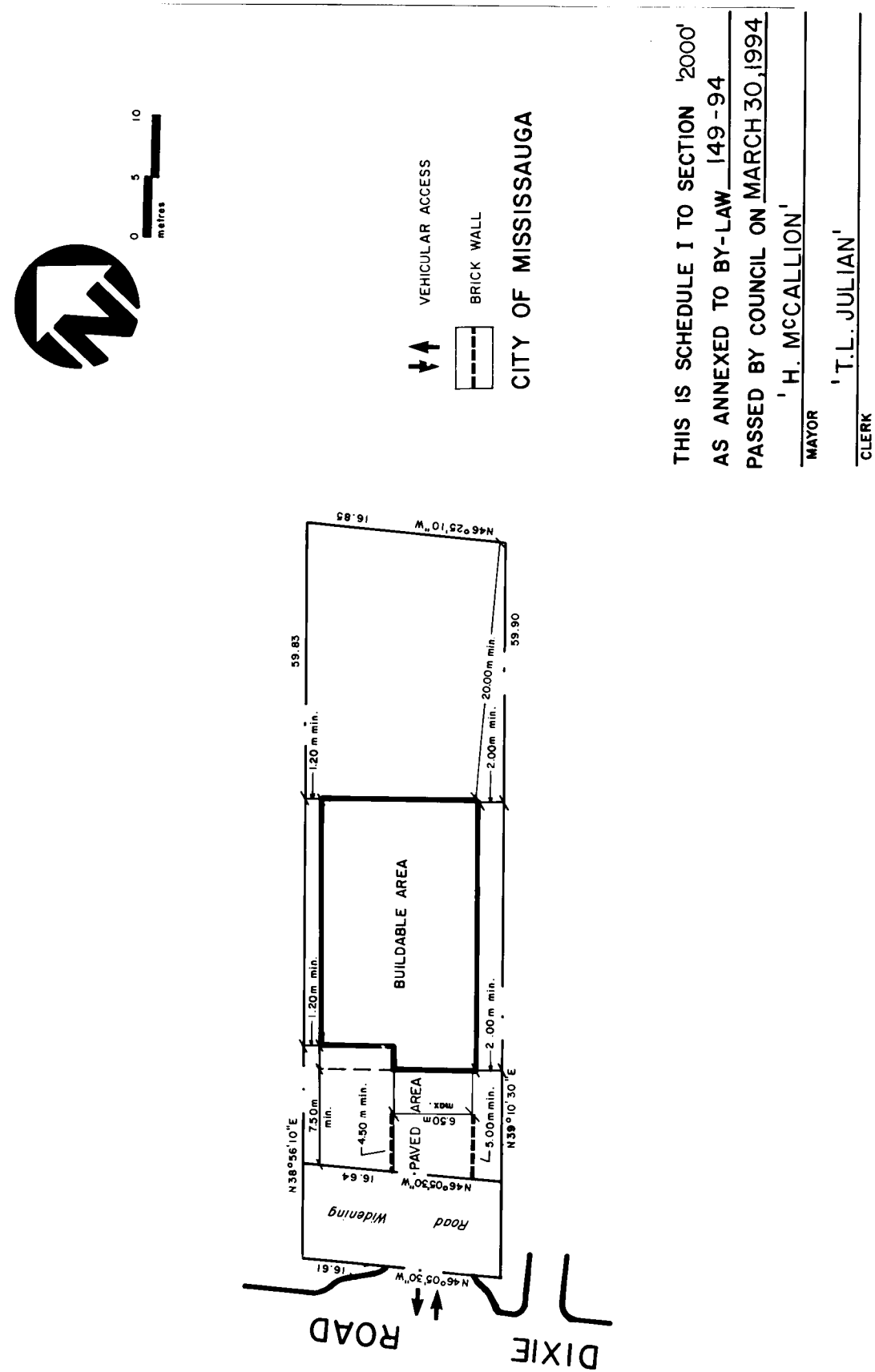


2000. Notwithstanding their "R4" zoning, the lands delineated as "R4-2000" on Schedule "B" of this By-law shall only be used for a youth shelter in compliance with the "R4" zone provisions contained in this By-law, except that: (149-94)
- (1) the gross floor area of the youth shelter shall be a maximum of 730 m<sup>2</sup>;
  - (2) the maximum coverage of all buildings and structures shall not exceed 40% of the lot area;
  - (3) the minimum number of parking spaces provided shall be 2 spaces;
  - (4) for the purposes of this section, "YOUTH SHELTER" means a building or structure containing not more than 6 bedrooms which will be used to accommodate a maximum of 12 persons requiring specialized or group care and which is approved or supervised by the Province under the *Ministry of Community and Social Services Act*, R.S.O. 1990, c.M.20, and its regulations, and any successor legislation;
  - (5) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above or below established grade, including basements, measured from the exteriors of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles;
  - (6) for the purposes of this section, "BEDROOM", means a habitable room designed, occupied, or intended to be occupied as accommodation for sleeping, for a maximum of 2 persons;
  - (7) all site development plans shall conform to the provisions of Schedule "I" of this section.

Schedule "I" to section 2000



THIS IS SCHEDULE I TO SECTION '2000'  
AS ANNEXED TO BY-LAW 149-94  
PASSED BY COUNCIL ON MARCH 30, 1994  
'H. MCCALLION'  
MAYOR  
'T.L. JULIAN'  
CLERK

(SPA)      **2001.**      Notwithstanding their "R4" zoning, the lands delineated as "R4-2001" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: *(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	295 m <sup>2</sup>	12.0 m
Corner	415 m <sup>2</sup>	13.5 m

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

**2002.**      Notwithstanding their "R2" zoning, the lands delineated as "R2-2002" 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 and subject to the following: *(237-93)*

- (1)      as a temporary use, an additional detached dwelling shall be permitted on the lands until 1994 November 26.

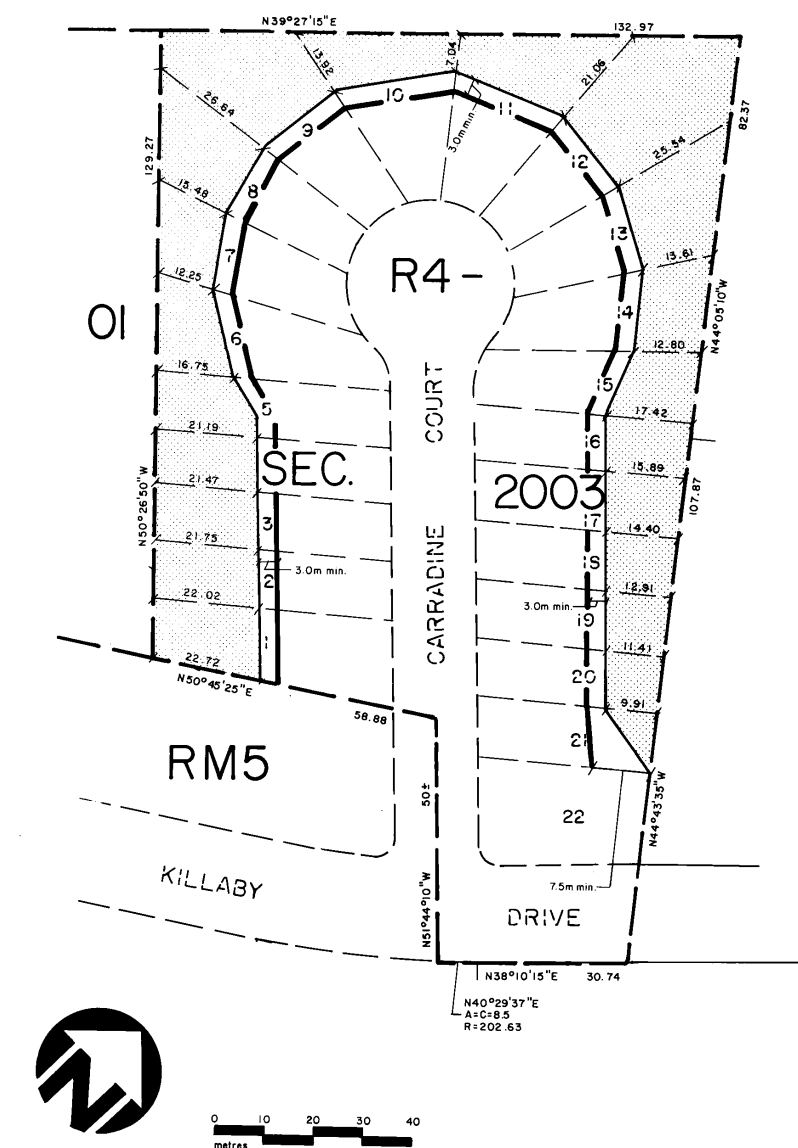
(SPA) **2003.** Notwithstanding their "R4" zoning, the lands delineated as "R4-2003" on Schedule "B" of this By-law shall only be used for the erection of detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that:  
(241-93)


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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m <sup>2</sup>	12.0 m
Corner	500 m <sup>2</sup>	16.0 m

- (2) the front yard of every lot shall have a minimum depth of 6.0 m;
- (3) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m;
- (4) the interior side yard of every corner lot shall have a minimum width of 1.2 m;
- (5) the exterior side yard of every corner lot shall have a minimum width of 4.5 m;
- (6) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area;
- (7) notwithstanding subsection (5) of this section, no garage shall be located closer than 6.0 m to any street line;
- (8) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (9) notwithstanding anything in this By-law, the area which is shaded on Schedule "I" of this Section and identified as a tree preservation area, shall only be used for conservation purposes and with the exception of fences along the lot lines no buildings or structures, including accessory buildings and swimming pools, tennis court and any like recreational facilities, shall be erected or permitted within the tree preservation area;
- (10) the rear yard of every lot other than a corner lot shall have a minimum depth indicated on Schedule "I" of this section.

Schedule "I" to section 2003



 TREE PRESERVATION AREA

 BUILDING SETBACK LINE

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO SECTION '2003'  
AS ANNEXED TO BY-LAW 241-93  
PASSED BY COUNCIL ON 1993 MAY 26  
'H. McCALLION'  
MAYOR  
'A. GRANNUM'  
DEPUTY CLERK

- (SPA)

2004.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2004" on Schedule "B" of this By-law shall only be used for the erection of row dwellings or terraced townhouses in compliance with the "RM5" zone provisions contained in this By-law except that: (355-93)
- (1)

for the purpose of this section "TERRACED TOWNHOUSE" means a building or structure where direct access is gained to each dwelling unit by a separate and individual entry at the ground level or at the first storey above ground;
- (2)

the provisions of section 21 and 30, subsections 44(4), (5), (6), (7), (10), (11) (21) and (23) of this By-law shall not apply;
- (3)

the total number of dwelling units constructed shall not exceed 57 units per hectare;
- (4)

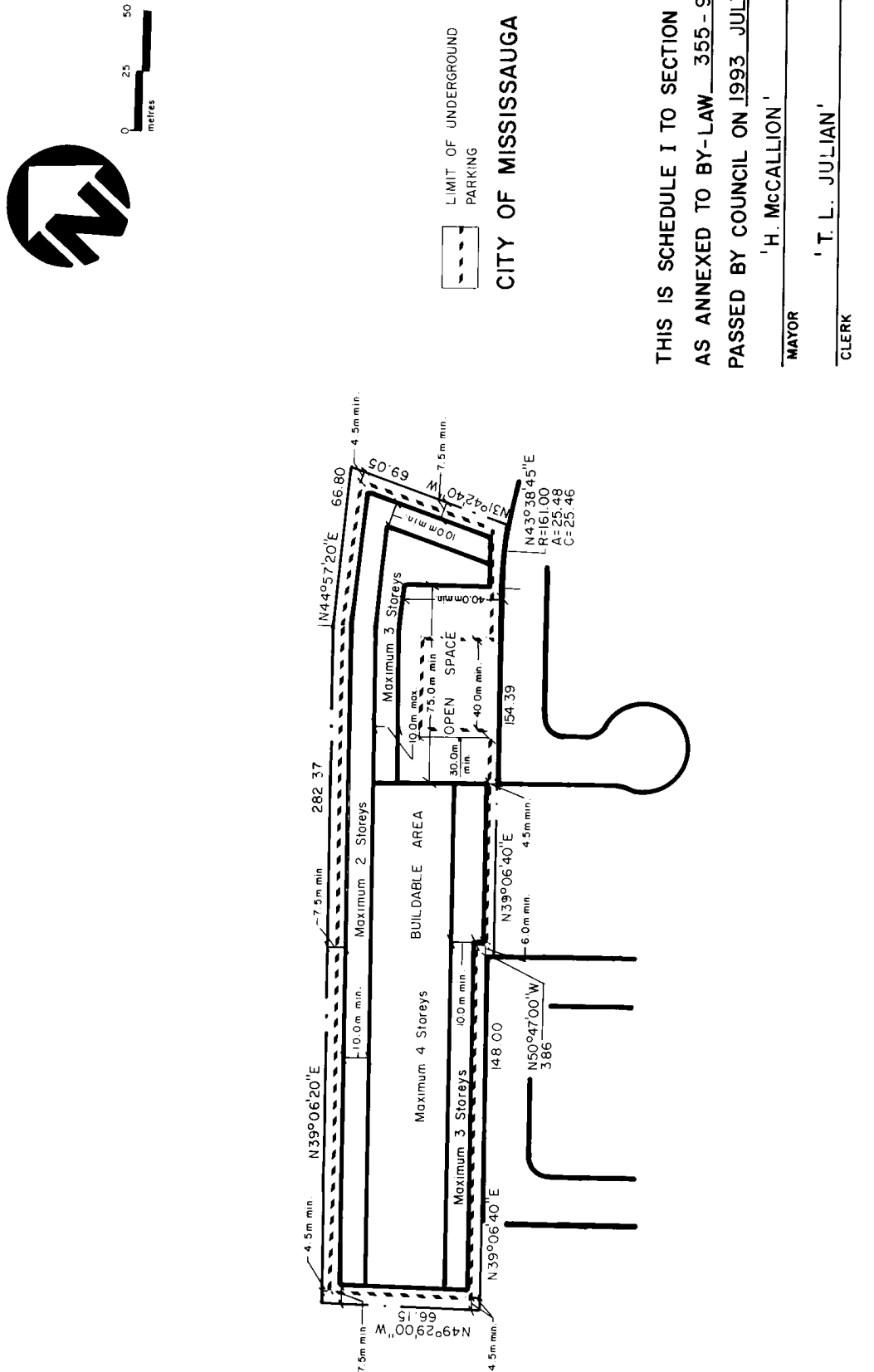
(a)

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

(b)

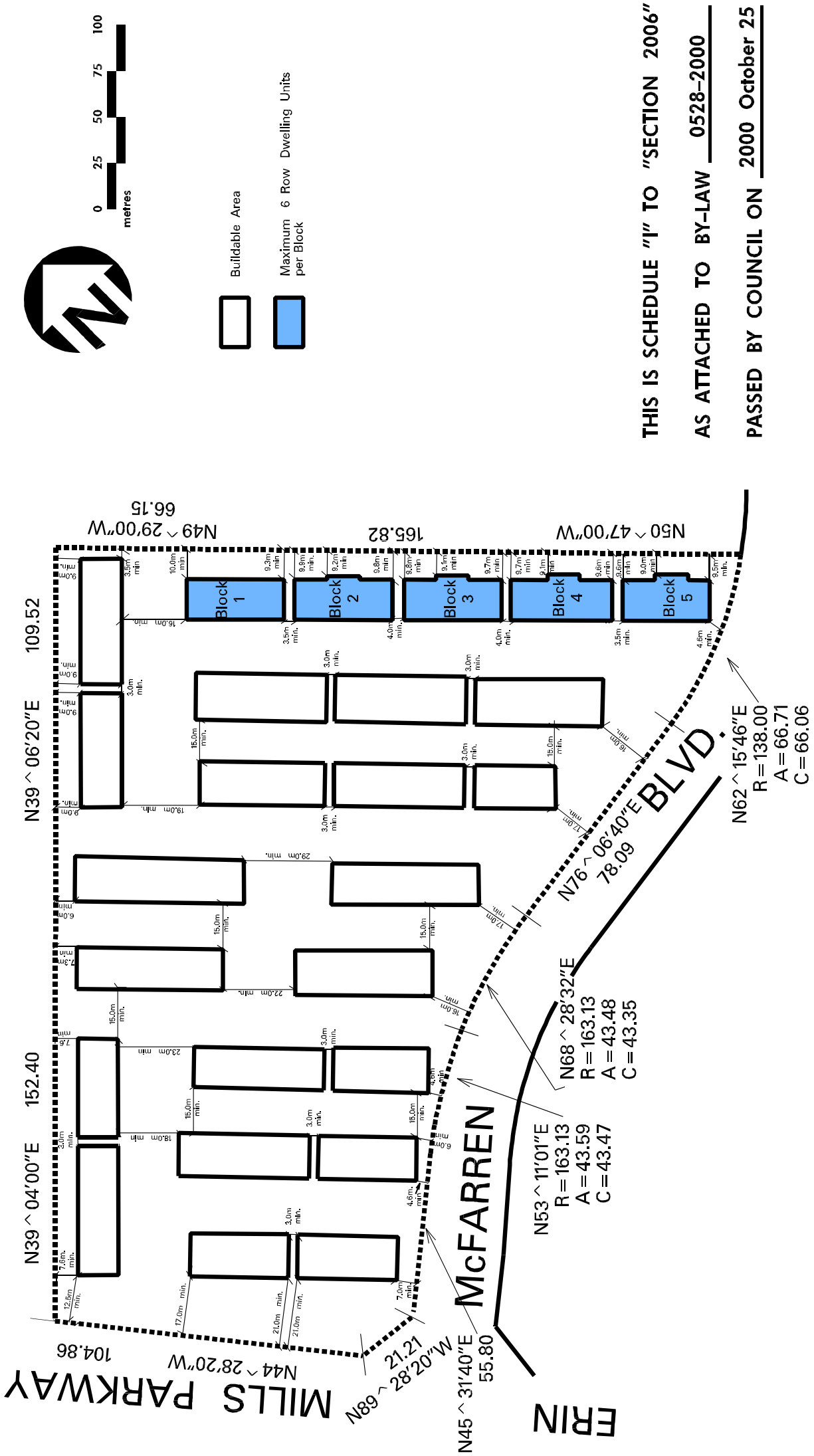
notwithstanding clause (4)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location of parking spaces, location of above ground stair enclosures, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped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

Schedule "I" to section 2004



**2005.** Deleted by By-law 134-96. (355-93)

- (SPA) **2006.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2006" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: (355-93), (0528-2000)
- (1) the provisions of section 21 and subsection 28(1) of this By-law shall not apply;
  - (2) the provisions of subsection 44(17) of this By-law shall apply, save and except clauses 44(17)(d) and (e);
  - (3) the maximum number of row dwelling units on all lands zoned "RM5-2006" shall be 181;
  - (4) for the purposes of this section, "ROW DWELLING" means a building or structure consisting of more than two (2) attached dwelling units, which are divided vertically above grade by a party wall at least 5.5 m in length and at least 2.0 m in height, and having yards abutting at least two (2) exterior walls of each dwelling unit;
  - (5) the maximum "Gross Floor Area" of all buildings and structures shall be 0.65 times the lot area;
  - (6) the "Minimum Open Space" shall be 40% of the lot area;
  - (7) shared driveways and aisles shall be permitted on lands zoned "RM5-2006";
  - (8) the maximum height of a row dwelling unit measured from established grade to the highest ridge of a sloped roof shall be 13.5 m;
  - (9) the maximum height of a row dwelling unit measured from established grade to the top of a parapet of a flat roof shall be 7.5 m;
  - (10) notwithstanding subsection (8) of this section, the maximum height of a row dwelling unit located within Blocks 1, 2, 3, 4, and 5 as shown on Schedule "I" of this section, measured from established grade to the highest ridge of a sloped roof shall be 12.5 m;
  - (11) notwithstanding Schedule "I" of this section, covered or uncovered porches, balconies, platforms, windows, fireplaces may project a maximum of 1.5 m outside the buildable area of all row dwelling units save and except at the rear of the row dwelling units located within Blocks 1, 2, 3, 4, and 5 as shown on Schedule "I" of this section;
  - (12) notwithstanding Schedule "I" of this section, heating and air conditioning equipment may project a maximum of 1.5 m outside the buildable area of all row dwelling units;
  - (13) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;  
(b) notwithstanding clause (13)(a) of this section, those matters which would otherwise be matters of site plan approval, such as fencing and landscaping, wing walls, balconies, patios, stairs, location of internal driveways, vehicle access points, waste garbage enclosures, transformers, parking spaces and amenity areas shall be determined through the site development plan approval process.



2007. Deleted by By-law 0528-2000. (355-93)

2008. Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2008" on Schedule "B" of this By-law shall only be used for the erection of detached and semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law except that: (238-93)

- (1) the provision of section 44 of this By-law shall not apply;
- (2) the area and frontage of semi-detached lots shall conform to the following requirements:

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

- (3) for the purposes of this section, each detached dwelling shall conform to the provisions of the "R5" zone.

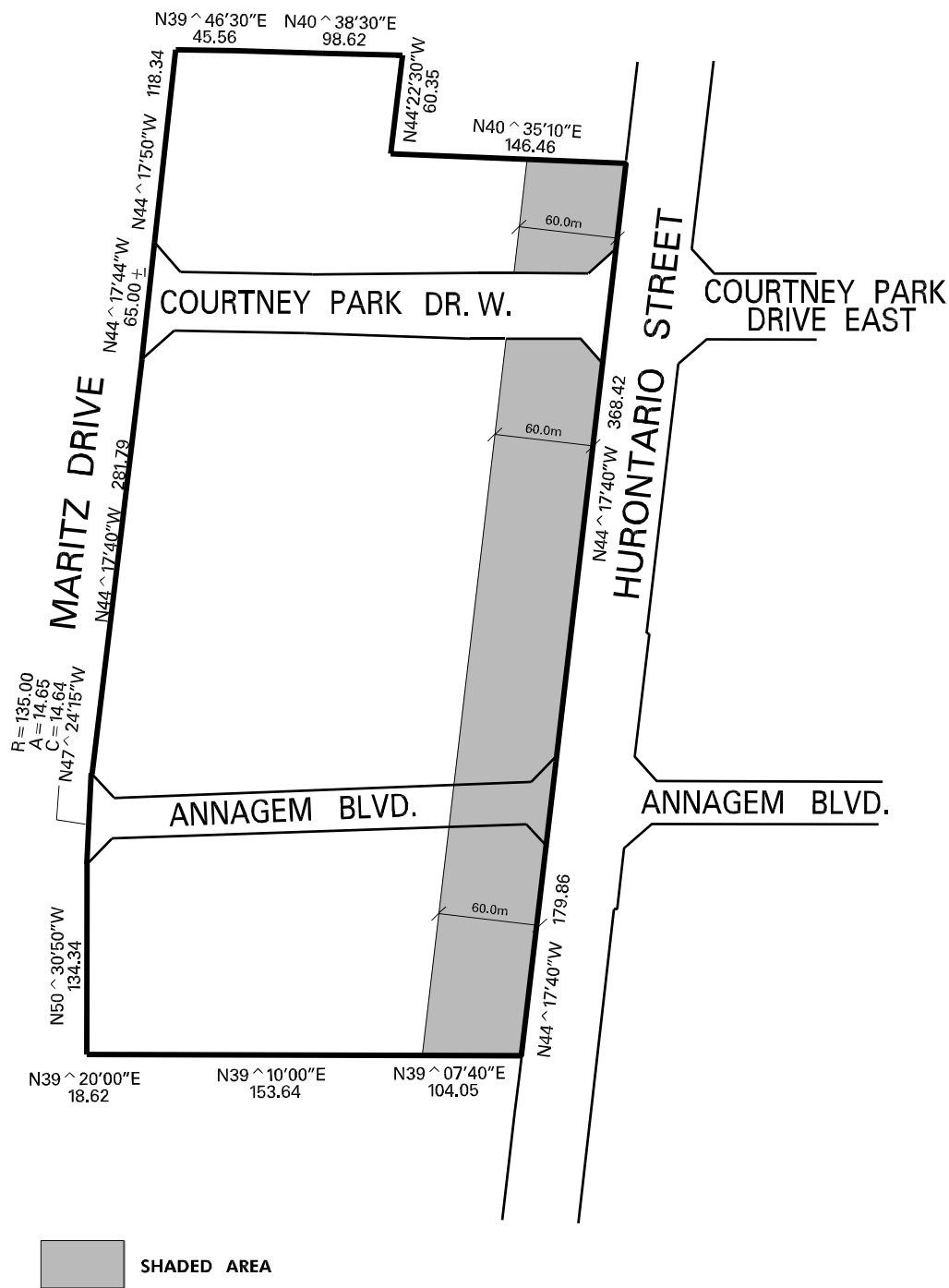
(SPA) 2009. Notwithstanding their "R3" zoning, the lands delineated as "R3-2009" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law except that: (238-93)

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

Minimum Lot Area	Minimum Lot Frontage
1 870 m <sup>2</sup>	39.0 m

(SPA) 2010. The lands delineated as "RCL1-2010" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: (0317-2001)

- (1) the provisions of section 21, clause 108(3)(c), subsection 108(4), and subclause 108(5)(b)(i) of this By-law shall not apply;
- (2) the provisions of subsections 109(c), (g), (l) and (m) of this By-law shall apply;
- (3)
  - (a) a maximum of 10% of the gross floor area - non residential of any building or structure used for business, professional or administrative offices may be used for miscellaneous uses;
  - (b) notwithstanding clause (3)(a) of this section, the miscellaneous uses shall be contained wholly within a building or structure principally used for business, professional or administrative offices;
- (4) a minimum setback of 9.0 m shall be provided from the property line abutting the Hurontario Street right-of-way, exclusive of the sight triangle;
- (5) a landscaped area having a minimum depth of 7.5 m shall be provided along the entire length of the property line abutting the Hurontario Street right-of-way, exclusive of the sight triangle;
- (6) a landscaped area having a minimum depth of 4.5 m shall be provided along the entire length of the property line abutting the Courtneypark Drive West and Maritz Drive right-of-ways;
- (7) for the purposes of this section, "LANDSCAPED AREA" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping features, and may include walkways, access, curbs, retaining walls and signs;
- (8) all buildings and structures located wholly or partially within the shaded area as shown on Schedule "I" of this section shall have a maximum setback of 15.0 m from the property line abutting the Hurontario Street right-of-way;
- (9) driveways, parking spaces or aisles shall not be located beyond the front wall of any building or structure located wholly or partially within the shaded area as shown on Schedule "I" of this section;
- (10) for the purposes of subsection (9) of this section, "FRONT WALL" means the wall or part thereof of any building or structure adjacent to the Hurontario Street right-of-way.



THIS IS SCHEDULE "I" TO "SECTION 2010"  
AS ATTACHED TO BY-LAW 0317-2001  
PASSED BY COUNCIL ON 2001 June 27



- (SPA)     **2011.**     Notwithstanding their "RM5" zoning, the land delineated as "RM5-2011" on Schedule "B" of this By-law shall only be used for row dwellings in compliance with the following: *(241-93), (0074-2003)*
- (1)     the provisions of section 21 of this By-law shall not apply;
  - (2)     the provisions of clauses 44(13)(ii) and 44(17)(a), (b), (f), (g), (h), (i) and (k) of this By-law shall apply;
  - (3)     the maximum number of dwelling units on all lands zoned "RM5-2011" shall be 78;
  - (4)     the maximum gross floor area of all buildings and structures shall be 0.6 times the lot area;
  - (5)     for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles;
  - (6)     the "Minimum Open Space" shall be 40% of the lot area;
  - (7)     the maximum height of all buildings and structures shall be two (2) storeys;
  - (8)
    - (a)     all site development plans shall conform to the provisions of Schedule "I" of this section;
    - (b)     notwithstanding Schedule "I" of this section, a covered or uncovered porch may project a maximum of 1.5 m into a required yard;
    - (c)     notwithstanding Schedule "I" of this section, no visitor parking space shall be located closer than 1.5 m to any residential building or structure;
    - (d)     notwithstanding anything in this By-law, the area which is shown on Schedule "I" of this section and identified as a tree preservation area, shall only be used for conservation purposes including the preservation of existing trees, and no buildings or structures of any kind, including accessory buildings, shall be erected or permitted within the tree preservation area; and no parking shall be permitted within the tree preservation area;
    - (e)     servicing easements as required, will be permitted in the area shown as tree preservation area; and the appropriate location of any servicing easements including the retention of any existing trees, where feasible, will be determined through the site development plan approval process to the satisfaction of the City;
    - (f)     notwithstanding clause (8)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

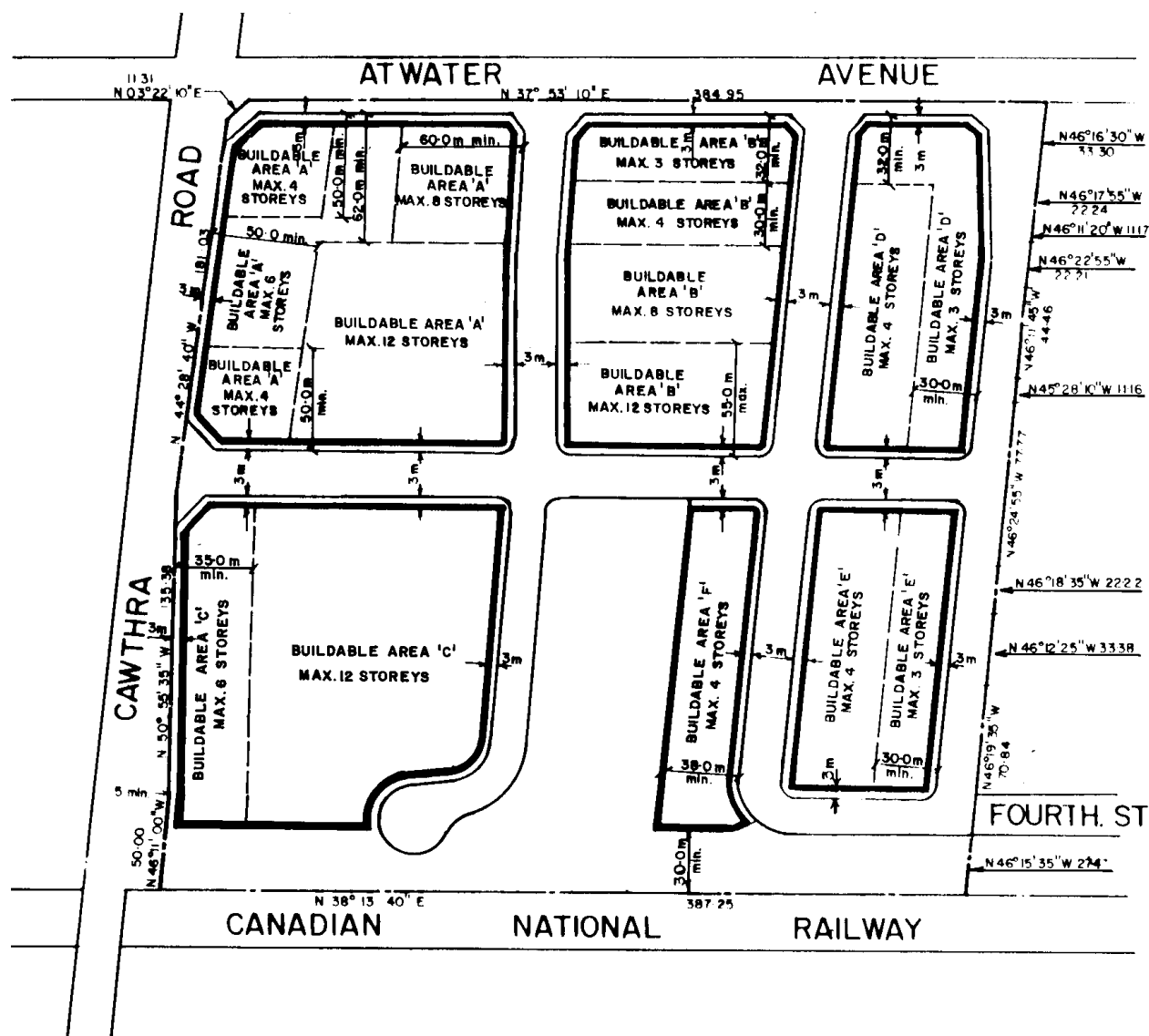


(SPA)      **2013.**      Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2013" on Schedule "B" of this By-law shall only be used for the erection of row dwellings, street row dwellings, stacked row dwellings, maisonettes, multiple horizontal dwellings, apartment houses, retail commercial uses, day nurseries, or a combination of the above uses, in compliance with the "RM7D5" zone provisions contained in this By-law and the following: (626-93)

- (1)      (a)      the provisions of section 21, subsections 30(4), 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (23) and (24), clauses 44(13)(ia), 44(17)(d) and (e), 49(2)(a), and 51(2)(a) of this By-law shall not apply;
- (b)      the total number of dwelling units shall not exceed 1 200;
- (c)      in addition to the provisions of clause (1)(b) of this section, the permitted dwelling units shall be distributed among the Buildable Areas, as shown on Schedule "I" of this section, in accordance with the following schedule:

Column I	Column II	Column III	Column IV
Buildable Area	Maximum No. Of Dwelling Units Without Transfer	Additional Dwelling Units Permitted To Be Transferred To Buildable Area In Column I	Maximum No. Of Dwelling Units Which May Be Transferred From Buildable Area In Column I
A	415	40	55
B	245	40	10
C	370	40	40
D	80	36	20
E	60	12	20
F	30	10	10

- (d)      the "Minimum Open Space" of each lot shall not be less than 45% of the lot area;
  - (e)      *deleted by By-law 461-97;*
  - (f)      a maximum of 20% of the total number of residential parking spaces required on each lot may be tandem parking spaces;
  - (g)      no motor vehicle shall be parked closer than 6 m from any apartment house, maisonette or multiple horizontal dwelling;
  - (h)      the minimum distance of 6 m referred to in clause (1)(g) of this section, may be reduced to a line or production of line of 1.5 m from the wall of a residential building or structure which does not contain a window or opening into a habitable room;
  - (i)      for the purposes of this section, "RETAIL COMMERCIAL USES" shall only include convenience store, drug store, dry cleaner, video leasing and rental shop, automatic teller machines, and business, professional and administrative offices;
  - (j)      for the purposes of this section, "STACKED ROW DWELLING" means a building or structure not exceeding 4 storeys in height above established grade and a minimum of 2 dwelling units high, where direct access is gained to each dwelling unit with individual entries at the ground level only;
  - (k)      for the purposes of this section, "MULTIPLE HORIZONTAL DWELLING" means a building or structure other than a row dwelling, street row dwelling, maisonette or stacked townhouse, not exceeding 3 storeys in height above established grade where direct access is gained to each dwelling unit with individual entries at the ground level only;
  - (l)      the gross leasable area devoted to retail commercial uses shall not exceed 232 m<sup>2</sup>;
  - (m)      all site development plans shall conform to the requirements of Schedule "I" of this section;
  - (n)      notwithstanding clause (1)(m) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structures, internal driveways, aisles, vehicle access points, walkways, ramps, garbage enclosures, service areas, retaining walls, canopies and supporting structures, fencing and landscape features, and the extent of landscape areas, shall be determined through the site development plan approval process;
- (2)      in addition to the provisions of subsection (1) of this section, row dwellings shall also comply with the following:
- (a)      no garage shall be located closer than 6 m to any street line;
- (3)      in addition to the provisions of subsection (1) of this section, street row dwellings shall comply with the provisions of section 49(3) of this By-law except subsections 49(3)(c), (e), (j) and (k) and shall also be subject to the following:
- (a)      every corner lot shall have a lot area of at least 280 m<sup>2</sup>;
  - (b)      every lot other than a corner lot shall have a lot area of at least 185 m<sup>2</sup>;
- (4)      for the purposes of this section, parking for stacked row dwellings and maisonettes shall be provided and maintained on the same lot in accordance with the provision for multiple horizontal dwellings in clause 44(17)(b) of this By-law;
- (5)      notwithstanding subsection (4) of this section, where stacked row dwellings, maisonettes or multiple horizontal dwellings accommodate all resident parking in a common below grade parking structure, parking shall be provided and maintained on the same lot in accordance with the provisions for apartment houses in clause 44(17)(b) of this By-law;
- (6)      for the purposes of this section, parking for any portion of a building or structure devoted to retail commercial uses shall be calculated at a rate of 4.3 spaces per 100 m<sup>2</sup> gross leasable area, except that no parking will be required where the retail commercial uses are contained within an apartment house which has at least 20 at-grade visitor parking spaces;
- (7)      for the purposes of this section, parking for a day nursery shall be provided and maintained on the same lot in accordance with section 22C of this By-law.



 BUILDABLE AREA LIMIT FOR ABOVE GROUND BUILDINGS AND STRUCTURES



0 30 60 90 120  
metres

CITY OF MISSISSAUGA

THIS IS SCHEDULE I TO  
SECTION '2013'  
AS ANNEXED TO BY-LAW 626-93  
PASSED BY COUNCIL ON 1993 DECEMBER 15

'H. McCALLION'

MAYOR

'T. L. JULIAN'

CLERK

- 2014.** Notwithstanding their "O1" zoning, the lands delineated as "O1-2014" on Schedule "B" of this By-law shall only be used in compliance with the "O1" zone provisions contained in this By-law, except that: (626-93)
- (1) in addition to those uses allowed under section 123 of this By-law, a building or structure used for flood control and/or conservation purposes shall be permitted;
  - (2) notwithstanding subsection (1) of this section, should the lands zoned "O1-2014" not be used for flood control and/or conservation purposes, these lands shall be deemed to be part of Buildable Area "C" and shall be developed in accordance with the provisions of "RM7D5-2013".
- 2015.** Notwithstanding their "G" zoning, the lands delineated as "G-2015" on Schedule "B" of this By-law shall only be used for the construction of a noise berm and/or for noise attenuation purposes. (626-93)

**2021.** Notwithstanding their "R5" zoning, the lands delineated as "R5-2021" on Schedule "B" of this By-law shall only be used for the erection of dwellings in compliance with the "R5" zone provisions contained in this By-law except that: (350-93), (228-98), (380-98)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	300 m <sup>2</sup>	9.1 m
Corner	400 m <sup>2</sup>	13.1 m

- (2) the side yard of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.45 m on the other side.

**2023.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2023" on Schedule "B" of this By-law shall only be used for a convenience restaurant in compliance with the following: (557-93)

- (1) the provisions of subsections 20(i), (j) and (k), sections 21, and 59A of this By-law shall not apply;
- (2) the total gross floor area devoted to the convenience restaurant shall not exceed 221 m<sup>2</sup>;
- (3) the side yard adjacent to the residential zone shall have a minimum width of 19.0 m;
- (4) 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
Convenience Restaurant	14.0 spaces per 100 m <sup>2</sup>

(SPA) **2024.** Notwithstanding their "AC6" zoning, the lands delineated as "AC6-2024" on Schedule "B" of this By-law shall only be used for the erection of a truck fuel dispensing station, accessory convenience uses, and a truck wash, in compliance with the "AC6" zone provisions contained in this By-law, except that: (444-93)

- (1) the provisions of sections 21 and 97, clause 96B(1) and subclauses 96B(2)(d), (f), (h), (k), (l), and (m) of this By-law, shall not apply;
- (2) the gross floor area - non residential of all buildings and structures shall not exceed 715 m<sup>2</sup>;
- (3) the gross floor area - non residential of the truck fuel dispensing station shall not exceed 234 m<sup>2</sup>, of which a maximum of 130 m<sup>2</sup> may be devoted to accessory convenience uses;
- (4) the gross floor area - non residential of the truck wash shall not exceed 483 m<sup>2</sup>;
- (5) the front yard setback shall be a minimum of 6.0 m;
- (6) the rear yard setback shall be a minimum of 10.0 m;
- (7) the minimum open space area shall be 7.0% of the lot area;
- (8) for the purposes of this section, "TRUCK FUEL DISPENSING STATION" means a building or place where diesel fuel, gasoline and oil, and other similar products used in the operation of truck internal combustion engines are sold to account customers of commercial motor vehicles only via card lock controllers, and which may contain accessory convenience uses as defined by this section;
- (9) for the purposes of this section, "ACCESSORY CONVENIENCE USES" means a shop accessory to a truck fuel dispensing station, with a maximum gross leasable area of 130 m<sup>2</sup>, where food and convenience goods are stored and offered for sale at retail and which may include as accessory thereto the sale of prepared food on the premises, with a maximum of 6 tables for seating for the consumption of food on the premises;
- (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
Truck Fuel Dispensing Station and Accessory Convenience Uses	5.4 spaces per 100 m <sup>2</sup> GFA

**2025.** Notwithstanding their "R4" zoning, the lands delineated as "R4-2025" on Schedule "B" of this By-law shall only be used for the erection of detached dwellings in compliance with the "R4" zone provisions contained in this By-law, except that: (520-93), (0439-2003)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m <sup>2</sup>	12.0 m
Corner	525 m <sup>2</sup>	16.5 m

- (2) no building or structure shall be located within 7.6 m of a lot line adjoining the "G" zone.

**2026.** Notwithstanding their "R5" zoning, the lands delineated as "R5-2026" 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: (520-93)

- (1) no building or structure shall be located within 7.6 m of a lot line adjoining the "G" zone.

**2027.** Notwithstanding their "RM1" zoning, the lands delineated as "RM1-2027" on Schedule "B" of this By-law shall only be used for the erection of detached or semi-detached dwellings in compliance with the "RM1" zone provisions contained in this By-law, except that: (520-93)

- (1) the provisions of clauses 45(2)(h) and (s), subclause 45(3)(a)(i), and subsection 45(5) of this By-law shall not apply;
- (2) the area and frontage of the semi-detached lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	590 m <sup>2</sup>	17.0 m

- (3) no building or structure shall be located within 7.6 m of a lot line adjoining the "G" zone;
- (4) no building or structure shall be located within 30.0 m of the northerly limit of the "G-1504" zone;
- (5) every side yard other than an outside side yard of a corner lot shall have a minimum width of 0.9 m.

**2028.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2028" on Schedule "B" of this By-law shall only be used for the erection of detached and semi-detached dwellings in compliance with the "RM2" zone provisions contained in this By-law, except that: (520-93)

- (1) the provisions of section 44 and clauses 45A(1)(i) and (j) of this By-law shall not apply;
- (2) the area and frontage of the semi-detached lots shall conform to the following requirements:

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	450 m <sup>2</sup>	13.6 m
Corner	575 m <sup>2</sup>	17.5 m

- (3) for the purposes of this section, each detached dwelling shall conform to the provisions of the "R5" zone;
- (4) no building or structure shall be located within 30.0 m of the northerly limit of the "G-1504" zone;
- (5) every side yard other than an outside side yard of a corner lot shall have a minimum width of 0.9 m;
- (6) notwithstanding clause 45A(1)(g) of this By-law, projections similar to bay windows shall be permitted to encroach a maximum of 0.5 m into an outside side yard of a corner lot.

(SPA) **2029.** Notwithstanding their "RM7D3" zoning, the lands delineated as "RM7D3-2029" on Schedule "B" of this By-law shall only be used for row dwellings and stacked row dwellings or any combination of the above uses in compliance with the following: (195-94), (0439-2003)

- (1) the provisions of sections 30, 37, 37A, subsection 44(12), clauses 44(13)(ib) and 44(13)(ii), and subsections 44(14), 44(15), 44(16), 44(17), 44(18), 44(21), 44(22), and 44(25) of this By-law shall apply;
- (2) the number of dwelling units constructed shall not exceed a density of 75 units per hectare;
- (3) the front yard shall have a minimum depth of 4.5 m;
- (4) notwithstanding subsection (3) of this section, no garage shall be located closer than 6 m to any streetline;
- (5) the minimum distance between a side lot line and the nearest part of an exterior wall of any end dwelling unit shall be 3.0 m except where such side lot line is also the side lot line of a lot for a detached or semi-detached dwelling; in which case the minimum distance shall be 1.8 m;
- (6) the rear yard shall have a minimum depth of 7.5 m;
- (7) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for the parking of motor vehicles.

- (SPA)

2031.

Notwithstanding their "DC" zoning, the lands delineated as "DC-2031" 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: *(195-94)*

(1)

the provisions of subsection 20(i), section 21, clause 22C(1)(a), section 59A, subsections 83(1), (14), (15), (16), (19), (21), (23), and (27), and sections 84 and 87 of this By-law shall not apply;

(2)

in addition to the remaining uses permitted under section 83 of this By-law, convenience stores, food supermarkets with a total gross leasable area of 5 574 m<sup>2</sup>, and specialty food stores with a total gross leasable area of 650 m<sup>2</sup> shall also be permitted;

(3)

the maximum gross leasable area of all buildings and structures shall not exceed 11 613 m<sup>2</sup>;

(4)

for the purposes of this section, the lot frontage shall be on Derry Road West;

(5)

the front yard shall have a minimum depth of 14 m;

(6)

the side yards shall have a minimum width of 4.5 m;

(7)

the rear yard shall have a minimum depth of 11.5 m;

(8)

for the purposes of this section, parking for a place of religious assembly shall be provided in accordance with subsection 22C(10) of this By-law;

(9)

for the purposes of this section, "SPECIALTY FOOD STORE", means a building or structure or part thereof, including but not limited to, uses such as bakeries, pastry shops, delicatessens, where specialty food 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 the consumption of food on the premises.
2032.

Notwithstanding their "R4" zoning, the lands delineated as "R4-2032" 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: *(643-93), (333-94)*
- (1)

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	390 m <sup>2</sup>	12 m
Corner	570 m <sup>2</sup>	16 m

(2)

the front yard of every lot shall have a minimum depth of 6 m;

(3)

the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m;

(4)

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 the part of the side yard which adjoins the 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 m<sup>2</sup>;

(8)

notwithstanding subsection (6) of this section, no garage shall be located closer than 6 m to any street line;

(9)

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

2033.

Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2033" 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: *(64-94)*

(1)

the provisions of subsections 44(4), (5), (6), (7), (10), (11), shall not apply.

(SPA)

2034.

The lands delineated as "RCL1-2034" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: *(513-98)*

(1)

the provisions of section 21, subsection 108(4) and clauses 108(3)(c) and (5)(c) of this By-law shall not apply;

(2)

the following uses shall also be permitted:

(a)

banquet hall;

(b)

exhibition and conference hall;

(3)

for the purposes of this section, "Miscellaneous Uses" shall only include the following: restaurant; hairdressing and beauty salon; barber shop; tanning salon; bank; financial institution; fitness club; racquet club; dry cleaning depot; printing shop; photographic and film processing shop; business equipment and office supply store; shoe repair shop; drug store or dispensary; medical laboratory; optical shop; video store; shop for the rental and sale of electronic, video equipment and computers; dressmaking or tailoring establishment; florist; convenience store; and smoke shop;

(4)

(a)

a maximum of 20% of the gross floor area - non residential of any building or structure used for business, professional and administrative offices may be used for miscellaneous uses;

(b)

miscellaneous uses shall only be permitted within a building or structure principally used for business, professional, or administrative offices;

(5)

no building or structure shall exceed five (5) storeys in height above established grade, excluding any mechanical penthouse;



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

Yards		
Minimum Front	Maximum Front	Minimum Side
4.5 m	25 m	7.5 m

- (7) notwithstanding subsection 2(24) of this By-law, parking spaces may be provided on abutting lands zoned "M1-2035";
- (8) motor vehicle parking shall be provided and maintained 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
Miscellaneous Uses	3.2 spaces per 100 m² GFA

- (SPA)     **2035.**     The lands delineated as "M1-2035" 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: *(513-98)*
- (1) the provisions of subsection 114(j) of this By-law shall not apply;
- (2) the following uses shall also be permitted:
- (a) banquet hall;
- (b) theatre;
- (c) recreational establishment, which may include but not limited to bowling, curling, and roller and ice skating;
- (d) parking for abutting lands zoned "RCL1-2034";
- (3) notwithstanding subsection 109(c) of this By-law and for the purposes of this section, a building or structure used for business, professional or administrative offices shall not be permitted unless such office use is accessory to the principal manufacturing, industrial, storage warehouse or research establishment;
- (4) the maximum gross floor area - non residential of all buildings and structures on all lands zoned "M1-2035" shall be 0.5 times the lot area;
- (5) no building or structure shall exceed two (2) storeys in height above established grade, excluding any mechanical penthouse.

- (SPA)     **2037.**     Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2037" 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: *(458-93)*
- (1) the provisions of section 21 and 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	13.7 m
Corner	480 m²	16.9 m

- (3) the minimum street line setback from Derry Road West shall be 13.5 m.

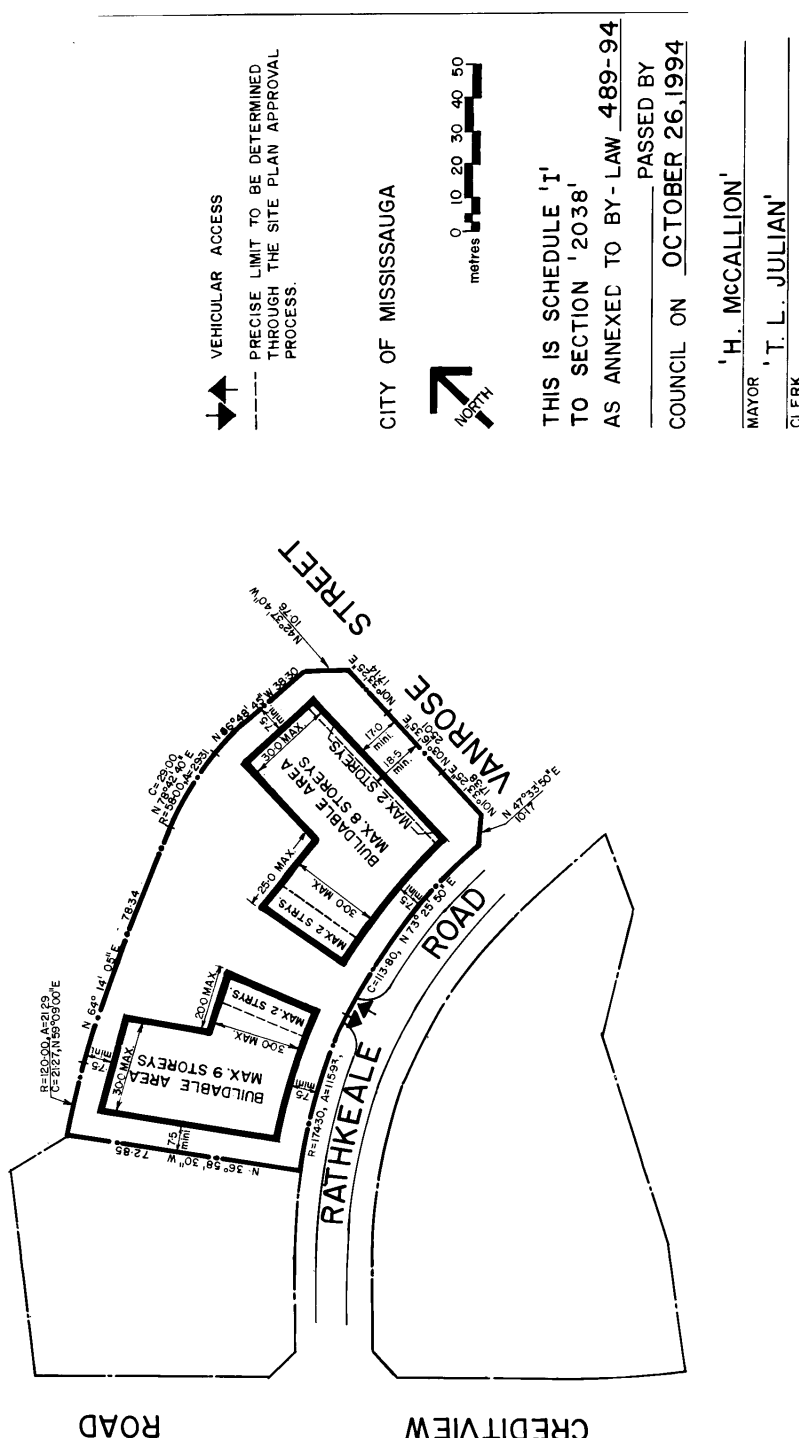
(SPA) **2038.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2038" on Schedule "B" of this By-law shall only be used for the erection of multiple horizontal dwellings and apartment houses, or a combination of these uses, in compliance with the "RM7D5" zone provisions contained in this By-law and the following: (489-94)

- (1) the provisions of subsections 30(4), 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (23), and (24), clauses 44(13)(ia), 44(17)(d), 44(17)(e), and 51(2)(a) of this By-law shall not apply;
- (2) the total number of dwelling units shall not exceed 189 for the entire lands zoned "RM7D5-2038";
- (3) the "Minimum Open Space" shall not be less than 45% of the lot area;
- (4) in the case of a parking structure constructed completely below finished grade, the minimum distance of such structure from the street shall be 3.0 m and 0.5 m from any other lot boundary;
- (5) a maximum of 20% of the total number of resident parking spaces required may be tandem parking spaces;
- (6) a minimum of 25% of the dwelling units constructed shall be provided in accordance with the following schedule:

No. of Bedrooms	Maximum Gross Floor Area
One-Bedroom	67 m <sup>2</sup>
Two-Bedroom	90 m <sup>2</sup>
Three-Bedroom	103 m <sup>2</sup>

- (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, patios, play equipment, ramps, garbage enclosures, retaining walls, canopies, supporting structures, fencing and landscaping features, stairs and stair enclosures to the underground parking garage, and the extent of landscape areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2038



(SPA)     **2039.**     Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2039" on Schedule "B" of this By-law shall only be used for the erection of multiple horizontal dwellings and apartment houses, or a combination of these uses, in compliance with the "RM7D5" zone provisions contained in this By-law and the following: *(490-94)*

- (1)   the provisions of section 21, subsections 30(4), 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (23), and (24), clauses 44(13)(ia), 44(17)(d), 44(17)(e), and 51(2)(a) of this By-law shall not apply;
- (2)   the total number of dwelling units shall not exceed 100 for the entire lands zoned "RM7D5-2039";
- (3)   the "Minimum Open Space" shall not be less than 45% of the lot area;
- (4)   in the case of a parking structure constructed completely below finished grade, the minimum distance of such structure from the street shall be 3.0 m and 0.5 m from any other lot boundary;
- (5)   a maximum of 20% of the total number of resident parking spaces required may be tandem parking spaces;
- (6)   a minimum of 25% of the dwelling units constructed shall be provided in accordance with the following schedule:

No. of Bedrooms	Maximum Gross Floor Area
One-Bedroom	67 m <sup>2</sup>
Two-Bedroom	90 m <sup>2</sup>
Three-Bedroom	103 m <sup>2</sup>

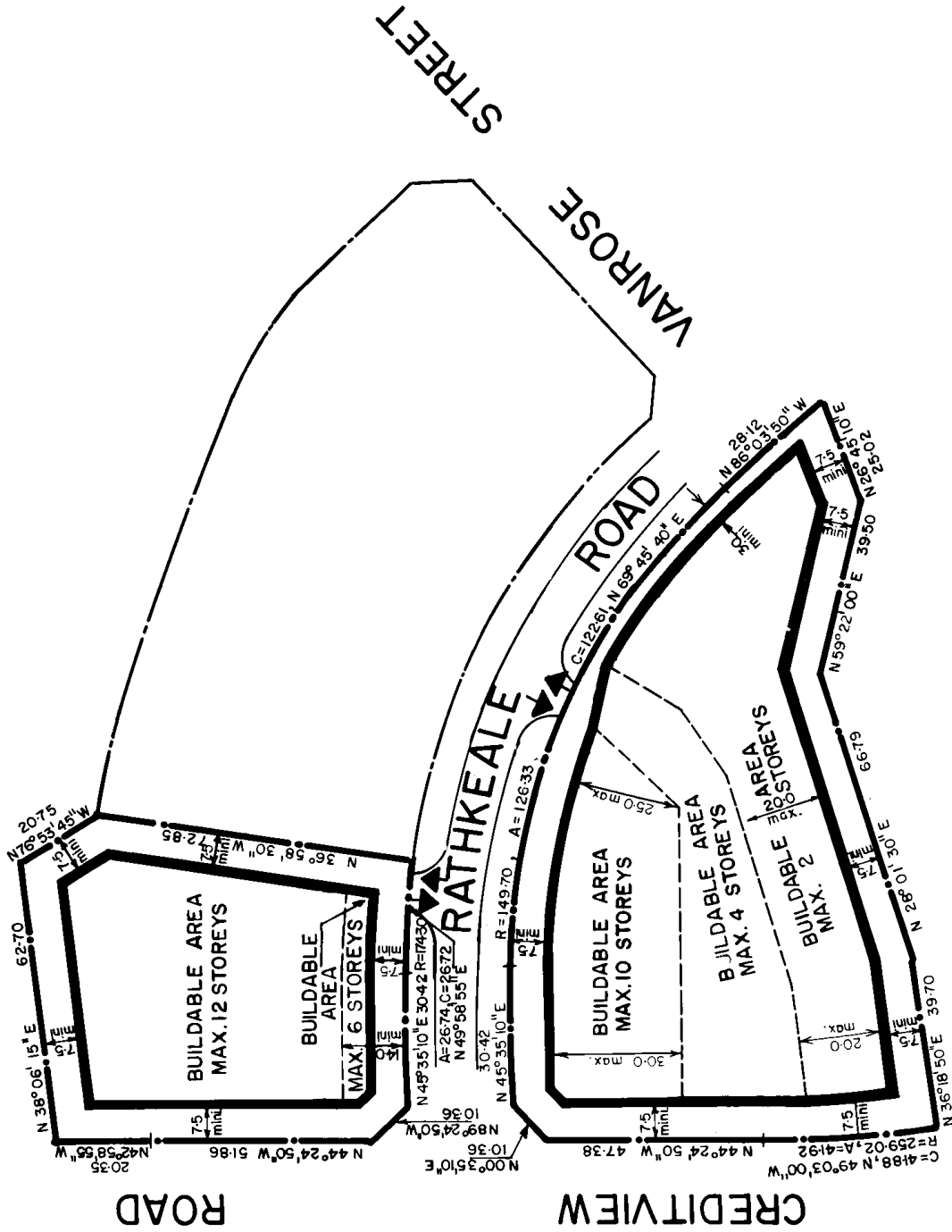
- (7)   (a)   all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b)   notwithstanding clause (7)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, aisles, vehicle access points, walkways, patios, play equipment, ramps, garbage enclosures, retaining walls, canopies, supporting structures, fencing and landscaping features, stairs and stair enclosures to the underground parking garage, and the extent of landscape areas, shall be determined through the site development plan approval process.

(SPA)     **2040.**     Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2040" on Schedule "B" of this By-law shall only be used for the erection of row dwellings, multiple horizontal dwellings, apartment houses or a combination of these uses in compliance with the "RM7D5" zone provisions contained in this By-law and the following: *(490-94)*

- (1)   the provisions of section 21, subsections 30(4), 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), (22), (23), (24), clauses 44(13)(ia), 44(17)(d), 44(17)(e), 49(2)(a) and 51(2)(a) of this By-law shall not apply;
- (2)   the total number of dwelling units shall not exceed 159 for the entire lands zoned "RM7D5-2040";
- (3)   the "Minimum Open Space" shall not be less than 45% of the lot area;
- (4)   in the case of a parking structure constructed completely below finished grade, the minimum distance of such structure from the street shall be 3.0 m and 0.5 m from any other lot boundary;
- (5)   a maximum of 20% of the total number of resident parking spaces required may be tandem parking spaces;
- (6)   a minimum of 25% of the dwelling units constructed shall be provided in accordance with the following schedule:

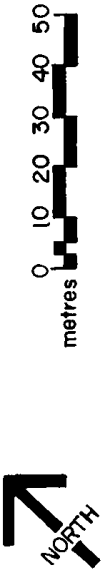
No. of Bedrooms	Maximum Gross Floor Area
One-Bedroom	67 m <sup>2</sup>
Two-Bedroom	90 m <sup>2</sup>
Three-Bedroom	103 m <sup>2</sup>

- (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, patios, play equipment, ramps, garbage enclosures, retaining walls, canopies, supporting structures, fencing and landscaping features, stairs and stair enclosures to the underground parking garage, and the extent of landscape areas, shall be determined through the site development plan approval process.



VEHICULAR ACCESS  
PRECISE LIMIT TO BE DETERMINED  
THROUGH THE SITE PLAN APPROVAL  
PROCESS.

CITY OF MISSISSAUGA



THIS IS SCHEDULE 'I' TO  
SECTION '2039' AND SECTION '2040'  
AS ANNEXED TO BY-LAW 490-94

PASSED BY  
COUNCIL ON OCTOBER 26, 1994

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

- (SPA) **2041.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2041" 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: *(518-93)*
- (1) notwithstanding the provisions of subsection 110(1) of this By-law, no building or structure shall be erected or used for an automobile repair garage;
  - (2) in addition to the uses permitted in an "M1" zone, one convenience store shall be permitted on the lands zoned "M1-2041";
  - (3) the gross floor area devoted to the convenience store shall not exceed 120 m<sup>2</sup>.
- (SPA) **2042.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2042" 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: *(528-93)*
- (1) the provisions of section 21 of this By-law shall not apply.
- 2043.** Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-2043" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law, except that: *(560-93), (579-93)*
- (1) the provisions of clauses 108(3)(d) and (4)(f) of this By-law shall not apply;
  - (2) in addition to those uses permitted in an "RCL1" zone, the following uses shall be permitted:
    - (a) manufacturing or industrial undertakings that are conducted within enclosed buildings or structures, including storage warehouses and research establishments;
    - (b) bowling alley, curling, roller and ice skating rink;
    - (c) day nursery;
    - (d) veterinary establishment;
    - (e) radio and television broadcasting establishment;
  - (3) the total gross floor area - non residential devoted to "Miscellaneous Uses" shall not exceed 5% of the total gross floor area - non residential of all buildings or structures; *(83-96)*
  - (4) for the purposes of this section "Miscellaneous Uses" shall only include the following: restaurant, take-out restaurant, barber shop, hairdressing and beauty salon, laundromat, dry cleaning and dyeing establishment, a drug dispensary not to exceed 232 m<sup>2</sup> gross floor area, a convenience store not to exceed 100 m<sup>2</sup> gross floor area, printing and copying establishment, taxi dispatching centre, photographic and office supply shop, furniture, equipment, computer and electronics shop, fitness club, racquet club, shops for the repair or manufacture of small goods and wares, provided that any such use is contained within a building or structure erected as a principle use permitted under clauses 108(3)(a) and (b).
- 2044.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2044" 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: *(289-94)*
- (1) the provisions of subsections 114(b) and (j) of this By-law, shall not apply;
  - (2) in addition to the uses permitted under sections 109 and 110 of this By-law, the following uses shall also be permitted: automobile leasing, automobile rental, automobile sales and service, and retail commercial uses;
  - (3) for the purposes of this section, "RETAIL COMMERCIAL USES" shall be limited to audio/video equipment and supply store, bakery, convenience store, drug dispensary, dry cleaning depot, florist, hardware store, personal service shop, photographic laboratory, and video leasing/rental outlet;
  - (4) the gross floor area - non residential of all buildings and structures shall not exceed 5 310 m<sup>2</sup>;
  - (5) the maximum gross floor area - restaurant devoted to all types of restaurants shall not exceed 285 m<sup>2</sup>;
  - (6) the maximum gross floor area - non residential devoted to banks shall not exceed 425 m<sup>2</sup>;
  - (7) the maximum gross leasable area devoted to all bakeries shall not exceed 360 m<sup>2</sup>;
  - (8) each of the following uses is limited to a gross leasable area of 130 m<sup>2</sup>: audio/video equipment and supply store, convenience store, drug dispensary, dry cleaning depot, florist, hardware store, photographic laboratory, and video leasing/rental outlet;
  - (9) a maximum of 1 105 m<sup>2</sup> of gross floor area - non residential may be used for retail commercial uses;
  - (10) a maximum of 1 305 m<sup>2</sup> of gross floor area - non residential may be used for automobile repair garage in which no automobile body repairs are performed;
  - (11) parking spaces provided for automobile leasing, automobile rental, and automobile sales and service shall be within the building or structure;
  - (12) notwithstanding Schedule "A" to section 22C, in addition to subsection (11) of this section, a minimum of 169 parking spaces shall be provided on site.

**2045.** Notwithstanding their "R5" zoning, the lands delineated as "R5-2045" 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: *(516-93)*

- (1) the provisions of subsection 40(6) of this By-law shall not apply;
- (2) the area and frontage of interior lots shall conform to the following requirements:

Minimum Lot Area	Minimum Lot Frontage
380 m <sup>2</sup>	11.0 m

- (3) the front yard of every lot shall have a minimum depth of 6.0 m.

(SPA) **2046.** Notwithstanding their "R3" zoning, the lands delineated as "R3-2046" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: *(246-94)*

- (1) the provisions of section 21, and subsection 22C(3) and clause 39(2)(i), 39(2)(iii), 39(2)(vi) and 39(2)(vii) of this By-law shall not apply;
- (2) offices for non-resident physicians, dentists and drugless practitioners shall be permitted;
- (3) the streetline setback shall be 0 m;
- (4) the front yard setback shall be a minimum depth of 0 m;
- (5) the interior westerly side yard shall be a minimum depth of 0.61 m;
- (6) the number of non-resident physicians, dentists or drugless practitioners permitted to practice is restricted to two (2);
- (7) the gross floor area used for the purpose of carrying on the practice by non-resident physicians, dentists or drugless practitioners shall not exceed 130 m<sup>2</sup>;
- (8) a minimum of 8 parking spaces shall be provided.

**2047.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2047" 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: *(560-93), (19-95)*

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

**2048.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2048" 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: *(560-93), (0411-2000)*

- (1) the total gross floor area - non residential of all buildings and structures used for business, professional, administrative or governmental offices on each lot shall not exceed 0.5 times the lot area;
- (2) no buildings or structures shall exceed two (2) stories in height above established grade excluding the mechanical penthouse;
- (3) offices accessory to an industrial undertaking shall not exceed 60% of the Gross Leasable Area.

- (SPA) 2050. Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2050" 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: (27-94)
- (1)

the provisions of subsections 96(b) and 98(2) and clauses 98(1)(b), (c), (d), (e), (h), (i), 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 with a convenience store with an internal automatic banking machine shall be permitted;
- (3)

rear and side yards shall be provided with a minimum 4.5 m for each;
- (4)

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, are sold without seating for the consumption of food on the premises and may include accessory thereto an internal automatic bank machine;
- (5)

the convenience store and gas bar kiosk shall have a maximum gross leasable area of 134 m<sup>2</sup>;
- (6)

all means of ingress or egress shall have a maximum width of 9 m;
- (7)

the minimum distance from the point of intersection of the boundaries of the two intersecting highways and the nearest means of ingress or egress shall be 50 m.

- (SPA) 2051. Notwithstanding their "RM7D4" zoning, the lands delineated as "RM7D4-2051" on Schedule "B" of this By-law shall only be used for an apartment house, assisted family housing, or assisted seniors' residence or a combination of the above uses in compliance with the "RM7D4" zone provisions contained in this By-law, except that: (212-94)
- (1)

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

the number of dwelling units constructed shall not exceed 76 and shall conform to the following standards:

Type of Dwelling Unit	Minimum No. of Units	Maximum Gross Floor Area
One-Bedroom	47	65 m <sup>2</sup>
Two-Bedroom	29	100 m <sup>2</sup>

- (3)

the gross floor area - apartment house of all buildings and structures shall not exceed 7 000 m<sup>2</sup>;
- (4)

no building or structure shall exceed 3 storeys in height above established grade, excluding any mechanical penthouse in accordance with Schedule "I";
- (5)

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

common areas shall be provided within the building or structure according to the following schedule:

Use	Minimum Gross Floor Area
Dining Room	100 m <sup>2</sup>
Kitchen	80 m <sup>2</sup>

- (7)

the following common areas shall be permitted within the building or structure: private chapel, library, recreation/fitness area, except that the gross floor area of all areas permitted under this subsection shall not exceed 370 m<sup>2</sup>;
- (8)

notwithstanding subsection 28(3) of this By-law a satellite dish may be located on the roof of the building;
- (9)

for the purpose of this section, "PRIVATE CHAPEL" means a part of the building or structure provided for the use by residents and their invited guests for meditation or the observance of religious services;
- (10)

for the purpose of this section, "ASSISTED SENIORS' RESIDENCE" means any residential building or structure or part thereof which is operated under a seniors' 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 persons who qualify under any such programs;
- (11)

for the purpose 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 the Federal, Provincial or Municipal Government or any agency thereof, and which is occupied by families who qualify under any such programs;
- (12)

for the purpose of this section, "GROSS FLOOR AREA - APARTMENT HOUSE" means the aggregate of the areas of each floor above or below established grade, measured from the exterior face of the exterior walls of any building or structure at the level of each storey, including any part of the building or structure above or below established grade used for common areas as required or permitted by subsections (6) and (7) of this By-law but excluding the following:

(a)

any enclosed area used for climate control, electrical, energy generation and distribution, or mechanical equipment related to the operation or maintenance of the building;

(b)

areas of stairwells, public washrooms or elevators;

(c)

any enclosed common area devoted to the collection or storage of disposable or recyclable waste generated within the building;

(d)

any part of the building or structure above or below established grade used exclusively for the parking of motor vehicles as required by this By-law;

(e)

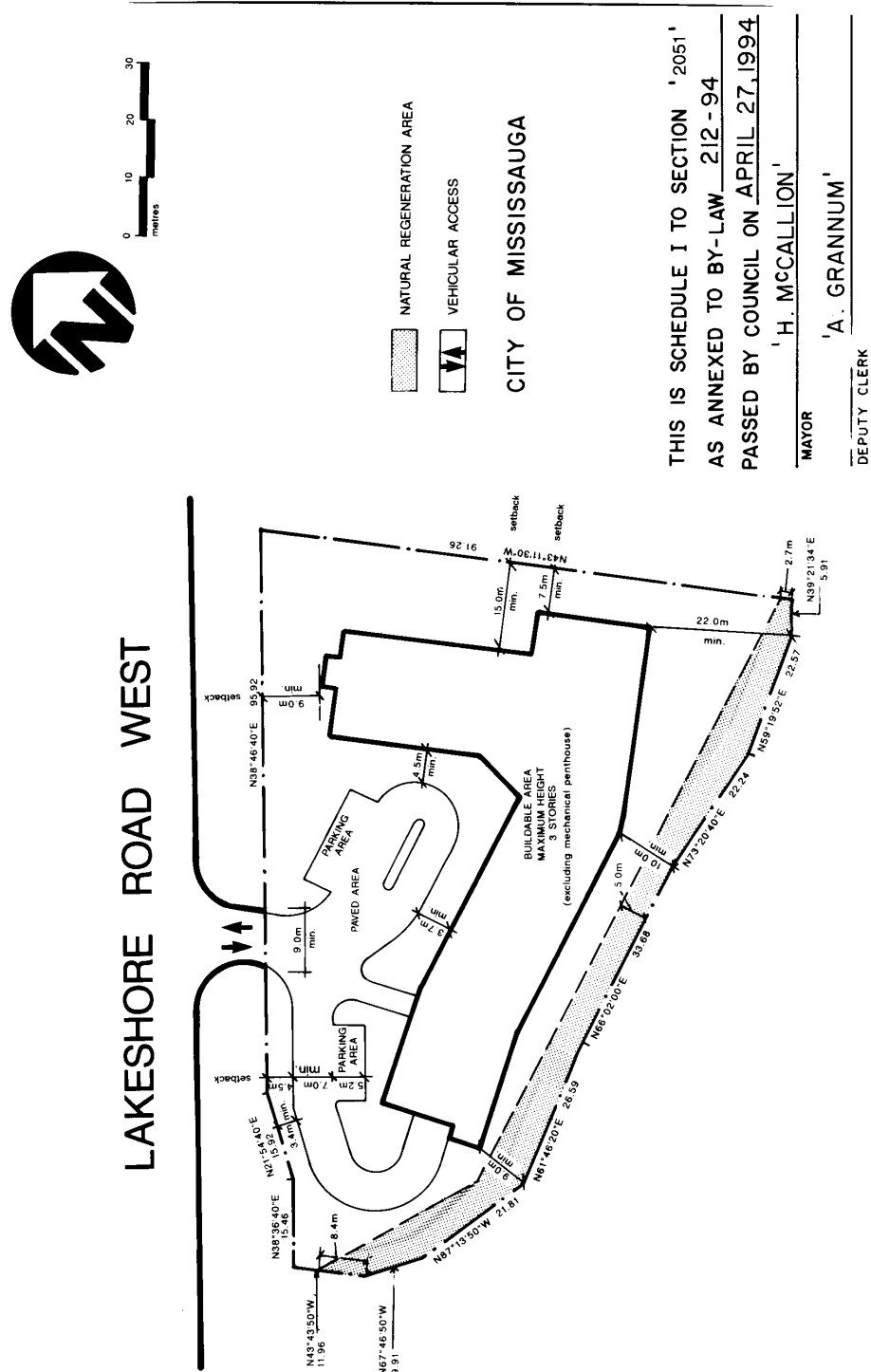
any part of the building above or below established grade used for storage and provided and reserved for the personal needs of the occupants of the building, and common laundry facilities;

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

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT			
	Resident	Visitor	Recreation Equipment	Total
Assisted Family Housing				
One-Bedroom Unit	1.18	0.20	0.03	1.41
Two-Bedroom Unit	1.36	0.20	0.03	1.59
Assisted Seniors' Residence				
One-Bedroom Unit	0.40	0.25	-	0.65
Two-Bedroom Unit	0.60	0.25	-	0.85

- (b) notwithstanding clause (13)(a) of this section, there shall be a minimum of 69 parking spaces provided on the same lot;
- (14) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (14)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, parking structure, internal driveways, vehicle access points, walkways, ramps, service areas, recreational areas, garbage enclosures, fencing and landscaping features, location and screening of satellite dish and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2051





**2052.** Notwithstanding their "R4" zoning, the lands delineated as "R4-2052" on Schedule "B" of this By-law shall only be used in compliance with "R4" zone provisions contained in this By-law, except that: *(640-93)*

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

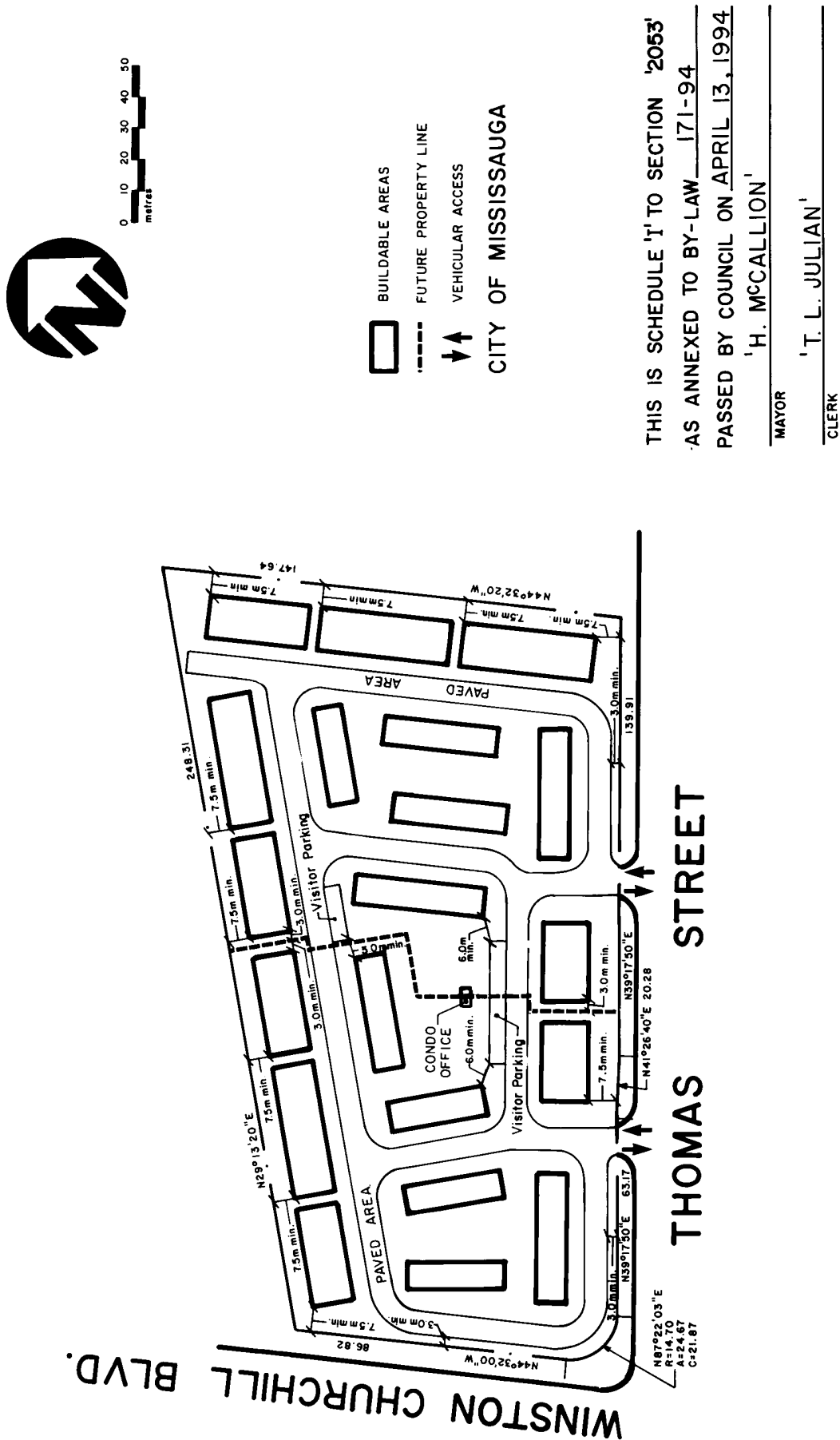
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	400 m <sup>2</sup>	12.0 m
Corner	520 m <sup>2</sup>	16.5 m

- (2) every dwelling unit shall have a private garage comprising a minimum area of 16.5 m<sup>2</sup>;
- (3) the front yard of every lot shall have a minimum depth of 4.5 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) the maximum coverage of all buildings and structures for every lot shall not exceed 40% of the lot area;
- (8) notwithstanding subsections (3) and (6) of this section, no garage shall be located closer than 6.0 m to any street line.

**2053.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2053" 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: (171-94)

- (1) the provisions of section 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (21) and (23) clauses 44(17)(d), and (e) of this By-law shall not apply;
- (2) the gross floor area of all buildings and structures shall not exceed 0.6 times the lot area;
- (3) the number of dwelling units constructed shall not exceed 46 unit per hectare;
- (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.

Schedule "I" to section 2053



- (SPA)

2054.

Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2054" 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: *(130-94)*
- (1)

the provisions of sections 21, 30 and subsections 44(4), (5), (6), (7), (10), (11) and clause 44(17)(d) of this By-law shall not apply;

(2)

the number of dwelling units shall not exceed 40.18 units per ha;

(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;

(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.
- Schedule "I" to section 2054
- 1.8m WOOD SCREEN FENCE

ACOUSTIC FENCE

VEHICULAR ACCESS

CITY OF MISSISSAUGA

THIS IS SCHEDULE 'I' TO SECTION '2054'  
AS ANNEXED TO BY-LAW 130 - 94  
PASSED BY COUNCIL ON MARCH 21, 1994  
'K. MAHONEY'  
MAYOR (ACTING)  
'T. L. JULIAN'  
CLERK
- By-law Number 5500 ~ Mississauga

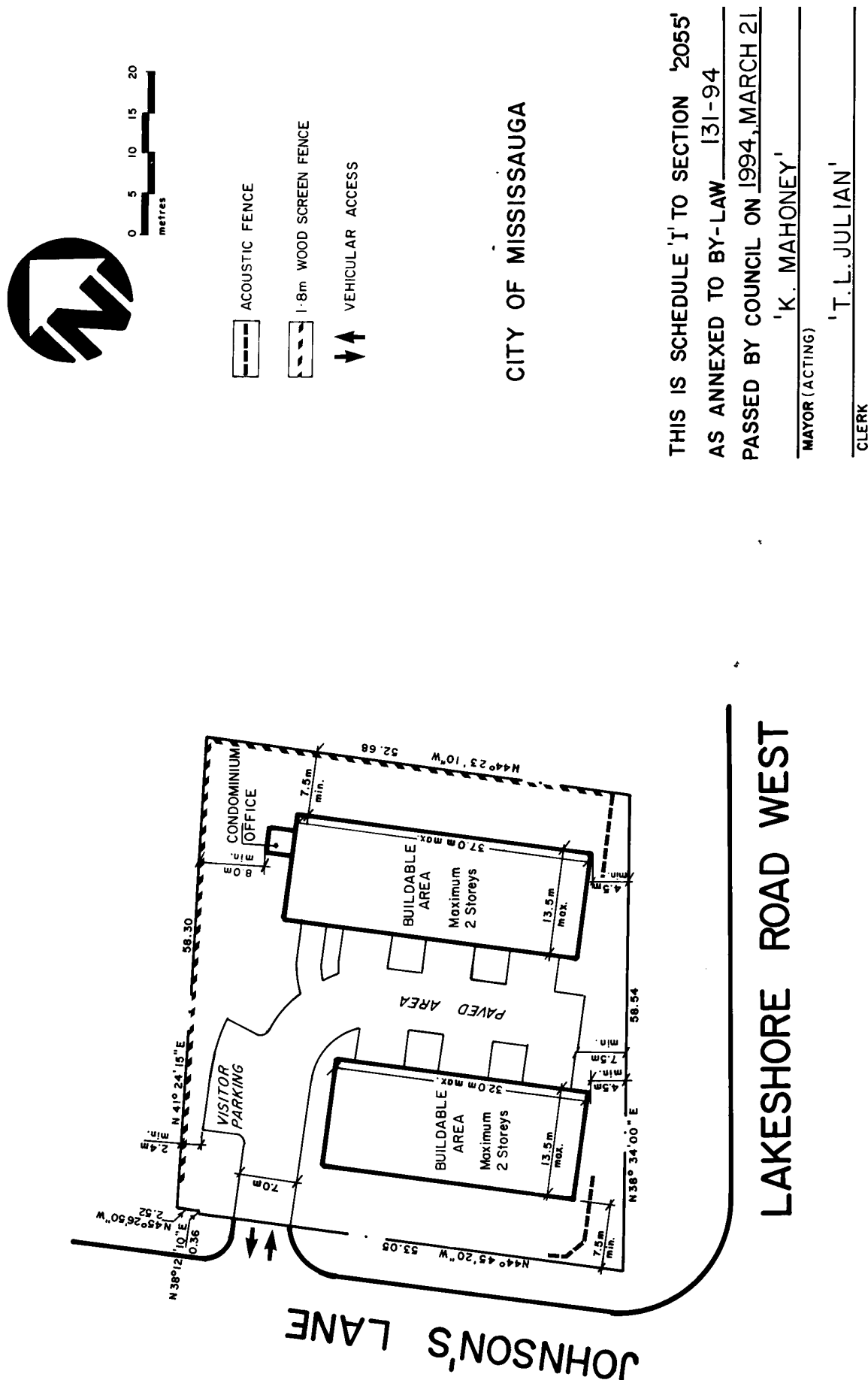
B-699

Updated: 2006 August 01

(SPA) **2055.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2055" 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: *(131-94)*

- (1) the provisions of sections 21, 30 and subsections 44(4), (5), (6), (7), (10), (11) and clause 44(17)(d) of this By-law shall not apply;
- (2) the number of dwelling units shall not exceed 41.5 units per ha;
- (3) the "Minimum Open Space" shall not be less than 50% 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, 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 2055





**2057.** Notwithstanding their "RM2" zoning, the lands delineated as "RM2-2057" 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: (194-94)

- (1) the provisions of section 21, subsections 44(4), (5), (6), (7), (10), (11), clauses 45A(1)(b), (c), (d), (e), (g) and (l) of this By-law shall not apply;
- (2) the exterior side yard of every corner lot shall have a minimum width of 3.0 m;
- (3) notwithstanding subsection (2) of this section, the minimum exterior side yard setback from Bristol Road East shall be 4.5 m;
- (4) the area and frontage of lots shall conform to the following requirements:

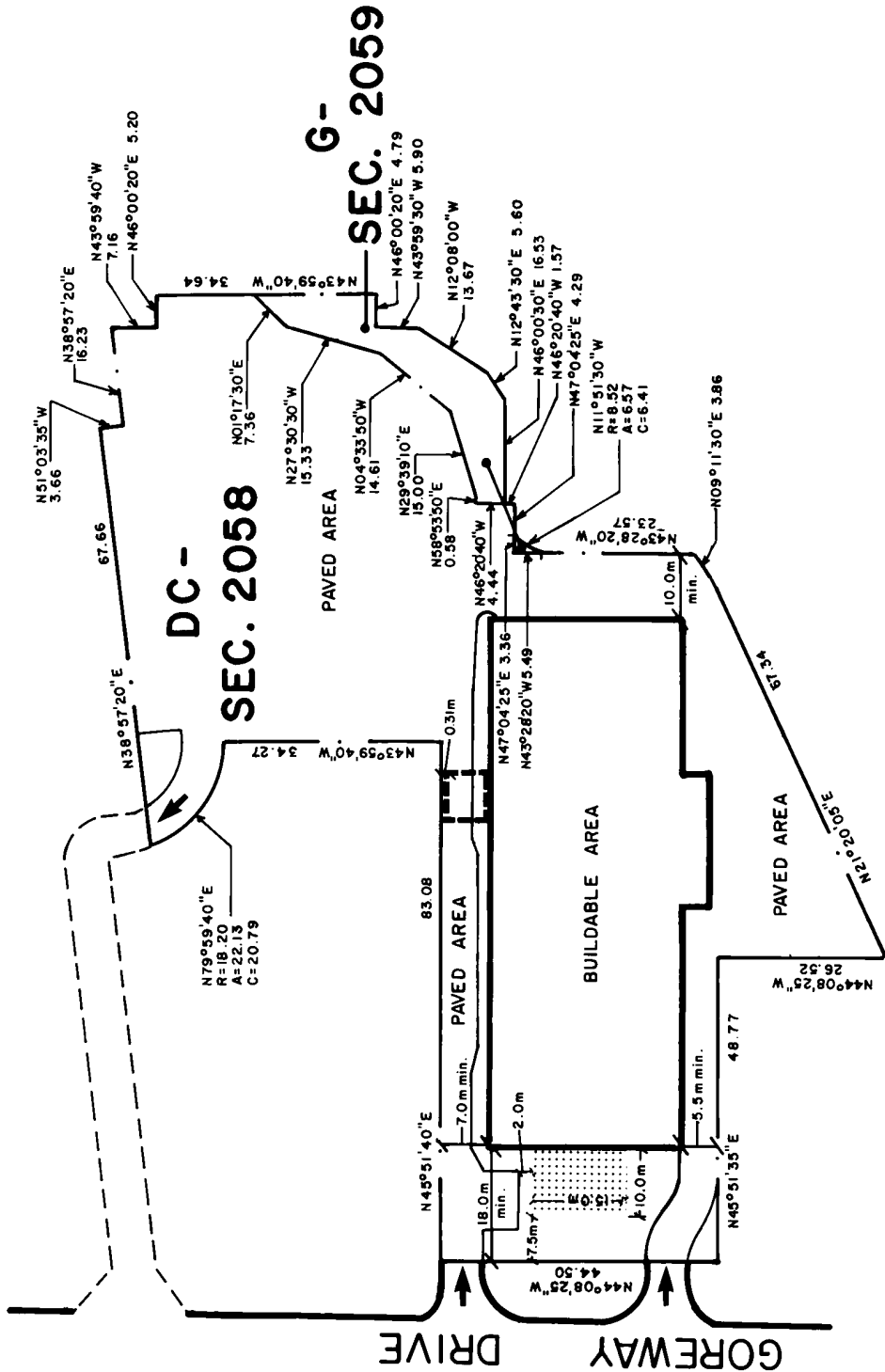
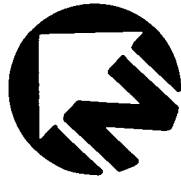
Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	405 m <sup>2</sup>	13.6 m
Corner	480 m <sup>2</sup>	16.9 m

(SPA) **2058.** Notwithstanding their "DC" zoning, the lands delineated as "DC-2058" on Schedule "B" of this By-law shall only be used for a food supermarket with accessory bakery and outdoor seasonal display area in compliance with the following: (95-94)

- (1) the provisions of section 87 of this By-law shall not apply;
- (2) the gross leasable area of the food supermarket with accessory bakery shall not exceed 2 500 m<sup>2</sup>;
- (3) the area of the outdoor seasonal display area shall not exceed 150 m<sup>2</sup> and shall be located as indicated on Schedule "I" to this section;
- (4) for the purposes of this section, "OUTDOOR SEASONAL DISPLAY AREA" means a portion of the lot unoccupied by any buildings or structures and used on a seasonal basis for the outside storage, display and sale of flowers, nursery goods and materials which are commonly incidental to the principal use of a building situated on the same lot;
- (5)
  - (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
  - (b) notwithstanding clause (5)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, internal driveways, garbage enclosures, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

(SPA) **2059.** Notwithstanding their "G" zoning, the lands delineated as "G-2059" on Schedule "B" of this By-law may, in addition to those uses permitted in a "G" zone, also be used to accommodate vehicular parking for the food supermarket with accessory bakery and outdoor seasonal display area located on the lands zoned "DC-2058" and subject to the following: (95-94)

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



OUTDOOR SEASONAL  
DISPLAY AREA



VEHICULAR ACCESS (ONE WAY)

CITY OF MISSISSAUGA

THIS IS SCHEDULE 'I' TO SECTIONS '2058, 2059'  
AS ANNEXED TO BY-LAW 95-94  
PASSED BY COUNCIL ON FEB. 23, 1994

'H. MCCALLION'

MAYOR

'T.L. JULIAN'

CLERK

- (SPA) **2061.** Notwithstanding their "R2" zoning, the lands delineated as "R2-2061" on Schedule "B" of this By-law shall only be used  
(H) in compliance with the "R2" zone provisions contained in this By-law, except that: (247-94), (0332-2000), (0115-2005)
- (1) every lot shall have a minimum lot frontage of 22.5 m;
  - (2) the combined width of the side yards of every lot other than a corner lot shall be at least:
    - (a) 20% of the lot width for a one storey dwelling unit;
    - (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;provided however that 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;
  - (3) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
    - (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
    - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
    - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
  - (4) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
  - (5) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m<sup>2</sup> plus 0.20 times the lot area;
  - (6) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
  - (7) notwithstanding any provision of this By-law to the contrary any lot or dwelling unit in existence on or before the day this section comes into force, (1994 May 25), any lot or dwelling unit for which a building permit has been issued on or before the day this section comes into force, (1994 May 25), or any lot or dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section.

**NOTE:** (0115-2005)

In accordance with the provisions of section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is to be removed from the zoning designation "H-R2-061" with respect to the whole or any part of the lands municipally known as 719 Indian Road in respect of which such zoning designation applies, from time to time (hereinafter called the "site"), by further amendment to Map 9, of Schedule B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirements:

- (i) delivery of an executed Development Agreement in a form satisfactory to the City;
- (ii) delivery of an executed Servicing Agreement for Municipal Works satisfactory to the City addressing and agreeing to the installation and placement of all required municipal works and an overall grading and drainage plan, including the provision of required land dedications and/or municipal easements, the provisions of required securities and related provisions excluding roadworks;
- (iii) delivery of a Site Clean-up report and Record of Site Condition (R.S.C.) to the satisfaction of the Transportation and Works Department;
- (iv) delivery of an individual noise analysis prepared by an acoustical consultant recommending noise control measures for the proposed building(s) to the satisfaction of the City; and,
- (v) in the event that a noise barrier is required as a result of the above noise analysis, sufficient securities shall be submitted to the City to ensure its construction.



- (SPA)     **2062.**     Notwithstanding their "R3" zoning, the lands delineated as "R3-2062" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: (247-94)
- (1)     every lot shall have a minimum lot frontage of 22.5 m;
  - (2)     the combined width of the side yards of every lot other than a corner lot shall be at least:
    - (a)     20% of the lot width for a one storey dwelling unit;
    - (b)     27% of the lot width for a dwelling unit exceeding one storey in whole or in part;provided however that 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;
  - (3)     notwithstanding subsection (2) of this section, if the width of a lot in existence prior to the day this section comes into force, (1994 May 25), is less than 18 m, the combined width of the side yards of every lot other than a corner lot shall be at least:
    - (a)     2.4 m for a one storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;
    - (b)     3.62 m for a 2 storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;provided however that 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;
  - (4)     notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
    - (a)     9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
    - (b)     9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
    - (c)     7.5 m as measured from established grade to the top of a parapet of a flat roof;
  - (5)     the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
  - (6)     the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m<sup>2</sup> plus 0.20 times the lot area;
  - (7)     for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
  - (8)     notwithstanding any provision of this By-law to the contrary any lot or dwelling unit in existence on or before the day this section comes into force, (1994 May 25), any lot or dwelling unit for which a building permit has been issued on or before the day this section comes into force, (1994 May 25), or any lot or dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section.
- (SPA)     **2063.**     Notwithstanding their "R4" zoning, the lands delineated as "R4-2063" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (247-94)

- (1)     every lot shall have a minimum lot frontage of 22.5 m;
- (2)     the combined total width of the side yards of every lot other than a corner lot shall be at least:
  - (a)     20% of the lot width for a one storey dwelling unit;
  - (b)     27% of the lot width for a dwelling unit exceeding one storey in whole or in part;provided however that 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;
- (3)     notwithstanding subsection (2) of this section, if the width of the lot in existence prior to the day this section comes into force, (1994 May 25), is less than 18 m, the combined width of the side yards of every lot other than a corner lot shall be at least:
  - (a)     2.4 m for a one storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;
  - (b)     3.62 m for a 2 storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;provided however that 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;
- (4)     notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
  - (a)     9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
  - (b)     9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
  - (c)     7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (5)     the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (6)     the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m<sup>2</sup> plus 0.20 times the lot area;
- (7)     for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;

- (8) notwithstanding any provision of this By-law to the contrary any lot or dwelling unit in existence on or before the day this section comes into force, (1994 May 25), any lot or dwelling unit for which a building permit has been issued on or before the day this section comes into force, (1994 May 25), or any lot or dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions continued in this section.

(SPA) **2064.** Notwithstanding their "R1" zoning, the lands delineated as "R1-2064" on Schedule "B" of this By-law shall only be used in compliance with the "R1" zone provisions contained in this By-law, except that: *(247-94), (0288-2002), (0236-2006)*

- (1) every lot shall have a minimum lot frontage of 30 m;
- (2) the combined width of the side yards of every lot other than a corner lot shall be at least:
  - (a) 20% of the lot width for a one storey dwelling unit;
  - (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;provided however that 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;
- (3) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
  - (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
  - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
  - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (4) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (5) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m<sup>2</sup> plus 0.20 times the lot area;
- (6) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (7) notwithstanding any provision of this By-law to the contrary any lot or dwelling unit in existence on or before the day this section comes into force, (1994 May 25), any lot or dwelling unit for which a building permit has been issued on or before the day this section comes into force, (1994 May 25), or any lot or dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section.

(SPA) **2065.** Notwithstanding their "R2" zoning, the lands delineated as "R2-2065" on Schedule "B" of this By-law shall only be used in compliance with the "R2" zone provisions contained in this By-law, except that: *(247-94), (0443-2000)*

- (1) every lot shall have a minimum lot frontage of 30 m;
- (2) the combined width of the side yards of every lot other than a corner lot shall be at least:
  - (a) 20% of the lot width for a one storey dwelling unit;
  - (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;provided however that 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;
- (3) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
  - (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
  - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
  - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (4) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (5) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m<sup>2</sup> plus 0.20 times the lot area;
- (6) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (7) notwithstanding any provision of this By-law to the contrary any lot or dwelling unit in existence on or before the day this section comes into force, (1994 May 25), any lot or dwelling unit for which a building permit has been issued on or before the day this section comes into force, (1994 May 25), or any lot or dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section.

(SPA) **2066.** Notwithstanding their "R3" zoning, the lands delineated as "R3-2066" on Schedule "B" of this By-law shall only be used in compliance with the "R3" zone provisions contained in this By-law, except that: *(247-94), (160-97)*

- (1) every lot shall have a minimum lot frontage of 30 m;
- (2) the combined width of the side yards of every lot other than a corner lot shall be at least:
  - (a) 20% of the lot width for a one storey dwelling unit;

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

provided however that 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;

- (3) notwithstanding subsection (2) of this section, if the width of the lot in existence prior to the day this section comes into force, (1994 May 25), is less than 18 m, the combined width of the side yards of every lot other than a corner lot shall be at least:
  - (a) 2.4 m for a one storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;
  - (b) 3.62 m for a 2 storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;

provided however that each 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;

- (4) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
  - (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
  - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
  - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (5) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (6) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m<sup>2</sup> plus 0.20 times the lot area;
- (7) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (8) notwithstanding any provision of this By-law to the contrary any lot or dwelling unit in existence on or before the day this section comes into force, (1994 May 25), any lot or dwelling unit for which a building permit has been issued on or before the day this section comes into force, (1994 May 25), or any lot or dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section.

(SPA) **2067.** Notwithstanding their "R4" zoning, the land delineated as "R4-2067" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: (247-94)

- (1) every lot shall have a minimum lot frontage of 30 m;
- (2) the combined width of the side yards of every lot other than a corner lot shall be at least:
  - (a) 20% of the lot width for a one storey dwelling unit;
  - (b) 27% of the lot width for a dwelling unit exceeding one storey in whole or in part;

provided however that 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;

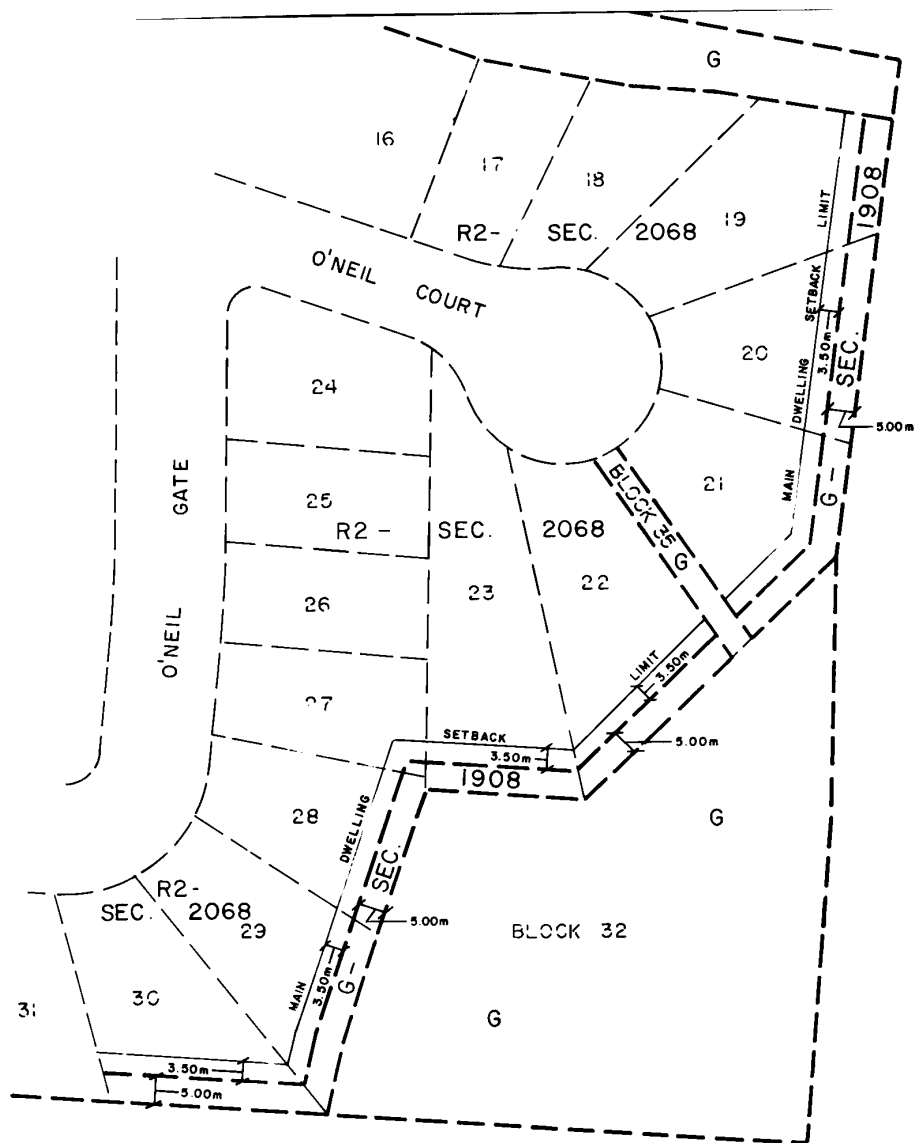
- (3) notwithstanding subsection (2) of this section, if the width of the lot in existence prior to the day this section comes into force, (1994 May 25), is less than 18 m, the combined width of the side yards of every lot other than a corner lot shall be at least:
  - (a) 2.4 m for a one storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;
  - (b) 3.62 m for a 2 storey dwelling unit plus an additional 0.2 m for each 0.5 m by which the width of the lot exceeds 15 m;

provided however that each 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;

- (4) notwithstanding subsection 2(19) of this By-law the maximum dwelling unit height shall be:
  - (a) 9.0 m as measured from established grade to the highest ridge of a sloped roof for all lots less than 22.5 m in width;
  - (b) 9.5 m as measured from established grade to the highest ridge of a sloped roof for all lots equal to or greater than 22.5 m in width;
  - (c) 7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (5) the distance between established grade and the lower edge of the eaves of any dwelling unit shall not exceed 6.4 m;
- (6) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 190 m<sup>2</sup> plus 0.20 times the lot area;
- (7) for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey measured between the exterior faces of the exterior walls including the garage or any part of the dwelling unit used for the parking of motor vehicles;
- (8) notwithstanding any provision of this By-law to the contrary any lot or dwelling unit in existence on or before the day this section comes into force, (1994 May 25), any lot or dwelling unit for which a building permit has been issued on or before the day this section comes into force, (1994 May 25), or any lot or dwelling unit for which a site development plan has been approved and for which a building permit application has been made on or before the day this section comes into force, (1994 May 25), shall be considered to be in compliance with the zone provisions contained in this section.

- 2068.** Notwithstanding their "R2" zoning, the lands delineated as "R2-2068" 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: (211-94)
- (1) the provisions of section 21 of this By-law shall not apply;
  - (2) the front yard of every lot shall have a minimum depth of 7.5 m;
  - (3) the exterior side yard of every corner lot shall have a minimum width of 6.0 m;
  - (4) the streetline setback of every lot adjacent to Mississauga Road shall be a minimum of 7.5 m;
  - (5) a main wall of any dwelling unit shall not be located within 8.5 m of the rear property line, for those lots adjacent to the "G-1908" zone, in accordance with Schedule "I" of this section.

Schedule "I" to section 2068



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metres

THIS IS SCHEDULE I TO SECTION '2068'  
AS ANNEXED TO BY-LAW 211-94  
PASSED BY COUNCIL ON APRIL, 27, 1994  
'H. McCALLION'  
MAYOR  
'A. GRANNUM'  
DEPUTY CLERK

CITY OF MISSISSAUGA

**2069.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2069" 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: *(307-94)*

- (1) each semi-detached dwelling shall comply with the following:
  - (a) the area and frontage of lots shall conform to the following requirements:

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

- (b) the front yard of every lot shall have a minimum depth of 4.5 m;
    - (c) the exterior yard of every corner lot shall have a minimum width of 4.5 m;
    - (d) notwithstanding clauses (1)(b) and (1)(c) of this section, no garage shall be located closer than 6 m to a streetline;
    - (e) the interior side yard of every corner lot shall have a minimum width of 0.9 m;
    - (f) the side yard of every lot other than a corner lot shall have a minimum width of 0.9 m;
    - (g) a chimney, chimney breast, porch, uncovered platform, and external heating and air conditioning unit is not permitted to encroach within the minimum 0.9 m side yard required by clause (1)(f) of this section;
    - (h) the rear yard of every lot shall have a minimum depth of 7.5 m;
    - (i) the gross floor area for all buildings or structures shall not exceed 0.75 times the lot area;
    - (j) for the purpose of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above the established grade measured from the exteriors of outside walls but shall exclude any part of the building or structure used for parking of motor vehicles.
- (2) each street row dwelling shall comply with the provisions of subsection 49(3) of this By-law, except that:
  - (a) the provisions of clause 49(3)(i) of this By-law shall not apply;
  - (b) the minimum distance between a side lot line and the nearest part of an exterior wall of any end dwelling unit shall be 0.9 m;
  - (c) a chimney, chimney breast, porch, uncovered platform, and external heating and air conditioning unit is not permitted to encroach within the minimum 0.9 m side yard required by clause (2)(b) of this section.

(SPA) **2070.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2070" 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: *(160-94), (181-96)*

- (1) the provisions of subsection 49(2) of this By-law shall not apply;
- (2) the total number of dwelling units constructed shall not exceed 53.5 units per ha;
- (3) the gross floor area of all buildings and structures shall not exceed 0.7 times the lot area.

(SPA) **2071.** Notwithstanding their zoning, the lands delineated as "RS-2071" on Schedule "B" of this By-law shall only be used for a place of religious assembly and support facilities in compliance with the "RS" zone provisions, except that: *(89-96)*

- (1) for the purposes of this section, "SUPPORT FACILITIES" means a building or structure or part thereof used for administrative offices associated with the place of religious assembly, a day nursery and a private community centre;
- (2) the provisions of subsections 22E(c) and 41(2) and (3) of this By-law shall not apply;
- (3) the side yard shall be a minimum width of 12 m;
- (4) the height of the building shall be a maximum of 13.5 m.

**2072.** Deleted by By-law 0005-2001. *(128-94)*

(SPA)     **2073.**     Notwithstanding their "R3" zoning, the lands delineated as "R3-2073" on Schedule "B" of this By-law shall only be used for detached dwellings, in compliance with the following: *(51-99), (0138-2000)*

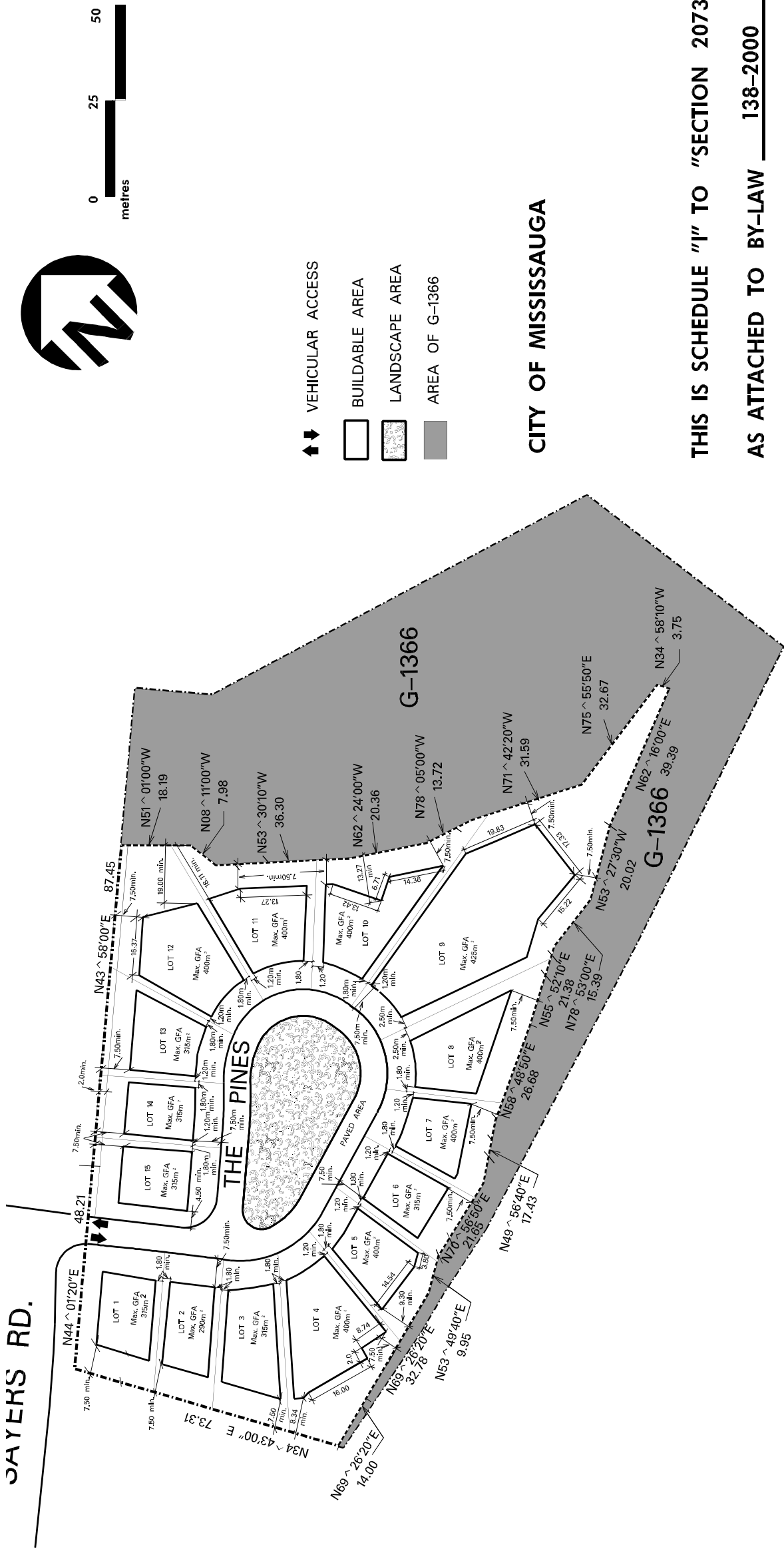
- (1)     for the purposes of this section, "STREET" means a public highway, private road or private lane;
- (2)     the area and frontage of lots shall conform to the following requirements:

Minimum Lot Area	Minimum Lot Frontage
523 m²	14.5 m

- (3)     the maximum number of dwelling units on all lands zoned "R3-2073" shall be 15;
- (4)     every dwelling unit shall have a private garage comprising a minimum area of 37 m²;
- (5)     every dwelling unit shall have a minimum of four (4) parking spaces;
- (6)     parking spaces on a private driveway serving as an access to parking spaces within a private garage forming part of a dwelling unit may be included in the calculation of the number of parking spaces required by subsection (5) of this section;
- (7)     the maximum driveway or hard surface parking area width per dwelling unit at any given point shall be 6.0 m;
- (8)     unless otherwise indicated on Schedule "I" of this section, the yards shall conform to the following requirements:

Minimum Yards		
Front	Exterior Side	Rear
7.5 m	5.0 m	7.5 m

- (9)     the maximum dwelling height shall be:
  - (a)     9.0 m as measured from established grade to the highest ridge of a sloped roof;
  - (b)     7.5 m as measured from established grade to the top of a parapet of a flat roof;
- (10)    for the purposes of this section, "GROSS FLOOR AREA" means the aggregate of the areas of each storey above established grade 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;
- (11)    the maximum gross floor area for each dwelling unit shall be as shown on Schedule "I" of this section;
- (12)    no part of any garage shall be located closer to a street than the first floor walls of the dwelling unit on Lots 1, 2, 3, 5 and 15;
- (13)    maximum coverage of each lot shall be 35%;
- (14)    (a)    all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b)    notwithstanding clause (14)(a) of this section, those matters which would otherwise be matters of site plan approval, such as architectural elevations, driveway locations, fencing, landscaping features, and tree preservation, shall be determined through the site development plan approval process.



(SPA)      **2074.**      Notwithstanding their "R4" zoning, the lands delineated as "R4-2074" on Schedule "B" of this By-law shall only be used in compliance with the "R4" zone provisions contained in this By-law, except that: *(287-94), (306-94), (288-95), (500-95), (21-99)*

- (1)    the provisions of section 21 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	550 m <sup>2</sup>	13.5 m
Corner	720 m <sup>2</sup>	18 m

- (3)    the front yard of every lot shall have a minimum depth of 4.5 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 subsections (3) and (6) of this section, no garage shall be located closer than 6.0 m to any street line.



**2077.** Deleted by By-law 0005-2001. (280-94)

**2078.** Deleted by By-law 0005-2001. (280-94), (102-96)

(SPA) **2079.** Notwithstanding their "AC4" zoning, the lands delineated as "AC4-2079" on Schedule "B" of this By-law shall only be used for a gas bar with accessory convenience uses, and a car wash, in compliance with the "AC4" zone provisions contained in this By-law except that: (371-94)

- (1) the provisions of sections 21 and 97, and subsections 98(1), 98(2) and 98(6) of this By-law shall not apply;
- (2) the minimum lot area shall be 4 260 m<sup>2</sup>;
- (3) the rear yard shall have a minimum depth of 20 m;
- (4) the front yard shall have a minimum depth of 8 m;
- (5) the side yard adjacent to Derry Road East shall be a minimum of 8 m and the other side yard shall be a minimum of 1.8 m;
- (6) no fuel pump on the lot shall be closer than 6 m to the lot line;
- (7) all means of ingress or egress shall have a minimum width of 9 m;
- (8) 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;
- (9) for the purposes of this section "ACCESSORY CONVENIENCE USES" means a shop accessory to a gas bar, with a maximum gross floor area of 134 m<sup>2</sup>, where food and convenience goods are stored and offered for sale at retail and where food prepared on the premises, are sold without seating for the consumption of food on the premises and may include accessory thereto an internal automatic bank machine.

**2080.** Notwithstanding their "R5" zoning, the lands delineated as "R5-2080" 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: (333-94)

- (1) the side yards of every lot other than a corner lot shall have a minimum width of 1.2 m on one side and 0.61 m on the other side.

(SPA) **2081.** Notwithstanding their "A" zoning, the lands delineated as "A-2081" on Schedule "B" of this By-law shall only be used for a public or private golf course, including a driving tee, range, miniature course or similar use, operated for commercial purposes in compliance with the "A" zone provisions contained in this By-law, except that: (333-94)

- (1) the minimum width of a lot shall be 15 m;
- (2) the side yards shall have a minimum width of 5 m.

(SPA)      **2082.**      Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2082" on Schedule "B" of this By-law shall only be used for apartment houses, retail and personal service commercial uses, a community centre, and business, professional, government or administrative offices, subject to the following: *(173-96)*

- (1)    the provisions of subsection 2(23), section 21, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), and (16), clauses 44(13)(ia), 44(17)(a), 44(17)(d), 44(17)(e), subsection 44(21), and section 59A of this By-law shall not apply;
- (2)    the provisions of clauses 108(3)(a), (b), and (d) of this By-law shall apply and shall only be located within Buildable Area 'D' as indicated on Schedule "I" of this section;
- (3)    the number of dwelling units on lands zoned "RM7D5-2082" shall not exceed 688 and shall only be located within Buildable Areas 'A', 'B' and 'C' as indicated on Schedule "I" of this section;
- (4)    the gross leasable area devoted to retail and personal service commercial uses, and business, professional, government or administrative offices within Buildable Areas 'A' and 'B' as indicated on Schedule "I" of this section, shall not exceed 2 541 m<sup>2</sup> and shall only be located within the first and second storey;
- (5)    the gross floor area - non residential devoted to the community centre shall be a minimum of 1 152 m<sup>2</sup> and shall only be located within the basement and/or first storey and/or second storey of Buildable Area 'A' as indicated on Schedule "I" of this section;
- (6)    the gross floor area - non residential within Buildable Area 'D' as indicated on Schedule "I" of this section, shall not exceed 9 580 m<sup>2</sup>;
- (7)    retail and personal service commercial uses, and business, professional, government, or administrative offices shall not be permitted within Buildable Area 'C' as indicated on Schedule "I" of this section;
- (8)    for the purposes of this section, "RETAIL AND PERSONAL SERVICE COMMERCIAL USES" shall mean a bank or financial institution, barber shop, hairdressing and beauty salon, dress making or tailoring establishment, florist shop, video store, fruit market, optical store, travel agent, dry cleaning, pressing or laundry establishment, a private school, a public school, commercial school, private clubs, convenience store, drug dispensary with a maximum gross leasable area of 1 15 m<sup>2</sup>, restaurant, convenience restaurant, take-out restaurant, hardware store, clothing store, specialty food store, a printing and photo-processing establishment with accessory retail sales of office supplies and stationary with a maximum gross floor area of 865 m<sup>2</sup>, and a pet shop;
- (9)    for the purposes of this section, "SPECIALTY FOOD STORE", means a building or structure or part thereof, including but not limited to, uses such as bakeries, pastry shops, delicatessens, where specialty food 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 the consumption of food on the premises;
- (10)   the "Minimum Open Space" shall not be less than 40% of the lot area for all lands zoned "RM7D5-2082";
- (11)   for the purposes of this section, a minimum of 25% of the total number of dwelling units shall comply with the following requirements:

Unit Type	Maximum Gross Floor Area
One-Bedroom	67 m <sup>2</sup>
Two-Bedroom	90 m <sup>2</sup>
Three-Bedroom or more	120 m <sup>2</sup>

- (12)   motor vehicle parking and loading facilities shall be provided and maintained on the lands zoned "RM7D5-2082" in accordance with Schedule "A" to section 22C and clause 44(17)(b) of this By-law, except where the Land Use is shown in Column 1 hereunder, the Minimum Required Parking Standard shown opposite thereto in Column 2 shall apply:

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Retail and Personal Service Commercial Uses	3.65    spaces per 100 m <sup>2</sup> GLA
Business, Professional, Government or Administrative Offices	2.7    spaces per 100 m <sup>2</sup> GFA Where the non-office component is greater than 10% but does not exceed 30% of the gross floor area of the office space of Buildable Area 'D' as indicated on Schedule "I" of this section, separate parking will be provided for those land uses in accordance with the requirements contained in Schedule "A" to section 22C with provision for shared parking
Community Centre	73    spaces

TYPE OF BUILDING	MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT		
	Resident	Visitor	Total
Condominium Apartment House			
One-Bedroom	1.25	0.25	1.50
Two-Bedroom	1.40	0.25	1.65
Three-Bedroom or more	1.75	0.25	2.00

- (13) notwithstanding subsection (12) of this section, except for residents parking, parking may be calculated as for a mixed use development in accordance with the following schedule:

PERCENT OF PEAK PERIOD (Weekday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	100	90	95	10
Retail	80	65	100	100
Community Centre	100	100	100	100
Restaurant	20	100	30	100
Residential (Visitor Parking Only)	30	50	60	100
TOTAL				

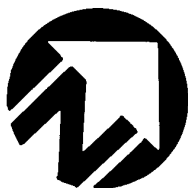
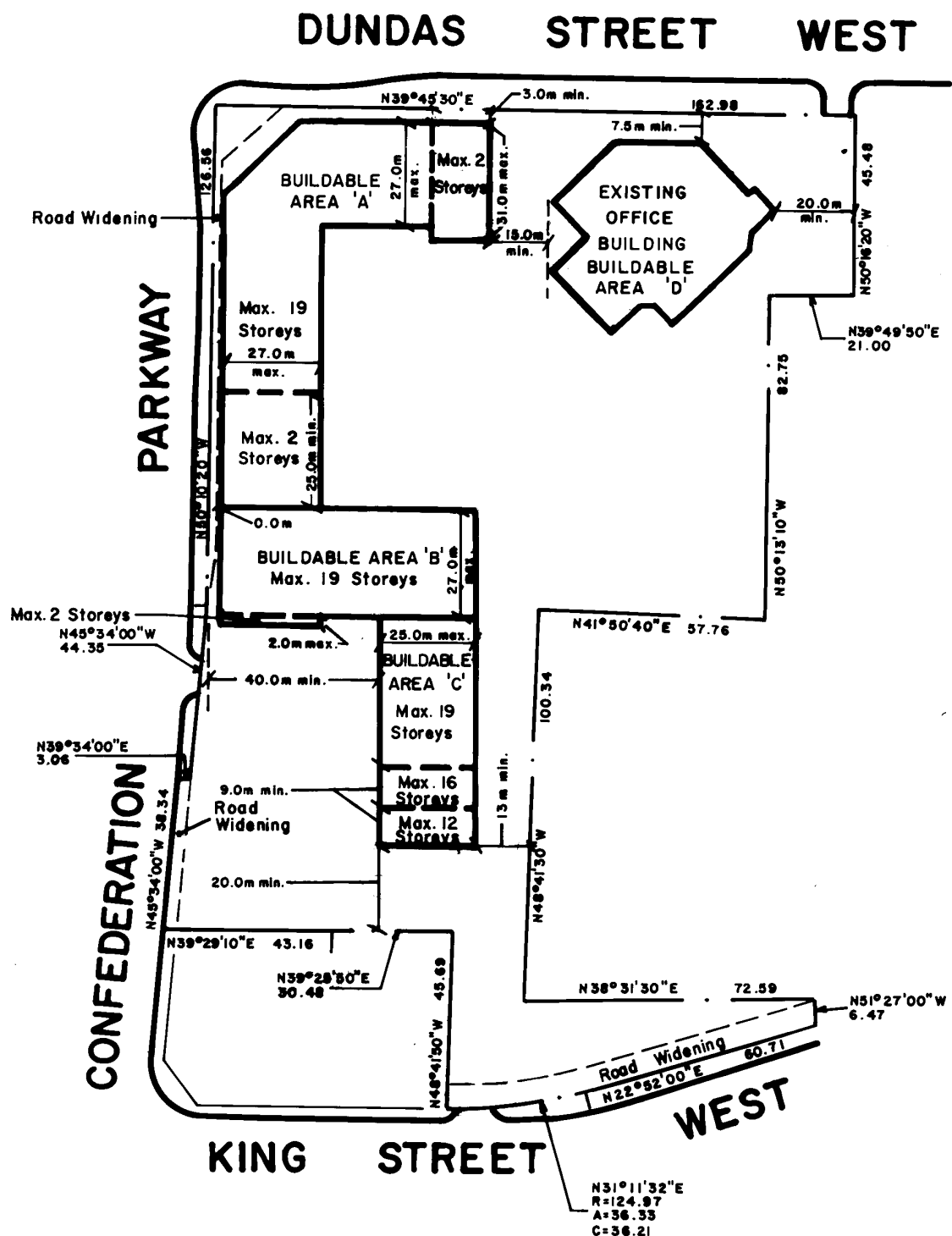
PERCENT OF PEAK PERIOD (Saturday)				
Land Use	Morning	Noon	Afternoon	Evening
Office	10	10	10	10
Retail	80	100	100	30
Community Centre	100	100	100	100
Restaurant	20	100	50	100
Residential (Visitor Parking Only)	60	80	80	100
TOTAL				

The initial step in determining the parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totalled for weekdays and Saturdays. The maximum figure obtained from all time periods shall become the parking requirement for the mixed use development; and shall be applied to reduce the requirements made under subsection (12) of this section.

- (14) (a) all site development plans shall conform to the provisions of Schedule "I" of this section;
- (b) notwithstanding clause (14)(a) of this section, those matters which would otherwise be matters of site plan approval, such as the location and type of parking spaces, above-ground stair enclosures, garbage enclosures, internal driveways, vehicle access points, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process;
- (15) a maximum of 10% of the resident parking spaces may be permitted as tandem parking spaces.
- (16) in the event that the City Council determines that a community centre is not required, then the 1 152 m<sup>2</sup> gross floor area - non residential of space designated for the community centre by subsection (5) of this section, may be converted to office, retail and personal service commercial uses.

**NOTE:**

1. In accordance with the provisions of section 37 of the *Planning Act*, the owner of the lands shall at its expense, provide and fund the following facility, services and matters:
- (a) a transfer in fee simple, in registerable form free of all encumbrances, as part of the construction of Phase 1 and within Buildable Area 'A' as indicated on Schedule "I" to Section 2082, the barewall shell construction with all main bearing walls in place, including the installation and provision of all stairways and an elevator shaft with full elevator services of a community centre facility of not less than 1 152 m<sup>2</sup> gross floor area - non residential;
- (b) the provision of all the utility servicing including but not limited to hydro, water, telephone and cable to be brought to one point within the community centre facility to be connected and metered separately from the remainder of the associated development; and
- (c) the provision of 73 parking spaces for the community centre on the first basement level.
2. The owners of the land delineated as "RM7D5-2082" on Schedule "B" of By-law 5500, as amended, shall enter into an agreement with The Corporation of the City of Mississauga pursuant to section 37 of the *Planning Act*, which agreement shall secure the facilities referred to in Item 1 above, and shall be registered on-title to the lands delineated as "RM7D5-2082".



A horizontal scale bar with markings at 0, 25, and 50 metres.

THIS IS SCHEDULE 'I' TO SECTION '2082'  
AS ANNEXED TO BY-LAW 173-96  
PASSED BY COUNCIL ON 1996, April 10  
"H. McGallion"  
MAYOR  
"T.L. Julian"  
CLERK

- (SPA)

2083.

Notwithstanding their "DC" zoning, the lands delineated as "DC-2083" 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: *(548-94), (0084-2003)*
- (1)

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

a fitness club shall be permitted;
- (3)

the maximum gross floor area - non residential of all buildings and structures shall be 2 650 m<sup>2</sup>;
- (4)

the yard requirements shall conform to the following:

Minimum Yards			
Front	Exterior Side	Interior Side	Rear
7.5 m	6.5 m	4.5 m	4.5 m

- (5)

for the purposes of calculating parking, the lands shall be deemed to be a Convenience Centre.

- (SPA)

2084.

Notwithstanding their "A" zoning, the lands delineated as "A-2084" on Schedule "B" of this By-law shall only be used for a cemetery, mausoleum, columbarium or crematorium in compliance with the following: *(334-94)*
- (1)

the provisions of subsections 43(c), (d), (e), and (f) of this By-law shall apply;
- (2)

notwithstanding subsection 43(e) of this By-law, no part of any building, structure or parking facility, except for pathways and bridges, shall be located within 10 m of the southwesterly boundary of the zone which shall be maintained as a natural vegetation strip with a minimum width of 10 m adjacent to and along the entire length of the southwesterly boundary.
- (SPA)

2085.

Notwithstanding their "M1" zoning, the lands delineated as "M1-2085" 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: *(71-96)*

(1)

the provisions of subsection 114(b) of this By-law shall not apply;

(2)

in addition to the uses permitted under sections 109 and 110 of this By-law, the following uses shall also be permitted: billiards club; brew-on-premises outlet; convenience store; financial institution; general retail warehouse; hair and beauty salon; photographic supplies shop; retail warehousing of home furnishings; tanning salon; veterinary clinic; and video store;

(3)

for the purposes of this section, "GENERAL RETAIL WAREHOUSE" shall mean a building or structure, or part thereof, used for industrial, manufacturing and/or warehousing purposes, with retail sales and display of products manufactured or stored on the premises limited to a maximum of 75% of the gross leasable area of the establishment which shall include, but not be limited to apparel and accessories outlets which retail only goods manufactured on the premises, but shall not include food supermarkets, grocery stores, pharmacies and/or drug stores, hardware stores, and apparel and accessories outlets without associated manufacturing on the premises;

(4)

the gross floor area - non residential of all buildings and structures on lands zoned "M1-2085" shall not exceed 4 700 m<sup>2</sup>;

(5)

the total gross floor area - restaurant devoted to all convenience restaurants on lands zoned "M1-2085" shall not exceed 120 m<sup>2</sup>;

(6)

the total gross leasable area devoted to all convenience stores on lands zoned "M1-2085" shall not exceed 160 m<sup>2</sup>;

(7)

parking shall be provided for banks and financial institutions in accordance with the provisions of section 22C of this By-law, to a maximum of 21 spaces provided that the total gross floor area - non residential devoted to all banks and financial institutions on lands zoned "M1-2085" shall not exceed 465 m<sup>2</sup>.

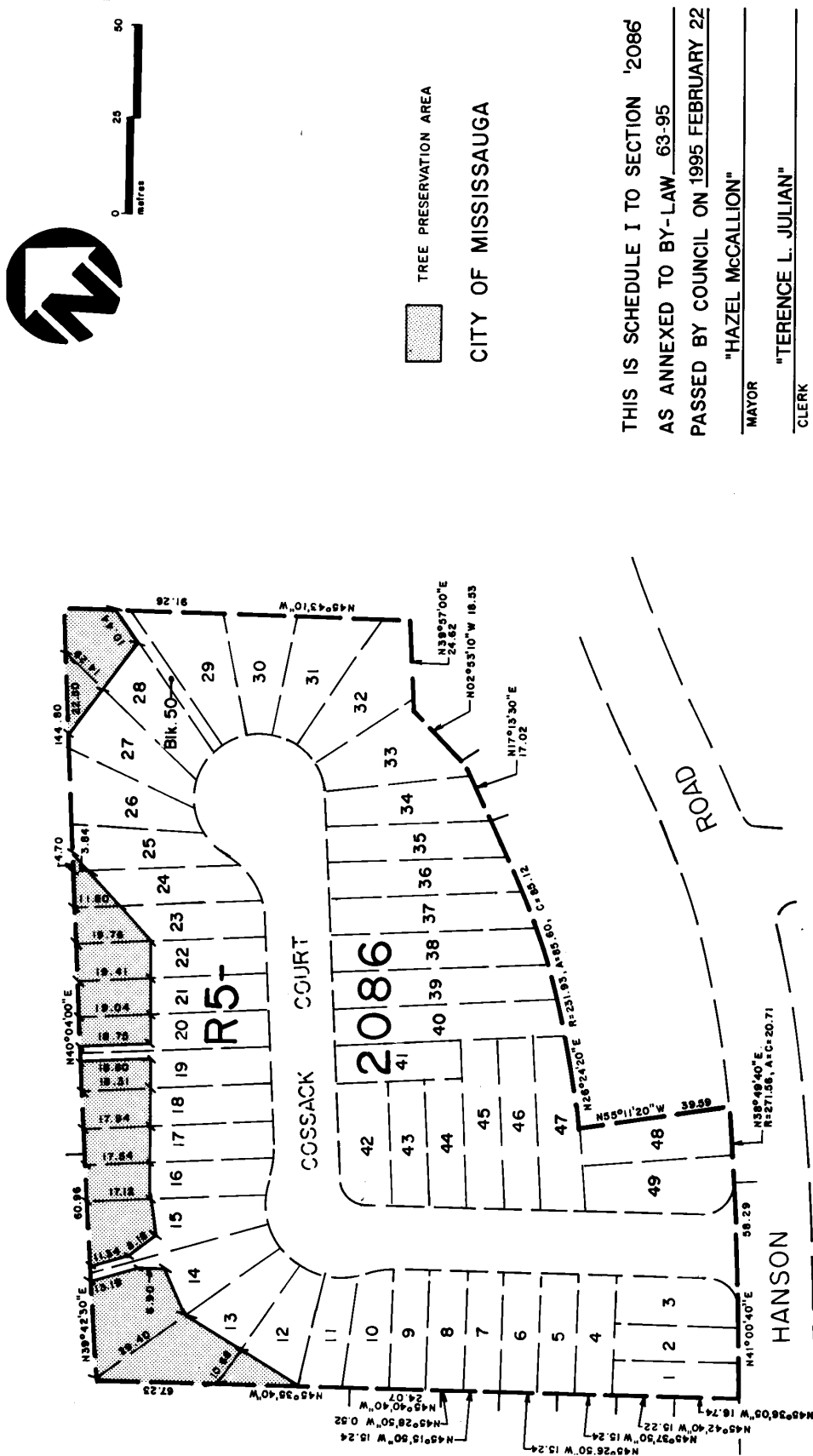
By-law Number 5500 ~ Mississauga

B-715

Updated: 2006 August 01

2086. Notwithstanding their "R5" zoning, the lands delineated as "R5-2086" 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: (63-95)
- (1) the provisions of subsection 40(6) of this By-law shall not apply;
  - (2) a minimum of 30% of the dwellings shall have garages which do not project beyond the second storey;
  - (3) a maximum of 10% of the dwellings may have garages which project a maximum of 6.4 m beyond the second storey;
  - (4) a maximum of 60% of the dwellings may have garages which project a maximum of 2.5 m beyond the second storey;
  - (5) notwithstanding anything in this By-law, the area which is shaded on Schedule "I" of this section and identified as a tree preservation area, shall only be used for conservation purposes and with the exception of fences along the lot lines no buildings or structures, including accessory buildings and swimming pools, tennis courts or any like recreational facilities, shall be erected or permitted within the tree preservation area;
  - (6) the rear yard of every lot abutting the tree preservation area shall have a minimum depth of 7.5 m.

Schedule "I" to section 2086



- (SPA) **2087.** Notwithstanding their "R3" zoning, the lands delineated as "R3-2087" on Schedule "B" of this By-law shall only be used for a detached dwelling or for business, professional and administrative offices subject to the following: *(520-94)*
- (1) the single detached dwelling shall comply with the "R3" zone provisions contained in this By-law;
  - (2) buildings or structures used for business, professional and administrative offices shall be in compliance with the "R3" zone provisions contained in this By-law and subject to the following:
    - (a) the total gross floor area - non residential of all buildings or structures shall not exceed 210 m<sup>2</sup>;
    - (b) the rear yard setback shall be a minimum of 12 m;
    - (c) motor vehicle parking facilities shall be provided and maintained on the same lot in accordance with section 22C of this By-law.
- (SPA) **2088.** Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2088" 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: *(442-94), (444-95)*
- (1) the provisions of subsections 44(4), (5), (6), (7), and (11) of this By-law shall not apply;
  - (2) the total number of dwelling units constructed shall not exceed 71.
- (SPA) **2090.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2090" 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: *(493-94)*
- (1) the provisions of sections 109 and 110 of this By-law shall not apply;
  - (2) the following uses shall be permitted:
    - (a) a science and technology facility within an enclosed building;
    - (b) educational and training facilities;
    - (c) a hotel;
    - (d) administrative offices ancillary to a science and technology facility;
    - (e) a private school on the lands described as being Part 2 on Reference Plan 43R-25302 at 2300 Speakman Drive; *(0429-2002)*
  - (3) a conference centre, a fitness centre, a financial institution, a restaurant, a take-out restaurant and/or a convenience restaurant shall be permitted provided that the building in which the conference centre, the fitness centre, the financial institution, the restaurant, the take-out restaurant and/or the convenience restaurant are to be located forms and integral part of a building used for one or more of the used permitted in subsection (2) of this section;
  - (4) the gross floor area - non residential of all buildings and structures shall not exceed 0.4 times the lot area;
  - (5) the area of each lot shall be a minimum of 0.8 ha;
  - (6) for the purposes of this section, "SCIENCE AND TECHNOLOGY FACILITY" means a facility in which scientific and technological research and development including laboratories, pilot plants, prototype production facilities, data processing services and engineering services are carried out;
  - (7) for the purposes of this section, "PILOT PLANT" means a facility used to test manufacturing processes planned for use in production elsewhere;
  - (8) for the purposes of this section, "PROTOTYPE PRODUCTION FACILITY" means a facility for product manufacture limited in scale to that necessary to fully investigate the merits of the product;
  - (9) for the purposes of this section, education and training facilities shall exclude a public school or private school providing academic instruction in any of the subjects of the elementary or secondary school courses of study. *(0429-2002)*
- (SPA) **2091.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2091" 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: *(493-94)*
- (1) the provisions of subsection 109(a), (b), (j) and (k) of this By-law shall not apply;
  - (2) notwithstanding the provisions of subsection 110(1) of this By-law, no building or structure shall be erected or used for an automobile repair garage;
  - (3) in addition to those remaining uses permitted in sections 109 and 110 of this By-law, educational and training facilities shall be permitted;
  - (4) the gross floor area - non residential of all buildings and structures shall not exceed 0.4 times the lot area;
  - (5) for the purposes of this section, education and training facilities shall exclude a public school or private school providing academic instruction in any of the subjects of the elementary or secondary school courses of study. *(0429-2002)*
- (SPA) **2092.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2092" 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: *(493-94)*
- (1) the provisions of subsections 109(a), (b) (j) and (k) of this By-law shall not apply;
  - (2) notwithstanding the provisions of subsection 110(1) of this By-law, no building or structure shall be erected or used for an automobile repair garage;
  - (3) in addition to those remaining uses permitted in sections 109 and 110 of this By-law, educational and training facilities shall be permitted;
  - (4) the gross floor area - non residential of all buildings and structures shall not exceed 0.4 times the lot area;

- (5) notwithstanding subsection (4) of this section, on the lands zoned "M1-2092", buildings and structures which are used only for business, professional and administrative offices may have a gross floor area - non residential not exceeding 0.6 times the lot area.

- (SPA) **2093.** Notwithstanding their "RM7D5" zoning, the lands delineated as "RM7D5-2093" on Schedule "B" of this By-law shall only be used for apartment houses, in compliance with the "RM7D5" zone provisions contained in this By-law, except that: (279-95)
- (H)
- (1) the provisions of section 21 and 30, subsections 44(4), (5), (6), (7), (10), (11), (12), (14), (15), (16), (18), (21), and (23) of this By-law shall not apply;
  - (2) for all lands zoned "RM7D5-2093", the number of dwelling units shall not exceed 319 units per ha;
  - (3) for all lands zoned "RM7D5-2093", the floor space index shall not exceed 5.5;
  - (4) no building or structure above established grade shall exceed 15 storeys in height, excluding the mechanical penthouse;
  - (5) notwithstanding subsection 44(12) of this By-law, the "Minimum Open Space" shall not be less than 45% of the lot area.

**NOTE:**

In accordance with the provision 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-RM7D5-2093" with respect to the whole or any part of the lands in respect to which such zoning designation applies, from time to time (hereinafter called the "Site"), by further amendment to Map 10, of Schedule "B" attached to By-law Number 5500, as amended, upon satisfaction of the following requirement:

- (i) conveyance to the City of Mississauga of a 0.3 m reserve along the frontage of the site;
- (ii) conveyance to the City of Mississauga of the portion of the site zoned "G" as shown on Schedule "A" of By-law Number 279-95;
- (iii) arrangements shall be made to the satisfaction of the City of Mississauga, Transportation and Works Department for detailed engineering drawings and securities for the provision of required road improvements on Southdown Road;
- (iv) arrangements shall be made to the satisfaction of the City of Mississauga, Transportation and Works Department and the Credit Valley Conservation for securities to ensure the construction of adequate storm water management and outlet works on the portion of the site zoned "G";
- (v) arrangements shall be made to the satisfaction of the City of Mississauga, Community Services Department for the provision of street tree planting;
- (vi) payment of all applicable development levies or imposts, required by the City, the Regional Municipality of Peel, Mississauga Hydro-Electric Commission or any other statutory levies, in accordance with the Development Charges By-law applicable to the site at the time of payment, or the approval of those parties, to the effect that satisfactory arrangements to secure the payment of any such development levies or imposts have been made;
- (vii) execution, if required, of a Servicing and/or Development Agreement satisfactory to the City and the Regional Municipality of Peel;
- (viii) execution, if deemed appropriate, of encroachment/lease/maintenance agreements to permit private use of the greenbelt, to the satisfaction of the City's Legal Department.



- (SPA)     **2094.**     The lands delineated as "M1-2094" 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:  (73-95), (235-97)
- (1)

the provisions of section 110(1b) shall not apply;
- (2)

in addition to the remaining uses permitted in an "M1" zone, a banquet hall, a car wash, a restaurant, a convenience restaurant, a take-out restaurant and a billiard hall shall be permitted;
- (3)

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

Column 1	Column 2
Land Use	Minimum Required Parking Standard
Banquet Hall	9.2     spaces per 100 m² GFA
Convenience Restaurant with a drive-through window	16.0     spaces per 100 m² GFA (Restaurant) plus a stacking lane equivalent to 10 tandem parking spaces
Convenience Restaurant without a drive-through window	16.0     spaces per 100 m² GFA (Restaurant)
Restaurant	16.0     spaces per 100 m² GFA (Restaurant)

- (SPA) 2095. Notwithstanding their "RCL1" zoning, the lands delineated as "RCL1-2095" on Schedule "B" of this By-law shall only be used in compliance with the "RCL1" zone provisions contained in this By-law except that: (525-94)
- (1)

the provisions of subsections 20(i) and (j), section 21, clause 108(3)(c), subsection 108(4), and clauses 108(5)(c) and (d) of this By-law shall not apply;
- (2)

the gross floor area - non residential of all buildings and structures shall not exceed 2 020 m<sup>2</sup>;
- (3)

a maximum of 10% of the gross floor area - non residential may be devoted for miscellaneous uses;
- (4)

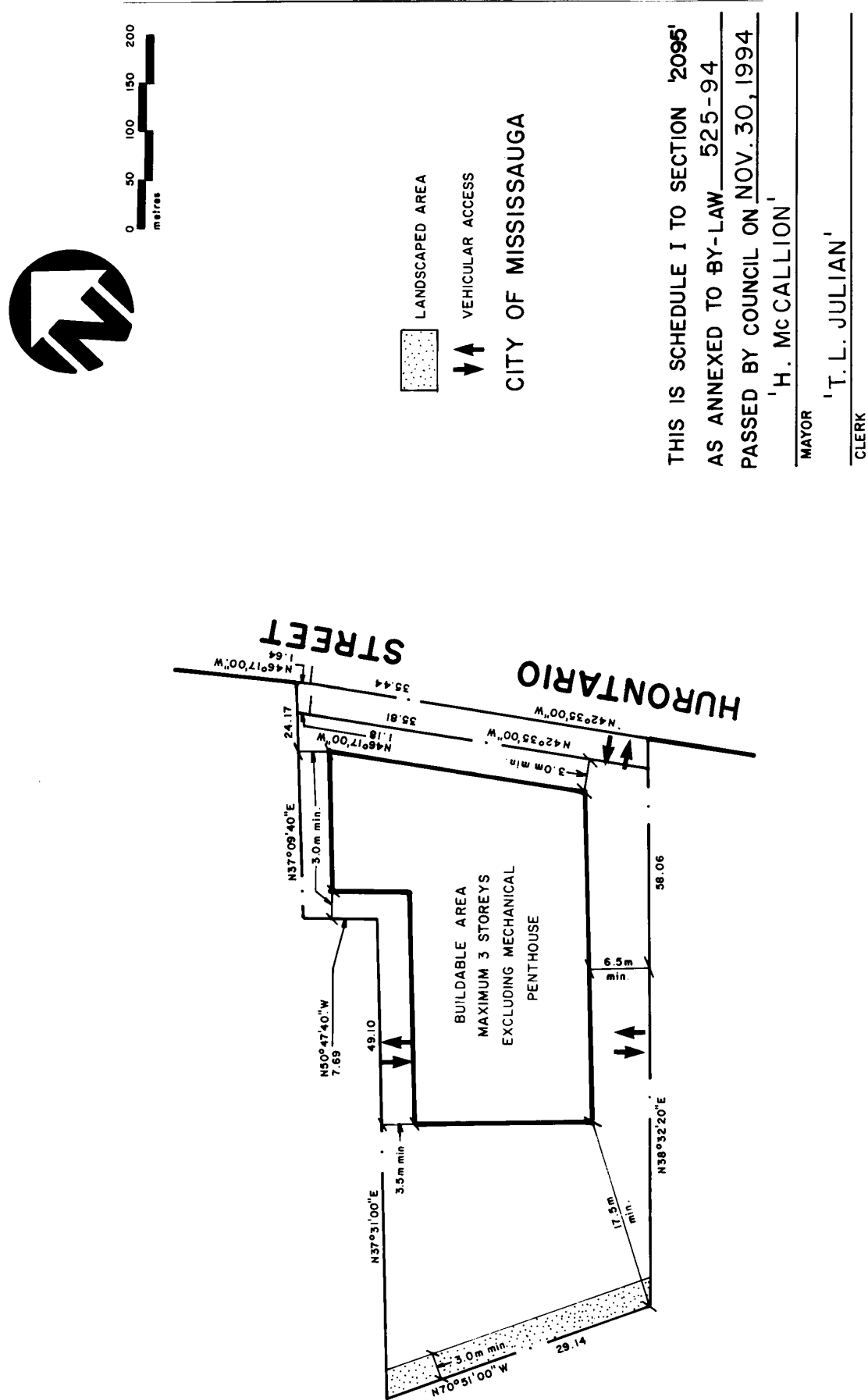
(a)

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, internal driveways, vehicle access points, ramps, stairwells, internal shared access ways between adjoining properties, garbage enclosures, fencing and landscaping features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2095



**2096.** Notwithstanding their "R3" zoning, the lands delineated as "R3-2096" on Schedule "B" of this By-law shall only be used for detached dwellings in compliance with the "R3" provisions contained in this By-law, except that: *(113-95)*

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

Lot Type	Minimum Lot Area	Minimum Lot Frontage
Interior	460 m <sup>2</sup>	12.0 m

- (2) a minimum side yard setback of 3 m shall be required for those lots abutting lands zoned "G-1576".

(SPA) **2097.** Notwithstanding their "M1" zoning, the lands delineated as "M1-2097" 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: *(281-95)*

- (1) the provisions of section 21, and subsections 109(d), (e), 114(a), and (c) of this By-law shall not apply;
- (2) a maximum of 25% of the gross floor area - non residential of any building or structure may be devoted to accessory retail sales and accessory retail display of products manufactured, repaired, distributed at wholesale or warehoused from the premises, provided that such accessory retail sales and accessory retail display shall not be permitted upon any lot unless it is contained within enclosed buildings or structures, it is accessory to the principal manufacturing, repairing, distribution or warehousing undertaking and parking spaces are provided, on the same lot, meeting or exceeding the minimum parking standard of 3.2 spaces per 100 m<sup>2</sup> of gross floor area - non residential used for accessory retail sales and offices, 1.6 spaces per 100 m<sup>2</sup> of gross floor area - non residential used for industrial or manufacturing purposes (other than warehousing), and 1.1 spaces per 100 m<sup>2</sup> of gross floor area - non residential used for warehousing;
- (3) the minimum yard requirements shall conform to the following:

Front Yard	Easterly Side Yard	Westerly Side Yard
0.25 m	6.0 m	13.5 m

- (SPA) 2099. Notwithstanding their "RM5" zoning, the lands delineated as "RM5-2099" on Schedule "B" of this By-law shall only be used for row dwellings, in compliance with the following: (558-94)
- (1)

the provisions of sections 21, 44 and 49 of this By-law shall not apply;
- (2)

the number of row dwellings shall not exceed 7;
- (3)

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
Row Dwelling	1.75	0.25	2.00

- (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, vehicular access, fencing, building heights and landscape features, and the extent of landscaped areas, shall be determined through the site development plan approval process.

Schedule "I" to section 2099

