

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

9.2.3.XX	Exception: OS2-XX1	Map # 1	By-law:
In an OS2-XX1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
9.2.3.XX.1	(1) <b>Restaurant</b> (2) <b>Take-out Restaurant</b> (3) <b>Parking Structure</b> (4) <b>Parking Lot</b> (5) Outdoor markets (6) Accessory Uses (7) Outdoor stage and seating area (8) Outdoor patio accessory to a <b>restaurant</b> or <b>take-out restaurant</b>		
<b>Use Not Permitted</b>			
9.2.3.XX.2	(1) <b>Community Garden</b>		
<b>Regulations</b>			
9.2.3.XX.3	The provisions contained in Line 1.0, and 3.0 of Table 2.1.2.1.1, Line 4.0, 5.0 and 7.0 of Table 9.2.1, and Table 2.1.14.1 of this By-law shall not apply		
9.2.3.XX.4	Maximum <b>gross floor area - non-residential</b> for all <b>take-out restaurants</b> and <b>restaurants</b>		500 m <sup>2</sup>
9.2.3.XX.5	Maximum <b>gross floor area - non-residential</b> used for accessory uses		200 m <sup>2</sup>
9.2.3.XX.6	"Accessory Uses" means a <b>retail store, personal service establishment</b> , information kiosk, and an event ticket office		
9.2.3.XX.7	Notwithstanding section 9.2.3.XX.7 of this Exception, <b>take-out restaurant, restaurant</b> and Accessory Uses may be permitted in temporary structures or in accordance with section 2.1.9.7 of this By-law		
9.2.3.XX.8	Notwithstanding Table 3.1.2.2 of this By-law, Accessory Uses, <b>restaurant</b> , and <b>take-out restaurant</b> in temporary structures or in accordance with section 2.1.9.7 shall provide the following maximum parking spaces in a <b>Parking Lot</b>		10
9.2.3.XX.9	<b>A temporary tent and/or stage</b> shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 – 5.0 in Table 2.1.9.7 shall not apply		
9.2.3.XX.10	Notwithstanding section 9.2.3.XX.1 of this Exception, <b>retail store, personal service establishments, restaurant</b> , and <b>take-out restaurant</b> uses shall be required on the ground floor of a <b>parking structure</b> facing a public street		
9.2.3.XX.11	Notwithstanding section 9.2.3.XX.1 of this Exception, a <b>building</b> which shall allow either a <b>retail store, restaurant</b> , and <b>take-out restaurant</b> uses, or combination thereof may be permitted along the frontage of Hydro Road adjacent lands zoned C4-XX3		

2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

10.2.2.XX	Exception: G1-XX	Map # 1	By-law:
In a G1-XX zone the permitted <b>uses</b> and applicable regulations shall be as specified for a G1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
10.2.2.XX.1	(1) Uses permitted under “OS2-XX1” (2) <b>Buildings and structures</b> and conveyor belt legally <b>existing</b> on the date of passing of this By-law formerly used for infrastructure in support of power generation (3) Alterations and additions to <b>existing buildings and structures</b> formerly used for infrastructure in support of power generation (4) <b>Temporary Tent and/or Stage</b> (5) Shade Structure		
<b>Use Not Permitted</b>			
10.2.2.XX.2	(1) <b>Parking Structure</b> (2) <b>Parking Lot</b> (3) Outdoor markets		
<b>Regulations</b>			
10.2.2.XX.3	The provisions contained in Line 1.0, and 3.0 of Table 2.1.2.1.1, and Table 2.1.14.1 of this By-law shall not apply		
10.2.2.XX.4	Required parking shall be provided on lands zoned OS2-XX		

3. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

12.2.3.XX	Exception: I-XX	Map # 1	By-law:
In a zone the permitted <b>uses</b> and applicable regulations shall be as specified for a I zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
12.2.3.XX.1	(1) <b>Science and technology facility</b> (2) Office (3) Marine related uses including boat storage and repair (4) Cultural facilities (5) Cafeteria, <b>office, retail store, personal service establishment, take-out restaurant, restaurant, financial institution, and commercial school</b> are permitted accessory to a University/College <b>use</b> (6) <b>Parking lot</b> (7) Parking for lands zoned OS2-XX1, and C4-XX3 (8) Outdoor patio accessory to a <b>restaurant or take-out restaurant</b> (9) <b>Renewable energy</b> facility (10) <b>Cogeneration facility</b> based on <b>renewable energy</b> (11) <b>Outdoor storage</b> accessory to a <b>cogeneration facility</b> based on <b>renewable energy</b> (12) <b>Waste Transfer Station</b> associated with an alternative waste collection system (13) <b>Composting Facility</b> associated with an alternative waste collection system (14) Accessory outdoor storage for a <b>waste transfer station</b> (15) Public information centre accessory to either a <b>Renewable energy</b> facility or <b>Cogeneration facility</b> based on <b>renewable energy</b> (16) Uses permitted under 2.1.1.3 of this By-law in a <b>building</b>		

12.2.3.XX	Exception: I-XX	Map # 1	By-law:
In a zone the permitted <b>uses</b> and applicable regulations shall be as specified for a I zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
12.2.3.XX.2	(1) <b>Hospital</b> (2) <b>Medical Office</b> (3) <b>Staff/Student Residence</b>		
<b>Regulations</b>			
12.2.3.XX.3	The provisions contained in in Line 1.0, and 3.0 of Table 2.1.2.1.1, Subsections 2.1.9.4, 2.1.14 and 2.1.17and Line, 3.0, 4.0, 5.0, 6.0 and 7.0 of Table 12.2.2 of this By-law shall not apply		
12.2.3.XX.4	"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.XX.5	Minimum setback to lands zoned G1		3.0 m
12.2.3.XX.6	Maximum total <b>gross floor area - non-residential</b> that may be used for an <b>office, retail store, personal service establishment, take-out restaurant, restaurant, financial institution, or commercial school</b> that are located wholly within a <b>building</b> and/or <b>structure</b> principally used for a University/College		20%
12.2.3.XX.7	An area within a <b>building</b> that may be used for an <b>office, retail store, personal service establishment, take-out restaurant, restaurant, financial institution, or commercial school</b> that are located wholly within a <b>building</b> and/or <b>structure</b> principally used for a University/College <b>shall</b> not be permitted above the second storey.		
12.2.3.XX.8	Minimum <b>front yard</b>		1.5 m
12.2.3.XX.9	Minimum <b>interior side yard</b>		2.5 m
12.2.3.XX.10	Minimum <b>exterior side yard</b>		3.0 m
12.2.3.XX.11	Minimum <b>rear yard</b>		3.0 m
12.2.3.XX.12	Minimum <b>landscaped buffer</b> Adjacent OS2-XX1 Adjacent G1 Adjacent E2-XX		0.0 m 0.0 m 2.5 m
12.2.3.XX.13	Minimum setback for accessory structures to lands zoned OS2 – XX1		1.5 m
12.2.3.XX.14	Minimum number of parking spaces to be provided for an <b>office, retail store, personal service establishment, take-out restaurant, restaurant, financial institution, or commercial school</b> that are located wholly within a <b>building</b> and/or <b>structure</b> principally used for a University/College		1.0 spaces per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>
12.2.3.XX.15	Maximum reduction in parking permitted for any <b>office</b> that allows co-working based on <b>gross floor area – non-residential</b> calculation		0.3 spaces per 100 m <sup>2</sup>
12.2.3.XX.16	Employee and visitor bicycle parking and shower/change facilities for all <b>gross floor area - non-residential</b> shall be in accordance with the provisions under sections 8.2.3.XX.9 and 8.2.3.XX.10 for lands zoned “E2-XX” in this Exception		
12.2.3.XX.17	Maximum height of all <b>buildings</b> and <b>structures</b> exclusive of mechanical/penthouse facilities		8 storeys
12.2.3.XX.18	Minimum <b>lot frontage</b> for all <b>building</b> and <b>structures</b> associated with a use permitted under 2.1.1.3 of this By-law, <b>Waste Transfer Station</b> associated with an alternative waste collection system, <b>Composting Facility</b> associated with an alternative waste collection system, <b>Renewable energy</b> facility or <b>Cogeneration facility</b> based on <b>renewable energy</b>		13.0 m
12.2.3.XX.19	A multi-use trail may be permitted in the <b>rear yard</b> and <b>landscape area</b> adjacent a <b>rear lot line</b>		

4. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

8.2.3.XX	Exception: E2-XX	Map # 1	By-law:
In an E2-XX zone the permitted <b>uses</b> and applicable regulations shall be as specified for a E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.XX.1	<ul style="list-style-type: none"> <li>(1) Major office</li> <li>(2) Institutional uses excluding any ancillary residential dwellings</li> <li>(3) Marine related uses including boat storage and repair</li> <li>(4) <b>Renewable energy</b> facility</li> <li>(5) <b>Cogeneration facility</b> based on <b>renewable energy</b></li> <li>(6) <b>Outdoor storage</b> accessory to a <b>cogeneration facility</b> based on <b>renewable energy</b></li> <li>(7) Incubator space</li> <li>(8) <b>Waste Transfer Station</b> associated with an alternative waste collection system</li> <li>(9) <b>Composting Facility</b> associated with an alternative waste collection system</li> <li>(10) Accessory outdoor storage for a <b>waste transfer station</b></li> <li>(11) Parking for lands zoned I-XX, RA5-XX, and C4-XX3</li> <li>(12) <b>Transportation Facility</b> limited to 10 vehicles with a maximum gross weight of 3,000 kg used exclusively for the use of personal car-sharing or ride-sharing purposes on lands zoned RA5-XX, OS2, OS2-XX1, G1-XX, I-XX, E2-XX, C4-XX1, C4-XX2, and C4-XX3</li> <li>(13) <b>Accessory uses</b> as permitted under 8.1.2.1.1 of this By-law</li> <li>(14) Public information centre accessory to either a <b>Renewable energy</b> facility or <b>Cogeneration facility</b> based on <b>renewable energy</b></li> <li>(15) Uses permitted under 2.1.1.3 of this By-law in a <b>building</b></li> </ul>		
<b>Uses Not Permitted</b>			
8.2.3.XX.2	<ul style="list-style-type: none"> <li>(1) Motor vehicle commercial</li> <li>(2) <b>Transportation Facility</b></li> <li>(3) <b>Truck Terminal</b></li> <li>(4) <b>Waste Processing Station</b></li> <li>(5) <b>Waste Transfer Station</b></li> <li>(6) <b>Outdoor Storage</b> excluding marine related outdoor storage</li> <li>(7) Contractor Service Shop</li> <li>(8) Contractor's Yard</li> <li>(9) <b>Vehicle Pound Facility</b></li> <li>(10) <b>Motor Vehicle Body Repair Facility</b></li> <li>(11) <b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b></li> <li>(12) <b>Adult Entertainment Establishment</b></li> <li>(13) <b>Body-Rub Establishment</b></li> <li>(14) <b>Truck Fuel Dispensing Facility</b></li> <li>(15) Animal boarding establishment which may include outdoor facilities</li> <li>(16) Notwithstanding articles 8.1.2.1.1 and 8.1.2.1.3 of this By-law, the following <b>accessory uses: day care, retail store</b></li> </ul>		

8.2.3.XX	Exception: E2-XX	Map # 1	By-law:
In an E2-XX zone the permitted <b>uses</b> and applicable regulations shall be as specified for a E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.XX.3	The provisions contained in Lines 1.0, 3.0 and 12.0 in Table 2.1.2.1.1, Subsection 2.1.14 and 2.1.17, Sections 8.1.4, 8.1.5, and 8.1.6, Lines 5.1, 9.3, 10.1, 12.1, and 12.5 of Table 8.2.1, and subsection 2.1.19.2 of this By-law shall not apply		
8.2.3.XX.4	Minimum setback of all <b>building</b> and <b>structures</b> to all lands zoned G1		4.5 m
8.2.3.XX.5	Minimum <b>lot frontage</b> for all <b>building</b> and <b>structures</b> associated with a use permitted under 2.1.1.3 of this By-law, <b>Waste Transfer Station</b> associated with an alternative waste collection system, <b>Composting Facility</b> associated with an alternative waste collection system, <b>Renewable energy</b> facility or <b>Cogeneration facility</b> based on <b>renewable energy</b>		13.0 m
8.2.3.XX.6	Maximum <b>floor space index - non-residential</b>		1.3
8.2.3.XX.7	Notwithstanding exception 8.2.3.XX.6, a <b>Waste Transfer Station</b> associated with an alternative waste collection system or <b>Composting Facility</b> associated with an alternative waste collection system or <b>Renewable energy</b> facility or <b>Cogeneration facility</b> based on <b>renewable energy</b> shall not be included in the maximum <b>floor space index - non-residential</b> calculation		
8.2.3.XX.8	Maximum reduction in parking permitted for any <b>office</b> that allows co-working based on GFA – <b>non-residential</b> calculation		0.3 spaces per 100 m <sup>2</sup>
8.2.3.XX.9	Minimum number of bicycle parking spaces		
	<b>Office</b>		
	Employee		0.17 spaces per 100 m <sup>2</sup>
	Visitor		0.03 spaces per 100 m <sup>2</sup>
	<b>Retail store, personal service establishment, restaurant</b>		
	Employee		0.085 spaces per 100 m <sup>2</sup>
	Visitor		0.25 spaces per 100 m <sup>2</sup>
8.2.3.XX.10	Minimum number of shower/change facilities per gender		Required Number of Shower stalls Per gender
	Required number of employee bicycle parking spaces		
	0-4		0
	5-29		1
	30-59		2
	60-89		3
	90-119		4
	120-149		5
	150-179		6
	Over 179		7 plus 1 For each Additional 30 bicycle spaces
8.2.3.XX.11	Accessory outdoor storage for a <b>waste transfer station</b> shall only be permitted behind the rear wall of a <b>building</b> or <b>structure</b>		
8.2.3.XX.12	Minimum setback of <b>parking areas, driveways</b> , loading spaces, other paved areas and an area used for <b>outdoor storage</b> in a non-residential zone to all lands zoned G1		3.0 m

8.2.3.XX	Exception: E2-XX	Map # 1	By-law:
In an E2-XX zone the permitted <b>uses</b> and applicable regulations shall be as specified for a E2 zone except that the following <b>uses/regulations</b> shall apply:			
8.2.3.XX.13	A multi-use trail may be permitted in the <b>front yard</b> and <b>landscape area</b> adjacent a street line or adjacent a <b>rear yard</b> adjacent a <b>rear lot line</b>		
8.2.3.XX.14	Maximum height of all <b>buildings</b> and <b>structures</b> exclusive of mechanical/penthouse facilities		15 storeys
8.2.3.XX.15	Minimum <b>landscaped area</b>		10% of the <b>lot area</b>

5. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

6.2.5.XX1	Exception: C4-XX1	Map # 1	By-law:
In a C4-XX1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
6.2.5.XX1.1	(1) <b>Retirement Building</b> (2) <b>Long-Term Care Building</b> (3) Parking for lands zoned RA5-XX (4) Outdoor patio accessory to a <b>restaurant</b> or <b>take-out restaurant</b> (5) <b>Day care</b> (6) <b>Parking lot</b> (7) <b>Parking structure</b> (8) Community, Sales, and Project Management Office		
<b>Uses Not Permitted</b>			
6.2.5.XX1.2	(1) <b>Funeral Establishment</b> (2) <b>Overnight accommodation</b> (3) University/College		
<b>Regulations</b>			
6.2.5.XX1.3	The provisions contained in Lines 1.0, and 3.0 of Table 2.1.2.1.1, Subsections 2.1.2, 2.1.25.4, and 2.1.30, Lines 11.1, 12.3, 12.4, 14.0 and 16.0 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.XX1.4	For the purposes of this By-law, all lands zoned C4-XX1 shall be considered one <b>lot</b>		
6.2.5.XX1.5	An <b>office, medical office, financial institution, personal service establishment, repair establishment, restaurant, take-out restaurant</b> or <b>retail store</b> , or any combination thereof, may be located within the <b>first storey</b> of a <b>retirement building</b> and/or <b>apartment building</b> along Lakeshore Road East or Hydro Road		
6.2.5.XX1.6	A unit on the <b>first storey</b> abutting Lakeshore Road East shall only contain non-residential <b>uses</b>		
6.2.5.XX1.7	Notwithstanding the provisions of Sentence 6.2.5.XX1.6 of this Exception, a lobby for a residential <b>building</b> may be located on the ground floor level		
6.2.5.XX1.8	A <b>day care</b> may be located within the first <b>storey</b> of a <b>retirement building</b> and/or <b>apartment building</b> along Lakeshore Road East or Hydro Road and the accessory outdoor play area may be at grade or on the roof of the first four <b>storeys</b>		
6.2.5.XX1.9	Maximum <b>height</b> for all <b>buildings</b> within 40 m of Lakeshore Road East		8 storeys

6.2.5.XX1	Exception: C4-XX1	Map # 1	By-law:
In a C4-XX1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C4 zone except that the following <b>uses/regulations</b> shall apply:			
6.2.5.XX1.10	Maximum <b>height</b> Residential <b>buildings</b> which may include ancillary non-residential <b>uses</b> Non-residential <b>buildings</b> <b>Parking Structure</b>		15 storeys 8 storeys 4 storeys
6.2.5.XX1.11	Resident and visitor parking for all residential <b>dwelling units</b> shall be in accordance with the provisions under section 4.15.6.XX for lands zoned “RA5-XX” in this Exception		
6.2.5.XX1.12	For the resident 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 a <b>retail store, restaurant, take-out restaurant, personal service establishment, commercial school, financial institution, medical office, office, and day care</b>		
6.2.5.XX1.13	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a <b>restaurant</b>		7.65
6.2.5.XX1.14	No parking shall be required for an outdoor patio associated with a <b>restaurant</b> or <b>take-out restaurant</b>		
6.2.5.XX1.15	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a <b>retail store, personal service establishment, or office</b>		3.0
6.2.5.XX1.16	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a <b>financial institution, real estate office, or medical office</b>		4.85
6.2.5.XX1.17	Minimum resident <b>parking spaces</b> per <b>dwelling unit</b> reduction when located within 150 m of Lakeshore Road East		30%
6.2.5.XX1.18	Maximum reduction in parking permitted for any <b>office</b> that allows co-working based on GFA – <b>non-residential</b> calculation		0.3 spaces per 100 m <sup>2</sup>
6.2.5.XX1.19	Resident, employee, and visitor bicycle parking and shower/change facilities for all <b>gross floor area - non-residential</b> and residential <b>dwelling units</b> shall be in accordance with the provisions under sections 8.2.3.XX.9 and 8.2.3.XX.10 for lands zoned “E2-XX” and 4.15.6.XX.24 and 4.15.6.XX.25 for lands zoned “RA5-XX” in this Exception		
6.2.5.XX1.20	Minimum setback from a <b>parking structure</b> completely below or above finished grade inclusive of external above grade access stairwells, to a <b>lot line</b>		1.0 m
6.2.5.XX1.21	Stairs, walkways, planters and ventilation shafts are permitted to encroach into a required <b>landscaped area</b>		
6.2.5.XX1.22	Minimum setback to all lands zoned G1		4.5 m
6.2.5.XX1.23	<b>Driveways, aisles,</b> and visitor parking may be shared with abutting lands zoned RA5 - XX		
6.2.5.XX1.24	The <b>lot line</b> abutting Lakeshore Road East shall be deemed to be the <b>front lot line</b>		
6.2.5.XX1.25	A multi-use trail may be permitted in the <b>rear yard</b> and <b>landscape area</b> adjacent a <b>rear lot line</b>		
6.2.5.XX1.26	The maximum number of <b>dwelling units</b> on all lands zoned C4-XX1 shall be in accordance with the provisions under section 4.15.6.XX.3 for lands zoned “RA5-XX” in this Exception		

6. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

6.2.5.XX2	Exception: C4 – XX2	Map # 1	By-law:
In a C4 – XX2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.5.XX2.1	(1) <b>Retirement Building</b> (2) Parking for lands zoned RA5-XX (3) Outdoor patio accessory to a <b>restaurant</b> or <b>take-out restaurant</b> (4) <b>Parking lot</b> (5) One craft beer brewery with accessory <b>restaurant</b> (6) Public information centre (7) <b>Public school</b> (8) <b>Medical office - restricted</b>		
<b>Uses Not Permitted</b>			
6.2.5.XX2.2	(1) <b>Animal Care Establishment</b> (2) <b>Funeral Establishment</b> (3) <b>Retail store</b> greater than 600 m <sup>2</sup> <b>GFA – non-residential</b> (4) University/College		
<b>Regulations</b>			
6.2.5.XX2.3	The provisions contained in Lines 1.0, and 3.0 of Table 2.1.2.1.1, Subsections 2.1.2, Lines 4.0, 5.0, 6.0, 7.0, 8.0, 9.0 and 11.0 in Table 2.1.9.1, Subsections 2.1.25.4, and 2.1.30, Lines 2.6.1, 2.6.2, 2.6.3, 2.6.4, 11.1, 12.3, 12.4, 14.0 and 16.0 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.XX2.4	For the purposes of this By-law, all lands zoned C4-XX2 shall be considered one <b>lot</b>		
6.2.5.XX2.5	An <b>office, medical office, financial institution, personal service establishment, repair establishment, craft brewery with accessory restaurant, restaurant, take-out restaurant</b> or <b>retail store</b> , or any combination thereof, may be located within the <b>first storey</b> of a <b>retirement building</b> and/or <b>apartment building</b> and/or <b>overnight accommodation</b> building		
6.2.5.XX2.6	A <b>day care</b> may be located within the <b>first storey</b> of a <b>retirement building</b> and/or <b>apartment building</b> and the accessory outdoor play area may be at grade or on the roof of the first two storeys		
6.2.5.XX2.7	Maximum <b>height</b> of all <b>buildings</b>	8 storeys	
6.2.5.XX2.8	Resident and visitor parking for all residential <b>dwelling units</b> shall be in accordance with the provisions under section 4.15.6.XX for lands zoned “RA5-XX” in this Exception		
6.2.5.XX2.9	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a <b>restaurant</b>	7.65	
6.2.5.XX2.10	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for an <b>office, medical office, medical office-restricted, financial institution, personal service establishment, repair establishment, take-out restaurant</b> or <b>retail store</b>	1.0	
6.2.5.XX2.11	For the calculation of required parking, in addition to any deductions permitted by the definition of <b>gross floor area - non-residential</b> , an <b>enclosed pedestrian mall, a food court</b> , and any corridor not open to the public and used by more than one tenant of the <b>building</b> may be deducted from the total <b>gross floor area - non-residential</b> prior to calculating required parking		



6.2.5.XX2	Exception: C4 – XX2	Map # 1	By-law:
In a C4 – XX2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C4 zone except that the following <b>uses/regulations</b> shall apply:			
6.2.5.XX2.12	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a craft beer brewery with accessory <b>restaurant</b>		
	Craft beer brewery		1.6
	<b>Restaurant</b>		7.65
6.2.5.XX2.13	Resident, employee, and visitor bicycle parking and shower/change facilities for all <b>gross floor area - non-residential</b> and residential <b>dwelling units</b> shall be in accordance with the provisions under sections 8.2.3.XX.9 and 8.2.3.XX.10 for lands zoned “E2-XX” and 4.15.6.XX.24 and 4.15.6.XX.25 for lands zoned “RA5-XX” in this Exception		
6.2.5.XX2.14	<b>Driveways, aisles,</b> and visitor parking may be shared with abutting lands zoned RA5 – XX or C4-XX3		
6.2.5.XX2.15	Below grade <b>parking structures</b> under <b>private roads</b> shall be permitted		
6.2.5.XX2.16	A unit on the <b>first</b> storey of all <b>buildings</b> facing a public street shall <b>only</b> contain non-residential <b>uses</b>		
6.2.5.XX2.17	Notwithstanding the provisions of sentence 6.2.5.XX2.14 of this Exception, a lobby for a residential <b>building</b> may be located on the ground floor level		
6.2.5.XX2.18	Minimum number of <b>loading spaces</b>		0
6.2.5.XX2.19	Minimum setback from a <b>parking structure</b> completely below or above finished grade inclusive of external above grade access stairwells, to a <b>lot line</b>		1.0 m
6.2.5.XX2.20	The maximum number of <b>dwelling units</b> on all lands zoned C4-XX2 shall be in accordance with the provisions under section 4.15.6.XX.3 for lands zoned “RA5-XX” in this Exception		

7. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

6.2.5.XX3	Exception: C4-XX3	Map # 1	By-law:
In a C4-XX3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
6.2.5.XX3.1	(1) <b>Retail store</b> less than or equal to 250 m <sup>2</sup> <b>GFA – non-residential</b>		
	(2) <b>Restaurant</b>		
	(3) <b>Take-out restaurant</b>		
	(4) Outdoor patio accessory to a <b>restaurant</b> or <b>take-out restaurant</b>		
	(5) <b>Personal service establishment</b>		
	(6) <b>Commercial School</b>		
	(7) <b>Repair establishment</b>		
	(8) <b>Office</b>		
	(9) <b>Apartment</b>		
	(10) <b>Dwelling unit</b> located above the <b>first storey</b> of a commercial <b>building</b>		
	(11) Live/work unit		
	(12) Creative industry incubator space		
	(13) Cultural infrastructure facilities		
	(14) <b>Staff/Student Residence</b> for lands zoned I-XX		
	(15) <b>Public school</b>		
	(16) <b>Passive Recreational Use</b>		
	(17) <b>Active Recreational Use</b>		

6.2.5.XX3	Exception: C4-XX3	Map # 1	By-law:
In a C4-XX3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
6.2.5.XX3.2	The provisions contained in Lines 1.0, and 3.0 of Table 2.1.2.1.1, Subsections 2.1.2, Lines 4.0, 5.0, 6.0, 7.0, 8.0, 9.0 and 11.0 in Table 2.1.9.1, Subsections 2.1.25.4, and 2.1.30, Lines 2.6.1, 2.6.2, 2.6.3, 2.6.4, 11.1, 12.3, 12.4, 14.0 and 16.0 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.XX3.3	For the purposes of this By-law, all lands zoned C4-XX3 shall be considered one <b>lot</b>		
6.2.5.XX3.4	An <b>office, personal service establishment, repair establishment, restaurant, take-out restaurant or retail store</b> , or any combination thereof, may be located within the <b>first storey</b> of an <b>apartment building</b>		
6.2.5.XX3.5	Maximum <b>height</b> for all <b>buildings</b>	8 storeys	
	Resident and visitor parking for all residential <b>dwelling units</b> shall be in accordance with the provisions under section 4.15.6.XX for lands zoned “RA5-XX” in this Exception		
6.2.5.XX3.6	Parking for all non-residential uses shall be in accordance with the provisions under section 6.2.5.XX2 for lands zoned “C4-XX2” in this Exception		
6.2.5.XX3.7	<b>Driveways, aisles</b> , and visitor parking may be shared with abutting lands zoned C4-XX2		
6.2.5.XX3.8	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a cultural infrastructure use	3.0	
6.2.5.XX3.9	Resident, employee, and visitor bicycle parking and shower/change facilities for all <b>gross floor area - non-residential</b> and residential <b>dwelling units</b> shall be in accordance with the provisions under sections 8.2.3.XX.9 and 8.2.3.XX.10 for lands zoned “E2-XX” and 4.15.6.XX.24 and 4.15.6.XX.25 for lands zoned “RA5-XX” in this Exception		
6.2.5.XX3.10	Minimum number of <b>loading spaces</b>	0	
6.2.5.XX3.11	Minimum setback from a <b>parking structure</b> completely below or above finished grade inclusive of external above grade access stairwells, to a <b>lot line</b>	1.0 m	
6.2.5.XX3.12	The maximum number of <b>dwelling units</b> on all lands zoned C4-XX3 shall be in accordance with the provisions under section 4.15.6.XX.3 for lands zoned “RA5-XX” in this Exception		

8. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.15.6.XX	Exception: RA5-XX	Map # 1	By-law:																																						
In an RA5-XX zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:																																									
<b>Additional Permitted Use</b>																																									
4.15.6.XX.1	(1) <b>Townhouse Dwelling</b> (2) <b>Horizontal Multiple Dwelling</b> (3) Outdoor patio accessory to a <b>restaurant</b> or <b>take-out restaurant</b>																																								
<b>Regulations</b>																																									
4.15.6.XX.2	Maximum heights of all <b>buildings</b> and <b>structures</b> on Parcel Blocks 1 to 13 as identified on Schedule RA5-XX of this Exception shall conform to the following schedule:																																								
	<table border="1"> <thead> <tr> <th>Parcel Block</th> <th>Maximum Building Height</th> </tr> </thead> <tbody> <tr><td>1</td><td>8 storeys</td></tr> <tr><td>2</td><td>10 storeys</td></tr> <tr><td>3A</td><td>23 storeys</td></tr> <tr><td>3B</td><td>29 storeys</td></tr> <tr><td>4A</td><td>17 storeys</td></tr> <tr><td>4B</td><td>24 storeys</td></tr> <tr><td>5</td><td>44 storeys</td></tr> <tr><td>6A</td><td>8 storeys</td></tr> <tr><td>6B</td><td>8 storeys</td></tr> <tr><td>7A</td><td>8 storeys</td></tr> <tr><td>7B</td><td>8 storeys</td></tr> <tr><td>8</td><td>8 storeys</td></tr> <tr><td>9A</td><td>17 storeys</td></tr> <tr><td>9B</td><td>24 storeys</td></tr> <tr><td>10</td><td>8 storeys</td></tr> <tr><td>11</td><td>15 storeys</td></tr> <tr><td>12</td><td>15 storeys</td></tr> <tr><td>13</td><td>15 storeys</td></tr> </tbody> </table>			Parcel Block	Maximum Building Height	1	8 storeys	2	10 storeys	3A	23 storeys	3B	29 storeys	4A	17 storeys	4B	24 storeys	5	44 storeys	6A	8 storeys	6B	8 storeys	7A	8 storeys	7B	8 storeys	8	8 storeys	9A	17 storeys	9B	24 storeys	10	8 storeys	11	15 storeys	12	15 storeys	13	15 storeys
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4.15.6.XX.3	Maximum number of <b>dwelling units</b> on all lands zoned RA5-XX, C4-XX1, C4-XX2, and C4-XX3		8,010																																						
4.15.6.XX.4	The provisions contained in Lines 1.0 and 3.0 in Table 2.1.2.1.1, section 2.1.14, subsection 2.1.16.2, section 2.1.30, Lines 4.0, 5.0, 6.0, 7.0, 8.0, 9.0 and 11.0 in Table 2.1.9.1, Lines 4.0, 5.0, 6.0, 8.1, 8.2, 8.3, 8.4, 9.1, 9.2, 9.3, 9.4, 10.1, 10.2, 10.3, 10.4, 11.1, 11.2, 11.3, 12.3, 12.4, 13.4, 13.5, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, and 16.0 in Table 4.15.1 of this By-law shall not apply																																								
4.15.6.XX.5	For the purposes of this By-law, Parcel Blocks as pairs 3A to 3B, 4A to 4B, 6A to 6B, 7A to 7B, and 9A to 9B inclusive identified on Schedule RA5-XX of this Exception shall be considered one property																																								
4.15.6.XX.6	<b>Motor vehicle</b> parking may be provided off site on lands zoned RA5-XX																																								
4.15.6.XX.7	Below grade <b>parking structures</b> under <b>private roads</b> shall be permitted																																								
4.15.6.XX.8	Minimum resident <b>parking spaces</b> per <b>apartment dwelling unit</b>		1.0																																						
4.15.6.XX.9	Minimum resident <b>parking spaces</b> per <b>townhouse</b> and <b>horizontal multiple dwelling unit</b>		1.4																																						
4.15.6.XX.10	No <b>townhouse dwelling</b> or <b>horizontal multiple dwelling</b> shall have a private driveway with direct access to, or a <b>front garage face</b> on a public street																																								
4.15.6.XX.11	Minimum number of <b>parking spaces</b> per <b>retirement dwelling unit</b>		0.4																																						
4.15.6.XX.12	Minimum visitor <b>parking spaces</b> per <b>dwelling unit</b>		0.15																																						
4.15.6.XX.13	Parcel Blocks 3A, 3B, 5, 6A, 6B, 7A, 7B, 8, and 10 shall permit a <b>parking lot</b>																																								

4.15.6.XX	Exception: RA5-XX	Map # 1	By-law:				
In an RA5-XX zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:							
4.15.6.XX.14	Parcel Blocks 3A, 3B, 4B, 5, 6A, 6B, 7A, 7B, 9B, 11, 12, and 13 shall permit a <b>restaurant, take-out restaurant, personal service establishment, day care, and retail store</b>						
4.15.6.XX.15	The <b>parking lot use</b> contained in Sentence 4.15.6.XX.13 shall be allowed when a Parcel Block includes any residential <b>use</b> occupying up to a maximum of 50% of the Parcel Block <b>lot area</b>						
4.15.6.XX.16	The <b>uses</b> contained in Sentence 4.15.6.XX.14 shall only be located within a <b>building, structure</b> or part thereof, used for an <b>apartment, long-term care building, retirement building,</b> or any combination thereof						
4.15.6.XX.17	Parcel Blocks 11 and 12 shall permit a washroom/changeroom facility, shade structure, maintenance/storage <b>building</b> or <b>structure, outdoor storage</b> or an <b>office</b> for a <b>permitted use</b> , and shall be permitted accessory to an <b>active</b> or <b>passive recreational</b> use						
4.15.6.XX.18	Notwithstanding 4.15.6.XX.17 of this Exception, the <b>uses</b> permitted under 4.15.6.XX.17 shall only be allowed when a Parcel Block excludes any residential <b>use</b> within the Parcel Block <b>lot area</b>						
4.15.6.XX.19	Parcel Block 8 shall permit off-site parking for the uses described in section 4.15.6.XX.17 of this Exception						
4.15.6.XX.20	Parking for all non-residential <b>uses</b> shall be in accordance with the provisions under sections 6.2.5.XX1.12, 6.2.5.XX1.13, 6.2.5.XX1.14 6.2.5.XX1.15, and 6.2.5.XX1.16 for lands zoned “C4-XX1” in this Exception						
4.15.6.XX.21	<b>Pervious material</b> is permitted on any surface driveways, aiseways, or parking						
4.15.6.XX.22	Total resident <b>parking spaces</b> per residential <b>dwelling unit</b> may be reduced at a rate of four parking spaces for every car-share parking space provided on the site up to a maximum of 1 car-share parking space per 60 dwelling units						
4.15.6.XX.23	Total resident <b>parking spaces</b> per residential <b>dwelling unit</b> may be reduced at a rate of 3 parking spaces for every 10 bicycle-share parking spaces and an additional 1 parking space for 2 bicycle-share parking spaces to a maximum of 25% of total required <b>parking spaces</b> per residential <b>dwelling unit</b>						
4.15.6.XX.24	<p>Minimum number of bicycle parking spaces</p> <p><b>Apartments, townhouses, and horizontal multiple dwellings</b> which do not have an exclusive use garage and driveway</p> <table border="0" data-bbox="581 2171 1497 2306"> <tr> <td style="padding-left: 40px;">Resident</td> <td style="text-align: right;">0.6 spaces per unit</td> </tr> <tr> <td style="padding-left: 40px;">Visitor</td> <td style="text-align: right;">0.15 spaces per unit</td> </tr> </table>			Resident	0.6 spaces per unit	Visitor	0.15 spaces per unit
Resident	0.6 spaces per unit						
Visitor	0.15 spaces per unit						
4.15.6.XX.25	Total resident <b>parking spaces</b> per residential <b>dwelling unit</b> may be reduced at a rate of 1 vehicle <b>parking space</b> for every 5 bicycle parking space provided in excess of the minimum number of bicycle parking spaces, if the reduction of the vehicle <b>parking space</b> is not greater than 20% of the total minimum vehicle <b>parking spaces</b> required						

4.15.6.XX	Exception: RA5-XX	Map # 1	By-law:																																																																																																												
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4.15.6.XX.26	Minimum resident <b>parking spaces</b> per <b>dwelling unit</b> reduction when located within 75 m of Lakefront Promenade, Street 'A', Hydro Road, and Street 'I'		25%																																																																																																												
4.15.6.XX.27	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 a <b>restaurant, take-out restaurant, personal service establishment, day care, and retail store</b>																																																																																																														
4.15.6.XX.28	Notwithstanding section 3.1.2.3 of this By-law, Table 3.1.2.3 shall be replaced with the following Mixed Use Development Shared Parking Formula																																																																																																														
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4.15.6.XX.29	Maximum percentage of required resident <b>parking spaces</b> that may be tandem, provided that each pair of <b>tandem parking spaces</b> is allocated to one <b>dwelling unit</b>		25%																																																																																																												
4.15.6.XX.30	<b>Driveways, aisles,</b> and visitor parking may be shared with abutting lands zoned C4-XX2																																																																																																														
4.15.6.XX.31	<b>Restaurants</b> with or without an outdoor patio shall be permitted on the <b>first</b> and second <b>storeys</b> of a <b>retirement building</b> and/or <b>apartment</b>																																																																																																														
4.15.6.XX.32	<b>Personal service establishment, take-out restaurant,</b> and <b>retail store</b> shall only be permitted on the <b>first storey</b> of a <b>retirement building</b> and/or <b>apartment</b>																																																																																																														
4.15.6.XX.33	A <b>day care</b> may be located within the <b>first storey</b> of a <b>retirement building</b> and/or <b>apartment</b> and the accessory outdoor play area may be at grade or on the roof of the first four <b>storeys</b>																																																																																																														
4.15.6.XX.34	Parcel Block 5 shall permit <b>restaurants</b> with or without an outdoor patio up to the second <b>storey</b> of one building																																																																																																														
4.15.6.XX.35	Minimum <b>landscaped area</b>		25% of <b>lot area</b>																																																																																																												
4.15.6.XX.36	Minimum setback of a rooftop from all exterior edges		0.0 m																																																																																																												

4.15.6.XX	Exception: RA5-XX	Map # 1	By-law:
In an RA5-XX zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>4.15.6.XX.37 Accessory Buildings and Structures</b>			
A maximum of one <b>accessory building</b> or <b>structure</b> , other than a detached <b>garage</b> , and/or two gazebos and/or two pergolas per lot shall be permitted for every <b>apartment, long-term care building, or retirement building</b>			
<b>Accessory building</b> maximum height			5.0 m
<b>Gazebo</b> maximum height			6.0 m
<b>Accessory building</b> maximum <b>Floor Area</b>			30 m <sup>2</sup>
<b>Gazebo</b> maximum <b>Floor Area</b>			30 m <sup>2</sup>
4.15.6.XX.38	Maximum projection of a <b>balcony</b> for the first five <b>storeys</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects		3.5 m
4.15.6.XX.39	Notwithstanding section 2.1.16.2, a model home may be permitted on lands zoned to permit <b>horizontal multiple horizontal dwellings</b> and/or <b>apartments</b>		

4.15.6.XX.40	<b>Horizontal Multiple Dwelling and Townhouse Dwelling:</b>	
(1)	a <b>Horizontal Multiple Dwelling</b> shall comply with the RM9 zone regulations of Subsection 4.14.1 of this By-law	
(2)	a <b>Townhouse Dwelling</b> shall comply with the RM4 zone regulations of Subsection 4.10.1 of this By-law	
(3)	Maximum <b>floor space index</b>	1.5
(4)	Maximum dwelling <b>height</b>	4 storeys
(5)	Minimum <b>front</b> and <b>exterior side yard</b>	2.4 m
(6)	Minimum <b>rear yard</b>	6.0 m
(7)	Maximum encroachment into required <b>yards</b> of a <b>porch</b> , inclusive of stairs, located at and accessible from the <b>first storey</b> of the <b>horizontal multiple dwelling</b>	1.5 m
(8)	Maximum encroachment into required <b>yards</b> of an awning, window, <b>chimney</b> , pilaster or corbel	0.8 m
(9)	Maximum encroachment into required <b>yards</b> of a <b>deck</b> , inclusive of stairs, <b>balcony</b> , or awning, attached to a rear wall	3.5 m
(10)	Maximum projection of a porch or patio, exclusive of stairs, located at or below the <b>first storey</b>	3.4 m
(11)	Maximum projection of a buildable area of an awning, window, chimney, or architectural feature	0.8 m
(12)	Maximum projection of a raised terrace exclusive of stairs, located at the <b>first storey</b>	3.4 m
(13)	Minimum internal setback from a <b>front garage face</b> to an <b>internal road</b> or sidewalk	5.75 m
(14)	Minimum internal setback from a <b>horizontal multiple dwelling</b> to an <b>internal road</b> , sidewalk or visitor <b>parking space</b>	3.0 m
(15)	Minimum internal setback from a <b>porch</b> or <b>deck</b> inclusive of stairs, to an <b>internal road</b> or sidewalk	1.0 m
(16)	Minimum internal setback from an awning, window, <b>chimney</b> , pilaster, or corbel to an <b>internal road</b> or sidewalk	1.5 m
(17)	Minimum internal setback from a rear wall of a <b>horizontal multiple dwelling</b> to a side wall of another dwelling	7.5 m
(18)	Minimum internal setback from a rear wall of a <b>horizontal multiple dwelling</b> to a rear wall of another dwelling	12.0 m
(19)	Minimum internal setback from a rear wall of a <b>horizontal multiple dwelling</b> to an internal walkway	4.5 m
(20)	Minimum internal setback from a sidewall of a <b>horizontal multiple dwelling</b> to an internal walkway	0.0 m
(21)	Minimum internal setback from a sidewall of a <b>horizontal multiple dwelling</b> to an <b>internal road</b>	3.0 m
(22)	Minimum internal setback from a sidewall of a <b>horizontal multiple dwelling</b> to an abutting visitor <b>parking space</b>	3.0 m
(23)	Minimum setback between a <b>parking space</b> and a <b>street</b>	3.0 m
(24)	Minimum setback between a <b>parking space</b> and any other <b>lot line</b>	1.0 m
(25)	Minimum setback of a <b>parking structure</b> constructed above or partially above finished grade to any <b>lot line</b>	3.0 m
(26)	Minimum setback of a <b>parking structure</b> partially or completely below finished grade to any <b>lot line</b>	0.0 m
(27)	Minimum width of an <b>internal road/aisle</b>	6.0 m
(28)	Minimum width of a sidewalk	1.5 m
(30)	Minimum landscape area	25%

4.15.6.XX	Exception: RA5-XX	Map # 1	By-law:
In an RA5-XX zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
	(31) Minimum <b>amenity area</b>	The greater of 2.3 m <sup>2</sup> per <b>dwelling unit</b> or 5% of the site area  50%	
	(32) Maximum area of rooftop access/stairwell to be used for washroom and/or kitchen, such area not to be included in <b>gross floor area</b> calculation or in height calculation		
<b>Holding Provision</b>			
4.15.6.XX.41	<p>Only the following <b>use</b> shall be permitted prior to the removal of the holding symbol H:</p> <p><b>Active Recreational Use</b>  <b>Passive Recreational Use</b>  <b>Parking lot</b></p> <p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-XX by further amendment to Map 1 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) a study confirming satisfactory arrangements in accordance with the applicable Provincial requirements for minimum distance separation.</p>		
<b>Section 37 Public Benefits Contribution</b>			
4.15.6.XX.42	<p>Pursuant to section 37 of the Planning Act, R.S.O 1990, c.P.13, as amended, the height and density of development provided by this Exception shall be permitted subject to the owner of the lands zoned "RA5-XX", "H-RA5-XX", "C4-XX1", "C4-XX2", "C4-XX3", "OS1", "OS2", "OS2-XX", "I-XX", "G1", "G1-XX", and "E2-XX" entering 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 increase in height and density of development granted by this Exception as provided by section 37(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended. This agreement shall be registered on title to the lands zoned "RA5-XX", "H-RA5-XX", "C4-XX1", "C4-XX2", "C4-XX3", "OS1", "OS2", "OS2-XX", "I-XX", "G1", "G1-XX", and "E2-XX" and shall require the owner to:</p> <p>(1) make payment to the City the sum of \$XXX to be used by the City toward upgrades to XX Park, and/or affordable housing initiatives and/or a contribution towards the XX cultural building, and/or construction of a parking structure, and/or streetscape upgrades which may include street related art.</p>		



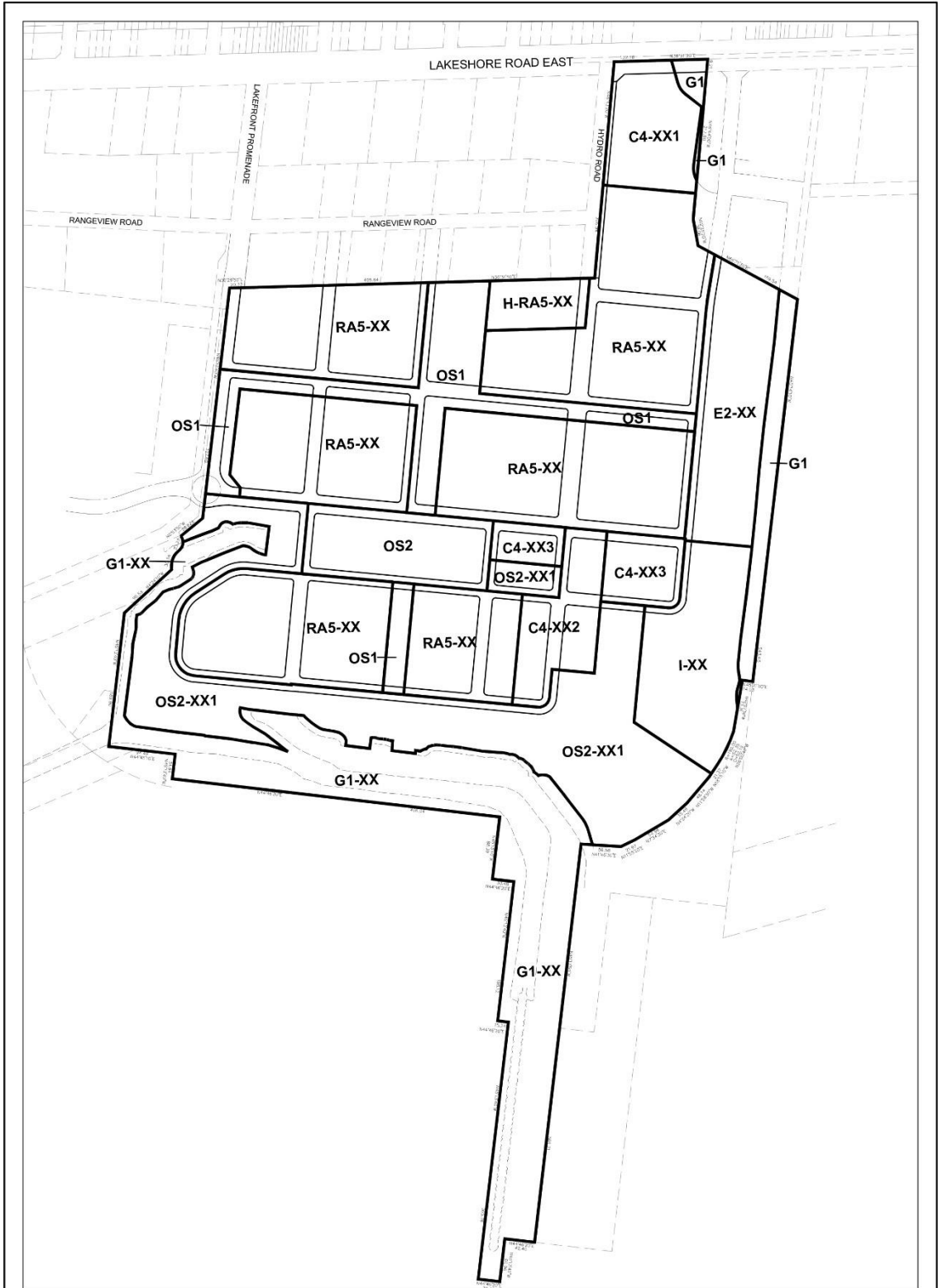
9. Map Number 1 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "U-1" and "G1" to "RA5-XX", "H-RA5-XX", "C4-XX1", "C4-XX2", "C4-XX3", "OS1", "OS2", "OS2-XX", "I-XX", "G1", "G1-XX", and "E2-XX", the zoning of Part of Lots 7, 8 and 9, Concession 3, South of Dundas Street, part of Water Lot in front of Lot 7, Concession 3, South of Dundas Street, part of Water Lot location HY28 in front of Lot 7, Concession 3, South of Dundas Street, Water Lot location HY77 in front of Lot 7, Concession 3, South of Dundas Street, part of Water Lot location HY116 in front of Lot 7 Concession 3, South of Dundas Street (Geographic Township of Toronto, County of Peel), in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-XX", "H-RA5-XX", "C4-XX1", "C4-XX2", "C4-XX3", "OS1", "OS2", "OS2-XX", "I-XX", "G1", "G1-XX", and "E2-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RA5-XX", "H-RA5-XX", "C4-XX1", "C4-XX2", "C4-XX3", "OS1", "OS2", "OS2-XX", "I-XX", "G1", "G1-XX", and "E2-XX" zoning indicated thereon.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

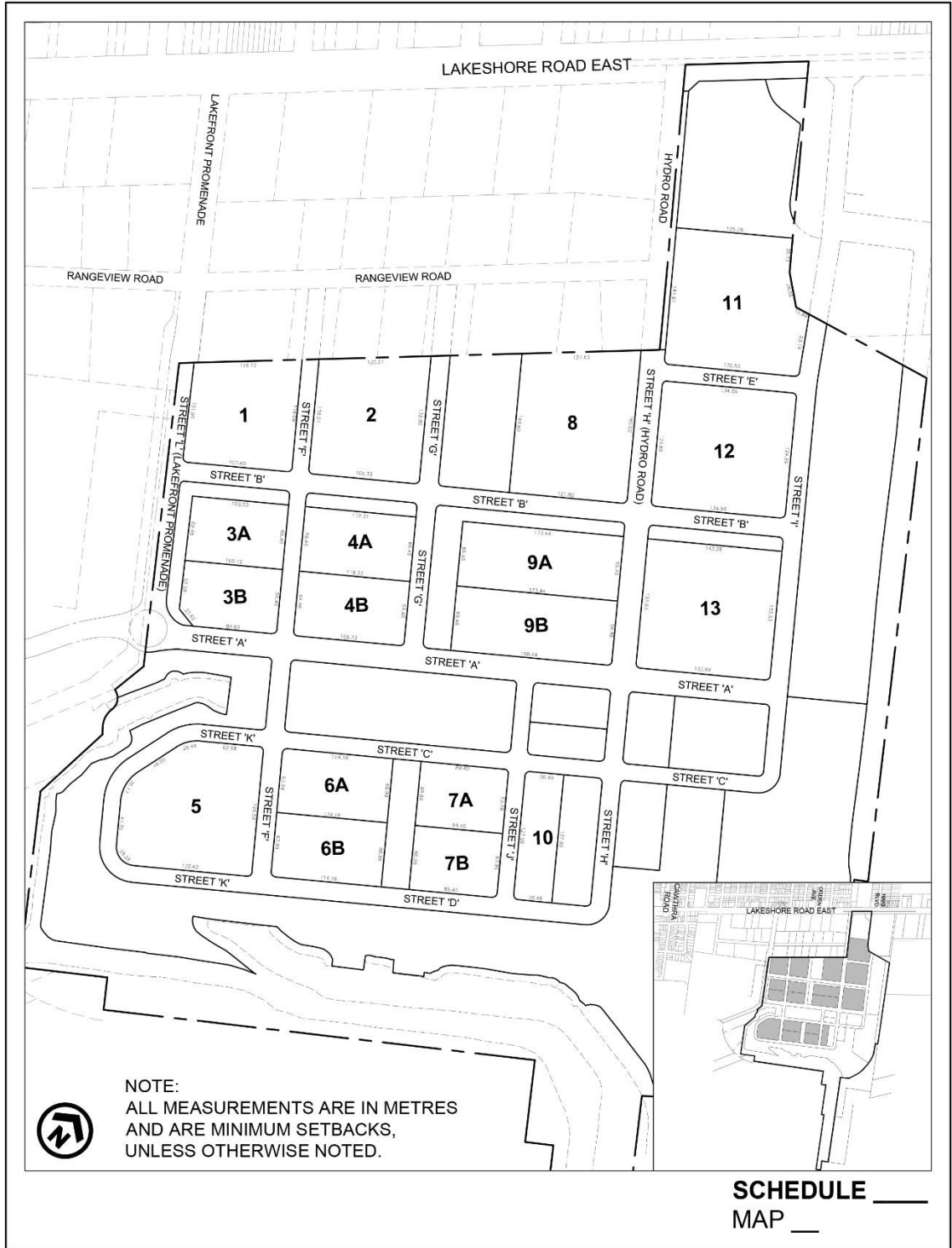
**Schedule "A"**



PART OF LOTS 8, 7 AND 9, CONCESSION 3, SOUTH OF DUNDAS STREET  
 PART OF WATER LOT IN FRONT OF LOT 7, CONCESSION 3, SOUTH OF  
 DUNDAS STREET PART OF WATER LOT LOCATION HY28 IN FRONT OF LOT 7,  
 CONCESSION 3, SOUTH OF DUNDAS STREET WATER LOT LOCATION HY 77IN  
 FRONT OF LOT 7, CONCESSION 3, SOUTH OF DUNDAS STREET  
 PART OF WATER LOT LOCATION HY 116IN  
 RONT OF LOT 7, CONCESSION 3, SOUTH OF DUNDAS STREET  
 (GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL),  
 CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO  
 BY-LAW \_\_\_\_\_  
 PASSED BY COUNCIL  
 \_\_\_\_\_

**Schedule (Parcel Blocks)**



## **APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a mixed-use development consisting of residential uses in various built form types including townhouses and apartments, employment, commercial and institutional uses, and open space uses including active, passive and naturalized parkland.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "U-1" (Utility) and "G1" (Greenlands) to "RA5-XX" (Residential Apartment - Exception), "H-RA5-XX" (Holding-Residential Apartment – Exception), "C4-XX1" (Mainstreet Commercial – Exception), "C4-XX2" (Mainstreet Commercial – Exception), "C4-XX3" (Mainstreet Commercial – Exception), "OS1" (Neighbourhood Open Space), "OS2" (City Open Space), "OS2-XX1" (Open Space - Exception), "I-XX" (Institutional - Exception), "G1" (Greenlands), "G1-XX" (Greenlands – Exception) and "E2-XX" (Employment – Exception).

"U-1" permits power generation buildings and structures with ancillary uses.

"G1" permits greenlands for natural hazard protection purposes.

"RA5-XX" (Residential Apartment - Exception) permits horizontal multiple dwellings, townhouse and various forms of apartment dwellings with varying heights in accordance with the appended schedule.

"H-RA5-XX" (Holding-Residential Apartment – Exception) permits the uses under "RA5-XX" after satisfying minimum requirements pertaining to land use separation criteria of the Province.

"C4-XX1" (Mainstreet Commercial – Exception) permits mixed-use development consisting of at-grade commercial focussed primarily on neighbourhood commercial and local convenience uses with residential and some limited non-residential uses sharing the site or in shared buildings.

Explanation of the Purpose and Effect of the By-law (continued)

“C4-XX2” (Mainstreet Commercial – Exception) permits mixed-use development consisting of at-grade commercial focussed primarily on urban village and local convenience uses catering to destination visitors as well as local residents. The zone shall also include residential uses above in shared buildings and these buildings may also include other non-residential uses including offices, and hotel uses.

“C4-XX3” (Mainstreet Commercial – Exception) permits mixed-use development consisting of at-grade commercial with residential uses shared on site or in the same building. These lands shall also provide locations for cultural, educational and ancillary institutional uses.

“OS1” (Neighbourhood Open Space) permits parkland for community park purposes and includes active and passive uses.

“OS2” (City Open Space) permits parkland for city-wide park purposes and includes active and passive uses.

“OS2-XX1” (Open Space - Exception) permits predominantly parkland for city-wide park purposes which includes active and passive uses, but may also include limited commercial, cultural, and other uses.

“I-XX” (Institutional - Exception) permits institutional uses such as a post-secondary school, research facilities, offices, and shall also permit various infrastructure uses (i.e. district energy, alternative waste collection system, and sanitary sewer requirements).

“G1” (Greenlands) permits greenlands for natural hazard protection purposes.

“G1-XX” (Greenlands – Exception) permits predominantly greenlands for natural hazard protection purposes, but also includes limited “OS2-XX1” commercial uses.

“E2-XX” (Employment – Exception) permits various uses including office, limited commercial, infrastructure uses, and other employment uses.

Location of Lands Affected

Southeast corner of Lakeshore Road East and Hydro Road, and area at the end of Hydro Road, and including east side of Lakefront Promenade, south of Rangeview Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from David Breveglieri of the City Planning and Building Department at 905-615-3200 ext. 5xxx.