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2.1	GENERAL PROVISIONS
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2.1.1 Exemptions

2.1.1.1 Streets

Nothing in this By-law shall prevent the **use** of land for a **street**.

2.1.1.2 Physical Services and Utilities

Nothing in this By-law shall prevent the installation of water, stormwater and wastewater management facilities or piped services, including natural gas and oil pipelines, electric power transmission, telecommunication and other cabled services in compliance with Article 2.1.1.3. *(0325-2008)*

2.1.1.3 Physical Services and Utilities - Structures

A **structure** required for the purpose of providing water, stormwater and wastewater management facilities or piped services, including natural gas and oil pipelines, electric power transmission, telecommunication and other cabled services is permitted within any zone, provided that the **structure** complies with the regulations of the zone in which it is situated. A **structure** measuring less than or equal to 5.0 m<sup>2</sup> shall not be subject to the zone regulations.

2.1.1.4 Repair to a Safe Condition

Nothing in this By-law shall prevent the restoration or repair to a safe condition of any **building** or **structure** or part of any **building** or **structure** that has been deemed to be in need of structural repair, and has been so verified by the Chief Building Official, provided the restoration or repair will not increase the **height**, size, or volume, or change the **use** of the **building** or **structure** and provided that the **use** has not been abandoned. *(0308-2011)*

2.1.1.5 Reconstruction of an Existing Building or Structure

Nothing in this By-law shall prevent the reconstruction of a **building** or **structure** severely damaged or destroyed by natural causes or by fire and has been so verified by the Chief Building Official, provided the reconstruction will not increase the **height**, size, or volume, or change the **use** of the **building** or **structure** and provided that the **use** has not been abandoned.

2.1.2 Minimum Separation Distances From Residential Zones and Other Restrictions

2.1.2.1 Minimum Separation Distances  
(0028-2013/OMB Order 2014 July 16)

2.1.2.1.1 All **buildings** and **structures** containing a **use** in Table 2.1.2.1.1 - Minimum Separation Distance from Residential Zones, shall comply with the applicable minimum separation distance required.

Table 2.1.2.1.1 - Minimum Separation Distance from Residential Zones  
(0028-2013/OMB Order 2014 July 16), (0111-2019/LPAT Order 2021 March 09), (0217-2023)

Column A		B
Line	Use	Minimum Separation Distance from Residential Zones
1.0	<i>deleted by 0217-2023</i>	
2.0	<i>deleted by 0217-2023</i>	
3.0	<i>deleted by 0217-2023</i>	
4.0	Animal Boarding Establishment	120.0 m
5.0	Adult Entertainment Establishment	800.0 m
6.0	Body-Rub Establishment	800.0 m
7.0	Adult Video Store	800.0 m
8.0	Night Club	800.0 m
9.0	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>	
10.0	Composting Facility	800.0 m
11.0	Waste Processing Station	800.0 m
12.0	Waste Transfer Station	800.0 m
13.0	Propane storage tank with an aggregate capacity in excess of 7 571 litres	120.0 m
14.0	Motor Vehicle Body Repair Facility (Accessory)	15.0 m
15.0	Crematorium	300.0 m

2.1.2.1.2 The minimum separation distance contained in Table 2.1.2.1.1 - Minimum Separation Distance from Residential Zones, shall be measured in a straight line from the nearest part of the **building** or **structure** or portion of the **building** or **structure** containing the **use**, to the closest **lot line** of a Residential Zone.

2.1.2.1.3 All **buildings** and **structures** containing a **use** in Table 2.1.2.1.3 - Minimum Separation Distance from other Zones, shall comply with the applicable minimum separation distance required. (0028-2013/OMB Order 2014 July 16)

Table 2.1.2.1.3 - Minimum Separation Distance from other Zones  
(0028-2013/OMB Order 2014 July 16), (0050-2013/LPAT Order 2020 June 08)

Column A		B
Line	Use	Minimum Separation Distance from other Zones
1.0	Crematorium	300.0 m from a C4 zone or a Downtown Core Zone or any Exception Zone permitting residential uses

2.1.2.1.4 The minimum separation distance contained in Table 2.1.2.1.3 - Minimum Separation Distance from other Zones, shall be measured in a straight line from the nearest part of the **building** or **structure** or portion of the **building** or **structure** containing the **use**, to the closest **lot line** of the other Zone. (0028-2013/OMB Order 2014 July 16)



2.1.2.2 Other Restrictions

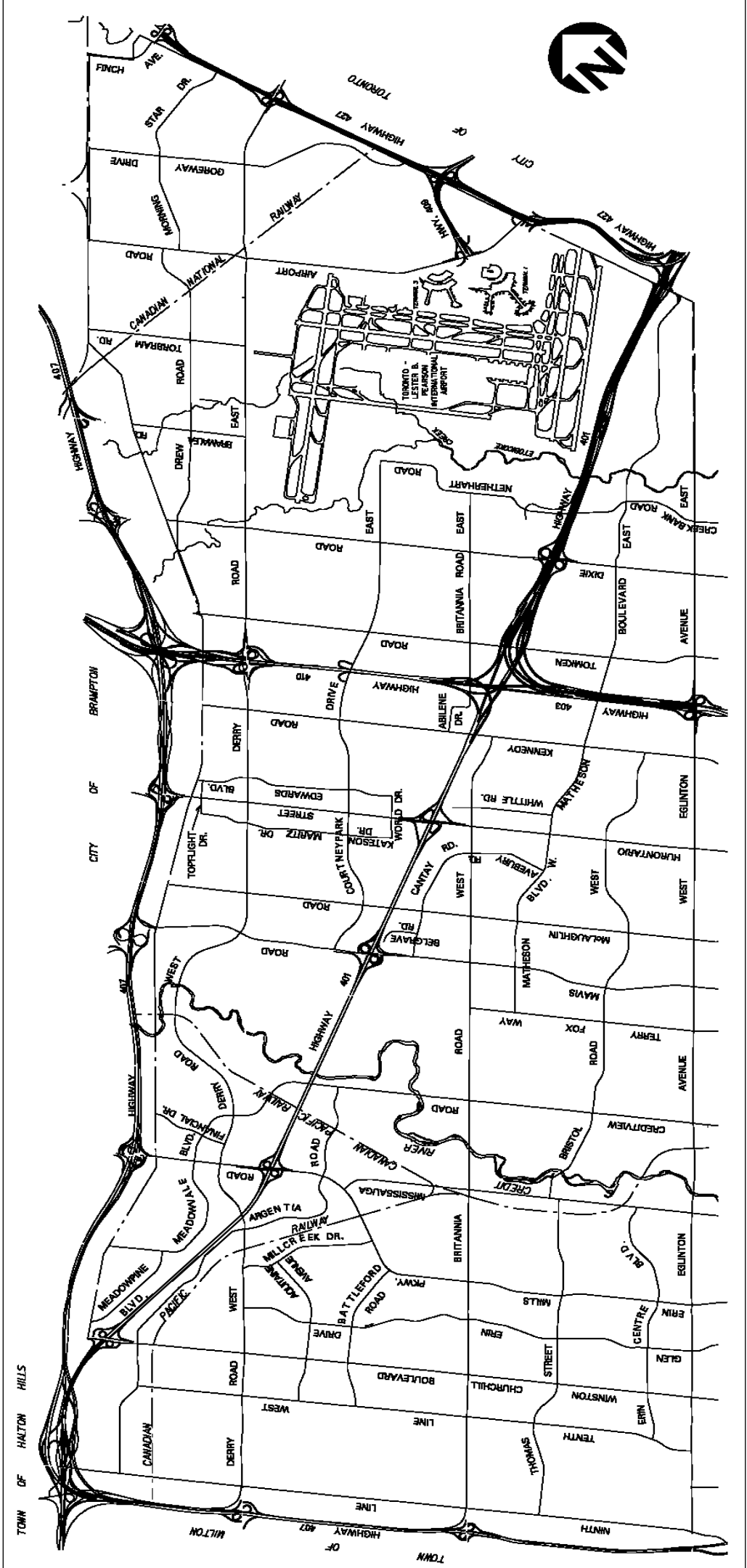
The following other restrictions shall apply:

Table 2.1.2.2.1 - Night Club

Column A		B
Line		
1.0	Where permitted, a <b>night club</b> shall comply with the provisions of the applicable Base Zone and/or Exception Zone and the following:	
1.1	Maximum <b>gross floor area</b> of a <b>night club</b>	1 115 m <sup>2</sup>
1.2	Every <b>lot</b> shall have frontage on a <b>street</b> identified on Schedules 2.1.2.2(1) or (2) of this By-law	✓
1.3	See also Sentence 2.1.2.1.1 of this By-law	✓
2.0	A <b>night club</b> in a CC1, CC2 or CCO zone shall only be permitted within the shaded area identified on Schedule 2.1.2.2(2) of this By-law and shall comply with the provisions of the applicable Base Zone and/or Exception Zone and the following: <i>(0050-2013/LPAT Order 2020 June 08)</i>	✓
2.1	Maximum <b>gross floor area</b> of a <b>night club</b>	300 m <sup>2</sup>
2.2	Line 8.0 contained in Table 2.1.2.1.1 of this By-law shall not apply	✓
2.3	A <b>night club</b> shall only be located within a non-residential <b>building</b>	✓
2.4	A <b>night club</b> shall not be located within the same <b>building</b> or in a <b>building</b> immediately adjacent to another <b>building</b> containing a <b>night club</b>	✓

Table 2.1.2.2.2 - Funeral Establishment

Column A		B
Line		
1.0	Where permitted, a <b>funeral establishment</b> shall comply with the provisions of the applicable Base Zone and/or Exception Zone and the following:	
1.1	Every <b>lot</b> shall have frontage on a <b>street</b> identified on Schedules 2.1.2.2(1) or (2) of this By-law	✓



### **Schedule 2.1.2.2(1) - Street Location Criteria for Night Clubs and Funeral Establishments**



Schedule 2.1.2.2(2) - Street Location Criteria  
for Night Clubs and Funeral Establishments  
(0050-2013/LPAT Order 2020 June 08)

Table 2.1.2.2.3 - Propane Storage Tank  
(0379-2009), (0050-2013/LPAT Order 2020 June 08)

Column A		B
Line		
1.0	A <b>propane storage tank</b> shall comply with the following:	
1.1	Maximum aggregate capacity per <b>lot</b>	15 142 litres
1.2	No <b>propane storage tank</b> shall be located in a required <b>yard</b>	✓
1.3	No <b>propane storage tank</b> shall be located within 120.0 m of an Institutional Zone	✓
1.4	No <b>propane storage tank</b> shall be located on a <b>lot</b> abutting a Residential, Downtown Core or C4 zone	✓
1.5	The regulations of Sentence 2.1.2.1.1 of this By-law shall also apply	✓
1.6	No <b>propane storage tank</b> with an aggregate capacity in excess of 7 571 litres shall be located within 120.0 m of a Downtown Core or C4 zone	✓

Table 2.1.2.2.4 - Private Club  
(0144-2016)

Column A		B
Line		
1.0	A <b>private club</b> , where permitted, shall comply with the provisions of the applicable Base Zone and/or Exception Zone and the following:	
1.1	A <b>prayer room</b> accessory to a <b>private club</b> shall be permitted	✓
1.2	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a <b>prayer room</b> that is greater than 10% of the total <b>gross floor area - non-residential</b> of a <b>private club</b>	27.1

Table 2.1.2.2.5 - Pressure Container  
(0008-2023/OLT Order 2023 October 19)

Column A		B
Line		
1.0	A <b>pressure container</b> shall comply with the following:	
1.1	No <b>pressure container</b> shall be located on a <b>lot</b> abutting a Downtown Core, Residential or C4 zone	✓
1.2	No <b>pressure container</b> shall be located in a <b>front yard, interior side yard or exterior side yard</b>	✓
1.3	Where a <b>pressure container</b> is accessory to a <b>hospital</b> , Lines 1.1 and 1.2 of this Table shall not apply	✓
1.4	Minimum setback of a <b>pressure container</b> accessory to a <b>hospital</b> , to a <b>lot</b> zoned Downtown Core, Residential or C4	10.0 m

- 2.1.3

**Frontage on a Street**  
*(0297-2013), (0008-2023/OLT Order 2024 March 18),  
(0203-2023/OLT Order 2024 September 09)*  
*(For 2620 Chalkwell Close and 2155 Leanne Drive, see Amendments, Page A1~1 - ZBL PDF text  
or 0.3.2 - Introduction - Interactive ZBL)*
- 2.1.3.1

All **lots** shall have frontage on a **street** or **CEC - road**.
- 2.1.3.2

Notwithstanding Article 2.1.3.1 of this By-law, a **lot** in a Residential Zone may have frontage on the following **private roads**:

(1)

Any road shown on Registered Plan A-23, B-88, or C-89 on Map 02

(2)

The Pines

(3)

Madigan's Lane

(4)

Oak Lane

(5)

Cedar Creek Lane

(6)

Glatt's Lane

(7)

Meadow Wood Lane
- 2.1.4

**0.3 m Reserves**

For the purposes of this By-law, a 0.3 m reserve shall be considered to be part of the **street**. *(0325-2008)*
- 2.1.5

**Accessory Uses**

Where this By-law provides that land may be used or a **building** or **structure** may be erected and/or used for a permitted **use**, that **use** shall include any **building** or **structure** or **use** accessory thereto as long as the **accessory use**, **building** and/or **structure** is located on the same **lot**.
- 2.1.6

**Use of Lots Without Buildings**

Where a **lot** is used for a permitted **use** and there are no **buildings** or **structures** on the **lot**, the minimum side and **front yard** requirements of the zone within which the **lot** is situated shall be complied with as if there were a **building** or **structure** on the **lot**.
- 2.1.7

**Non-Contravention**

No **lot**, **building**, **structure** or **parking area** shall be deemed to have contravened any provisions of this By-law if the contravention is due to transfer to or acquisition by The Corporation of the City of Mississauga, The Regional Municipality of Peel, the Province of Ontario and/or the Government of Canada, of a part or parts of any **lot**. *(0325-2008)*
- 2.1.8

**Legal Non-Complying Lots, Buildings, Structures, Parking Areas and Driveways**

Where a **lot**, **building**, **structure**, **parking area** or **driveway** is deficient in respect of any regulation required by this By-law, the following are deemed to be in compliance with the regulations of this By-law:
- 2.1.8.1

A **lot**, **building**, **structure**, **parking area** or **driveway** legally existing on the date of passing of this By-law;
- 2.1.8.2

A **building** or **structure** for which a building permit has been issued on or before the date of passing of this By-law;
- 2.1.8.3

If in compliance with Articles 2.1.8.1 and 2.1.8.2, and provided the **use** of such **lot**, **building**, **structure**, **parking area** or **driveway** is permitted by this By-law, the said **lot**, **building**, **structure**, **parking area** or **driveway** may be enlarged or altered provided that the enlargement or alteration itself complies with all applicable regulations of this By-law and does not cause further contravention to any regulation contained herein.

2.1.9                    **Uses Permitted in More Than One Zone Category**

The following **uses** are permitted in more than one zone category:

2.1.9.1                **Public School**  
*(0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09),  
(0048-2025)*

In addition to the provisions contained in Parts 1 to 3 of this By-law, a **public school** shall comply with the provisions contained in Table 2.1.9.1 - Public School.

**Table 2.1.9.1 - Public School**

Column A		B
Line		
1.0	A <b>public school</b> is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, C1 to C4, CC1 to CC4, OS1, OS2 and I zones <sup>(1)</sup>
2.0	The following <b>uses</b> shall be permitted accessory to a <b>public school</b> : tutoring, and recreational, social, community and charitable activities	✓
3.0	Maximum percentage of the total <b>gross floor area</b> used for all <b>accessory uses</b>	20% of the <b>gross floor area</b> of the <b>public school</b>
4.0	Minimum <b>Lot Frontage</b>	20.0 m
5.0	Minimum <b>Lot Area</b>	720 m <sup>2</sup>
6.0	Minimum <b>Front Yard</b>	18.0 m <sup>(2)</sup>
7.0	Minimum <b>Side Yard</b>	The lesser of the <b>height</b> of the <b>building</b> or 10% of the width of the <b>lot</b> <sup>(2)</sup>
8.0	Minimum <b>Rear Yard</b>	7.5 m <sup>(2)</sup>
9.0	Maximum <b>Height</b>	13.0 m
10.0	Minimum setback from a railway right-of-way	30.0 m
11.0	Minimum setback of a <b>parking area</b> to an abutting <b>lot</b> in a Residential Zone	4.5 m

**NOTES:**    (1)    See also Subsection 2.1.23 of this By-law.  
              (2)    See also Subsection 2.1.17 of this By-law.

2.1.9.2

Private School

(0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09), (0048-2025)

In addition to the provisions contained in Parts 1 to 3 of this By-law, a **private school** shall comply with the provisions contained in Table 2.1.9.2 - Private School.

Table 2.1.9.2 - Private School

Column A		B
Line		
1.0	A <b>private school</b> is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, C1 to C4, CC1 to CC4, OS1, OS2 and I zones <sup>(1)</sup>
2.0	A <b>private school</b> in a non-residential zone shall comply with the regulations of the zone in which it is located	✓
2.1	The following <b>uses</b> shall be permitted accessory to a <b>private school</b> : tutoring, and recreational, social, community and charitable activities	✓
2.2	Maximum percentage of the total <b>gross floor area</b> that may be used for all <b>accessory uses</b>	20% of the <b>gross floor area</b> of a <b>private school</b>
2.3	Minimum setback from a railway right-of-way	30.0 m
2.4	Minimum setback of a <b>parking area</b> to a Residential Zone	4.5 m
3.0	A <b>private school</b> in a Residential Zone shall comply with the following:	
3.1	Every <b>lot</b> shall have frontage on a <b>street</b> identified on Schedules 2.1.9.2(1) or (2) of this By-law	✓
3.2	The following <b>uses</b> shall be permitted accessory to a <b>private school</b> : tutoring, and recreational, social, community and charitable activities	✓
3.3	Maximum percentage of the total <b>gross floor area</b> that may be used for all <b>accessory uses</b>	20% of the <b>gross floor area</b> of a <b>private school</b>
3.4	Minimum <b>Lot Frontage</b>	45.0 m
3.5	Minimum <b>Front Yard</b>	The minimum <b>front yard</b> of the applicable Residential Zone
3.6	Minimum <b>Exterior Side Yard</b>	The greater of the following:  (1) the minimum <b>exterior side yard</b> of the applicable Residential Zone; or (2) the minimum <b>exterior side yard</b> of a residential <b>lot</b> that has a <b>rear lot line</b> abutting the subject property; or (3) the minimum <b>front yard</b> of an abutting residential <b>lot</b> that has a side <b>lot line</b> that is the <b>rear lot line</b> of the subject <b>lot</b> ; or (4) the lesser of the <b>height</b> of the <b>building</b> or 10% of the width of the <b>lot</b> .
3.7	Minimum <b>Interior Side Yard</b>	The lesser of the <b>height</b> of the <b>building</b> or 10% of the width of the <b>lot</b>
3.8	Minimum <b>Rear Yard</b>	7.5 m
3.9	Maximum <b>Lot Coverage</b>	20% of the <b>lot area</b>

Table 2.1.9.2 continued on next page

Column A		B
Line		
Table 2.1.9.2 continued from previous page		
3.10	Maximum <b>gross floor area - non-residential</b> of all <b>buildings</b> and <b>structures</b>	190 m <sup>2</sup> plus 0.2 times the <b>lot area</b>
3.11	Maximum <b>Building Height - Highest Ridge:</b> from <b>established grade</b> to highest ridge of a <b>sloped roof</b>	9.5 m
3.12	Maximum <b>Building Height:</b> <b>flat roof</b>	7.5 m
3.13	Minimum Open Space	40% of the <b>lot area</b>
3.14	Minimum setback from a railway right-of-way	30.0 m
3.15	Minimum setback of a <b>parking area</b> to an abutting <b>lot</b> in a Residential Zone	4.5 m

**NOTE:** (1) See Subsection 2.1.23 of this By-law.



2.1.9.3

Place of Religious Assembly

(0325-2008), (0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09), (0048-2025)

In addition to the provisions contained in Parts 1 to 3 of this By-law, a **place of religious assembly** shall comply with the provisions contained in Table 2.1.9.3 - Place of Religious Assembly.

Table 2.1.9.3 - Place of Religious Assembly

Column A		B
Line		
1.0	A <b>place of religious assembly</b> is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, C1 to C4, CC1 to CC4, E1 to E3, OS1, OS2 and I zones
2.0	A <b>place of religious assembly</b> in a non-residential zone shall comply with the regulations of the zone in which it is located	✓
2.1	Tutoring and recreational <b>uses</b> shall be permitted accessory to a <b>place of religious assembly</b>	✓
2.2	Maximum percentage of the total <b>gross floor area - non-residential</b> that may be used for accessory tutoring and recreational <b>uses</b> including a music school, a dance school and a martial arts school	20% of the <b>gross floor area</b> of the <b>place of religious assembly</b>
2.3	A community/multi-use hall used for recreational, social, community and charitable activities shall be permitted within a <b>place of religious assembly</b>	✓
2.4	Maximum <b>gross floor area</b> of a community/multi-use hall	Equal to or less than the <b>gross floor area</b> of the <b>worship area</b>
2.5	Minimum setback of a <b>parking area</b> to a Residential Zone	4.5 m
3.0	A <b>place of religious assembly</b> in a Residential Zone shall comply with the following:	
3.1	Every <b>lot</b> shall have frontage on a <b>street</b> identified on Schedules 2.1.9.3(1) or (2) of this By-law	✓
3.2	Tutoring and recreational <b>uses</b> shall be permitted accessory to a <b>place of religious assembly</b>	✓
3.3	Maximum percentage of the total <b>gross floor area - non-residential</b> that may be used for accessory tutoring and recreational <b>uses</b> including a music school, a dance school and a martial arts school	20% of the <b>gross floor area</b> of the <b>place of religious assembly</b>
3.4	A community/multi-use hall used for recreational, social, community and charitable activities shall be permitted within a <b>place of religious assembly</b>	✓
3.5	Maximum <b>gross floor area</b> of a community/multi-use hall	Equal to or less than the <b>gross floor area</b> of the <b>worship area</b>
3.6	Minimum <b>Lot Frontage</b>	20.0 m

Table 2.1.9.3 continued on next page

Column A		B
Line		
Table 2.1.9.3 continued from previous page		
3.7	Minimum Lot Area	720 m <sup>2</sup>
3.8	Minimum Front Yard	18.0 m
3.9	Minimum Side Yard	The lesser of the <b>height</b> of the <b>building</b> or 15% of the width of the <b>lot</b>
3.10	Minimum Rear Yard	7.5 m
3.11	Maximum Height	10.7 m
3.12	Minimum setback of a <b>parking area</b> to an abutting <b>lot</b> in a Residential Zone	4.5 m

2.1.9.4

Day Care

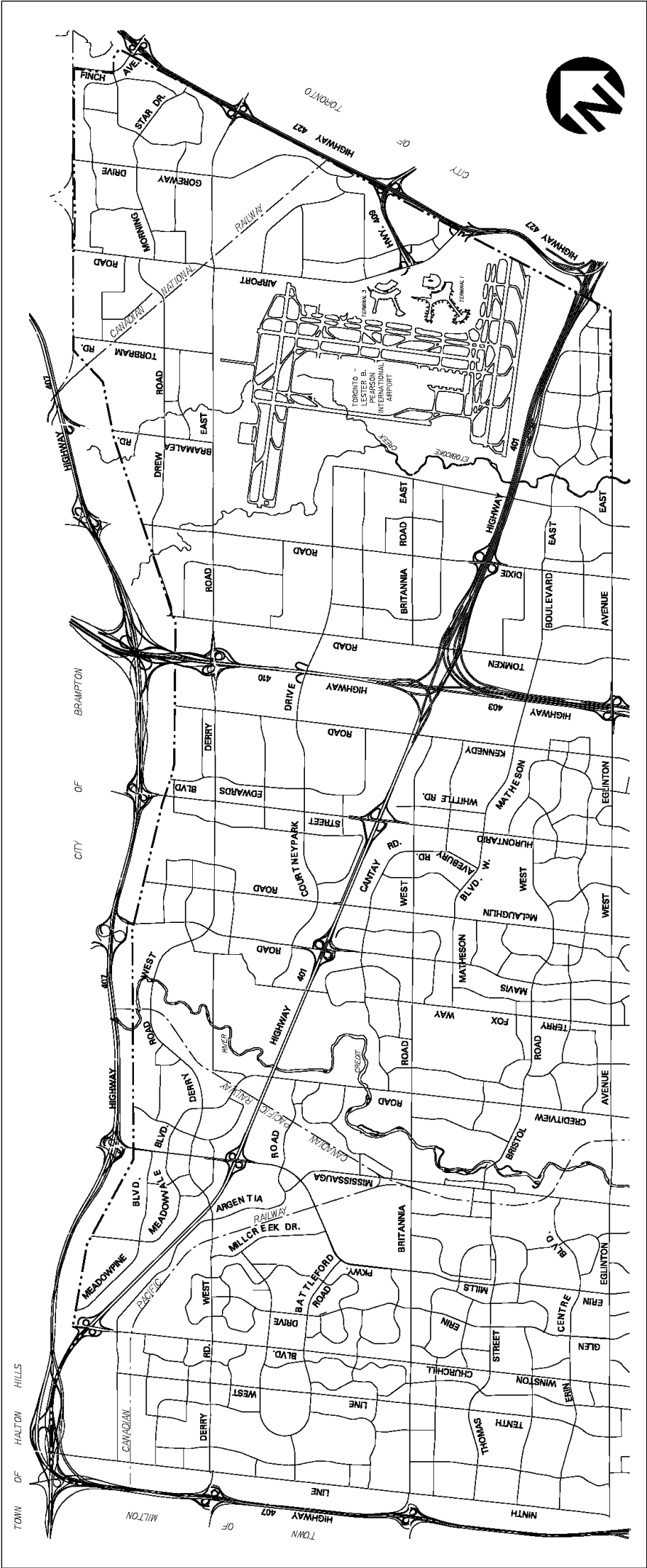
(0190-2014), (0181-2018/LPAT Order 2019 February 15), (0050-2013/LPAT Order 2020 June 08), (0048-2025)

In addition to the provisions contained in Parts 1 to 3 of this By-law, a **day care** shall comply with the provisions contained in Table 2.1.9.4 - Day Care.

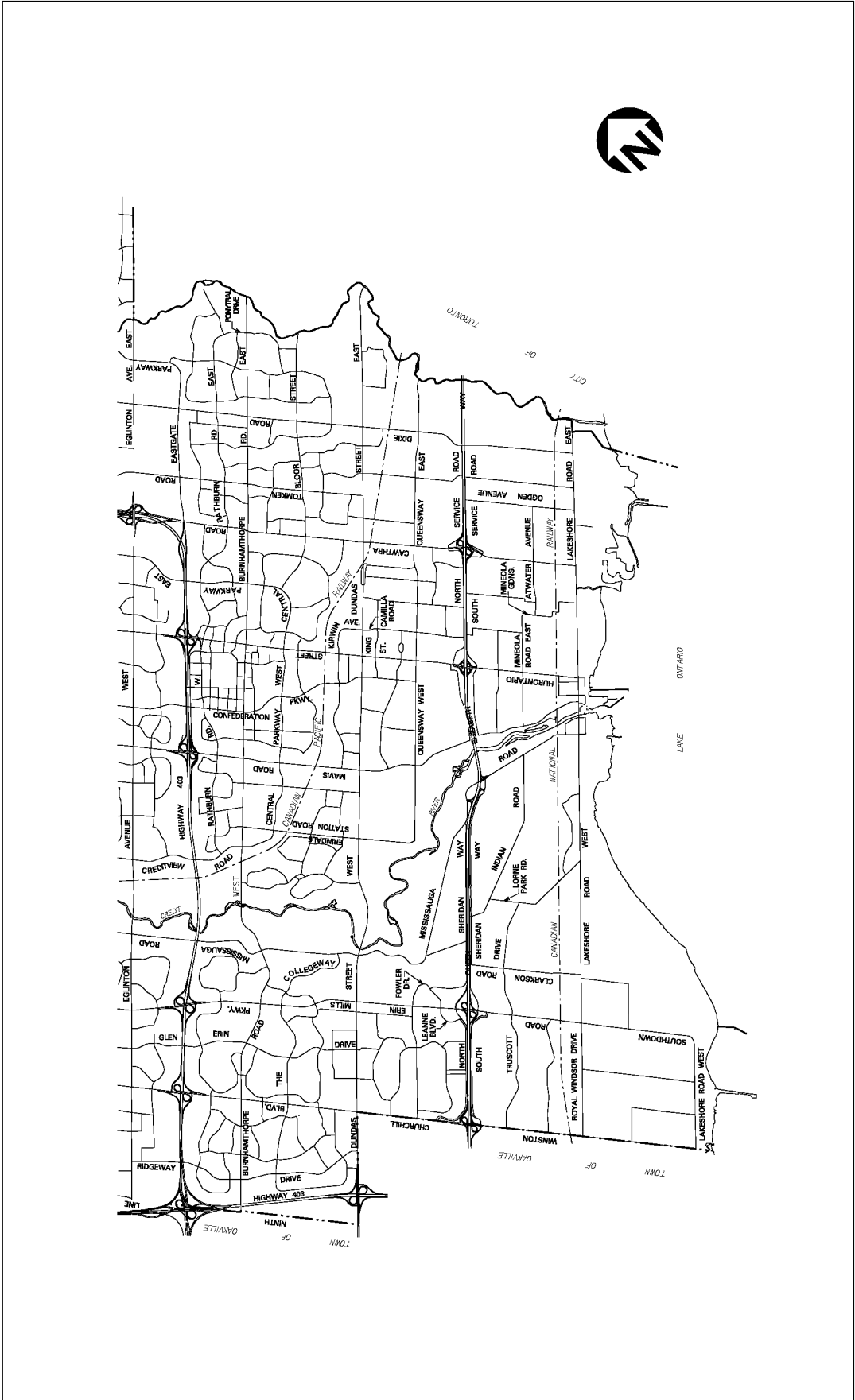
Table 2.1.9.4 - Day Care

Column A		B
Line		
1.0	A <b>day care</b> is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, C1 to C4, CC1 to CC4, CCO, CCOS, OS1, OS2 and I zones <sup>(1)</sup>
2.0	A <b>day care</b> in a non-residential zone shall comply with the regulations of the zone in which it is located, except that:	
2.1	Minimum setback from a railway right-of-way	30.0 m
2.2	<i>deleted by 0379-2009</i>	
3.0	A <b>day care</b> in a Residential Zone shall comply with the regulations of the zone in which it is located, except that:	<sup>(1)</sup>
3.1	Every <b>lot</b> shall have frontage on a <b>street</b> identified on Schedules 2.1.9.2(1) or (2) of this By-law	✓
3.2	Where a <b>day care</b> is accessory to a <b>public school</b> , the regulations of Line 3.1 shall not apply	✓
3.3	Minimum setback from a railway right-of-way	30.0 m
3.4	Minimum setback of a <b>parking area</b> to an abutting <b>lot</b> in a Residential Zone	4.5 m
3.5	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

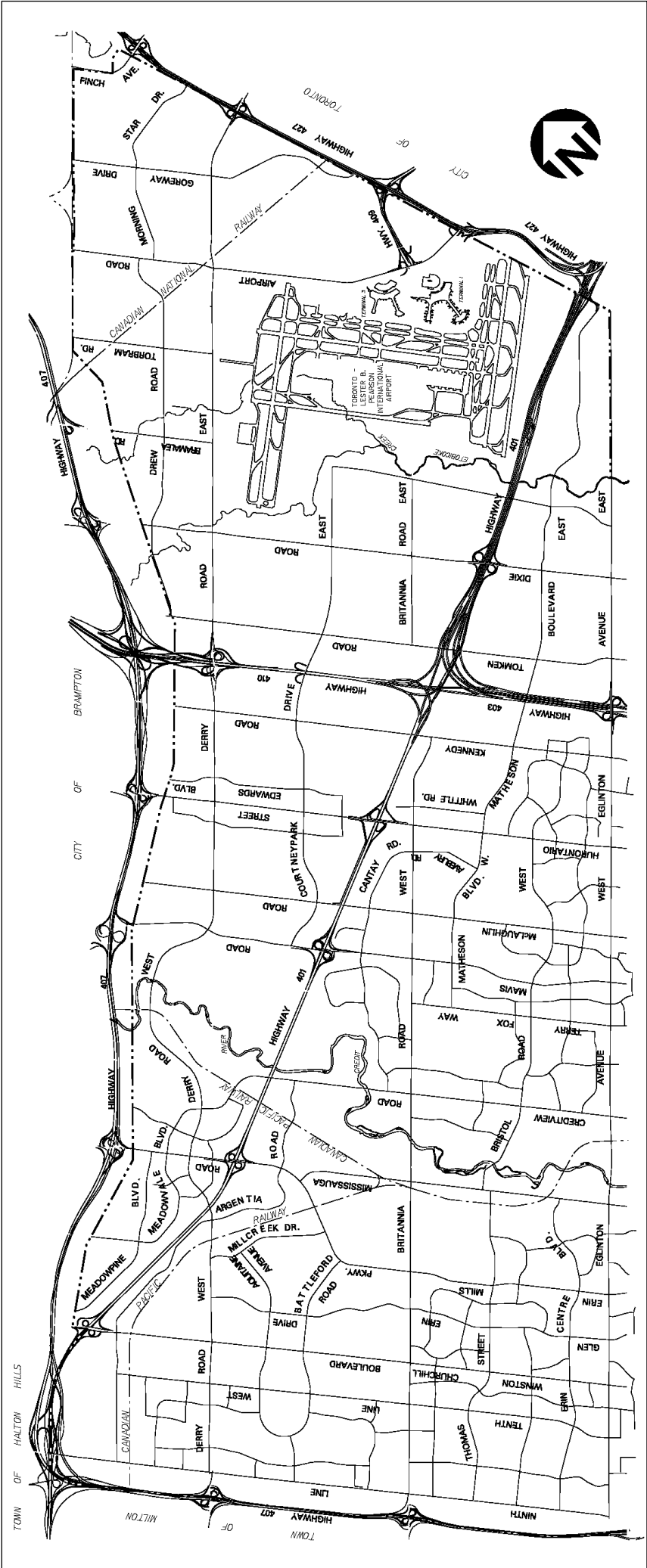
**NOTE:** (1) See Subsection 2.1.23 of this By-law.



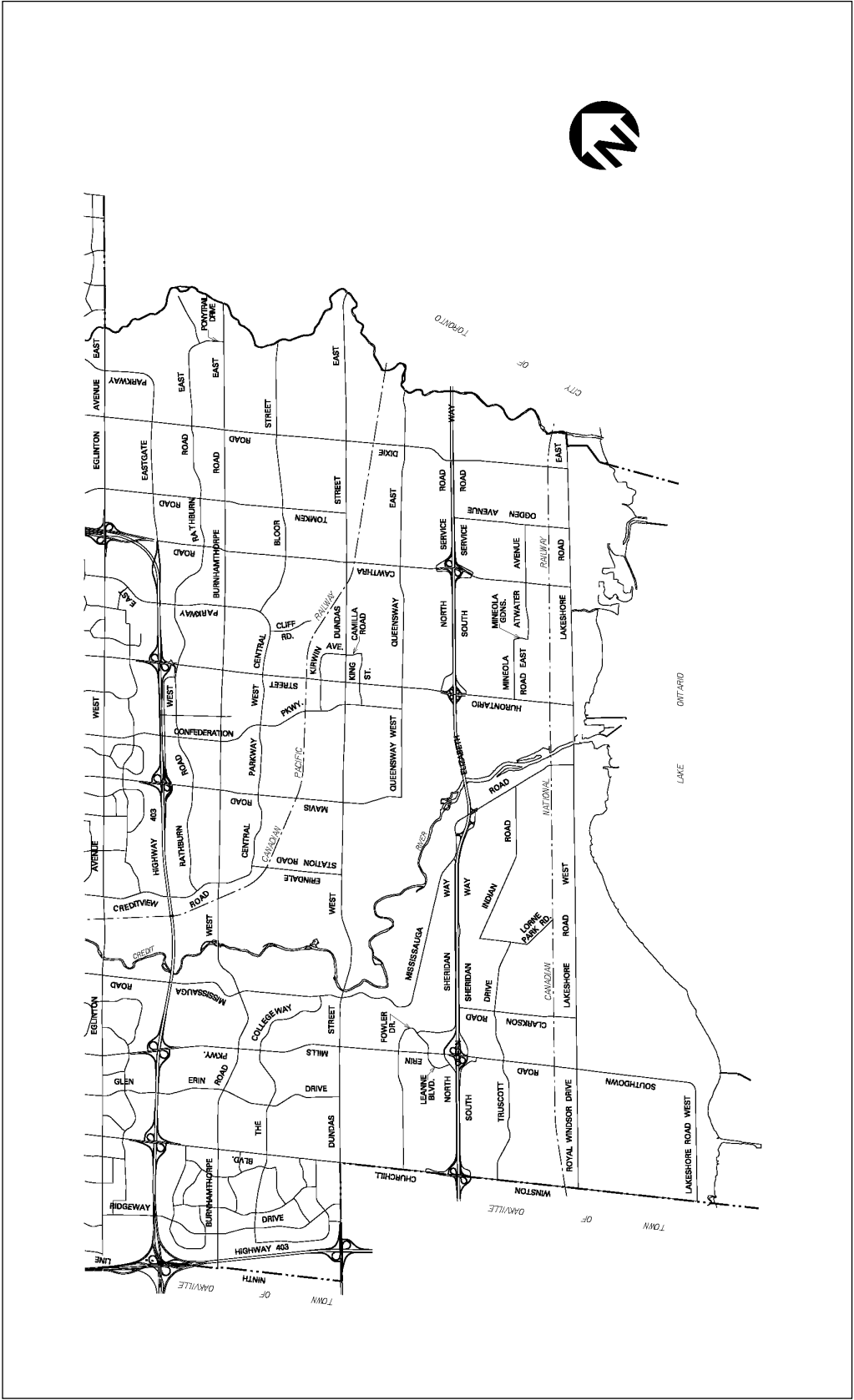
Schedule 2.1.9.2(1) - Street Location Criteria  
for Private Schools and Day Cares



Schedule 2.1.9.2(2) - Street Location Criteria  
for Private Schools and Day Cares



### **Schedule 2.1.9.3(1) - Street Location Criteria for Places of Religious Assembly**



Schedule 2.1.9.3(2) - Street Location Criteria  
for Places of Religious Assembly

2.1.9.5      **Essential Emergency Service**  
(0379-2009), (0050-2013/LPAT Order 2020 June 08), (0181-2018/LPAT Order 2019 February 15), (0121-2020/LPAT Order 2021 March 11), (0048-2025)

In addition to the provisions contained in Parts 1 to 3 of this By-law, an **essential emergency service** shall comply with the provisions contained in Table 2.1.9.5 - Essential Emergency Service.

Table 2.1.9.5 - Essential Emergency Service

Column A		B
Line		
1.0	An <b>essential emergency service</b> is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, O1 to O3, C1 to C5, CC1 to CC4, CCO, CCOS, E1 to E3, OS1 to OS3, PB1, PB2, U, D, I, B and AP zones
2.0	An <b>essential emergency service</b> shall comply with the regulations of the zone in which it is located, except that:	
2.1	Minimum setback of a <b>parking area</b> to an abutting <b>lot</b> in a Residential Zone	4.5 m
2.2	Minimum setback from a railway right-of-way	30.0 m
2.3	An <b>essential emergency service</b> in a D zone shall also comply with the regulations of the I zone	✓

2.1.9.6      **Community Centre, Community Athletic Field, Public Walkway and/or Library**  
(0379-2009), (0050-2013/LPAT Order 2020 June 08), (0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09), (0121-2020/LPAT Order 2021 March 11), (0048-2025)

In addition to the provisions contained in Parts 1 to 3 of this By-law, a **community centre, community athletic field, public walkway and/or library** shall comply with the provisions contained in Table 2.1.9.6 - Community Centre, Community Athletic Field, Public Walkway and/or Library.

Table 2.1.9.6 - Community Centre, Community Athletic Field, Public Walkway and/or Library

Column A		B
Line		
1.0	A <b>community centre, community athletic field, public walkway and/or library</b> is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, O1 to O3, C1 to C4, CC1 to CC4, CCO, CCOS, E1 to E3, OS1, OS2 and I zones
2.0	A <b>community athletic field</b> and public walkway are also permitted in these zones	PB1, PB2, B and U zones
3.0	A <b>community centre, community athletic field</b> and/or <b>library</b> shall comply with the regulations of the zone in which it is located	✓
4.0	The following <b>uses</b> shall be permitted accessory to a <b>community centre</b> and/or <b>library</b> : pro shop, snack bar, tutoring, recreational <b>uses</b> including a music school, a dance school and a martial arts school, and a <b>commercial school</b>	✓

Table 2.1.9.6 continued on next page

Column A		B
Line		
Table 2.1.9.6 continued from previous page		
5.0	Maximum percentage of the total <b>gross floor area</b> that may be used for all <b>accessory uses</b>	20% of the <b>gross floor area</b> of the <b>community centre</b> and/or <b>library</b>
6.0	Minimum setback of a <b>parking area</b> to an abutting <b>lot</b> in a Residential Zone	4.5 m
7.0	Minimum setback from a railway right-of-way	30.0 m

2.1.9.7

Temporary Tent and/or Stage

(0325-2008), (0050-2013/LPAT Order 2020 June 08), (0181-2018/LPAT Order 2019 February 15), (0121-2020/LPAT Order 2021 March 11), (0217-2023), (0048-2025)

In addition to the provisions contained in Parts 1 and 2 of this By-law, a **temporary tent and/or stage** shall comply with the provisions contained in Table 2.1.9.7 - Temporary Tent and/or Stage.

Table 2.1.9.7 - Temporary Tent and/or Stage

Column A		B
Line		
1.0	A <b>temporary tent</b> is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, O1 to O3, C1 to C5, H-CC1 to H-CC4, CC1 to CC4, H-CCO, CCO, H-CCOS, CCOS, E1 to E3, OS1 to OS3, I and D zones
2.0	A <b>temporary stage</b> is permitted only in these zones	C1 to C4, H-CC1, CC1, H-CC2, CC2, H-CCO, CCO, CCOS, E1 to E3, OS1, OS2, and I zones
3.0	A <b>temporary tent and/or stage</b> shall be accessory to the permitted <b>use</b> on the same <b>lot</b>	✓
4.0	Maximum number of consecutive days a <b>temporary tent and/or stage</b> is permitted	14
5.0	Maximum number of days within one calendar year a <b>temporary tent and/or stage</b> is permitted	28

2.1.9.8

Community Garden

(0050-2013/LPAT Order 2020 June 08), (0181-2018/LPAT Order 2019 February 15), (0121-2020/LPAT Order 2021 March 11), (0048-2025)

In addition to the provisions contained in Parts 1 and 2 of this By-law, a **community garden** shall comply with the provisions contained in Table 2.1.9.8 - Community Garden.

Table 2.1.9.8 - Community Garden

Column A		B
Line		
1.0	A <b>community garden</b> is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, O1 to O3, C1 to C5, H-CC1 to H-CC4, CC1 to CC4, H-CCO, CCO, CCOS, E1 to E3, OS1 to OS3, U, I, D and B zones



2.1.9.9      **Parking/Security Attendant Booth**  
*(0379-2009), (0050-2013/LPAT Order 2020 June 08), (0181-2018/LPAT Order 2019 February 15), (0121-2020/LPAT Order 2021 March 11)*

In addition to the provisions contained in Parts 1 and 2 of this By-law, a parking/security attendant booth shall comply with the provisions contained in Table 2.1.9.9 - Parking/Security Attendant Booth.

Table 2.1.9.9 - Parking/Security Attendant Booth

Column A		B
Line		
1.0	A parking/security attendant booth is permitted only in these zones	RM4, RM8-1 to RM8-14, RM9 to RM11, RA1 to RA5, O1 to O3, C1 to C5, CC1 to CC4, CCO, CCOS, E1 to E3, OS1 to OS3, U and I zones
2.0	Maximum <b>Gross Floor Area</b>	4.5 m <sup>2</sup>
3.0	Maximum <b>Height</b>	4.5 m

2.1.9.10      **Transit Terminal and/or Transit Corridor**  
*(0325-2008), (0308-2011), (0050-2013/LPAT Order 2020 June 08), (0174-2017), (0181-2018/LPAT Order 2019 February 15), (0121-2020/LPAT Order 2021 March 11), (0093-2021), (0008-2023/ OLT Order 2023 October 19), (0048-2025)*

In addition to the provisions contained in Parts 1 and 2 of this By-law, a **transit terminal** and/or transit corridor shall comply with the provisions contained in Table 2.1.9.10 - Transit Terminal and/or Transit Corridor.

Table 2.1.9.10 - Transit Terminal and/or Transit Corridor

Column A		B
Line		
1.0	A <b>transit terminal</b> and/or transit corridor is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, O1 to O3, H-O3-5, C1 to C5, CC1 to CC4, CCO, CCOS, H-CC1 to H-CC4, H-CCO, E1 to E3, OS1, OS2, PB1, PB2, U, I, D, B and AP zones, including lands within a public right-of-way
2.0	The provisions contained in Subsections 1.1.13, 2.1.14, 2.1.17 and 2.1.20 of this By-law shall not apply	✓
3.0	The following <b>uses</b> shall be permitted accessory to a <b>transit terminal</b> provided they are located wholly within, and internally accessed through the <b>transit terminal</b> , with no direct external access: <b>retail store, take-out restaurant, financial institution, service establishment, medical office and office</b>	✓
4.0	Maximum percentage of the total combined <b>gross floor area - non-residential</b> used for all <b>accessory uses</b>	30% of the <b>gross floor area - non-residential</b> of the <b>transit terminal</b>

2.1.9.11 Food Bank  
(0325-2008), (0121-2020/LPAT Order 2021 March 11)

In addition to the provisions contained in Parts 1 to 3 of this By-law, a **food bank** shall comply with the provisions contained in Table 2.1.9.11 - Food Bank.

Table 2.1.9.11 - Food Bank

Column A		B
Line		
1.0	A <b>food bank</b> is permitted only in these zones	O1, C1 to C4, CC1, E1 to E3 and I zones, and as a charitable activity permitted in Articles 2.1.9.3 and 2.1.9.6
2.0	A <b>food bank</b> shall comply with the regulations of the zone in which it is located	✓

2.1.9.12 Home Office  
(0144-2016), (0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09), (0048-2025)

In addition to the provisions contained in Parts 1 to 3 of this By-law, a **home office** shall comply with the provisions contained in Table 2.1.9.12 - Home Office.

Table 2.1.9.12 - Home Office

Column A		B
Line		
1.0	A <b>home office</b> (excluding <b>home occupation</b> ) is permitted within a <b>dwelling unit</b>	RL, RS, R12 to R14, R16, RM3 to RM12, RA1 to RA5, C4, and CC1 to CC4 zones
2.0	Maximum floor area	15 m <sup>2</sup>
3.0	A <b>home office</b> shall be conducted wholly within a <b>dwelling unit</b>	✓
4.0	Only one <b>home office</b> shall be permitted within a <b>dwelling unit</b>	✓
5.0	The dwelling in which the <b>home office</b> is located shall be the principal private residence of a person or persons conducting the <b>home office</b> and they must not be an occasional or casual resident thereof	✓
6.0	A <b>home office</b> shall not employ staff who are not a resident of the <b>dwelling unit</b>	✓
7.0	<b>Outdoor storage</b> or outdoor display of merchandise, material or equipment associated with a <b>home office</b> is not permitted	✓
8.0	A <b>home office</b> shall not be visible from the exterior of the <b>dwelling unit</b>	✓
9.0	A home office shall not have clients attending the <b>dwelling unit</b> to do business within a <b>home office</b>	✓
10.0	A <b>home office</b> shall not create noise, vibration, fumes, odour, dust, glare, or radiation which is detectable outside of the <b>dwelling unit</b>	✓

2.1.9.13 Short-Term Accommodation  
(0131-2018), (0048-2025)

In addition to the provisions contained in Parts 1 to 3 of this By-law, **short-term accommodation** shall comply with the provisions contained in Table 2.1.9.13 - Short-Term Accommodation.

Table 2.1.9.13 - Short-Term Accommodation

Column A		B
Line		
1.0	Short-term accommodation is permitted only in these zones	RL, RS, R12 to R14, R16, RM3 to RM9, RA1 to RA5, C4, and CC1 to CC4 zones
2.0	Short-term accommodation shall not be permitted in a lodging house or a group home	

2.1.9.14 Seasonal Outdoor Patio  
(0163-2020), (0121-2020/LPAT Order 2021 March 11), (0233-2020), (0241-2021), (0217-2023), (0100-2024)

In addition to the provisions contained in Parts 1 and 2 of this By-law, a **seasonal outdoor patio** shall comply with the provisions contained in Table 2.1.9.14 - Seasonal Outdoor Patio.

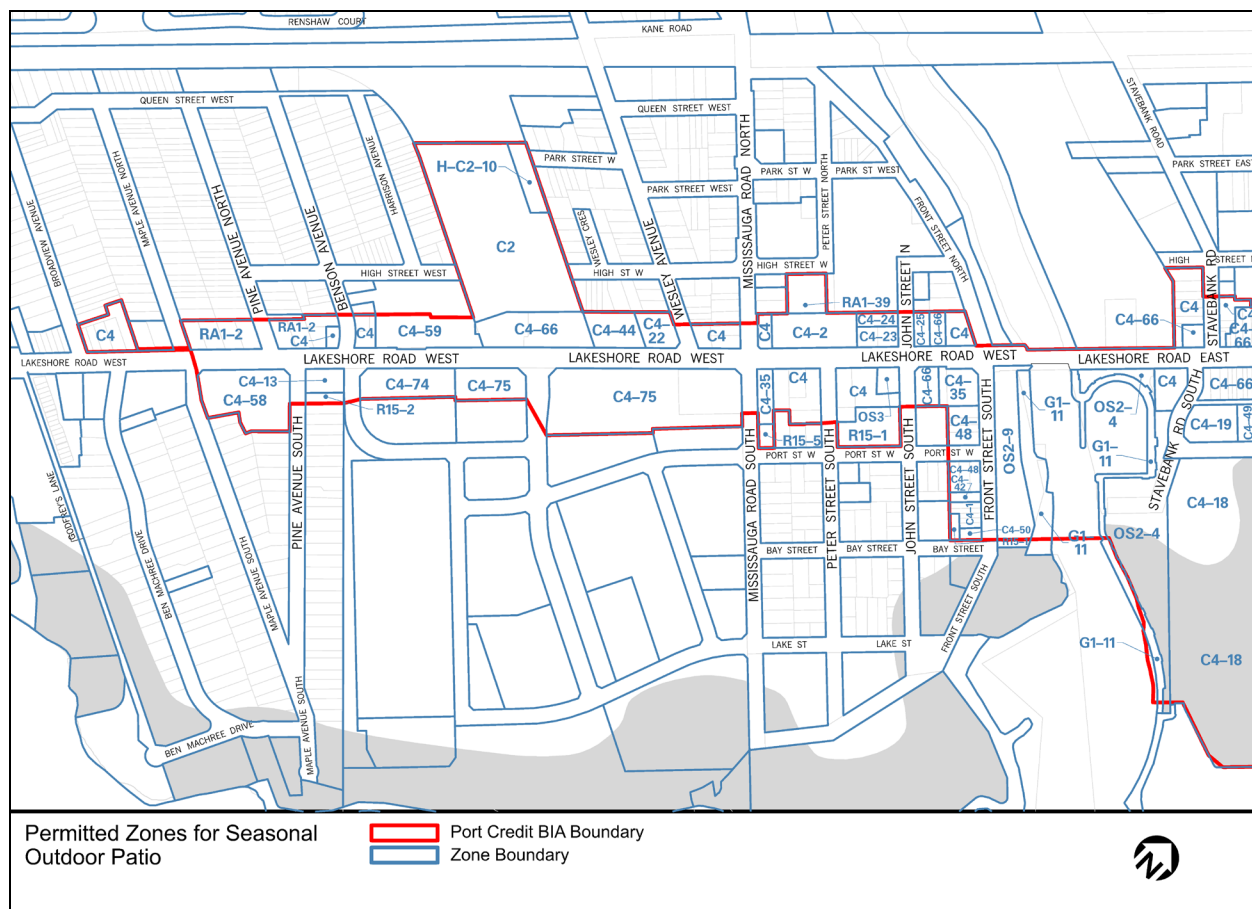
Table 2.1.9.14 - Seasonal Outdoor Patio

Column A		B
Line		
1.0	A seasonal outdoor patio is permitted accessory to a restaurant, convenience restaurant or take-out restaurant only in these zones	O1 to O3, C1 to C4, H-CC1 to H-CC4, CC1 to CC4, H-CCO, CCO and E1 to E3 zones <sup>(1)(2)</sup>
2.0	A seasonal outdoor patio shall not be permitted on a rooftop	✓
3.0	A seasonal outdoor patio shall not be permitted on landscaped areas or landscaped buffers	✓
4.0	Minimum setback from Residential Zones	6.0 m
5.0	Maximum permitted number of required parking spaces that shall be used for a seasonal outdoor patio	3.0 spaces per restaurant, convenience restaurant or take-out restaurant with a seasonal outdoor patio
6.0	A seasonal outdoor patio shall not be permitted to occupy an accessible parking space	✓
7.0	Minimum distance from accessible parking spaces to the edge of a seasonal outdoor patio	1.0 m
8.0	A seasonal outdoor patio shall not obstruct driveways and parking aisles	✓
9.0	Minimum unencumbered sidewalk width for a seasonal outdoor patio located on a sidewalk	1.5 m
10.0	The provisions of Lines 4.0 and 5.0 contained in Table 2.1.9.7 of this By-law shall not apply to a temporary tent used for a seasonal outdoor patio	✓

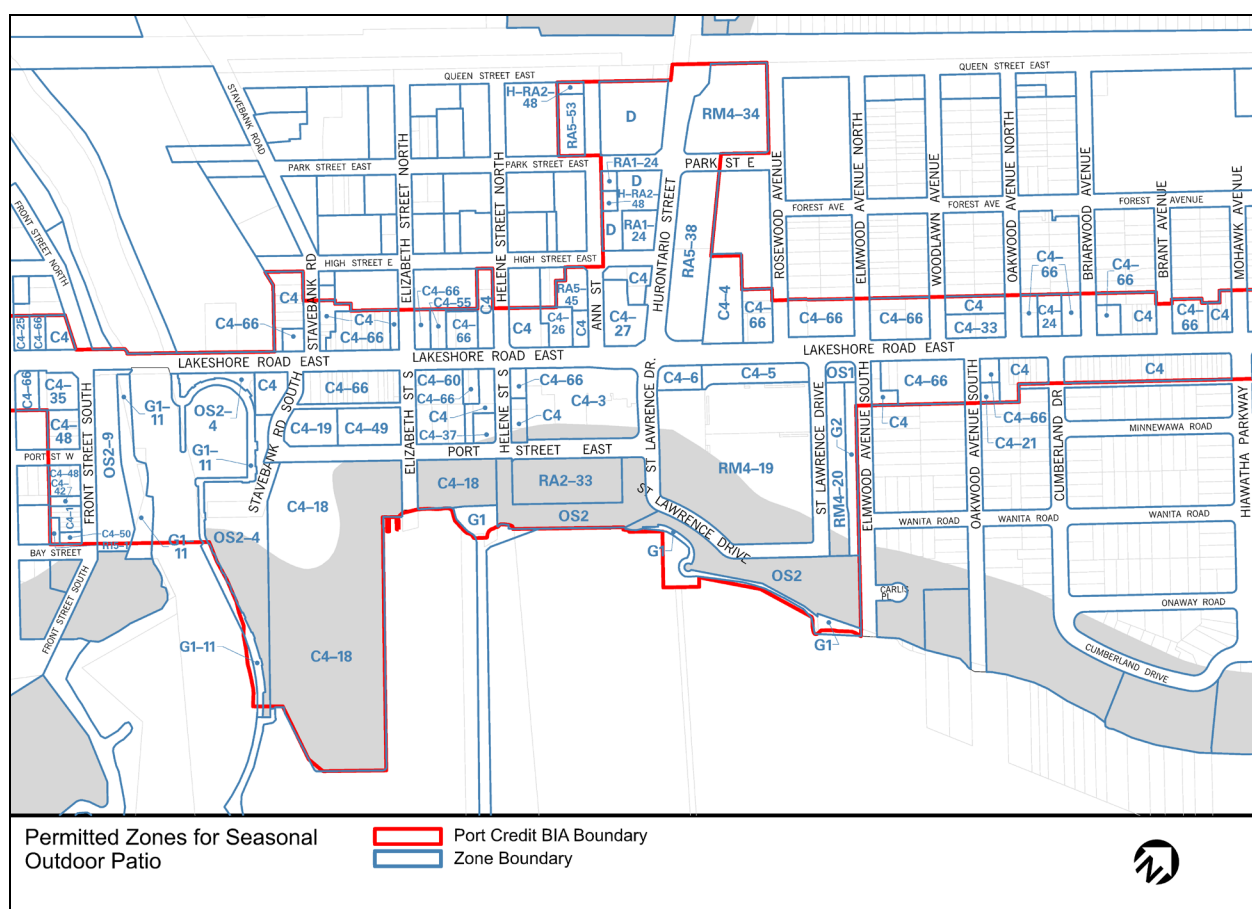
NOTES: (1) See also Sentence 2.1.9.14.1 of this By-law.  
(2) See also Sentence 2.1.9.14.2 of this By-law.

2.1.9.14.1 Notwithstanding Line 1.0 contained in Table 2.1.9.14 of this By-law, a **seasonal outdoor patio** shall be permitted on lands identified on Schedules 2.1.9.14(1), 2.1.9.14(2) and 2.1.9.14(3) of this By-law.

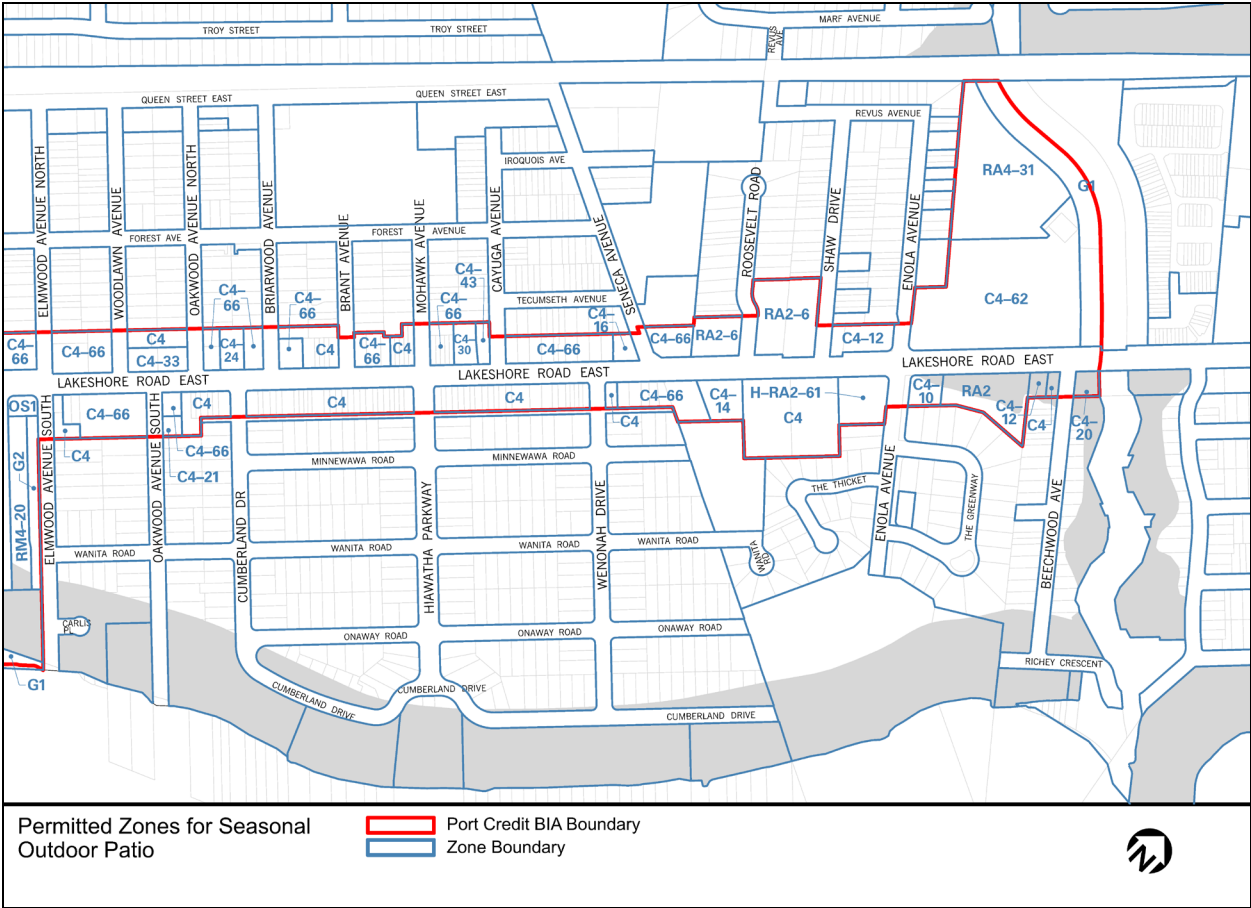
2.1.9.14.2 Notwithstanding Line 1.0 contained in Table 2.1.9.14 of this By-law, minor variance decision 'A' 303/20, or any temporary use by-law, a **seasonal outdoor patio** shall not be permitted on lands identified on Schedule 2.1.9.14(4) of this By-law, after the date of enactment and passing of this By-law (May 29, 2024).



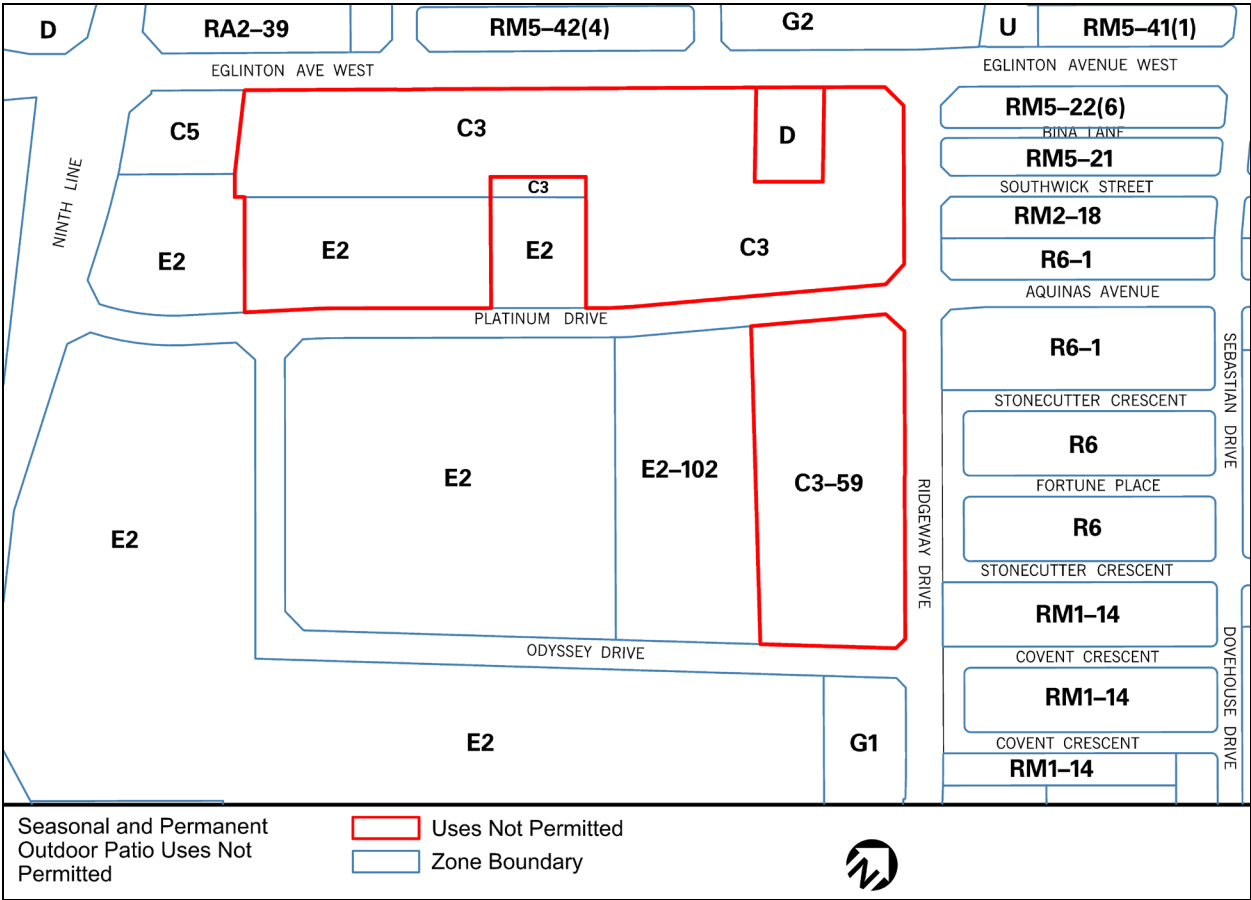
**Schedule 2.1.9.14(1) - Permitted Zones for Seasonal Outdoor Patio**  
(0241-2021), (0217-2023)



**Schedule 2.1.9.14(2) - Permitted Zones for Seasonal Outdoor Patio**  
(0241-2021), (0217-2023)



Schedule 2.1.9.14(3) - Permitted Zones for Seasonal Outdoor Patio  
(0241-2021), (0217-2023)



Schedule 2.1.9.14(4) - Seasonal and Permanent Outdoor Patio  
Uses Not Permitted  
(0100-2024)

2.1.9.15      **Seasonal Outdoor Retail Sales and Display**  
*(0307-2020), (0242-2021), (0217-2023)*

In addition to the provisions contained in Parts 1 and 2 of this By-law, a seasonal outdoor retail sales and display shall comply with the provisions contained in Table 2.1.9.15 - Seasonal Outdoor Retail Sales and Display.

**Table 2.1.9.15 - Seasonal Outdoor Retail Sales and Display**

Column A		B
Line		
1.0	A seasonal outdoor retail sales and display area is permitted only in these zones	C1 to C4, H-CC1 to H-CC4, CC1 to CC4, H-CCO, CCO, H-CCOS, CCOS, OS1, OS2 and PB1-6 zones <sup>(1)</sup>
2.0	Seasonal outdoor retail sales and display areas shall be accessory to a <b>retail store</b> , with the exception of OS1, OS2 and PB1-6 zones	✓
3.0	The provisions of Lines 4.0 and 5.0 contained in Table 2.1.9.7 of this By-law shall not apply to a <b>temporary tent</b> used for a seasonal outdoor retail sales and display	✓
4.0	Minimum distance from a Residential Zone to the edge of a seasonal outdoor retail sales and display area	4.5 m
5.0	Maximum permitted number of required <b>parking spaces</b> that shall be used for a seasonal outdoor retail sales and display area	2.0 spaces per <b>retail store</b> with a seasonal outdoor retail sales and display area
6.0	Seasonal outdoor retail sales and display areas shall not be permitted to occupy an <b>accessible parking space</b>	✓
7.0	Minimum distance from <b>accessible parking spaces</b> to the edge of a seasonal outdoor retail sales and display area	1.0 m
8.0	Seasonal outdoor retail sales and display areas shall not obstruct <b>driveways</b> and parking <b>aisles</b>	✓
9.0	Minimum unencumbered sidewalk width for a seasonal outdoor retail sales and display area located on a sidewalk	1.5 m

**NOTE:** (1) See also Sentence 2.1.9.15.1 of this By-law.

2.1.9.15.1      Notwithstanding Line 1.0 contained in Table 2.1.9.15 of this By-law, seasonal outdoor retail sales and display areas shall be permitted on lands identified on Schedules 2.1.9.15(1), 2.1.9.15(2) and 2.1.9.15(3) of this By-law.

**Permitted Zones for Seasonal Outdoor Retail Sales and Display**

- Port Credit BIA Boundary (Red outline)
- Zone Boundary (Blue outline)

Revised: 2024 May 31



[illegible]

Revised: 2024 May 31



[illegible]

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Revised: 2024 May 31
Page 2.1 ~ 27

2.1.9.16

**Permanent Outdoor Patio**  
(0307-2020), (0242-2021), (0217-2023), (0100-2024)

In addition to the provisions contained in Parts 1 and 2 of this By-law, a permanent outdoor patio shall comply with the provisions contained in Table 2.1.9.16 - Permanent Outdoor Patio.

Table 2.1.9.16 - Permanent Outdoor Patio

Column A		B
Line		
1.0	A permanent outdoor patio is permitted accessory to a <b>restaurant, convenience restaurant or take-out restaurant</b> only in these zones	O1 to O3, C1 to C4, CC1 to CC4, H-CC1 to H-CC4, H-CCO, CCO, E1 to E3 zones <sup>(1)(2)</sup>
2.0	A permanent outdoor patio shall not be permitted on a rooftop	✓
3.0	Minimum setback from Residential Zones	6.0 m
4.0	Permanent outdoor patios shall not obstruct <b>driveways</b> , parking <b>aisles</b> and pedestrian walkways	✓
5.0	A permanent outdoor patio shall comply with the setback or <b>yard</b> provisions of the zone in which it is located	✓

NOTES: (1) See also Sentence 2.1.9.16.1 of this By-law.  
(2) See also Sentence 2.1.9.16.2 of this By-law.

- 2.1.9.16.1
- Notwithstanding Line 1.0 contained in Table 2.1.9.16 of this By-law, a permanent outdoor patio shall be permitted on lands identified on Schedules 2.1.9.16(1), 2.19.16(2) and 2.1.9.16(3) of this By-law.
- 2.1.9.16.2
- Notwithstanding Line 1.0 contained in Table 2.1.9.16 of this By-law, minor variance decision 'A' 303/20, or any temporary use by-law, a permanent outdoor patio shall not be permitted on lands identified on Schedule 2.1.9.14(4) of this By-law, after the date of enactment and passing of this By-law (May 29, 2024).

Permitted Zones for Permanent Outdoor Patio

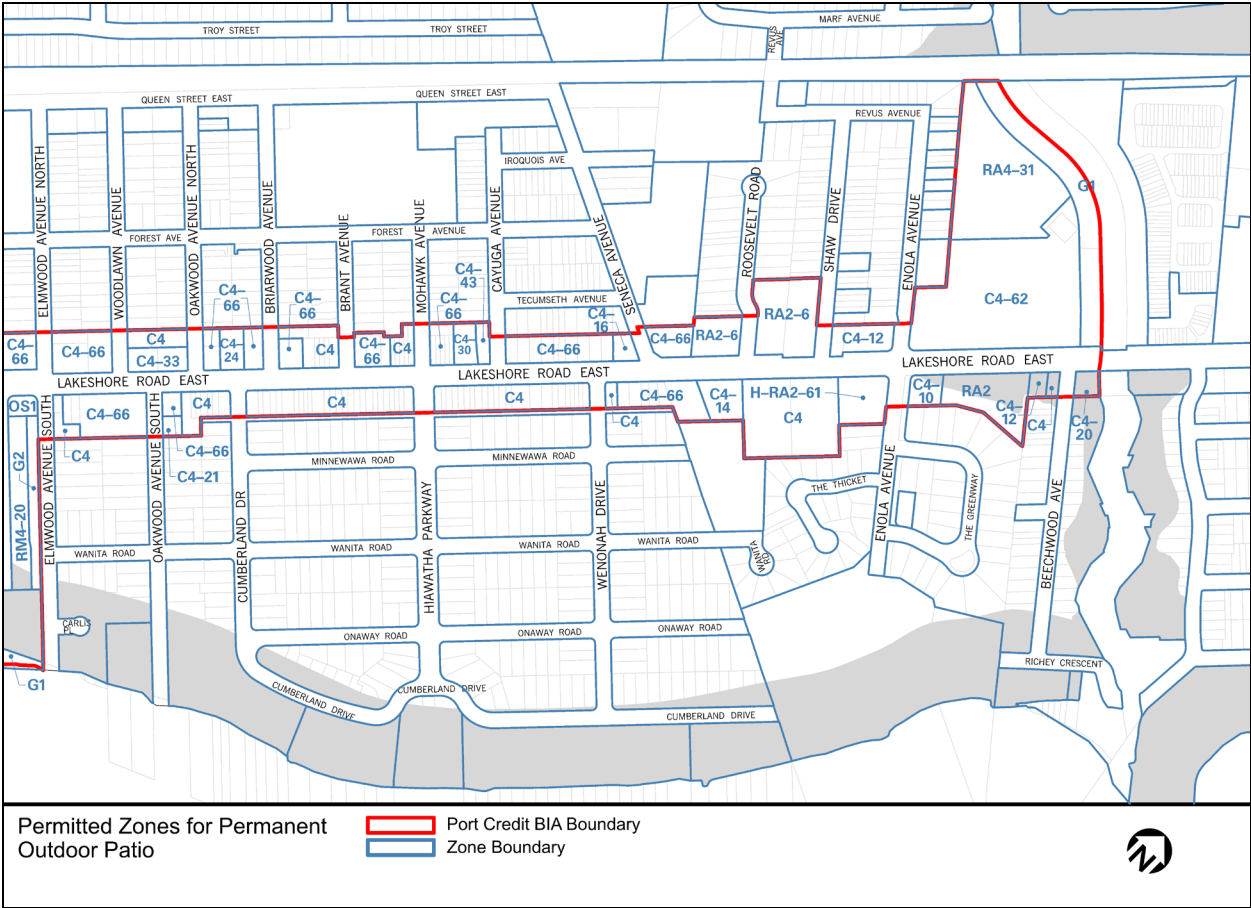
Port Credit BIA Boundary

Zone Boundary

Revised: 2024 May 31

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Revised: 2024 May 31



Schedule 2.1.9.16(3) - Permitted Zones for Permanent Outdoor Patio  
(0217-2023)

2.1.10            **Reduction of Lot Area**

The reduction of a **lot** in area, either by the conveyance or alienation of any portion thereof, so that the area covered by **buildings** or **structures** on the **lot** exceeds the maximum permitted by this By-law and/or the **yards** provided are less than the minimum permitted by this By-law for the zone in which the **lot** is situated, is not permitted.

2.1.11            **Metric Conversion**

Any land which was used, or any **building** or **structure** which was erected or for which building permits were issued prior to November 5, 1979 that contained imperial measurements, shall be deemed to be in conformity with the respective metric measurements contained herein.

2.1.12            **Floor Space Index Rounding**  
*(0174-2017)*

Where **floor space index**, **floor space index - apartment zone** and **floor space index - non-residential** are calculated on the basis of a ratio that results in a numeric fraction, fractions of less than 0.05 shall be rounded down to the nearest one decimal place. Fractions equal to or greater than 0.05 shall be rounded up to the nearest one decimal place.

2.1.13            **Calculation of Height**  
*(0158-2023)*

- 2.1.13.1            Notwithstanding any other provisions of this By-law, the calculation of **height** for a **building**, **structure** or part thereof, except in a Residential Zone, shall be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, **parapets**, turrets, cupolas, stairs and stair enclosures located on the roof, provided that the maximum **height** of the top of such components is no higher than 6.0 m above the **height** limit otherwise applicable.
- 2.1.13.2            The provisions of this By-law do not limit the **height** of any farm **building** or **structure** other than a dwelling, **place of religious assembly** spire, steeple, belfry or ornamental dome, cupola, or any clock tower, wireless or transmitting aerial.

2.1.14            **Centreline Setbacks**  
*(0297-2013), (0018-2021)*

- 2.1.14.1            Where a **lot** abuts a right-of-way or a 0.3 metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this By-law, the minimum distance required between the nearest part of any **building** or **structure** to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 - Centreline Setbacks.

Table 2.1.14.1 - Centreline Setbacks

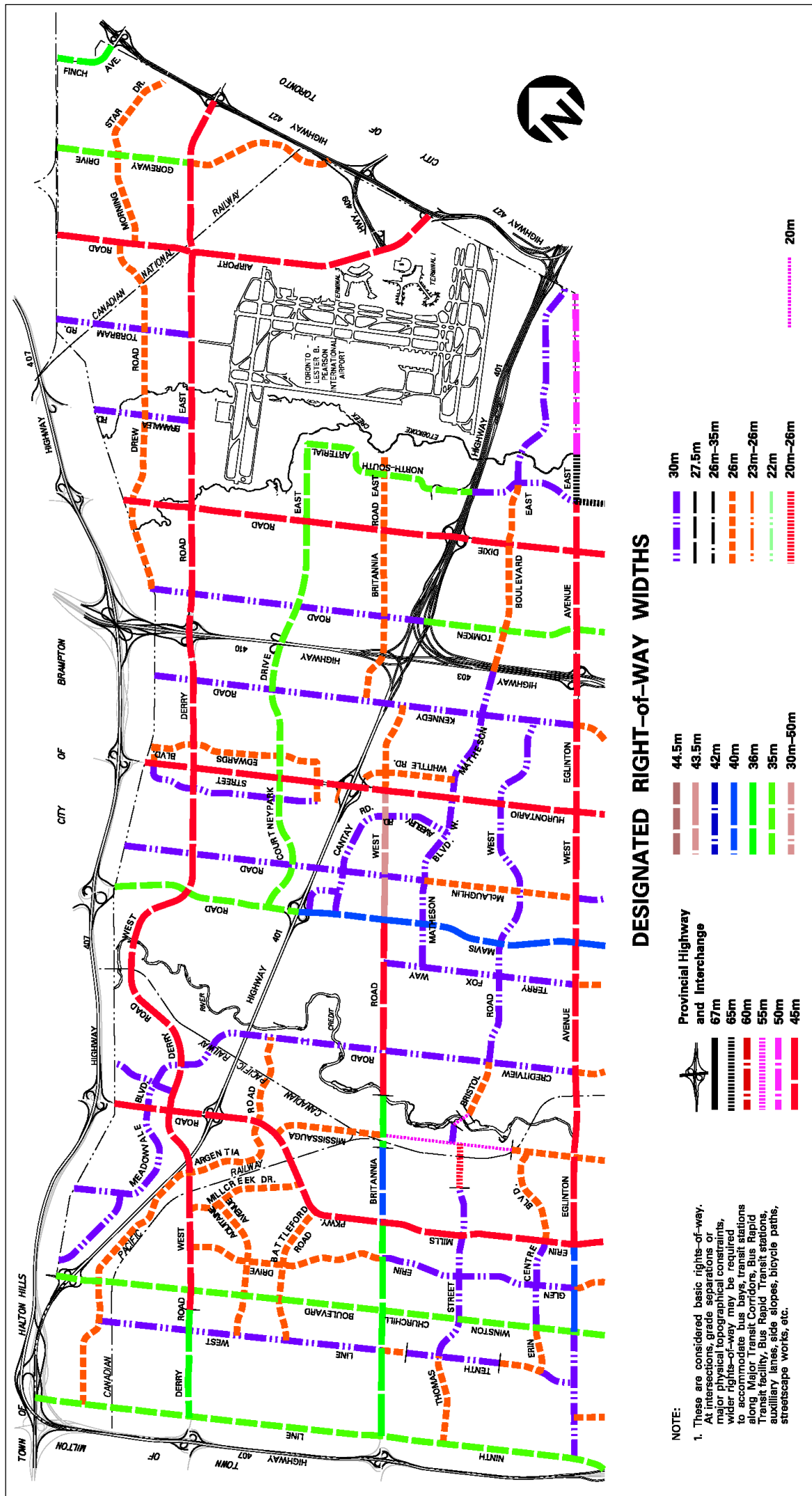
Column A		B
Line 1.0	DESIGNATED RIGHT-OF-WAY WIDTH	MINIMUM CENTRELINE SETBACK
2.0	67.0 m	33.5 m + required <b>yard</b> /setback
3.0	65.0 m	32.5 m + required <b>yard</b> /setback
4.0	60.0 m	30.0 m + required <b>yard</b> /setback
5.0	55.0 m	27.5 m + required <b>yard</b> /setback
6.0	50.0 m	25.0 m + required <b>yard</b> /setback
7.0	45.0 m	22.5 m + required <b>yard</b> /setback
8.0	43.5 m	21.75 m + required <b>yard</b> /setback

Table 2.1.14.1 continued on next page

Column A		B
Line 1.0	DESIGNATED RIGHT-OF-WAY WIDTH	MINIMUM CENTRELINE SETBACK
Table 2.1.14.1 continued from previous page		
9.0	42.0 m	21.0 m + required <b>yard</b> /setback
10.0	40.0 m	20.0 m + required <b>yard</b> /setback (22.5 m + required <b>yard</b> /setback within 110.0 m of the intersecting centreline of a major intersection)
11.0	<i>deleted by 0297-2013</i>	
12.0	36.0 m	18.0 m + required <b>yard</b> /setback
13.0	35.0 m	17.5 m + required <b>yard</b> /setback (20.5 m + required <b>yard</b> /setback within 110.0 m of the intersecting centreline of a major intersection)
14.0	30.0 m	15.0 m + required <b>yard</b> /setback (18.0 m + required <b>yard</b> /setback within 90.0 m of the intersecting centreline of a major intersection)
15.0	27.5 m	13.75 m + required <b>yard</b> /setback
16.0	26.0 m	13.0 m + required <b>yard</b> /setback (16.0 m + required <b>yard</b> /setback within 90.0 m of the intersecting centreline of a major intersection)
17.0	23.0 m	11.5 m + required <b>yard</b> /setback
18.0	22.0 m	11.0 m + required <b>yard</b> /setback
19.0	20.0 m	10.0 m + required <b>yard</b> /setback

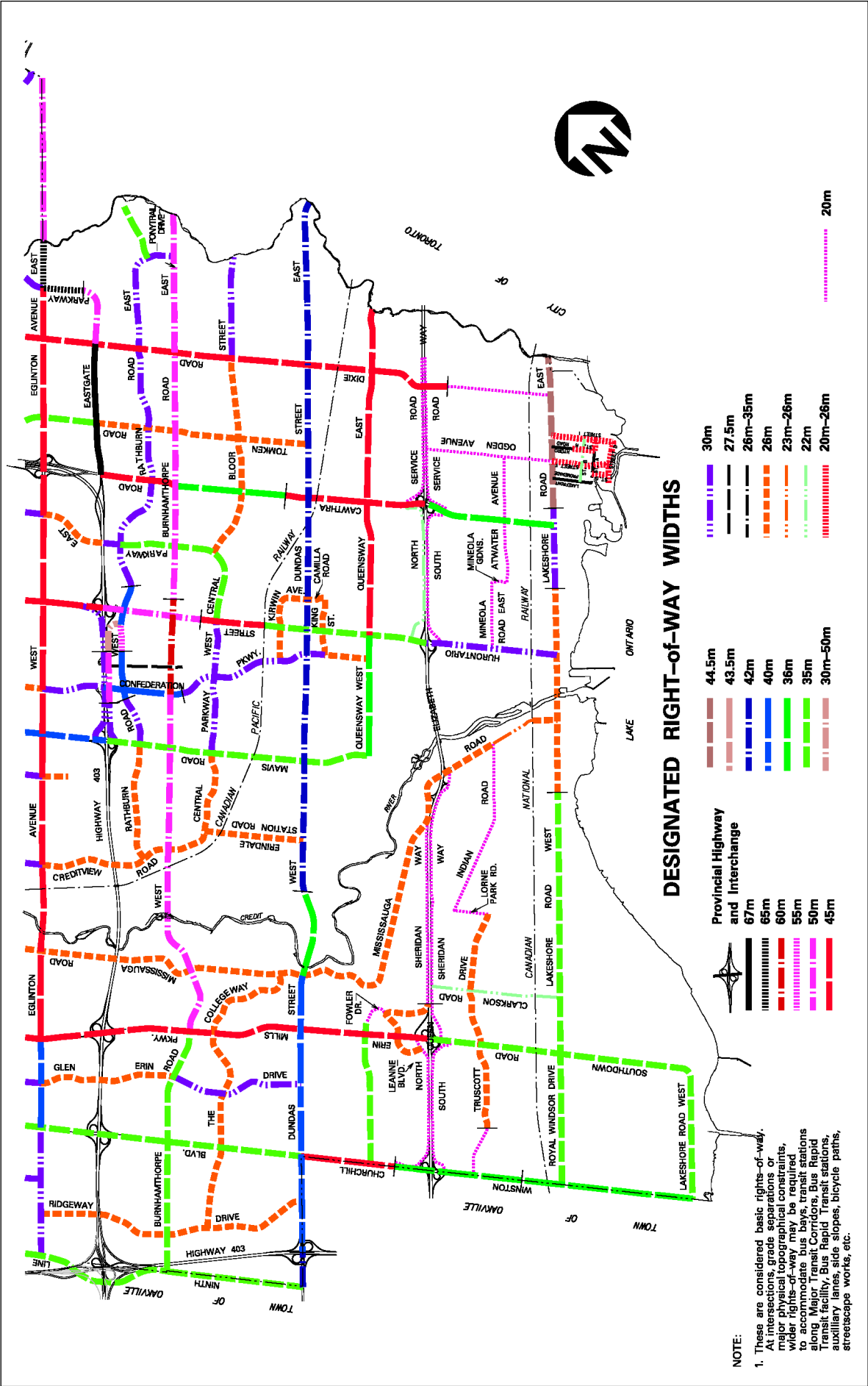
NOTE: (1) *deleted by 0018-2021*

- 2.1.14.2For the purpose of determining the minimum centreline setback on **streets** at a major intersection, contained in Table 2.1.14.1 of this By-law, a major intersection is where a **street** with a designated right-of-way width of 26.0 m or more intersects a **street** with a designated right-of-way width of 30.0 m or more.
- 2.1.14.3The minimum required centreline setbacks for designated **streets** identified on Schedules 2.1.14(1) and (2) of this By-law shall apply upon dedication of such **streets** or parts thereof.
- 2.1.14.4Required parking and below grade **parking structures** shall not be permitted within the designated right-of-way widths identified on Schedules 2.1.14(1) and (2) of this By-law.
- 2.1.14.5Where a buffer block and/or 0.3 m reserve is located between a designated right-of-way and a required **yard**/setback, the width of the buffer block and/or 0.3 m reserve shall be added to the minimum centreline setback requirement.



**Schedule 2.1.14(1) - Designated Right-of-Way Widths**  
(0190-2014), (0008-2023/OLT Order 2023 October 19)





Schedule 2.1.14(2) - Designated Right-of-Way Widths  
(0190-2014), (0008-2023/OLT Order 2023 October 19)

2.1.15 Frontage of Lands Separated by Utility Corridors

Where land is acquired for the purpose of a distribution or transmission line and such acquisition deprives a parcel of land of **street** frontage, the part of such parcel so deprived of **street** frontage shall be deemed for the purpose of this By-law to have frontage on such **street** provided the land has a permanent right-of-access to such **street**.

2.1.16 Model Homes  
(0181-2018/LPAT Order 2019 February 15)

Model homes shall be permitted subject to the following:

- 2.1.16.1 The lands on which the model homes are to be constructed have received draft plan approval under the provisions of the *Planning Act*;
- 2.1.16.2 The lands are zoned to permit **detached dwelling, semi-detached** and/or **street townhouses**;
- 2.1.16.3 The location of the model homes shall comply with the provisions of this By-law upon registration of the plan of subdivision;
- 2.1.16.4 The number of model homes for any draft approved plan of subdivision shall not exceed the lesser of six **dwelling units** or 10% of the total number of **lots**.

2.1.17 Setback to Greenlands Zones - Non-Residential  
(0297-2013), (0179-2018)

- 2.1.17.1 All **buildings** and **structures** in a non-residential zone shall comply with the regulations contained in Table 2.1.17.1 - Minimum Setbacks to Greenlands Zones - Non-Residential.

Table 2.1.17.1 - Minimum Setback to Greenlands Zones - Non-Residential

Column A		B
Line		
1.0	Minimum setback of all <b>buildings</b> and <b>structures</b> in a non-residential zone to all lands zoned G1 or G2 Base Zone, or G1 Exception Zones	the greater of 5.0 m or the required <b>yard/setback</b>
2.0	Minimum setback of <b>parking areas, driveways, loading spaces</b> , other paved areas and an area used for <b>outdoor storage</b> in a non-residential zone to all lands zoned G1 or G2 Base Zone	the greater of 5.0 m or the required <b>yard/setback</b>

- 2.1.17.2 *deleted by 0179-2018*

**2.1.18        Greenlands Overlay**  
*(0190-2014)*

The **greenlands overlay** shall apply to lands that are designated Greenlands in Mississauga Official Plan but are not zoned G1 or G2. The **greenlands overlay** also applies to lands within the Regulatory Floodplain, Special Policy Areas and the Lake Ontario Waterfront as identified in Mississauga Official Plan.

**2.1.18.1      Identification of the Greenlands Overlay**

The **greenlands overlay** is shown as grey shading on the Zoning Maps which are Schedule B of Part 13 of this By-law.

**2.1.18.2      Restrictions to Development**  
*(0308-2011)*

2.1.18.2.1      The construction of any **building** or **structure** or addition to an existing **building** or **structure**, on lands that are subject to the **greenlands overlay** may not be permitted and shall require the approval of the City and the **Conservation Authority** having jurisdiction. Approval shall require **environmental technical studies** be completed to the satisfaction of the City and the **Conservation Authority** having jurisdiction or that their submission be waived by the City and the **Conservation Authority**.

2.1.18.2.2      Where a **dwelling unit** is located on lands that are subject to a **greenlands overlay**:

- (1)      a bedroom shall not be permitted below the Regulatory Flood Level identified by the **Conservation Authority** having jurisdiction; and
- (2)      windows, doors and other openings to a **dwelling unit** shall not be permitted below the Regulatory Flood Level identified by the **Conservation Authority** having jurisdiction.

**2.1.19        Outdoor Garbage Enclosures in Non-Residential Zones**

Outdoor garbage enclosures in non-residential zones shall comply with the following:

2.1.19.1      Minimum setback from a Residential Zone shall be 6.0 m;

2.1.19.2      Shall be located outside of any required **landscaped area**;

2.1.19.3      Shall not be located on any required **parking area** or obstruct any required **parking space**.

**2.1.20        Setback to Provincial Highway Right-of-Way**

All **buildings**, **structures**, required **parking areas** and **stormwater management** facilities shall have a minimum setback of 14.0 m to a Provincial Highway right-of-way.

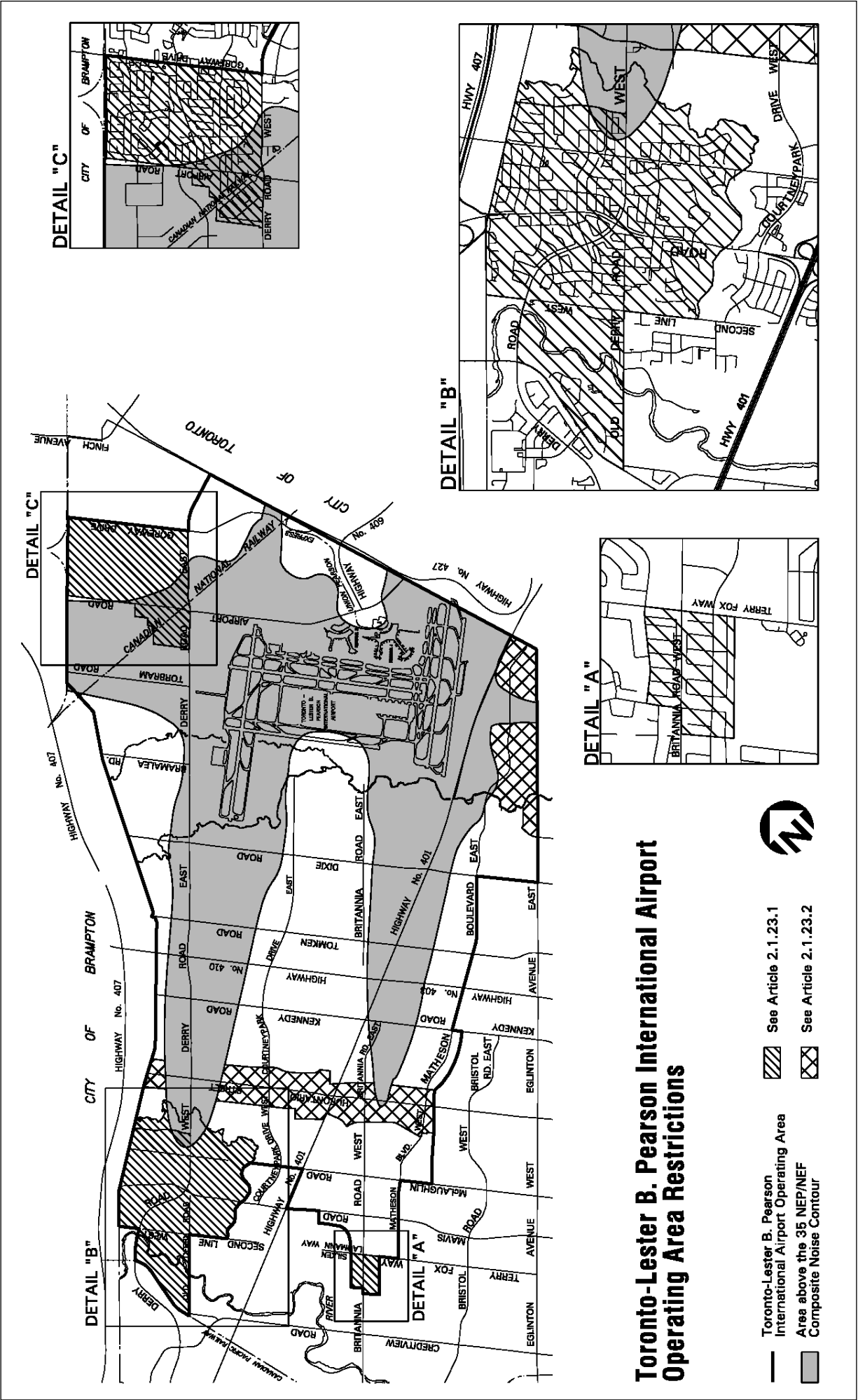
**2.1.21        Temporary Buildings and Structures**

Notwithstanding any other provisions of this By-law, land may be used for **buildings**, **structures**, or parts thereof, erected or used for a temporary period, for a construction camp, construction trailer, sales trailer, scaffold or other **building** or **structure** incidental to ongoing construction on the **lot** which has neither been finished nor abandoned.

**2.1.22        Encroachment of Eaves**

Unless otherwise regulated within this By-law, eaves are permitted to encroach a maximum of 0.45 m into any required **yard**.

- 2.1.23**            **Toronto - Lester B. Pearson International Airport Operating Area Restrictions**  
*(LPAT Order 2020 December 14)*
- Notwithstanding any other provisions of this By-law, a **day care, hospital, long-term care building, public school or private school** shall not be permitted within the Toronto - Lester B. Pearson International Airport Operating Area identified on Schedule 2.1.23 of this By-law.
- 2.1.23.1           Notwithstanding Subsection 2.1.23 of this By-law, a **day care, hospital, long-term care building, public school or private school** shall be permitted in the hatched areas identified on Schedule 2.1.23 of this By-law, subject to the regulations of the Base and/or Exception Zone.
- 2.1.23.2           Notwithstanding Subsection 2.1.23 of this By-law, a **day care** shall be permitted on the same **lot** accessory to a permitted **use**, in the cross hatched areas identified on Schedule 2.1.23 of this By-law, subject to the regulations of the Base and/or Exception Zone.



Schedule 2.1.23 - Toronto - Lester B. Pearson International Airport  
Operating Area Restrictions  
(LPAT Order 2020 December 14)

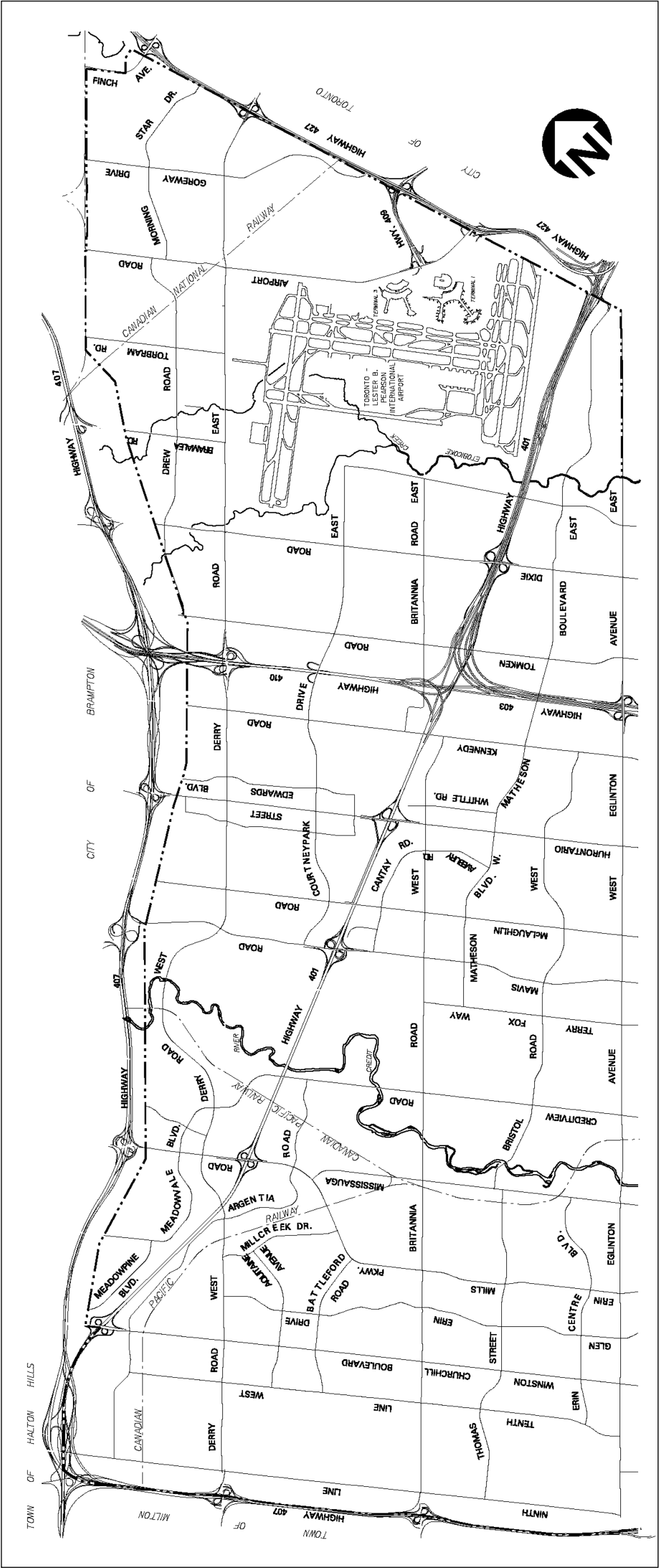
**2.1.24        Cooksville Creek Flood Plain Area**  
*(0174-2017)*

The following provisions shall only apply where specified by an Exception Zone:

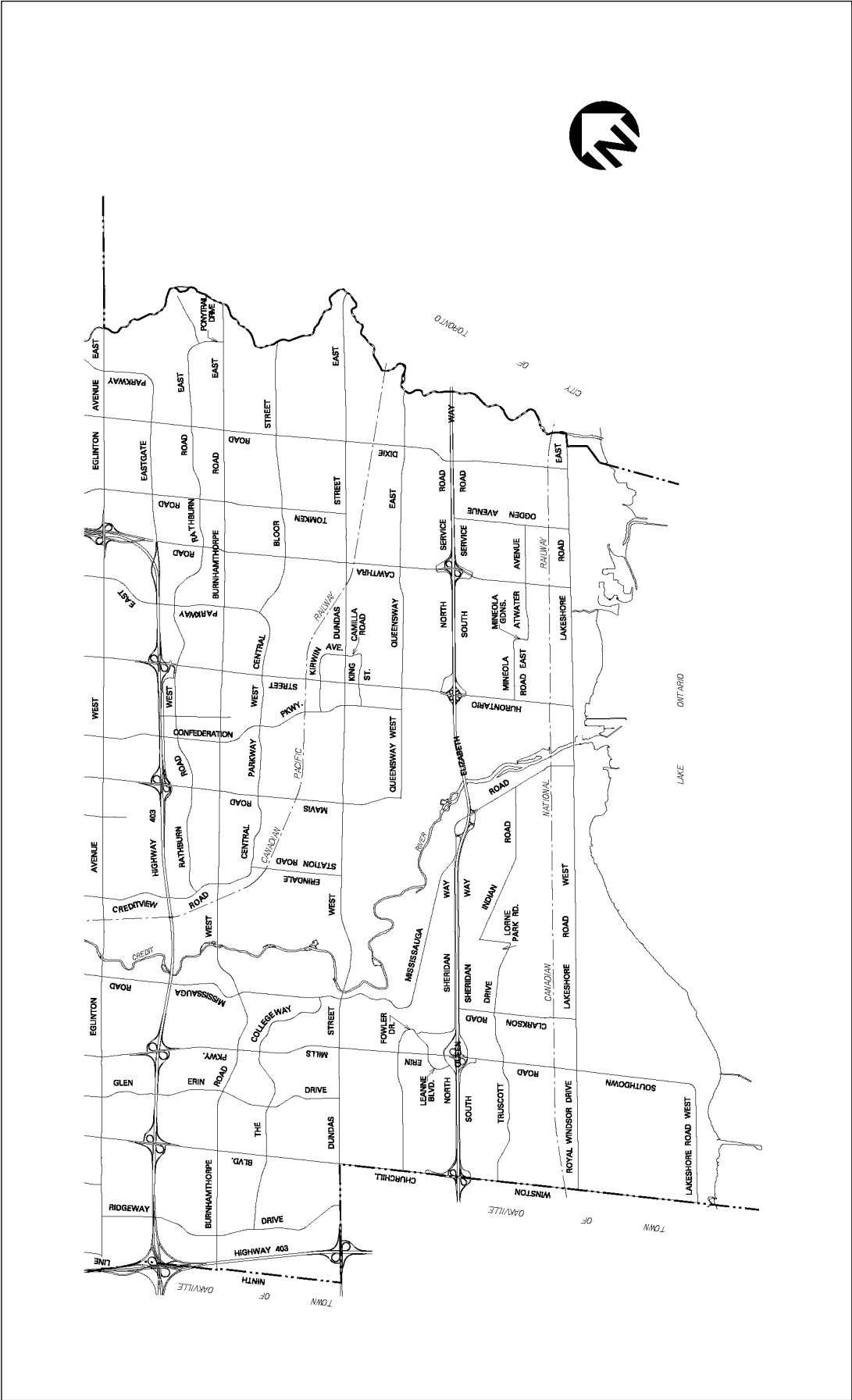
- 2.1.24.1        Notwithstanding any other provisions of this By-law, no **buildings** or **structures** shall be permitted in the **Cooksville Creek - Floodway Area**;
- 2.1.24.2        Notwithstanding any other provisions of this By-law, the following **uses** shall not be permitted in the **Cooksville Creek - Flood Fringe Area**: hospitals, **long-term care buildings**, **public** and **private schools** and **day cares**;
- 2.1.24.3        All **buildings** and **structures** located in the **Cooksville Creek - Flood Fringe Area** shall comply with the regulations of the zone in which they are located and the following:
  - 2.1.24.3.1        **Cooksville Creek - Habitable Floor Space** shall not be permitted below the **Cooksville Creek - Regulatory Flood Level**;
  - 2.1.24.3.2        Mechanical and/or heating equipment and/or electrical panel or electrical room shall not be permitted below the **Cooksville Creek - Regulatory Flood Level**;
  - 2.1.24.3.3        Windows, doors and other openings to **Cooksville Creek - Habitable Floor Space** shall not be permitted below the **Cooksville Creek - Regulatory Flood Level**.

**2.1.25        Landscaped Buffers**  
*(0181-2018/LPAT Order 2019 February 15)*

- 2.1.25.1        The minimum depth of a required **landscaped buffer** abutting a **sight triangle** or a 0.3 m reserve that abuts a **sight triangle** may be reduced to 0.0 m.
- 2.1.25.2        A **landscaped buffer** will not be required for that portion of a shared property line where a **driveway**, **condominium road**, **aisle** or **parking area** are shared with the abutting lands.
- 2.1.25.3        In E2 and E3 zones, the minimum depth of a required **landscaped buffer** from a **lot line** that is a **street line** may be reduced to 3.0 m if the property does not abut a **street** identified on Schedules 2.1.25(1) and (2) - Landscaped Buffers, notwithstanding any intervening 0.3 m reserves.
- 2.1.25.4        In a C4 zone, the minimum depth of a required **landscaped buffer** between a **lot line** that is a **street line** and a **parking area** shall be 3.0 m.



Schedule 2.1.25(1) - Landscaped Buffers



Schedule 2.1.25(2) - Landscaped Buffers

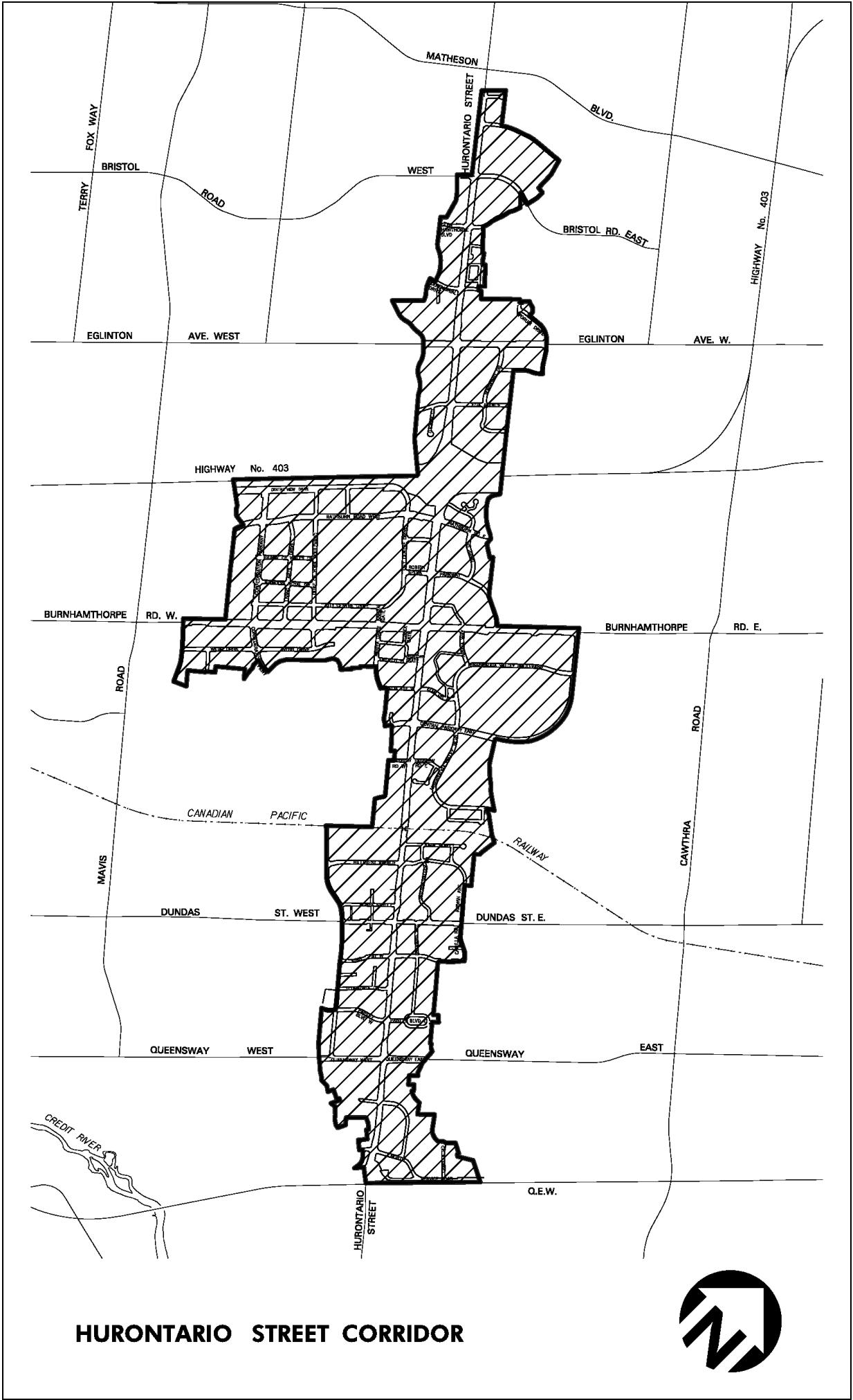


**2.1.26            Phased Condominiums**

Notwithstanding any other provisions in this By-law, the lands comprising a proposed standard draft plan of condominium that is to be created in phases as a phased condominium corporation in accordance with the *Condominium Act*, 1998, as amended, shall be deemed to be one lot for the purposes of applying zoning provisions such that the zoning regulations shall apply to the external limits of the draft plan of condominium, not to interior boundaries resulting from the registration of each phase.

**2.1.27            Minimum Height Requirement - Hurontario Street Corridor**  
*(0325-2008), (0050-2013/LPAT Order 2020 June 08)*

All **buildings** containing a residential **dwelling unit** that are zoned C4 and are located within the hatched area identified on Schedule 2.1.27 of this By-law, shall have a minimum **height** of three **storeys**.



Schedule 2.1.27 - Minimum Height Requirement - Hurontario Street Corridor

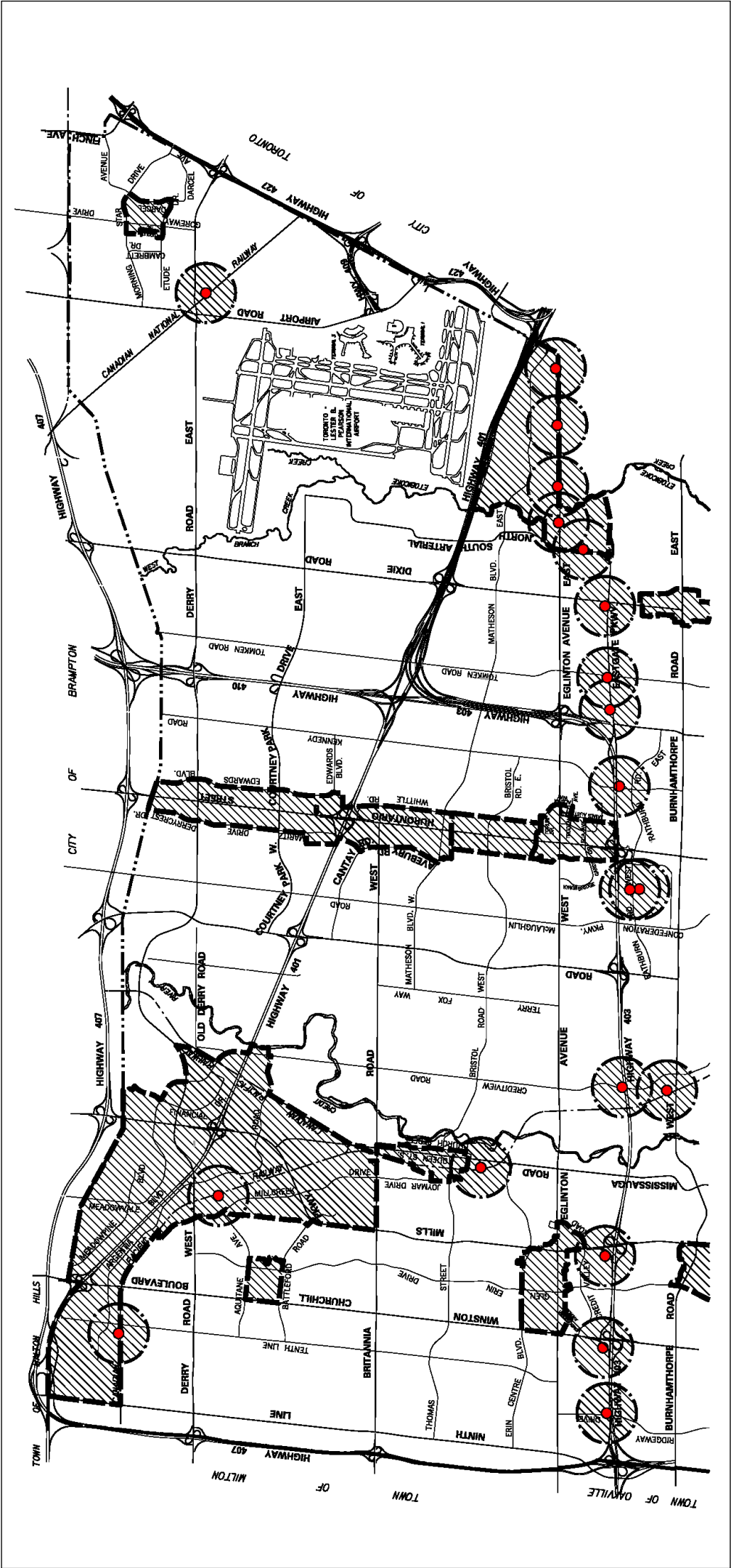
**2.1.28 Outdoor Clothing Drop Boxes and Vending Machines**  
*(0379-2009), (0190-2014)*

Outdoor clothing drop boxes and vending machines shall be permitted in Commercial and Employment Zones in compliance with the following:

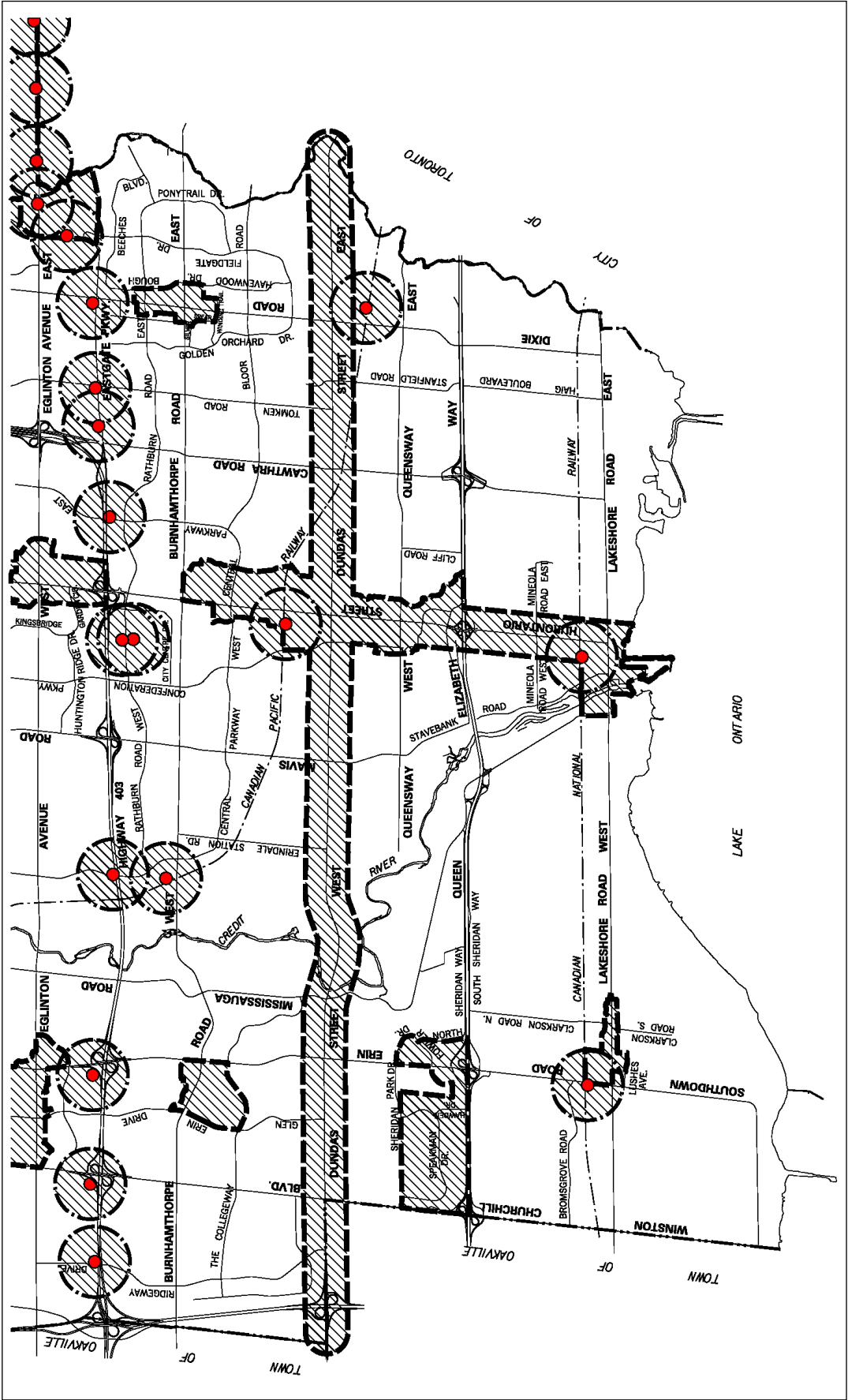
- 2.1.28.1 Only outdoor clothing drop boxes for registered charities shall be permitted;
- 2.1.28.2 Minimum setback of an outdoor clothing drop box and/or a vending machine from a Residential Zone shall be 6.0 m;
- 2.1.28.3 An outdoor clothing drop box and/or a vending machine shall be located outside of any required **landscaped area**;
- 2.1.28.4 An outdoor clothing drop box and/or a vending machine shall not be located on any required **parking area** or obstruct any required **parking space**.

**2.1.29 Drive-Through**  
*(0018-2015)*

- 2.1.29.1 Notwithstanding any other provisions of this By-law, a drive-through shall not be permitted within the hatched area identified on Schedules 2.1.29(1) and (2) of this By-law.
- 2.1.29.2 Where a drive-through is legally **existing** on the date of passing of this By-law, it is deemed to be in compliance with the regulations of this By-law, and the said **parking area, driveway or stacking lane** may be enlarged or altered provided that the enlargement or alteration itself complies with all applicable regulations of this By-law and does not cause further contravention to any regulation contained herein.



Schedule 2.1.29(1) - Street Location Criteria for Drive-Throughs  
(0018-2015)



Schedule 2.1.29(2) - Street Location Criteria for Drive-Throughs  
(0018-2015)

2.1.30

**Rooftop Balcony**  
(0174-2017), (0179-2018), (0208-2022)

- 2.1.30.1
- A rooftop **balcony** shall be set back 1.2 m from all exterior edges of a **building** or **structure**.
- 2.1.30.2
- Notwithstanding Article 2.1.30.1, a setback for a rooftop **balcony** may be 0.0 m where:
- (1)

the exterior edge of the **building** faces a **street** and the **building** is located in a non-residential zone;
- (2)

the exterior edge of the rooftop **balcony** is a minimum of 7.5 m from a zone that permits residential **uses** and the **building** is located in a Non-Residential Zone.

2.1.31

**Setback to Cemeteries**  
(0111-2019/LPAT Order 2021 March 09)

- 2.1.31.1
- All **buildings** and **structures** in any zone shall comply with the regulations contained in Table 2.1.31.1 - Minimum Setback to Cemeteries.

Table 2.1.31.1 - Minimum Setback to Cemeteries

Column A		B
Line		
1.0	Minimum setback of all <b>buildings</b> and <b>structures, parking areas, driveways, loading spaces</b> and other paved areas in any zone adjacent to lands zoned OS3 Base Zone or OS3 Exception Zone	the greater of 4.6 m or the required <b>yard/setback</b>

2.1.32

**Port Credit West Village Neighbourhood**  
(LPAT Order 2019 November 15), (0111-2019/LPAT Order 2021 March 09), (0117-2022), (0217-2023)

The following regulations shall apply to lands in the Port Credit West Village Neighbourhood, as located within the hatched area identified on Schedule 2.1.32 of this By-law:

- 2.1.32.1
- deleted by 0217-2023*
- 2.1.32.2
- A maximum **gross floor area** of 417 500 m<sup>2</sup> and a maximum **gross floor area - residential** of 380 600 m<sup>2</sup> and a maximum of 2 995 **dwelling units** shall be permitted, excluding lands zoned RA3-37;
- 2.1.32.3
- Pursuant to section 37(3) of the *Planning Act* R.S.O. 1990, c.P.13, as amended, the height and density of development provided by Exceptions C4-74, C4-75, RM4-76, RM9-1, RM10-2, RM10-3, RA3-36, RA4-50, RA4-51, H-RA5-51 and H-RA5-52 shall be permitted where the owners of the lands zoned C4-74, C4-75, RM4-76, RM9-1, RM10-2, RM10-3, RA3-36, RA4-50, RA4-51, H-RA5-51 and H-RA5-52 enter into an agreement with The Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increased height and density of the development. The agreement shall be registered on title to the lands zoned C4-74, C4-75, RM4-76, RM9-1, RM10-2, RM10-3, RA3-36, RA4-50, RA4-51, H-RA5-51 and H-RA5-52, and shall require the owner to:
- (1)

provide strata conveyance of Block 6 on the Draft Plan of Subdivision dated August 6, 2019 to the Region of Peel for the future construction of affordable housing;
- (2)

construct a minimum of 150 purpose-built market rental units;
- (3)

pay to the City the sum of \$250,000.00 to be used toward the future construction of a pedestrian and cycling bridge across the Credit River, payable upon execution of the Subdivision Agreement;

- (4)

pay to the City the sum of \$50,000.00 to be used toward traffic calming in the Port Credit Heritage Conservation District, payable upon execution of the Subdivision Agreement;
- (5)

enter into a Letter of Intent (LOI) between the YMCA and the owner within three years from the date of Plan of Subdivision registration, regarding development of a YMCA facility within the first two floors of Campus Building U4 on the Master Plan dated July 5, 2019. If the LOI is not entered into within this time period, the owner shall be required to pay to the City the sum of \$3,000,000.00 to be used toward a community benefit contribution.

- 2.1.32.4

For the purpose of providing required parking, Area 'A' shall be considered one **lot** and Area 'B' shall be considered one **lot**, identified on Schedule 2.1.32 of this By-law;
- 2.1.32.5

A maximum of 2 700 m<sup>2</sup> **gross floor area - non-residential** for all **restaurants** shall be permitted in Area 'B' identified on Schedule 2.1.32 of this By-law;
- 2.1.32.6

**Motor vehicle** parking shall be provided in accordance with Part 3 of this By-law and Table 2.1.32.6 - Required Number of Parking Spaces for Non-Residential Uses.

Table 2.1.32.6 - Required Number of Parking Spaces for Non-Residential Uses

Column A		B
Line 1.0	TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES
2.0	Retail Store, Service Establishment, Repair Establishment, Financial Institution, Office, Real Estate Office, Art Gallery, Museum	3.0 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
3.0	Restaurant	7.1 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> for all lands within Area 'B' identified on Schedule 2.1.32 of this By-law
4.0	Restaurant	9.0 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> for all lands outside of Area 'B' identified on Schedule 2.1.32 of this By-law
5.0	Medical Office	4.85 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>

- 2.1.32.7

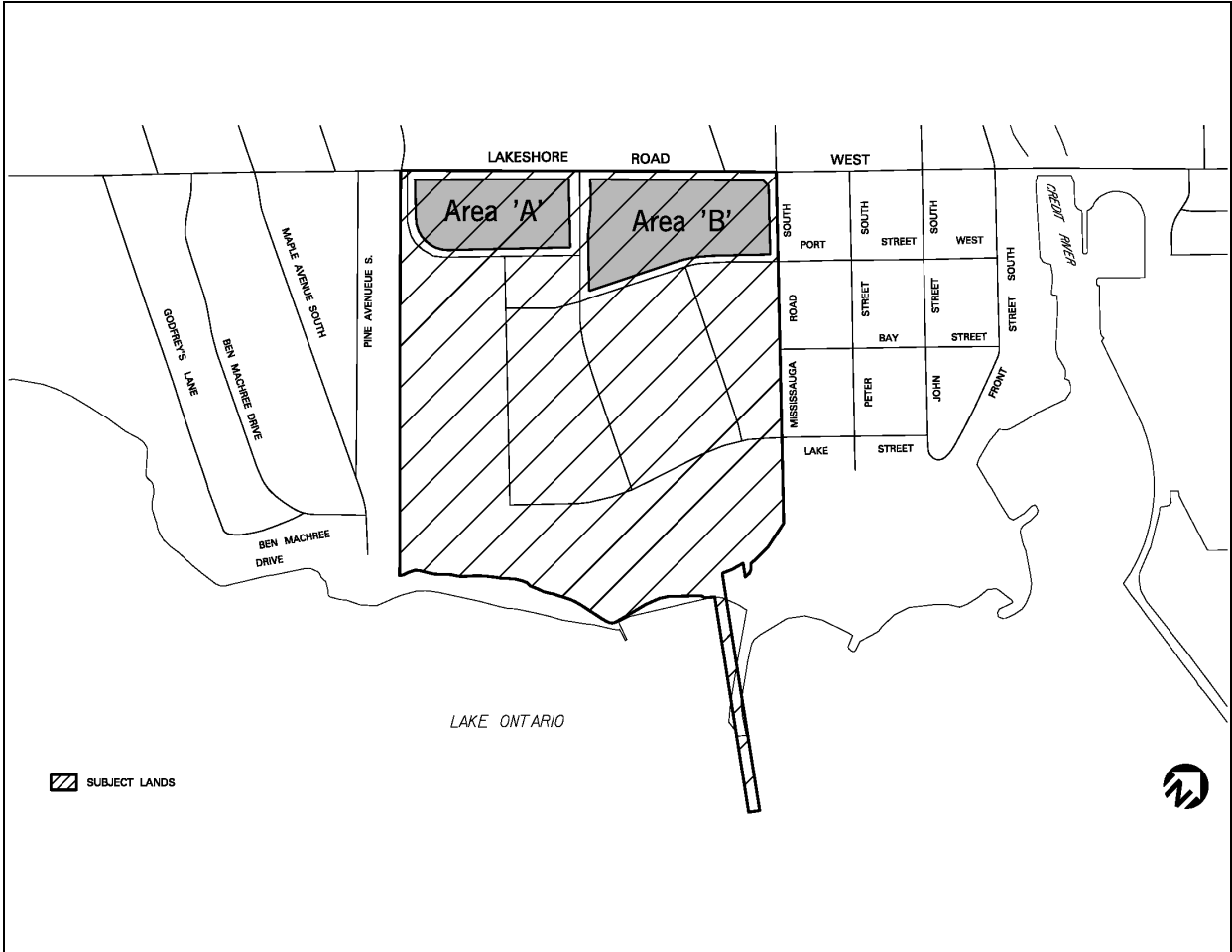
For the purpose of Article 3.1.2.4 - Mixed Use Development Shared Parking of this By-law, the following formula in Table 2.1.32.7 - Mixed Use Development Shared Parking Formula, shall apply:

Table 2.1.32.7 - Mixed Use Development Shared Parking Formula

Column A		B	C	D	E
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKDAY)			
		Morning	Noon	Afternoon	Evening
1.1	Office/Medical Office/ Real Estate Office	100	90	95	10
1.2	Financial Institution	70	75	100	80
1.3	Retail Store/Service Establishment, Art Gallery, Museum and Repair Establishment	50	50	70	75
1.4	Restaurant/Take-out Restaurant	25	65	25	100
1.5	Residential - Visitor	20	20	50	100

Table 2.1.32.7 continued on next page

Column A		B	C	D	E
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKDAY)			
Table 2.1.32.7 continued from previous page					
2.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKEND)			
		Morning	Noon	Afternoon	Evening
2.1	Office/Medical Office/ Real Estate Office	10	10	10	10
2.2	Financial Institution	90	90	90	20
2.3	Retail Store/Service Establishment, Art Gallery, Museum and Repair Establishment	50	75	100	10
2.4	Restaurant/Take-out Restaurant	20	90	50	100
2.5	Residential - Visitor	20	20	60	100



**Schedule 2.1.32 - Port Credit West Village Neighbourhood**  
(LPAT Order 2019 November 15)



**2.1.33 Lakeview Village Neighbourhood**

(0119-2022), (0217-2023)

(Refer to Minister Zoning Order (MZO) O. Reg. 91/23 2023 May 12)

The following regulations shall apply to lands in the Lakeview Village Neighbourhood, as located within the boundary area identified on Schedule 2.1.33 of this By-law.

2.1.33.1 The provisions contained in Article 1.1.4.1, Subsections 2.1.14 and 2.1.30 of this By-law shall not apply.

2.1.33.2 A maximum of 8 050 **dwelling units** shall be permitted on all lands, excluding lands zoned C4-78.

2.1.33.3 The maximum permitted **floor space index (FSI) - apartment zone** shall comply with Schedule 2.1.33 of this By-law where identified.

2.1.33.4 For the purposes of the Lakeview Village Neighbourhood, each block identified on Schedule 2.1.33 of this By-law shall be considered one **lot**, excluding minimum **amenity area** and **landscaped area** requirements.

2.1.33.5 A **building** or **structure** required for the purpose of delivering heating and cooling, piped services for heating and cooling and/or piped services for waste collection is permitted within any zone, provided that the **building** or **structure** complies with the regulations of the zone in which it is situated. A **building** or **structure** measuring less than or equal to 5.0 m<sup>2</sup> shall not be subject to the zone regulations.

2.1.33.6 The Lakeview Village Neighbourhood lands are required to provide such facilities, services and matters, in accordance with section 37 of the *Planning Act*, as it read on the day before section 9 of Schedule 12 to the *More Homes, More Choices Act, 2019* came into force, and the terms and conditions of a section 37 agreement executed and registered on title to the lands.

2.1.33.7 Pursuant to section 36 of the *Planning Act* R.S.O, 1990, c.P13, as amended, the Lakeview Village Boundary area identified on Schedule 2.1.33 of this By-law is subject to holding provisions H1 to H6. Each holding provision restricts the **use** of the lands to **uses**, **buildings** and **structures** as identified until the relevant conditions are satisfied:

- (1) until such time as the H1 holding provision is removed, only **uses existing** on the date of the passing of this By-law shall be permitted.

the H1 holding provision shall not be removed from the lands within the Lakeview Village Boundary identified on Schedule 2.1.33 of this By-law until such time as:

- (1) the delivery of an executed agreement for the provision of certain facilities, services or matters pursuant to section 37 of the *Planning Act*, as it read on the day before section 9 of Schedule 12 to the *More Homes, More Choices Act, 2019* came into force, in a form and on terms satisfactory to the City of Mississauga ("City").
- (2) notwithstanding Sentence 2.1.33.7(1) of this By-law, where a minor variance has been approved by the Committee of Adjustment on or before June 8, 2022, those **uses** will continue to be permitted.
- (3) until such time as the H2 holding provision is removed, a maximum of 6 800 **dwelling units** shall be permitted on all lands.

the H2 holding provision shall not be removed from the lands within the Lakeview Village Boundary identified on Schedule 2.1.33 of this By-law until such time as:

- (1) fulfilment of the community benefits obligations identified in the section 37 community benefits agreement to the satisfaction of the City.
- (2) submission of a transportation study and confirmation that the necessary traffic infrastructure improvements have been secured to adequately accommodate increased traffic volumes to the satisfaction of the Region of Peel ("Region") and the City.

- (4) until such time as the H3 holding provision is removed, a maximum of 7 500 **dwelling units** shall be permitted.

the H3 holding provision shall not be removed from the lands within the Lakeview Village Boundary identified on Schedule 2.1.33 of this By-law until such time as:

- (1) submission of a transportation study and confirmation that the necessary traffic infrastructure improvements have been constructed to adequately accommodate increased traffic volumes to the satisfaction of the Region and the City.

- (5) until such time as the H4 holding provision is removed, only **uses existing** on the date of the passing of this By-law shall be permitted.

the H4 holding provision shall not be removed from the lands within the Lakeview Village Boundary identified on Schedule 2.1.33 of this By-law until such time as:

- (1) confirmation from the Region that the necessary upgrades have been completed to the G.E. Booth wastewater treatment facility such that odour dispersion has been mitigated to levels compatible to sensitive land uses and is in keeping with the modelling projection conducted by the Region.

- (6) until such time as the H5 holding provision is removed, only **uses existing** on the date of the passing of this By-law shall be permitted.

the H5 holding provision shall not be removed from the lands within the Lakeview Village Boundary identified on Schedule 2.1.33 of this By-law until such time as:

- (1) confirmation through the submission of a revised noise report that noise mitigation measures have been put in place for the noise generated from the properties at 1062 Rangeview Road, 1180 Lakeshore Road East and any zoned properties that exceed Class 4 limits in order to bring noise levels into compliance to the Class 4 area limits of the NPC-300 guidelines.

- (7) until such time as the H6 holding provision is removed, the maximum **gross floor area - non-residential** shall be 92 900 m<sup>2</sup>.

the H6 holding provision shall not be removed from the lands within the Lakeview Village Boundary identified on Schedule 2.1.33 of this By-law until such time as:

- (1) submission of a satisfactory transportation study and confirmation that the necessary traffic infrastructure improvements have been constructed to adequately accommodate increased traffic volumes all to the satisfaction of the Region and the City.

2.1.33.8      **Motor vehicle** parking for residential **uses** shall be provided in accordance with Part 3 of this By-law and Table 2.1.33.8 - Required Number of Parking Spaces for Residential Uses.

Table 2.1.33.8 - Required Number of Parking Spaces for Residential Uses

Column A		B
Line 1.0	TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES
2.0	Apartment including back to back and stacked townhouses constructed as part of an apartment building	1.0 resident space per unit 0.15 visitor spaces per unit
3.0	Townhouse, townhouse on a CEC - road, back to back townhouse on a condominium road, back to back townhouse on a CEC - road and stacked townhouse without exclusive use garage and driveway	1.4 resident spaces per unit 0.15 visitor spaces per unit
4.0	Retirement Building	0.4 spaces per unit

2.1.33.9      **Motor vehicle** parking for non-residential **uses** shall be provided in accordance with Part 3 of this By-law and Table 2.1.33.9 - Required Number of Parking Spaces for Non-Residential Uses.

Table 2.1.33.9 - Required Number of Parking Spaces for Non-Residential Uses

Column A		B
Line 1.0	TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES
2.0	Animal Care Establishment, Art Gallery, Museum, Repair Establishment, Retail Store and Service Establishment	3.0 spaces per 100 m <sup>2</sup> GFA - non-residential
3.0	Financial Institution	4.85 spaces per 100 m <sup>2</sup> GFA - non-residential
4.0	Financial institution; restaurant and take-out restaurant less than or equal to 220 m <sup>2</sup> GFA - non-residential (in C4-77 and C4-78 zones)	3.0 spaces per 100 m <sup>2</sup> GFA - non-residential
5.0	Office:	
5.1	Office	2.5 spaces per 100 m <sup>2</sup> GFA - non-residential
5.2	Medical Office, Medical Office - Restricted	4.85 spaces per 100 m <sup>2</sup> GFA - non-residential
6.0	Restaurants:	
6.1	Restaurant	9.0 spaces per 100 m <sup>2</sup> GFA - non-residential
6.2	Restaurant greater than 220 m <sup>2</sup> GFA - non-residential (in C4-77 and C4-78 zones)	6.0 spaces per 100 m <sup>2</sup> GFA - non-residential
6.3	Brewery Restaurant (in a C4-77 zone)	2.3 per 100 m <sup>2</sup> GFA - non-residential
6.4	Take-out Restaurant	4.85 spaces per 100 m <sup>2</sup> GFA - non-residential
7.0	Science and Technology Facility	2.5 spaces per 100 m <sup>2</sup> GFA - non-residential

- 2.1.33.10

For the purposes of Table 2.1.33.9 - Required Number of Parking Spaces for Non-Residential Uses, a brewery restaurant means a **building, structure** or part thereof, used for the purpose of manufacturing alcoholic beverages and shall contain a **restaurant** with a maximum **gross floor area - non-residential** of 220 m<sup>2</sup> or 50% of the total **gross floor area - non-residential** whichever is lesser.
- 2.1.33.11

For the purposes of Article 3.1.2.4 - Mixed Use Development Shared Parking, of this By-law, the following formula in Table 2.1.33.11 - Mixed Use Development Shared Parking Formula, shall apply.

Table 2.1.33.11 - Mixed Use Development Shared Parking Formula

Column A		B	C	D	E
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKDAY)			
		Morning	Noon	Afternoon	Evening
1.1	Financial Institution	70	75	100	80
1.2	Office/Medical Office	100	90	95	10
1.3	Retail Store/Service Establishment	50	50	70	75
1.4	Restaurant/Take-out Restaurant	25	65	25	100
1.5	Overnight Accommodation	50	25	25	65
1.6	Residential - Resident <sup>(1)</sup>	90	65	90	100
	Residential - Visitor	20	20	50	100
2.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKEND)			
		Morning	Noon	Afternoon	Evening
2.1	Financial Institution	90	90	90	20
2.2	Office/Medical Office	10	10	10	10
2.3	Retail Store/Service Establishment	50	75	100	10
2.4	Restaurant/Take-out Restaurant	20	90	50	100
2.5	Overnight Accommodation	70	25	25	50
2.6	Residential - Resident <sup>(1)</sup>	90	65	90	100
	Residential - Visitor	20	20	60	100

NOTE: (1) See Sentence 3.1.2.3.1 of this By-law.

- 2.1.33.12

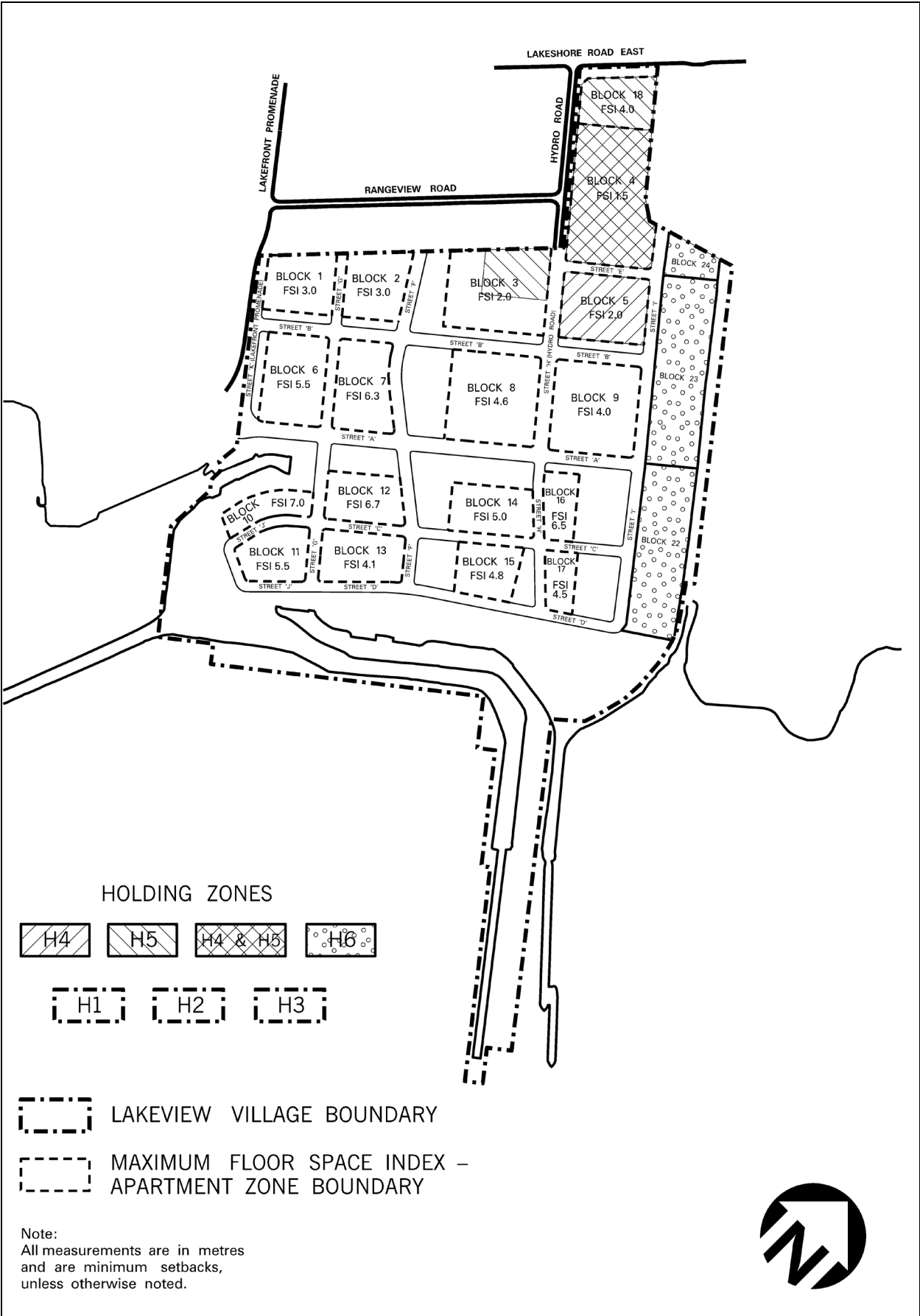
For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:

the greater of 0.15 visitor spaces per unit

or

Parking required for all non-residential **uses**, located in the same **building** or on the same **lot** as the residential **use**, except **restaurant** and **take-out restaurant**. Parking for **restaurant** and **take-out restaurant** shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 2.1.33.9 of this By-law.
- 2.1.33.13

Notwithstanding Sentence 3.1.6.1.1 of this By-law, off-street **bicycle parking spaces** shall be required for the construction of new **buildings** or portions thereof, in accordance with Subsection 3.1.6 contained in Section 3.1 of this By-law.



**2.1.34 Inclusionary Zoning**  
(0213-2022)

The following regulations shall apply to lands located in the Inclusionary Zoning Overlay boundaries identified as IZ-1, IZ-2, IZ-3A, IZ-3B, and IZ-4 on Schedule B of Part 13 of this By-law.

2.1.34.1 Subsection 2.1.34 of this By-law shall not apply to:

- (1) development or redevelopment of less than 50 units and less than 3 600 m<sup>2</sup> of **gross floor area - inclusionary zoning**;
- (2) **retirement buildings, staff/student residences, long-term care buildings, hospices, group homes**;
- (3) Region of Peel or Peel Housing Corporation projects;
- (4) a **building** which will be owned and operated by a **non-profit housing provider** where the **non-profit housing provider** has 100 percent interest;
- (5) development as approved pursuant to the following:
  - (1) up to 8 050 units approved by Mississauga City Council through By-law 0122-2022;
  - (2) up to 122 units approved by Mississauga City Council through By-law 0209-2021;
  - (3) up to 1 375 units approved by Mississauga City Council through By-laws 0155-2016/Ontario Municipal Board Order January 11, 2017, 0125-2022;
  - (4) up to 2 995 units approved by the Local Planning Appeal Tribunal (now known as the Ontario Land Tribunal) through LPAT Order November 15, 2019;
  - (5) up to 2 500 units approved by Mississauga City Council through By-law 0259-2020;
  - (6) up to 1 869 units approved by Mississauga City Council through By-laws 0050-2021 and 0276-2021;
  - (7) up to 361 units approved by Mississauga City Council through By-law 0054-2020;
  - (8) lands located at the northeast corner of Hurontario Street and Fairview Road East, where maximum building height permissions were approved by Mississauga City Council through By-law 0160-2021;
  - (9) lands located on the west side of Parkside Village Drive, north of Arbutus Way, where maximum building height permissions were approved through a decision of the Committee of Adjustment in file 'A' 124/22 dated April 28, 2022; and
  - (10) up to 1 265 units approved by Mississauga City Council through By-law 0144-2022.
- (6) development or redevelopment where the following application types are filed on or before the later of January 1, 2023 or the date the applicable protected Major Transit Station Area identified in the Region of Peel Official Plan is approved by the Minister of Municipal Affairs and Housing:
  - (1) a complete application for a site plan or building permit;
  - (2) a complete application for a rezoning, provided that a subsequent complete application for a site plan is filed within two years of the date the rezoning application was deemed complete; or

- (3)

an application for a lifting of a holding H symbol, provided that a subsequent complete application for a site plan is filed within two years of the date the lifting of a holding H symbol application was submitted.
- (7)

legally **existing building** established prior to January 1, 2023, except where any addition or extension to, or change of **use** within, a legally **existing building** results in 50 or more new **dwelling units** or 3 600 m<sup>2</sup> or more of new **gross floor area - inclusionary zoning**.
- (8)

exemptions in accordance with the *Planning Act* and associated regulations.
- 2.1.34.1.1

Notwithstanding Sentence 2.1.34.1(1) of this By-law, in no case will the Inclusionary Zoning requirements of this By-law apply to developments of less than 10 residential units.
- 2.1.34.1.2

Notwithstanding Sentence 2.1.34.1(5) of this By-law, Inclusionary Zoning requirements apply to the lands described in Sentence 2.1.34.1(5) of this By-law if additional development permissions are applied for.
- 2.1.34.2

The minimum required percentage of **gross floor area - inclusionary zoning** to be provided as affordable housing is identified in Table 2.1.34.2 - Minimum Required Percentage of Gross Floor Area - Inclusionary Zoning to be Provided as Affordable Housing.

Table 2.1.34.2 - Minimum Required Percentage of Gross Floor Area - Inclusionary Zoning to be Provided as Affordable Housing

Column A		B	C	D	E
Line 1.0	IZ AREA	TYPE OF AFFORDABLE HOUSING PROVIDED	APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023	APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024	APPLICABLE AS OF JANUARY 1, 2025
2.0	IZ-1	Affordable ownership housing units for moderate-income households	4%	7%	10%
3.0	IZ-1	Affordable rental housing units for moderate-income households	2%	3.5%	5%
4.0	IZ-2	Affordable ownership housing units for moderate-income households	3%	5%	7%
5.0	IZ-2	Affordable rental housing units for moderate-income households	1.5%	2.5%	3.5%
6.0	IZ-3A and IZ-3B	Affordable ownership housing units for moderate-income households	3%	4%	5%
7.0	IZ-3A and IZ-3B	Affordable rental housing units for moderate-income households	1.5%	2%	2.5%

Table 2.1.34.2 continued on next page

Column A		B	C	D	E
Line 1.0	IZ AREA	TYPE OF AFFORDABLE HOUSING PROVIDED	APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023	APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024	APPLICABLE AS OF JANUARY 1, 2025
Table 2.1.34.2 continued from previous page					
8.0	IZ-4	Affordable ownership housing units for moderate-income households	10%	10%	10%
9.0	IZ-4	Affordable rental housing units for moderate-income households	5%	5%	5%

- 2.1.34.2.1

Notwithstanding Article 2.1.34.2 of this By-law, rental replacement units secured under Rental Housing Protection By-law 0121-2018 are not counted towards the minimum required **gross floor area - inclusionary zoning** to be set aside as affordable housing outlined in Table 2.1.34.2 of this By-law.
- 2.1.34.2.2

Notwithstanding Article 2.1.34.2 of this By-law, the minimum required percentage of **gross floor area - inclusionary zoning** to be affordable housing is not applicable to **purpose-built rental housing**.
- 2.1.34.3

**Affordable ownership housing units** or **affordable rental housing units** required in Article 2.1.34.2 of this By-law shall be maintained at affordable rents or prices commencing upon execution of an agreement referred to in Article 2.1.34.6 of this By-law for a minimum period of:

(1)30 years calculated from the date of first occupancy of an **affordable rental housing unit**.

(2)99 years calculated from the later of the date of first occupancy or first closing of an **affordable ownership housing unit**.
- 2.1.34.3.1

Notwithstanding Sentence 2.1.34.3(1) of this By-law, after the last day of the 25<sup>th</sup> year of the affordability period, the affordability requirements of Subsection 2.1.34 of this By-law no longer apply to an **affordable rental housing unit** if that **affordable rental housing unit** is vacated in accordance with a notice of termination from the tenant or an agreement between the landlord and the tenant to terminate.
- 2.1.34.4

The permitted resale price for **affordable ownership housing units** and annual increases to the rates for **existing affordable rental housing units** required in Article 2.1.34.3 of this By-law shall be as determined on an annual basis by the City, in coordination with the Region, and in accordance with Inclusionary Zoning Implementation Guidelines.
- 2.1.34.5

On a **lot** which is subject to the requirements of Article 2.1.34.2 and Sentence 2.1.34.3(2) of this By-law, the City shall receive a portion of the net proceeds from the sale of an **affordable ownership housing unit** as follows:

(1)the City will receive no more than 20% of the net proceeds of the sale of an **affordable ownership housing unit** sold during the 99 year affordability period, equivalent to no more than 2% of the sale price, for administration fees, where net proceeds are the difference between the purchase price and the resale price of the **affordable housing ownership unit**; and

(2)the City will receive 50% of the net proceeds of the first sale of an **affordable ownership housing unit** at market price after the 99 year affordability period, to be reinvested in affordable housing, where net proceeds are the difference between the purchase price and the resale price of the **affordable ownership housing unit**, less any legal, administration or real estate commission fees.



- 2.1.34.6 For development or re-development of lands subject to the regulations of Articles 2.1.34.2 and 2.1.34.3 of this By-law, the owner of such lands shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing the Inclusionary Zoning requirements outlined in Subsection 2.1.34 of this By-law and the following, to the satisfaction of the City Solicitor and the Commissioner of Planning and Building:
- (1) requirements ensuring occupants of **affordable ownership housing units** and **affordable rental housing units** have the same **building** and amenity access as occupants of market units;
  - (2) requirements for eligibility to purchase an **affordable ownership housing unit** or to rent an **affordable rental housing unit**;
  - (3) requirements for ongoing administration, reporting and monitoring of **affordable ownership housing units** and **affordable rental housing units**.
- 2.1.34.7 Subject to Article 2.1.34.2 of this By-law, where **purpose-built rental housing** ceases to meet the definition of **purpose-built rental housing**, the requirements of Subsection 2.1.34 of this By-law will then apply to the **building**.
- 2.1.34.8 Notwithstanding Sentence 2.1.34.2.2 of this By-law, the owner of lands proposing **purpose-built rental housing** in a condominium registered under section 2 of the *Condominium Act, 1998*, or a predecessor of that section, shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing Inclusionary Zoning requirements outlined in Subsection 2.1.34 of this By-law, including Article 2.1.34.6 of this By-law, that would be applicable if the **purpose-built rental housing** ceases to meet the definition of **purpose-built rental housing**.

