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PURPOSE

The purpose of this Part is to provide a number of Greenlands Zones, that allow a limited range of uses and activities specific to the protection of people and property from flooding and erosion hazards, and the protection of natural features, in appropriate locations throughout the City.¹

10.1 GENERAL PROVISIONS FOR GREENLANDS ZONES

In addition to the zone provisions contained in Parts 1 and 2 of this By-law, the following General Provisions for Greenlands Zones shall also apply:

10.1.1 Accessory Uses in G1 and G2 Zones

10.1.1.1 **Trails** are permitted accessory to **natural heritage features and areas conservation**.

10.1.1.2 A **passive recreational use** is permitted accessory to a **stormwater management facility**.

10.1.1.3 A fence is permitted accessory to a **natural protection area** and **natural heritage features and areas conservation** to prevent encroachment of abutting land uses and to establish property boundaries.

10.1.1.4 **Parking areas** are permitted accessory to **natural heritage features and areas conservation** and may be constructed of a permeable type of material to minimize impacts on the natural environment. (0208-2022)

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

10.2	G1 AND G2 ZONES (GREENLANDS)
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10.2.1 G1 and G2 Permitted Uses

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 and 2 and Section 10.1 of this By-law, and the **uses** specified within the applicable zone column contained in Table 10.2.1 - G1 and G2 Permitted Uses.

Table 10.2.1 - G1 and G2 Permitted Uses
(0379-2009)

	A	B	C
Line 1.0	ZONES	G1 Greenlands - Natural Hazards	G2 Greenlands - Natural Features
PERMITTED USES			
2.0	GREENLANDS		
2.1	Flood Control	✓	
2.2	Stormwater Management	✓	
2.3	Erosion Management	✓	
2.4	Natural Protection Area		✓
2.5	Natural Heritage Features and Areas Conservation	✓	✓

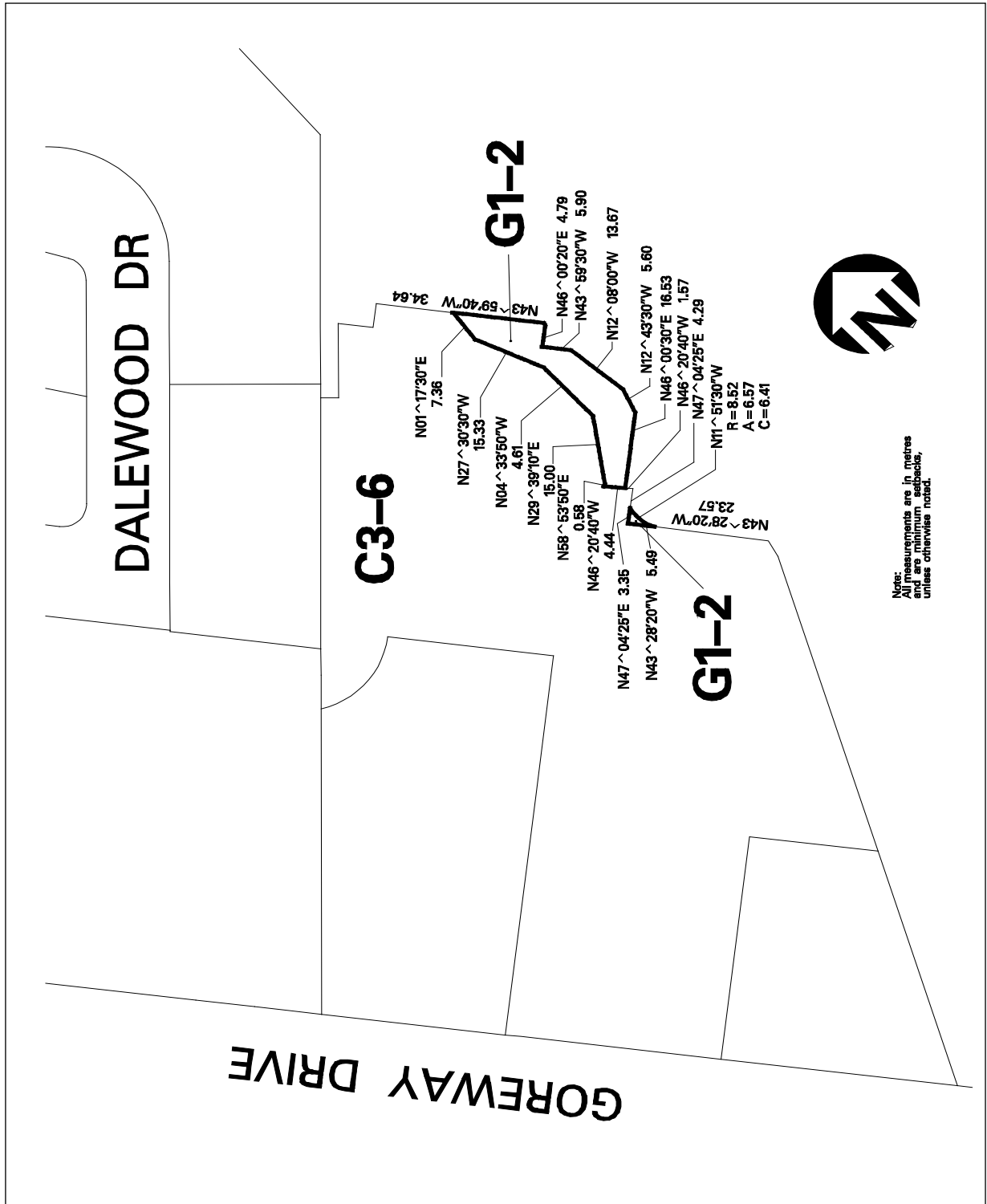
10.2.2 G1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

10.2.2.1	Exception: G1-1	Map # 38W	By-law:
In a G1-1 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
10.2.2.1.1	(1) Bird Sanctuary		
	(2) Flight cage accessory to a bird sanctuary		
Regulations			
10.2.2.1.2	Maximum gross floor area - non-residential used for a bird sanctuary		20 m ²
10.2.2.1.3	Maximum area used for a flight cage		40 m ²
10.2.2.1.4	"Bird Sanctuary" means a building or structure used for the indoor care, treatment and recovery of injured or sick birds		
10.2.2.1.5	"Flight Cage" means any structure used for the outdoor care, treatment and recovery of injured or sick birds		

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10.2.2.2	Exception: G1-2	Map # 47, 48E	By-law:
In a G1-2 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
10.2.2.2.1	(1)	Parking for lands zoned C3-6	
Regulation			
10.2.2.2.2	Parking shall be located on lands zoned G1-2, identified on Schedule G1-2		



Schedule G1-2
Map 47, 48E

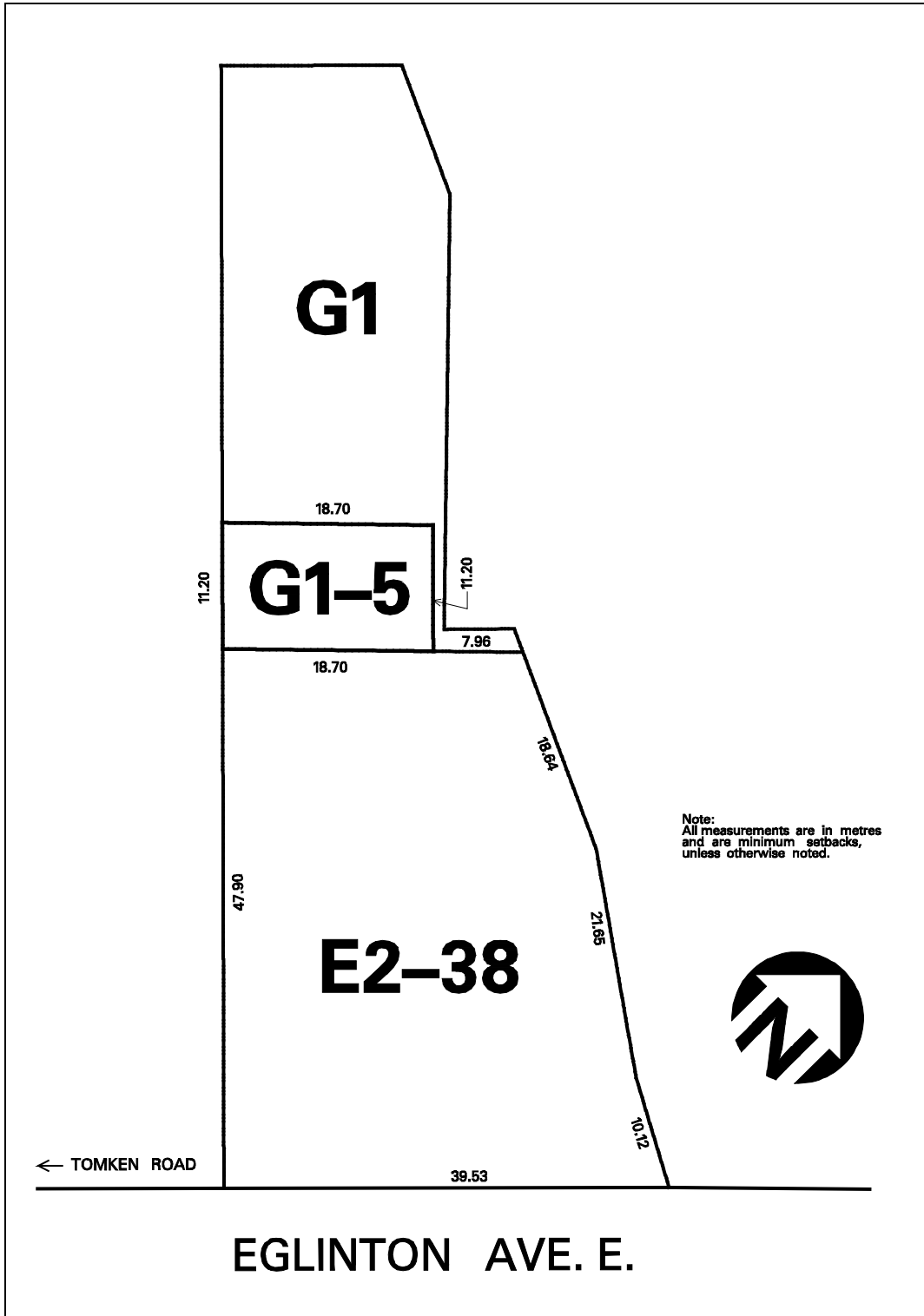
Part 10 - Greenlands Zones

10.2.2.3	Exception: G1-3	Map # 06, 16, 17, 19	By-law:
In a G1-3 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
10.2.2.3.1	(1)	Golf Course	
Regulation			
10.2.2.3.2		"Golf Course" means a public or private area operated for the purpose of playing golf and shall not include a club house, office , retail pro-shop, restaurant , banquet facilities or lounge	

10.2.2.4	Exception: G1-4	Map # 31	By-law:
In a G1-4 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
10.2.2.4.1	(1)	Garden Park	
	(2)	Conservation Area	
	(3)	Art Display	
Regulations			
10.2.2.4.2		Maximum gross floor area - non-residential of all buildings and structures	100 m ²
10.2.2.4.3		"Garden Park" means a facility for the display and demonstration of gardens	

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10.2.2.5	Exception: G1-5	Map # 35W	By-law:
In a G1-5 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulation shall apply:			
Additional Permitted Use			
10.2.2.5.1	(1)	Parking for lands zoned E2-38	
Regulation			
10.2.2.5.2	Parking shall be located on lands zoned G1-5, identified on Schedule G1-5 of this Exception		



Schedule G1-5
Map 35W

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10.2.2.6	Exception: G1-6	Map # 38W	By-law: 0162-2019
<p>In a G1-6 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
<p>Additional Permitted Use</p>			
10.2.2.6.1	(1)	Detached dwelling legally existing on the date of passing of this By-law	

10.2.2.7	Exception: G1-7	Map # 45E	By-law:
<p>In a G1-7 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
<p>Additional Permitted Uses</p>			
10.2.2.7.1	(1)	Agricultural use legally existing on the date of passing of this By-law	
	(2)	Golf Course	
<p>Regulation</p>			
10.2.2.7.2		"Golf Course" means a public or private area operated for the purpose of playing golf and shall not include a club house, office , retail pro-shop, restaurant , banquet facilities or lounge.	

10.2.2.8	Exception: G1-8	Map # 15	By-law:
<p>In a G1-8 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
<p>Additional Permitted Use</p>			
10.2.2.8.1	(1)	Driveway and landscaped areas accessory to the uses permitted on abutting lands zoned I	

10.2.2.9	Exception: G1-9	Map # 08	By-law:
<p>In a G1-9 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
<p>Regulation</p>			
10.2.2.9.1		Only structures used for flood control and erosion management shall be permitted	
<p>Holding Provision</p>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-G1-9 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p>			
	(1)	delivery of an executed Servicing Agreement in a form satisfactory to the City;	
	(2)	delivery of an executed Development Agreement in a form satisfactory to the City;	
	(3)	written clearance from the Ministry of Transportation Ontario regarding the land requirements for the final design alternative for the Queen Elizabeth Way/ Hurontario Street interchange redesign and completion of the required public process and environmental assessment related to the interchange improvements.	

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10.2.2.10	Exception: G1-10	Map # 31	By-law:
<p>In a G1-10 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
Regulation			
10.2.2.10.1	Only structures used for flood control and erosion management and a tennis court shall be permitted		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-G1-10 by further amendment to Map 31 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department for additional visitor parking on the west block of lands abutting Folkway Drive; (2) arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department and the Community Services Department, for a pathway in the Mullet Creek watershed to allow for pedestrian linkage to the north and south of the site with the applicant to bear the responsibility for construction, including all associated costs thereof; (3) that the applicant has fulfilled all other requirements of the City, including the lease agreement, and requirements of any other official agency concerned with the development. 			

10.2.2.11	Exception: G1-11	Map # 08	By-law: 0271-2015
<p>In a G1-11 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulation shall apply:</p>			
Additional Permitted Use			
10.2.2.11.1	(1)	Marina	

10.2.2.12	Exception: G1-12	Map # 15	By-law:
<p>In a G1-12 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Use			
10.2.2.12.1	(1)	Access to lands zoned R1-25	

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10.2.2.13	Exception: G1-13	Map # 38W	By-law: OMB Order 2009 October 07
In a G1-13 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
10.2.2.13.1	(1)	Buildings and structures legally existing on the date of passing of this By-law used for grain processing and grain milling	
	(2)	Alterations and additions to existing buildings and structures used for grain processing and grain milling	
	(3)	A fence accessory to a permitted use	
Regulations			
10.2.2.13.2	The provisions contained in Subsection 1.1.4 of this By-law shall not apply		
10.2.2.13.3	The replacement or reconstruction of existing buildings or structures shall be permitted, provided that any replaced or reconstructed building or structure shall be in the same location as the existing building or structure it is replacing and shall not be any larger or higher than the existing building or structure it is replacing		
10.2.2.13.4	Maximum gross floor area of additions to existing buildings and structures on all lands zoned G1-13		55 m ²
10.2.2.13.5	Minimum number of parking spaces per 100 m ² gross floor area - non-residential		1.6
10.2.2.13.6	Required parking shall be provided on lands zoned E2-113		

10.2.2.14	Exception: G1-14	Map # 04, 19, 24, 26, 38W, 40E, 46W	By-law: 0325-2008, 0179-2018, 0151-2020
In a G1-14 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
10.2.2.14.1	(1)	Temporary Tent and/or Stage	
	(2)	Shade Structure	
Regulation			
10.2.2.14.2	A temporary tent and/or stage shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 contained in Table 2.1.9.7 shall not apply		

10.2.2.15	Exception: G1-15	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
In a G1-15 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
10.2.2.15.1	(1)	Conveyor belt legally existing on the date of passing of this By-law	

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10.2.2.16	Exception: G1-16	Map # 03, 04	By-law: 0396-2009/ OMB Order 2010 May 17
<p>In a G1-16 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
10.2.2.16.1	(1)	Buildings or structures legally existing on the date of passing of this By-law and the existing legal use of such buildings or structures	
	(2)	Alterations and additions to existing buildings and structures	
Regulation			
10.2.2.16.2		The replacement or reconstruction of existing buildings or structures shall be permitted, provided that any replaced or reconstructed building or structure shall be in the same location as the existing building or structure it is replacing and shall not be any larger or higher than the existing building or structure it is replacing	

10.2.2.17	Exception: G1-17	Map # 40W	By-law: 0151-2020
<p>In a G1-17 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
10.2.2.17.1	(1)	Temporary Tent and/or Stage	
	(2)	Shade Structure	
	(3)	Existing Athletic Fields	
Regulation			
10.2.2.17.2		A temporary tent and/or stage shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 contained in Table 2.1.9.7 of this By-law shall not apply	

10.2.2.18	Exception: G1-18	Map # 40W	By-law: 0151-2020
<p>In a G1-18 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
10.2.2.18.1	(1)	Temporary Tent and/or Stage	
	(2)	Shade Structure	
	(3)	Athletic Fields	
Use Not Permitted			
10.2.2.18.2	(1)	Buildings or structures , except for those buildings or structures contained in Clauses 10.2.2.18.1(1) and 10.2.2.18.1(2) of this Exception	
Regulation			
10.2.2.18.3		A temporary tent and/or stage shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 contained in Table 2.1.9.7 of this By-law shall not apply	

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10.2.2.19	Exception: G1-19	Map # 01	By-law: 0119-2022
<p>In a G1-19 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p>			
<p>Additional Permitted Uses</p>			
10.2.2.19.1	<p>(1) Outdoor Market (2) Tent Structure (3) Shade structure, accessory building and/or structure (4) Public Washrooms (5) Passive Recreational Use</p>		
<p>Regulation</p>			
10.2.2.19.2	<p>Parking shall not be required for any use permitted in a G1-19 zone</p>		
<p>Holding Provision</p>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-G1-19 by further amendment to Map 01 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) the provisions contained in Article 2.1.33.7 of this By-law as they relate to lands zoned H-G1-19 and subject to holding provisions H1, H2 and H3.</p>			

10.2.3 G2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

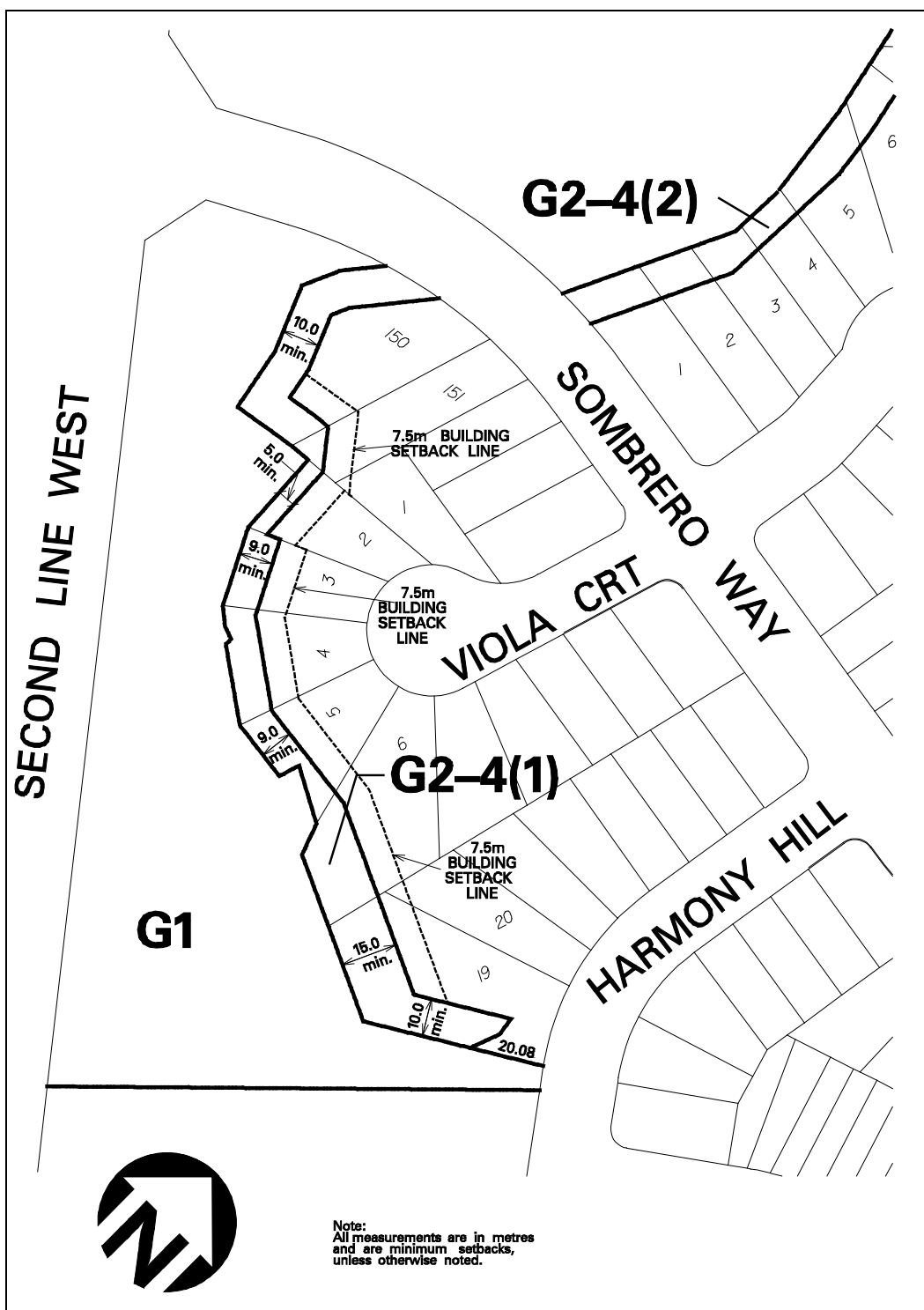
10.2.3.1	Exception: G2-1	Map # 07, 08, 09, 10, 15, 16, 18, 22, 24, 27, 31, 38W, 43E, 44E, 44W, 45E, 48E, 52E, 52W, 53E, 53W	By-law: 0252-2011, 0054-2016
<p>In a G2-1 zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the following uses/regulations shall apply:</p>			
Regulation			
10.2.3.1.1	Minimum natural protection area depth		5.0 m
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-G2-1 by further amendment to Map 31 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department for additional visitor parking on the west block of lands abutting Folkway Drive; (2) arrangements being made to the satisfaction of the City of Mississauga Planning and Building Department and the Community Services Department, for a pathway in the Mullet Creek watershed to allow for pedestrian linkage to the north and south of the site with the applicant to bear the responsibility for construction, including all associated costs thereof; (3) that the applicant has fulfilled all other requirements of the City, including the lease agreement, and requirements of any other official agency concerned with the development. 			

10.2.3.2	Exception: G2-2	Map # 08, 09, 26, 27, 38E, 38W, 39E, 44E, 44W, 50W, 53E	By-law:
<p>In a G2-2 zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the following uses/regulations shall apply:</p>			
Regulation			
10.2.3.2.1	Minimum natural protection area depth		10.0 m

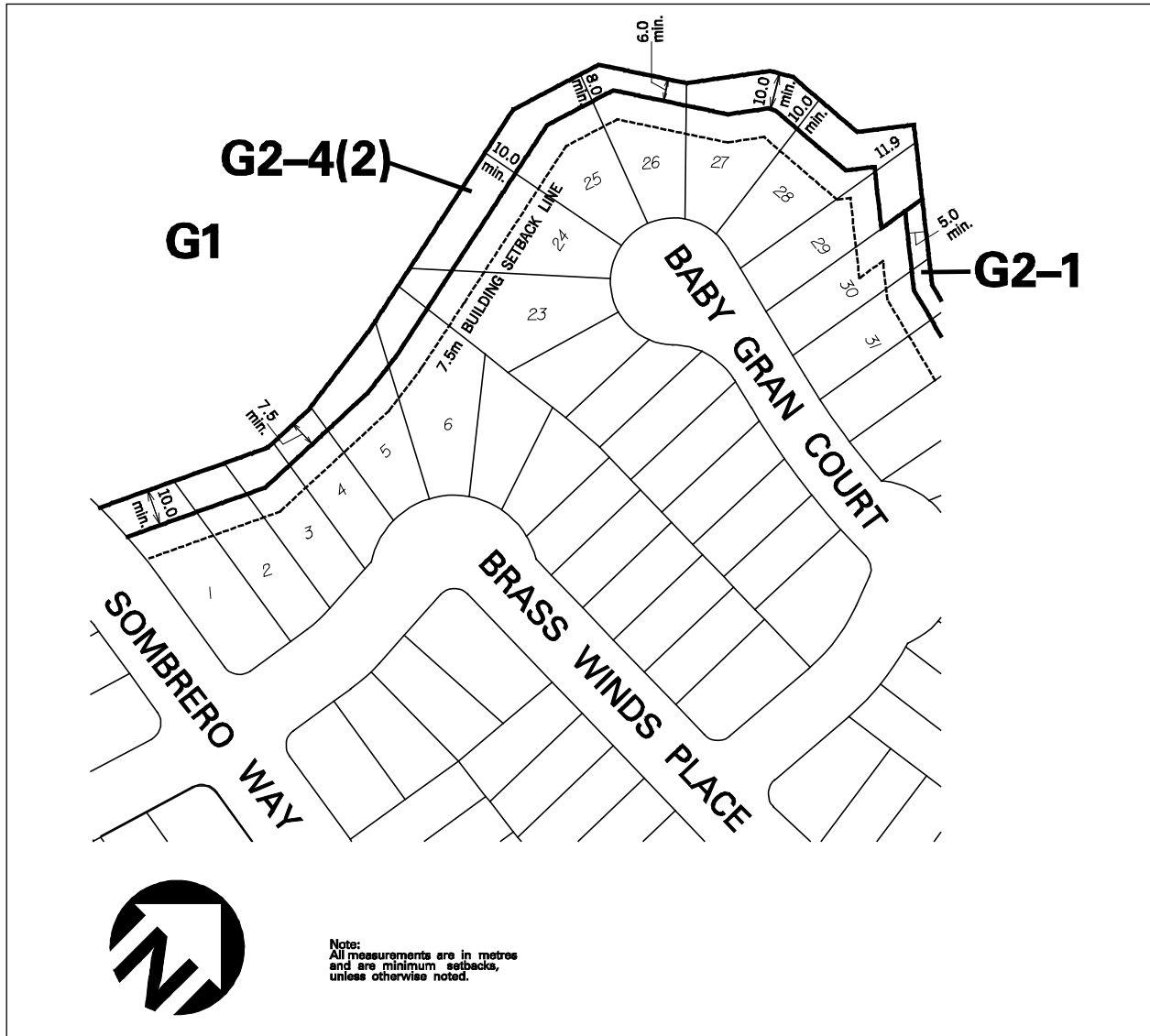
10.2.3.3	Exception: G2-3	Map # 15, 31, 38W, 44E, 45E, 45W, 56	By-law:
<p>In a G2-3 zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the following uses/regulations shall apply:</p>			
Regulation			
10.2.3.3.1	Minimum natural protection area depth		15.0 m

Part 10 - Greenlands Zones

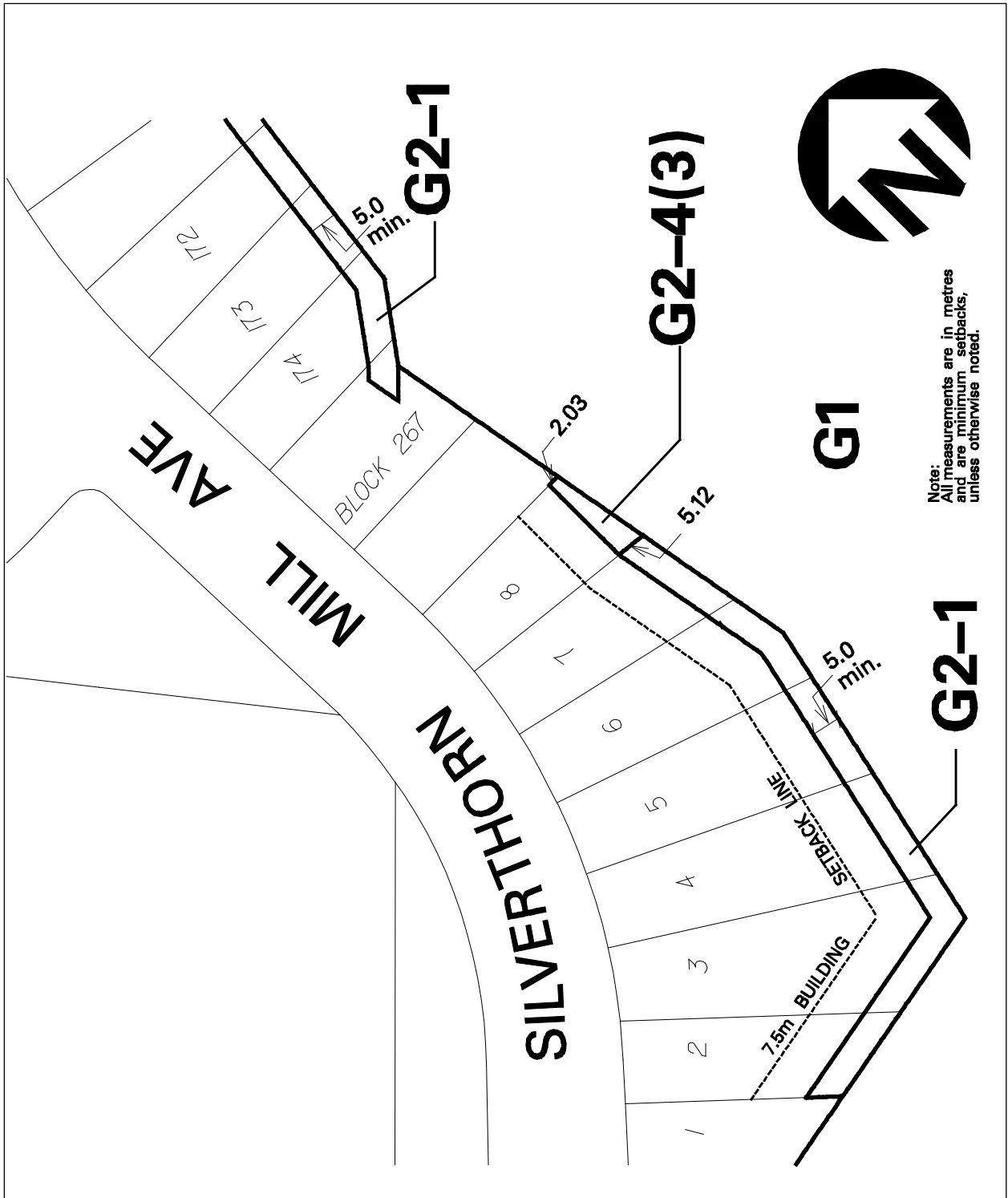
10.2.3.4	Exception: G2-4(1), G2-4(2), G2-4(3), G2-4(4), G2-4(5), G2-4(6), G2-4(7), G2-4(8), G2-4(9), G2-4(10), G2-4(12), G2-4(13), G2-4(14), G2-4(15), G2-4(16), G2-4(17)	Map # 21, 24, 31, 37E, 39E, 44W, 45E, 52W	By-law: 0191-2012, 0190-2014
In a G2-4(1), G2-4(2), G2-4(3), G2-4(4), G2-4(5), G2-4(6), G2-4(7), G2-4(8), G2-4(9), G2-4(10), G2-4(12), G2-4(13), G2-4(14), G2-4(15), G2-4(16) and G2-4(17) zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the following uses/regulations shall apply:			
Regulation			
10.2.3.4.1	Natural protection area shall be located on lands zoned G2-4(1) to G2-4(10) and G2-4(12) to G2-4(17), identified on Schedules G2-4(1) to G2-4(10) and G2-4(12) to G2-4(17)		



Schedule G2-4(1)
Map 44W

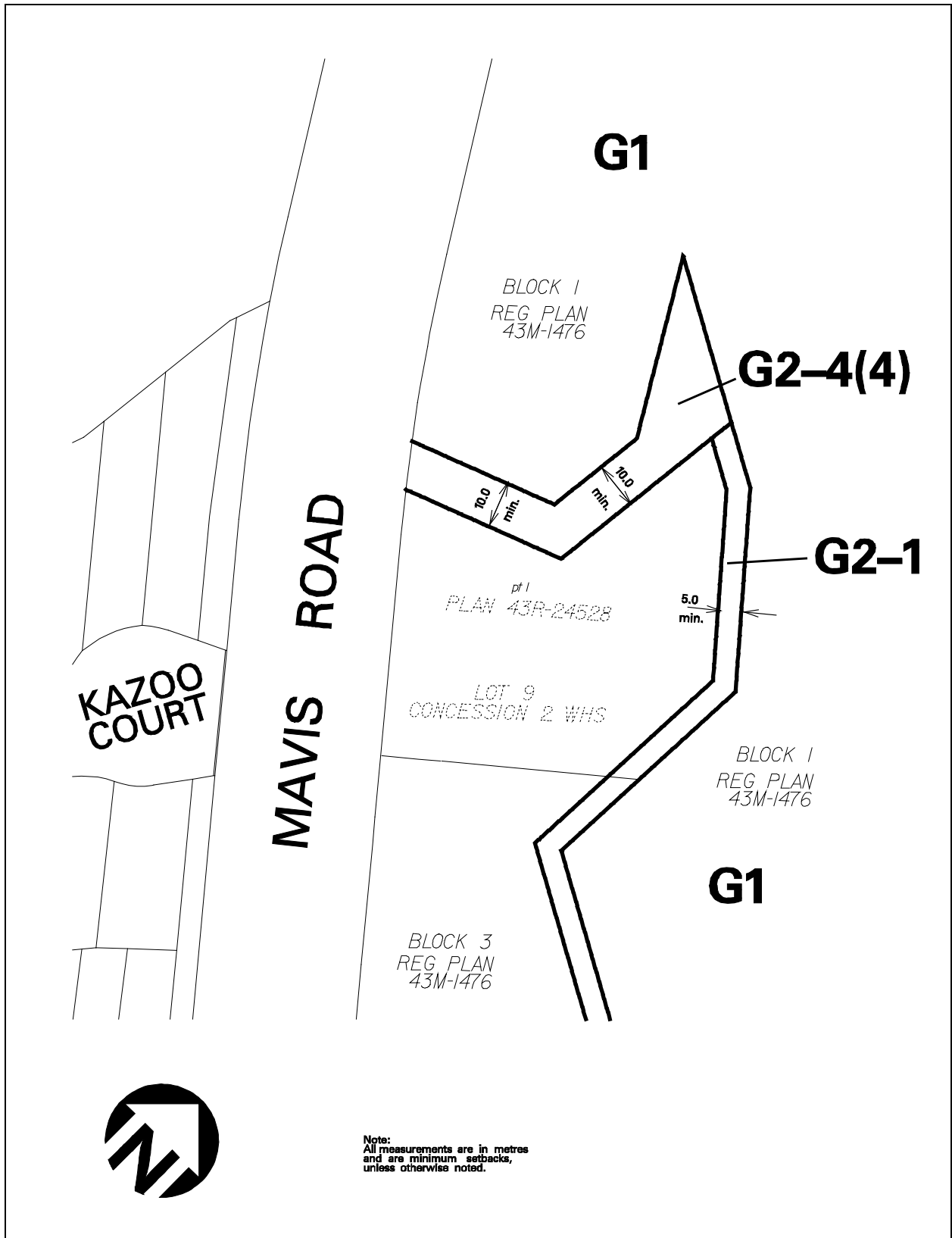


Schedule G2-4(2)
Map 44W



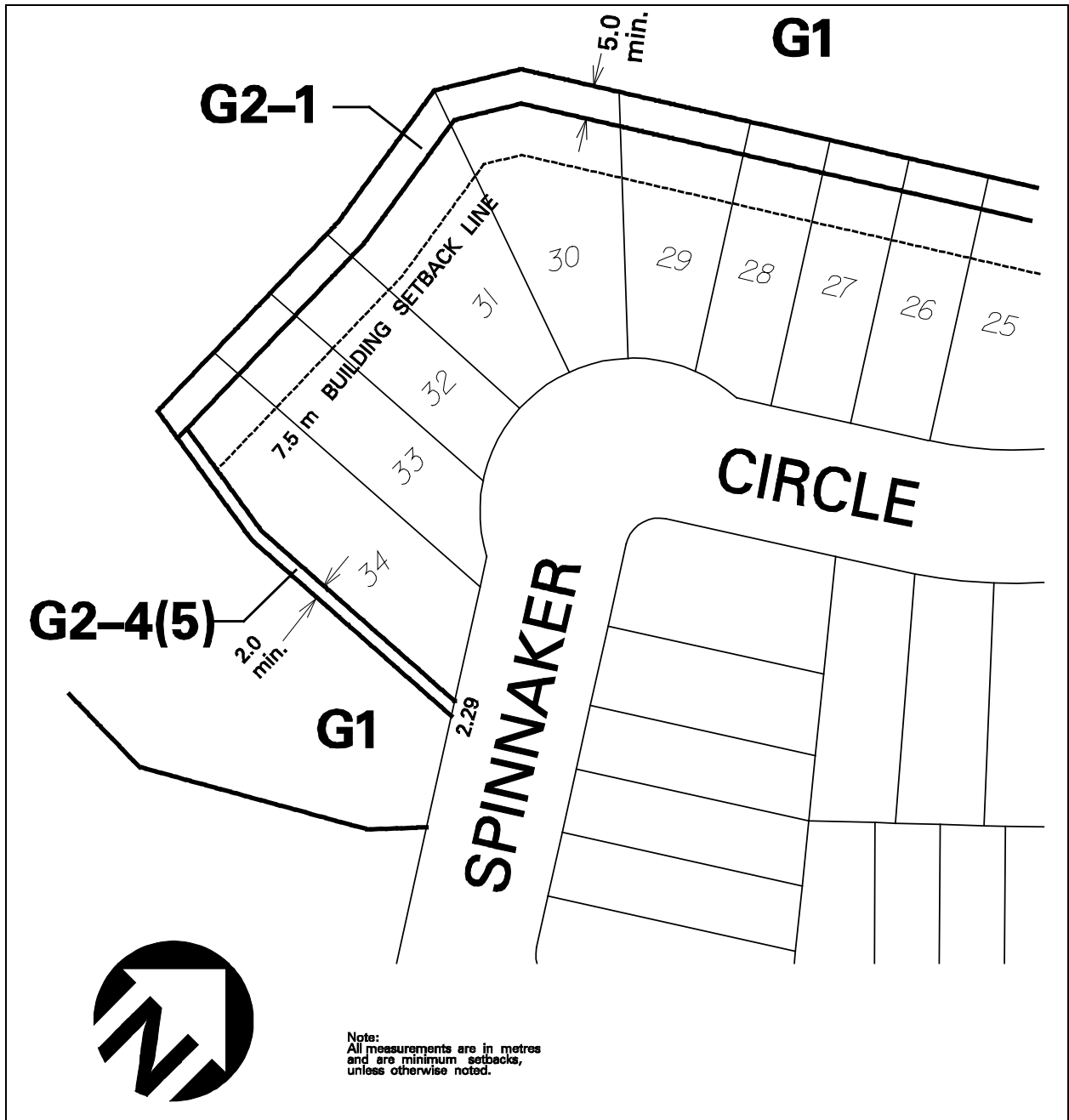
Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

Schedule G2-4(3)
Map 44W

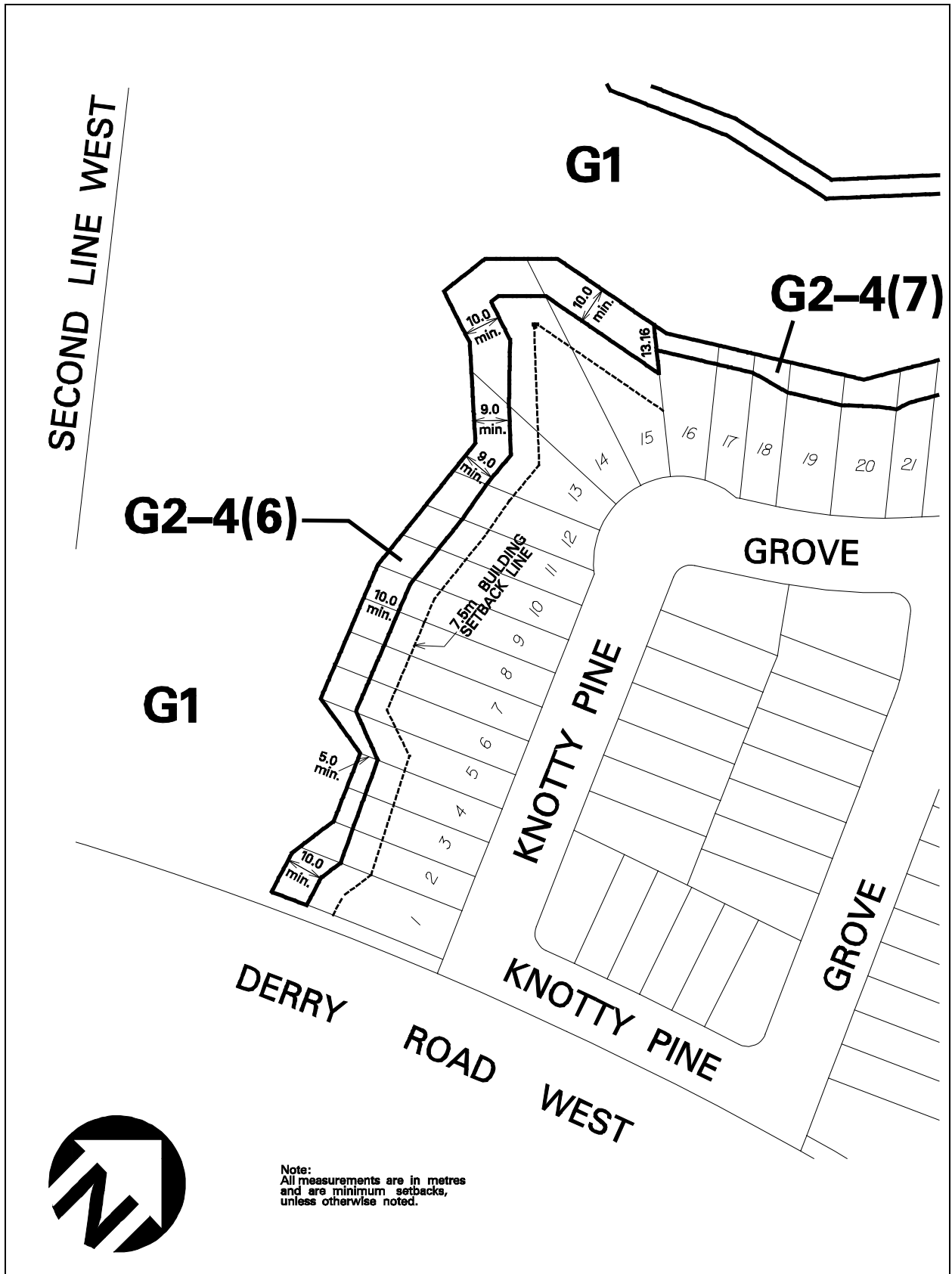


Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

Schedule G2-4(4)
Map 44W

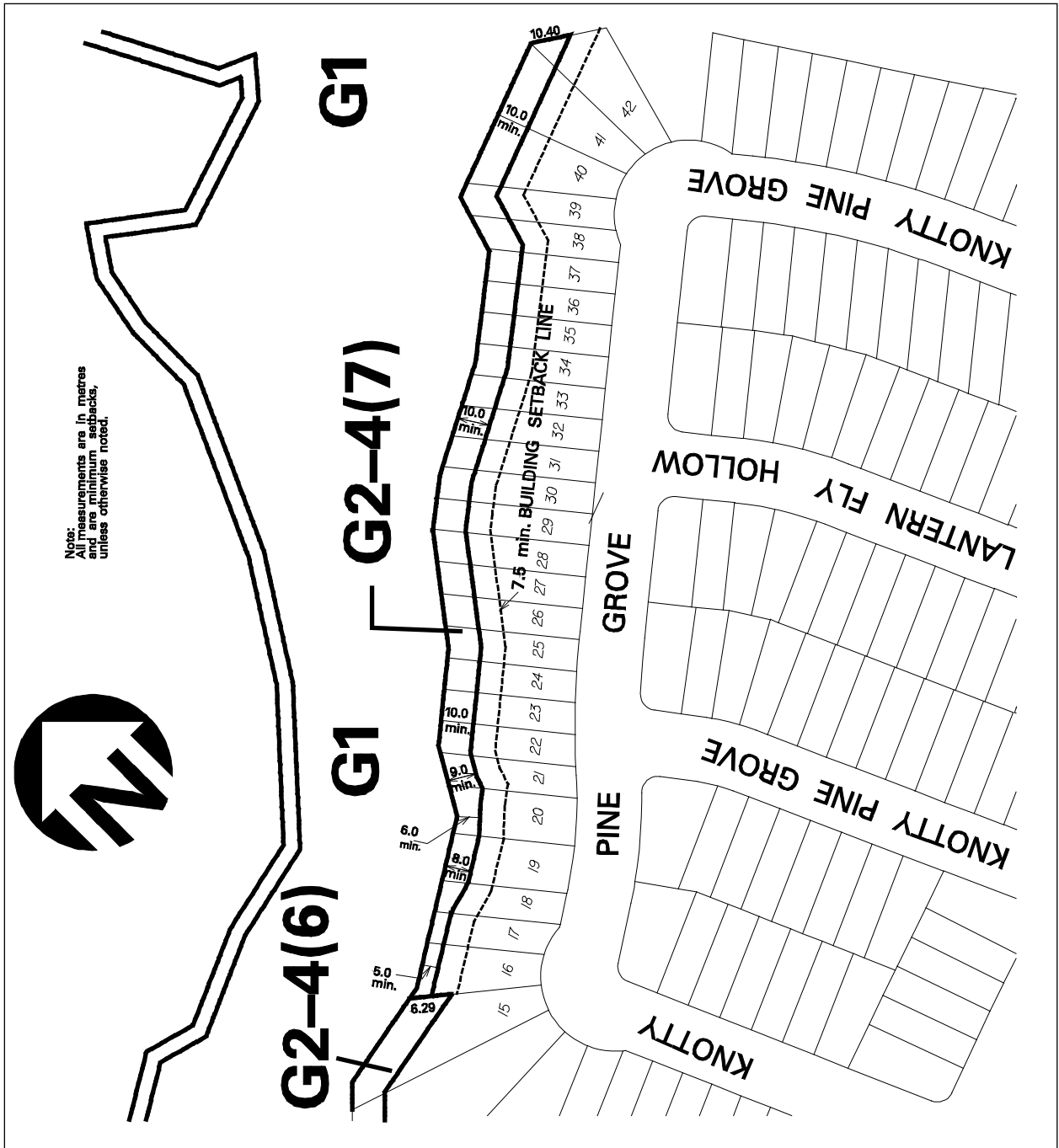


Schedule G2-4(5)
Map 44W

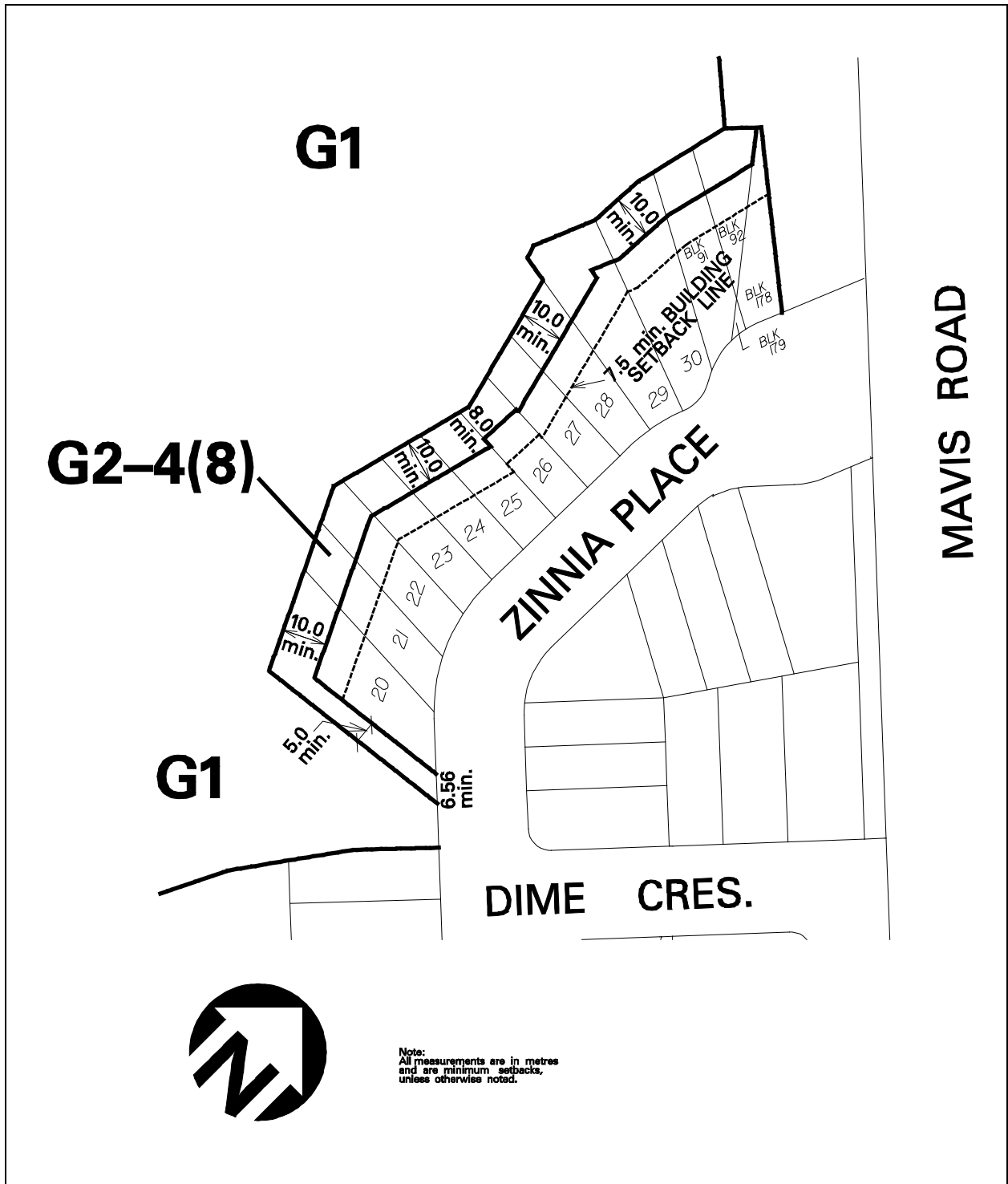


Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

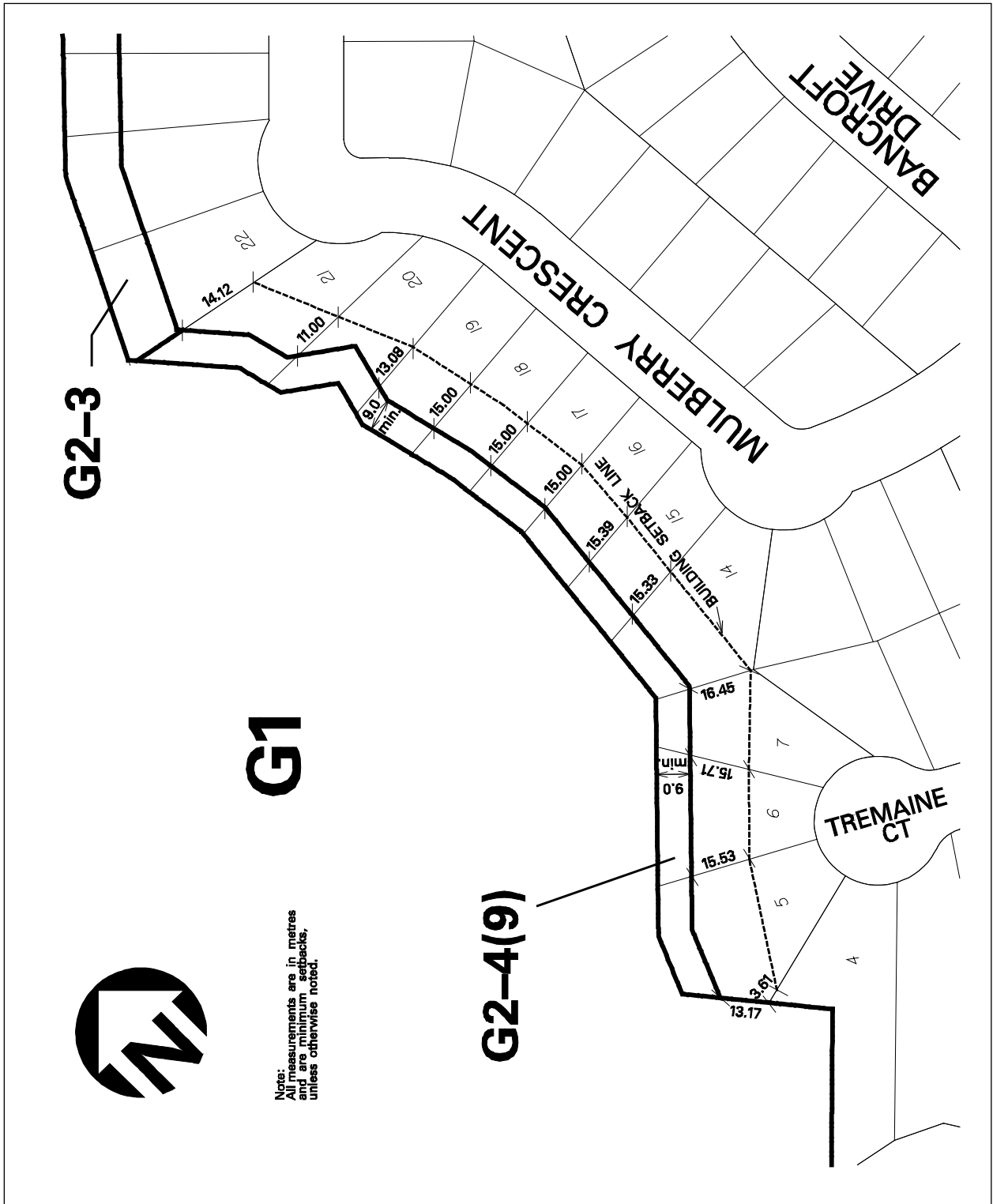
Schedule G2-4(6)
Map 52W



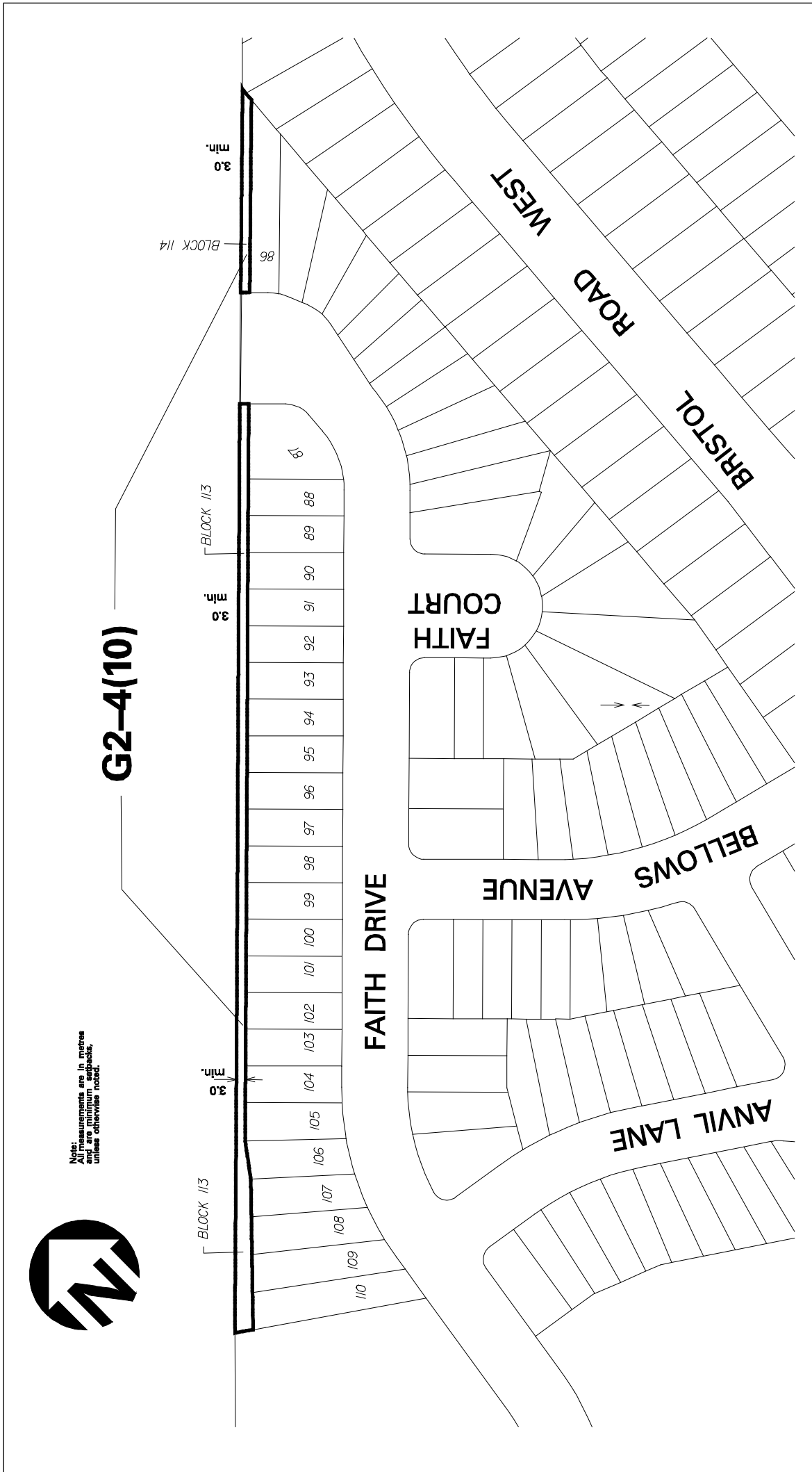
Schedule G2-4(7)
Map 52W



Schedule G2-4(8)
Map 52W



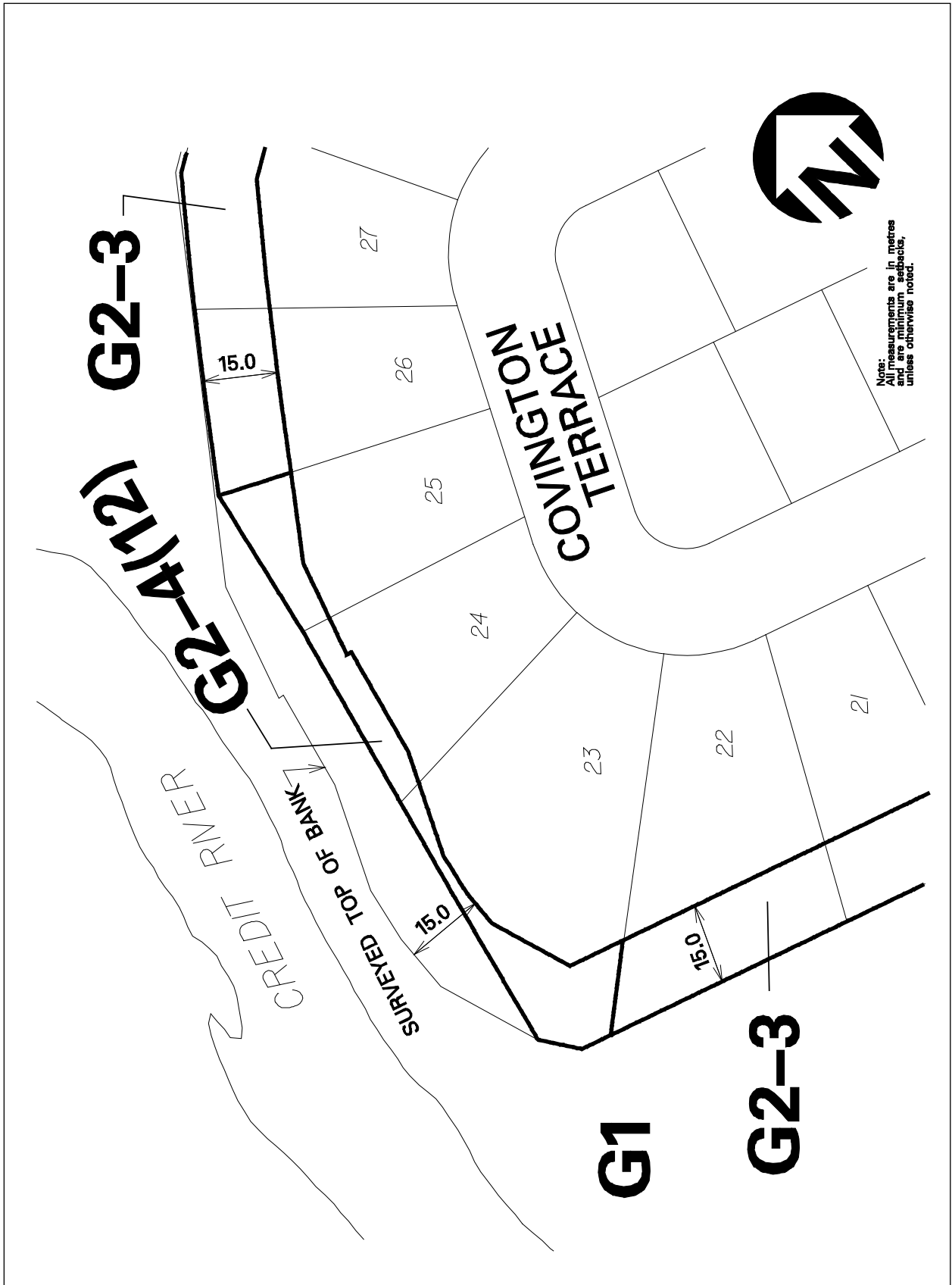
Schedule G2-4(9)
Map 45E



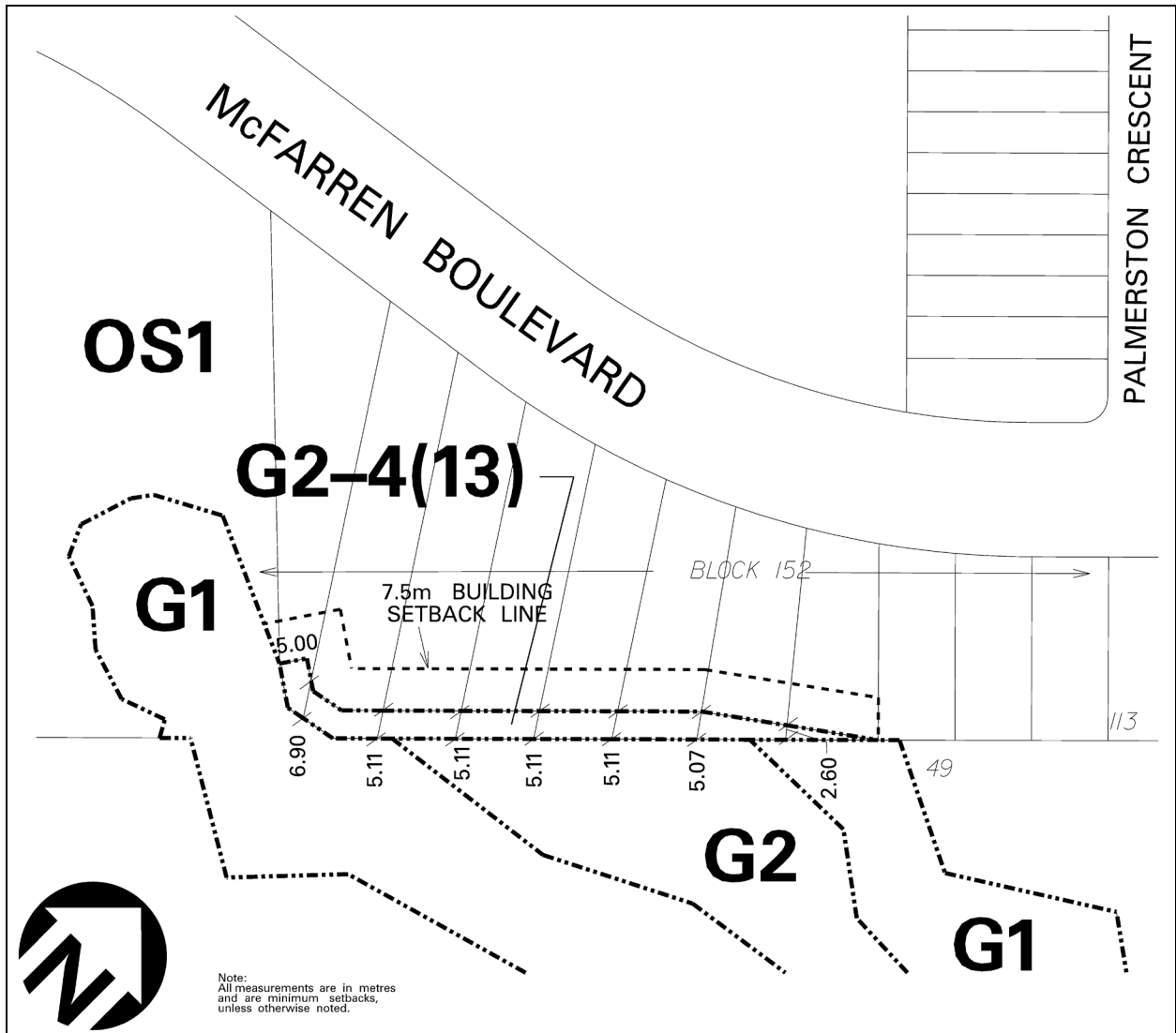
Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.



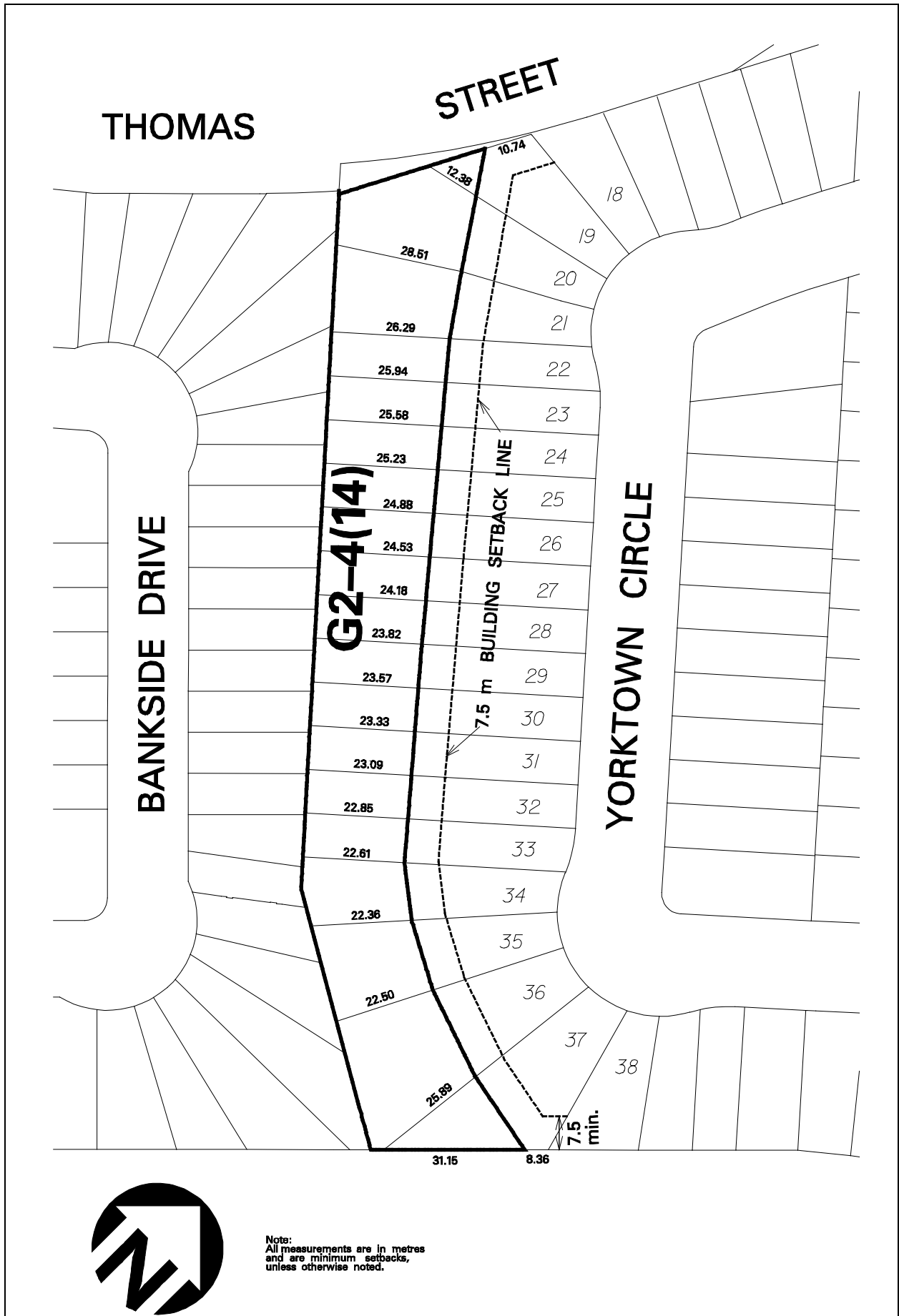
Schedule G2-4(10)
Map 37E



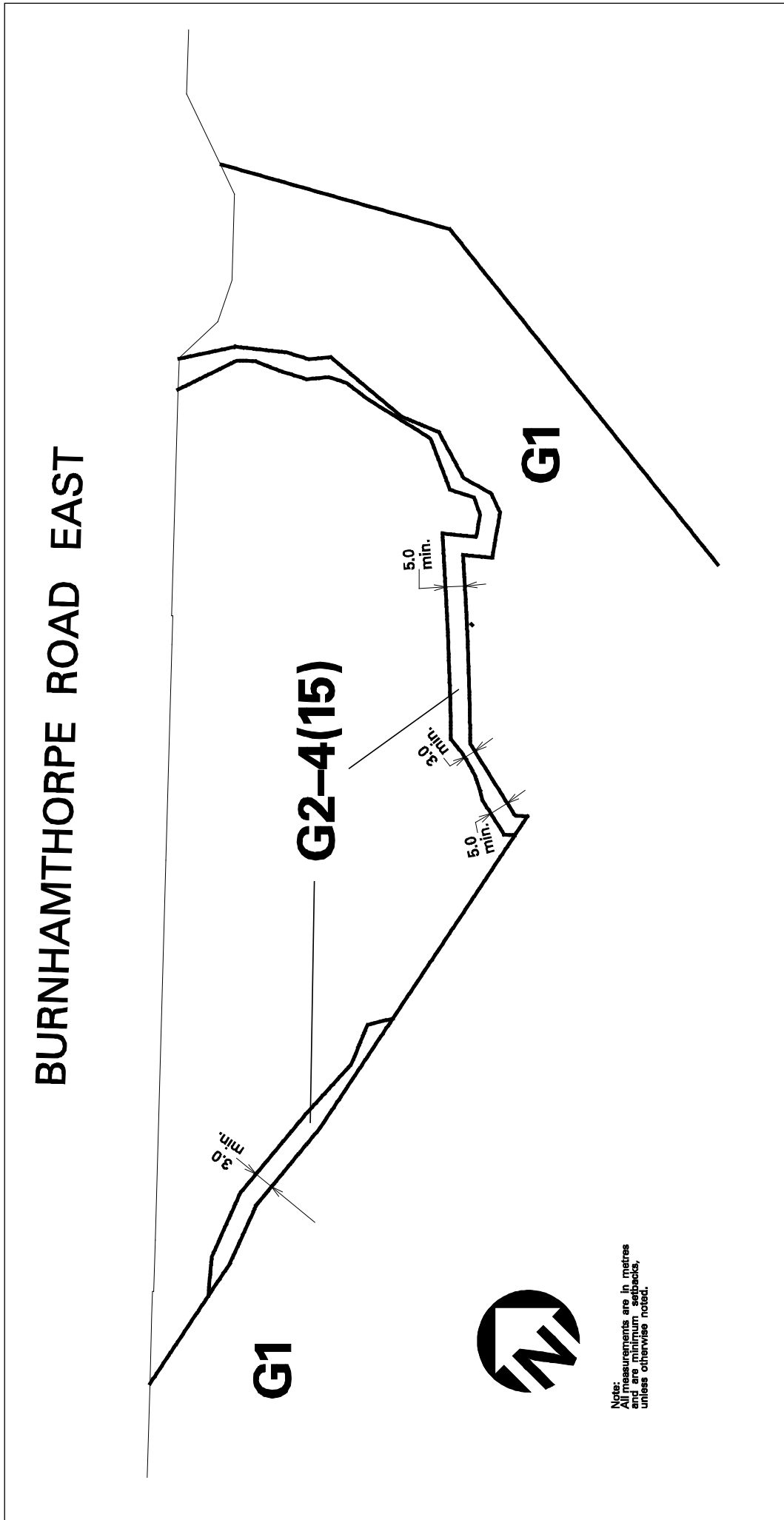
Schedule G2-4(12)
Map 31



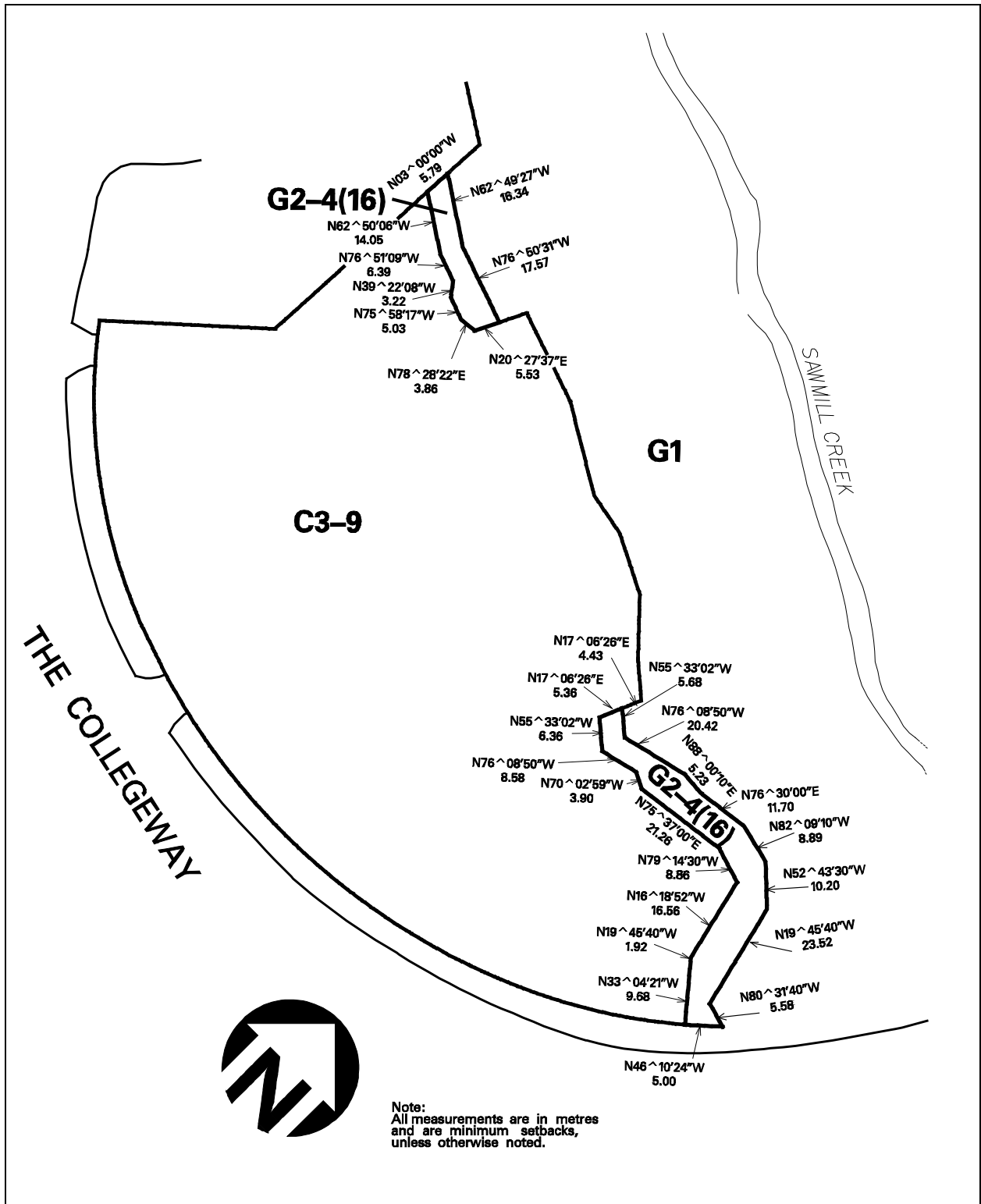
Schedule G2-4(13)
Map 39E



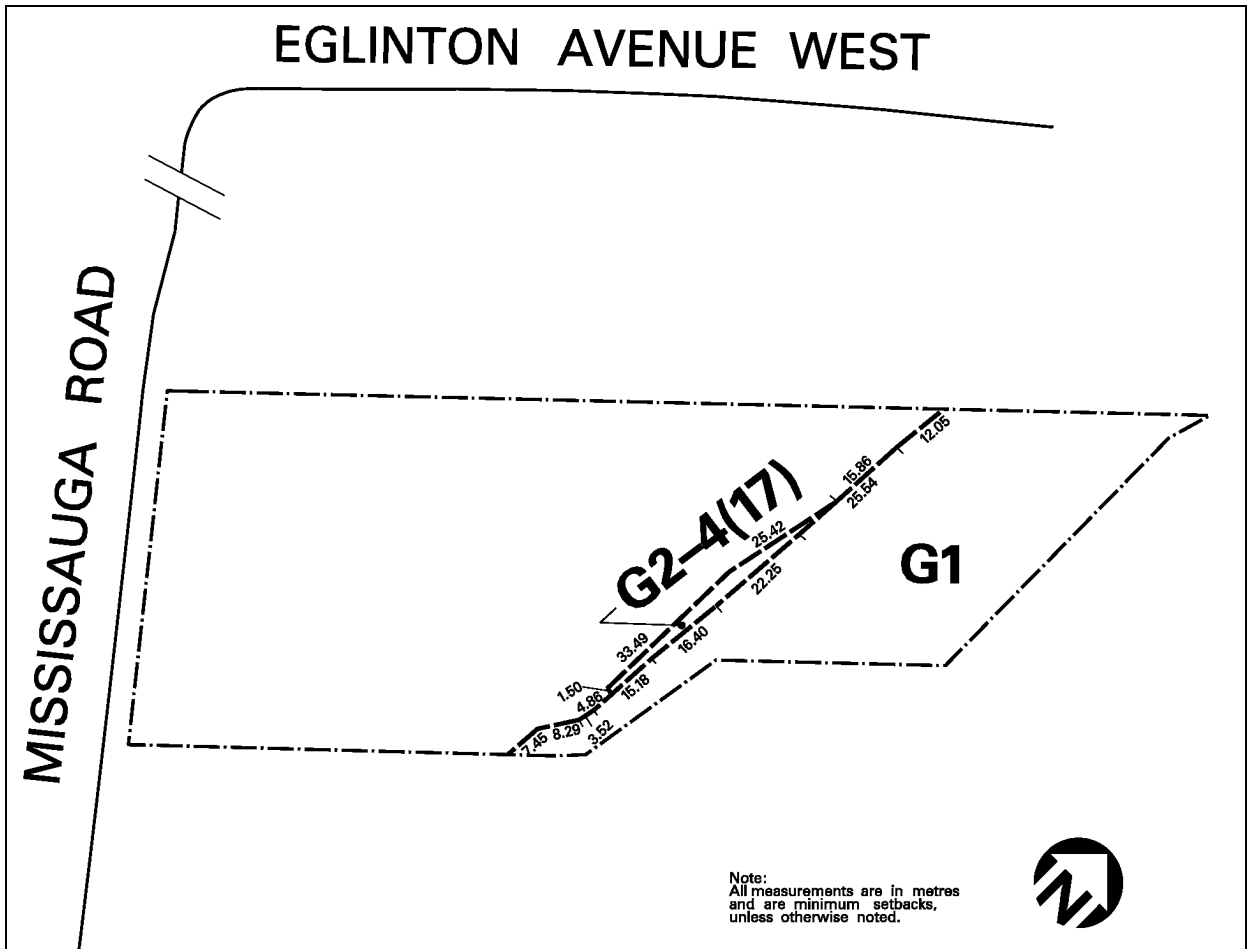
Schedule G2-4(14)
Map 39E



Schedule G2-4(15)
Map 21



Schedule G2-4(16)
Map 24

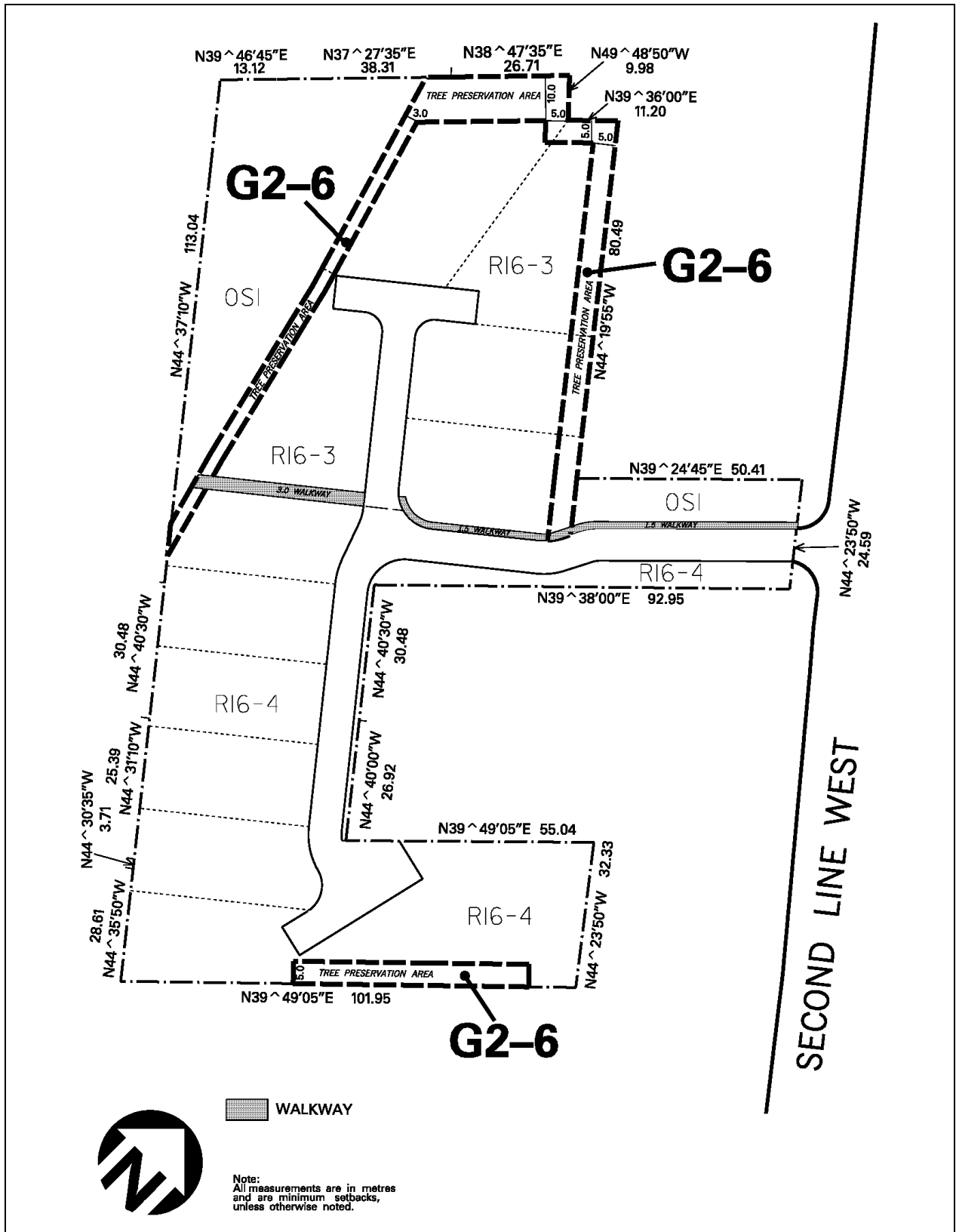


Schedule G2-4(17)
Map 31

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10.2.3.5	Exception: G2-5	Map # 01	By-law: 0325-2008, <i>deleted by 0151-2020, 0119-2022</i>
<p>In a G2-5 zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Use			
10.2.3.5.1	(1)	Trail	
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-G2-5 by further amendment to Map 01 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p>			
<p>(1) the provisions contained in Article 2.1.33.7 of this By-law as they relate to lands zoned H-G2-5 and subject to holding provisions H1, H2 and H3.</p>			

10.2.3.6	Exception: G2-6	Map # 45E	By-law: 0395-2009
<p>In a G2-6 zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Use			
10.2.3.6.1	(1)	Walkway	
Regulations			
10.2.3.6.2	A walkway shall only be permitted on that part of the lands zoned G2-6, identified on Schedule G2-6 of this Exception		
10.2.3.6.3	Natural protection area shall be located on lands zoned G2-6, identified on Schedule G2-6 of this Exception		



Schedule G2-6
Map 45E

