



# Corporate Report

Clerk's Files

Originator's  
Files BL.09-COM

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**DATE:** September 1, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 21, 2009

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Proposed Housekeeping Amendments -  
Mississauga Zoning By-law 0225-2007  
City of Mississauga  
Bill 51**

**Supplementary Report**

**Wards 1-11**

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**RECOMMENDATION:** That the Report dated September 1, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, additional housekeeping changes have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
2. That the proposed housekeeping amendments to Zoning By-law 0225-2007 as detailed in Appendix S-1 and S-3 be approved.

**BACKGROUND:** A public meeting was held by the Planning and Development Committee on June 29, 2009, at which time a Planning and

Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0064-2009 which was subsequently adopted by Council and is attached as Appendix S-2.

**COMMENTS:**

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

**COMMUNITY ISSUES**

No community meetings were held, but written comments were received by the Planning and Building Department.

**Comment**

A request was made to add "registered" in front of charity drop boxes to ensure that only registered charities would be permitted to have drop boxes on a property.

**Response**

Adding the word "registered" will clarify that only registered charities would be authorized to operate drop boxes and can be added to the housekeeping amendment by-law.

**Comment**

A number of questions were raised in written comments about proposed changes to the Employment Zone General Provisions and Tables.

**Response**

It is proposed that the General Provisions in Employment Zones be amended to clarify that accessory uses are permitted in E1, E2, and E3 zones. As well, a change is proposed to clarify that an accessory day care would not be permitted in an E3 zone. The

general provision related to accessory retail sales are proposed to be amended to clarify that these sales can only be accessory to a manufacturing facility, repair facility or a wholesaling facility, but not a warehouse/distribution facility. In addition, the definitions of motor vehicle wash facility and motor vehicle repair facility were replaced in the first Housekeeping Amendment By-law 0325-2008, with motor vehicle wash facility - commercial motor vehicle and motor vehicle repair facility - commercial motor vehicle, however the changes were not reflected in all of the Exceptions of the By-law. The proposed amendments will ensure that these changes are made. Finally, an amendment is proposed to the E2-17 zone to clarify that outdoor storage is limited to the lesser of 5% of the lot area or 10% of the gross floor area of a building.

### **PLANNING COMMENTS**

Subsequent to Council's consideration of the Information Report, additional amendments to Zoning By-law 0225-2007 have been identified that are minor in nature. These include clarification of the setback to the front garage face in Residential Zones, an amendment to the definition of "Parking Area" and minor technical and mapping changes. The proposed amendments are appropriate and in conformity with Mississauga Plan.

### **CONCLUSION:**

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council is given authority to determine if further public notice is required. Since the additional amendments are minor in nature, it is recommended that no further public meeting be held regarding the proposed changes.

The proposed housekeeping amendments are acceptable from a planning standpoint and should be approved for the following reason:

1. The proposed housekeeping amendments to Zoning By-law 0225-2007 are mainly for clarification purposes, and to expand the definition of "Private Club", to add regulations for charity drop boxes and to add entryway feature as a permitted use in a Buffer Zone.

**ATTACHMENTS:** Appendix S-1 - Information Report  
Appendix S-2 - Recommendation PDC-0064-2009  
Appendix S-3 - Proposed Housekeeping Amendments (#2) to  
Zoning By-law 0225-2007 Addendum

*original signed by*

\_\_\_\_\_  
Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Marianne Cassin, Manager, Zoning By-law Review*



# Corporate Report

Clerk's Files

Appendix S-1

Originator's  
Files BL.09-COM

**PDC** JUN 29 2009

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**DATE:** June 9, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 29, 2009

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Proposed Housekeeping Amendments -**  
**Mississauga Zoning By-law 0225-2007**  
**City of Mississauga**  
**Bill 51**

**Public Meeting** **Wards 1-11**

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**RECOMMENDATION:** That the Report dated June 9, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, be received for information.

**BACKGROUND:** Mississauga Zoning By-law 0225-2007 was passed by Council on June 20, 2007. Since the intent of the Comprehensive Zoning By-law Review was to ensure the new Zoning By-law remains up to date and in conformity with Mississauga Plan, regular housekeeping amendment reports are proposed to deal with technical amendments to the new Zoning By-law. The first Housekeeping Amendment, By-law 0325-2008, was passed by Council on September 10, 2008.

**COMMENTS:** Since the approval of Zoning By-law 0225-2007, clarifications of wording and minor typographical errors have been identified that require amendments to the new Zoning By-law. Amendments are proposed to modify or expand the Definitions, General Provisions

and Parking regulations sections of the By-law as required. Changes have also been made to the Residential, Commercial, City Centre, Employment and Buffer Zones. The details of these amendments are outlined in Appendix I-1 to this report and are minor in nature. Of note are items as outlined below, which are cross-referenced with Appendix I-1 in parenthesis:

### **Private Club**

The definition of "Private Club" is proposed to be expanded to add educational uses to the existing list of permitted uses (social, cultural, athletic, recreational club or fraternal organization) to accommodate some of the social services that may be provided by cultural or community groups but funded by Citizenship and Immigration Canada (CIC) such as Language Training and Settlement Programs and Services. Although some of these services are permitted as office uses, ESL or other instructional uses may not be permitted. The amendment to this definition should assist in the delivery of these programs.

### **Charity Drop Boxes**

General provisions have been added to regulate the location and use of charity drop boxes within the City. This use will only be permitted in Commercial and Employment Zones and will not be permitted to encroach into a landscaped area or any required parking area.

### **Entryway Feature**

The list of permitted uses for a Buffer Zone has been expanded to permit an entryway feature on blocks of land that are dedicated to the City.

### **CONCLUSION:**

Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

**ATTACHMENTS:** Appendix I-1 - Proposed Housekeeping Amendments (#2) to  
Zoning By-law 0225-2007

*original signed by*

\_\_\_\_\_  
Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Marianne Cassin, Manager Zoning By-law Review*

## Proposed Housekeeping Amendments (#2) to Zoning By-law 0225-2007

| B/L   | SECTION NUMBER  | PROPOSED REVISION   | COMMENT / EXPLANATION   |
|---|---|---|---|
| <b>Part 1 : Administration, Interpretation, Enforcement and Definitions</b> |   |   |   |
| 1.  | Sentence 1.1.2.3.2<br><b>Exception Zones and Exception Zone Schedules</b> | An Exception Zone Schedule, where used, contains details such as the boundaries of the subject property, <b>building</b> envelopes, required setbacks and <b>height</b> limitations, amongst other regulations. The provisions of an Exception Zone Schedule take precedence over the provisions of the Exception Zone, <del>Base Zone Schedule</del> , Base Zone <i>Provisions</i> , Zone Category General Provisions, General Zone Provisions and/or Definitions unless otherwise stated. <i>Where dimensions are not indicated on an Exception Zone Schedule, the regulations of the Exception Zone, Base Zone Provisions, Zone Category General Provisions, General Zone Provisions and/or Definitions shall apply.</i> | Clarifies order of precedence.  |
| 2.  | Subsection 1.1.13<br><b>Zoning Certificate</b>                            | <del>Zoning Certificate</del> <b><u>Certificate of Occupancy</u></b><br><br>The use of land, <b>building</b> or <b>structure</b> for industrial, commercial, public or institutional purposes within The Planning Area, shall not be changed without having first applied for and obtained a <del>Zoning Certificate</del> <b><u>Certificate of Occupancy</u></b> from the Zoning Administrator.  | Matches with wording in the <i>Planning Act</i> .   |
| <b>Section 1.2 - Definitions</b>  |   |   |   |
| 3.  | <b>Section 1.2 - Definitions</b>  | " <b>Active Recreational Use</b> " means <u>an outdoor area, with or without an accessory building or structure</u> , <del>a building, structure or part thereof and/or outdoor area</del> , used for, but not limited to, athletic fields, athletic facilities, field houses, club houses, bleachers, <del>swimming pools</del> , splash pads, <b>marinas</b> , skating rinks, tennis courts, bowling greens, <del>curling rinks, arenas and trails</del> . An accessory pro shop and/or snack bar, <u>a curling rink, an arena and a swimming pool</u> shall also be permitted.   | Clarifies the distinction between active recreational use and recreational establishment. |



| B/L | SECTION NUMBER            | PROPOSED REVISION   | COMMENT / EXPLANATION  |
|-----|---------------------------|---|--|
| 4.  | Section 1.2 - Definitions | "Convenience Retail and Service Kiosk" means a <b>building, structure</b> or part thereof, accessory to a <b>motor vehicle service station, a gas bar, a motor vehicle wash facility - <u>commercial motor vehicle</u></b> or a <b>motor vehicle wash facility - restricted</b> , with a maximum <b>gross floor area</b> of 300 m <sup>2</sup> , and where goods may be stored or offered for sale, and may include as accessory thereto a <b>take-out restaurant</b> excluding seating, not exceeding a <b>gross floor area</b> of 30 m <sup>2</sup> , a banking machine and/or drive-through window. (0325-2008)      | Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle. |
| 5.  | Section 1.2 - Definitions | "Dwelling Unit Depth" means the depth measured from the outside of the front wall to the outside of the rear wall inclusive of an attached <b>garage</b> but exclusive of any <b>structures</b> below the <b>first storey <u>in the front or rear yard(s)</u></b> . (0325-2008)   | Clarifies where underground structures are excluded in the calculation of dwelling unit depth.             |
| 7.  | Section 1.2 - Definitions | "Gazebo" means a <del>freestanding</del> unenclosed <b>structure</b> .  | Clarifies that a gazebo may be attached to another structure.  |
| 8.  | Section 1.2 - Definitions | "Gross Floor Area (GFA) - Non-Residential"<br>(6) <u>accessory outdoor tank</u>   | Adds note (6) to the list of exclusions for gross floor area - non-residential.                            |
| 9.  | Section 1.2 - Definitions | "Gross Floor Area (GFA) - Restaurant" means the sum of the areas of each <b>storey</b> above or below <b>established grade <u>of a restaurant, convenience restaurant and/or take-out restaurant</u></b> , measured from the exterior of outside walls or from the mid-point of <b>common walls</b> , but excluding storage areas and <b>motor vehicle</b> parking below <b>established grade</b> . (0325-2008)   | Clarifies that this definition applies to all types of restaurants.  |
| 10. | Section 1.2 - Definitions | "Group Home" means a supportive housing facility located within a <del>detached dwelling</del> <b><u>dwelling unit</u></b> that is occupied by four (4) to eight (8) persons, exclusive of staff and/or receiving family, who <u>where persons</u> live as a unit under responsible supervision consistent with the requirements of its occupants, which may or may not be licensed or approved by the Province of Ontario, but excludes a supportive housing facility that provides accommodation and care for any other purpose including the observation, detention and rehabilitation of offenders or ex-offenders. | Provisions moved to Subsection 4.1.18 Group Home.  |

| B/L                                 | SECTION NUMBER              | PROPOSED REVISION  | COMMENT / EXPLANATION  |
|-------------------------------------|-----------------------------|--|--|
| 11.                                 | Section 1.2 - Definitions   | "Through Lot" means a lot other than a corner lot having a lot line on two (2) streets or two (2) private roads, or any combination thereof where the two (2) streets are opposite one another.  | Addresses all configurations of a through lot.   |
| 12.                                 | Section 1.2 - Definitions   | "Exterior Side Lot Line" means the lot line, other than the front or rear lot line, that divides the a corner lot from the street or private road.   | Clarifies that "exterior side lot line" applies to a corner lot.   |
| 13.                                 | Section 1.2 - Definitions   | "Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles" means a building, structure, outdoor area or part thereof, for the sale, rental or leasing of new or used commercial motor vehicles exceeding 3 000 kg in weight, and may include accessory thereto a motor vehicle repair facility - commercial motor vehicle, motor vehicle body repair facility - commercial motor vehicle and the sale of commercial motor vehicle parts and equipment with no outdoor storage of parts and materials. (0325-2008) | Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle.   |
| 14.                                 | Section 1.2 - Definitions   | "Parking Lot" means a parking area on a lot or portion thereof, where motor vehicles less than or equal to 3 000 kg in weight are parked on a temporary basis for a period of not more than 14 days and a fee may or may not be charged.   | Clarifies that a parking lot is a parking area that must be constructed of a stable surface.   |
| 15.                                 | Section 1.2 - Definitions   | "Private Club" means a building, structure or part thereof, for a social, cultural, athletic or recreational club, or fraternal organization, or community or educational uses, that is not operated for profit.   | Expands the list of uses permitted in a private club to include community or educational uses.   |
| 16.<br>(6.,28.,<br>31.,32.,<br>73.) | Section 1.2 - Definitions   | <del>"Retail Centre"</del>   | Deleted as a definition. Parking regulations moved to Sentence 3.1.1.10.1. This revision includes removing the bolding from the term "retail centre" since it is no longer a defined term. |
|                                     | Section 1.3 - Illustrations | Illustration No. 5 - Typical Hammerhead Configuration - Revised to show minimum 0.6 m setback from a hammerhead to a side lot line and to remove minimum 5.2 m setback to the front garage face.   | Clarifies the dimensions of a hammerhead driveway configuration.   |

| B/L                                | SECTION NUMBER                                    | PROPOSED REVISION |  | COMMENT / EXPLANATION |  |
|------------------------------------|---|-------------------|--|-----------------------|--|
| <b>Part 2 : General Provisions</b> |   |                   |  |                       |  |
| 17.                                | <b>Table 2.1.2.2.3 - Propane Storage Tank</b>     | <b>Line 1.4</b>   | No <b>propane storage tank</b> shall be located on a <b>lot</b> abutting a Residential, <i>City Centre or C4 Zone</i> .                          |                       | Ensures that propane storage tanks cannot be located on lots adjacent to a City Centre or C4 Zone, which may contain residential uses. |
|                                    |   | <b>Line 1.6</b>   | <i>No propane storage tank with an aggregate capacity in excess of 7 571 litres shall be located within 120.0 m of a City Centre or C4 Zone.</i> |                       | Ensures that propane storage tanks of a certain size cannot be located within 120.0 m of zones that may contain residential uses.      |
| 18.                                | <b>Table 2.1.9.4- Day Care</b>                    | <b>Line 2.2</b>   | <del>Minimum setback of a parking area to a Residential Zone</del>   | 4.5 m                 | The setback of a parking area to a Residential Zone is regulated in Base Zones.  |
| 19.                                | <b>Table 2.1.9.5- Essential Emergency Service</b> | <b>Line 2.3</b>   | <i>An essential emergency service in a D zone shall also comply with the regulations of the I zone.</i>  |                       | Establishes setback regulations for an essential emergency service use in a D zone.  |

| B/L             | SECTION NUMBER   | PROPOSED REVISION   | COMMENT / EXPLANATION |  |   |   |   |                                |   |
|-----------------|--|---|-----------------------|--|---|---|---|--------------------------------|---|
| 20.             | Article<br><b>2.1.9.6</b><br><b>Community Centre, Community Athletic Field and/or Library</b>                              | <p><b>Community Centre, Community Athletic Field, <u>Public Walkway</u> and/or Library</b></p> <p>In addition to the provisions contained in Parts 1 to 3 of this By-law, a <b>community centre, community athletic field, <u>public walkway</u> and/or library</b> shall comply with the provisions contained in Table 2.1.9.6 - Community Centre, Community Athletic Field, <u>Public Walkway</u> and/or Library.</p> <p><b>Table 2.1.9.6 - Community Centre, Community Athletic Field, <u>Public Walkway</u> and/or Library</b></p> <table border="1" data-bbox="428 574 1314 906"> <tr> <td data-bbox="428 574 569 797"><b>Line 1.0</b></td> <td data-bbox="569 574 978 797">A <b>community centre, community athletic field, <u>public walkway</u> and/or library</b> is permitted in only these zones</td> <td data-bbox="978 574 1314 797">R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C4, CC1 to CC4, CCOS, E1, E2, E3, OS1, OS2 and I zones</td> </tr> <tr> <td data-bbox="428 797 569 906"><b>Line 2.0</b></td> <td data-bbox="569 797 978 906">A <b>community athletic field and <u>public walkway</u></b> is <u>are</u> also permitted in these zones</td> <td data-bbox="978 797 1314 906">PB1, PB2, <u>B</u> and U zones</td> </tr> </table> | <b>Line 1.0</b>       | A <b>community centre, community athletic field, <u>public walkway</u> and/or library</b> is permitted in only these zones | R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C4, CC1 to CC4, CCOS, E1, E2, E3, OS1, OS2 and I zones | <b>Line 2.0</b>   | A <b>community athletic field and <u>public walkway</u></b> is <u>are</u> also permitted in these zones | PB1, PB2, <u>B</u> and U zones | A public walkway has been added to clarify where this use is permitted. |
| <b>Line 1.0</b> | A <b>community centre, community athletic field, <u>public walkway</u> and/or library</b> is permitted in only these zones | R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C4, CC1 to CC4, CCOS, E1, E2, E3, OS1, OS2 and I zones   |                       |  |   |   |   |                                |   |
| <b>Line 2.0</b> | A <b>community athletic field and <u>public walkway</u></b> is <u>are</u> also permitted in these zones                    | PB1, PB2, <u>B</u> and U zones  |                       |  |   |   |   |                                |   |
| 21.             | Article<br><b>2.1.9.9</b><br><b>Parking Attendant Booth</b>  | <p><b>Parking/<u>Security</u> Attendant Booth</b></p> <p>In addition to the provisions contained in Parts 1 and 2 of this By-law, a parking/<u>security</u> attendant booth shall comply with the provisions contained in Table 2.1.9.9 - Parking/<u>Security</u> Attendant Booth.</p> <p><b>Table 2.1.9.9 - Parking/<u>Security</u> Attendant Booth</b></p> <table border="1" data-bbox="428 1166 1314 1343"> <tr> <td data-bbox="428 1166 569 1343"><b>Line 1.0</b></td> <td data-bbox="569 1166 978 1343">A parking/<u>security</u> attendant booth is permitted only in these zones</td> <td data-bbox="978 1166 1314 1343">RM4, RM9, RA1 to RA5, O, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones</td> </tr> </table>  | <b>Line 1.0</b>       | A parking/ <u>security</u> attendant booth is permitted only in these zones  | RM4, RM9, RA1 to RA5, O, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones              | Clarifies that a security attendant booth, as well as a parking attendant booth would be permitted as of right, in these zones. |   |                                |   |
| <b>Line 1.0</b> | A parking/ <u>security</u> attendant booth is permitted only in these zones  | RM4, RM9, RA1 to RA5, O, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones  |                       |  |   |   |   |                                |   |

| B/L   | SECTION NUMBER  | PROPOSED REVISION   | COMMENT / EXPLANATION   |
|---|---|---|---|
| 22.   | Subsection<br><b><u>2.1.28</u></b><br><b><u>Charity Drop Boxes</u></b>                            | <p><b><u>Charity Drop Boxes</u></b></p> <p><u>2.1.28.1</u> <i>Charity drop boxes shall only be permitted in Commercial and Employment Zones.</i></p> <p><u>2.1.28.2</u> <i>Minimum setback of a charity drop box from a Residential Zone shall be 6.0 m.</i></p> <p><u>2.1.28.3</u> <i>A charity drop box shall be located outside of any required landscaped area.</i></p> <p><u>2.1.28.4</u> <i>A charity drop box shall not be located on any required parking area or obstruct any required parking space.</i></p>  | This new provision will permit charity drop boxes in Commercial and Employment Zones, subject to regulations. |
| <b>Part 3: Parking, Loading and Stacking Lane Regulations</b> |   |   |   |
| 23.   | Sentence<br>3.1.1.1.5<br><b>General Parking Regulations</b>                                       | For the calculation of required residential parking, <del>where a resident and/or visitor component is applicable,</del> the appropriate <i>resident and visitor</i> rate or ratio shall be calculated for each component, <del>added,</del> then rounded. Fractions of less than 0.5 shall be rounded down to the nearest whole number. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number.  | Clarifies that resident and visitor parking is calculated and rounded separately.                             |
| 24.   | Article<br><b>3.1.1.10</b><br><b>General Parking Regulations</b><br>Sentence<br><u>3.1.1.10.1</u> | <p><del><b>Gross Floor Area – Non-Residential Deductions for a Retail Centre</b></del></p> <p><i>A retail centre shall include permitted Retail, Service, Office, Hospitality or Entertainment/Recreation uses identified in Table 6.2.1 of this By-law or a University/College, occupying three (3) or more separated units on one (1) property in a C1 to C3 zone, where the <b>gross floor area - non-residential</b> is primarily used for permitted uses that require a parking regulation of 5.4 spaces per 100 m<sup>2</sup> <b>GFA - non-residential</b> or less, as identified in Part 3 of this By-law.</i></p> | Parking regulations were moved from Definitions to General Parking Regulations.                               |

| B/L | SECTION NUMBER  | PROPOSED REVISION   |  | COMMENT / EXPLANATION  |  |
|-----|---|---|--|--|--|
|     | Sentence<br><u>3.1.1.10.2</u>   | For the calculation of required parking for a <del>retail-centre</del> <i>retail centre</i> , in addition to any deductions permitted by the definition of <b>gross floor area - non-residential</b> , an <b>enclosed pedestrian mall</b> and any corridor not open to the public and used by more than one (1) tenant of the <b>building</b> and may be deducted from the total <b>gross floor area - non-residential</b> prior to calculating required parking. |  |  |  |
| 25. | <b>Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses</b> | <b>Line 26.0</b>  | <b>Motor Vehicle Body Repair Facility, Motor Vehicle Repair Facility - <u>Commercial Motor Vehicle</u>, Motor Vehicle Repair Facility - Restricted</b> | 4.3 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> , of which 50% of the required spaces may be <b>tandem parking spaces</b> | Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle. |
| 26. | <b>Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses</b> | <b>Line 29.0</b>  | <b>Motor Vehicle Wash Facility - <u>Commercial Motor Vehicle</u>, Motor Vehicle Wash Facility - Restricted</b>   | 4.0 spaces per wash bay, of which 2.0 spaces can be located at vacuum stations, plus a stacking lane <sup>(2)</sup>                      | Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.     |

| B/L | SECTION NUMBER   | PROPOSED REVISION |  | COMMENT / EXPLANATION  |  |
|-----|--|-------------------|--|--|--|
| 27. | Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses | Line 32.0         | <b>Overnight Accommodation</b>   | 0.8 space per guest room; plus 10.0 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, <i>kitchens</i> , <i>laundry rooms</i> , washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the <b>overnight accommodation</b> | Clarifies that kitchens and laundry rooms would be excluded from the gross floor area - non-residential calculation. |
| 29. | Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses | Note (4)          | <b>Manufacturing Facility</b> (Multiple Occupancy Mixed Use <b>Building</b> ) a <b>building(s)</b> occupied by more than one (1) occupant, <i>located on (1) lot</i> , primarily used for <b>manufacturing, warehouse/distribution</b> and/or <b>wholesaling facilities</b> , but may contain other non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities. (0325-2008) | Clarifies that the parking requirement is for an entire lot, not each building on a lot.   |  |
| 30. |  | Note (5)          | <b>Warehousing/Distribution Facility, Wholesaling Facility</b> (Multiple-Occupancy <b>Building</b> ) a <b>building(s)</b> occupied by more than one (1) occupant, <i>located on one (1) lot</i> , where the primary function of all occupants is warehousing, distribution or wholesaling.   |  |  |

| B/L                              | SECTION NUMBER   | PROPOSED REVISION   | COMMENT / EXPLANATION  |                        |
|----------------------------------|--|---|--|------------------------|
| 33.                              | Sentence 3.1.5.1.1<br><b>Stacking Lane Regulations</b>                   | A <b>stacking lane</b> associated with a <b>convenience restaurant, convenience retail and service kiosk, financial institution, motor vehicle wash facility - <u>commercial motor vehicle</u></b> or a <b>motor vehicle wash facility - restricted</b> shall be provided in accordance with Table 3.1.5.1.1 - Required Number of Stacking Lane Parking Spaces. | Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.                                 |                        |
|                                  | <b>Table - 3.1.5.1.1 Required Number of Stacking Lane Parking Spaces</b> | <b>Line 5.0</b> <b>Motor Vehicle Wash Facility - <u>Commercial Motor Vehicle</u></b>  |  | 10 spaces per wash bay |
|                                  | Sentence 3.1.5.1.4<br><b>Stacking Lane Regulations</b>                   | A <b>stacking lane</b> associated with a <b>motor vehicle wash facility - <u>commercial motor vehicle</u></b> or <b>motor vehicle wash facility - restricted</b> shall be measured from the entrance to the wash bay.   |  |                        |
| <b>Part 4: Residential Zones</b> |  |   |  |                        |
| 34.                              | Article 4.1.2.5<br><b>Accessory Buildings and Structures</b>             | <i>For the purpose of Subsection 4.1.2, a <b>building or structure</b>, other than an attached <b>garage</b>, that is connected to a dwelling by an underground corridor or hallway, or by a corridor or hallway above grade with a width less than 5.0 m at any point, shall be considered an <b>accessory building or structure</b>.</i>                      | Clarifies that where a building or structure is connected to a dwelling with a tunnel or hallway, it is considered an accessory structure. |                        |
| 35.                              | Sentence 4.1.9.1.1<br><b>Driveways and Parking</b>                       | <i>Where a <b>driveway</b> width includes a required <b>aisle</b>, the maximum <b>driveway</b> width shall not apply.</i>   | Clarifies the driveway width where there is an aisle.  |                        |
| 36.                              | Subsection 4.1.18<br><b>Group Home</b>                                   | A <b>group home</b> <del>is</del> <i>shall only be</i> permitted within a <b>detached dwelling</b> in a Residential Zone subject to the following:  | Clarifies that a group home shall only be permitted within a detached dwelling.  |                        |
|                                  | Article 4.1.18.2   | <i>A <b>group home</b> shall be occupied by a maximum of eight (8) persons, exclusive of staff and/or receiving family.</i>   | This provision was moved from the definition of group home.  |                        |



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|---|---|---|---|----------------------|---|
| 37.   | Sentence<br><u>4.2.5.51.7</u><br>Exception:<br>R4-51  | <u>4.2.5.51.7</u>   | <u>Minimum number of <b>parking spaces per mobile home or land lease community home</b></u>   | <u>1.0</u>           | Provides a parking standard for a mobile home or a land lease community home.   |
| 38.   | <b>Table 4.4.1 R8 to R11 Permitted Uses and Zone Regulations</b>  | <b>Line</b><br><del>7.2</del><br><u>7.1</u>   | <b>Front garage face</b>  |                      | Corrects typographical error.   |
| 39.,40.<br>41.,42.<br>43.,44.<br>45.,46.<br>47.,48.<br>49.,50.<br>51. | Sentence (#)<br>Exceptions:<br>R10-1, R10-2,<br>R10-3, R10-5,<br>R10-8, R10-9,<br>R10-10, R11-1,<br>R11-4, R11-5,<br>R11-6, R11-7,<br>R11-9 | The regulations of Lines <del>5.0</del> and 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply  |   |                      | Reinstates maximum lot coverage where the Exception Zone regulations do not apply.                                    |
| 52.   | <b>Table 4.7.1 R16 Permitted Use and Zone Regulations</b>   | <b>Line</b><br>11.4   | Maximum encroachment of a <b>balcony</b> , window, <del>chimney, heating and/or air conditioning equipment</del> , pilaster or corbel, window well, and stairs with a maximum of three (3) risers, into the required <b>rear yard</b> (0325-2008) | 1.0 m <sup>(2)</sup> | Maximum encroachment of heating and/or air conditioning equipment is regulated in the Residential General Provisions. |
| 53.   | 4.8.3.51<br>Exception:<br>RM2-51  | In a RM2- <del>51</del> zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |   |                      | Corrects typographical error.   |
| 54.   | <b>Table 4.9.1 RM3 Permitted Uses and Zone Regulations</b>  | <b>Line</b><br>11.5   | Maximum encroachment of a <b>balcony</b> , window, <del>chimney, heating and/or air conditioning equipment</del> , pilaster or corbel, window well, and stairs with a maximum of three (3) risers, into the required <b>rear yard</b> (0325-2008) | 1.0 m <sup>(2)</sup> | Maximum encroachment of heating and/or air conditioning equipment is regulated in the Residential General Provisions. |

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|---------------------------------|---|--|---|---|-----|--|---|-----|
| 55.                             | <b>Table 4.12.1 RM6 Permitted Uses and Zone Regulations</b> | <b>Line 12.5</b>   | Maximum encroachment of a <b>balcony</b> , window, <del>chimney, heating and/or air conditioning equipment</del> , pilaster or corbel, window well, and stairs with a maximum of three (3) risers, into the required <b>rear yard (0325-2008)</b> |   |     | 1.0 m <sup>(3)</sup>   | Maximum encroachment of heating and/or air conditioning equipment is regulated in the Residential General Provisions. |     |
| <b>Part 6: Commercial Zones</b> |   |  |   |   |     |  |   |     |
| 56.                             | Sentence <u>6.2.4.7.4</u><br>Exception: C3-7                | <u>6.2.4.7.4</u>   | <u>Minimum number of parking spaces per mobile home</u>   |   |     | <u>1.0</u>   | Provides a parking standard for a mobile home.  |     |
| 57.                             | Sentence 6.2.4.11.8<br>Exception: C3-11                     | Mixed <b>use</b> development means a combination of any two (2) or more <b>uses</b> contained in Tables <del>6.2.4.11.10</del> <u>6.2.4.11.11 and 6.2.4.11.12</u> of this Exception, of which retail <b>uses</b> include: <b>retail stores, financial institutions</b> , motor vehicle retail stores and <b>motor vehicle repair facilities - restricted</b> accessory to a motor vehicle retail store |   |   |     | Clarifies the uses that are included in mixed use development.                                   |   |     |
| 58.                             | Sentence 6.2.4.11.10<br>Exception: C3-11                    | <b>Motor Vehicle Repair Facility - <u>Restricted</u></b> accessory to a motor vehicle retail store   |   | 5.5 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> of which 50% may be <b>tandem parking spaces</b> |     | Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted. |   |     |
|                                 | Sentence 6.2.4.11.11<br>Exception: C3-11                    | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)  |   | 80  | 65  |  | 100   | 100 |
|                                 | Sentence 6.2.4.11.12<br>Exception: C3-11                    | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)  |   | 80  | 100 |  | 100   | 30  |

| B/L | SECTION NUMBER                           | PROPOSED REVISION   | COMMENT / EXPLANATION  |   |
|-----|--|---|--|---|
| 59. | Sentence 6.2.4.28.7<br>Exception: C3-28  | Mixed <b>use</b> development means a combination of any two (2) or more <b>uses</b> contained in Tables <del>6.2.4.28.9</del> <u>6.2.4.28.10 and 6.2.4.28.11</u> of this Exception, of which retail <b>uses</b> include: <b>retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted</b> accessory to a motor vehicle retail store | Clarifies the uses that are included in mixed use development.                                   |   |
| 60. | Sentence 6.2.4.28.9<br>Exception: C3-28  | <b>Motor Vehicle Repair Facility - <u>Restricted</u></b> accessory to a motor vehicle retail store  | Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted. |   |
|     | Sentence 6.2.4.28.10<br>Exception: C3-28 | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)   |  | 5.5 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> of which 50% may be <b>tandem parking spaces</b> |
|     | Sentence 6.2.4.28.11<br>Exception: C3-28 | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)   |  | 80      65      100      100  |
| 61. | Sentence 6.2.4.29.7<br>Exception: C3-29  | Mixed <b>use</b> development means a combination of any two or more <b>uses</b> contained in Tables <del>6.2.4.29.9</del> <u>6.2.4.29.10 and 6.2.4.29.11</u> of this Exception, of which retail <b>uses</b> include: <b>retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted</b> accessory to a motor vehicle retail store     | Clarifies the uses that are included in mixed use development.                                   |   |
|     |  |   |  | 80      100      100      30  |

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|-----|---|---|---|-----|-----|-----|--|
| 62. | Sentence 6.2.4.29.9<br>Exception: C3-29                       | <b>Motor Vehicle Repair Facility - <u>Restricted</u></b> accessory to a motor vehicle retail store  | 5.5 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> of which 50% may be <b>tandem parking spaces</b> |     |     |     | Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted. |
|     | Sentence 6.2.4.29.10<br>Exception: C3-29                      | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)   | 80  | 65  | 100 | 100 |  |
|     | Sentence 6.2.4.29.11<br>Exception: C3-29                      | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)   | 80  | 100 | 100 | 30  |  |
| 63. | Subclauses 6.2.4.31.1 (1.5), (1.6), (1.9)<br>Exception: C3-31 | (1) E2 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except:<br>(1.5) <del><b>Motor Vehicle Body Repair Facility</b></del><br>(1.6) <del><b>Motor Vehicle Repair Facility</b></del><br>(1.9) <del><b>Motor Vehicle Wash Facility</b></del>  |   |     |     |     | These uses are not permitted in an E2 zone, and therefore do not need to be excluded.            |
| 64. | Sentence 6.2.4.51.14<br>Exception: C3-51                      | Mixed <b>use</b> development means a combination of any two (2) or more <b>uses</b> contained in Tables <del>6.2.4.51.16</del> <u>6.2.4.51.17</u> and <u>6.2.4.51.18</u> of this Exception, of which retail <b>uses</b> include: <b>retail stores, financial institutions</b> , motor vehicle retail stores and <b>motor vehicle repair facilities - <u>restricted</u></b> accessory to a <b>retail store</b> or motor vehicle retail store |   |     |     |     | Clarifies the uses that are included in mixed use development.                                   |

| B/L | SECTION NUMBER                           | PROPOSED REVISION   |    |     |     | COMMENT / EXPLANATION  |  |
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| 65. | Sentence 6.2.4.51.17<br>Exception: C3-51 | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a <b>retail store</b> or motor vehicle retail store)  | 80 | 65  | 100 | 100  | Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted. |
|     | Sentence 6.2.4.51.18<br>Exception: C3-51 | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a <b>retail store</b> or motor vehicle retail store)  | 80 | 100 | 100 | 30   |  |
| 66. | Sentence 6.2.4.53.7<br>Exception: C3-53  | Mixed <b>use</b> development means a combination of any two (2) or more <b>uses</b> contained in Tables <del>6.2.4.53.9</del> <u>6.2.4.53.10 and 6.2.4.53.11</u> of this Exception, of which retail <b>uses</b> include: <b>retail stores, financial institutions</b> , motor vehicle retail stores and <b>motor vehicle repair facilities - restricted</b> accessory to a motor vehicle retail store |    |     |     | Clarifies the uses that are included in mixed use development. |  |

| B/L | SECTION NUMBER                           | PROPOSED REVISION   |    |     |     | COMMENT / EXPLANATION  |  |
|-----|--|---|----|-----|-----|--|--|
| 67. | Sentence 6.2.4.53.10<br>Exception: C3-53 | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)   | 80 | 65  | 100 | 100  | Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted. |
|     | Sentence 6.2.4.53.11<br>Exception: C3-53 | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)   | 80 | 100 | 100 | 30   |  |
| 68. | Sentence 6.2.4.57.10<br>Exception: C3-57 | Mixed <b>use</b> development means a combination of any two (2) or more <b>uses</b> contained in Tables <del>6.2.4.57.12</del> <u>6.2.4.57.13</u> and <u>6.2.4.57.14</u> of this Exception, of which retail <b>uses</b> include: <b>retail stores, financial institutions</b> , motor vehicle retail stores and <b>motor vehicle repair facilities - restricted</b> accessory to a motor vehicle retail store |    |     |     | Clarifies the uses that are included in mixed use development. |  |

| B/L | SECTION NUMBER                           | PROPOSED REVISION   |    |     |     | COMMENT / EXPLANATION  |  |
|-----|--|---|----|-----|-----|--|--|
| 69. | Sentence 6.2.4.57.13<br>Exception: C3-57 | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)   | 80 | 65  | 100 | 100  | Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted. |
|     | Sentence 6.2.4.57.14<br>Exception: C3-57 | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store)   | 80 | 100 | 100 | 30   |  |
| 70. | Sentence 6.2.4.58.9<br>Exception: C3-58  | Mixed <b>use</b> development means a combination of any two (2) or more <b>uses</b> contained in Tables <del>6.2.4.58.11</del> <u>6.2.4.58.12</u> and <u>6.2.4.58.13</u> of this Exception, of which retail <b>uses</b> include: <b>retail stores, financial institutions</b> , motor vehicle retail stores and <b>motor vehicle repair facilities - restricted</b> accessory to a motor vehicle retail store |    |     |     | Clarifies the uses that are included in mixed use development. |  |

| B/L                              | SECTION NUMBER   | PROPOSED REVISION   |   |     |     | COMMENT / EXPLANATION  |  |
|----------------------------------|--|---|---|-----|-----|--|--|
| 71.                              | Sentence 6.2.4.58.12<br>Exception: C3-58   | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store) | 80  | 65  | 100 | 100  | Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted. |
|                                  | Sentence 6.2.4.58.13<br>Exception: C3-58   | Retail (includes retail-warehouse, <b>garden centre</b> , equipment rental, <b>financial institution</b> , motor vehicle retail store and <b>motor vehicle repair facility - <u>restricted</u></b> accessory to a motor vehicle retail store) | 80  | 100 | 100 | 30   |  |
| 72.                              | Sentence <u>6.2.5.19.4</u><br>Exception: C4-19   | <u>6.2.5.19.4</u>   | <i><u>Parking requirements for an apartment hotel shall comply with the rental <b>apartment dwelling</b> regulations contained in Table 3.1.2.1 of this By-law</u></i>      |     |     | Provides a parking standard for an apartment hotel defined in the Exception.                                 |  |
| 74.                              | Sentence <u>6.2.5.49.4</u><br>Exception: C4-49   | <u>6.2.5.49.4</u>   | <i><u>Parking requirements for an apartment hotel shall comply with the rental <b>apartment dwelling</b> regulations contained in Table 3.1.2.1 of this By-law</u></i>      |     |     | Provides a parking standard for an apartment hotel defined in the Exception.                                 |  |
| <b>Part 7: City Centre Zones</b> |  |   |   |     |     |  |  |
| 75.                              | Article <u>7.1.4.6</u><br><b>Uses<br/>Accessory to a Permitted Use in CC2, CC3 and CC4 Zones</b> | <u>7.1.4.6</u>  | <i><u>The minimum separation distance from a Residential Zone contained in Lines 1.0 and 3.0 of Table 2.1.2.1.1 of this By-law shall not apply to RA1 to RA5 zones.</u></i> |     |     | Permits accessory restaurant or take-out restaurant in a CC2 to CC4 zone within 60.0 m of a RA1 to RA5 zone. |  |



| B/L  | SECTION NUMBER  | PROPOSED REVISION   |  |   |  |  | COMMENT / EXPLANATION  |  |   |   |   |   |  |
|--|---|---|--|---|--|--|--|--|---|---|---|---|--|
| 76.  | Table 7.2.1 - CC1 to CC4 and CCOS Permitted Uses and Zone Regulations | Line 1.0  | <p style="text-align: center;"><b>ZONES</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 15%;"> <b>CC1</b><br/> <i>City Centre</i><br/>                     - Retail Core Commercial                 </td> <td style="text-align: center; width: 15%;"> <b>CC2</b><br/> <i>City Centre</i><br/>                     - Mixed Use                 </td> <td style="text-align: center; width: 15%;"> <b>CC3</b><br/> <i>City Centre</i><br/>                     - Mixed Use Transition Area                 </td> <td style="text-align: center; width: 15%;"> <b>CC4</b><br/> <i>City Centre</i><br/>                     - Mixed Use                 </td> <td style="text-align: center; width: 15%;"> <b>CCOS</b><br/>                     City Centre - Open Space                 </td> </tr> </table> |   |  |  |  | <b>CC1</b><br><i>City Centre</i><br>- Retail Core Commercial | <b>CC2</b><br><i>City Centre</i><br>- Mixed Use | <b>CC3</b><br><i>City Centre</i><br>- Mixed Use Transition Area | <b>CC4</b><br><i>City Centre</i><br>- Mixed Use | <b>CCOS</b><br>City Centre - Open Space | Clarifies that the CC1 to CC4 and CCOS zones are City Centre zones |
| <b>CC1</b><br><i>City Centre</i><br>- Retail Core Commercial | <b>CC2</b><br><i>City Centre</i><br>- Mixed Use                       | <b>CC3</b><br><i>City Centre</i><br>- Mixed Use Transition Area   | <b>CC4</b><br><i>City Centre</i><br>- Mixed Use  | <b>CCOS</b><br>City Centre - Open Space |  |  |  |  |   |   |   |   |  |
| <b>Part 8: Employment Zones</b>                              |   |   |  |   |  |  |  |  |   |   |   |   |  |
| 77.  | Article 8.1.2.1 Accessory Uses in Employment Zones                    | An <b>accessory use</b> shall only be permitted accessory to an <b>office <i>building</i></b> or <b>medical office <i>building</i></b> and shall be contained wholly within the <del>building or structure used for an office and/or medical office</del> <b><i>office building or medical office building</i></b> .  |  |   |  |  | Clarifies where accessory uses are permitted.  |  |   |   |   |   |  |
| 78.  | Sentence 8.1.2.1.1 Accessory Uses in Employment Zones                 | <del>In an E1 and E2 zone, Permitted</del> <b>accessory uses</b> shall include laboratories and associated facilities for medical diagnostic and dental purposes, medical supply and equipment store, <del>day care, restaurant, take-out restaurant,</del> pharmacy, <b>motor vehicle rental facility, retail store</b> less than 600 m <sup>2</sup> and a <b>personal service establishment</b> . <i>In an E1 zone, permitted accessory uses shall also include a restaurant and take-out restaurant.</i> |  |   |  |  | A restaurant and take-out restaurant are permitted uses in an E2 zone and therefore don't need to be listed in the list of accessory uses for an E2 zone, but should be included for an E1 zone. |  |   |   |   |   |  |
| 79.  | Sentence 8.1.2.1.2 Accessory Uses in Employment Zones                 | <del>In an E1 and E2 zone, A</del> maximum of 20% of the total <b>gross floor area - non-residential</b> <del>used for an</del> <b><i>of an office building</i></b> or <b>medical office <i>building</i></b> may be used for <b>accessory uses</b> .  |  |   |  |  | Clarifies that office or medical office means an office building or medical office building.   |  |   |   |   |   |  |
| 80.  | Sentence 8.1.2.1.3 Accessory Uses in Employment Zones                 | A <b>day care</b> shall <i>only be permitted in an E1 and E2 zone</i> , subject to the provisions contained in Subsection 2.1.23 of this By-law. (0325-2008)  |  |   |  |  | Clarifies that an accessory day care is not permitted in an E3 zone.   |  |   |   |   |   |  |

| B/L | SECTION NUMBER   | PROPOSED REVISION   | COMMENT / EXPLANATION  |
|-----|--|---|--|
| 81. | Article 8.1.3.1<br><b>Accessory Retail Sales and/or Accessory Retail Display in Employment Zones</b> | In an E1 to E3 zone, a maximum of 20% of the total <b>gross floor area - non-residential</b> of a Business Activity use contained in Table 8.2.1 of this By-law, may be used for accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products, other than <b>motor vehicles</b> , <del>which are manufactured, repaired, warehoused or distributed at wholesale from the premises, which are manufactured within a manufacturing facility, repaired within a repair establishment, wholesaled within a wholesaling facility,</del> provided that such accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products is contained wholly within an enclosed <b>building, structure</b> or part thereof. | Clarifies that retail uses are only permitted accessory to the primary use of a building for manufacturing, repair or wholesaling, warehouse/distribution. |
| 82. | Article 8.1.7.4<br><b>Outdoor Storage and Outdoor Display E3 Zones</b>                               | Where there are no <b>buildings</b> , or <b>structures</b> on a <b>lot</b> and the <b>lot</b> is used for <b>outdoor storage</b> <del>for a permitted use contained in Table 8.2.1 of this By-law,</del> the minimum <b>front yard</b> and <b>exterior side yard</b> requirements of the E3 zone regulations shall apply.   | Clarifies the regulations for outdoor storage in an E3 zone.   |
| 83. | Article 8.1.10.1<br><b>Regulations for Motor Vehicle Service Uses in an Employment Zone</b>          | A <b>building, structure</b> or part thereof, used for a <b>gas bar, motor vehicle service station, motor vehicle wash facility - restricted,</b> or <b>motor vehicle wash facility - <u>commercial motor vehicle</u></b> , shall comply with the regulations contained in Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone. (0325-2008)   | Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.   |

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|-----|---|-------------------|---|----------------------------------|-------------------------|--|--|
| 84. | Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone | Line 1.2          | Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u>   | 45.0 m                           |                         | Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle. |  |
|     |   | Line 1.3          | Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u> in combination with any other permitted use | 60.0 m                           |                         |  |  |
|     |   | Line 1.5          | Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u>   | 60.0 m                           |                         |  |  |
|     |   | Line 1.6          | Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u> in combination with any other permitted use   | 70.0 m                           |                         |  |  |
| 85. | Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations                        | <b>ZONES</b>      |   | <b>E1</b><br>Employment in Nodes | <b>E2</b><br>Employment | <b>E3</b><br>Industrial  |  |
|     |   | Line 2.4.3        | Motor Vehicle Repair Facility - <u>Commercial Motor Vehicle</u>   |                                  | ✓                       | ✓  | Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle and should not be permitted in an E2 zone. |

| B/L  | SECTION NUMBER   | PROPOSED REVISION  |  |                              |                  |                  | COMMENT / EXPLANATION   |
|--|--|--|--|------------------------------|------------------|------------------|---|
|  |  |  | ZONES  | E1<br>Employment<br>in Nodes | E2<br>Employment | E3<br>Industrial |   |
| 86.  | Table 8.2.1 -<br>E1 to E3<br>Permitted<br>Uses and<br>Zone<br>Regulations  |  |  |                              |                  |                  |   |
|  |  | Line<br>2.4.6  | Motor Vehicle Wash<br>Facility -<br><u>Commercial Motor<br/>Vehicle</u>  |                              | ✓                | ✓                | Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle and should not be permitted in an E2 zone.  |
| 87.  | Sentence<br><u>8.2.2.10.13</u><br>Exception:<br>E1-10  | <u>8.2.2.10.13</u>   | <u>Minimum number of parking spaces per<br/>100 m<sup>2</sup> gross floor area - non-<br/>residential for a retail-warehouse</u>   |                              | <u>1.6</u>       |                  | Provides a parking standard for a retail-warehouse.   |
| 88.  | Subclauses<br>8.2.3.2.1<br>(1.1 to 1.4)<br>Exception:<br>E2-2  | (1)  | C3 uses contained in Subsection 6.2.1 of this By-law, except:<br>(1.1) <del>Motor Vehicle Wash Facility - Restricted</del><br>(1.2) <del>(1.1) Motor Vehicle Rental Facility</del><br>(1.3) <del>Motor Vehicle Service Station</del><br>(1.4) <del>Gas Bar</del> |                              |                  |                  | These uses are not permitted in a C3 zone, and therefore do not need to be excluded.  |
| 89.  | Clause<br>8.2.3.2.2 (8)<br>Exception:<br>E2-2  | <del>(8) Motor Vehicle Repair Facility</del>   |  |                              |                  |                  | Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle and is not permitted in an E2 zone.   |
| 90.,91.<br>93.,94.<br>95.,96.<br>97.,100.<br>103.,104.<br>109.,111.<br>112.,114.<br>116.,117.<br>120.,121.<br>122. | Exceptions:<br>E2-3, E2-4,<br>E2-6, E2-7,<br>E2-9, E2-10,<br>E2-14, E2-21,<br>E2-24, E2-26,<br>E2-54, E2-55,<br>E2-56, E2-57,<br>E2-61, E2-67,<br>E2-98, E2-99<br>E2-111 | <del>(#) Motor Vehicle Repair Facility</del><br><del>(#) Motor Vehicle Wash Facility</del> |  |                              |                  |                  | Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle and is not permitted in an E2 zone. Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle and is not permitted in an E2 zone. |

| B/L  | SECTION NUMBER                                     | PROPOSED REVISION  | COMMENT / EXPLANATION  |
|------|--|--|--|
| 92.  | Sentences 8.2.3.4.2 - 8.2.3.4.4<br>Exception: E2-4 | <del>8.2.3.4.2 — The provisions contained in Subsection 8.1.4 of this By-law shall not apply</del><br><del>8.2.3.4.3 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply</del><br>8.2.3.4.4 <sub>2</sub> Minimum <b>front yard</b> where the opposite 20.0 m side of the <b>street</b> on which the <b>lot</b> fronts is in a Residential Zone | Clarifies that an accessory dwelling unit for a caretaker is permitted and outdoor storage is limited to 5%.       |
| 98.  | Sentence 8.2.3.14.2<br>Exception: E2-14            | <b>Regulation</b><br><del>8.2.3.14.2 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply</del>   | Clarifies that outdoor storage is limited to 5%.   |
| 99.  | Sentence 8.2.3.17.3<br>Exception: E2-17            | <del>8.2.3.17.3 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply</del>  | Clarifies that outdoor storage is limited to 5%.   |
| 101. | Sentence 8.2.3.21.2<br>Exception: E2-21            | <b>Regulation</b><br><del>8.2.3.21.2 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply</del>   | Clarifies that outdoor storage is limited to 5%.   |
| 102. | Clause 8.2.3.23.1(3)<br>Exception: E2-23           | (3) <b>Motor Vehicle Repair Facility - <u>Restricted</u></b>   | Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted in this Exception. |
| 105. | Sentence 8.2.3.26.3<br>Exception: E2-26            | <del>8.2.3.26.3 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply</del><br>8.2.3.26.4 <sub>3</sub> Minimum setback of <b>buildings, structures</b> 13.7 m or parts thereof, to Highway 401   | Clarifies that outdoor storage is limited to 5%.   |
| 106. | Sentence 8.2.3.35.4<br>Exception: E2-35            | <del>8.2.3.35.4 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply</del>  | Clarifies that outdoor storage is limited to 5%.   |

| B/L  | SECTION NUMBER  | PROPOSED REVISION   | COMMENT / EXPLANATION   |   |
|------|---|---|---|---|
| 107. | Sentence 8.2.3.49.4<br>Exception: E2-49               | 8.2.3.49.4 The provisions contained in <del>Sentence 8.1.5.1.1</del> <u>Subsection 8.1.5</u> of this By-law shall not apply   | Corrects typographical error.   |   |
| 108. | Clause 8.2.3.51.2(7)<br>Exception: E2-51              | (7) <b>Motor Vehicle Repair <u>Facility - Restricted</u></b>  | Motor vehicle repair has been replaced with motor vehicle repair facility - restricted in this Exception. |   |
| 110. | Sentence 8.2.3.54.3<br>Exception: E2-54               | 8.2.3.54.3 The provisions contained in <del>Sentence 8.1.5.1.1</del> <u>Subsection 8.1.5</u> of this By-law shall not apply   | Corrects typographical error.   |   |
| 113. | Sentences 8.2.3.56.2 - 8.2.3.56.3<br>Exception: E2-56 | <del>8.2.3.56.2</del> The provisions contained in <del>Sentence 8.1.5.1.1</del> of this By-law shall not apply<br>8.2.3.56.3 <sub>2</sub> Minimum setback where the opposite side of the <b>street</b> is a Residential Zone 30.0 m | Clarifies that outdoor storage is limited to 5%.  |   |
| 115. | Sentences 8.2.3.58.2 - 8.2.3.58.3<br>Exception: E2-58 | <del>8.2.3.58.2</del> The provisions contained in <del>Sentence 8.1.5.1.1</del> of this By-law shall not apply<br>8.2.3.58.3 <sub>2</sub> The regulations of Line 5.1 contained in Table 8.2.1 of this By-law shall not apply       | Clarifies that outdoor storage is limited to 5%.  |   |
| 118. | Sentence 8.2.3.84.1<br>Exception: E2-84               | Minimum <b>lot frontage - corner lot</b> used for a <del>motor vehicle wash facility</del> or <b>motor vehicle wash facility - restricted</b>   | 70.0 m  | Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle and is not permitted in an E2 zone. |
|      | Sentence 8.2.3.84.2<br>Exception: E2-84               | Minimum <b>lot frontage - interior lot</b> used for a <del>motor vehicle wash facility</del> or <b>motor vehicle wash facility - restricted</b>   | 60.0 m  |   |

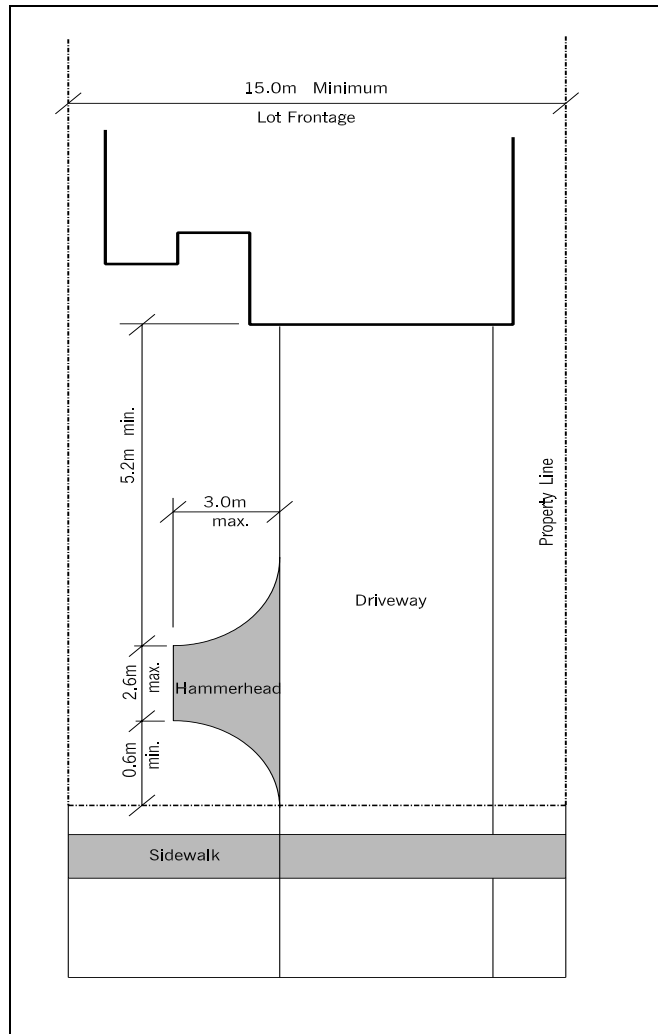
| B/L   | SECTION NUMBER  | PROPOSED REVISION   |                          |   |   |   | COMMENT / EXPLANATION                                      |
|---|---|---|--------------------------|---|---|---|--|
| 119.  | Sentence 8.2.3.96.2<br>Exception: E2-96                             | 8.2.3.96.2 The provisions contained in Sentence <del>8.1.5.1.1</del> <u>8.1.5.1.1</u> of this By-law shall not apply  |                          |   |   |   | Corrects typographical error.                              |
| 123.  | <u>8.2.3.115</u><br>Exception: E2-115                               | <u>8.2.3.115</u>  | <u>Exception: E2-115</u> | <u>Map # 43W</u>  | <u>By-law:</u>  | Reinstates the zoning from By-law 5500.                     |  |
| <i>In an E2-115 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</i> |   |   |                          |   |   |   |  |
| <b><u>Permitted Uses</u></b>  |   |   |                          |   |   |   |  |
|   |   | <u>8.2.3.115.1</u> <i>Lands zoned E2-115 shall only be used for the following:</i><br><u>(1) Gas Bar</u><br><u>(2) Motor Vehicle Wash Facility - Restricted</u> |                          |   |   |   |  |
| 124.  | <b>Table 9.2.1 - OS1 to OS3 Permitted Uses and Zone Regulations</b> | <b>Line 1.0</b>   | <b>ZONES</b>             | <b>OS1</b><br><b><u>Open Space</u></b><br><b>- Community Park</b> | <b>OS2</b><br><b><u>Open Space</u></b><br><b>- City Park</b>      | <b>OS3</b><br><b><u>Open Space</u></b><br><b>- Cemetery</b> | Clarifies that the OS1 to OS3 Zones are Open Space Zones.  |
| 125.  | <b>Table 10.2.1 - G1 and G2 Permitted Uses</b>                      | <b>Line 1.0</b>   | <b>ZONES</b>             | <b>G1</b><br><b><u>Greenbelt</u></b><br><b>- Natural Hazards</b>  | <b>G2</b><br><b><u>Greenbelt</u></b><br><b>- Natural Features</b> |   | Clarifies that the G1 and G2 Zones are Greenbelt Zones.    |
| <b>Part 12: Other - Utility, Institutional, Development, Buffer and Airport Zones</b>   |   |   |                          |   |   |   |  |
| 126.  | <b>Table 12.4.2 - B Zone Permitted Uses</b>                         |   | <b>ZONE</b>              |   |   | <b>B</b>  | Adds an entryway feature as a permitted use in the B zone. |
|   |   | <b>Line <u>2.4</u></b>  | <i>Entryway Feature</i>  |   |   | ✓   |  |

| B/L                         | SECTION NUMBER                | PROPOSED REVISION  | COMMENT / EXPLANATION   |
|-----------------------------|-------------------------------|--|---|
| 127.                        | 12.4.3.1<br>Exception:<br>B-1 | <del>12.4.3.1 Exception: B-1 Map # 29 By-law: 0286-2008</del><br>In a B-1 zone the permitted uses and applicable regulations shall be as specified for a B-zone except that the following uses/regulations shall apply:<br><b>Additional Permitted Use</b><br><del>12.4.3.1.1 (1) Entryway Feature</del> | An entryway feature has been added as a permitted use in the B zone; therefore, the B-1 Exception is no longer required.  |
| <b>Format</b>               |                               |  |   |
| 128.                        | Format for Housekeeping Bylaw | The greyed out text, identified in Items 1 to 127 inclusive of this Bylaw, is for information purposes only and does not form part of the amendments contained in this By-law.   | Clarifies the format used to identify the amendments in the Housekeeping By-law.  |
| <b>Part 13: Zoning Maps</b> |                               |  |   |
| 129.                        | Map 27                        | Change the zoning of the northerly portion of Community Park 189 (Golden Orchard Park) from R3 to OS1.   | Change to reflect the actual extent of the lands owned by the City for Golden Orchard Park.   |
| 130.                        | Map 29                        | Change the zoning of the separate parcels containing an entryway feature on Eglinton Avenue West at Confederation Parkway from B-1 to B.   | The B zone is being amended to add an Entryway Feature as a permitted use; therefore the B-1 Exception Zone is not required.                                    |
| 131.                        | Map 38W                       | Change the zoning of the portion of Greenbelt Park 250 (Carolyn Creek) that is along the railway tracks north of Eglinton Avenue West from R5 to B.  | The B zone reflects the use of this portion of the Carolyn Creek Park as a buffer between the railway tracks and the adjacent detached residential development. |
| 132.                        | Map 40W                       | Change the zoning of the additional lands acquired in August 2007 for the Mississauga Transit office and garage on Professional Court from E2 to E2-39.  | Change to reflect the extent of the lands owned by the City for the Mississauga Transit office and garage.  |
| 133.                        | Map 43W                       | Change the zoning of the lands at the southwest corner of Derry Road East and Kennedy Road from E2-52 to E2-115 to permit a gas bar and car wash.  | Change to reflect the existing use of the lands and the zoning under By-law 5500.   |
| 134.                        | Map 44W                       | Change the zoning of the lands on the south side of Old Derry Road from R10-1 to R10-3.  | Change to correct a mapping error.  |



| B/L  | SECTION NUMBER | PROPOSED REVISION  | COMMENT / EXPLANATION   |
|------|----------------|--|---|
| 135. | Map 45E        | Change the zoning of the portions of land at the westerly end of Upper rive Court that are City-owned from R10-1 and G2-1 to G1. | Change to reflect the existing use of the lands as part of the greenbelt area in conformity with the Greenbelt designation in Mississauga Plan. |
| 136. | Map 49E        | Change the zoning of the portion of lands to the west of Airport Road from E2-38 to U.   | Change to reflect the extent of the lands owned by Mississauga Hydro for a transformer station.   |
| 137. | Map 53W        | Change the zoning of the lands north of Kentchester Place, Westbridge Way and Fengate Drive from R3-36 to R4-36.                 | Change to correct a mapping error.  |
| 138. | Map 55         | Change the zoning of the lands on the west side of Corrine Crescent from R4-54 to R4-49.   | Change to correct a mapping error.  |
| 139. | Map 56         | Change the zoning of the lands on the east side of Windhaven Drive from RM1-22 to RM2-22.  | Change to correct a mapping error.  |
| 140. | Map 56         | Change the zoning of the lands on the west side of Edenwood Drive from R4-49 to R4.  | Change to correct a mapping error.  |

**EXISTING**



**PROPOSED**

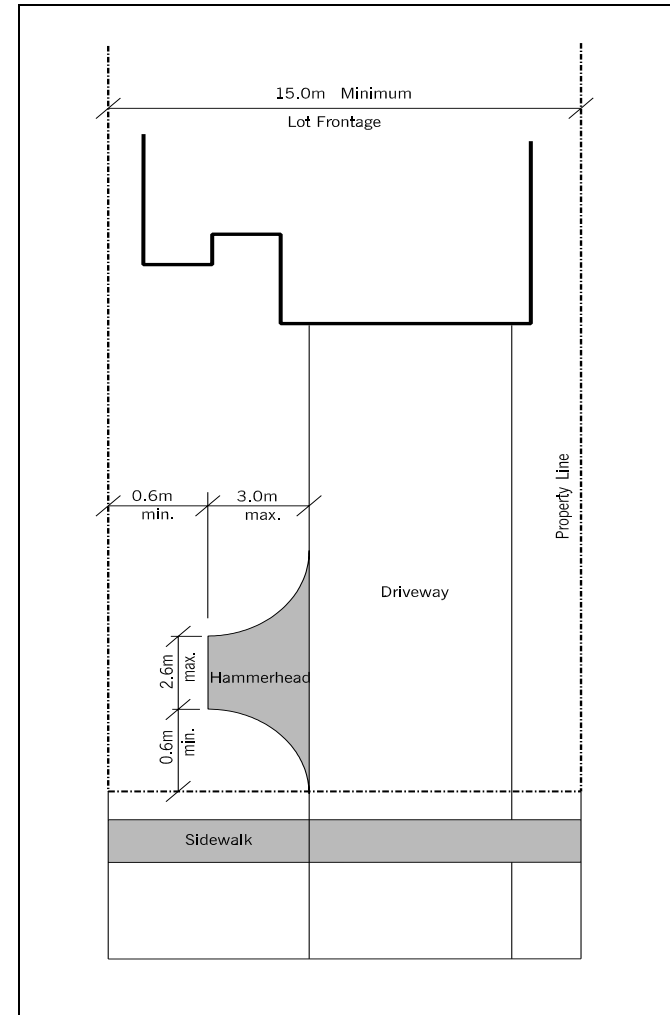


Illustration No. 5 TYPICAL HAMMERHEAD CONFIGURATION

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

Illustration No. 5 TYPICAL HAMMERHEAD CONFIGURATION

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**Proposed Housekeeping Amendments to  
Zoning By-law 0225-2007  
Wards 1-11**

**File: BL.09-COM**

**Recommendation PDC-0064-2009**

PDC-0064-2009

- "1. That the Report dated June 9, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By law 0225-2007, be received for information.
2. That correspondence dated June 29, 2009 from Philip Stewart of Pound & Stewart Services Planning Consultants, on behalf of their client, Orlando Corporation, with respect to proposed housekeeping amendments to Zoning By law 0225-2007, be received."

Proposed Housekeeping Amendments (#2) to Zoning By-law 0225-2007

Addendum

| B/L   | SECTION NUMBER   | PROPOSED REVISION   | COMMENT / EXPLANATION  |              |              |       |    |    |    |          |                                  |                                    |              |              |              |       |   |
|---|--|---|--|--------------|--------------|-------|----|----|----|----------|----------------------------------|------------------------------------|--------------|--------------|--------------|-------|---|
| <b>Part 1 : Administration, Interpretation, Enforcement and Definitions</b> |  |   |  |              |              |       |    |    |    |          |                                  |                                    |              |              |              |       |   |
| <b>Section 1.2 - Definitions</b>  |  |   |  |              |              |       |    |    |    |          |                                  |                                    |              |              |              |       |   |
| 13A.  | <b>Section 1.2 - Definitions</b>                                 | " <b>Parking Area</b> " means an open, unobstructed area of land consisting of <del>one (1) or more</del> <i>than one (1) parking spaces that is served by driveways and/or inclusive of aisles and/or driveways within the parking area.</i>   | Clarifies that driveways are included in parking areas.  |              |              |       |    |    |    |          |                                  |                                    |              |              |              |       |   |
| <b>Part 2 : General Provisions</b>  |  |   |  |              |              |       |    |    |    |          |                                  |                                    |              |              |              |       |   |
| 22.   | Subsection <b><u>2.1.28 Registered Charity Drop Boxes</u></b>    | <p><b><u>Registered Charity Drop Boxes</u></b></p> <p><u>2.1.28.1 Registered charity drop boxes shall only be permitted in Commercial and Employment Zones.</u></p> <p><u>2.1.28.2 Minimum setback of a registered charity drop box from a Residential Zone shall be 6.0 m.</u></p> <p><u>2.1.28.3 A registered charity drop box shall be located outside of any required landscaped area.</u></p> <p><u>2.1.28.4 A registered charity drop box shall not be located on any required parking area or obstruct any required parking space.</u></p> | This new provision will permit registered charity drop boxes in Commercial and Employment Zones, subject to regulations. |              |              |       |    |    |    |          |                                  |                                    |              |              |              |       |   |
| <b>Part 4: Residential Zones</b>  |  |   |  |              |              |       |    |    |    |          |                                  |                                    |              |              |              |       |   |
| 36A.  | <b>Table 4.2.1. R1 to R5 Permitted Uses and Zone Regulations</b> | <table border="1"> <thead> <tr> <th>Line 1.0</th> <th>ZONES</th> <th>R1</th> <th>R2</th> <th>R3</th> <th>R4</th> <th>R5</th> </tr> </thead> <tbody> <tr> <td>Line 6.3</td> <td>Front garage face - interior lot</td> <td>9.0 m<br/>(7)<br/>(8)<br/>(0325-2008)</td> <td>9.0 m<br/>(8)</td> <td>7.5 m<br/>(8)</td> <td>6.0 m<br/>(8)</td> <td>6.0 m</td> </tr> </tbody> </table>   | Line 1.0   | ZONES        | R1           | R2    | R3 | R4 | R5 | Line 6.3 | Front garage face - interior lot | 9.0 m<br>(7)<br>(8)<br>(0325-2008) | 9.0 m<br>(8) | 7.5 m<br>(8) | 6.0 m<br>(8) | 6.0 m | Ensures that the setback to the front garage is the same as the front yard/exterior side yard, but not less than 6.0 m. |
| Line 1.0  | ZONES  | R1  | R2   | R3           | R4           | R5    |    |    |    |          |                                  |                                    |              |              |              |       |   |
| Line 6.3  | Front garage face - interior lot                                 | 9.0 m<br>(7)<br>(8)<br>(0325-2008)  | 9.0 m<br>(8)   | 7.5 m<br>(8) | 6.0 m<br>(8) | 6.0 m |    |    |    |          |                                  |                                    |              |              |              |       |   |

| B/L  | SECTION NUMBER  | PROPOSED REVISION                           |                                      |                            |                             |                             |                     |                     | COMMENT / EXPLANATION  |
|--|---|---|--------------------------------------|----------------------------|-----------------------------|-----------------------------|---------------------|---------------------|--|
|  |   | Line<br>6.4                                 | Front<br>garage face<br>- corner lot | 7.5 m<br>(8)               | 7.5 m<br>(8)                | 6.0 m<br>(8)                | 6.0 m<br>(8)        | 6.0m                |  |
|  |   | Line<br>7.1                                 | Front<br>garage face                 | 7.5m <sup>(2)</sup><br>(9) | 7.5 m <sup>(2)</sup><br>(9) | 6.0 m <sup>(2)</sup><br>(9) | 6.0m <sup>(2)</sup> | 6.0m <sup>(2)</sup> |  |
| <p><b>NOTES:</b></p> <p>(8) <u>The setback to the front garage face shall be the same as the front yard.</u></p> <p>(9) <u>The setback to the front garage face shall be the same as the exterior side yard.</u></p> |   |   |                                      |                            |                             |                             |                     |                     |  |
| 36B.   | Sentence<br>4.2.2.5.6<br>Exception:<br>R1-5   | Minimum front yard:                         |                                      |                            |                             |                             | 12.0 m              |                     | Clarifies the front yard requirement.                                |
| 36C.   | Sentence (#)<br>Exceptions:<br>R2-16, R3-17,<br>R3-21, R3-27,<br>R3-35,R3-52,<br>R3-53,R4-2,<br>R4-3, R4-4,<br>R4-8, R4-9,<br>R4-10, R4-12,<br>R4-14, R4-15,<br>R4-20, R4-22,<br>R4-23, R4-34,<br>R4-42, R4-49,<br>R4-50, R4-54,<br>R4-61 | <u>Minimum setback to front garage face</u> |                                      |                            |                             |                             | <u>6.0 m</u>        |                     | Ensures that the setback to the front garage is not less than 6.0 m. |

| B/L   | SECTION NUMBER   | PROPOSED REVISION  |                                     |           |           |            | COMMENT / EXPLANATION  |   |
|---|--|--|-------------------------------------|-----------|-----------|------------|--|---|
| 36D.  | Sentences<br><u>4.2.4.6.6 and 4.2.4.6.7</u><br>Exception:<br>R3-6        | <u>4.2.4.6.6 Minimum exterior side yard abutting Scarborough Street</u> <u>4.5 m</u><br><br><u>4.2.4.6.7 Minimum setback to front garage face</u> <u>6.0 m</u> |                                     |           |           |            | Reinstates an exterior side yard abutting Scarborough Street. Ensures that the setback to the front garage is not less than 6.0 m. |   |
| 36E.  | Table 4.4.1<br>R8 to R11<br>Permitted<br>Uses and<br>Zone<br>Regulations | <b>Line 1.0</b>  | <b>ZONES</b>                        | <b>R8</b> | <b>R9</b> | <b>R10</b> | <b>R11</b>   | Ensures that the setback to the front garage is the same as the front yard/exterior side yard, but not less than 6.0 m. |
| <b>Line 6.3</b>   |  | <b>Front garage face - interior lot</b>  | 9.0 m <sup>(7)</sup><br><u>(15)</u> | 6.0 m     | 6.0 m     | 6.0 m      |  |   |
| <b>Line 6.4</b>   |  | <b>Front garage face - corner lot</b>  | 7.5 m <sup>(15)</sup>               | 6.0 m     | 6.0 m     | 6.0 m      |  |   |
| <b>Line 7.1</b>   |  | <b>Front garage face</b>   | 7.5 m <sup>(16)</sup>               | 6.0 m     | 6.0 m     | 6.0 m      |  |   |
| <b>NOTES:</b><br><br><u>(15) The setback to the front garage face shall be the same as the front yard.</u><br><u>(16) The setback to the front garage face shall be the same as the exterior side yard.</u> |  |  |                                     |           |           |            |  |   |

| B/L  | SECTION NUMBER  | PROPOSED REVISION   |   |                      | COMMENT / EXPLANATION   |   |
|------|---|---|---|----------------------|---|---|
| 51A. | Table 4.7.1<br>R16 Permitted<br>Uses and Zone<br>Regulations            | Line<br>1.0   | ZONES   | R16                  | Ensures that the setback to the front garage is the same as the front yard/exterior side yard, but not less than 6.0 m. |   |
|      |   | <u>Line 6.2</u>   | <u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u> | <u>7.5 m</u>         |   |   |
|      |   | <u>Line 7.4</u>   | <u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u> | <u>6.0 m</u>         |   |   |
|      |   | Line 12.2   | Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk        | 7.5 m                |   |   |
| 52A. | Sentences <u>4.7.2.1.8 and 4.7.2.1.9</u><br>Exception:<br>R16-1         | <p>4.7.2.1.8 Where a lot is situated at the intersection of two (2) or more private roads, one (1) side yard shall be deemed an exterior side yard</p> <p>4.7.2.1.9 All site development plans shall comply with Schedule R16-1 of this Exception</p> |   |                      | Not required since the definition of corner lot includes private roads.   |   |
| 52B. | Table 4.8.1<br>RM1 and RM2<br>Permitted Uses<br>and Zone<br>Regulations | Line<br>1.0   | ZONES   | RM1                  | RM2   | Ensures that the setback to the front garage is the same as the front yard/exterior side yard, but not less than 6.0 m. |
|      |   | Line 6.1  | Front garage face   | 6.0 m <sup>(8)</sup> | 6.0 m   |   |
|      |   | Line 7.1  | Front garage face   | 6.0 m <sup>(9)</sup> | 6.0 m   |   |
|      |   | <p>NOTES:</p> <p><u>(8) The setback to the front garage face shall be the same as the front yard.</u></p> <p><u>(9) The setback to the front garage face shall be the same as the exterior side yard.</u></p>   |   |                      |   |   |

| B/L  | SECTION NUMBER   | PROPOSED REVISION   | COMMENT / EXPLANATION  |
|------|--|---|--|
| 52C. | Sentence (#)<br>Exceptions:<br>RM1-3, RM1-4,<br>RM1-5      | <b>Detached Dwelling:</b><br>(#) <u>minimum front yard</u> 4.5 m<br>(#) <u>minimum exterior side yard</u> 4.5 m<br>(#) <u>minimum setback to front garage face</u> 6.0 m<br><br><b>Semi-Detached Dwelling:</b><br>(#) <u>minimum setback to front garage face</u> 6.0 m   | Ensures that the setback to the front garage is not less than 6.0 m. |
| 52D  | Sentence (#)<br>Exceptions:<br>RM1-6,<br>RM1-12,<br>RM1-17 | (#) <u>minimum setback to front garage face</u> 6.0 m   | Ensures that the setback to the front garage is not less than 6.0 m. |
| 52E  | Sentence (#)<br>Exception:<br>RM1-21                       | <b>Detached Dwelling:</b><br>(#) <u>minimum front yard</u> 4.5 m<br>(#) <u>minimum exterior side yard</u> 4.5 m<br>(#) <u>minimum setback to front garage face</u> 6.0 m<br><br><b>Semi-Detached Dwelling:</b><br>(#) <u>minimum setback to front garage face</u> 6.0 m<br><br><b>Linked Dwelling:</b><br>(#) <u>minimum setback to front garage face</u> 6.0 m | Ensures that the setback to the front garage is not less than 6.0 m. |



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| 53A. | Table 4.9.1<br>RM3<br>Permitted Uses<br>and Zone<br>Regulations  | <b>Line<br/>1.0</b>  | <b>ZONES</b>  | <b>RM3</b>   | Ensures that the setback to the front garage is not less than 6.0 m. |
|      |  | <u>Line<br/>6.2</u>  | <u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u> | <u>6.0 m</u> |  |
|      |  | <u>Line<br/>7.4</u>  | <u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u> | <u>6.0 m</u> |  |
|      |  | <b>Line<br/>12.2</b> | <b>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</b> | <b>6.0 m</b> |  |
| 54A. | Table 4.12.1<br>RM6<br>Permitted Uses<br>and Zone<br>Regulations | <b>Line<br/>1.0</b>  | <b>ZONES</b>  | <b>RM6</b>   | Ensures that the setback to the front garage is not less than 6.0 m. |
|      |  | <u>Line<br/>6.2</u>  | <u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u> | <u>6.0 m</u> |  |
|      |  | <u>Line<br/>7.5</u>  | <u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u> | <u>6.0 m</u> |  |
|      |  | <b>Line<br/>13.2</b> | <b>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</b> | <b>6.0 m</b> |  |

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| 55A.                            | Table 4.13.1<br>RM7 and RM8<br>Permitted Uses<br>and Zone<br>Regulations | Line<br>1.0   | ZONES  | RM7                  | RM8                  | Ensures that the setback to the front garage is the same as the front yard, and not less than 6.0 m. |
|                                 |  | Line<br>7.1   | Front garage face  | 6.0 m <sup>(8)</sup> | 6.0 m <sup>(8)</sup> |  |
|                                 |  | NOTES:<br><br>(8) <u>The setback to the front garage face shall be the same as the front yard.</u>                                      |  |                      |                      |  |
| <b>Part 6: Commercial Zones</b> |  |   |  |                      |                      |  |
| 55AA                            | Sentence<br>6.2.2.7.1<br>Exception:<br>C1-7                              | Lands zoned C1-7 shall only be used for the following:<br><br>(4) <u>Cold Storage Room</u>  |  |                      |                      | Reinstates uses and parking regulations that were permitted under Zoning By-law 5500.                |
|                                 | Sentence<br>6.2.2.7.2<br>Exception:<br>C1-7                              | Only the following <b>accessory uses</b> shall be permitted:<br><br>(1) <del>Cold Storage Room</del> <u>Parking required for Area A</u> |  |                      |                      |  |
|                                 | Sentence<br>6.2.2.7.12<br>Exception:<br>C1-7                             | <u>Maximum number of the required parking spaces</u> <u>in Sentence 6.2.2.7.9 that may be provided in Area B</u> <u>23</u>              |  |                      |                      |  |
| 55B.                            | Sentence<br>6.2.2.18.6<br>Exception:<br>C1-18                            | 6.2.2.18.6  | Minimum depth of a <b>landscaped buffer</b> measured from the <b>lot line</b> of a <del>B-1</del> B zone | 0.0 m                |                      | Since the base Buffer Zone is proposed to be amended, the B-1 zone will be deleted.                  |
| 72A                             | Sentence<br>6.2.5.29.2<br>Exception:<br>C4-29                            | Maximum number of sky-light apartment <b>dwelling units</b>   |  |                      | 6                    | Clarifies that a maximum of six (6) dwelling units are permitted.                                    |

| B/L                         | SECTION NUMBER | PROPOSED REVISION  | COMMENT / EXPLANATION  |
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| <b>Part 13: Zoning Maps</b> |                |  |  |
| 127A.                       | Map 16         | Delete the Greenbelt Overlay from the lots on Oneida Court | Deletes the Greenbelt Overlay to reflect the Residential Low Density I designation of the lands in Mississauga Plan. |

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