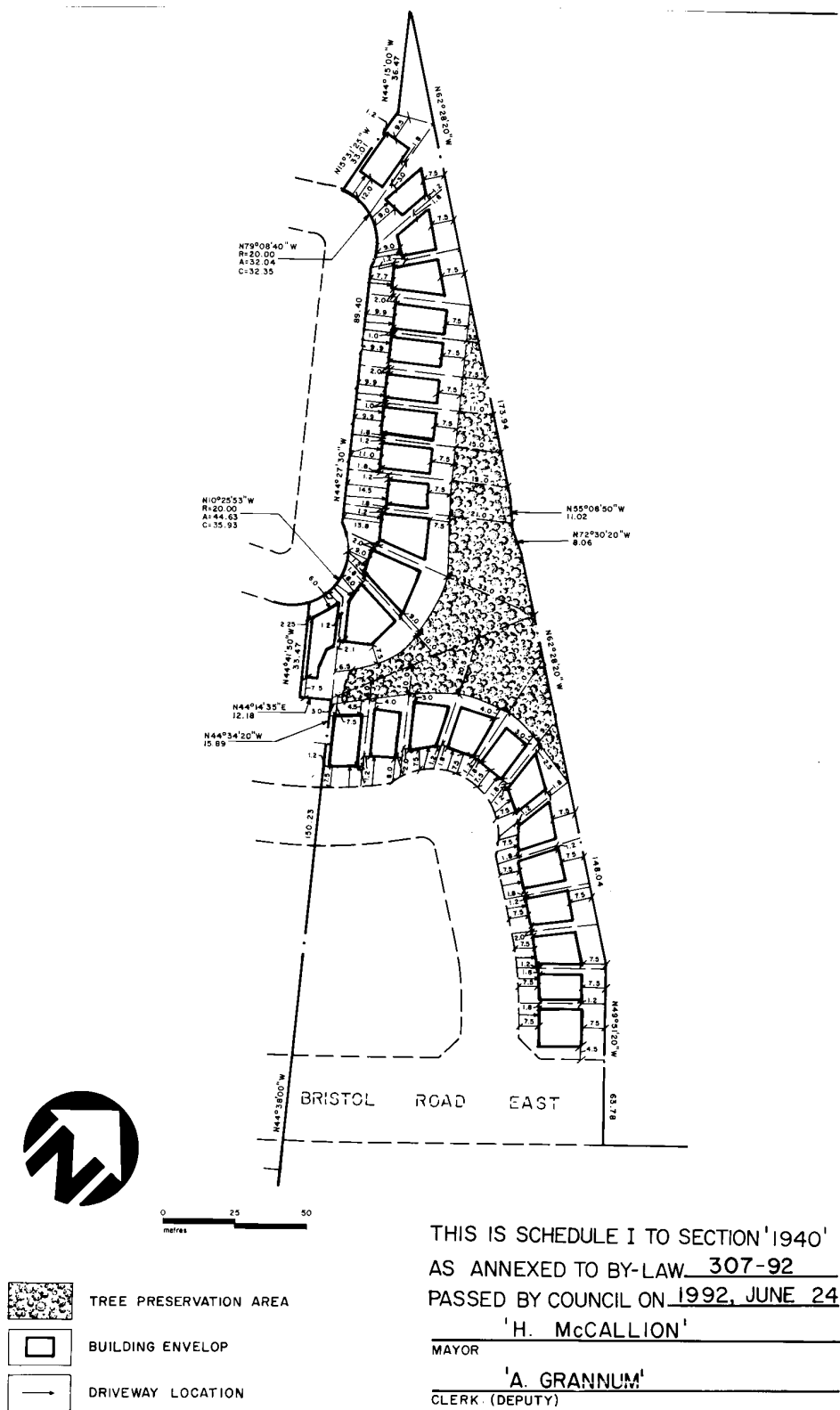
- (SPA) **1939.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1939" on Schedule "B" of this By-law shall only be used in compliance with the "RM5" zone provisions contained in this By-law, except that: *(491-92)*
- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), clauses 44(17)(d) and (e) and subsection 44(23) of this By-law shall not apply;
 - (2) the number of dwelling units shall not exceed 72;
 - (3) the Maximum "Gross Floor Area" of all buildings and structures on any lot shall not exceed 0.60 times the lot area;
 - (4) the "Minimum Open Space" shall not be less than 40% of the lot area.

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	375 m ²	12.0 m
Corner	570 m ²	19.5 m

- (2) notwithstanding anything in this By-law, the areas which are identified as tree preservation areas on Schedule "I" of this section, shall only be used for conservation purposes; no buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts or any like recreational facilities, but excluding fences along the lot lines, shall be permitted within the tree preservation area, as shown on Schedule "I" of this section;
- (3) the minimum front, side and rear yard setbacks of every lot shall conform to the provisions of Schedule "I" of this section;
- (4) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (5) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1940



1941. Notwithstanding their "R4" zoning, the lands delineated as "R4-1941" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (307-92)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	370 m ²	12.0 m
Corner	535 m ²	17.5 m

1942. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1942" on Schedule "B" of this By-law shall only be used for the erection of row dwellings and street row dwellings in compliance with the "RM5" zone provisions contained in this By-law and the following: (307-92), (304-93), (194-94)

- (1) the maximum number of dwelling units constructed shall not exceed the rate of 32.2 units per ha.

1943. Notwithstanding their "R2" zoning, the lands delineated as "R2-1943" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R2" zone provisions contained in this By-law, except that: (415-92), (168-94)

- (1) the area and frontage of lots shall conform to the following requirements: (168-94)

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	535 m ²	15.0 m
Corner	712 m ²	19.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m; (168-94)
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.8 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.8 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 6.0 m;
- (6) the maximum coverage of all buildings and structures for every lot shall not exceed 35% of the lot area;
- (7) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

1945. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1945" 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: (282-92)

- (1) the provisions of subsections 44(4), (5), (6), (7), (10) and (11) and clause 49(2)(a) shall not apply;
- (2) the number of dwelling units constructed shall not exceed the rate of 42 units per ha.

1946. Notwithstanding their "R5" zoning, the lands delineated as "R5-1946" 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: (282-92)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	345 m ²	10.4 m
Corner	470 m ²	15.0 m

1947. Deleted by By-law 210-95. (284-92)

- (SPA)

1948.

Notwithstanding their "M1" zoning, the lands delineated as "M1-1948" on Schedule "B" of this By-law shall only be used for a restaurant in compliance with the "M1" zone provisions contained in this By-law, except that: (376-92)
- (1)

the provisions of section 21 and subsections 20(i), (j), and (k), 109(h), 110(1b), and 114(a), (b), (c) and (f) of this By-law shall not apply;
- (2)

the gross floor area of the restaurant shall not exceed 273 m²;
- (3)

notwithstanding subsection 2(24) of this By-law, parking spaces may be provided off-site on lands zoned "G-1949";
- (4)

(a)

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

(b)

notwithstanding clause (4)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access point, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.
- (SPA)

1949.

Notwithstanding their "G" zoning, the lands delineated as "G-1949" on Schedule "B" of this By-law shall only be used to accommodate vehicular parking for the restaurant located on the lands zoned "M1-1948" and subject to the following: (376-92)
- (1)

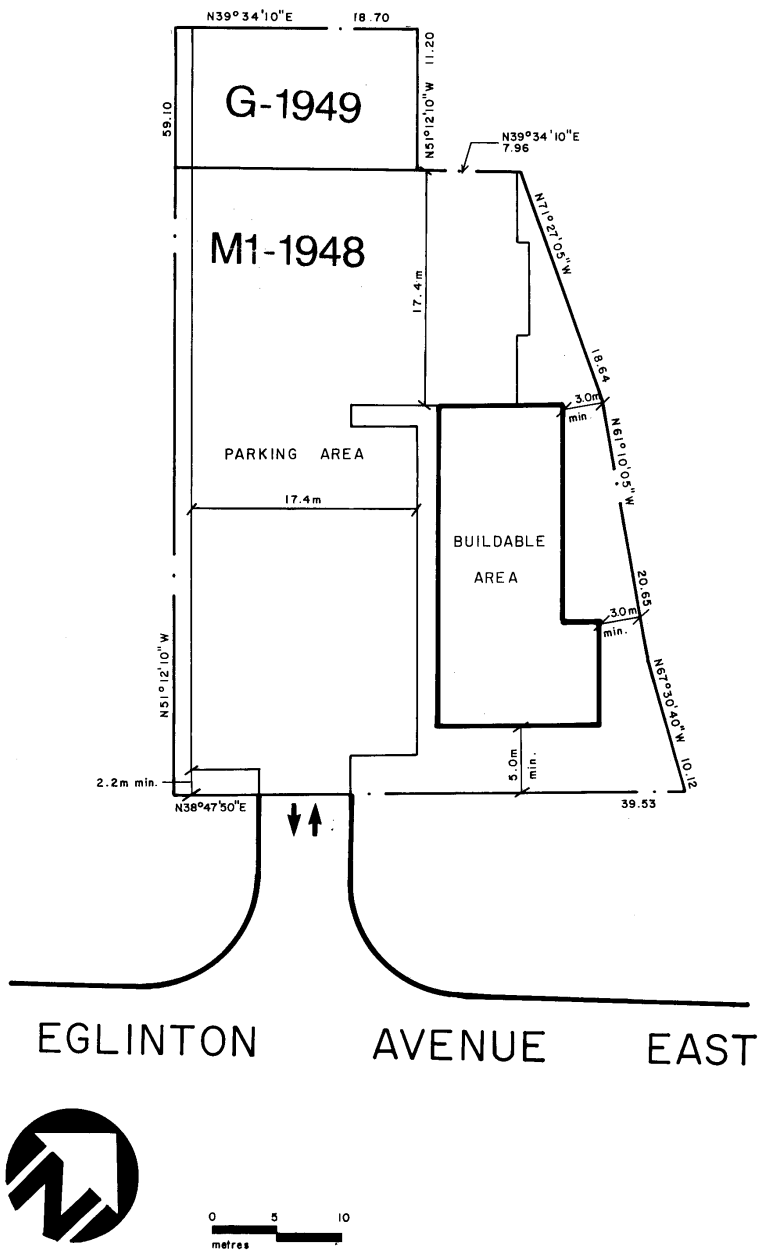
(a)

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

(b)

notwithstanding clause (1)(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 driveway, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to sections 1948 & 1949



PART OF LOT 1,
CONCESSION 3,
E.H.S.
CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTIONS 1948 & 1949
AS ANNEXED TO BY-LAW 376-92
PASSED BY COUNCIL ON 1992, JULY 15
H. McCALLION
MAYOR
T. L. JULIAN
CLERK

1950. Deleted by By-law 0005-2001. (256-94)

- (SPA) **1951.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1951" 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: (112-94), (180-96)
- (1) the provisions of sections 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12) and (23), and clauses 44(17)(d) and (e), and subsection 49(2) of this By-law shall not apply;
 - (2) the setback to Eglinton Avenue East shall be 8 m;
 - (3) the setback to Forum Drive shall be 7.5 m;
 - (4) the side yard setbacks shall be 7.5 m;
 - (5) the gross floor area of all buildings and structures on all lands zoned "RM5-1951" shall not exceed 0.6 times the lot area;
 - (6) the number of dwelling units constructed on all lands zoned "RM5-1951" shall not exceed 43 units per ha;
 - (7) the minimum open space of all lands zoned "RM5 - Section 1951" shall be 40% of the lot area;
 - (8) a shared driveway and shared aisle shall be permitted with adjacent lands zoned "RM5 - Section 1951" provided that a minimum of 3.5 m is provided on each site.

- (SPA)1952. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-1952" on Schedule "B" of this By-law shall only be used for the erection of semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (362-92), (624-92), (417-94), (210-95), (231-95), (44-96), (200-97)
- (1) the provisions of subsection 44(4), (5), (6), (7), (10), (11), clauses 45A(1)(b), (c), (d), and (e) of this By-law shall not apply;
- (2) the area and frontage of lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m ²	13.6 m
Corner	480 m ²	16.9 m

1953. *Deleted by By-law 0005-2001. (639-92)*

1954. Notwithstanding their "R4" zoning, the lands delineated as "R4-1954" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (374-92)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	425 m ²	12 m
Corner	570 m ²	16 m

1955. Notwithstanding their "R4" zoning, the lands delineated as "R4-1955" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (455-92)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	365 m ²	12.0 m
Corner	500 m ²	16.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m²;
- (7) notwithstanding subsection (5) of this section, no garage shall be located closer than 6.0 m to any street line;
- (8) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area.

(SPA) **1956.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1956" 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: (455-92)

- (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), (16), clauses 44(17)(d) and (e), and subsection 44(23) of this By-law shall not apply;
- (2) the number of dwelling units constructed shall not exceed a density of 50 units per ha;
- (3) the minimum lot area per dwelling unit shall not be less than 200 m²;
- (4) the Maximum "Gross Floor Area" of all buildings and structures shall not exceed 0.55 times the lot area;
- (5) the "Minimum Open Space" shall not be less than 45% of the lot area;
- (6) the front yard shall have a minimum depth of 4.5 m;
- (7) the rear and side yards shall have a minimum depth of 7.5 m;
- (8) no motor vehicle shall be parked within 6.0 m of any street;
- (9) no motor vehicle shall be parked within 4 m of the walls of any residential building except that a motor vehicle may be parked within 1.5 m of a wall that does not contain any window or opening into a habitable room.

- (SPA)

1957.

The lands delineated as "DC - Section 1957" 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: *(416-92), (587-98)*
- (1)

the provisions of sections 20, 21, 59A, and 87 and subsections 83(7), (14), (15), (16), (19), (21) and (27) of this By-law shall not apply;
- (2)

the following additional uses shall be permitted:
- (a)

food supermarket;
- (b)

convenience restaurant;
- (c)

grocery store;
- (d)

delicatessen;
- (e)

shop for repair/servicing of small goods and wares;
- (f)

photo processing and photo studios;
- (g)

watch and/or jewellery repair shop;
- (h)

optical shop;
- (3)

drive-through facilities accessory to convenience restaurants and banks shall be permitted;
- (4)

outdoor patios accessory to restaurants, take-out restaurants, and convenience restaurants shall be permitted;
- (5)

the total gross leasable area of all buildings and structures on all lands zoned "DC - Section 1957" shall not exceed 4 645 m²;
- (6)

only one food supermarket shall be permitted on all lands zoned "DC - Section 1957" and shall not exceed a gross leasable area of 2 230 m²;
- (7)

the setback from the property lines abutting Bristol Road West and Mavis Road shall be a minimum of 7.2 m;
- (8)

the setback from the property lines abutting a residential zone shall be a minimum of 9.0 m;
- (9)

a minimum landscape area of 4.5 m shall be provided along the property lines abutting Bristol Road West and Mavis Road;
- (10)

a minimum landscape area of 3.0 m shall be provided along the property lines abutting a residential zone;
- (11)

for the purposes of this section, "LANDSCAPE AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping features, and may include walkways, curbs, access points, utilities, retaining walls, fences, signs and patio areas;
- (12)

the Neighbourhood Centre parking standard contained in Schedule "A" to Section 22C of this By-law shall apply.

(SPA)

1958.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5 - Section 1958" on Schedule "B" of this By-law shall only be used for semi-detached and street row dwellings in compliance with the following: *(416-92), (587-98)*

- (1)

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

semi-detached dwellings shall be in compliance with section 45A of this By-law except that:
- (a)

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

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

- (b)

every lot other than a corner lot shall have a minimum side yard of 0.6 m, provided the sum of the two side yards shall be a minimum of 1.8 m;
- (c)

notwithstanding clause (b) of this section, where the side lot line is also the side lot line of a street row dwelling, the side yard shall have a minimum width of 1.2 m;
- (d)

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

the gross floor area of all buildings and structures shall not exceed 0.75 times the lot area;
- (3)

each street row dwelling shall be in compliance with subsection 49(3) of this By-law except:
- (a)

the provisions of clauses 49(3)(m) and (n) of this By-law shall not apply;
- (b)

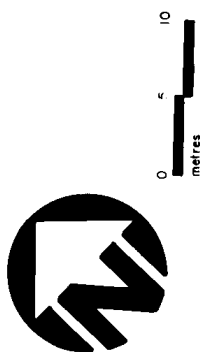
where the side lot line is also the side lot line of a semi-detached dwelling, the side yard shall have a minimum width of 1.5 m.

- 1960.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1960" 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: *(662-93)*
- (1) the provisions of sections 21 and 59A, subsections 83(7), (15), (16), (19), (21), (23), and (27), 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 food supermarket, convenience store, video rental shop, tanning salon, florist shop and convenience restaurant, shall also be permitted;
 - (3) notwithstanding the provisions of section 83 of this By-law, a drive-through pickup window may be permitted accessory to a convenience restaurant;
 - (4) for the purposes of this section, "FOOD SUPERMARKET" means a building or structure, or part thereof, with a minimum gross leasable area of 2 300 m² but not to exceed a maximum gross leasable area 4 500 m², where a wide range of food and household goods are stored and offered for sale at retail;
 - (5) for the purposes of this section, and notwithstanding clause 22C(1)(e), "NEIGHBOURHOOD CENTRE" means a grouping of retail and service establishments with ancillary office uses and a food supermarket all occupying a total site of not more than 5.06 ha for the purpose of serving the needs of the residents in an area;
 - (6) the gross leasable area of all buildings and structures shall not exceed 9 290 m²;
 - (7) for purposes of this section, frontage will be on Britannia Road West;
 - (8) the front yard shall have a minimum depth of 7.5 m;
 - (9) the rear yard shall have a minimum depth of 12.5 m;
 - (10) every side yard adjacent to a residential zone shall have a minimum depth of 9.0 m, except the side yard abutting Creditview Road shall have a minimum depth of 10.0 m;
 - (11) every side yard adjacent to a non-residential zone shall have a minimum depth of 6.0 m.

(SPA) **1961.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1961" on Schedule "B" of this By-law shall only be used for the erection of detached dwellings in compliance with the "R2" zone provisions contained in this By-law, except that:
(457-92)

- (1) the rear yards of every lot shall have a minimum depth of 16 m;
- (2) no part of any building or structure of any kind, including swimming pools, shall be located within 16 m of the rear lot line;
- (3) every dwelling unit shall have a private garage comprising of a minimum area of 33.0 m²;
- (4)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (4)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location of fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1961



CITY OF MISSISSAUGA

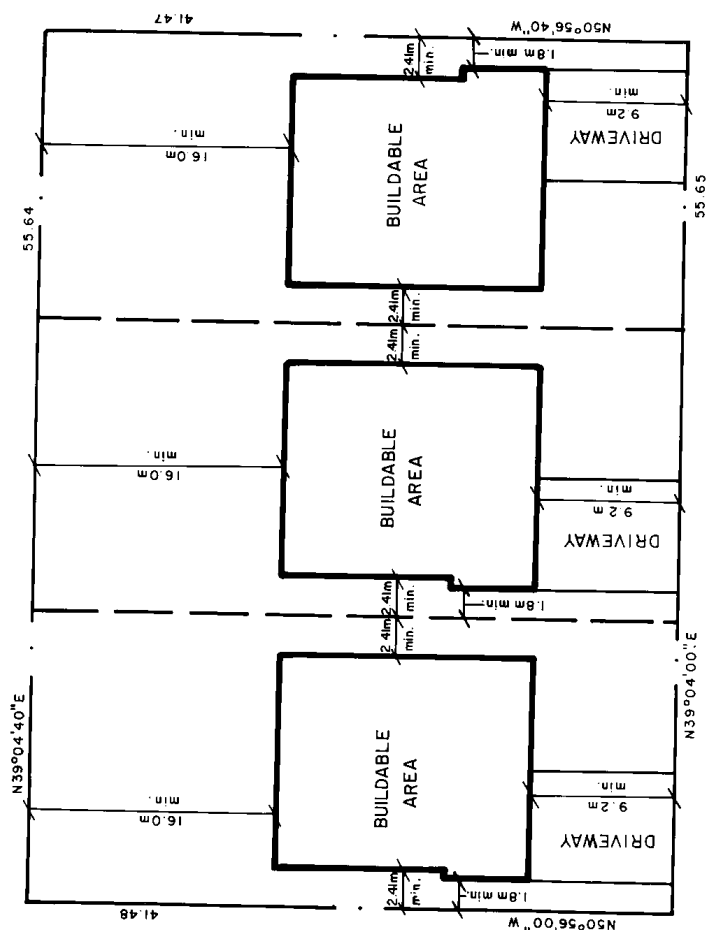
THIS IS SCHEDULE I TO SECTION '1961'
AS ANNEXED TO BY-LAW 457-92

PASSED BY COUNCIL ON 1992, SEPTEMBER 16

'H. McCallion'

'T.L. JULIAN'

CLERK



FIFESHIRE COURT

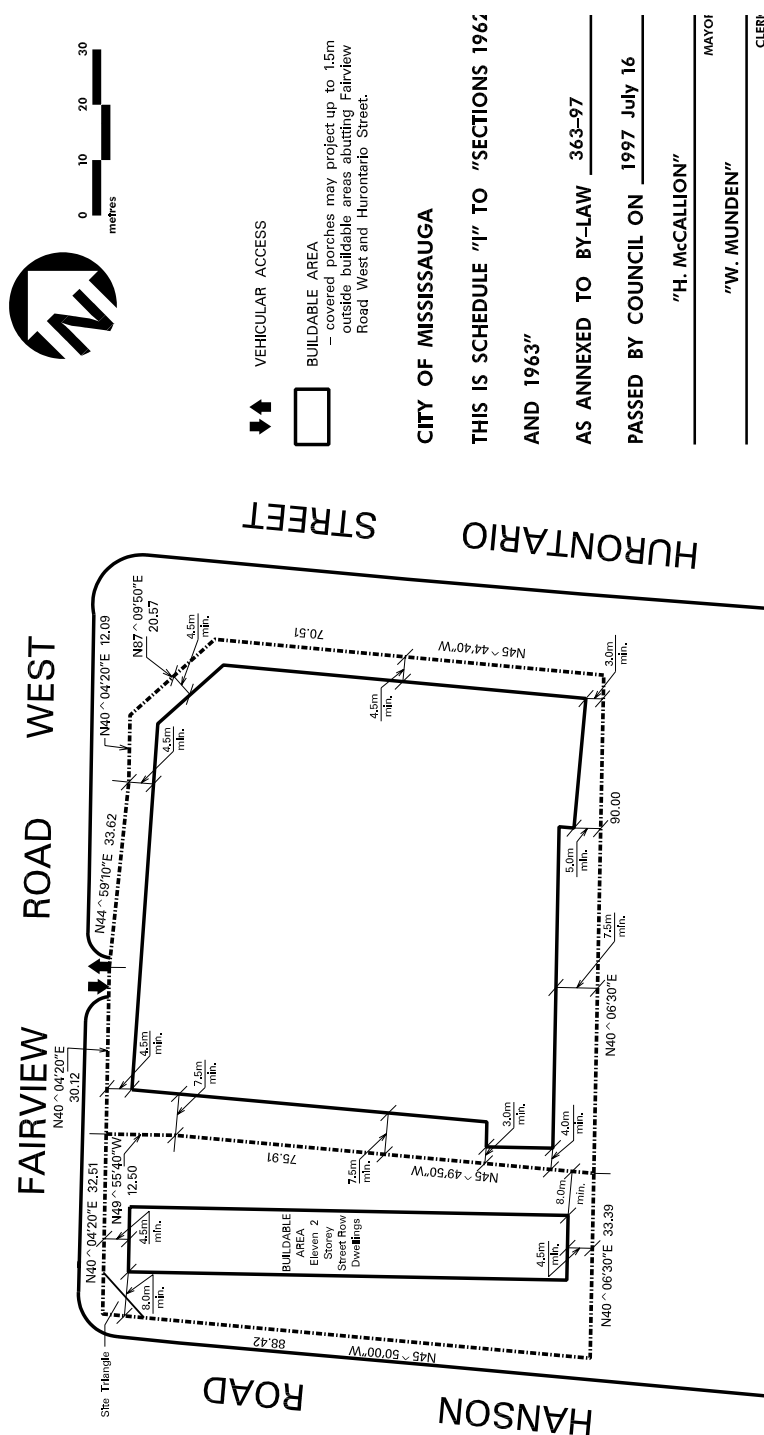
* SETBACK DIMENSIONS
ARE MINIMUM

- (SPA) **1962.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1962" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(540-92), (630-92), (363-97)*

 - (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 0.70 times the lot area;
 - (4) the "Minimum Open Space" shall not be less than 35% of the lot area;
 - (5) the number of dwelling units constructed shall not exceed 55 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, wing walls, internal driveways, amenity areas, fencing and landscape features, and the extent of landscape areas, shall be determined through the site development plan approval process.

(SPA) **1963.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1963" on Schedule "B" of this By-law shall only be used for the erection of street row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: *(540-92)*

 - (1) the provisions of subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16) and (23), clauses 44(17)(d) and (e) and section 49 of this By-law shall not apply;
 - (2) the total number of street row dwelling units shall not exceed 11;
 - (3) the "Minimum Open Space" shall not be less than 45% of the lot area;
 - (4) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; *(630-92), (363-97)*
 - (b) notwithstanding clause (4)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



- (SPA) **1964.** Notwithstanding their "R2" zoning, the lands delineated as "R2-1964" on Schedule "B" of this By-law shall only be used for the purposes of a one-family detached dwelling or for business, professional or administrative offices subject to the following: (559-93)
- (1) the one-family detached dwelling shall comply with the "R2" zone provisions contained in this By-law;
 - (2) lands, buildings and structures used for business, professional or administrative offices shall be in compliance with the "R2" zone provisions contained in this by-law subject to the following:
 - (a) the total gross floor area - non residential of all buildings and structures shall not exceed 420 m²;
 - (b) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law;
 - (c) the rear yard setback shall be a minimum of 12 m;
 - (3) notwithstanding their "R2" zoning, the minimum lot frontage shall be 30 m; (247-94)
 - (4) notwithstanding any provision of this By-law to the contrary, any lot in existence on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section. (247-94)

- (SPA) **1965.** Notwithstanding their "M1" zoning, the lands delineated as "M1-1965" on Schedule "B" of this By-law shall only be used in compliance with the "M1" zone provisions contained in the By-law, except that: (511-92)
- (1) in addition to those uses permitted under sections 109 and 110 of this By-law, a cinema/theatre; miscellaneous uses; a recreational establishment; and a commercial music school shall be permitted; (411-95)
 - (2) the provisions of subsections 20(i) and (j), 109(h) and 114(b), (e), and (g) of this By-law shall not apply;
 - (3) the maximum number of bedrooms constructed in the hotel shall not exceed 106;
 - (4) for all lands zoned "M1-1965", the gross floor area - non residential of all buildings, structures or parts thereof, used for business, professional or administrative offices and miscellaneous uses shall not exceed 7 100 m² of which a maximum of 29% of the gross floor area - non residential shall be devoted to miscellaneous uses;
 - (5) for all lands zoned "M1-1965", the gross floor area - non residential of all buildings and structures, or parts thereof, devoted to a cinema/theatre shall not exceed 1 600 m²;
 - (6) for all lands zoned "M1-1965", the gross floor area - non residential of all buildings, structures or parts thereof, shall not exceed 16 500 m² exclusive of the hotel;
 - (7)
 - (a) for the purposes of this section, Miscellaneous Uses shall only include the following: drug dispensary, optical dispensary, convenience store, beauty salon, barber shop, dress making and tailoring shop, office supplies and business equipment store, computer store, restaurant, convenience restaurant, take-out restaurant, bank, film processing store, mobile phone sales and service shop, lottery ticket/key cutting shop, florist, video leasing and rental store, book store, bakery, computer software/video store and shall be contained within office buildings; (411-95)
 - (b) for the purposes of this section, a recreational establishment shall only include a bowling, curling, roller skating or ice skating facility and may include accessory uses such as a lounge, restaurant, pro-shop, games room and other uses normally associated with a bowling facility; (411-95)
 - (c) for the purposes of this section, a commercial music school may include the retail sales and display of pianos and associated products to a maximum of 25% GFA; (411-95)
 - (8) for all lands zoned "M1-1965", the gross floor area - restaurant of all restaurants, convenience restaurants or take-out restaurants, shall not exceed 590 m²; (411-95)
 - (9) for all lands zoned "M1-1965", the gross floor area - non residential devoted to one optical dispensary shall not exceed 93 m²;
 - (10) for all lands zoned "M1 - Section 1965", the gross floor area - non residential devoted to one drug dispensary shall not exceed 93 m²;
 - (11) for all lands zoned "M1-1965", the gross floor area - non residential devoted to one convenience store shall not exceed 140 m²; (411-95)
 - (12) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with Schedule "A" to section 22C of this By-law, except that the parking provisions for Industrial/Manufacturing Mixed Use Building shall not apply;
 - (13) 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
Offices	3.2 spaces per 100 m ² GFA
Industrial/Manufacturing	1.6 spaces per 100 m ² GFA
Optical dispensary, drug dispensary, convenience store, beauty salon, barber shop, dress making and tailoring shop, office supplies and business equipment store, computer store	5.4 spaces per 100 m ² GFA

(H) 1967. Notwithstanding their "R3" zoning, the lands delineated as "R3-1967" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: (574-92)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m ²	14.0 m
Corner	660 m ²	18.5 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m².

NOTE:

In accordance with the provisions of section 36 of the *Planning Act, 1990*, R.S.O. 1990, c.P.13, the holding symbol "H" is to be removed from the zoning designation "H-R3-1967", designated for school purposes, by further amendment to Map 56, contained in Schedule "B" attached to By-law Number 5500, as amended.

- (SPA) 1968. Notwithstanding their "R2" zoning, the lands delineated as "R2-1968" on Schedule "B" of this By-law shall only be used for a supportive housing facility subject to the following: (98-93)
- (1) for the purposes of this section, "SUPPORTIVE HOUSING FACILITY", means a building or structure containing:

(a) not more than 8 self-contained apartment units which will be used to accommodate a maximum of 8 adults and 16 children requiring specialized or group care and which is licensed, approved or supervised by the Province under:

(i) Supportive Housing Program: Family Violence Initiative, approved under the *Ministry of Community and Social Services Act*, R.S.O. 1990, c.M.20, and its regulations, and any successor legislation; and

(ii) Federal Provincial Non-Profit Housing Program, approved under the *Ministry of Municipal Affairs and Housing Act*, R.S.O. 1990, c.M.30, and the *Housing Development Act*, R.S.O. 1990, c.H.18, and their regulation, and any successor legislation;

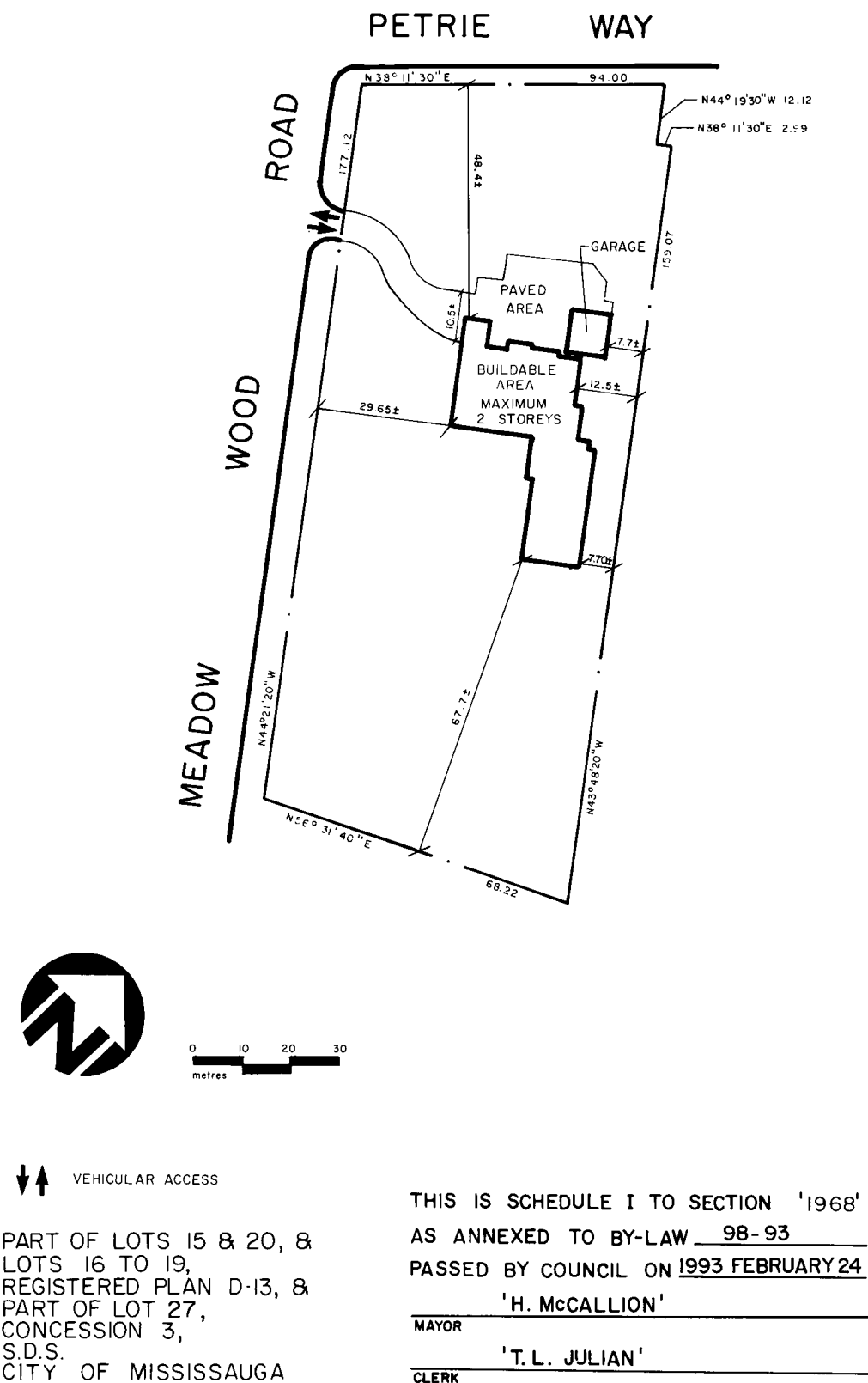
(b) no more than 580 m² of gross floor area devoted to business and administrative purposes and an apartment unit for accommodation of staff;

(2) the number of parking spaces provided on-site shall be 10 spaces;

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

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

Schedule "I" to section 1968



- (SPA) **1969.** Notwithstanding their "M2" zoning, the lands delineated as "M2 - Section 1969" 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: (532-92)
- (1) the provisions of subsection 20(e), (i) and (j) of this By-law shall not apply;
 - (2) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, business, professional or administrative offices shall not be permitted, but this does not prohibit office buildings or structures which are accessory to the principal manufacturing or industrial undertaking, including storage warehouses and research establishments;
 - (3) notwithstanding section 111 of this By-law and for the purposes of this section, the following uses are not permitted:
 - (i) recycling depots;
 - (ii) waste transfer stations;
 - (iii) asphalt plants;
 - (iv) truck terminals;
 - (v) truck repair garages.
- (SPA) **1970.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1970" on Schedule "B" of this By-law shall only be used for the erection of row dwellings and terrace row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (575-92)
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15) and (16), clauses 44(17)(d) and (e), subsection 44(23), and clause 49(2)(a) of this By-law shall not apply;
 - (2) the number of dwelling units shall not exceed 103;
 - (3) the maximum "GROSS FLOOR AREA" of all buildings and structures on any lot shall not exceed 0.67 times the lot area;
 - (4) the "Minimum Open Space" shall not be less than 40% of the lot area;
 - (5) no buildings or structures shall be located closer than 3.0 m to the streetline of Tenth Line West;
 - (6) the rear yard of every row dwelling or terrace row dwelling shall have a minimum depth of 4.5 m;
 - (7) no building or structure shall exceed 3 storeys in height above established grade;
 - (8) no motor vehicle shall be parked within 4.5 m of any street or within 1.5 m of any other lot boundary;
 - (9) motor vehicle parking facilities for terrace row dwellings shall be provided and maintained on the same lot in accordance with the parking provisions for Multiple Horizontal Dwellings.

(SPA) **1973.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1973" on Schedule "B" of this By-law shall only be used for the erection of apartment houses subject to the following: (542-92)

- (1) the provisions of sections 21 and 51, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (21), and (23), and clauses 44(13)(ia), 44(17)(d), 44(17)(e) and 44(17)(f) of this By-law shall not apply;
- (2) the total number of dwelling units shall not exceed 708 in accordance with Schedule "I" of this section;
- (3) for the purposes of this section, 25% of the total number of dwelling units shall comply with the following standards:

Unit Type	Maximum GFA
One-Bedroom	76.6 m ²
Two-Bedroom	98.2 m ²
Three-Bedroom	104.9 m ²

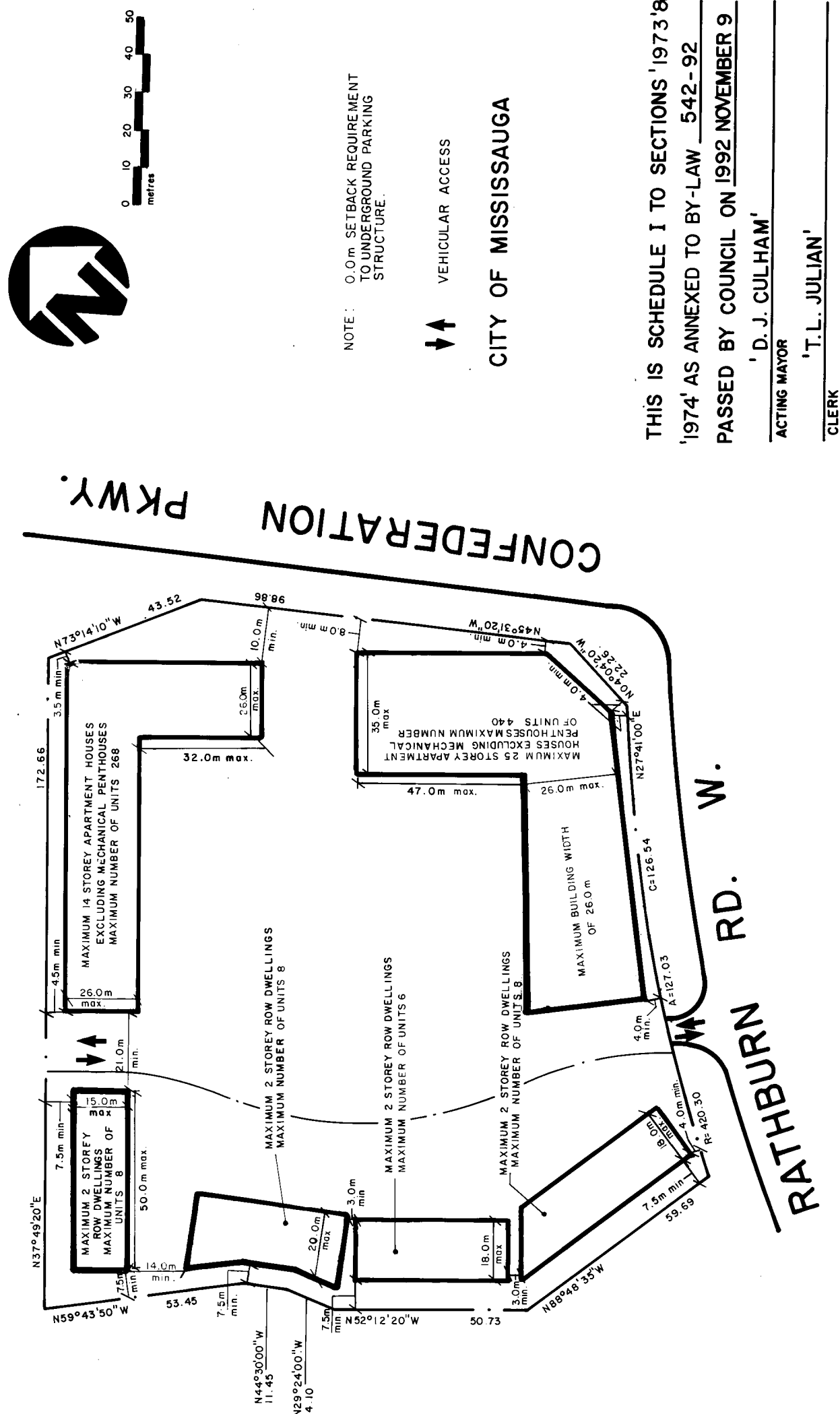
- (4) the "Minimum Open Space" shall not be less than 43% of the lot area;
- (5) for the purposes of subsection 44(17), "ASSISTED FAMILY HOUSING" means any residential building or structure or part thereof which is operated under a program or combination of programs which are wholly or partly funded by Federal, Provincial or Municipal Government or any agency thereof, and which is occupied by families or persons who qualify under any such programs;
- (6) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with subsection 44(17) and the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
	Resident	Visitor	Total
Assisted Family Housing			
One-Bedroom Unit	0.76	0.20	0.96
Two-Bedroom Unit	0.86	0.20	1.06
Three-Bedroom Unit	0.90	0.20	1.10
Rental Apartment House			
Bachelor Unit	1.00	0.23	1.23
One-Bedroom Unit	1.12	0.23	1.35
Two-Bedroom Unit	1.29	0.23	1.52
Three-Bedroom Unit	1.43	0.23	1.66

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

(SPA) **1974.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1974" on Schedule "B" of this By-law shall only be used for the erection of row dwellings subject to the following: (542-92)

- (1) the provisions of sections 21 and 49, subsections 29(1), 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16) and (23) and clauses 44(17)(d), 44(17)(e) and 44(17)(f) of this By-law shall not apply;
- (2) the total number of dwelling units shall not exceed 30 in accordance with Schedule "I" of this section;
- (3) the "Minimum Open Space" shall not be less than 43% of the lot area;
- (4) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (4)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



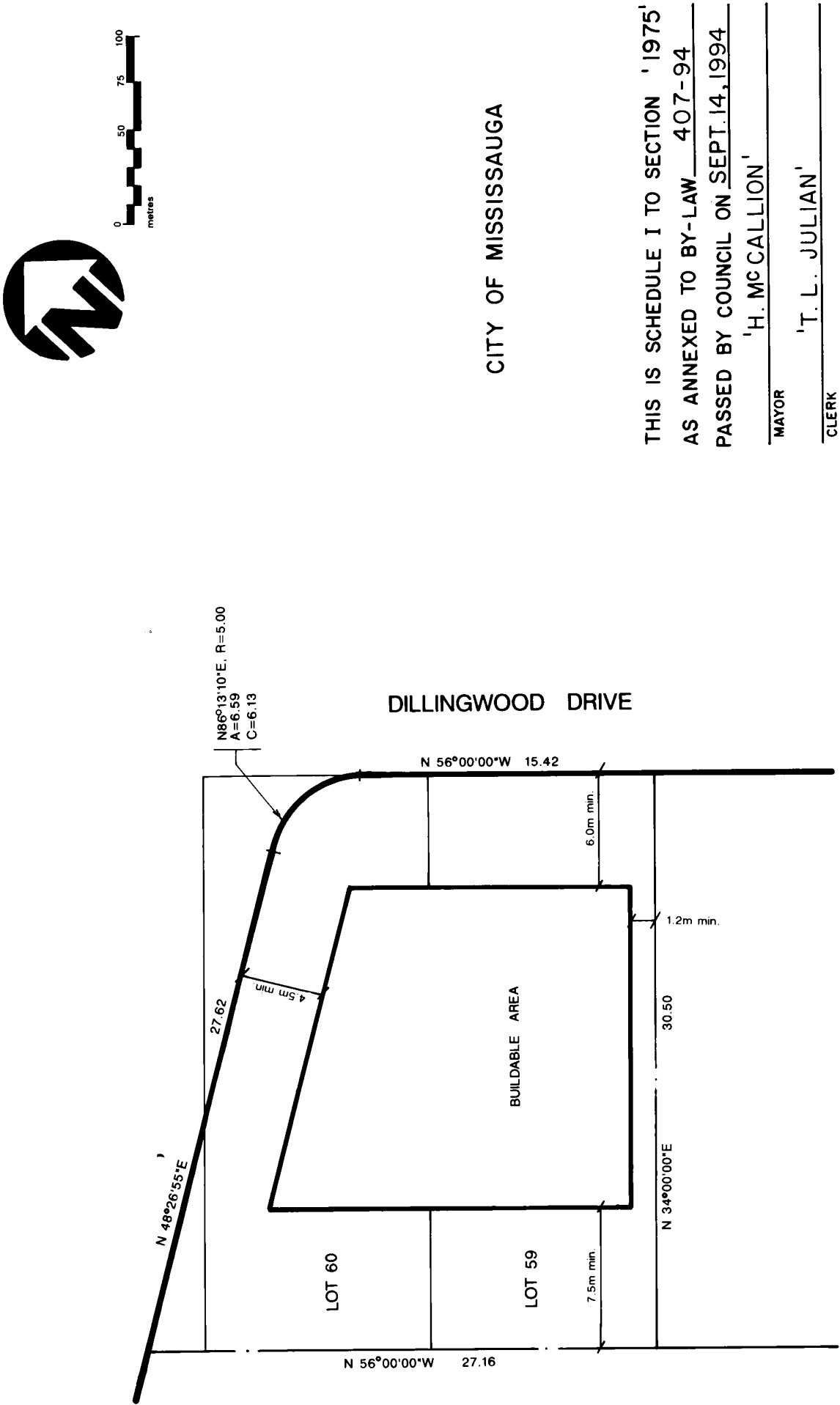
(SPA) **1975.** Notwithstanding their "R4" zoning, the lands delineated as "R4-1975" on Schedule "B" of this By-law shall only be used for a detached dwelling in compliance with the "R4" zone provisions contained in this By-law, except that: (624-92), (407-94), (20-95)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Corner	680 m ²	15 m

- (2) the site development plan shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 1975



(SPA) **1976.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1976" 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: (624-92), (407-94)

- (1) the provisions of clause 49(3)(m) 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	165 m ²	5.5 m
Corner	300 m ²	10.0 m

- (3) the gross floor area of all buildings or structures shall not exceed 1.0 times the lot area.

(SPA) **1977.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1977" 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: (624-92), (45-96)

- (1) the total gross leasable area of all buildings and structures shall not exceed 1 800 m²;
- (2) the provisions of section 59A and subsections 83(1), (7), (9), (10), (15), (16), (19), (21), (23), (24), (27), (28) and (29) of this By-law shall not apply;
- (3) for the purposes of this section, "FOOD STORE", means a building or structure, or part thereof, with a maximum gross leasable area of 480 m², where food and convenience goods are stored and offered for sale at retail, and may include accessory thereto the sale of food prepared on the premises without seating for the consumption of food on the premises;
- (4) the gross leasable area devoted to drugstore, or pharmaceutical agency or dispensing druggist, or any combination thereof, shall not exceed 115 m².

1978. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1978" 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: (623-92), (350-93), (617-93)

- (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 ²	13.6 m
Corner	480 m ²	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 paragraphs (b) and (c) above, 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.

(SPA) **1979.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1979" on Schedule "B" of this By-law shall only be used for one apartment house and row dwellings in compliance with the following: *(634-92)*

- (1) the number of dwelling units in the apartment house shall not exceed 119;
- (2) the maximum height of the apartment house shall not exceed 7 storeys;
- (3) the gross floor area of the apartment house shall not exceed 12 600 m²;
- (4) the number of row dwelling units shall not exceed 10;
- (5) the maximum height of the row dwellings shall not exceed 2 storeys;
- (6) the gross floor area of the row dwellings shall not exceed 1 060 m²;
- (7) for the purposes of this section, 25% of the total number of dwelling units shall comply with the following standards:

Unit Type	Maximum GFA
Apartment	
One-Bedroom	66 m ²
Two-Bedroom	81 m ²
Three-Bedroom	99 m ²
Townhouse	
Two-Bedroom	85 m ²
Three-Bedroom	103 m ²

- (8) the "Minimum Open Space" shall not be less than 50%;
- (9) for the purposes of this section, frontage will be on Lakeshore Road East;
- (10) the front yard shall have a minimum depth of 6.0 m;
- (11) the exterior side yard shall have a minimum depth of 6.0 m;
- (12) the interior side yard shall have a minimum depth of 3.0 m;
- (13) the rear yard shall have a minimum depth of 7.5 m;
- (14) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with the following schedule:

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
	Resident	Visitor	Total
Apartment House	1.15	0.25	1.40
Row Dwellings	1.15	0.25	1.40

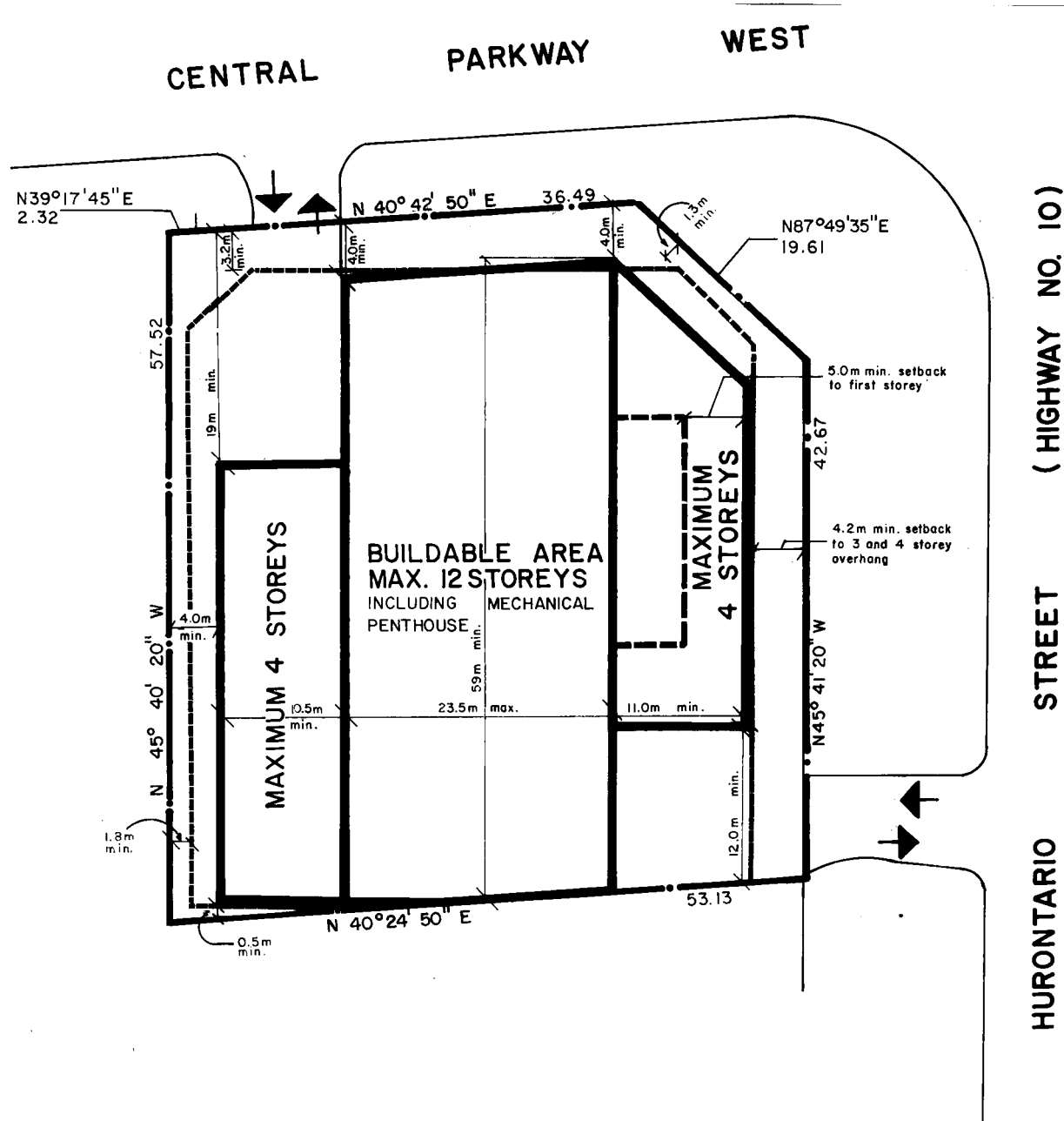
(SPA) **1980.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1980" on Schedule "B" of this By-law shall only be used for the erection of an apartment house, an assisted seniors apartment house, a retirement home, a nursing home, and accessory retail uses, in compliance with the "RM7D5" zone provisions, except the following: *(124-93)*

- (1) the provisions of sections 21 and 51, subsections 2(23), 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16) and (21), clauses 44(13)(ia), 44(17)(d), 44(17)(e), and 44(17)(f), and subclause 44(13)(ib)(ii) of this By-law shall not apply;
- (2) the gross floor area shall not exceed 11 500 m² of which a maximum of 145 m² may be devoted to accessory retail uses;
- (3) the total number of dwelling units shall not exceed 135;
- (4) the number of apartment dwelling units and assisted seniors apartment dwelling units or any combination thereof shall not exceed 88;
- (5) the number of retirement home dwelling units shall not exceed 20;
- (6) the number of nursing home dwelling units shall not exceed 27;
- (7) for the purposes of this section, 2 retirement home bedrooms shall equal one retirement home dwelling unit;
- (8) for the purposes of this section, 2 nursing home beds shall equal one nursing home dwelling unit;
- (9) the "Minimum Open Space" shall not be less than 40% of the lot area;
- (10) exterior signage shall not be permitted for the accessory retail uses;
- (11) for the purposes of this section, "ASSISTED SENIORS APARTMENT HOUSE" means any residential building or structure or part thereof which is operated under a program or combination of programs which are wholly or partly funded by the Federal, Provincial or Municipal Government or any agency thereof, and which is occupied by elderly persons who qualify under any such programs;
- (12) for the purposes of this section, "RETIREMENT HOME" means any residential building or structure or part thereof in which, for hire or gain, lodging is intended to be supplied in at least 3 retirement dwelling units and in which meals are prepared and supplied for the occupants in a common kitchen and dining facility and which is intended for the lodging of retired or elderly persons, but which is not a nursing home, home for the aged, assisted seniors residence or group home;

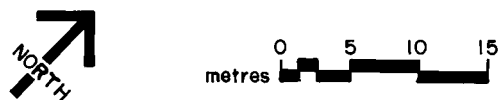
- (13) for the purposes of this section, "RETIREMENT HOME DWELLING UNIT" means one or more habitable rooms in a retirement home designed and intended for occupancy by not more than 2 persons and in which separate sanitary facilities are provided for the exclusive use of not more than 2 persons, and which may contain limited culinary facilities with a maximum floor area of 4.5 m², but not a room set aside as a kitchen;
- (14) for the purposes of this section, "NURSING HOME" means a nursing home licensed under the *Nursing Homes Act*, R.S.O. 1990, c.N.7, as the same may be amended from time to time, or any successor of that Act;
- (15) for the purposes of this section, "NURSING HOME DWELLING UNIT" means one or more habitable rooms in a nursing home designed and intended for occupancy by not more than 2 persons and in which separate sanitary facilities are provided for the exclusive use of not more than 2 persons, and which does not include any culinary facilities;
- (16) for the purposes of this section, "ACCESSORY RETAIL USES" shall only include a convenience store with a maximum gross floor area of 80.0 m², and a beauty salon, hairdressing and/or barber shop with a maximum gross floor area of 65.0 m²;
- (17) for the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, with a maximum gross floor area of 80.0 m² where food and convenience goods are stored and offered for sale at retail, and which may include as accessory thereto the sale of food prepared on the premises, with limited seating for the consumption of food on the premises;
- (18) for the purposes of this section, "MINIMUM OPEN SPACE" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping features, and includes those parts of the lot unoccupied by any building or structure and any surfaced walk, patio or similar area, but does not include any vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, or motor vehicle parking area;
- (19) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, the parking of motor vehicles, common locker storage, common laundry facilities, recreational areas, lounges, and lunch rooms provided and reserved for the personal needs of the occupants of the building;
- (20) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with clause 44(17)(b) and the following schedule:

Column 1	Column 2	
Land Use	Minimum Required Parking Standard	
Assisted Seniors Apartment House	0.20 0.25	spaces per dwelling unit for residents and staff spaces per dwelling unit for visitors
Retirement Home	0.5 0.85 0.25	spaces per retirement dwelling unit for residents spaces per staff spaces per retirement dwelling unit for visitors
Nursing Home	0.85 0.25	spaces per staff spaces per bed for visitors
Condominium	1.0 0.25	spaces per dwelling unit for residents spaces per dwelling unit for visitors

- (21) a maximum of 20 tandem parking spaces may be permitted;
- (22) a maximum of 25 parking spaces required for the adjacent lands zoned "RCL1-1236" shall be permitted;
- (23) parking shall not be required for the accessory retail uses;
- (24) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (24)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.



↓↑ VEHICULAR ACCESS
----- UNDERGROUND GARAGE



THIS IS SCHEDULE 'I' TO SECTION
'1980' AS ANNEXED TO BY-LAW
124-93 PASSED BY
COUNCIL ON 1993 MARCH 31

'H. McCALLION'
MAYOR

'T. L. JULIAN'
CLERK

CITY OF MISSISSAUGA

1981. Deleted by By-law 0005-2001. (635-92)

1982. Deleted by By-law 0005-2001. (635-92)

1983. Notwithstanding their "R3" zoning, the lands delineated as "R3-1983" on Schedule "B" of this By-law shall only be used for the erection of one-family detached dwellings in compliance with the "R3" zone provisions contained in this By-law, except that: (626-92)

- (1) every lot shall have a minimum frontage of 16.2 m;
- (2) every lot shall have a minimum area of 480 m²;
- (3) the front yard of every lot shall have a minimum depth of 6.0 m;
- (4) the interior side yard of every lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every lot shall have a minimum width of 4.5 m;
- (6) dwelling units shall have a private garage comprising a minimum area of 16.5 m²;
- (7) notwithstanding subsection (5) of this section, no garage shall be located closer than 6 m to any street line;
- (8) the maximum coverage of all building and structures for every lot shall not exceed 40% of the lot area.

- (SPA)

1985.

Notwithstanding their "DC" zoning, the lands delineated as "DC-1985" 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: (276-93)
- (1)

the provisions of sections 21, 52, 53 and 59A, subsections 83(7), (9), (15), (16), (19), (21) and (23) and section 87 of this By-law shall not apply; (339-98)
- (2)

(a)

in addition to those remaining uses permitted under section 83 of this By-law, repair or servicing of audio-visual products and small appliances, florist shop, watch or jewellery repair shop, optical shop, photographic supplies shop, tanning salon, video store, picture framing store and wine/beer making establishment shall be permitted; (339-98)

(b)

no more than one outdoor patio, provided such patio is accessory to a restaurant use, shall be permitted on all lands zoned "DC - Section 1985"; (339-98)
- (3)

the gross leasable area devoted to a drug store or pharmaceutical agency or dispensing druggist, or any combination thereof, shall not exceed 230 m²;
- (4)

for the purposes of this section, "FOOD STORE" means a building or structure, or part thereof, with a maximum gross leasable area of 465 m², where food and convenience goods are stored and offered for sale at retail, and may include as accessory thereto the sale of food prepared on the premises, without seating, for consumption on the premises; (339-98)
- (5)

(a)

the total gross leasable area of all buildings and structures shall not exceed 1 800 m²; (339-98)

(b)

the total gross leasable area devoted to all restaurants and take-out restaurants uses shall not exceed 15% of the total gross leasable area of all buildings and structures; (339-98)

(c)

notwithstanding clause (5)(b), of this section, all restaurants shall not exceed 10% of the total gross leasable area of all buildings and structures; (339-98)
- (6)

motor vehicle parking facilities shall be provided at the rate of 4.3 spaces per 100 m² of gross leasable area; (339-98)
- (7)

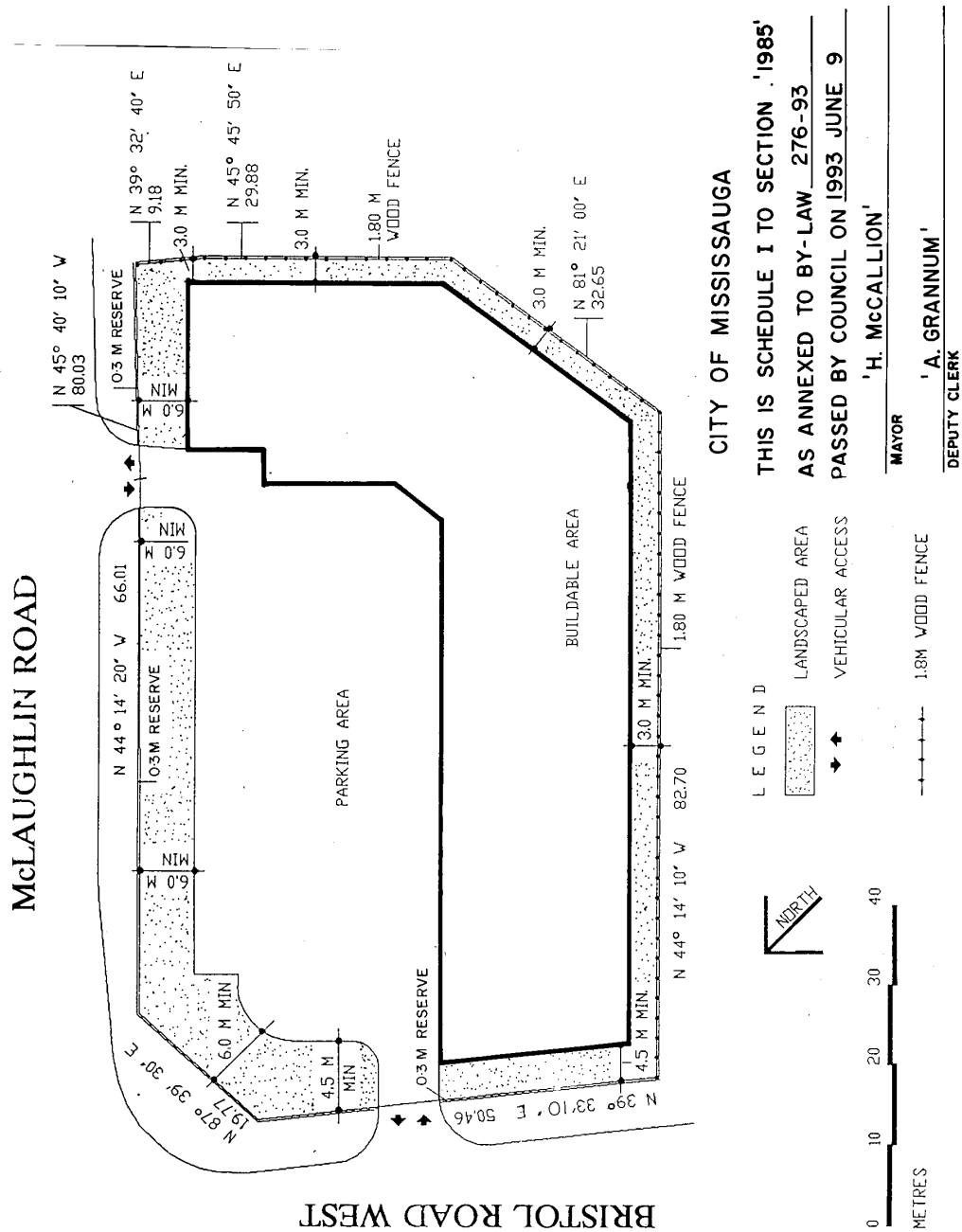
(a)

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

(b)

notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces including internal driveways, vehicle access points, walkways, ramps, garbage enclosures, fencing and landscaping features, the precise location and street setback of sign towers and the extent of landscaped areas, shall be determined through the site development plan approval process.

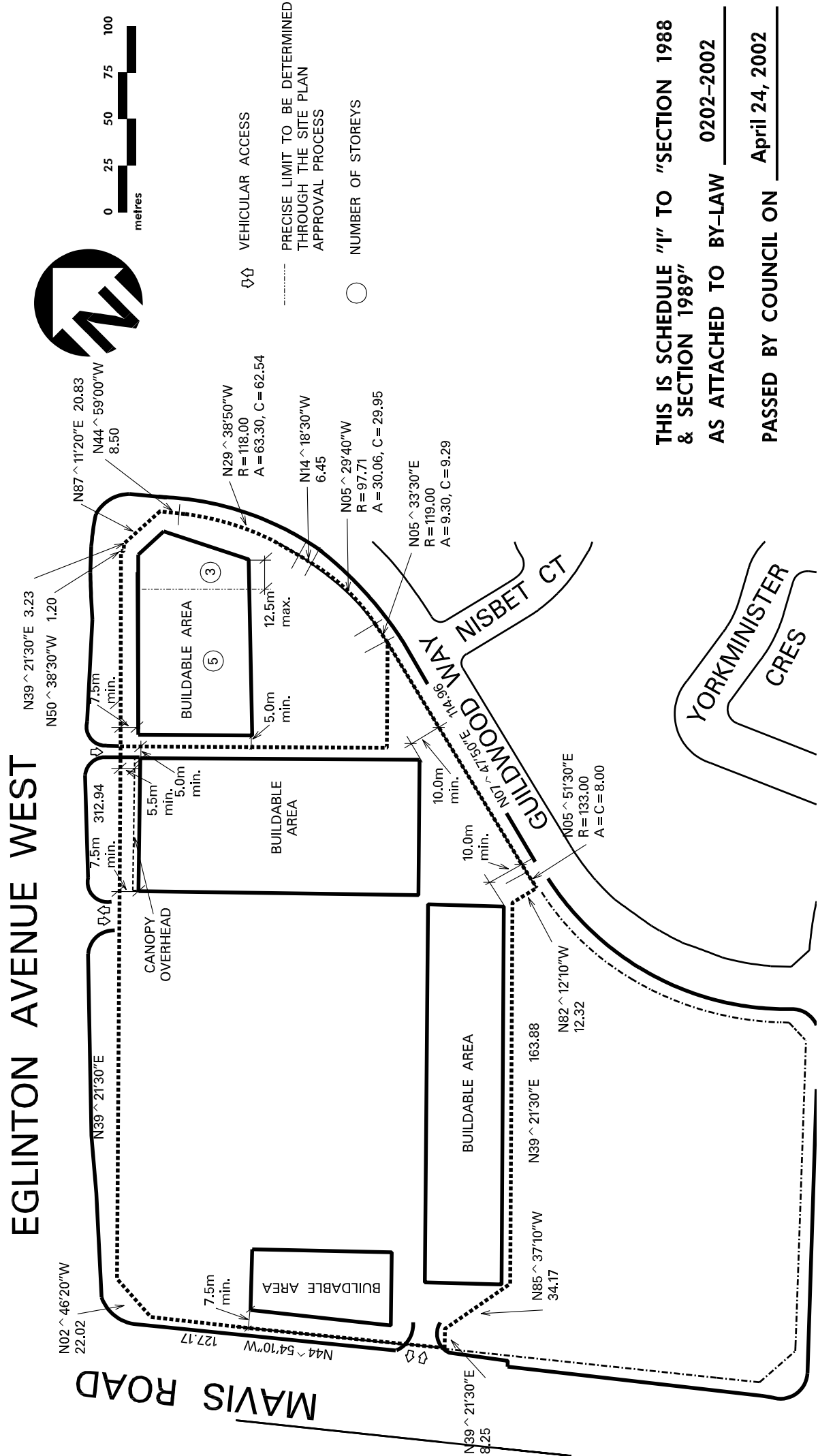
Schedule "I" to section 1985



- (SPA) **1986.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1986" 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: *(276-93)*
- (1) the total number of dwelling units constructed shall not exceed 125;
 - (2) no building or structure shall be located closer than 10.5 m to McLaughlin Road;
 - (3) no building or structure shall exceed 2 storeys in height above established grade.
- (SPA) **1987.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1987" on Schedule "B" of this By-law shall only be used for row dwellings, in compliance with the following: *(224-94), (0202-2002)*
- (1) the provisions of sections 21 and 30 of this By-law shall not apply;
 - (2) the provisions of clauses 44(13)(ii) and 44(17)(a), (b), (g), (h) and (k) of this By-law shall apply;
 - (3) notwithstanding subsection (2) of this section, no recreation equipment parking spaces will be required;
 - (4) the maximum number of dwelling units on all lands zoned "RM5-1987" shall not exceed 94;
 - (5) the minimum number of dwelling units on all lands zoned "RM5-1987" shall be 54;
 - (6) the maximum "Gross Floor Area" of all buildings and structures shall be 0.55 times the lot area;
 - (7) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the area of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles;
 - (8) the "Minimum Open Space" shall be 40% of the lot area;
 - (9) no building or structure shall exceed two (2) storeys in height above established grade;
 - (10) the minimum rear yard shall be 7.5 m;
 - (11) the lot line abutting the Huntington Ridge Drive right-of-way shall be deemed to be the front lot line;
 - (12) the minimum setback of all buildings or structures from the lot line abutting the Mavis Road, Huntington Ridge Drive and Guildwood Way rights-of-ways shall be 4.5 m;
 - (13) notwithstanding subsection (12) of this section, the minimum setback to the front garage face from the lot line abutting the Huntington Ridge Drive and Guildwood Way rights-of-ways shall be 9.5 m;
 - (14) notwithstanding subsection (12) of this section, a covered or uncovered porch may project a maximum of 1.5 m into a required yard;
 - (15) each row dwelling shall have a private garage having a rectangular area with a minimum width of 2.75 m and a minimum length of 6.0 m;
 - (16) notwithstanding subsection (15) of this section, the parking space within the private garage shall have an unobstructed space with a minimum width of 2.75 m, a minimum length of 5.2 m, and a minimum height of 2.0 m;
 - (17) the minimum distance between any visitor parking space and any building or structure shall be 1.8 m.
- (SPA) **1988.** Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-1988" on Schedule "B" of this By-law shall only be used for the erection of an assisted seniors' residence in compliance with the "RM7D4" zone provisions contained in this By-law, except that: *(224-94)*
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), and (21), and clause 44(13)(ia) of this By-law shall not apply;
 - (2) the total number of dwelling units constructed shall not exceed 119;
 - (3) the maximum gross floor area of all buildings and structures shall not exceed 1.0 times the lot area;
 - (4) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of exterior walls of the building or structure at the level of each storey exclusive of any part of the building or structure above or below established grade used for heating equipment, the parking of motor vehicles, common locker storage, common laundry facilities, recreational areas, lounges, and lunch rooms provided and reserved for the personal needs of the occupants of the building;
 - (5) a minimum open space of 40% of the lot area shall be provided;
 - (6) motor vehicle parking facilities for an assisted seniors' residence shall be provided and maintained on the same lot at the rate of 0.40 resident parking spaces per dwelling unit and 0.25 visitor parking spaces per dwelling unit;
 - (7) for the purpose of this section, "ASSISTED SENIORS' RESIDENCE" means any residential building or structure or part thereof which is operated under a program or combination of programs for seniors which are wholly or partly funded by the Federal, Provincial or Municipal Government or any agency thereof and which is occupied by persons who qualify under any such programs;
 - (8)
 - (a) all site development plans shall conform to the provisions of Schedule "I" of this section; *(0202-2002)*
 - (b) notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicular access points, walkways, ramps, fencing and landscaping features, and the extent of landscaping areas shall be determined through the site development plan approval process.
- (SPA) **1989.** Notwithstanding their "DC" zoning, the lands delineated as "DC-1989" 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: *(224-94)*
- (1) the provisions of sections 21, 52, 53, and 59A, subsections 83(7), (15), (16), (19), (21), and (23), and sections 84 and 87 of this By-law shall not apply;
 - (2) in addition to those remaining uses permitted under section 83 of this By-law, a grocery store, convenience restaurant, video store, tanning salon and a shop in which goods are sold at retail shall be permitted; *(178-95)*
 - (3) the gross leasable area of all buildings and structures shall not exceed 11 600 m²; *(178-95)*

- (4) for the purposes of calculating parking standards, under Schedule "A" to section 22C, the lands shall be deemed to be a Neighbourhood Centre;
- (5) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; (0202-2002)
- (b) notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces including internal driveways, vehicular access points, walkways, ramps, garbage enclosures, fencing and landscaping features, the precise location and street setback of sign towers, and the extent of landscaping areas shall be determined through the site development plan approval process.

Schedule "I" to section 1988



- 1990.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1990" on Schedule "B" of this By-law shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: *(224-94)*
- (1) the provisions of sections 21 and 96, subsection 98(2) and clauses 98(1)(a), (b), (c), (d), (e), (h), (i), (k), and (l) of this By-law shall not apply;
 - (2) the following uses shall be permitted:
 - (a) a gas bar where prepackaged solid fuels including firewood, charcoal and manufactured logs, soft drinks, ice, products sold from vending machines and ready-to-use prepared packaged foods may be stored or kept for sale provided that the sale of these items is accessory to the operations of a gas bar;
 - (b) car wash;
 - (3) a minimum street setback of 7.5 m shall be provided to any building or structure or to the face of any canopy;
 - (4) rear and side yards shall be provided with each yard to have a minimum of 1.5 m;
 - (5) notwithstanding Schedule "A" to section 22C of this By-law, a minimum of 5 parking spaces plus 10 car storage spaces shall be provided and maintained on the same lot for the car wash;
 - (6) all means of ingress and egress shall have a minimum width of 7.5 m.

- (SPA)1992. Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-1992" on Schedule "B" of this By-law shall only be used in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (113-93)
- (1)

the provisions of section 21, subsection 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21) and (22) and clauses 44(13)(ia) and 44(17)(a), (b), (d), (e), (f) and (g) of this By-law shall not apply;
- (2)

the total number of dwelling units shall not exceed 132;
- (3)

the total number of parking spaces provided for the apartment house shall not be less than 186 of which a minimum of 27 shall be visitor parking spaces provided at grade and a minimum of 4 shall be recreational vehicle parking spaces provided at grade;
- (4)

(a)

below grade parking for resident purposes shall be in accordance with Schedule "I" of this section;

(b)

of the total number of below grade parking spaces for resident purposes, 75 parking spaces shall be permitted on the adjacent lands, zoned "RM5-1993";
- (5)

the maximum "Gross Floor Area - Apartment House" permitted within the Buildable Area shall not exceed 12 715 m²;
- (6)

the apartment house shall not exceed 12 storeys in height above established grade, excluding any mechanical penthouses;
- (7)

(a)

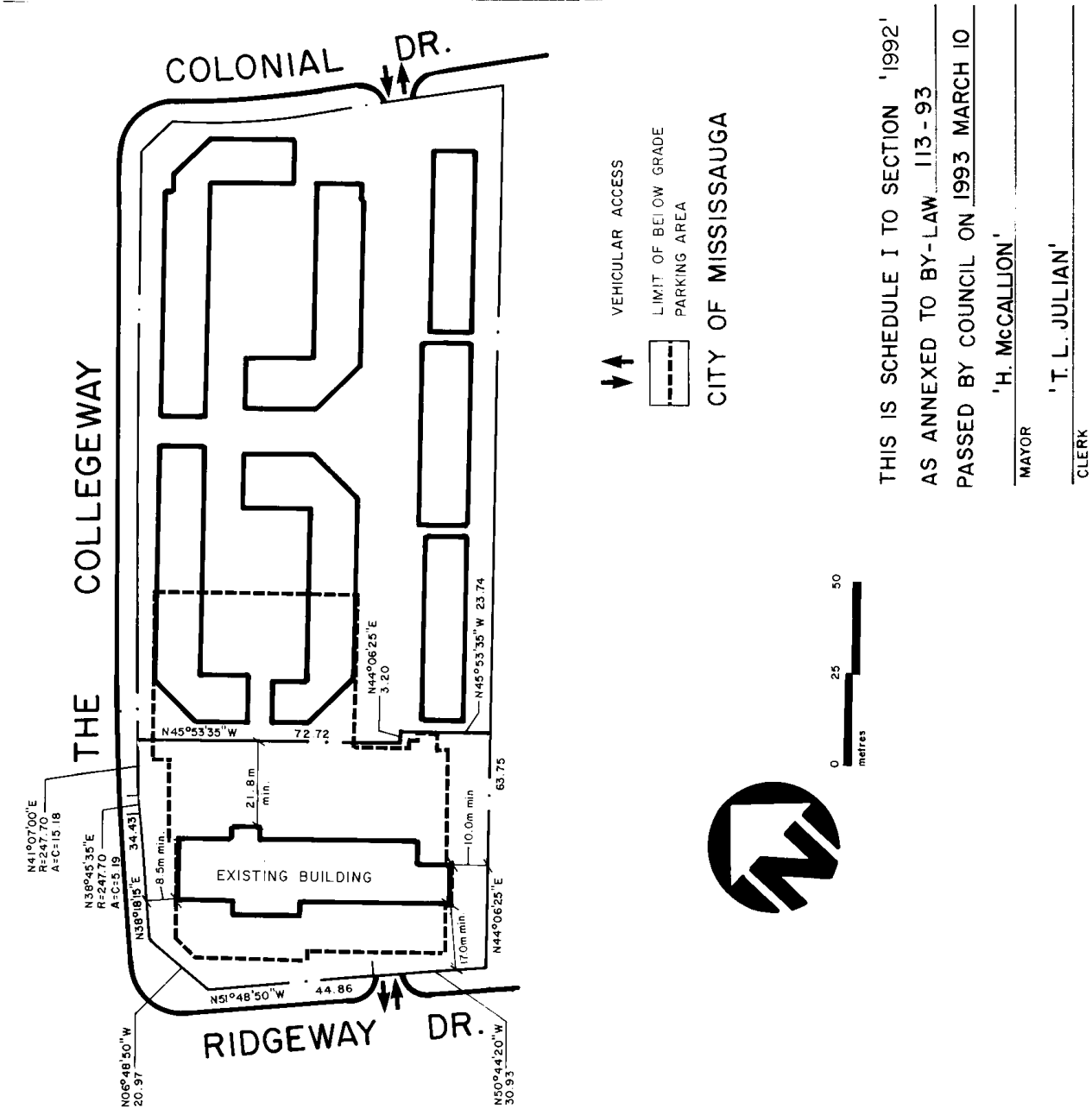
all site development plans shall conform to the provisions of Schedule "I" of this section;

(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, aisles, vehicle access points, walkways, ramps, garbage enclosures, retaining walls, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (8)

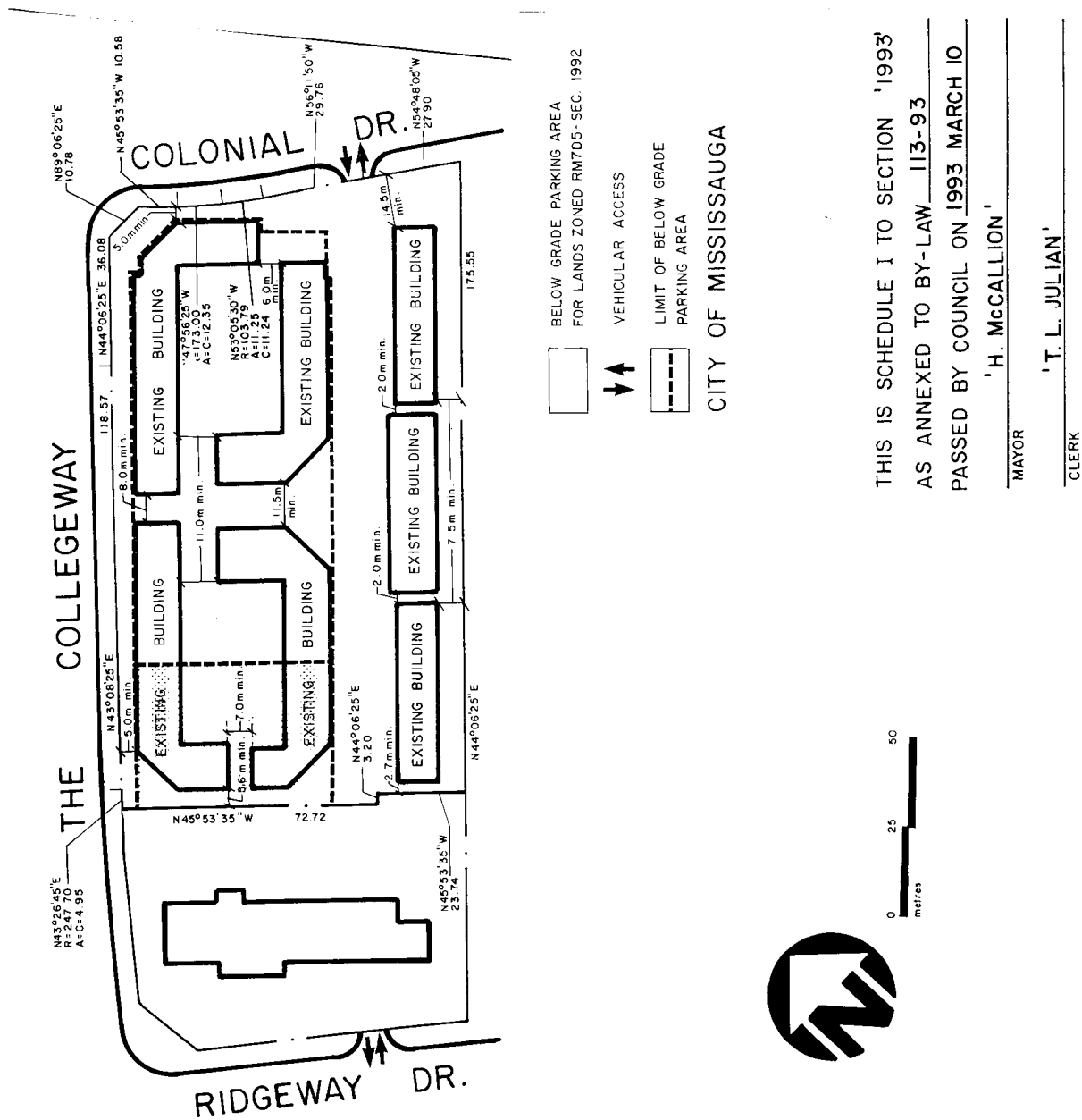
the existing building, the location of which is shown on Schedule "I" of this section, is deemed to comply with the provisions of this section, notwithstanding that the said building may not actually comply with the "RM7D5" zone provisions.

Schedule "I" to section 1992



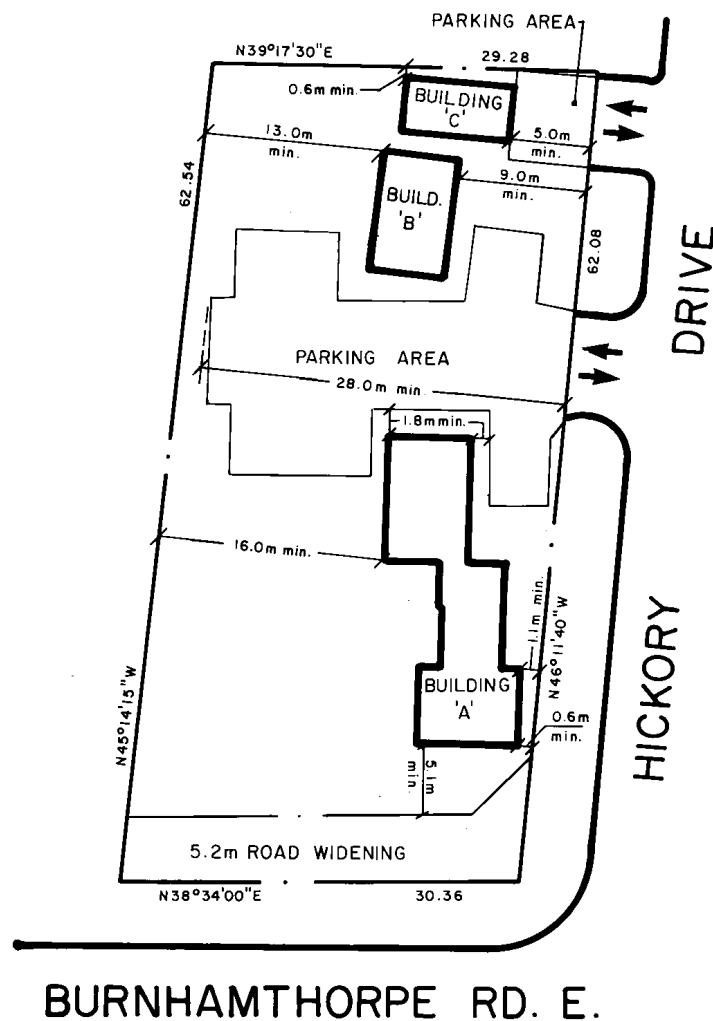
- (SPA) **1993.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1993" on Schedule "B" of this By-law shall only be used for row dwellings, maisonettes and stacked row dwellings, in compliance with section 44, except that: (113-93)
- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (21), (23) and (24), clauses 44(17)(d), (e), (f) and (j) and section 49 of this By-law shall not apply;
 - (2) the total number of dwelling units shall not exceed 126;
 - (3) (a) the total number of parking spaces provided for row dwellings, maisonettes and stacked row dwellings shall not be less than 258;
 - (b) of the total number of parking spaces required in clause (3)(a) of this section, a minimum of 18 visitor parking spaces shall be provided at grade, a minimum 15 visitor parking spaces shall be provided below grade, a minimum of 5 recreational vehicle parking spaces shall be provided below grade and a minimum of 160 resident parking spaces shall be provided below grade;
 - (c) of the total number of parking spaces required in clause (3)(a) of this section, a minimum of 2 parking spaces shall be provided for each row dwelling unit. 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 and comprising an area of at least 13.5 m² shall be considered to be included as part of the number of parking spaces required above, provided such parking spaces shall not be used for computing the minimum parking requirements of any other dwelling unit;
 - (4) (a) below grade parking shall be provided in accordance with Schedule "I" of this section;
 - (b) 75 below grade parking spaces shall be devoted to the below grade parking for the adjacent lands, zoned "RM7D5-1992" within the area outlined in Schedule "I" of this section;
 - (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 balconies/decks, parking spaces, internal driveways, aisles, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
 - (6) the existing buildings, the location of which are shown on Schedule "I" of this section, are deemed to comply with the provisions of this section, notwithstanding that the said buildings may not actually comply with the "RM5" zone provisions.

Schedule "I" to section 1993



- (SPA) **1994.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-1994" on Schedule "B" of this By-law shall only be used for business, professional and administrative offices and for storage associated with the business, professional and administrative offices in compliance with the "RCL1" zone provisions contained in this By-law, except that: (349-93)
- (1) the provisions of section 21 and section 108, subsections (3), (4), (5) of this By-law shall not apply;
 - (2) the total gross floor area - non residential of all buildings and structures shall not exceed 325 m² of which a maximum 185 m² may be devoted to business, professional and administrative office uses within Building "A" as shown on Schedule "I" of this section;
 - (3) the remaining 35.0 m² of gross floor area of the existing Building "A" (Moore-Stanfield House) and all other buildings on the lands shall be used as storage areas associated with the business, professional and administrative office uses;
 - (4) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
 - (b) notwithstanding clause (4)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1994



0 5 10
metres



BUILDINGS TO REMAIN



VEHICULAR ACCESS

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '1994'
AS ANNEXED TO BY-LAW 349-93
PASSED BY COUNCIL ON 1993 JULY 14
' H. McCALLION '
MAYOR
' T. L. JULIAN '
CLERK

- (SPA)

1995.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-1995" on Schedule "B" of this By-law shall only be used for the erection of row dwellings in compliance with the "RM5" zone provisions contained in this By-law, except that: (385-93)

(1)

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

(2)

the total number of dwelling units constructed shall not exceed 98;

(3)

the minimum lot area per dwelling unit shall not be less than 190 m²;

(4)

the "Gross Floor Area" of all buildings and structures shall not exceed 0.60 times the lot area;

(5)

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

(6)

the front, rear and side yards shall have a minimum depth of 7.5 m;

(7)

a total of 25 dwelling units shall be provided in accordance with the following schedule:

Column 1	Column 2	Column 3
No. of Bedrooms	No. of Units	Maximum Gross Floor Area
Two-Bedroom	25	130 m ²

(8)

no dwelling abutting the "R4-988" zoning shall exceed 2 storeys.
- (SPA)

1996.

Notwithstanding their "M1" zoning, the lands delineated as "M1-1996" 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: (135-93), (12-98)

(1)

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

(2)

the maximum gross floor area of all buildings and structures devoted to business, professional and administrative offices on each lot shall not exceed 0.5 times the lot area;

(3)

the maximum building height of all buildings and structures devoted to business, professional and administrative offices shall not exceed 2 storeys in height above the established grade.
1997.

Notwithstanding their "M2" zoning, the lands delineated as "M2-1997" 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: (135-93)

(1)

the maximum gross floor area of all buildings and structures devoted to business, professional and administrative offices on each lot shall not exceed 0.5 times the lot area;

(2)

the maximum building height of all buildings and structures devoted to business, professional and administrative offices shall not exceed 2 storeys in height above the established grade.
- (SPA)

1998.

Notwithstanding their "AC4" zoning, the lands delineated as "AC4-1998" on Schedule "B" of this By-law shall only be used in compliance with the "AC4" zone provisions contained in this By-law, except that: (172-93), (303-93)

(1)

the provisions of section 98(2), subsection 96(b) and clauses 98(1)(b), (c), (d), (e), (h), (i), (k), and (l) of this By-law shall not apply;

(2)

in addition to the car wash permitted under subsection 96(a) of this By-law, a gas bar and accessory convenience store with an internal automatic banking machine shall be permitted;

(3)

rear and side yards shall be provided with each yard to have a minimum of 8.0 m;

(4)

the minimum frontage shall be 68.0 m;

(5)

notwithstanding Schedule "A" to section 22C of this By-law, a minimum of 10 car storage spaces shall be provided and maintained on the same lot for the car wash;

(6)

for the purposes of this section, "CONVENIENCE STORE" means a building or structure, or part thereof, accessory to a gas bar, where food and convenience goods are stored and offered for sale at retail and where food prepared on the premises, without seating for the consumption of food on the premises are sold and may include accessory thereto an internal automatic bank machine, with a maximum gross leasable area including the gas bar kiosk, of 134 m²;

(7)

all means of ingress or egress shall have a minimum width of 12.0 m;

(8)

the minimum distance between the point of intersection of the boundaries of the two intersecting highways and the nearest means of ingress to the car wash shall be 35.0 m.

1999. Notwithstanding their "M1" zoning, the lands delineated as "M1-1999" on Schedule "B" of this By-law shall only be used for display and retail sale of office supplies and equipment and warehouse distribution operations, subject to compliance with "M1" zone provisions contained in this By-law, except that: (139-93)

- (1) a maximum of 2 832 m² of floor area may be used for retail sales and display;
- (2) motor vehicle parking facilities shall be provided in accordance with the following schedule:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Retail Sales and Display of Products and Ancillary Offices	3.2 spaces per 100 m ² GFA
Warehousing	1.1 spaces per 100 m ² GFA

- (3) (a) all site development plans shall conform to the provisions of Schedule "I" of this section; (216-93)
- (b) notwithstanding clause (3)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access point, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 1999

