

**TABLE OF CONTENTS**  
**Part 12: Other -**  
**Utility, Institutional, Development, Buffer and Airport Zones**

<b>12.1</b>	<b>U ZONE (UTILITY)</b> .....	12.1.1 ~ 1 to 12.1.3 ~ 2
	PURPOSE .....	12.1.1 ~ 1
12.1.1	General Provisions for Utility Zones.....	12.1.1 ~ 1
12.1.1.1	Accessory Uses in an U Zone .....	12.1.1 ~ 1
12.1.2	U Zone Permitted Uses and Zone Regulations.....	12.1.2 ~ 1
12.1.3	U Exception Zones .....	12.1.3 ~ 1
<b>12.2</b>	<b>I ZONE (INSTITUTIONAL)</b> .....	12.2.1 ~ 1 to 12.2.3 ~ 4
	PURPOSE .....	12.2.1 ~ 1
12.2.1	General Provisions for Institutional Zones.....	12.2.1 ~ 1
12.2.1.1	Accessory Uses in an I Zone .....	12.2.1 ~ 1
12.2.2	I Zone Permitted Uses and Zone Regulations .....	12.2.2 ~ 1
12.2.3	I Exception Zones.....	12.2.3 ~ 1
<b>12.3</b>	<b>D ZONE (DEVELOPMENT)</b> .....	12.3.1 ~ 1 to 12.3.3 ~ 8
	PURPOSE .....	12.3.1 ~ 1
12.3.1	General Provisions for Development Zones.....	12.3.1 ~ 1
12.3.2	D Zone Permitted Uses and Zone Regulations.....	12.3.2 ~ 1
12.3.3	D Exception Zones .....	12.3.3 ~ 1
<b>12.4</b>	<b>B ZONE (BUFFER)</b> .....	12.4.1 ~ 1 to 12.4.3 ~ 2
	PURPOSE .....	12.4.1 ~ 1
12.4.1	General Provisions for Buffer Zones.....	12.4.1 ~ 1
12.4.2	B Zone Permitted Uses.....	12.4.2 ~ 1
12.4.3	B Exception Zones .....	12.4.3 ~ 1
<b>12.5</b>	<b>AP ZONE (AIRPORT)</b> .....	12.5.1 ~ 1 to 12.5.2 ~ 2
	PURPOSE .....	12.5.1 ~ 1
12.5.1	AP Zone Permitted Uses .....	12.5.1 ~ 1
12.5.2	AP Exception Zones.....	12.5.2 ~ 1



PURPOSE

The purpose of this Section is to provide an U zone (Utility), that allows for water and sewage plants, and electrical power stations, in appropriate locations throughout the City.<sup>1</sup>

<b>12.1</b>	<b>U ZONE (UTILITY)</b>
-------------	-----------------------------

**12.1.1 General Provisions for Utility Zones**

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Utility Zones shall also apply:

**12.1.1.1 Accessory Uses in an U Zone**

In an U zone, a **passive recreational use** shall be permitted accessory to a permitted **use**.

---

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



**12.1.2 U Zone Permitted Uses and Zone Regulations**

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Subsection 12.1.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 12.1.2 - U Zone Permitted Uses and Zone Regulations.

**Table 12.1.2 - U Zone Permitted Uses and Zone Regulations**  
(0050-2013/LPAT Order 2020 June 08)

Column A		B
Line 1.0	ZONE	U
<b>PERMITTED USES</b>		
2.0	UTILITY	
2.1	<b>Utility Building</b>	✓
2.2	<b>Water Treatment Facility</b>	✓
2.3	<b>Sewage Treatment Plant</b>	✓
2.4	<b>Electric Transformer and Distribution Facility</b>	✓
<b>ZONE REGULATIONS</b>		
3.0	MINIMUM FRONT YARD	7.5 m <sup>(1)</sup>
4.0	MINIMUM EXTERIOR SIDE YARD	6.0 m <sup>(1)</sup>
5.0	MINIMUM INTERIOR SIDE YARD	6.0 m <sup>(1)</sup>
6.0	MINIMUM REAR YARD	7.5 m <sup>(1)</sup>
7.0	MINIMUM LANDSCAPED BUFFER	
7.1	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that abuts a Residential Zone	6.0 m <sup>(2)</sup>
7.2	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that is a <b>street line</b>	4.5 m <sup>(2)</sup>
7.3	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> where the <b>lot line</b> abuts an Institutional, Office, Commercial, Downtown Core or Buffer Zone, or any combination of zones thereof	3.0 m <sup>(2)</sup>
7.4	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof	0.0 m
7.5	Minimum depth of a <b>landscaped buffer</b> measured from any other <b>lot line</b>	4.5 m <sup>(2)</sup>

**NOTES:** (1) See also Subsection 2.1.17 of this By-law.  
(2) See also Subsection 2.1.25 of this By-law.



**12.1.3 U Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

12.1.3.1	Exception: U-1	Map # 01	By-law:
In an U-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an U zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
12.1.3.1.1	(1)	<b>Power Generating Facility</b>	
	(2)	<b>Outdoor storage</b> accessory to a <b>power generating facility</b>	

12.1.3.2	Exception: U-2	Map # 14	By-law:
In an U-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an U zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
12.1.3.2.1	(1)	<b>Place of Religious Assembly</b>	

12.1.3.3	Exception: U-3	Map # 54W, 56, 57, 58	By-law:
In an U-3 zone the applicable regulations shall be as specified for an U zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
12.1.3.3.1	Lands zoned U-3 shall only be used for the following:		
	(1)	Fuel Transmission Line	
	(2)	<b>Passive Recreational Use</b>	

12.1.3.4	Exception: U-4	Map # 14	By-law:
In an U-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an U zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
12.1.3.4.1	The provisions contained in Subsection 2.1.24 of this By-law shall apply		
<b>Holding Provision</b>			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-U-4 by further amendment to Map 14 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:			
	(1)	a letter from a Registered Professional Engineer in the Province of Ontario certifying that the <b>building</b> meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation;	
	(2)	confirmation in writing from Credit Valley Conservation that safe access to the site has been provided.	

**Part 12 - Utility, Institutional, Development, Buffer and Airport Zones**

12.1.3.5	Exception: U-5	Map # 04	By-law:
<p>In an U-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an U zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
12.1.3.5.1	(1) Community Recycling Centre (2) <b>Outdoor Storage</b>		
<b>Regulations</b>			
12.1.3.5.2	Minimum depth of a <b>landscaped buffer</b> abutting Lakeshore Road West		8.0 m
12.1.3.5.3	Minimum <b>front yard</b>		8.0 m
12.1.3.5.4	A stairway shall be permitted within the <b>landscaped buffer</b>		
12.1.3.5.5	"Community Recycling Centre" means a waste transfer and processing facility where reusable, recyclable and non-recyclable goods are dropped off by households and small businesses, sorted or processed and shipped off-site for final disposal and may include the retail sale of reusable goods and accessory administrative <b>offices</b> . No food waste shall be received, sorted, processed or stored on site.		

12.1.3.6	Exception: U-6	Map # 43E, 43W, 51W, 52E	By-law:
<p>In an U-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an U zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
12.1.3.6.1	(1) Surplus parking for an abutting property		

12.1.3.7	Exception: U-7	Map # 54W	By-law: OMB Order 2008 April 29
<p>In an U-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an U zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
12.1.3.7.1	(1) <b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>		
<b>Regulations</b>			
12.1.3.7.2	Minimum <b>front yard</b>		0.0 m
12.1.3.7.3	Minimum <b>interior side yard</b> - westerly side		0.0 m
12.1.3.7.4	Minimum <b>interior side yard</b> - easterly side		4.5 m
12.1.3.7.5	Minimum <b>rear yard - lot line</b> abutting a railway right-of-way		0.0 m

12.1.3.8	Exception: U-8	Map # 53E	By-law: 0180-2021
In an U-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an U zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
12.1.3.8.1	The regulations contained in Sentence 3.1.1.7.1 of this By-law shall not apply		



PURPOSE

The purpose of this Section is to provide an I zone (Institutional), that allows for large institutional facilities that serve a regional function, in appropriate locations throughout the City.<sup>1</sup>

<b>12.2</b>	<b>I ZONE (INSTITUTIONAL)</b>
-------------	-----------------------------------

**12.2.1 General Provisions for Institutional Zones**

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Institutional Zones shall also apply:

**12.2.1.1 Accessory Uses in an I Zone**

The following **uses** are permitted accessory to a permitted **use** in an I zone:  
*(0111-2019/LPAT Order 2021 March 09)*

- (1) **Medical Office**
- (2) **Office**
- (3) **Staff/Student Residence**
- (4) **Restaurant**
- (5) **Take-out Restaurant**
- (6) **Financial Institution**
- (7) **Retail Store**
- (8) **Service Establishment**
- (9) **Cogeneration Facility**

---

<sup>1</sup> The purpose statement is for clarification purposes only and does not form part of this By-law.



**12.2.2 I Zone Permitted Uses and Zone Regulations**

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Subsection 12.2.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 12.2.2 - I Zone Permitted Uses and Zone Regulations.

**Table 12.2.2 - I Zone Permitted Uses and Zone Regulations**  
(0325-2008)

Column A		B
Line 1.0	ZONE	I
<b>PERMITTED USES</b>		
<b>2.0</b>	INSTITUTIONAL	
2.1	<b>Hospital</b>	✓
2.2	University/College	✓
<b>ZONE REGULATIONS</b>		
<b>3.0</b>	MINIMUM FRONT YARD	7.5 m <sup>(1)</sup>
<b>4.0</b>	MINIMUM INTERIOR SIDE YARD	7.5 m <sup>(1)</sup>
<b>5.0</b>	MINIMUM EXTERIOR SIDE YARD	7.5 m <sup>(1)</sup>
<b>6.0</b>	MINIMUM REAR YARD	7.5 m <sup>(1)</sup>
<b>7.0</b>	MINIMUM LANDSCAPED BUFFER	4.5 m <sup>(2)</sup>

**NOTES:** (1) See also Subsection 2.1.17 of this By-law.  
(2) See also Subsection 2.1.25 of this By-law.



**12.2.3 I Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

12.2.3.1	Exception: I-1	Map # 37E	By-law:
In an I-1 zone the applicable regulations shall be as specified for an I zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
12.2.3.1.1	Lands zoned I-1 shall only be used for the following:		
	(1) Development in association with Britannia Farm		

12.2.3.2	Exception: I-2	Map # 15	By-law: 0308-2011, 0111-2019/LPAT Order 2021 March 09
In an I-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an I zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
12.2.3.2.1	(1) <i>deleted</i>		
<b>Regulations</b>			
12.2.3.2.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
12.2.3.2.3	Maximum total <b>gross floor area - non-residential</b> that may be used for a <b>retail store, service establishment, take-out restaurant, restaurant</b> or <b>financial institution</b> that are located wholly within a <b>building</b> and/or <b>structure</b> principally used for an <b>office</b> and/or <b>medical office</b>		20%
12.2.3.2.4	Minimum setback to Hurontario Street - all <b>buildings</b> and <b>structures</b> located within 50.0 m of Hurontario Street		10.0 m
12.2.3.2.5	Maximum setback to Hurontario Street - all <b>buildings</b> and <b>structures</b> located within 50.0 m of Hurontario Street		15.0 m
12.2.3.2.6	Minimum setback to Bronte College Court and The Queensway West		4.5 m
12.2.3.2.7	Minimum setback to lands zoned G1 and G2		10.0 m
12.2.3.2.8	Minimum number of <b>parking spaces</b> to be provided for <b>retail store, service establishment, take-out restaurant, restaurant</b> or <b>financial institution</b> that are located wholly within a <b>building</b> and/or <b>structure</b> principally used for an <b>office</b> and/or <b>medical office</b>		3.2 spaces per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>

12.2.3.3	Exception: I-3	Map # 31	By-law: 0308-2011
In an I-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an I zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
12.2.3.3.1	(1)	Parking for lands zoned I-4	
<b>Regulations</b>			
12.2.3.3.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
12.2.3.3.3	Minimum setback to Credit Valley Road		4.5 m
12.2.3.3.4	Minimum setback to lands zoned G1 and G2		7.5 m

12.2.3.4	Exception: I-4	Map # 31	By-law:
In an I-4 zone the applicable regulations shall be as specified for an I zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
12.2.3.4.1	Lands zoned I-4 shall only be used for the following:		
	(1)	<b>Medical Offices</b>	
	(2)	Accessory medical uses	
	(3)	Cafeteria	
<b>Regulations</b>			
12.2.3.4.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
12.2.3.4.3	Maximum total <b>gross floor area - non-residential</b>		7 390 m <sup>2</sup>
12.2.3.4.4	Maximum total <b>gross floor area - non-residential</b> used for accessory medical uses and a cafeteria		the lesser of 2 585 m <sup>2</sup> or 35% of the total <b>gross floor area - non-residential</b>
12.2.3.4.5	Minimum setback to all <b>lot lines</b>		1.5 m
12.2.3.4.6	Parking shall be provided at the greater of:		
	6.5 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> of all <b>buildings and structures</b> , or		
	the combined total number of spaces calculated by adding 5 spaces per medical practitioner for <b>medical offices</b> and 3.2 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> used for accessory medical uses		
12.2.3.4.7	Required parking may be provided on abutting lands zoned I-3		
12.2.3.4.8	"Accessory Medical Uses" means laboratories and associated facilities for medical diagnostic and dental purposes; an optician; a hearing aid dispensary; medical prosthesis supplies; weight control clinic; smokers treatment clinic; and a pharmacy		
12.2.3.4.9	"Cafeteria" means an area within a <b>building</b> or <b>structure</b> used to prepare and sell food for immediate consumption		

12.2.3.5	Exception: I-5	Map # 24	By-law: 0308-2011
<p>In an I-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an I zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
12.2.3.5.1	(1)	<i>deleted</i>	
<b>Regulation</b>			
12.2.3.5.2	Minimum setback to Mississauga Road - all <b>buildings</b> and <b>structures</b>		15.0 m



PURPOSE

The purpose of this Section is to provide a D zone (Development), that recognizes vacant lands not yet developed and/or to permit the use that legally existed on the date of passing of this By-law, until such time as the lands are rezoned in conformity with Mississauga Official Plan, in appropriate locations throughout the City.<sup>1</sup>

<b>12.3</b>	<b>D ZONE (DEVELOPMENT)</b>
-------------	---------------------------------

**12.3.1 General Provisions for Development Zones**

The zone provisions contained in Parts 1 to 3 of this By-law shall also apply to Development Zones.

---

<sup>1</sup> The purpose statement is for clarification purposes only and does not form part of this By-law.



**12.3.2 D Zone Permitted Uses and Zone Regulations**

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Subsection 12.3.1 of this By-law, and the **uses** and zone regulations contained in Table 12.3.2 - D Zone Permitted Uses and Zone Regulations.

**Table 12.3.2 - D Zone Permitted Uses and Zone Regulations**  
(0147-2022)

Column A		B
Line 1.0	ZONE	D
<b>PERMITTED USE</b>		
<b>2.0</b>	DEVELOPMENT	
2.1	A <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of this By-law and the <b>existing</b> legal <b>use</b> of such <b>building</b> or <b>structure</b>	✓
<b>ZONE REGULATIONS</b>		
<b>3.0</b>	The erection of new <b>buildings</b> or <b>structures</b> and the replacement of <b>existing buildings</b> and <b>structures</b> shall not be permitted	✓
<b>4.0</b>	The enlargement of <b>existing buildings</b> and <b>structures</b> shall be permitted to a maximum of 10% of the <b>gross floor area</b> legally <b>existing</b> on the date of the passing of this By-law	
<b>5.0</b>	<b>MINIMUM FRONT YARD</b>	7.5 m
<b>6.0</b>	<b>MINIMUM INTERIOR SIDE YARD</b>	7.5 m
<b>7.0</b>	<b>MINIMUM EXTERIOR SIDE YARD</b>	7.5 m
<b>8.0</b>	<b>MINIMUM REAR YARD</b>	7.5 m
<b>9.0</b>	<b>MAXIMUM HEIGHT</b>	10.7 m



12.3.3 D Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

12.3.3.1	Exception: D-1	Map # 03, 07, 14, 15, 19, 22	By-law: 0297-2013, 0085-2018, 0166-2018, 0173-2018, 0128-2021, 0125-2022
<p>In a D-1 zone the applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Permitted Uses</b></p>			
12.3.3.1.1	<p>Lands zoned D-1 shall only be used for the following:</p> <ol style="list-style-type: none"> <li>(1) <b>Detached dwelling</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(2) <b>Accessory buildings and structures</b></li> </ol>		
<p><b>Regulations</b></p>			
12.3.3.1.2	<p>The enlargement of an <b>existing detached dwelling, existing buildings and structures, new accessory uses and new accessory buildings and structures</b> shall be permitted in compliance with the following:</p> <ol style="list-style-type: none"> <li>(1) a <b>detached dwelling</b> on a <b>lot</b> with a <b>lot frontage</b> equal to or greater than 22.5 m shall comply with the R1 zone provisions contained in Section 4.1 and Subsection 4.2.1 of this By-law</li> <li>(2) a <b>detached dwelling</b> on a <b>lot</b> with a minimum <b>lot frontage</b> equal to or greater than 18.0 m and less than 22.5 m shall comply with the R2 zone provisions contained in Section 4.1 and Subsection 4.2.1 of this By-law</li> <li>(3) a <b>detached dwelling</b> on a <b>lot</b> with a minimum <b>lot frontage</b> equal to or greater than 15.0 m and less than 18.0 m shall comply with the R3 zone provisions contained in Section 4.1 and Subsection 4.2.1 of this By-law</li> <li>(4) a <b>detached dwelling</b> on a <b>lot</b> with a minimum <b>lot frontage</b> equal to or greater than 12.0 m and less than 15.0 m shall comply with the R4 zone provisions contained in Section 4.1 and Subsection 4.2.1 of this By-law</li> <li>(5) <b>accessory buildings and structures</b> on all <b>lots</b> zoned D-1 shall comply with the regulations contained in Subsection 4.1.2 of this By-law</li> </ol>		

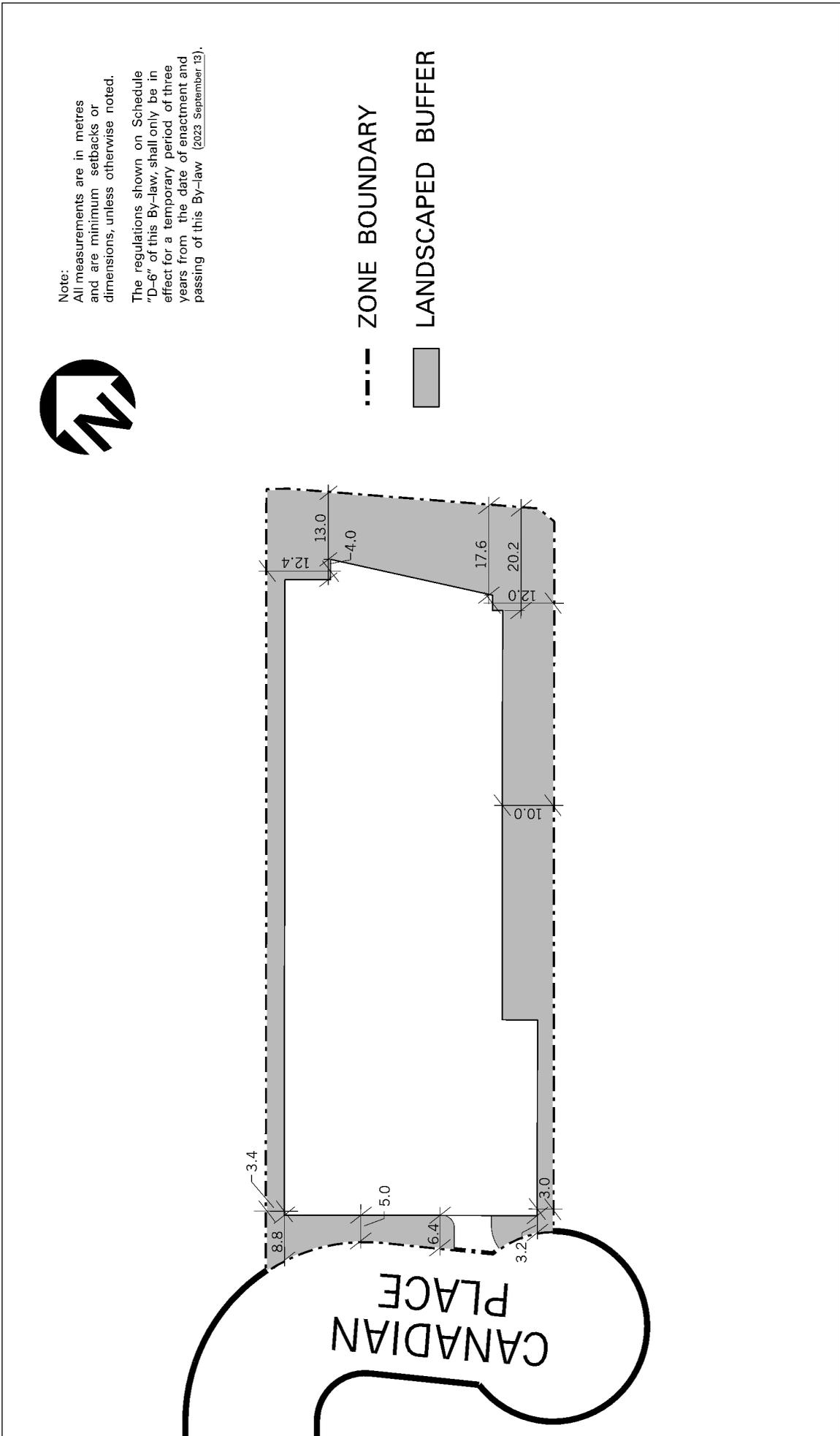
12.3.3.2	Exception: D-2	Map # 22	By-law: 0174-2017
In a D-2 zone the applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
12.3.3.2.1	Lands zoned D-2 shall only be used for the following:		
	(1)	<b>Semi-detached</b> legally <b>existing</b> on the date of passing of this By-law	
	(2)	<b>Accessory buildings and structures</b>	
<b>Regulations</b>			
12.3.3.2.2	The enlargement of an <b>existing semi-detached, existing accessory buildings and structures</b> and new <b>accessory buildings and structures</b> shall be permitted in compliance with the following:		
	(1)	a <b>semi-detached</b> shall comply with the RM1 zone regulations contained in Subsection 4.8.1 of this By-law	
	(2)	<b>accessory buildings and structures</b> on all <b>lots</b> zoned D-2 shall comply with the regulations contained in Subsection 4.1.2 of this By-law	

12.3.3.3	Exception: D-3	Map # 20	By-law:
In a D-3 zone the applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
12.3.3.3.1	Lands zoned D-3 shall only be used for the following:		
	(1)	<b>Cemetery</b>	
<b>Uses Not Permitted</b>			
12.3.3.3.2	(1)	<b>Crematorium</b>	
	(2)	<b>Mausoleum</b>	
<b>Regulation</b>			
12.3.3.3.3	A <b>cemetery</b> shall comply with the OS3 zone regulations contained in Subsection 9.2.1 of this By-law		

12.3.3.4	Exception: D-4	Map # 44E	By-law:
In a D-4 zone the applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
12.3.3.4.1	Lands zoned D-4 shall only be used for the following:		
	(1)	Outdoor place of religious assembly	
	(2)	<b>Accessory buildings and structures</b> legally <b>existing</b> on the date of passing of this By-law	

12.3.3.5	Exception: D-5	Map # 08	By-law: 0174-2017
<p>In a D-5 zone the applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
12.3.3.5.1	Lands zoned D-5 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Detached dwelling</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(2) <b>Duplex</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(3) <b>Triplex</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(4) <b>Accessory buildings and structures</b></li> </ul>		
<b>Regulations</b>			
12.3.3.5.2	The enlargement of an <b>existing</b> dwelling, <b>existing accessory buildings and structures</b> and new <b>accessory buildings and structures</b> shall be permitted in compliance with the following:		
	<ul style="list-style-type: none"> <li>(1) a <b>detached dwelling</b> shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law</li> <li>(2) a <b>duplex</b> and <b>triplex</b> shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law</li> <li>(3) <b>accessory buildings and structures</b> on all <b>lots</b> zoned D-5 shall comply with the regulations contained in Subsection 4.1.2 of this By-law</li> </ul>		

12.3.3.6	Exception: D-6	Map # 27	By-law: <i>deleted by 0191-2018, 0138-2023/OLT Order 2024 January 03</i>
<p>In a D-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
12.3.3.6.1	(1) <b>Transportation Facility</b>		
<b>Regulations</b>			
12.3.3.6.2	The regulations contained in Sentence 3.1.1.7.1 of this By-law shall not apply		
12.3.3.6.3	The additional permitted <b>use</b> and regulations contained in Exception Table 12.3.3.6 of this By-law, shall only be in effect for a temporary period of three years from the date of enactment and passing of this By-law (September 13, 2023) in compliance with the following regulations:		
	(1)	maximum number of <b>commercial motor vehicles</b>	106
	(2)	minimum number of <b>parking spaces</b>	5
12.3.3.6.4	All site development plans shall comply with Schedule D-6 of this Exception		



Note:  
 All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.  
 The regulations shown on Schedule "D-6" of this By-law, shall only be in effect for a temporary period of three years from the date of enactment and passing of this By-law (2023 September 13).

--- ZONE BOUNDARY

■ LANDSCAPED BUFFER

Schedule D-6  
 Map 27

12.3.3.7	Exception: D-7	Map # 14	By-law:
<p>In a D-7 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:</p>			
<p><b>Permitted Uses</b></p>			
12.3.3.7.1	<p>Lands zoned D-7 shall only be used for the following:</p> <ol style="list-style-type: none"> <li>(1) <b>Detached dwelling</b> legally existing on the date of passing of this By-law</li> <li>(2) <b>Accessory buildings and structures</b></li> </ol>		
<p><b>Regulations</b></p>			
12.3.3.7.2	<p>The enlargement of an <b>existing detached dwelling, existing accessory buildings and structures</b> and new <b>accessory buildings and structures</b> shall be permitted in compliance with the following:</p> <ol style="list-style-type: none"> <li>(1) the provisions contained in Subsection 2.1.24 of this By-law shall apply</li> <li>(2) a <b>detached dwelling</b> on a <b>lot</b> with a <b>lot frontage</b> equal to or greater than 22.5 m shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law</li> <li>(3) a <b>detached dwelling</b> on a <b>lot</b> with a minimum <b>lot frontage</b> equal to or greater than 18.0 m and less than 22.5 m shall comply with the R2 zone regulations contained in Subsection 4.2.1 of this By-law</li> <li>(4) a <b>detached dwelling</b> on a <b>lot</b> with a minimum <b>lot frontage</b> equal to or greater than 15.0 m and less than 18.0 m shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law</li> <li>(5) a <b>detached dwelling</b> on a <b>lot</b> with a minimum <b>lot frontage</b> equal to or greater than 12.0 m and less than 15.0 m shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law</li> <li>(6) <b>accessory buildings and structures</b> on all <b>lots</b> zoned D-7 shall comply with the regulations contained in Subsection 4.1.2 of this By-law</li> </ol>		
<p><b>Holding Provision</b></p>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-D-7 by further amendment to Map 14 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"> <li>(1) a letter from a Registered Professional Engineer in the Province of Ontario certifying that the <b>building</b> meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation;</li> <li>(2) confirmation in writing from Credit Valley Conservation that safe access to the site has been provided.</li> </ol>			

12.3.3.8	Exception: D-8	Map # 45E, 55	By-law:
<p>In a D-8 zone the applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
12.3.3.8.1	Lands zoned D-8 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Detached dwelling</b> legally <b>existing</b> on the date of passing of this By-law accessory to an agricultural use</li> <li>(2) Agricultural use legally <b>existing</b> on the date of passing of this By-law</li> </ul>		
<b>Regulations</b>			
12.3.3.8.2	<p>The enlargement of an <b>existing</b> accessory <b>detached dwelling</b>, <b>existing accessory buildings and structures</b>, <b>existing buildings and structures</b> associated with an agricultural use, new <b>accessory buildings and structures</b> and new <b>buildings and structures</b> associated with an agricultural use shall be permitted in compliance with the following:</p>		
	(1)	minimum <b>lot area</b>	10.0 ha
	(2)	maximum <b>lot coverage</b>	10%
	(3)	minimum <b>front yard</b>	18.0 m
	(4)	minimum <b>interior and exterior side yards</b>	7.5 m
	(5)	minimum <b>rear yard</b>	15.0 m
	(6)	maximum <b>height</b>	15.3 m

12.3.3.9	Exception: D-9	Map # 45E	By-law:
<p>In a D-9 zone the applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
12.3.3.9.1	Lands zoned D-9 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) Agricultural use legally <b>existing</b> on the date of passing of this By-law</li> <li>(2) Clubhouse accessory to a <b>golf course</b> permitted on lands zoned G1-7</li> </ul>		
<b>Regulations</b>			
12.3.3.9.2	<p>The enlargement of <b>existing buildings and structures</b> associated with an agricultural use and new <b>buildings and structures</b> associated with an agricultural use shall be permitted in compliance with the following:</p>		
	(1)	maximum <b>lot coverage</b>	10%
	(2)	minimum <b>front yard</b>	18.0 m
	(3)	minimum <b>interior and exterior side yards</b>	7.5 m
	(4)	minimum <b>rear yard</b>	5.0 m
	(5)	maximum <b>height</b>	15.3 m
12.3.3.9.3	A clubhouse shall comply with the OS2 zone regulations contained in Subsection 9.2.1 of this By-law		

12.3.3.10	Exception: D-10	Map # 22	By-law:
In a D-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
12.3.3.10.1	Minor alterations or additions to <b>existing</b> industrial facilities, <b>buildings</b> and <b>structures</b> shall be permitted		

12.3.3.11	Exception: D-11	Map # 46E	By-law:
In a D-11 zone the applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
12.3.3.11.1	Lands zoned D-11 shall only be used for the following:		
	(1)	<b>Place of Religious Assembly</b>	
	(2)	<b>Detached dwelling</b> legally <b>existing</b> on the date of passing of this By-law	
<b>Regulations</b>			
12.3.3.11.2	A <b>place of religious assembly</b> shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law, except that:		
	(1)	maximum <b>lot coverage</b>	40%
	(2)	minimum <b>interior side yard - interior lot</b>	6.0 m
	(3)	minimum <b>landscaped area</b>	30%
	(4)	maximum <b>height</b>	12.2 m

12.3.3.12	Exception: D-12	Map # 39E	By-law: 0451-2007, 0012-2012, 0056-2015, 0128-2018, 0020-2023
In a D-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a D zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
12.3.3.12.1	(1)	Outdoor Storage of Refrigeration Trailers	
<b>Regulations</b>			
12.3.3.12.2	Notwithstanding Sentence 12.3.3.12.1 of this Exception, the outdoor storage of refrigeration trailers is permitted as a temporary use for the period of three years from the date of enactment and passing of this By-law (February 1, 2023) in compliance with the following regulations:		
	(1)	maximum number of refrigeration trailers	10
	(2)	minimum setback of refrigeration trailers from any <b>lot line</b>	3.0 m
	(3)	maximum height of refrigeration trailers	2.4 m
	(4)	maximum length of refrigeration trailers	5.2 m
	(5)	no refrigeration unit shall be operated or maintained on the <b>lot</b>	
	(6)	"Refrigeration Trailer" means a non self propelled boxed container on wheels with a refrigeration unit, attached thereto	



PURPOSE

The purpose of this Section is to provide a B zone (Buffer), that allows fencing and berming, in appropriate locations throughout the City.<sup>1</sup>

<b>12.4</b>	<b>B ZONE (BUFFER)</b>
-------------	----------------------------

**12.4.1 General Provisions For Buffer Zones**

The zone provisions contained in Parts 1 to 3 of this By-law shall also apply to Buffer Zones.

---

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



**12.4.2 B Zone Permitted Uses**

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 and 2 and Subsection 12.4.1 of this By-law, and the **uses** contained Table 12.4.2 - B Zone Permitted Uses.

**Table 12.4.2 - B Zone Permitted Uses**  
(0379-2009)

Column A		B
Line 1.0	ZONE	B
<b>PERMITTED USES</b>		
<b>2.0</b>	BUFFER	
2.1	Berm	✓
2.2	Fence	✓
2.3	Retaining Wall	✓
2.4	Entryway Feature	✓



12.4.3 B Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

12.4.3.1	Exception: B-1	Map #	By-law: 0286-2008, 0251-2009, <i>deleted by</i> 0379-2009



PURPOSE

The purpose of this Section is to provide an AP zone (Airport) that recognizes Toronto - Lester B. Pearson International Airport.<sup>1</sup>

<b>12.5</b>	<b>AP ZONE (AIRPORT)</b>
-------------	------------------------------

**12.5.1 AP Zone Permitted Uses**

All **buildings** and **structures** shall comply with the **uses** contained in Table 12.5.1 - AP Zone Permitted Uses.

**Table 12.5.1 - AP Zone Permitted Uses**

Column		A	B
Line 1.0	ZONE		AP
<b>PERMITTED USES</b>			
<b>2.0</b>	AIRPORT		
2.1	Toronto - Lester B. Pearson International Airport		✓
2.2	Accessory uses to Toronto - Lester B. Pearson International Airport		✓

---

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



**12.5.2 AP Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

