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8.1.2 Accessory Uses in Employment Zones

(0325-2008), (0379-2009), (LPAT Order 2020 December 14), (0111-2019/LPAT Order 2021 March 09)

8.1.2.1

An **accessory use** shall only be permitted accessory to an **office building** or **medical office building** and shall be contained wholly within the **office building** or **medical office building**.

8.1.5 Outdoor Storage in an E2 Zone

8.1.5.1

Outdoor storage in an E2 zone is permitted accessory to a Business Activity **use** contained in **Table 8.2.1** of this By-law, subject to the following:

8.1.7 Outdoor Storage and Outdoor Display E3 Zones

8.1.7.1

The **outdoor storage** and/or outdoor display of goods shall not be situated closer to any **street line** than any portion of a **building**, **structure** or part thereof.

8.1.7.2

The area to be used for **outdoor storage** shall not be located within the **front yard** or **exterior side yard**.

8.1.7.3

A fence, having a minimum **height** of 2.4 m shall be required around the perimeter of the area to be used for **outdoor storage**.

8.1.7.4

Where there are no **buildings**, or **structures** on a **lot** and the **lot** is used for **outdoor storage**, the minimum required **yards** of the E3 zone regulations shall apply. *(0379-2009)*

8.2.1 E1 to E3 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations

(0358-2007), (0325-2008), (0191-2009/OMB Order 2010 May 05), (0379-2009), (0297-2013), (0050-2013/LPAT Order 2020 June 08) (0190-2014), (0018-2015), (0055-2015), (0018-2021), (0111-2019/LPAT Order 2021 March 09), (0121-2020/LPAT Order 2021 March 11), (0100-2023), (0217-2023), (0203-2023/OLT Order 2024 September 09)

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
PERMITTED USES				
2.0	EMPLOYMENT			
2.1	OFFICE			
2.1.1	<u>Medical Office</u>	✓	✓	✓
2.1.2	<u>Office</u>	✓	✓	✓
2.2	BUSINESS ACTIVITIES			
2.2.1	<u>Broadcasting/Communication Facility.</u>		✓	✓
2.2.2	<u>Manufacturing Facility.</u>	✓	✓	✓
2.2.3	<u>Science and Technology Facility.</u>	✓	✓	✓
2.2.4	<u>Transportation Facility.</u>		deleted by <u>0190-2014</u>	✓
2.2.5	<u>Truck Terminal</u>		✓	✓
2.2.6	<u>Warehouse/Distribution Facility.</u>	✓	✓	✓
2.2.7	<u>Wholesaling Facility.</u>		✓	✓

2.2.8	<u>Waste Processing Station</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.2.9	<u>Waste Transfer Station</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.2.10	<u>Composting Facility</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.2.11	<u>Power Generating Facility</u>			✓
2.2.12	<u>Outdoor Storage</u> /Outdoor Display			✓
2.2.13	Self Storage Facility		✓	✓
2.2.14	Contractor Service Shop		✓	✓
2.2.15	Contractor's Yard			✓
2.2.16	<u>Vehicle Pound Facility</u>			✓
2.2.17	<u>Medicinal Product Manufacturing Facility</u>	✓ ⁽¹⁴⁾	✓ ⁽¹⁴⁾	✓ ⁽¹⁴⁾
2.2.18	<u>Medicinal Product Manufacturing Facility - Restricted</u>	✓	✓	✓
2.2.19	<u>Plant-Based Manufacturing Facility</u>	✓ ⁽¹⁴⁾	✓ ⁽¹⁴⁾	✓ ⁽¹⁴⁾
2.3	COMMERCIAL			
2.3.1	<u>Restaurant</u>		✓	✓
2.3.2	<u>Convenience Restaurant</u>		✓ ⁽¹³⁾	✓
2.3.3	<u>Take-out Restaurant</u>		✓	✓
2.3.4	<u>Commercial School</u>	✓	✓	✓
2.3.5	<u>Financial Institution</u>	✓ ⁽¹²⁾	✓ ⁽¹³⁾	✓ ⁽¹³⁾
2.3.6	<u>Veterinary Clinic</u>	✓	✓	✓
2.3.7	<u>Animal Care Establishment</u>		✓	✓
2.4	<u>MOTOR VEHICLE</u> SERVICE			
2.4.1	<u>Motor Vehicle Body Repair Facility</u>			✓
2.4.2	<u>Motor Vehicle Body Repair Facility - Commercial</u>			✓

	<u>Motor Vehicle</u>			
2.4.3	<u>Motor Vehicle Repair Facility - Commercial Motor Vehicle</u>		deleted by <u>0379-2009</u>	✓
2.4.4	<u>Motor Vehicle Repair Facility - Restricted</u>		✓	✓
2.4.5	<u>Motor Vehicle Rental Facility</u>		✓	✓
2.4.6	<u>Motor Vehicle Wash Facility - Commercial Motor Vehicle</u>		deleted by <u>0379-2009</u>	✓
2.4.7	<u>Motor Vehicle Wash Facility - Restricted</u>		✓	✓
2.4.8	<u>Gas Bar</u>		✓ ⁽¹⁾ (²)(¹³)	✓ ⁽¹⁾ (²)(¹³)
2.4.9	<u>Motor Vehicle Service Station</u>		✓ ⁽¹³⁾	✓
2.4.10	<u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.5	HOSPITALITY			
2.5.1	<u>Banquet Hall/Conference Centre/Convention Centre</u>	✓	✓	✓
2.5.2	<u>Night Club</u>		✓ ⁽¹⁾ ⁽³⁾	✓ ⁽¹⁾ ⁽³⁾
2.5.3	<u>Overnight Accommodation</u>	✓	✓	✓
2.6	OTHER			
2.6.1	<u>Adult Video Store</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.6.2	<u>Adult Entertainment Establishment</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.6.3	<u>Animal Boarding Establishment</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.6.4	<u>Active Recreational Use</u>	✓	✓	✓
2.6.5	<u>Body-Rub Establishment</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.6.6	deleted by <u>0111-2019</u> /LPAT Order 2021 March 09			
2.6.7	<u>Truck Fuel Dispensing Facility</u>		✓	✓

2.6.8	<u>Entertainment Establishment</u>	✓	✓	✓
2.6.9	<u>Recreational Establishment</u>	✓	✓	✓
2.6.10	<u>Funeral Establishment</u>		✓ ⁽⁴⁾	✓ ⁽⁴⁾
2.6.11	<u>Private Club</u>		✓	✓
2.6.12	<u>Repair Establishment</u>		✓	✓
2.6.13	<u>Parking Lot</u>		✓	✓
2.6.14	University/College	✓	✓	✓
2.6.15	deleted by <u>0203-2023</u> /OLT Order 2024 September 09)			

ZONE REGULATIONS

3.0	MINIMUM <u>LOT FRONTAGE</u>	30.0 m	30.0 m ⁽⁹⁾	30.0 m ⁽⁹⁾
4.0	MAXIMUM <u>FLOOR SPACE INDEX - NON-RESIDENTIAL - OFFICES</u> AND/OR <u>MEDICAL OFFICES</u>	n/a	1.0	0.5
5.0	MINIMUM <u>FRONT YARD</u>	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾ ⁽¹⁰⁾	7.5 m ⁽⁵⁾ ⁽¹⁰⁾
5.1	Where the opposite side of the <u>street</u> on which the <u>lot</u> fronts is a Residential Zone	n/a	30.0 m ⁽¹⁰⁾	30.0 m ⁽¹⁰⁾
6.0	MAXIMUM SETBACK			
6.1	deleted by <u>0121-2020</u> /LPAT Order 2021 March 11			
6.2	deleted by <u>0121-2020</u> /LPAT Order 2021 March 11			
6.3	deleted by <u>0121-2020</u> /LPAT Order 2021 March 11			
7.0	MINIMUM <u>EXTERIOR SIDE YARD</u>	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾ ⁽¹⁰⁾	7.5 m ⁽⁵⁾ ⁽¹⁰⁾
7.1	Where the opposite side of the <u>street</u> on which the <u>lot</u> fronts is a Residential Zone	n/a	15.0 m ⁽¹⁰⁾	15.0 m ⁽¹⁰⁾

8.0	deleted by <u>0191-2009</u> /OMB Order 2010 May 05			
9.0	MINIMUM <u>INTERIOR SIDE YARD</u>			
9.1	<u>Lot</u> with a <u>lot frontage</u> less than or equal to 75.0 m	4.5 m ⁽⁵⁾	the greater of 10% of the frontage of <u>lot</u> , or 4.5 m ⁽⁵⁾ ⁽⁷⁾ ⁽¹⁰⁾	the greater of 10% of the frontage of <u>lot</u> , or 4.5 m ⁽⁵⁾ ⁽⁷⁾ ⁽¹⁰⁾
9.2	<u>Lot</u> with a <u>lot frontage</u> greater than 75.0 m	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾ ⁽⁷⁾ ⁽¹⁰⁾	7.5 m ⁽⁵⁾ ⁽⁷⁾ ⁽¹⁰⁾
9.3	<u>Yard</u> abutting a Residential Zone	4.5 m ⁽⁵⁾	15.0 m ⁽¹⁰⁾	15.0 m ⁽¹⁰⁾
10.0	MINIMUM <u>REAR YARD</u>	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾ ⁽⁸⁾ ⁽¹⁰⁾	7.5 m ⁽⁵⁾ ⁽⁸⁾ ⁽¹⁰⁾
10.1	<u>Yard</u> abutting a Residential Zone	4.5 m ⁽⁵⁾	15.0 m ⁽¹⁰⁾	15.0 m ⁽¹⁰⁾
11.0	MINIMUM <u>HEIGHT</u>	n/a	n/a	n/a
12.0	MINIMUM <u>LANDSCAPED BUFFER</u>			
12.1	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that abuts a Residential Zone	7.0 m ⁽¹¹⁾	7.0 m ⁽¹¹⁾	7.0 m ⁽¹¹⁾
12.2	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that is a <u>street line</u>	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾
12.3	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> where the <u>lot line</u> abuts an Institutional, Office, Commercial, Downtown Core, Parkway Belt, or Buffer Zone, or any combination of zones thereof	3.0 m ⁽¹¹⁾	3.0 m ⁽¹¹⁾	3.0 m ⁽¹¹⁾
12.4	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof	0.0 m ⁽¹¹⁾	0.0 m ⁽¹¹⁾	0.0 m ⁽¹¹⁾

12.5	Minimum depth of a landscaped buffer measured from any other lot line	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾
13.0	deleted by <u>0121-2020</u> /LPAT Order 2021 March 11			
14.0	deleted by <u>0121-2020</u> /LPAT Order 2021 March 11			

NOTES:(1) See also Article 2.1.2.1 of this By-law.

(2) See also Table 2.1.2.2.3 of this By-law.

(3) See also Table 2.1.2.2.1 of this By-law.

(4) See also Table 2.1.2.2.2 of this By-law.

(5) See also Subsection 2.1.17 of this By-law.

(6) deleted by 0121-2020/LPAT Order 2021 March 11

(7) See Article 8.2.1.1 of this By-law.

(8) See Article 8.2.1.2 of this By-law.

(9) See also Subsection 8.1.10 of this By-law

(10) See Table 8.1.10.1 of this By-law.

(11)See also Subsection 2.1.25.

(12) See Article 8.1.2.3 of this By-law.

be permitted within 100.0 m of Hurontario Street. (0191-2009, OMB Order 2010 May 05)

(13) See also Subsection 2.1.29 of this By-law. (0018-2015)

(14) See also Article 8.1.1.1 of this By-law. (0055-2015)

8.2.3 E2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

8.2.3.1 Exception: E2-1

8.2.3.1	Exception: E2-1	Map # 25, 36W, 45W, 46E, 53W, 54E, 54W, 58, 59	By-law: OMB Order 2008 November 10, <u>0177-2018</u> , <u>0229-2018</u> , <u>0121-2020</u> /LPAT Order 2021 March 11
In an E2-1 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Uses Not Permitted			
8.2.3.1.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u>		
Regulation			
8.2.3.1.2	"Parking Area" means an open, unobstructed area of land consisting of one or more <u>parking spaces</u> that is served by <u>driveways</u> and/or <u>aisles</u> , where <u>motor vehicles</u> 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. This definition of parking area shall only apply to lands zoned E2-1 identified on Maps 45W, 46E, 53W, 54E and 54W of this By-law		

8.2.3.2 Exception: E2-2

8.2.3.2	Exception: E2-2	Map # 58	By-law: <u>0379-</u> <u>2009</u>
In an E2-2 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.2.1	(1)C3 <u>uses</u> contained in <u>Subsection 6.2.1</u> of this By-law, except: (1.1) <u>Motor Vehicle Rental Facility.</u>		
Uses Not Permitted			
8.2.3.2.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility.</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u> (8)deleted (9) <u>Motor Vehicle Repair Facility - Restricted</u>		
Regulation			
8.2.3.2.3	<u>Uses</u> contained in <u>Subsection 8.2.1</u> of this By-law, and those remaining <u>uses</u> contained in <u>Subsection 6.2.1</u> of this By-law, shall comply with the C3 zone regulations contained in <u>Subsection 6.2.1</u> of this By-law		

8.2.3.3 Exception: E2-3

8.2.3.3	Exception: E2-3	Map # 58	By-law: <u>0379-2009</u>
In an E2-3 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.3.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Gas Bar</u> (7)deleted (8) <u>Motor Vehicle Repair Facility - Restricted</u> (9)deleted (10) <u>Motor Vehicle Wash Facility - Restricted</u> (11) <u>Motor Vehicle Service Station</u> (12) <u>Adult Entertainment Establishment</u> (13) <u>Night Club</u>		
Regulations			
8.2.3.3.2	The provisions contained in <u>Subsection 8.1.4</u> of this By-law shall not apply		
8.2.3.3.3	Minimum setback from lands zoned OS2		30.0 m

8.2.3.4 Exception: E2-4

8.2.3.4	Exception: E2-4	Map # 59	By-law: <u>0379-2009</u>
In an E2-4 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.4.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Gas Bar</u> (7)deleted (8) <u>Motor Vehicle Repair Facility - Restricted</u> (9)deleted (10) <u>Motor Vehicle Wash Facility - Restricted</u> (11) <u>Motor Vehicle Service Station</u> (12) <u>Adult Entertainment Establishment</u> (13) <u>Night Club</u>		
Regulation			
8.2.3.4.2	Minimum <u>front yard</u> where the opposite side of the <u>street</u> on which the <u>lot</u> fronts is in a Residential Zone		20.0 m

8.2.3.5 Exception: E2-5

8.2.3.5	Exception: E2-5	Map # 18	By-law: <u>0097-2016</u> /OMB Order 2016 December 01, OMB Order 2017 July 18, <u>0149-2019</u> , <u>0189-2021</u>
In an E2-5 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			

Permitted Uses		
8.2.3.5.1	Lands zoned E2-5 shall only be used for the following: (1)<u>Science and Technology Facility</u> (2)<u>Education and Training Facility</u> (3)<u>Broadcasting/Communication Facility</u> (4)<u>Office</u> (5)<u>Pilot Plant</u> (6)<u>Prototype Production Facility</u> (7)University/College (8)<u>Manufacturing facility</u> legally <u>existing</u> on the date of passing of this By-law	
8.2.3.5.2	A <u>banquet hall/conference centre/convention centre</u>, fitness centre, <u>financial institution</u>, <u>restaurant</u>, <u>take-out restaurant</u>, <u>day care</u> and manufacturing provided that such <u>uses</u> are located within, and form an integral part of, the <u>building</u> used for one or more of the <u>uses</u> in <u>Sentence 8.2.3.5.1</u> of this Exception	
Regulations		
8.2.3.5.3	Minimum <u>lot area</u>	0.8 ha
8.2.3.5.4	Minimum <u>lot frontage</u>	60.0 m
8.2.3.5.5	Maximum <u>floor space index - non-residential</u> for all <u>uses</u>	0.6
8.2.3.5.6	Maximum <u>floor space index - non-residential</u> for <u>office</u>	0.4
8.2.3.5.7	Maximum percentage <u>gross floor area - non-residential</u> of a <u>building</u> for any <u>uses</u> listed in <u>Sentence 8.2.3.5.2</u> of this Exception	15%
8.2.3.5.8	Minimum <u>front yard</u>	12.5 m
8.2.3.5.9	Minimum <u>exterior side yard</u>	12.5 m
8.2.3.5.10	Minimum depth of a <u>landscaped buffer</u> measured from any <u>lot line</u>	4.5 m
8.2.3.5.11	Maximum <u>lot coverage</u>	40%
8.2.3.5.12	Minimum of 50% of the <u>front yard</u> shall be <u>landscaped area</u>	
Holding Provision		

The holding symbol H is to be removed from the whole or only a portion of the lands zoned H-E2-5 by further amendment to Map 18 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

delivery of an Environmental Impact Study for all or part of the lands subject to the H-E2-5 zone that is satisfactory to the City Transportation and Works and Community Services Departments and Credit Valley Conservation, identifying the portion(s) of the lands which are to be considered for development;
delivery of a complete site plan application for the lands which are the subject of the above-noted Environmental Impact Study; and,
completion of actions or works, or entering into an agreement for the completion of action or works required to implement the recommendations of the approved Environmental Impact Study, and posting of securities associated thereto, for all or part of the lands subject to the H-E2-5 zone.

8.2.3.6 Exception: E2-6

8.2.3.6	Exception: E2-6	Map # 18	By-law: <u>0325-2008</u> , <u>0379-2009</u> , <i>deleted by</i> <u>0097-2016/OMB Order 2016 December 01</u> , <u>0097-2016/LPAT Order 2018 October 03</u>
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In an E2-6 zone the applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Permitted Uses

8.2.3.6.1	Lands zoned E2-6 shall only be used for the following: (1) <u>Science and Technology Facility</u> (2) <u>Education and Training Facility</u> (3) <u>Broadcasting/Communication Facility</u> (4) <u>Office</u> (5) <u>Pilot Plant</u> (6) <u>Prototype Production Facility</u>	
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	(7)University/College (8) <u>Manufacturing, warehouse/distribution</u> and <u>wholesaling facility</u> legally existing on the date of the passing of this By-law	
8.2.3.6.2	A <u>banquet hall/conference centre/convention centre</u> , fitness centre, <u>financial institution, restaurant, take-out restaurant, day care</u> and manufacturing provided that such <u>uses</u> are located within, and form an integral part of, the <u>building</u> used for one or more of the <u>uses</u> in <u>Sentence 8.2.3.6.1</u> of this Exception	
Regulations		
8.2.3.6.3	Minimum <u>lot area</u>	0.8 ha
8.2.3.6.4	Minimum <u>lot frontage</u>	60.0 m
8.2.3.6.5	Maximum <u>floor space index - non-residential</u> for all <u>uses</u>	0.6
8.2.3.6.6	Maximum <u>floor space index - non-residential</u> for <u>office</u>	0.4
8.2.3.6.7	Maximum percentage <u>gross floor area - non-residential</u> of a <u>building</u> for any <u>uses</u> listed in <u>Sentence 8.2.3.6.2</u> of this Exception	15%
8.2.3.6.8	Minimum <u>front yard</u>	12.5 m
8.2.3.6.9	Minimum <u>exterior side yard</u>	12.5 m
8.2.3.6.10	Minimum depth of a <u>landscaped buffer</u> measured from any <u>lot line</u>	4.5 m
8.2.3.6.11	Maximum <u>lot coverage</u>	40%
8.2.3.6.12	Minimum of 50% of the <u>front yard</u> shall be <u>landscaped area</u>	

8.2.3.7 Exception: E2-7

8.2.3.7	Exception: E2-7	Map # 44E	By-law: <u>0325-2008</u> , <u>0379-2009</u> , deleted by <u>0097-2016</u> /OMB Order 2016 December 01, <u>0201-2019</u> , <u>0111-2019</u> /LPAT Order 2021 March
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In an E2-7 zone the applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Permitted Uses

8.2.3.7.1	Lands zoned E2-7 shall only be used for the following: (1) <u>Manufacturing Facility</u> (2) <u>Warehouse/Distribution Facility</u> (3) <u>Wholesaling Facility</u> (4) Self Storage Facility (5) <u>Retail Store</u> (6) <u>Restaurant</u> (7) <u>Take-out Restaurant</u> (8) <u>Financial Institution</u> (9) <u>Veterinary Clinic</u> (10) <u>Service Establishment</u> (11) <u>Medical Office</u> (12) <u>Office</u> (13) deleted	
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Regulations

8.2.3.7.2	Maximum <u>gross floor area - non-residential</u>	2 550 m ²
8.2.3.7.3	Maximum <u>gross floor area - non-residential</u> used for <u>medical office</u>	126 m ²
8.2.3.7.4	Maximum total <u>gross floor area - non-residential</u> used for a <u>retail store</u> and/or <u>service establishment</u>	360 m ²
8.2.3.7.5	Maximum <u>gross floor area - non-residential</u> used for a <u>restaurant</u> and/or <u>take-out restaurant</u>	70 m ²
8.2.3.7.6	Minimum <u>front yard</u> to a <u>building</u> canopy	6.5 m
8.2.3.7.7	Minimum <u>interior side yard</u> - east <u>lot line</u>	3.0 m
8.2.3.7.8	Minimum <u>interior side yard</u> - west <u>lot line</u>	2.0 m
8.2.3.7.9	Minimum <u>rear yard</u>	3.0 m

8.2.3.7.10	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that is a <u>street line</u>	4.0 m
8.2.3.7.11	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> where the <u>lot line</u> abuts a Greenlands Zone	3.0 m
8.2.3.7.12	Minimum depth of a <u>landscaped buffer</u> measured from the east <u>lot line</u>	3.0 m
8.2.3.7.13	Minimum depth of a <u>landscaped buffer</u> measured from the west <u>lot line</u>	2.0 m
8.2.3.7.14	Minimum number of <u>parking spaces</u>	82
8.2.3.7.15	Minimum setback of <u>parking areas</u> , <u>driveways</u> , <u>loading spaces</u> , other paved areas and an area used for <u>outdoor storage</u> to a Greenlands Zone	4.5 m

8.2.3.8 Exception: E2-8

8.2.3.8	Exception: E2-8	Map # 23, 27, 33	By-law:
In an E2-8 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Regulations			
8.2.3.8.1	The provisions of Lines 10.0 to 13.0 contained in <u>Table 2.1.2.1.1</u> of this By-law shall not apply		
8.2.3.8.2	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply		

8.2.3.9 Exception: E2-9

8.2.3.9	Exception: E2-9	Map # 11	By-law: <u>0379-2009</u> , <u>0297-2013</u>
In an E2-9 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.9.1	(1) <u>Transportation Facility</u> (2) <u>Truck Terminal</u> (3) <u>Waste Processing Station</u> (4) <u>Waste Transfer Station</u> (5) <u>Composting Facility</u> (6) <u>Body-Rub Establishment</u> (7) <u>Adult Entertainment Establishment</u> (8)deleted (9) <u>Motor Vehicle Repair Facility - Restricted</u> (10) <u>Motor Vehicle Rental Facility</u> (11)deleted (12)deleted (13) <u>Motor Vehicle Wash Facility - Restricted</u> (14) <u>Motor Vehicle Service Station</u> (15) <u>Gas Bar</u> (16) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u> (17) <u>Night Club</u> (18) <u>Truck Fuel Dispensing Facility</u>		
Regulations			
8.2.3.9.2	The provisions contained in <u>Subsection 8.1.4</u> of this By-law shall not apply		
8.2.3.9.3	Maximum <u>floor space index office</u>		0.5

8.2.3.10 Exception: E2-10

8.2.3.10	Exception: E2-10	Map # 11	By-law: <u>0379-2009</u>
In an E2-10 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.10.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> . (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7)deleted (8) <u>Motor Vehicle Repair Facility - Restricted</u> (9) <u>Motor Vehicle Rental Facility</u> . (10)deleted (11) <u>Motor Vehicle Wash Facility - Restricted</u> (12) <u>Motor Vehicle Service Station</u> (13) <u>Gas Bar</u>		
Regulations			
8.2.3.10.2	The provisions contained in Subsections 8.1.4, 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.10.3	Maximum <u>floor space index office</u>	0.5	
8.2.3.10.4	Maximum <u>gross floor area - non-residential</u> used for accessory retail sales and accessory retail display	25%	
8.2.3.10.5	Minimum <u>front yard</u>	0.25 m	
8.2.3.10.6	Minimum easterly side <u>yard</u>	6.0 m	
8.2.3.10.7	Minimum westerly side <u>yard</u>	13.5 m	

8.2.3.11 Exception: E2-11

8.2.3.11	Exception: E2-11	Map # 11	By-law: <u>0308-2011</u>
In an E2-11 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Uses			
8.2.3.11.1	(1)Uses Accessory to a Place of Religious Assembly (2) <u>Private School</u>		
Regulations			
8.2.3.11.2	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.11.3	Maximum <u>floor space index office</u>		0.5
8.2.3.11.4	Maximum <u>gross floor area - non-residential</u>		5 200 m ²
8.2.3.11.5	Maximum <u>gross floor area - non-residential</u> used for a worship area		616 m ²
8.2.3.11.6	Minimum <u>parking spaces</u> provided		393
8.2.3.11.7	"Uses Accessory to a Place of Religious Assembly" means an <u>office</u> , travel agency, and funeral preparation room		

8.2.3.12 Exception: E2-12

8.2.3.12	Exception: E2-12	Map # 11, 27, 45W, 53W	By-law:
In an E2-12 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
8.2.3.12.1	(1) Public School (2) Day Care		
Regulations			
8.2.3.12.2	The provisions of Lines 2.0 to 10.0 contained in <u>Table 2.1.9.1</u> of this By-law shall apply		
8.2.3.12.3	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.12.4	Maximum floor space index office		0.5
8.2.3.12.5	Minimum depth of a landscaped buffer abutting a G1 zone		7.0 m

8.2.3.13 Exception: E2-13

8.2.3.13	Exception: E2-13	Map # 27	By-law: <i>deleted by</i> <u>0111-2019/</u> <i>LPAT Order 2021 March</i> <i>09, 0128-2023</i>
In an E2-13 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:			
Regulations			
8.2.3.13.1	The provisions of Line 2.0 contained in <u>Table 2.1.17.1</u> of this By-law shall not apply		
8.2.3.13.2	Minimum rear yard		5.5 m

8.2.3.13.3	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> where the <u>lot line</u> abuts a Development Zone	0.6 m
8.2.3.13.4	Stairs and landings shall be permitted within a required <u>landscaped buffer</u> abutting a southerly <u>lot line</u>	
Holding Provision		
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-13 by further amendment to Map 27 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements: (1) execution of a Development Agreement with Municipal Infrastructure Schedules in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City"); (2) receipt of environmental documents, including a reliance letter for the Phase One Environmental Site Assessment, a Storm Sewer Use By-law Acknowledgement form, and a letter certified by a qualified person, stating that the land to be dedicated to the City is environmentally suitable for the proposed <u>use</u> to the satisfaction of the City's Transportation and Works Department; (3) receipt of an updated Environmental Noise Impact Study, including detailed drawings and cross-sections showing the required noise barrier to the satisfaction of the City's Planning and Building Department; (4) receipt of an updated Functional Servicing and Stormwater Management Report, to the satisfaction of the City's Transportation and Works Department; (5) receipt of a satisfactory Draft Reference Plan showing the future right-of-way lands and woodlot to be dedicated to the City's Transportation and Works Department and Community Services Department;	

(6) gratuitous dedication of the natural heritage feature inclusive of the buffer, and required right-of-ways to the City;

(7) receipt of an amended Arborist Report and Tree Protection Plan, to the satisfaction of the City's Community Services Department;

(8) receipt of a Restoration Plan to the satisfaction of the City's Community Services Department.

8.2.3.14 Exception: E2-14

8.2.3.14	Exception: E2-14	Map # 17	By-law: <u>0379-2009</u> , <u>0055-2015</u> , <u>0100-2023</u>
In an E2-14 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.14.1	(1) <u>Medicinal Product Manufacturing Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.14.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u> (8) <u>Overnight Accommodation</u> (9) Conference Centre/Convention Centre (10) <u>Medicinal Product Manufacturing Facility</u> (11) <u>Motor Vehicle Repair Facility - Restricted</u> (12) <u>Motor Vehicle Rental Facility</u> (13) <u>Motor Vehicle Service Station</u> (14) <u>Gas Bar</u> (15) <u>Motor Vehicle Wash Facility - Restricted</u>		

(16) **Plant-Based Manufacturing Facility.**

Holding Provision

The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-14 by further amendment to Map 17 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

- (1) development will not be permitted on the lands until the long-term care, maintenance, and security of the gas control system for the former North Sheridan Landfill site is established by the Region of Peel;
- (2) development proposals must demonstrate that they will not interfere with the migration gas control system of the former North Sheridan Landfill site.

8.2.3.15 Exception: E2-15

8.2.3.15	Exception: E2-15	Map # 04	By-law: <u>0396-2009/</u> OMB Order 2010 May 17, <u>0297-2013</u>
In an E2-15 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.15.1	(1) <u>Garden Centre</u>		
Uses Not Permitted			
8.2.3.15.2	(1) <u>Transportation Facility.</u> (2) <u>Truck Terminal</u> (3) <u>Waste Processing Station</u> (4) <u>Waste Transfer Station</u> (5) <u>Composting Facility.</u> (6)Contractor Service Shop (7) <u>Adult Entertainment Establishment</u> (8) <u>Body-Rub Establishment</u> (9) <u>Truck Fuel Dispensing Facility.</u>		
Regulation			
8.2.3.15.3	<u>Outdoor storage</u> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <u>structure</u> with a minimum of three sides and a roof, or otherwise covered		

8.2.3.16 Exception: E2-16

8.2.3.16	Exception: E2-16	Map # 23	By-law: <u>0229-2018</u>
In an E2-16 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.16.1	(1) <u>Adult Entertainment Establishment</u> (2) <u>Body-Rub Establishment</u> (3) <u>Night Club</u>		

8.2.3.17 Exception: E2-17

8.2.3.17	Exception: E2-17	Map # 44E	By-law: <u>0379-2009</u> , <u>0217-2023</u>
In an E2-17 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.17.1	deleted		
Uses Not Permitted			
8.2.3.17.2	(1) <u>Waste Processing Station</u> (2) <u>Waste Transfer Station</u> (3) <u>Composting Facility</u> (4) <u>Body-Rub Establishment</u> (5) <u>Day Care</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Adult Video Store</u>		
Regulations			
8.2.3.17.3	deleted		
8.2.3.17.4	Maximum <u>gross floor area - non-residential</u> used for <u>offices</u>		0.5 times the <u>lot</u>

		<u>area</u>
8.2.3.17.5	Minimum <u>front yard</u>	6.0 m
8.2.3.17.6	Minimum <u>exterior side yard</u>	6.0 m
8.2.3.17.7	Minimum <u>interior side yard</u>	4.5 m
8.2.3.17.8	Minimum setback of a <u>building</u> or <u>structure</u> from the Highway 401 right-of-way	13.7 m
8.2.3.17.9	Minimum setback of a <u>building</u> or <u>structure</u> to McLaughlin Road	7.5 m
8.2.3.17.10	Maximum <u>height</u> of a <u>building</u> or <u>structure</u> used for <u>offices</u>	<u>2 storeys</u>
8.2.3.17.11	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside	10

8.2.3.18 Exception: E2-18

8.2.3.18	Exception: E2-18	Map # 14	By-law: <u>0229-2018</u>
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In an E2-18 zone the permitted **uses** and applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Additional Permitted Uses

8.2.3.18.1	(1)Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law (2)Cement manufacturing legally <u>existing</u> on the date of passing of this By-law (3)Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law (5)Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (6)Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date of passing of this By-law	
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	(7)Smelting or foundry operations legally <u>existing</u> on the date of passing of this By-law (8)Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law (9)Tannery legally <u>existing</u> on the date of passing of this By-law (10)Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law (11)<u>Composting facility</u> legally <u>existing</u> on the date of passing of this By-law (12)Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law	
Uses Not Permitted		
8.2.3.18.1A	(1)<u>Truck Terminal</u> (2)<u>Waste Processing Station</u> (3)<u>Waste Transfer Station</u> (4)<u>Composting Facility</u> (5)<u>Body-Rub Establishment</u> (6)<u>Adult Entertainment Establishment</u> (7)<u>Night Club</u> (8)Asbestos Products Manufacturing (9)Cement Manufacturing (10)Gypsum or limestone processing and by-product manufacturing (11)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing (12)Petroleum and coal refining and by-product manufacturing (13)Phosphate or sulphur products and manufacturing (14)Smelting or Foundry Operations (15)Solvent Manufacturing (16)Tannery (17)Tar and Asphalt Manufacturing (18)Motor Vehicle Wrecking Yard	
Regulations		
8.2.3.18.2	Minimum depth of a <u>landscaped buffer</u> abutting a Residential Zone	15.0 m
8.2.3.18.3	Minimum setback of a <u>building</u> or <u>structure</u> to a Residential Zone	25.5 m
8.2.3.18.4	A chain-link fence shall be required along the <u>lot line</u> abutting the Residential Zone	
8.2.3.18.5	Minimum <u>height</u> of a chain-link fence required under <u>Sentence 8.2.3.18.4</u> of this Exception	1.8 m

8.2.3.18.6	No <u>building</u> or <u>structure</u> shall have doors or windows facing a Residential Zone	
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8.2.3.19 Exception: E2-19

8.2.3.19	Exception: E2-19	Map # 23, 27, 35W, 36E, 44E, 49E, 54W	By-law: <u>0229-2018</u> , <u>0067-2019</u>
In an E2-19 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.19.1	(1)E3 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law, except: (1.1) <u>Power Generating Facility</u>		
Regulations			
8.2.3.19.2	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply		
8.2.3.19.3	<u>Uses</u> contained in <u>Sentence 8.2.3.19.1</u> of this Exception and the E2 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law, shall comply with the E3 zone regulations contained in <u>Subsection 8.2.1</u> of this By-law		

8.2.3.20 Exception: E2-20

8.2.3.20	Exception: E2-20	Map # 12	By-law: OMB Order 2009 March 17, <u>0229-</u> <u>2018</u>
In an E2-20 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			

8.2.3.20.1	(1)<u>Motor Vehicle Body Repair Facility</u> (2)Contractor's Yard (3)<u>Outdoor Storage</u> (4)<u>Power Generating Facility</u> (5)Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law (6)Cement manufacturing legally <u>existing</u> on the date of passing of this By-law (7)Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (8)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law (9)Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (10)Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date of passing of this By-law (11)Smelting or foundry operations legally <u>existing</u> on the date of passing of this By-law (12)Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law (13)Tannery legally <u>existing</u> on the date of passing of this By-law (14)Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law (15)<u>Composting facility</u> legally <u>existing</u> on the date of passing of this By-law (16)Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law	
Uses Not Permitted		
8.2.3.20.1A	(1)Asbestos Products Manufacturing (2)Cement Manufacturing (3)Gypsum or limestone processing and by-product manufacturing (4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing (5)Petroleum and coal refining and by-product manufacturing (6)Phosphate or sulphur products and manufacturing (7)Smelting or Foundry Operations (8)Solvent Manufacturing (9)Tannery (10)Tar and Asphalt Manufacturing (11)<u>Composting Facility</u> (12)Motor Vehicle Wrecking Yard	

Regulations		
8.2.3.20.2	Maximum percentage of lot area used for outdoor storage	45%
8.2.3.20.3	The area used for outdoor storage shall not be closer to any streetline than the main building or structure	
8.2.3.20.4	Minimum depth of a landscaped buffer abutting Loreland Avenue	6.0 m
8.2.3.20.5	Minimum rear yard setback from tree preservation and stable slope buffer	7.5 m
8.2.3.20.6	The rear yard setback shall be measured from the western extent of the tree preservation and stable slope buffer	
8.2.3.20.7	Minimum width of the tree preservation and stable slope buffer	10.0 m
8.2.3.20.8	Minimum height of fencing surrounding the area used for outdoor storage	2.9 m
8.2.3.20.9	The fence surrounding the area used for outdoor storage shall not be situated closer to any streetline than any portion of the main building or structure or closer to the rear property line than the required minimum rear yard	
8.2.3.20.10	Maximum height of materials in the area used for outdoor storage	2.9 m
8.2.3.20.11	"Tree Preservation and Stable Slope Buffer" means an area where no building or structure , walk, patio, vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area or open storage is permitted and where existing vegetation shall not be removed except where dead, hazardous or for conservation uses .	
8.2.3.20.12	All site development plans shall comply with the tree preservation and stable slope buffer identified on Schedule E2-20 of this Exception	
8.2.3.20.13	A power generating facility shall also comply with the following:	
	(1)maximum height	28.0 m
	(2)maximum height of storage tanks	11.0 m
	(3)maximum height of heat recovery steam generator structure	37.0 m
	(4)maximum height of heat recovery steam generator stack and relief valve vent piping	43.0 m
	(5)maximum capacity of all storage tanks, excluding cooling towers	6 500 m ³

	(6)minimum setback of storage tanks from the northerly <u>interior side lot line</u>	15.0 m
	(7)fuel oil shall not be used for the production of electrical power	
	(8)site development plans for a <u>power generating facility</u> shall comply with Schedule E2-20 of this Exception	

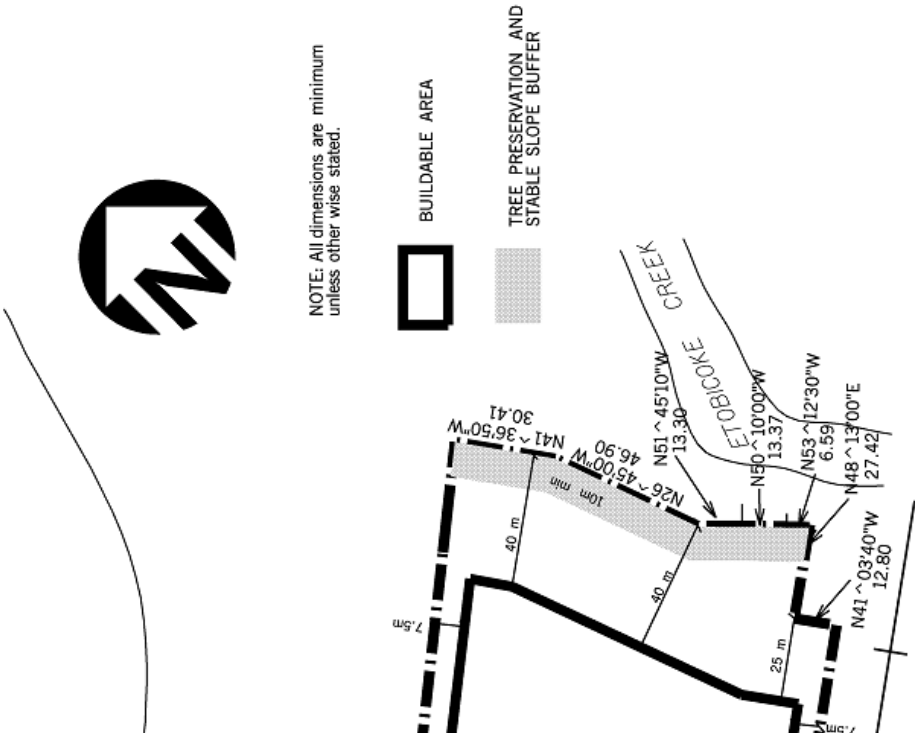
Holding Provision

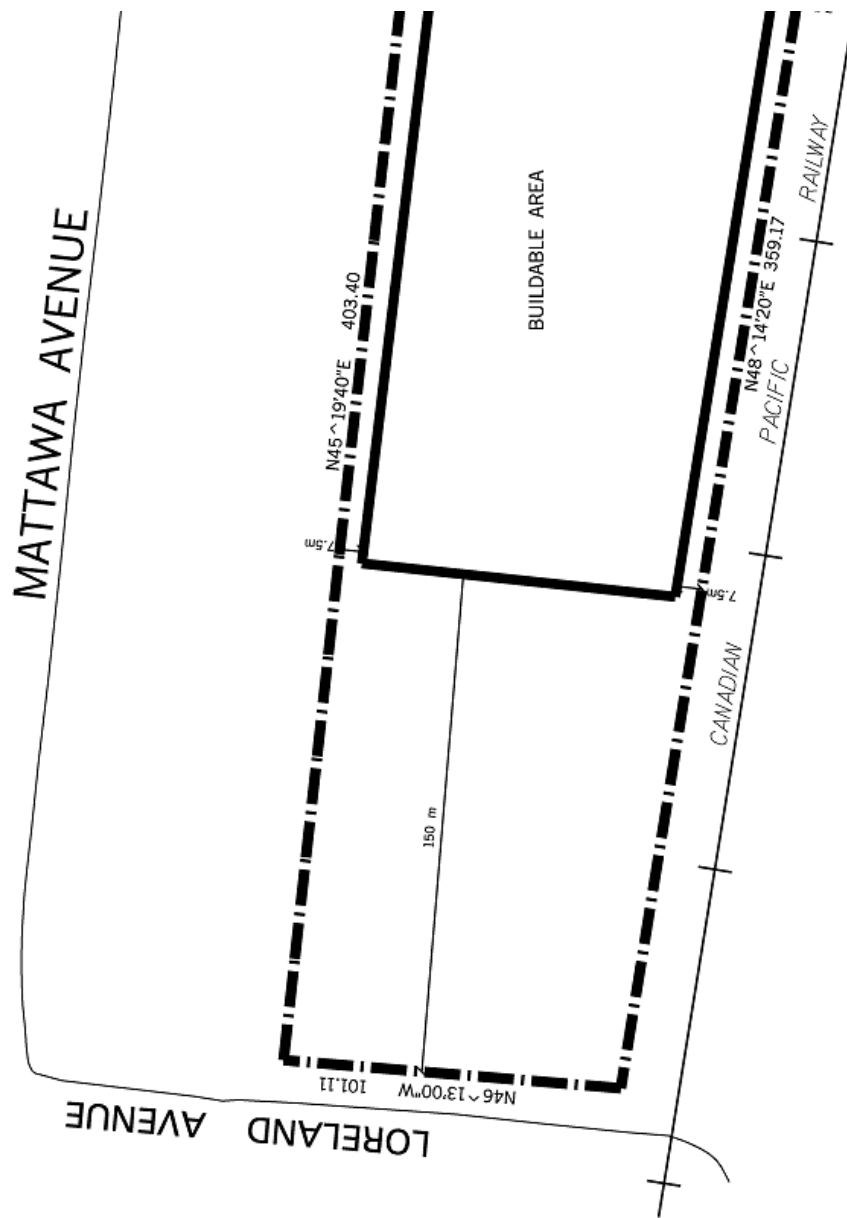
Only the following **use** shall be permitted prior to the removal of the holding symbol H:

(1)**Power generating facility** in which stormwater from all hard surfaced areas shall be harvested and used in conjunction with municipal water for process cooling.

The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-20 by further amendment to Map 12 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:

(1)delivery of executed Servicing and Development Agreements regarding the construction of municipal works to service the site and arrangements for associated land dedications, easements, securities, and, arrangements for the applicable Tree Permit application.





Schedule E2-20
Map 12

8.2.3.21 Exception: E2-21

8.2.3.21	Exception: E2-21	Map # 01	By-law: <u>0379-2009</u>
In an E2-21 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Uses Not Permitted			
8.2.3.21.1	(1)<u>Truck Terminal</u> (2)<u>Waste Processing Station</u> (3)<u>Waste Transfer Station</u> (4)<u>Composting Facility</u> (5)<u>Body-Rub Establishment</u> (6)<u>Adult Entertainment Establishment</u> (7)<u>Night Club</u> (8)deleted (9)<u>Motor Vehicle Repair Facility - Restricted</u> (10)<u>Motor Vehicle Rental Facility</u> (11)<u>Gas Bar</u> (12)deleted (13)<u>Motor Vehicle Wash Facility - Restricted</u> (14)<u>Motor Vehicle Service Station</u>		

8.2.3.22 Exception: E2-22

8.2.3.22	Exception: E2-22	Map # 27	By-law:
In an E2-22 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone			
Holding Provision			
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-22 by further amendment to Map 27 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:		
	(1) the applicant enter into Servicing and Development agreements to dedicate and construct the road and municipal services required in support of the development of these parcels to the satisfaction of the City.		

8.2.3.23 Exception: E2-23

8.2.3.23	Exception: E2-23	Map # 52E	By-law: <u>0379-2009</u> , <u>0055-2015</u> , <u>0100-2023</u>
In an E2-23 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.23.1	(1) <u>Medicinal Product Manufacturing Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.23.2	(1) <u>Place of Religious Assembly</u> (2) <u>Library</u> (3) <u>Motor Vehicle Repair Facility - Restricted</u> (4) <u>Overnight Accommodation</u> (5) <u>Restaurant</u> (6) <u>Financial Institution</u>		

- (7) **Broadcasting/Communication Facility**.
 (8) **Medicinal Product Manufacturing Facility**.
 (9) **Plant-Based Manufacturing Facility**.

Regulations

8.2.3.23.3	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply	
8.2.3.23.4	Minimum setback of all <u>buildings</u> and <u>structures</u> from the <u>lot line</u> abutting a Residential Zone	20.0 m

Holding Provision

The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-23 by further amendment to Map 52E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

(1) the **stormwater management** facility (Part 1, Reference Plan 43R-25114) and storm sewer outlet to Fletcher's Creek shall be constructed and operable to the satisfaction of the City Transportation and Works Department and Credit Valley Conservation;

(2) the completion of services (including storm sewers) and registration of Draft Plan of Subdivision T-M95022, Ben-Ted Limited;

(3) delivery of an executed Development Agreement in a form satisfactory to The Corporation of the City of Mississauga;

(4) satisfactory arrangements being made with the City Transportation and Works Department for establishing a 0.3 m reserve across the Saint Barbara Boulevard frontage of the site.

8.2.3.24 Exception: E2-24

8.2.3.24	Exception: E2-24	Map # 35E, 35W, 36E, 36W, 40W, 43E, 43W, 44E, 44W, 45W, 46E, 51E, 54E, 54W, 58, 59	By-law: <u>0379-2009, 0177-2018, 0121-2020/</u> LPAT Order 2021 March 11
In an E2-24 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.24.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u> (8)deleted (9) <u>Motor Vehicle Repair Facility - Restricted</u> (10) <u>Motor Vehicle Rental Facility</u> (11) <u>Gas Bar</u> (12) <u>Motor Vehicle Service Station</u> (13)deleted (14) <u>Motor Vehicle Wash Facility - Restricted</u>		
Regulations			
8.2.3.24.2	The provisions contained in <u>Subsection 8.1.4</u> of this By-law shall not apply		
8.2.3.24.3	Notwithstanding the provisions contained in <u>Subsection 8.1.5</u> of this By-law, accessory <u>outdoor storage</u> shall not be permitted in a <u>yard</u> abutting Highway 401, 403 or 410		

8.2.3.25 Exception: E2-25

8.2.3.25	Exception: E2-25	Map # 54W	By-law:
In an E2-25 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
8.2.3.25.1	(1)E3 uses contained in <u>Subsection 8.2.1</u> of this By-law, except: (1.1) <u>Power Generating Facility</u>		
Regulations			
8.2.3.25.2	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply		
8.2.3.25.3	Minimum setback of a <u>building</u> , <u>structure</u> or part thereof, to a gas transmission pipeline easement		10.0 m
8.2.3.25.4	<u>Uses</u> contained in <u>Sentence 8.2.3.25.1</u> of this Exception and the E2 uses contained in <u>Subsection 8.2.1</u> of this By-law, shall comply with the E3 zone regulations contained in <u>Subsection 8.2.1</u> of this By-law		

8.2.3.26 Exception: E2-26

8.2.3.26	Exception: E2-26	Map # 54E	By-law: <u>0379-2009</u>
In an E2-26 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.26.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u> (8)deleted (9) <u>Motor Vehicle Repair Facility - Restricted</u> (10) <u>Motor Vehicle Rental Facility</u> (11) <u>Motor Vehicle Service Station</u> (12)deleted (13) <u>Motor Vehicle Wash Facility - Restricted</u> (14) <u>Gas Bar</u>		
Regulations			
8.2.3.26.2	The provisions contained in <u>Subsection 8.1.4</u> of this By-law shall not apply		
8.2.3.26.3	Minimum setback of <u>buildings</u> , <u>structures</u> or parts thereof, to Highway 401		13.7 m

8.2.3.27 Exception: E2-27

8.2.3.27	Exception: E2-27	Map # 22	By-law: <u>0055-2015</u> , <u>0100-2023</u>
In an E2-27 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.27.1	(1) <u>Medicinal Product Manufacturing Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.27.2	(1) <u>Medicinal Product Manufacturing Facility</u> (2) <u>Plant-Based Manufacturing Facility</u>		
Regulation			
8.2.3.27.3	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply		

8.2.3.28 Exception: E2-28

8.2.3.28	Exception: E2-28	Map # 44E	By-law: <u>0191-2009</u> , <u>0252-2011</u> , <u>0297-2013</u> , <u>0217-2023</u>
In an E2-28 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.28.1	deleted		
Uses Not Permitted			
8.2.3.28.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u>		
Regulations			
8.2.3.28.3	The provisions contained in <u>Subsection 8.1.4</u> of this By-law shall not apply		
8.2.3.28.4	Maximum setback of a <u>building</u> or <u>structure</u> from Derry Road West on a property abutting Derry Road West	16.5 m	
8.2.3.28.5	Minimum setback of <u>motor vehicle</u> parking and loading facilities from Derry Road West	16.5 m	

8.2.3.29 Exception: E2-29

8.2.3.29	Exception: E2-29	Map # 45W, 46E	By-law:
In an E2-29 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.29.1	(1) <u>Outdoor Storage</u>		
Uses Not Permitted			
8.2.3.29.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u>		
Regulations			
8.2.3.29.3	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.29.4	The provisions contained in <u>Subsection 8.1.7</u> of this By-law shall apply		

8.2.3.30 Exception: E2-30

8.2.3.30	Exception: E2-30	Map # 53W	By-law: <u>0229-2018</u>
In an E2-30 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.30.1	(1) <u>Day Care</u>		
Uses Not Permitted			
8.2.3.30.2	(1) <u>Adult Entertainment Establishment</u> (2) <u>Body-Rub Establishment</u> (3) <u>Night Club</u> (4) <u>Truck Terminal</u> (5) <u>Waste Processing Station</u> (6) <u>Waste Transfer Station</u> (7) <u>Composting Facility</u>		

8.2.3.31 Exception: E2-31

8.2.3.31	Exception: E2-31	Map # 18	By-law: <u>0097-2016</u> /OMB Order 2016 December 01, <u>0149-2019</u>
In an E2-31 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Permitted Uses			
8.2.3.31.1	Lands zoned E2-31 shall only be used for the following: (1) <u>Science and Technology Facility</u> (2) <u>Education and Training Facility</u> (3) <u>Broadcasting/Communication Facility</u>		

	(4)<u>Office</u> (5)<u>Pilot Plant</u> (6)<u>Prototype Production Facility</u>. (7)University/College (8)<u>Manufacturing facility</u>, legally <u>existing</u> on the date of passing of this By-law (9)<u>Private School</u>	
8.2.3.31.2	A <u>banquet hall/conference centre/convention centre</u> , fitness centre, <u>financial institution</u> , <u>restaurant</u> , <u>take-out restaurant</u> , <u>day care</u> and manufacturing provided that such <u>uses</u> are located within, and form an integral part of, the <u>building</u> used for one or more of the <u>uses</u> in <u>Sentence 8.2.3.31.1</u> of this Exception	
Regulations		
8.2.3.31.3	Minimum <u>lot area</u>	0.8 ha
8.2.3.31.4	Minimum <u>lot frontage</u>	60.0 m
8.2.3.31.5	Maximum <u>floor space index - non-residential</u> for all <u>uses</u>	0.6
8.2.3.31.6	Maximum <u>floor space index - non-residential</u> for <u>office</u>	0.4
8.2.3.31.7	Maximum percentage <u>gross floor area - non-residential</u> of a <u>building</u> for any <u>uses</u> listed in <u>Sentence 8.2.3.31.2</u> of this Exception	15%
8.2.3.31.8	Minimum <u>front yard</u>	12.5 m
8.2.3.31.9	Minimum <u>exterior side yard</u>	12.5 m
8.2.3.31.10	Minimum depth of a <u>landscaped buffer</u> measured from any <u>lot line</u>	4.5 m
8.2.3.31.11	Maximum <u>lot coverage</u>	40%
8.2.3.31.12	Minimum of 50% of the <u>front yard</u> shall be <u>landscaped area</u>	

8.2.3.32 Exception: E2-32

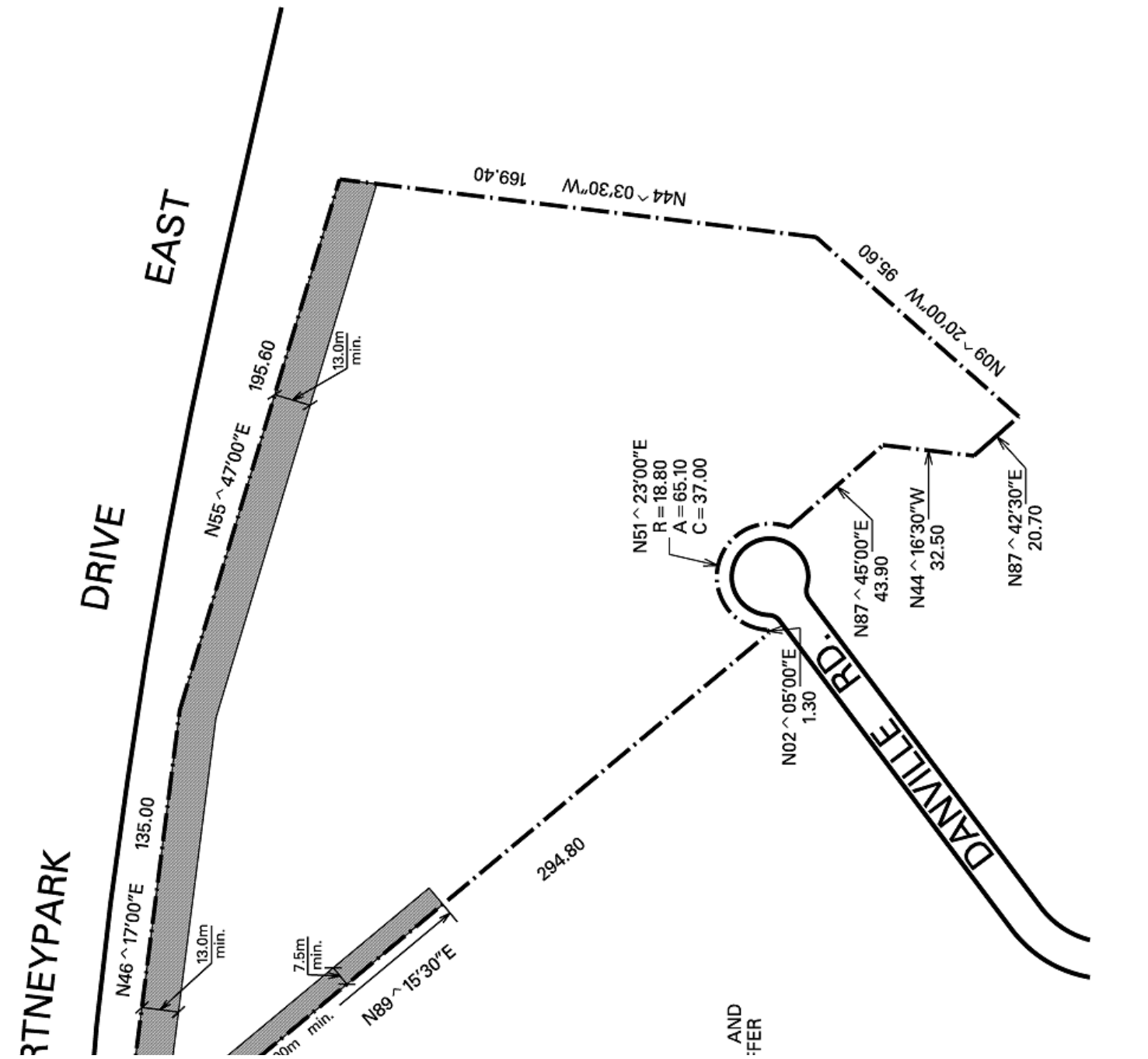
8.2.3.32	Exception: E2-32	Map # 43E	By-law:
In an E2-32 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.32.1	(1) <u>Retail Store</u>		
Regulations			
8.2.3.32.2	Maximum <u>gross floor area - non-residential</u>		7 450 m ²
8.2.3.32.3	Maximum <u>gross floor area - non-residential</u> used for all <u>retail stores</u>		300 m ²

8.2.3.33 Exception: E2-33

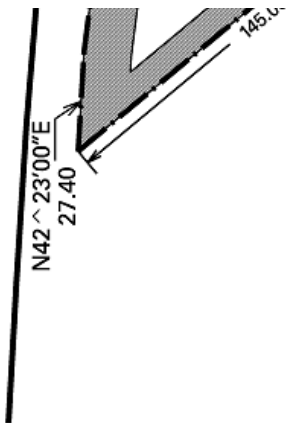
8.2.3.33	Exception: E2-33	Map # 43E	By-law: <u>0297-2013</u>
In an E2-33 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.33.1	(1) <u>Convenience retail and service kiosk</u> accessory to a <u>truck fuel dispensing facility</u> .		
Regulations			
8.2.3.33.2	Maximum <u>gross floor area - non-residential</u> used for an accessory <u>convenience retail and service kiosk</u>		400 m ²
8.2.3.33.3	Required parking for a permitted <u>use</u> may be located on lands zoned U-6		

8.2.3.34 Exception: E2-34

8.2.3.34	Exception: E2-34	Map # 43E	By-law:
In an E2-34 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Regulation			
8.2.3.34.1	All landscaped buffers shall comply with Schedule E2-34 of this Exception		



COUF



AREA FOR BERM
LANDSCAPED BUF

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



Schedule E2-34

Map 43E

8.2.3.35 Exception: E2-35

8.2.3.35	Exception: E2-35	Map # 45W	By-law: <u>0379-2009</u> , <u>0055-2015</u> , <u>0100-2023</u>
In an E2-35 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.35.1	(1) Private Community Centre (2) <u>Medicinal Product Manufacturing Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.35.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u> (8) <u>Adult Video Store</u> (9) <u>Medicinal Product Manufacturing Facility</u> (10) <u>Plant-Based Manufacturing Facility</u>		
Regulation			
8.2.3.35.3	The provisions contained in <u>Subsection 8.1.4</u> of this By-law shall not apply		

8.2.3.36 Exception: E2-36

8.2.3.36	Exception: E2-36	Map # 23	By-law:
In an E2-36 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.36.1	(1) Recycling and processing of concrete and asphalt (2) E3 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law, except: (2.1) <u>Power Generating Facility</u> (2.2) <u>Composting Facility</u> (2.3) <u>Waste Transfer Station</u>		
Regulation			
8.2.3.36.2	The provision of Line 11.0 contained in <u>Table 2.1.2.1.1</u> of this By-law shall not apply		

8.2.3.37 Exception: E2-37

8.2.3.37	Exception: E2-37	Map # 36E	By-law:
In an E2-37 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.37.1	(1) <u>Motor vehicle</u> parking facilities associated with the lands zoned OS2-6		

8.2.3.38 Exception: E2-38

8.2.3.38	Exception: E2-38	Map # 33, 35W, 40W, 41E, 49E	By-law:
In an E2-38 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Uses Not Permitted			
8.2.3.38.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Adult Entertainment Establishment</u> (6) <u>Body-Rub Establishment</u> (7) <u>Broadcasting/communication facility</u> including any lands used for a right-of-way		

8.2.3.39 Exception: E2-39

8.2.3.39	Exception: E2-39	Map # 40W	By-law: <u>0111-2019/</u> LPAT Order 2021 March 09, <u>0199-2024</u>
In an E2-39 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.39.1	(1) <u>Service Establishment</u> (2) Travel Agency (3) Photography Studio		
Regulation			
8.2.3.39.2	Tandem parking will be permitted		

8.2.3.40 Exception: E2-40

8.2.3.40	Exception: E2-40	Map # 26	By-law: <u>0217-2023</u>
In an E2-40 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.40.1	deleted		
Uses Not Permitted			
8.2.3.40.2	(1) Motel (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u>		

8.2.3.41 Exception: E2-41

8.2.3.41	Exception: E2-41	Map # 42W	By-law:
In an E2-41 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Regulation			
8.2.3.41.1	Maximum number of <u>motor vehicles</u> stored outdoors accessory to a truck rental facility		25

8.2.3.42 Exception: E2-42

8.2.3.42	Exception: E2-42	Map # 35W, 42W, 50E, 50W	By-law:
In an E2-42 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Regulations			
8.2.3.42.1	Notwithstanding <u>Sentence 8.1.5.1.1</u> of this By-law, the maximum area permitted to be used for <u>outdoor storage</u>		50% of <u>lot area</u>
8.2.3.42.2	An <u>outdoor storage</u> area shall not be situated closer to any <u>street line</u> than the rear wall of the main <u>building</u> or <u>structure</u>		

8.2.3.43 Exception: E2-43

8.2.3.43	Exception: E2-43	Map # 42W	By-law:
In an E2-43 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.43.1	(1)Storage and sale of the following: (1.1) <u>Motor vehicle</u> parts and accessories (1.2)Trailer parts (1.3)Tires and accessories (1.4)Construction tools and accessories (1.5)Farm equipment and accessories (1.6)Plumbing supplies (1.7)Electrical supplies (1.8)Building supplies		
8.2.3.43.2	<u>Uses</u> contained in <u>Sentence 8.2.3.43.1</u> of this Exception shall only be permitted provided such establishment incorporates the storage and sale of two or more different types of the commodities listed		

8.2.3.44 Exception: E2-44

8.2.3.44	Exception: E2-44	Map # 50W	By-law:
In an E2-44 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Regulations			
8.2.3.44.1	The provisions contained in <u>Sentence 8.1.6.1.2</u> of this By-law shall not apply		
8.2.3.44.2	Minimum setback of <u>outdoor storage</u> from Dixie Road		110.0 m
8.2.3.44.3	Maximum number of trucks or truck trailers, accessory to the sale, leasing, repair and assembly of trucks and trailers permitted to be displayed outside		4

8.2.3.45 Exception: E2-45

8.2.3.45	Exception: E2-45	Map # 50W	By-law: <u>0212-2015</u>
In an E2-45 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Uses			
8.2.3.45.1	Lands zoned E2-45 shall only be used for the following: (1) <u>Gas Bar</u> (2) <u>Motor Vehicle Service Station</u> (3) <u>Restaurant</u> (4) <u>Office</u>		
Use Not Permitted			
8.2.3.45.2	(1) <u>Outdoor storage</u> of <u>motor vehicles</u> over 5 000 kg gross weight or construction equipment		
Regulations			
8.2.3.45.3	Maximum <u>gross floor area - non-residential</u> used for all <u>restaurants</u>		171 m²
8.2.3.45.4	Maximum <u>gross floor area - non-residential</u> used for all <u>offices</u>		130 m²

8.2.3.46 Exception: E2-46

8.2.3.46	Exception: E2-46	Map # 45W	By-law:
In an E2-46 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.46.1	(1) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</u>		
Regulation			
8.2.3.46.2	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply		

8.2.3.47 Exception: E2-47

8.2.3.47	Exception: E2-47	Map # 46E	By-law:
In an E2-47 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.47.1	(1) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</u> (2) <u>Motor Vehicle</u> Equipment Outlet		

8.2.3.48 Exception: E2-48

8.2.3.48	Exception: E2-48	Map # 51W	By-law:
In an E2-48 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.48.1	(1) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.48.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u>		
Regulation			
8.2.3.48.3	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting Derry Road East		7.5 m

8.2.3.49 Exception: E2-49

8.2.3.49	Exception: E2-49	Map # 44W	By-law: <u>0379-2009</u> , <u>0297-2013</u>
In an E2-49 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Use			
8.2.3.49.1	Lands zoned E2-49 shall only be used for the following: (1) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</u>		
Regulations			
8.2.3.49.2	Minimum <u>front yard</u>	6.0 m	
8.2.3.49.3	Maximum <u>height</u>	11.0 m	
8.2.3.49.4	deleted		

8.2.3.50 Exception: E2-50

8.2.3.50	Exception: E2-50	Map #	By-law: <u>0191-2009</u> , <i>deleted</i> <i>by <u>0121-2020/LPAT</u></i> <i>Order 2021 March</i> <i>11</i>

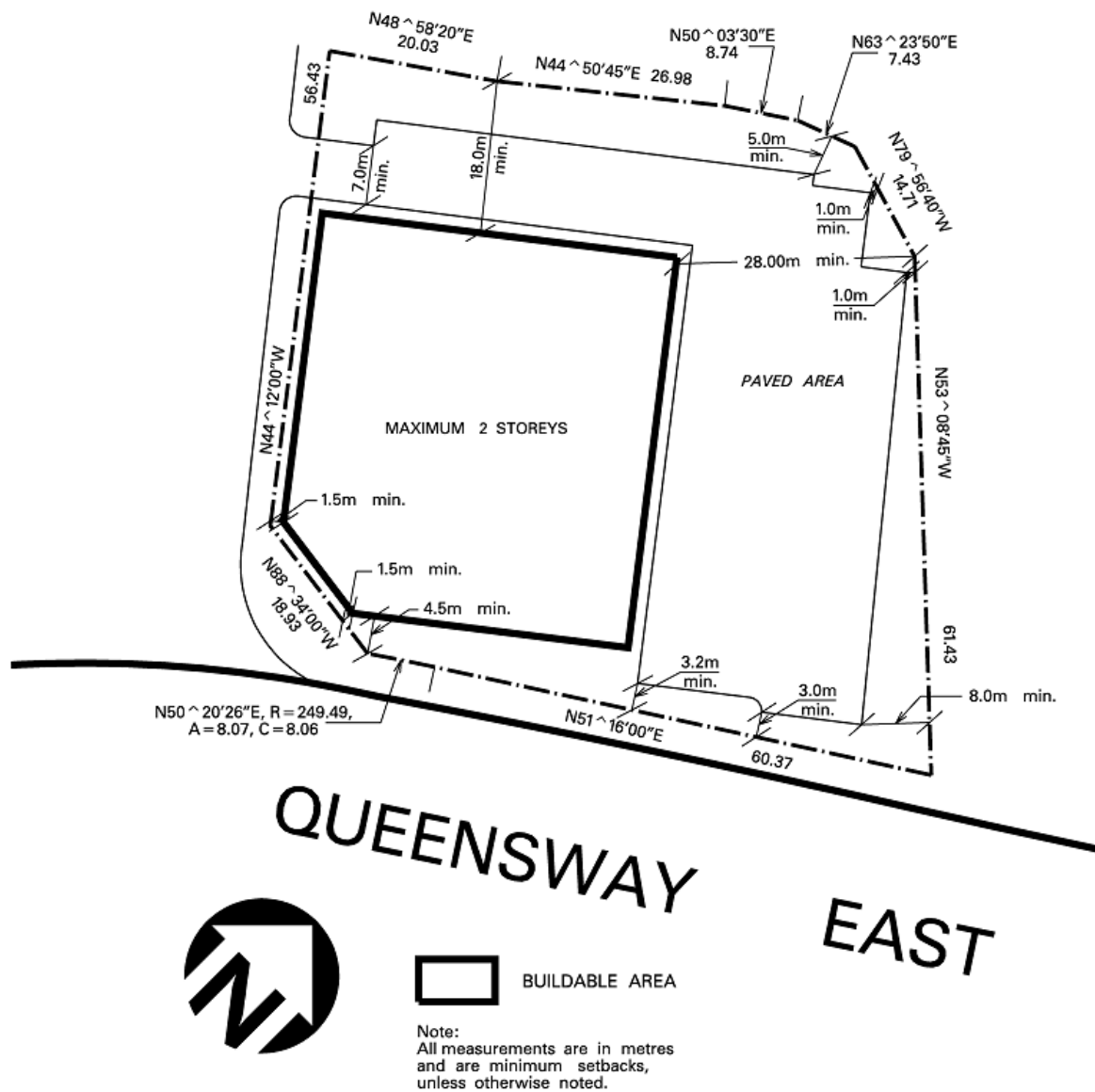
8.2.3.51 Exception: E2-51

8.2.3.51	Exception: E2-51	Map # 12	By-law: <u>0379-2009</u> , <u>0229-2018</u>
In an E2-51 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.51.1	(1)<u>Retail Store</u> (2)Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law (3)Cement manufacturing legally <u>existing</u> on the date of passing of this By-law (4)Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (5)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law (6)Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (7)Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date of passing of this By-law (8)Smelting or foundry operations legally <u>existing</u> on the date of passing of this By-law (9)Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law (10)Tannery legally <u>existing</u> on the date of passing of this By-law (11)Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law (12)<u>Composting facility</u>. legally <u>existing</u> on the date of passing of this By-law (13)Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law		
Uses Not Permitted			
8.2.3.51.2	(1)<u>Truck Terminal</u> (2)<u>Waste Processing Station</u> (3)<u>Waste Transfer Station</u> (4)<u>Composting Facility</u>. (5)<u>Body-Rub Establishment</u>		

- (6)**Adult Entertainment Establishment**
- (7)**Motor Vehicle Repair Facility - Restricted**
- (8)**Motor Vehicle Rental Facility**
- (9)**Night Club**
- (10)Asbestos Products Manufacturing
- (11)Cement Manufacturing
- (12)Gypsum or limestone processing and by-product manufacturing
- (13)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing
- (14)Petroleum and coal refining and by-product manufacturing
- (15)Phosphate or sulphur products and manufacturing
- (16)Smelting or Foundry Operations
- (17)Solvent Manufacturing
- (18)Tannery
- (19)Tar and Asphalt Manufacturing
- (20)Motor Vehicle Wrecking Yard

Regulations

8.2.3.51.3	The provisions contained in <u>Subsection 8.1.4</u> of this By-law shall not apply	
8.2.3.51.4	Maximum <u>gross floor area - non-residential</u>	2 600 m ²
8.2.3.51.5	Maximum <u>gross floor area - non-residential</u> used for all <u>retail stores</u>	1 300 m ²
8.2.3.51.6	All site development plans shall comply with Schedule E2-51 of this Exception	

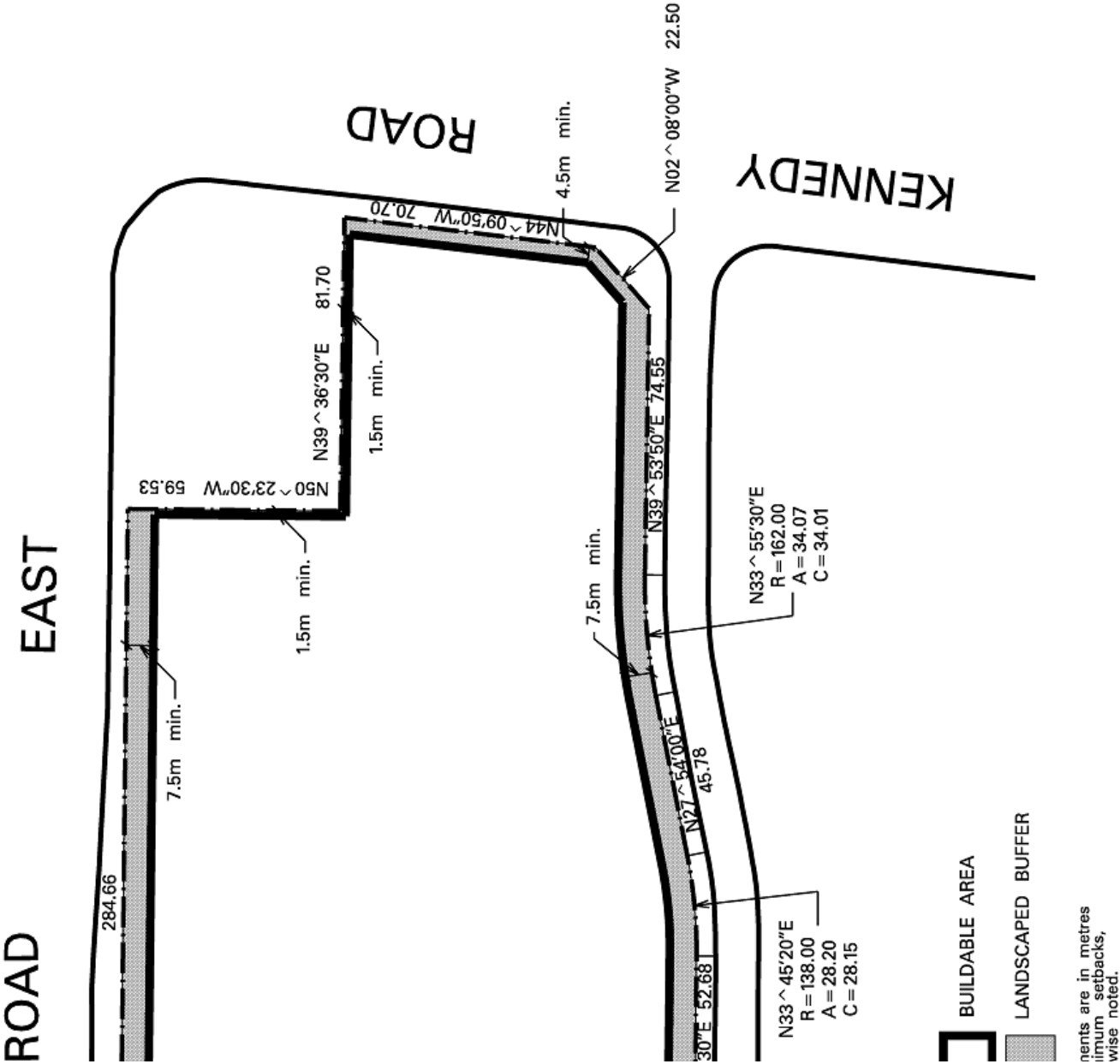


Schedule E2-51
Map 12

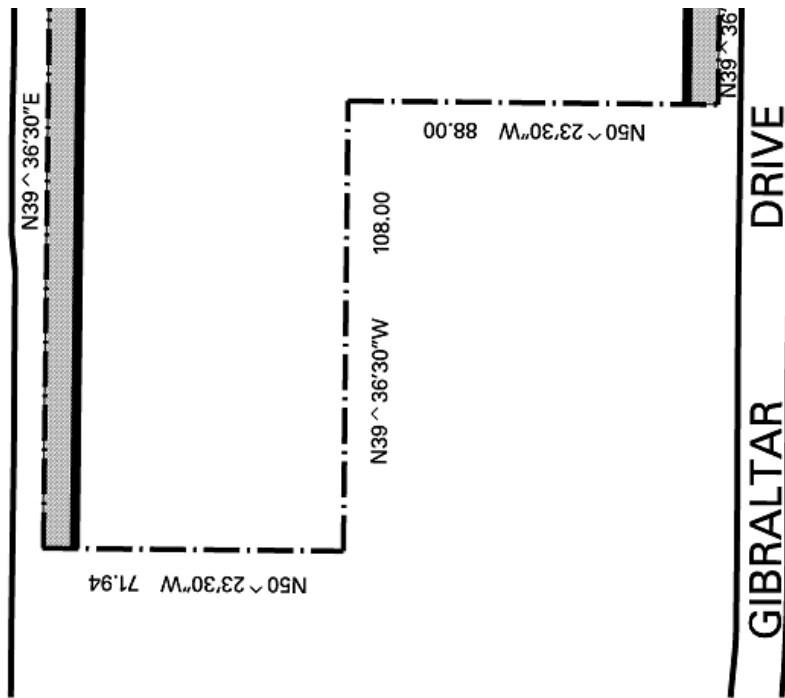
8.2.3.52 Exception: E2-52

8.2.3.52	Exception: E2-52	Map # 43W	By-law:
In an E2-52 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			

8.2.3.52.1	(1)Repair and service of trucks and truck trailers, including the installation of heating/air conditioning equipment, with temporary <u>outdoor storage</u> of trucks and truck trailers, accessory to the repair and service operation	
Regulations		
8.2.3.52.2	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply	
8.2.3.52.3	Maximum <u>gross floor area - non-residential</u> used for <u>office</u>	0.5 times the <u>lot</u> <u>area</u>
8.2.3.52.4	All <u>landscaped buffers</u> shall comply with Schedule E2-52 of this Exception	



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Schedule E2-52
Map 43W

8.2.3.53 Exception: E2-53

8.2.3.53	Exception: E2-53	Map # 43W	By-law:
In an E2-53 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
8.2.3.53.1	(1)Repair and service of trucks and truck trailers, including the installation of heating/air conditioning equipment, with temporary outdoor storage of trucks and truck trailers, accessory to the repair and service operation		
Regulations			
8.2.3.53.2	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply		
8.2.3.53.3	All landscaped buffers shall comply with Schedule E2-53 of this Exception		



Schedule E2-53

Map 43W

8.2.3.55 Exception: E2-55

8.2.3.55	Exception: E2-55	Map # 44W	By-law: <u>0379-2009</u> , <u>0055-2015</u> , <u>0100-2023</u>
In an E2-55 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.55.1	(1) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</u> (2) <u>Medicinal Product Manufacturing Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.55.2	(1) <u>Restaurant</u> (2) <u>Convenience Restaurant</u> (3) <u>Body-Rub Establishment</u> (4) <u>Adult Video Store</u> (5) <u>Adult Entertainment Establishment</u> (6) <u>Night Club</u> (7) <u>Private Club</u> (8) <u>Entertainment Establishment</u> (9) <u>Recreational Establishment</u> (10) <u>Active Recreational Use</u> (11) <u>Broadcasting/Communication Facility</u> (12) <u>Gas Bar</u> (13) <u>Medicinal Product Manufacturing Facility</u> (14) <u>Motor Vehicle Rental Facility</u> (15) <u>Motor Vehicle Repair Facility - Restricted</u> (16) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u> (17) <u>Motor Vehicle Service Station</u> (18) <u>Motor Vehicle Wash Facility - Restricted</u> (19) <u>Truck Terminal</u>		

	(20) <u>Waste Processing Station</u> (21) <u>Waste Transfer Station</u> (22) <u>Composting Facility</u> (23) <u>Plant-Based Manufacturing Facility</u>	
Regulations		
8.2.3.55.3	The provisions contained in Subsections 8.1.4 and 8.1.5 of this By-law shall not apply	
8.2.3.55.4	Maximum <u>gross floor area - non-residential</u> used for all <u>offices</u>	11 140 m ²
8.2.3.55.5	Minimum depth of <u>landscaped buffer</u> along the <u>lot line</u> abutting Ivandale Drive	7.0 m
8.2.3.55.6	The <u>lot line</u> abutting Ivandale Drive shall be deemed to be the <u>front lot line</u>	7.0 m
8.2.3.55.7	Minimum <u>front yard</u>	7.0 m
8.2.3.55.8	Minimum <u>exterior side yard</u>	4.5 m
8.2.3.55.9	Maximum <u>building height</u>	10.7 m

8.2.3.56 Exception: E2-56

8.2.3.56	Exception: E2-56	Map # 37W	By-law: <u>0379-2009</u> , <u>0055-2015</u> , <u>0100-2023</u>
In an E2-56 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.56.1	(1) <u>Medicinal Product Manufacturing Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.56.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u> (8) <u>Medicinal Product Manufacturing Facility</u> (9) <u>Motor Vehicle Repair Facility - Restricted</u> (10) <u>Motor Vehicle Rental Facility</u> (11) <u>Gas Bar</u> (12) <u>Motor Vehicle Service Station</u> (13) <u>Motor Vehicle Wash Facility - Restricted</u> (14) <u>Plant-Based Manufacturing Facility</u>		
Regulation			
8.2.3.56.3	Minimum setback where the opposite side of the <u>street</u> is a Residential Zone		30.0 m

8.2.3.57 Exception: E2-57

8.2.3.57	Exception: E2-57	Map # 06, 07	By-law: <u>0379-2009</u> , <u>0055-2015</u> , <u>0100-2023</u>
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In an E2-57 zone the permitted **uses** and applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Additional Permitted Use

8.2.3.57.1	(1) <u>Medicinal Product Manufacturing Facility - Restricted</u>
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Uses Not Permitted

8.2.3.57.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u> (8) <u>Outdoor Storage</u> (9) <u>Transportation Facility</u> (10) <u>Broadcasting/Communication Facility</u> (11) <u>Financial Institution</u> (12) <u>Restaurant</u> (13) <u>Convenience Restaurant</u> (14) <u>Take-out Restaurant</u> (15) <u>Medicinal Product Manufacturing Facility</u> (16) <u>Motor Vehicle Repair Facility - Restricted</u> (17) <u>Motor Vehicle Rental Facility</u> (18) <u>Gas Bar</u> (19) <u>Motor Vehicle Service Station</u> (20) <u>Motor Vehicle Wash Facility - Restricted</u> (21) <u>Overnight Accommodation</u> (22) <u>Banquet Hall/Conference Centre/Convention Centre</u> (23) <u>Entertainment Establishment</u> (24) <u>Recreational Establishment</u> (25) Accessory <u>Outdoor Storage</u> (26) <u>Plant-Based Manufacturing Facility</u>
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Regulation

8.2.3.57.3	Notwithstanding the provisions contained in <u>Subsection 8.1.5</u> of this By-law, accessory <u>outdoor storage</u> shall not be permitted
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8.2.3.58 Exception: E2-58

8.2.3.58	Exception: E2-58	Map # 07, 08	By-law: <u>0325-2008</u> , <u>0379-2009</u> , <u>0297-2013</u> , <u>0055-2015</u> , <u>0100-2023</u>
In an E2-58 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.58.1	(1) <u>Medicinal Product Manufacturing Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.58.2	(1) <u>Broadcasting/Communication Facility.</u> (2) <u>Transportation Facility.</u> (3) <u>Truck Terminal</u> (4) <u>Animal Boarding Establishment</u> (5) <u>Waste Processing Station</u> (6) <u>Waste Transfer Station</u> (7) <u>Composting Facility.</u> (8) Self Storage Facility (9) Propane Storage (10) <u>Convenience Restaurant</u> (11) <u>Night Club</u> (12) <u>Overnight Accommodation</u> (13) <u>Adult Video Store</u> (14) <u>Adult Entertainment Establishment</u> (15) <u>Body-Rub Establishment</u> (16) <u>Truck Fuel Dispensing Facility.</u> (17) <u>Medicinal Product Manufacturing Facility.</u> (18) <u>Plant-Based Manufacturing Facility.</u>		
Regulation			
8.2.3.58.3	The regulations of Line 5.1 contained in <u>Table 8.2.1</u> of this By-law shall not apply		

8.2.3.59 Exception: E2-59

8.2.3.59	Exception: E2-59	Map # 27	By-law: <u>0111-2019/</u> LPAT Order 2021 March 09, <u>0217-2023</u>
In an E2-59 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.59.1	(1) Retail Commercial Uses Accessory to an Office (2) deleted		
Uses Not Permitted			
8.2.3.59.2	(1) <u>Adult Entertainment Establishment</u> (2) <u>Body-Rub Establishment</u> (3) <u>Adult Video Store</u>		
Regulations			
8.2.3.59.3	Maximum <u>gross floor area - non-residential</u> used for all retail commercial uses accessory to an office		15%
8.2.3.59.4	All retail commercial uses accessory to an office shall be conducted wholly within a <u>building</u> or <u>structure</u> principally used for an office		
8.2.3.59.5	"Retail Commercial Uses Accessory to an Office" means a <u>retail store</u> , <u>service establishment</u> , <u>veterinary clinic</u> , <u>financial institution</u> and <u>motor vehicle sales, leasing and/or rental facility - restricted</u>		

8.2.3.60 Exception: E2-60

8.2.3.60	Exception: E2-60	Map # 43W	By-law:
In an E2-60 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Use			
8.2.3.60.1	Lands zoned E2-60 shall only be used for the following:		
	(1)Works Yard		

8.2.3.61 Exception: E2-61

8.2.3.61	Exception: E2-61	Map # 44W	By-law: <u>0379-2009</u> , <u>0055-2015</u> , <u>0100-2023</u>
In an E2-61 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.61.1	(1) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</u> (2) <u>Medicinal Product Manufacturing Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.61.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u> (8) <u>Recreational Establishment</u> (9) <u>Broadcasting/Communication Facility</u> (10) <u>Medicinal Product Manufacturing Facility</u>		

	(11) <u>Motor Vehicle Repair Facility - Restricted</u> (12) <u>Gas Bar</u> (13) <u>Motor Vehicle Service Station</u> (14) <u>Motor Vehicle Wash Facility - Restricted</u> (15) <u>Plant-Based Manufacturing Facility</u>	
Regulations		
8.2.3.61.3	Minimum depth of a <u>landscaped buffer</u> abutting a Residential Zone	4.5 m
8.2.3.61.4	Minimum depth of a <u>landscaped buffer</u> abutting a Residential Zone for all permitted <u>uses</u> contained in <u>Table 8.2.1</u> of this By-law	15.0 m
8.2.3.61.5	Minimum setback to Mavis Road	6.0 m
8.2.3.61.6	Minimum setback to a Buffer Zone	6.0 m

8.2.3.62 Exception: E2-62

8.2.3.62	Exception: E2-62	Map # 12	By-law: <u>0229-2018</u>
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In an E2-62 zone the permitted **uses** and applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Additional Permitted Uses

8.2.3.62.1	(1) Food Store (2) Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law (3) Cement manufacturing legally <u>existing</u> on the date of passing of this By-law (4) Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (5) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law (6) Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (7) Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date	
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	of passing of this By-law (8)Smelting or foundry operations legally <u>existing</u> on the date of passing of this By-law (9)Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law (10)Tannery legally <u>existing</u> on the date of passing of this By-law (11)Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law (12)<u>Composting facility</u> legally <u>existing</u> on the date of passing of this By-law (13)Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law	
Uses Not Permitted		
8.2.3.62.1A	(1)Asbestos Products Manufacturing (2)Cement Manufacturing (3)Gypsum or limestone processing and by-product manufacturing (4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing (5)Petroleum and coal refining and by-product manufacturing (6)Phosphate or sulphur products and manufacturing (7)Smelting or Foundry Operations (8)Solvent Manufacturing (9)Tannery (10)Tar and Asphalt Manufacturing (11)<u>Composting Facility</u>. (12)Motor Vehicle Wrecking Yard	
Regulation		
8.2.3.62.2	Maximum <u>gross floor area - non-residential</u> food store	320 m²

8.2.3.63 Exception: E2-63

8.2.3.63	Exception: E2-63	Map #	By-law: <u>0191-2009</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.64 Exception: E2-64

8.2.3.64	Exception: E2-64	Map # 27	By-law:
In an E2-64 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Regulations			
8.2.3.64.1	The <u>lot line</u> abutting Eglinton Avenue East shall be deemed to be the <u>front lot line</u>		
8.2.3.64.2	Minimum <u>front yard</u>	3.0 m	
8.2.3.64.3	Minimum <u>exterior side yard</u>	5.0 m	
8.2.3.64.4	Minimum <u>interior side yard</u>	5.0 m	
8.2.3.64.5	Minimum <u>rear yard</u>	7.5 m	
8.2.3.64.6	Minimum setback to a <u>sight triangle</u>	3.0 m	

8.2.3.65 Exception: E2-65

8.2.3.65	Exception: E2-65	Map # 43E	By-law:
In an E2-65 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.65.1	(1) <u>Outdoor storage</u> of trucks or trailers accessory to a <u>warehouse/distribution facility</u> . (2)Maintenance of trucks or trailers accessory to a <u>warehouse/distribution facility</u> .		
Regulations			
8.2.3.65.2	Maximum <u>gross floor area - non-residential</u> used for accessory truck or trailer maintenance		1 200 m²
8.2.3.65.3	Minimum setback of a <u>building</u> or <u>structure</u> used for accessory truck or trailer maintenance to Kennedy Road		400.0 m
8.2.3.65.4	Trucks or trailers stored outside shall be permitted to locate in front of loading bay doors provided that the storage or parking of trucks or trailers does not obstruct any <u>aisle</u> or <u>driveway</u> .		

8.2.3.66 Exception: E2-66

8.2.3.66	Exception: E2-66	Map # 27	By-law: <u>0174-2017</u>
In an E2-66 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
8.2.3.66.1	(1) <u>Long-Term Care Building</u> (2) <u>Retirement Building</u>		

8.2.3.67 Exception: E2-67

8.2.3.67	Exception: E2-67	Map # 49E	By-law: <u>0379-2009</u>
In an E2-67 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.67.1	(1)<u>Truck Terminal</u> (2)<u>Waste Processing Station</u> (3)<u>Waste Transfer Station</u> (4)<u>Composting Facility</u> (5)<u>Body-Rub Establishment</u> (6)<u>Adult Entertainment Establishment</u> (7)<u>Night Club</u> (8)Accessory <u>Dwelling Unit</u> (9)deleted (10)<u>Motor Vehicle Repair Facility - Restricted</u> (11)<u>Motor Vehicle Rental Facility</u> (12)<u>Gas Bar</u> (13)<u>Motor Vehicle Service Station</u> (14)deleted (15)<u>Motor Vehicle Wash Facility - Restricted</u>		
Regulation			
8.2.3.67.2	Minimum setback of <u>outdoor storage</u> to a Residential Zone		30.0 m

8.2.3.68 Exception: E2-68

8.2.3.68	Exception: E2-68	Map # 33	By-law:
In an E2-68 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.68.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Broadcasting/communication facility</u> , including any lands used for a right-of-way (7) <u>Motor Vehicle Body Repair Facility</u> .		
Regulations			
8.2.3.68.2	The regulations of Line 4.0 contained in <u>Table 8.2.1</u> of this By-law shall not apply		
8.2.3.68.3	Maximum percentage of <u>accessory uses</u> that are <u>retail stores</u>		50%
8.2.3.68.4	Minimum <u>front yard</u>		6.0 m
8.2.3.68.5	Minimum <u>exterior side yard</u>		6.0 m
8.2.3.68.6	Minimum <u>interior side yard</u>		6.0 m
8.2.3.68.7	Minimum <u>rear yard</u>		6.0 m
8.2.3.68.8	Minimum setback of any underground <u>parking structures</u> and associated stairwells, ramps and/or access ramps		1.5 m

8.2.3.69 Exception: E2-69

8.2.3.69	Exception: E2-69	Map # 49E	By-law:
In an E2-69 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Regulation			
8.2.3.69.1	Minimum setback to a Greenlands Zone		10.0 m

8.2.3.70 Exception: E2-70

8.2.3.70	Exception: E2-70	Map # 42E	By-law:
In an E2-70 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Use			
8.2.3.70.1	Lands zoned E2-70 shall only be used for the following: (1)The <u>existing</u> skeet club		
Regulation			
8.2.3.70.2	Enlargement or redevelopment of the <u>existing buildings</u> or <u>structures</u> shall not be permitted		

8.2.3.71 Exception: E2-71

8.2.3.71	Exception: E2-71	Map # 46E	By-law:
In an E2-71 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Use			
8.2.3.71.1	Lands zoned E2-71 shall only be used for the following:		
	(1) <u>Essential Emergency Service</u>		

8.2.3.72 Exception: E2-72

8.2.3.72	Exception: E2-72	Map # 50W	By-law:
In an E2-72 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Use			
8.2.3.72.1	Lands zoned E2-72 shall only be used for the following:		
	(1) <u>Place of Religious Assembly.</u>		

8.2.3.73 Exception: E2-73

8.2.3.73	Exception: E2-73	Map #	By-law: <u>0191-2009</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.74 Exception: E2-74

8.2.3.74	Exception: E2-74	Map # 54E	By-law: <u>0325-2008</u>
In an E2-74 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.74.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u>		
Regulations			
8.2.3.74.2	The depth of a <u>landscaped buffer</u> along the <u>front lot line</u> shall be a minimum depth equal to 40% of the <u>front yard</u> setback		
8.2.3.74.3	The <u>lot line</u> abutting Mississauga Road shall be deemed to be the <u>front lot line</u>		
8.2.3.74.4	Minimum setback to Mississauga Road		25.0 m
8.2.3.74.5	A maximum of one (1) <u>aisle</u> accommodating no more than two (2) rows of parking shall be permitted in the <u>front yard</u>		

8.2.3.75 Exception: E2-75

8.2.3.75	Exception: E2-75	Map # 54W	By-law:
In an E2-75 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Use			
8.2.3.75.1	Lands zoned E2-75 shall only be used for the following: (1)Pumping Station		

8.2.3.76 Exception: E2-76

8.2.3.76	Exception: E2-76	Map # 55	By-law:
In an E2-76 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone			
Holding Provision			
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-76 by further amendment to Map 55 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements: (1)satisfactory arrangements to secure the provision of adequate sanitary sewer, storm sewer and water services with sufficient capacity to service the full development of the site; (2)satisfactory arrangements to secure the provision of adequate access to the site including roads, sidewalks, traffic signals, street lighting and the location of entrances and exits to and from the site, to the satisfaction of the City's Commissioner of Transportation and Works; (3)satisfactory arrangements to secure the provision of hydro-electric power services of sufficient capacity to service the full development of the site, to the satisfaction of Alectra Inc.; (4)payment to the City of all planning, processing and administration fees in relation to the development of the site; (5)payment of all arrears of municipal taxes and local improvement charges for the site; and, (6)payment of all applicable development levies or imposts, if any, required by the City, the Regional Municipality of Peel or Alectra Inc., in accordance with the development levy policies applicable to the site, or the approval of those parties, to the effect that satisfactory arrangements to secure the payment of any such development levies or impacts have been made.		

8.2.3.77 Exception: E2-77

8.2.3.77	Exception: E2-77	Map # 45W, 46E	By-law:
In an E2-77 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.77.1	(1) <u>Retail Store</u> (2) <u>Garden Centre</u>		
Uses Not Permitted			
8.2.3.77.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u>		

8.2.3.78 Exception: E2-78

8.2.3.78	Exception: E2-78	Map # 52E	By-law: <u>0191-2009</u> , <u>0121-2020</u> /LPAT Order 2021 March 11, <u>0217-2023</u>
In an E2-78 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Uses			
8.2.3.78.1	Lands zoned E2-78 shall only be used for the following: (1) E1 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law (2) <u>Restaurant</u> (3) <u>Convenience Restaurant</u> (4) deleted		
Regulations			
8.2.3.78.2	<u>Uses</u> contained in Sentence 8.2.3.78.1 of this Exception shall comply with the E1 zone regulations contained in <u>Subsection 8.2.1</u> of this By-law except that:		
	(1) minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> of Derrycrest Drive		3.0 m
	(2) minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting a D zone		3.0 m
	(3) maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10
	(4) deleted		

8.2.3.79 Exception: E2-79

8.2.3.79	Exception: E2-79	Map # 42E	By-law: <u>0111-2019/LPAT</u> Order 2021 March 09, <u>0217-2023</u>
In an E2-79 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Uses			
8.2.3.79.1	(1) C3 <u>uses</u> contained in <u>Subsection 6.2.1</u> of this By-law (2) deleted		
Uses Not Permitted			
8.2.3.79.2	(1) <u>Body-Rub Establishment</u> (2) <u>Adult Entertainment Establishment</u> (3) <u>Adult Video Store</u> (4) <u>Place of Religious Assembly</u> (5) <u>Day Care</u> (6) <u>Private School</u>		
Regulation			
8.2.3.79.3	Maximum percentage of <u>gross floor area - non-residential</u> used for <u>retail stores</u>		50%

8.2.3.80 Exception: E2-80

8.2.3.80	Exception: E2-80	Map # 59	By-law:
In an E2-80 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.80.1	(1) <u>Body-Rub Establishment</u> (2) <u>Adult Entertainment Establishment</u> (3) <u>Night Club</u>		
Regulations			
8.2.3.80.2	Maximum <u>gross floor area - non-residential</u> for <u>offices</u> and <u>medical offices</u>		0.36 times the <u>lot area</u>
8.2.3.80.3	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting Burnhamthorpe Road West		6.0 m
8.2.3.80.4	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting Highway 403		7.5 m
8.2.3.80.5	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting The Collegeway		4.5 m
8.2.3.80.6	Minimum setback of all <u>buildings</u> and <u>structures</u> from the <u>lot line</u> abutting Ridgeway Drive		20.0 m
8.2.3.80.7	Maximum setback of all <u>buildings</u> and <u>structures</u> from the <u>lot line</u> abutting Burnhamthorpe Road West		31.0 m
8.2.3.80.8	Maximum setback of all <u>buildings</u> and <u>structures</u> from the <u>lot line</u> abutting Highway 403		35.0 m
8.2.3.80.9	Maximum setback of all <u>buildings</u> and <u>structures</u> from the <u>lot line</u> abutting The Collegeway		29.0 m
8.2.3.80.10	Minimum setback of all <u>buildings</u> and <u>structures</u> to any <u>sight triangle</u>		0.0 m

8.2.3.81 Exception: E2-81

8.2.3.81	Exception: E2-81	Map # 59	By-law:
In an E2-81 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.81.1	(1) <u>Motor Vehicle Body Repair Facility</u> (2)Contractor's yard and/or shops including unlimited <u>outdoor storage</u> (3) <u>Outdoor Storage</u>		
Uses Not Permitted			
8.2.3.81.2	(1) <u>Body-Rub Establishment</u> (2) <u>Adult Entertainment Establishment</u> (3) <u>Night Club</u>		
Regulations			
8.2.3.81.3	Maximum <u>gross floor area - non-residential</u> used for <u>offices</u> and <u>medical offices</u>		0.36 times the <u>lot area</u>
8.2.3.81.4	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply		

8.2.3.82 Exception: E2-82

8.2.3.82	Exception: E2-82	Map # 40W	By-law: <u>0190-2014</u>
In an E2-82 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Uses			
8.2.3.82.1	(1)Bingo Hall (2)Retail Store (3)Exhibition Hall		
Uses Not Permitted			
8.2.3.82.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Broadcasting/communication facility</u> including any lands used for a right-of-way		
Regulations			
8.2.3.82.3	Maximum <u>gross floor area - non-residential</u> used for a retail store		215 m ²
8.2.3.82.4	"Retail Store" means a printing establishment with an accessory post office, mail room and computer services		
8.2.3.82.5	"Exhibition Hall" means a <u>building, structure</u> , or part thereof, used for the temporary exhibition and sale of goods or services		

8.2.3.83 Exception: E2-83

8.2.3.83	Exception: E2-83	Map # 13	By-law: <u>0229-2018</u>
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In an E2-83 zone the permitted **uses** and applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Additional Permitted Uses

- | | |
|------------|---|
| 8.2.3.83.1 | <p>(1) Warehousing and processing of fruits and/or vegetables as a principal <u>use</u>, with accessory bulk sales of fruits and vegetables, and with accessory sales of wine-making essentials within the <u>building</u> or <u>structure</u> or canopied areas</p> <p>(2) Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law</p> <p>(3) Cement manufacturing legally <u>existing</u> on the date of passing of this By-law</p> <p>(4) Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law</p> <p>(5) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law</p> <p>(6) Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law</p> <p>(7) Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date of passing of this By-law</p> <p>(8) Smelting or foundry operations legally <u>existing</u> on the date of passing of this By-law</p> <p>(9) Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law</p> <p>(10) Tannery legally <u>existing</u> on the date of passing of this By-law</p> <p>(11) Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law</p> <p>(12) <u>Composting facility</u> legally <u>existing</u> on the date of passing of this By-law</p> <p>(13) Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law</p> |
|------------|---|

Uses Not Permitted

- | | |
|-------------|--|
| 8.2.3.83.1A | <p>(1) Asbestos Products Manufacturing</p> <p>(2) Cement Manufacturing</p> <p>(3) Gypsum or limestone processing and by-product manufacturing</p> <p>(4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing</p> <p>(5) Petroleum and coal refining and by-product manufacturing</p> <p>(6) Phosphate or sulphur products and manufacturing</p> <p>(7) Smelting or Foundry Operations</p> <p>(8) Solvent Manufacturing</p> <p>(9) Tannery</p> |
|-------------|--|

	(10)Tar and Asphalt Manufacturing (11) <u>Composting Facility</u> . (12)Motor Vehicle Wrecking Yard	
Regulations		
8.2.3.83.2	Maximum <u>gross floor area - non-residential</u> used for the <u>uses</u> contained in <u>Sentence 8.2.3.83.1</u> of this Exception	1 260 m ²
8.2.3.83.3	<u>Motor vehicle</u> parking and loading shall be provided in accordance with Part 3 of this By-law, at the <u>industrial/manufacturing facility</u> (single-occupancy <u>building</u>) rate for the <u>uses</u> contained in <u>Sentence 8.2.3.83.1</u> of this Exception	
8.2.3.83.4	"Accessory Bulk Sales of Fruits and Vegetables" means retail sales of unpackaged fruits and vegetables, either in processed or non-processed form, in quantities either in boxes, crates, bins or other containers	

8.2.3.84 Exception: E2-84

8.2.3.84	Exception: E2-84	Map # 35W	By-law: <u>0379-2009</u>
In an E2-84 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Regulations			
8.2.3.84.1	Minimum <u>lot frontage</u> - <u>corner lot used for a motor vehicle wash facility - restricted</u>	70.0 m	
8.2.3.84.2	Minimum <u>lot frontage</u> - <u>interior lot</u> used for a or <u>motor vehicle wash facility - restricted</u>	60.0 m	
8.2.3.84.3	Maximum <u>gross floor area - non-residential</u> used for a <u>convenience retail and service kiosk</u>	340 m ²	
8.2.3.84.4	Maximum <u>gross floor area - non-residential</u> used for an accessory <u>take-out restaurant</u>	70 m ²	
8.2.3.84.5	Maximum number of <u>convenience retail and service kiosks</u> on all lands zoned E2-84	1	
8.2.3.84.6	The <u>lot line</u> abutting Britannia Road East shall be deemed to be the <u>front lot line</u>		
8.2.3.84.7	Minimum <u>front yard</u>	16.0 m	
8.2.3.84.8	Minimum <u>exterior side yard</u>	7.5 m	
8.2.3.84.9	Minimum <u>interior side yard</u>	5.0 m	
8.2.3.84.10	Minimum <u>rear yard</u>	10.5 m	

8.2.3.85 Exception: E2-85

8.2.3.85	Exception: E2-85	Map # 50W	By-law:
In an E2-85 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.85.1	(1)Accessory commercial <u>building</u> which includes an automatic banking machine, <u>restaurant</u> , laundromat, showers for use of cardlock fuel dispensing customers only and convenience store		
Regulations			
8.2.3.85.2	Maximum <u>gross floor area - non-residential</u> for an accessory commercial <u>building</u>	375 m²	
8.2.3.85.3	Minimum depth of a <u>landscaped buffer</u> along the entire length of the <u>lot lines</u> abutting Dixie Road and the northern property line	6.0 m	
8.2.3.85.4	Minimum setback of an accessory commercial <u>building</u> to Dixie Road	6.0 m	
8.2.3.85.5	Minimum setback of an accessory commercial <u>building</u> to Drew Road	5.0 m	
8.2.3.85.6	Maximum setback of an accessory commercial <u>building</u> to Dixie Road and Drew Road	11.0 m	
8.2.3.85.7	No <u>buildings</u> or <u>structures</u> shall be situated closer than 19.0 m to the <u>rear lot line</u> or 80.0 m to the <u>interior</u> or <u>exterior side lot lines</u>		
8.2.3.85.8	<u>Driveways</u> , <u>parking spaces</u> , <u>aisles</u> or loading areas shall not be located between any <u>building</u> or <u>structure</u> and the Dixie Road and Drew Road <u>lot lines</u>		
8.2.3.85.9	Minimum number of <u>parking spaces</u> per 100 m² <u>gross floor area - non-residential</u> used for an accessory commercial <u>building</u>	5.4	

8.2.3.86 Exception: E2-86

8.2.3.86	Exception: E2-86	Map # 27	By-law: <u>0229-2012</u>
In an E2-86 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Uses			
8.2.3.86.1	Lands zoned E2-86 shall only be used for the following: (1) <u>Restaurant</u> (2) <u>Convenience Restaurant</u> (3) <u>Take-out Restaurant</u>		
Regulations			
8.2.3.86.2	The regulations contained in <u>Subsection 3.1.5</u> of this By-law shall not apply		
8.2.3.86.3	Minimum number of stacking lane <u>parking spaces</u>	12	
8.2.3.86.4	Minimum distance between the last required stacking lane <u>parking space</u> and the closest entry <u>driveway</u>	16.0 m	
8.2.3.86.5	Minimum width of the <u>stacking lane</u>	4.0 m	
8.2.3.86.6	Minimum centreline radius of the <u>stacking lane</u>	6.5 m on any curve	

8.2.3.87 Exception: E2-87

8.2.3.87	Exception: E2-87	Map # 23, 49W	By-law:	
In an E2-87 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:				
Additional Permitted Uses				
8.2.3.87.1	(1) Salvage Yard (2)E3 uses contained in <u>Subsection 8.2.1</u> of this By-law, except: (2.1) Power Generating Facility			
Regulations				
8.2.3.87.2	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply			
8.2.3.87.3	A salvage yard operation shall be conducted within an enclosed building or structure or within an area surrounded by a rigid fence			
8.2.3.87.4	Storage of materials outside within enclosed containers will not be permitted			
8.2.3.87.5	Minimum height of fence			1.8 m
8.2.3.87.6	Maximum height of scrap metal and salvage stored on site			6.0 m
8.2.3.87.7	Uses contained in <u>Sentence 8.2.3.87.1</u> of this Exception and the E2 uses contained in <u>Subsection 8.2.1</u> of this By-law, shall comply with the E3 zone regulations contained in <u>Subsection 8.2.1</u> of this By-law			

8.2.3.88 Exception: E2-88

8.2.3.88	Exception: E2-88	Map # 35E	By-law: <u>0325-2008</u>
In an E2-88 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Use Not Permitted			
8.2.3.88.1	(1)Motel		
Regulation			
8.2.3.88.2	For the purposes of this By-law, all lands zoned E2-88 shall be considered one <u>lot</u>		

8.2.3.89 Exception: E2-89

8.2.3.89	Exception: E2-89	Map # 46E	By-law: <u>0065-2010</u> , <u>0297-2013</u> , <u>0111-2019</u> / LPAT Order 2021 March 09
In an E2-89 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Uses			
8.2.3.89.1	(1) <u>Retail Store</u> (2) <u>Service Establishment</u> (3) <u>Motor vehicle sales, leasing and/or rental facility - restricted</u> excluding an accessory <u>motor vehicle body repair facility</u> .		
Uses Not Permitted			
8.2.3.89.2	(1) <u>Transportation Facility</u> .		

	(2) <u>Truck Terminal</u> (3) <u>Waste Processing Station</u> (4) <u>Waste Transfer Station</u> (5) <u>Composting Facility</u> (6)Contractor Service Shop (7) <u>Adult Video Store</u> (8) <u>Adult Entertainment Establishment</u> (9) <u>Animal Boarding Establishment</u> (10) <u>Body-Rub Establishment</u> (11) <u>Truck Fuel Dispensing Facility</u> (12) <u>Night Club</u> (13) <u>Private Club</u> (14) <u>Parking Lot</u> (15)Courier/Messenger Service	
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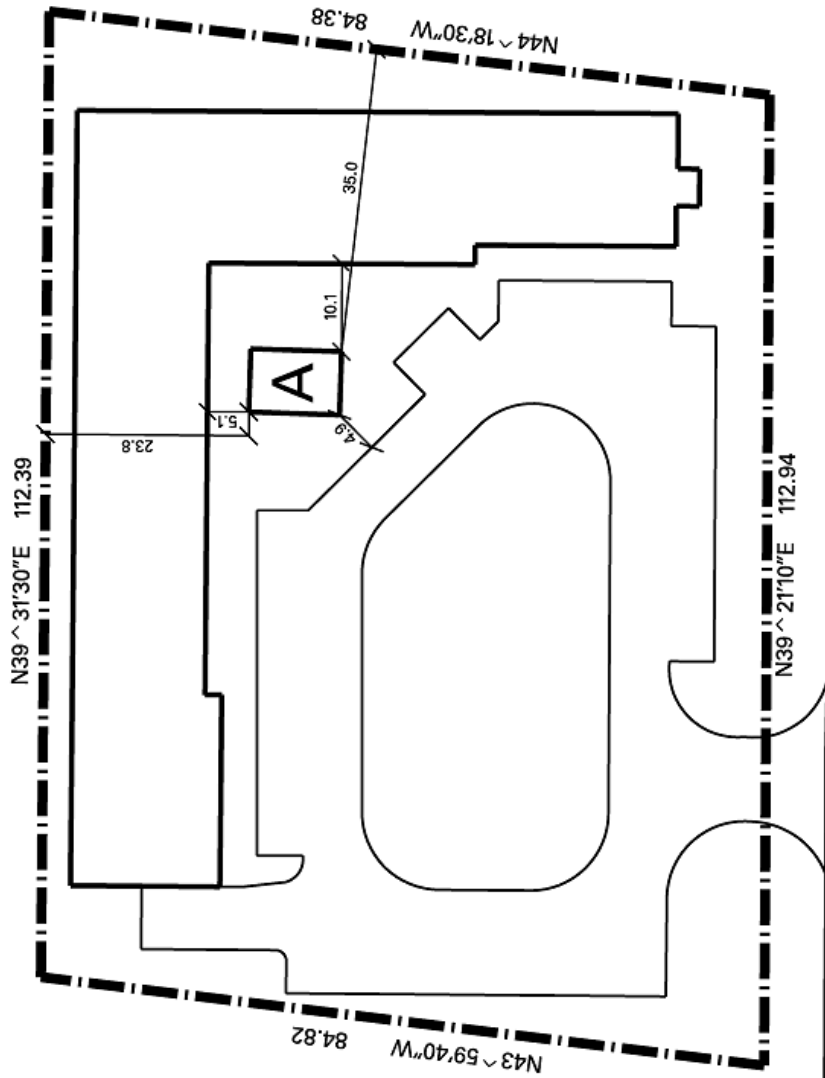
Regulations

8.2.3.89.3	Maximum <u>gross floor area - non-residential</u>	2 841 m ²
8.2.3.89.4	Maximum <u>gross floor area - non-residential</u> used for a <u>retail store</u> , a <u>service establishment</u> , or any combination thereof	995 m ²
8.2.3.89.5	Minimum <u>interior side yard</u>	3.18 m
8.2.3.89.6	Minimum <u>rear yard</u>	3.15 m
8.2.3.89.7	In addition to the regulation of Line 24.0 contained in <u>Table 3.1.2.2</u> of this By-law, parking for a <u>retail store</u> , a <u>service establishment</u> , or any combination thereof will be provided in accordance with the applicable regulations contained in <u>Table 3.1.2.2</u> of this By-law	
8.2.3.89.8	Enlargement of the <u>existing</u> Heritage Building identified as 'A' on Schedule E2-89 of this Exception shall not be permitted	
8.2.3.89.9	All site development plans shall comply with Schedule E2-89 of this Exception	

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



-  BUILDABLE AREA
-  EXISTING HERITAGE BUILDING



BRITANNIA ROAD WEST

Schedule E2-89

Map 46E

8.2.3.90 Exception: E2-90

8.2.3.90	Exception: E2-90	Map # 49W	By-law: <u>0212-2015</u> , <u>0217-2023</u>
In an E2-90 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.90.1	deleted		
Regulations			
8.2.3.90.2	Maximum <u>gross floor area - non-residential</u> used for all <u>restaurants, take-out restaurants</u> and <u>convenience restaurants</u>	230 m ²	
8.2.3.90.3	Maximum area used for an outdoor patio accessory to a <u>convenience restaurant</u> , shall not exceed 20% of the <u>gross floor area</u> of the <u>convenience restaurant</u>		
8.2.3.90.4	Maximum percentage of <u>gross floor area - non-residential</u> used for the retail sale of motor vehicle parts within a warehouse used for the distribution of motor vehicle parts	40%	

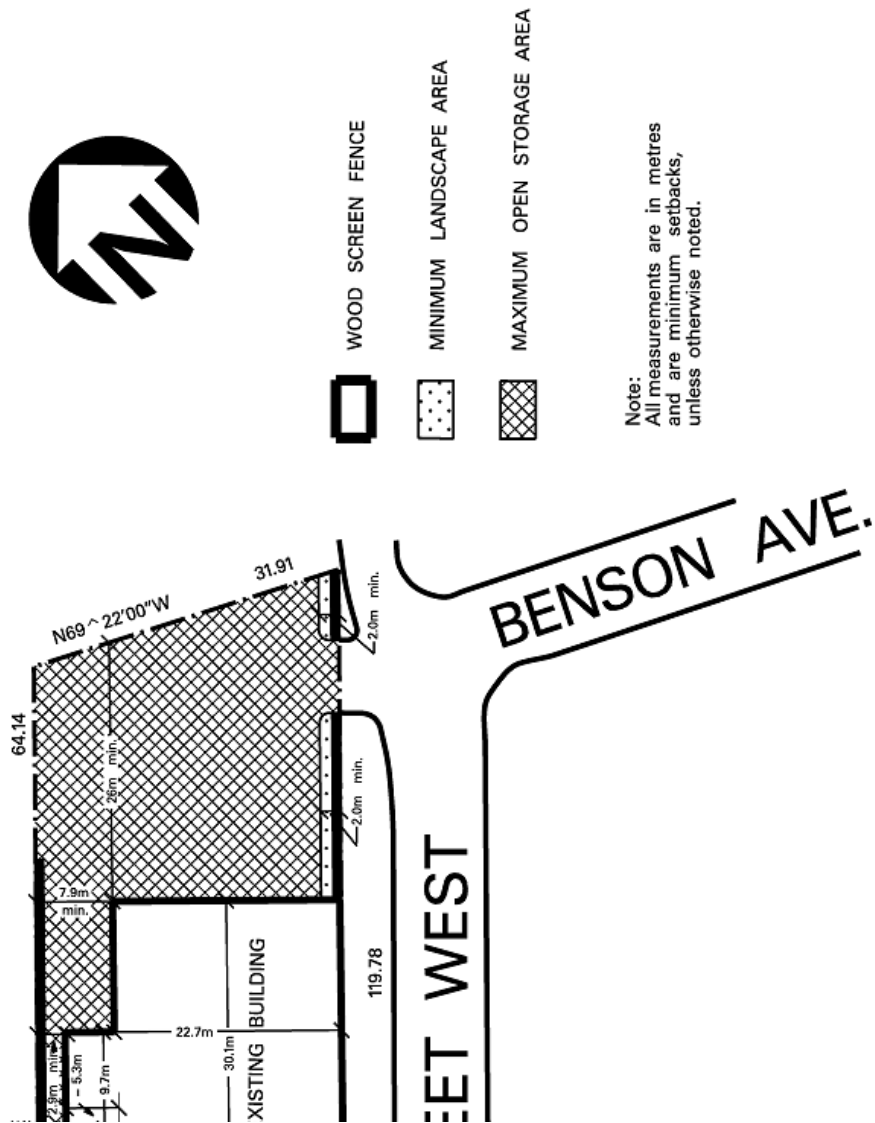
8.2.3.91 Exception: E2-91

8.2.3.91	Exception: E2-91	Map # 23, 27	By-law:
In an E2-91 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.91.1	(1) <u>Garden Centre</u>		
Uses Not Permitted			
8.2.3.91.2	(1) <u>Adult Entertainment Establishment</u> (2) <u>Body-Rub Establishment</u> (3) <u>Night Club</u>		

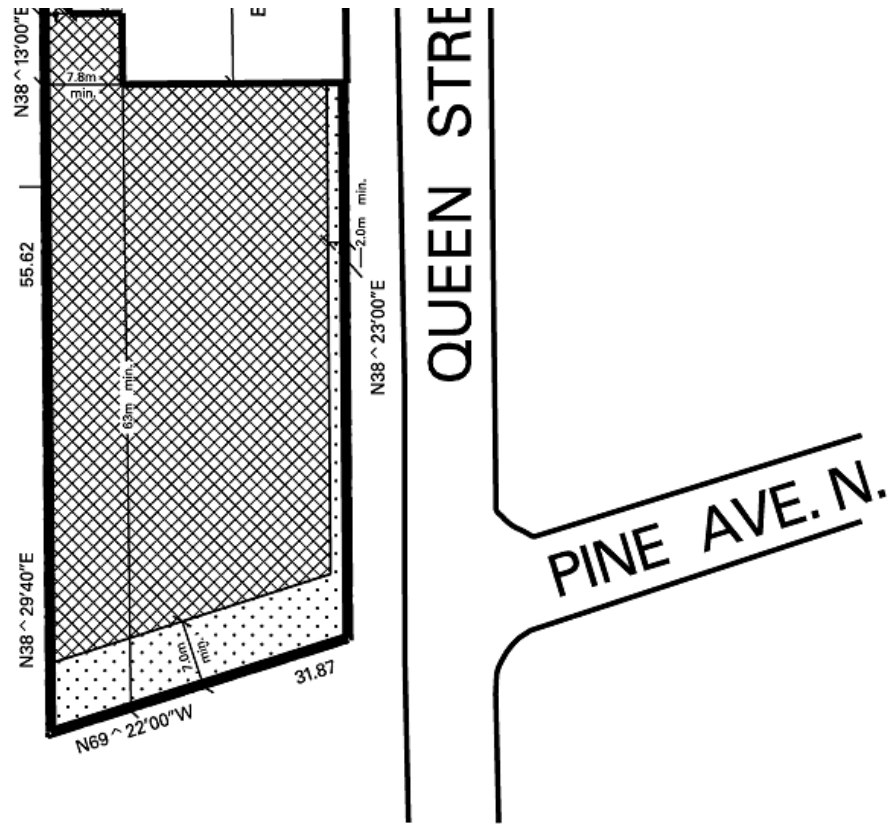
8.2.3.92 Exception: E2-92

8.2.3.92	Exception: E2-92	Map # 08	By-law:
In an E2-92 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Use			
8.2.3.92.1	Lands zoned E2-92 shall only be used for the following: (1)Building Restoration Operation		
Regulations			
8.2.3.92.2	Maximum <u>gross floor area - non-residential</u> used for a building restoration operation		790 m²
8.2.3.92.3	Maximum <u>height</u>		6.0 m

8.2.3.92.4	Maximum <u>height</u> of all materials stored on site	1.8 m
8.2.3.92.5	Minimum <u>height</u> of fence	1.8 m
8.2.3.92.6	Required <u>parking spaces</u>	13
8.2.3.92.7	Required <u>loading spaces</u>	1
8.2.3.92.8	"Building Restoration Operation" means lands, <u>buildings</u> and <u>structures</u> used for the storage and maintenance of equipment and materials used in the restoration and reconstruction of industrial and commercial <u>buildings</u> , masonry cleaning and repair and fire damage restoration, but may include warehousing, open storage and accessory <u>offices</u>	
8.2.3.92.9	All site development plans shall comply with Schedule E2-92 of this Exception	



Schedule E2-92
Map 08



8.2.3.93 Exception: E2-93

8.2.3.93	Exception: E2-93	Map # 59	By-law:
In an E2-93 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Uses			
8.2.3.93.1	Lands zoned E2-93 shall only be used for the following: (1) <u>Active Recreational Use</u> (2) <u>Cemetery</u> .		
Regulation			
8.2.3.93.2	A <u>cemetery</u> shall comply with the OS3 zone regulations contained in <u>Subsection 9.2.1</u> of this By-law		

8.2.3.94 Exception: E2-94

8.2.3.94	Exception: E2-94	Map # 45W	By-law:
In an E2-94 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.94.1	(1) <u>Private School</u>		
Regulation			
8.2.3.94.2	Maximum number of classrooms in a <u>private school</u>		4

8.2.3.95 Exception: E2-95

8.2.3.95	Exception: E2-95	Map # 52E	By-law:
In an E2-95 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Use			
8.2.3.95.1	Lands zoned E2-95 shall only be used for the following:		
	(1) <u>Office</u>		

8.2.3.96 Exception: E2-96

8.2.3.96	Exception: E2-96	Map # 36W	By-law: <u>0379-</u> <u>2009</u>
In an E2-96 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.96.1	(1)E3 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law, except: (1.1) <u>Power Generating Facility</u> (1.2) <u>Motor Vehicle Body Repair Facility</u> . (1.3) <u>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</u>		
Regulations			
8.2.3.96.2	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply		
8.2.3.96.3	<u>Uses</u> contained in <u>Sentence 8.2.3.96.1</u> of this Exception and the E2 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law, shall comply with the E3 zone regulations contained in <u>Subsection 8.2.1</u> of this By-law		

8.2.3.97 Exception: E2-97

8.2.3.97	Exception: E2-97	Map # 27	By-law: <u>0358-</u> <u>2007</u>
In an E2-97 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.97.1	(1) <u>Vehicle Pound Facility.</u>		
Regulations			
8.2.3.97.2	A <u>vehicle pound facility</u> shall comply with the E3 zone regulations contained in Subsections 8.1.7 and 8.2.1 of this By-law		
8.2.3.97.3	A fence having a minimum <u>height</u> of 1.8 m shall be required around the perimeter of the area to be used for <u>outdoor storage</u> for a <u>vehicle pound facility</u> , but in no event shall the fence be situated closer to any <u>street line</u> than any portion of the main <u>building</u>		

8.2.3.98 Exception: E2-98

8.2.3.98	Exception: E2-98	Map # 46E	By-law: <u>0364-2007</u> , <u>0379-2009</u> , <u>0217-2023</u>
In an E2-98 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.98.1	deleted		
Uses Not Permitted			
8.2.3.98.2	(1) <u>Adult Video Store</u> (2) <u>Adult Entertainment Establishment</u> (3) <u>Body-Rub Establishment</u> (4) deleted (5) <u>Motor Vehicle Repair Facility - Restricted</u> (6) <u>Broadcasting/Communication Facility</u> (7) Radio and Television Transmission Tower		
Regulations			
8.2.3.98.3	The regulations of Line 5.1 contained in <u>Table 8.2.1</u> of this By-law shall not apply		
8.2.3.98.4	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting Britannia Road West	15.0 m	
8.2.3.98.5	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting Millcreek Drive	4.5 m	
8.2.3.98.6	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting any other <u>street</u>	3.0 m	
8.2.3.98.7	Minimum setback of any area used for <u>outdoor storage</u> to Britannia Road West, for lands east of Millcreek Drive	100.0 m	
8.2.3.98.8	Minimum setback of a <u>loading space</u> to Britannia Road West, for lands east of Millcreek Drive	50.0 m	

8.2.3.99 Exception: E2-99

8.2.3.99	Exception: E2-99	Map # 46E	By-law: <u>0364-2007</u> , <u>0379-2009</u> , <u>0217-2023</u>
In an E2-99 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.99.1	deleted		
Uses Not Permitted			
8.2.3.99.2	(1) <u>Adult Video Store</u> (2) <u>Adult Entertainment Establishment</u> (3) <u>Body-Rub Establishment</u> (4) deleted (5) <u>Motor Vehicle Repair Facility - Restricted</u> (6) <u>Broadcasting/Communication Facility</u> (7) Radio and Television Transmission Tower		
Regulations			
8.2.3.99.3	The regulations of Line 5.1 contained in <u>Table 8.2.1</u> of this By-law shall not apply		
8.2.3.99.4	Maximum area used for <u>outdoor storage</u> that shall be located on the same <u>lot</u>		the lesser of 10% of the <u>lot area</u> or 20% of the <u>gross floor area - non-residential</u> of the <u>building, structure</u> or part thereof
8.2.3.99.5	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting Britannia Road West		20.0 m
8.2.3.99.6	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting Millcreek Drive		4.5 m
8.2.3.99.7	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting lands zoned E2-100		15.0 m

8.2.3.99.8	Minimum depth of a landscaped and tree preservation buffer along the <u>lot line</u> abutting Erin Mills Parkway	15.0 m
8.2.3.99.9	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting any other <u>street</u>	3.0 m
8.2.3.99.10	"Landscaped and Tree Preservation Buffer" means an area intended to allow for the retention and remediation of ground and forest cover to attain a self-sustaining forest ecosystem and natural vegetative screen where no <u>buildings</u> or <u>structures</u> of any kind other than for <u>lot line</u> fencing shall be permitted.	

8.2.3.100 Exception: E2-100

8.2.3.100	Exception: E2-100	Map # 46E	By-law: <u>0364-2007</u> , <u>0217-2023</u>
In an E2-100 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Uses			
8.2.3.100.1	Lands zoned E2-100 shall only be used for the following: (1) <u>Gas Bar</u> (2) <u>Motor Vehicle Repair Facility - Restricted</u> (3) <u>Motor Vehicle Service Station</u> (4) <u>Motor Vehicle Wash Facility - Restricted</u> (5) <u>Restaurant</u> (6) <u>Convenience Restaurant</u> (7) <u>Take-out Restaurant</u>		
Regulations			
8.2.3.100.2	The provisions contained in <u>Subsection 2.1.14</u> of this By-law shall not apply		
8.2.3.100.3	Minimum <u>front yard</u>	4.5 m	
8.2.3.100.4	Minimum <u>exterior side yard</u>	4.5 m	
8.2.3.100.5	Minimum <u>interior side yard</u>	0.0 m	
8.2.3.100.6	Minimum <u>rear yard</u>	0.0 m	

8.2.3.101 Exception: E2-101

8.2.3.101	Exception: E2-101	Map # 18	By-law: <u>0248-2009</u> , <u>0097-2016</u> /OMB Order 2016 December 01, <u>0203-2023</u> /OLT Order 2024 September 09
In an E2-101 zone the applicable regulations shall be as specified for a E2 zone except that the following			

uses/regulations shall apply:

Permitted Uses

8.2.3.101.1	Lands zoned E2-101 shall only be used for the following: (1) <u>Office</u> (2) <u>Broadcasting/Communication Facility</u> (3) <u>Science and Technology Facility</u> (4) <u>Restaurant</u> (5) <u>Take-out Restaurant</u> (6) <u>Commercial School</u> (7) <u>Financial Institution</u> (8) <u>Banquet Hall/Conference Centre/Convention Centre</u> (9) <u>Overnight Accommodation</u> (10) <u>Active Recreational Use</u> (11) <u>Recreational Establishment</u> (12) <u>Private Club</u> (13) <u>Parking Lot</u> (14) University/College (15) deleted (16) <u>Education and Training Facility</u>	
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Regulations

8.2.3.101.2	The provisions contained in <u>Subsection 8.1.4</u> of this By-law shall not apply	
8.2.3.101.3	For the purposes of this By-law, all lands zoned E2-101 shall be consider one <u>lot</u>	
8.2.3.101.4	Maximum <u>floor space index - non-residential</u> used for <u>office</u> and <u>overnight accommodation</u>	0.7
8.2.3.101.5	Minimum <u>landscaped area</u>	30% of the <u>lot area</u>
8.2.3.101.6	The <u>lot line</u> abutting North Sheridan Way shall be deemed to be the <u>front lot line</u>	

8.2.3.101.7	Maximum <u>height</u>	5 <u>storeys</u>
8.2.3.101.8	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that abuts a Residential Zone	4.5 m

8.2.3.102 Exception: E2-102

8.2.3.102	Exception: E2-102	Map # 58	By-law: <u>0109-2008</u>
In an E2-102 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.102.1	(1) <u>Public School</u>		
Regulations			
8.2.3.102.2	The provisions contained in <u>Subsection 1.1.4</u> of this By-law shall not apply to a <u>public school</u>		
8.2.3.102.3	The provisions contained in <u>Article 2.1.9.1</u> of this By-law shall apply to a <u>public school</u>		

8.2.3.103 Exception: E2-103

8.2.3.103	Exception: E2-103	Map #	By-law: <u>0191-2009</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.104 Exception: E2-104

8.2.3.104	Exception: E2-104	Map #	By-law: <u>0191-2009</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.105 Exception: E2-105

8.2.3.105	Exception: E2-105	Map #	By-law: <u>0191-2009</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.106 Exception: E2-106

8.2.3.106	Exception: E2-106	Map #	By-law: <u>0191-2009</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.107 Exception: E2-107

8.2.3.107	Exception: E2-107	Map #	By-law: <u>0191-2009</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.108 Exception: E2-108

8.2.3.108	Exception: E2-108	Map # 04, 11	By-law: <u>0396-2009</u> / OMB Order 2010 May 17, <u>0297-2013</u> , <u>0265-2016</u>
In an E2-108 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.108.1	(1) <u>Use</u> legally <u>existing</u> on the date of passing of this By-law		
Uses Not Permitted			
8.2.3.108.2	(1) <u>Transportation Facility</u> (2) <u>Truck Terminal</u> (3) <u>Waste Processing Station</u> (4) <u>Waste Transfer Station</u> (5) <u>Composting Facility</u> (6)Contractor Service Shop (7) <u>Adult Entertainment Establishment</u> (8) <u>Body-Rub Establishment</u> (9) <u>Truck Fuel Dispensing Facility</u>		
Regulation			
8.2.3.108.3	<u>Outdoor storage</u> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <u>structure</u> with a minimum of three (3) sides and a roof, or otherwise covered		

8.2.3.109 Exception: E2-109

8.2.3.109	Exception: E2-109	Map # 04	By-law: <u>0396-2009/</u> OMB Order 2010 May 17, <u>0297-2013</u>
In an E2-109 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.109.1	(1) <u>Use</u> legally <u>existing</u> on the date of passing of this By-law (2)Gas Processing Operation		
Uses Not Permitted			
8.2.3.109.2	(1) <u>Transportation Facility.</u> (2) <u>Truck Terminal</u> (3) <u>Waste Processing Station</u> (4) <u>Waste Transfer Station</u> (5) <u>Composting Facility.</u> (6)Contractor Service Shop (7) <u>Adult Entertainment Establishment</u> (8) <u>Body-Rub Establishment</u> (9) <u>Truck Fuel Dispensing Facility.</u>		
Regulations			
8.2.3.109.3	<u>Outdoor storage</u> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <u>structure</u> with a minimum of three (3) sides and a roof, or otherwise covered		
8.2.3.109.4	Minimum number of <u>parking spaces</u> per 100 m² <u>GFA - non-residential</u> for a gas processing operation		1.6

8.2.3.110 Exception: E2-110

8.2.3.110	Exception: E2-110	Map # 04	By-law: <u>0396-2009/</u> OMB Order 2010 May 17, <u>0297-2013</u>
In an E2-110 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Use			
8.2.3.110.1	(1) <u>Use</u> legally <u>existing</u> on the date of passing of this By-law		
Uses Not Permitted			
8.2.3.110.2	(1) <u>Transportation Facility</u> (2) <u>Truck Terminal</u> (3) <u>Waste Processing Station</u> (4) <u>Waste Transfer Station</u> (5) <u>Composting Facility</u> (6)Contractor Service Shop (7) <u>Adult Entertainment Establishment</u> (8) <u>Body-Rub Establishment</u> (9) <u>Truck Fuel Dispensing Facility</u>		
Regulation			
8.2.3.110.3	<u>Outdoor storage</u> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <u>structure</u> with a minimum of three (3) sides and a roof, or otherwise covered		

8.2.3.111 Exception: E2-111

8.2.3.111	Exception: E2-111	Map # 55	By-law: <u>0406-2008</u> , <u>0379-2009</u> , <u>0297-2013</u>
In an E2-111 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Use			
8.2.3.111.1	(1) <u>Day care</u> accessory to a <u>place of religious assembly</u> .		
Uses Not Permitted			
8.2.3.111.2	(1) <u>Transportation Facility</u> (2) <u>Truck Terminal</u> (3) <u>Waste Processing Station</u> (4) <u>Waste Transfer Station</u> (5) <u>Composting Facility</u> (6)Self Storage Facility (7)Contractor's Service Shop (8)deleted (9) <u>Motor Vehicle Repair Facility - Restricted</u> (10) <u>Motor Vehicle Rental Facility</u> (11)deleted (12) <u>Motor Vehicle Wash Facility - Restricted</u> (13) <u>Gas Bar</u> (14) <u>Motor Vehicle Service Station</u> (15) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u> (16) <u>Adult Video Store</u> (17) <u>Adult Entertainment Establishment</u> (18) <u>Body-Rub Establishment</u> (19) <u>Truck Fuel Dispensing Facility</u> (20) <u>Parking Lot</u>		

8.2.3.112 Exception: E2-112

8.2.3.112	Exception: E2-112	Map # 44E	By-law: <u>0168-</u> <u>2015</u>
In an E2-112 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Uses			
8.2.3.112.1	Lands zoned E2-112 shall only be used for the following: (1) <u>Medical Office</u> (2) <u>Office</u> (3) <u>Restaurant</u> (4) <u>Convenience Restaurant</u> (5) <u>Take-out Restaurant</u> (6) <u>Commercial School</u> (7) <u>Financial Institution</u> (8) <u>Veterinary Clinic</u> (9) <u>Animal Care Establishment</u> (10) <u>Banquet Hall/Conference Centre/Convention Centre</u> (11) <u>Animal Boarding Establishment</u> (12) <u>Entertainment Establishment</u> (13) <u>Recreational Establishment</u> (14) <u>Private Club</u>		
Regulation			
8.2.3.112.2	Minimum separation distance from the outdoor facilities accessory to an <u>animal boarding establishment</u> to the closest <u>lot line</u> of a Residential Zone		100.0 m

8.2.3.113 Exception: E2-113

8.2.3.113	Exception: E2-113	Map # 38W	By-law: OMB Order 2009
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In an E2-113 zone the applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Permitted Uses

8.2.3.113.1	Lands zoned E2-113 shall only be used for the following: Grain processing and grain milling facility <u>Outdoor storage</u> accessory to grain processing and grain milling facility Required parking for lands zoned G1-13	
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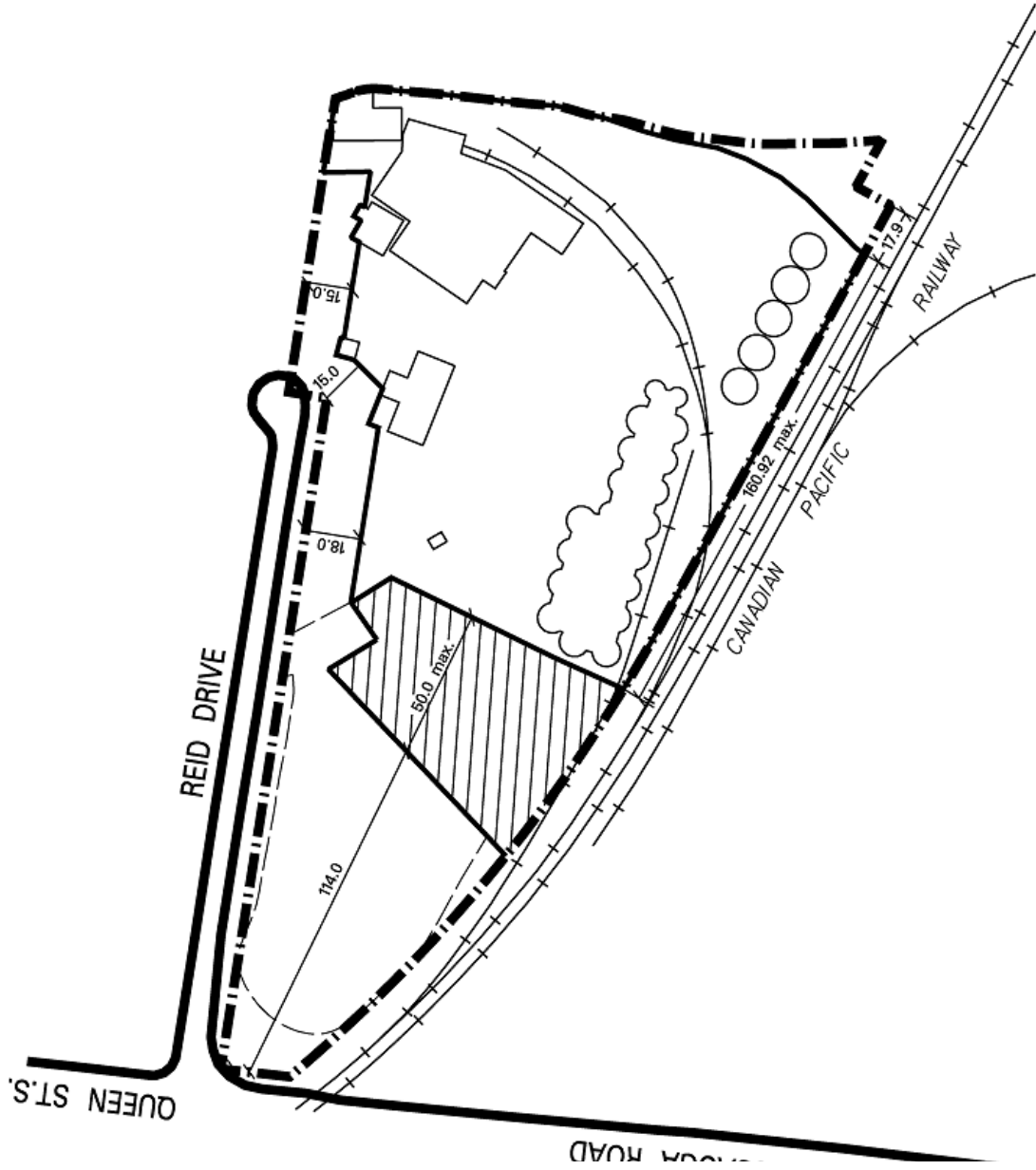
Regulations

8.2.3.113.2	The provisions contained in <u>Subsection 8.1.5</u> , except <u>Sentence 8.1.5.1.1</u> , of this By-law shall apply	
8.2.3.113.3	The provisions contained in <u>Subsection 1.1.4</u> , <u>Article 2.1.17.1</u> and the regulations of Lines 12.1, 12.2 and 12.5 contained in <u>Table 8.2.1</u> of this By-law shall not apply	
8.2.3.113.4	<u>Outdoor storage</u> shall only be permitted within the <u>buildable area</u> identified on Schedule E2-113 of this Exception except that the temporary on-site storage of <u>commercial motor vehicles</u> (ie. trucks, tractors and/or trailers) for freight handling including pick-up, delivery and transitory storage of goods directly related to the permitted <u>use</u> shall also be permitted within the Commercial Motor Vehicle Storage Area identified on Schedule E2-113 of this Exception	
8.2.3.113.5	Notwithstanding <u>Sentence 8.2.3.113.7</u> of this Exception, a security building with a maximum <u>gross floor area - non-residential</u> of 20 m ² shall be permitted outside the <u>buildable area</u> identified on Schedule E2-113 of this Exception	
8.2.3.113.6	Minimum number of <u>parking spaces</u> per 100 m ² <u>gross floor area - non-residential</u>	1.6
8.2.3.113.7	All site development plans shall comply with Schedule E2-113 of this Exception	

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



- BUILDABLE AREA
- COMMERCIAL MOTOR VEHICLE STORAGE AREA



Schedule E2-113

Map 38W

8.2.3.114 Exception: E2-114

8.2.3.114	Exception: E2-114	Map # 59	By-law: <u>0265-2015</u>
In an E2-114 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.114.1	(1)Self Storage Facility		
Regulations			
8.2.3.114.2	The provisions contained in <u>Sentence 3.1.1.8.1</u> of this By-law shall not apply		
8.2.3.114.3	Minimum number of <u>parking spaces</u> per 100 m ² <u>gross floor area - non-residential</u> for a self storage facility		0.11

8.2.3.115 Exception: E2-115

8.2.3.115	Exception: E2-115	Map # 43W	By-law: <u>0379-2009</u>
In an E2-115 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Uses			
8.2.3.115.1	Lands zoned E2-115 shall only be used for the following:		
	(1) <u>Gas Bar</u>		
	(2) <u>Motor Vehicle Wash Facility - Restricted</u>		

8.2.3.116 Exception: E2-116

8.2.3.116	Exception: E2-116	Map # 46E	By-law: <u>0250-2011</u> , <u>0297-2013</u> , <u>0111-2019</u> / LPAT Order 2021 March 09
In an E2-116 zone the applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Permitted Uses			
8.2.3.116.1	Lands zoned E2-116 shall only be used for the following: (1) <u>Place of religious assembly</u> , <u>private school</u> and <u>day care</u> , or (2)E2 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law		
Uses Not Permitted			
8.2.3.116.2	(1) <u>Transportation Facility</u> (2) <u>Truck Terminal</u> (3) <u>Waste Processing Station</u> (4) <u>Waste Transfer Station</u>		

- (5)Composting Facility.
- (6)Motor Vehicle Repair Facility - Restricted
- (7)Motor Vehicle Rental Facility.
- (8)Motor Vehicle Wash Facility - Restricted
- (9)Gas Bar
- (10)Motor Vehicle Service Station
- (11)Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicle
- (12)Night Club
- (13)Overnight Accommodation
- (14)Adult Video Store
- (15)Adult Entertainment Establishment
- (16)Body-Rub Establishment
- (17)*deleted*
- (18)Truck Fuel Dispensing Facility.
- (19)Entertainment Establishment

Regulations

8.2.3.116.3	The provisions contained in <u>Subsection 8.1.5</u> and 8.1.6 of this By-law shall not apply	
8.2.3.116.4	Total number of <u>parking spaces</u> required for <u>place of religious assembly</u> , including all <u>accessory uses</u> , <u>private school</u> and <u>day care</u>	147
8.2.3.116.5	Maximum <u>gross floor area - non-residential</u> used for <u>worship area</u>	360 m ²
8.2.3.116.6	Maximum encroachment of a play structure into the <u>landscaped buffer</u> between a <u>building</u> and Argentinia Road	2.33 m

8.2.3.117 Exception: E2-117

8.2.3.117	Exception: E2-117	Map # 55	By-law: <u>0025-2011</u> , <u>0297-2013</u> , <u>0047-2014</u>
In an E2-117 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.117.1	(1)<u>Truck Terminal</u> (2)<u>Waste Processing Station</u> (3)<u>Waste Transfer Station</u> (4)<u>Composting Facility</u> (5)Contractor Service Shop (6)<u>Motor Vehicle Repair Facility - Restricted</u> (7)<u>Motor Vehicle Rental Facility</u> (8)<u>Motor Vehicle Wash Facility - Restricted</u> (9)<u>Gas Bar</u> (10)<u>Motor Vehicle Service Station</u> (11)<u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u> (12)<u>Overnight Accommodation</u> (13)<u>Adult Video Store</u> (14)<u>Adult Entertainment Establishment</u> (15)<u>Body-Rub Establishment</u> (16)<u>Truck Fuel Dispensing Facility</u> (17)<u>Parking Lot</u> (18)University/College		
Regulations			
8.2.3.117.2	The provision of Line 2.0 contained in <u>Table 2.1.17.1</u> of this By-law shall not apply		
8.2.3.117.3	Minimum setback of all <u>buildings</u> and <u>structures</u> to the TransCanada Pipeline right-of-way		7.5 m

8.2.3.118 Exception: E2-118

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8.2.3.118	Exception: E2-118	Map # 45W	By-law: <u>0259-</u> <u>2010</u>
In an E2-118 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Use			
8.2.3.118.1	(1) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</u>		
Uses Not Permitted			
8.2.3.118.2	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u>		
Regulations			
8.2.3.118.3	The regulation of Line 5.0 contained in <u>Table 8.2.1</u> of this By-law shall not apply to a <u>motor vehicle sales, leasing and/or rental facility - restricted</u>		
8.2.3.118.4	For the purposes of this By-law, all lands zoned E2-118 shall be considered one <u>lot</u>		
8.2.3.118.5	Minimum depth of a <u>landscaped buffer</u> along the <u>lot line</u> abutting the railway right-of-way		1.0 m
8.2.3.118.6	The <u>lot line</u> abutting Mississauga Road shall be deemed to be the <u>front lot line</u>		
8.2.3.118.7	Maximum <u>front yard</u>		7.5 m
8.2.3.118.8	<u>Motor vehicle</u> display and storage accessory to a <u>motor vehicle sales, leasing and/or rental facility - restricted</u> shall not be permitted between a wall of a <u>building</u> and Mississauga Road		

8.2.3.119 Exception: E2-119

8.2.3.119	Exception: E2-119	Map #	By-law: <u>0222-2011</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.120 Exception: E2-120

8.2.3.120	Exception: E2-120	Map #	By-law: <u>0222-2011</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.121 Exception: E2-121

8.2.3.121	Exception: E2-121	Map #	By-law: <u>0222-2011</u> , <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.122 Exception: E2-122

8.2.3.122	Exception: E2-122	Map # 54W	By-law: <u>0257-</u> <u>2012</u>
In an E2-122 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.122.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Body-Rub Establishment</u> (6) <u>Adult Entertainment Establishment</u> (7) <u>Night Club</u> (8) <u>Motor Vehicle Rental Facility</u> (9) <u>Gas Bar</u> (10) <u>Motor Vehicle Service Station</u> (11) <u>Motor Vehicle Wash Facility - Restricted</u>		
Regulations			
8.2.3.122.2	The provisions contained in <u>Subsection 8.1.4</u> of this By-law shall not apply		
8.2.3.122.3	Notwithstanding the provisions contained in <u>Subsection 8.1.5</u> of this By-law, accessory <u>outdoor storage</u> shall not be permitted in a <u>yard</u> abutting Highway 401, 403 or 410		

8.2.3.123 Exception: E2-123

8.2.3.123	Exception: E2-123	Map # 44E	By-law: OMB Order 2014 October 20/ 2015
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In an E2-123 zone the applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Permitted Uses

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|-------------|--|
| 8.2.3.123.1 | Lands zoned E2-123 shall only be used for the following:

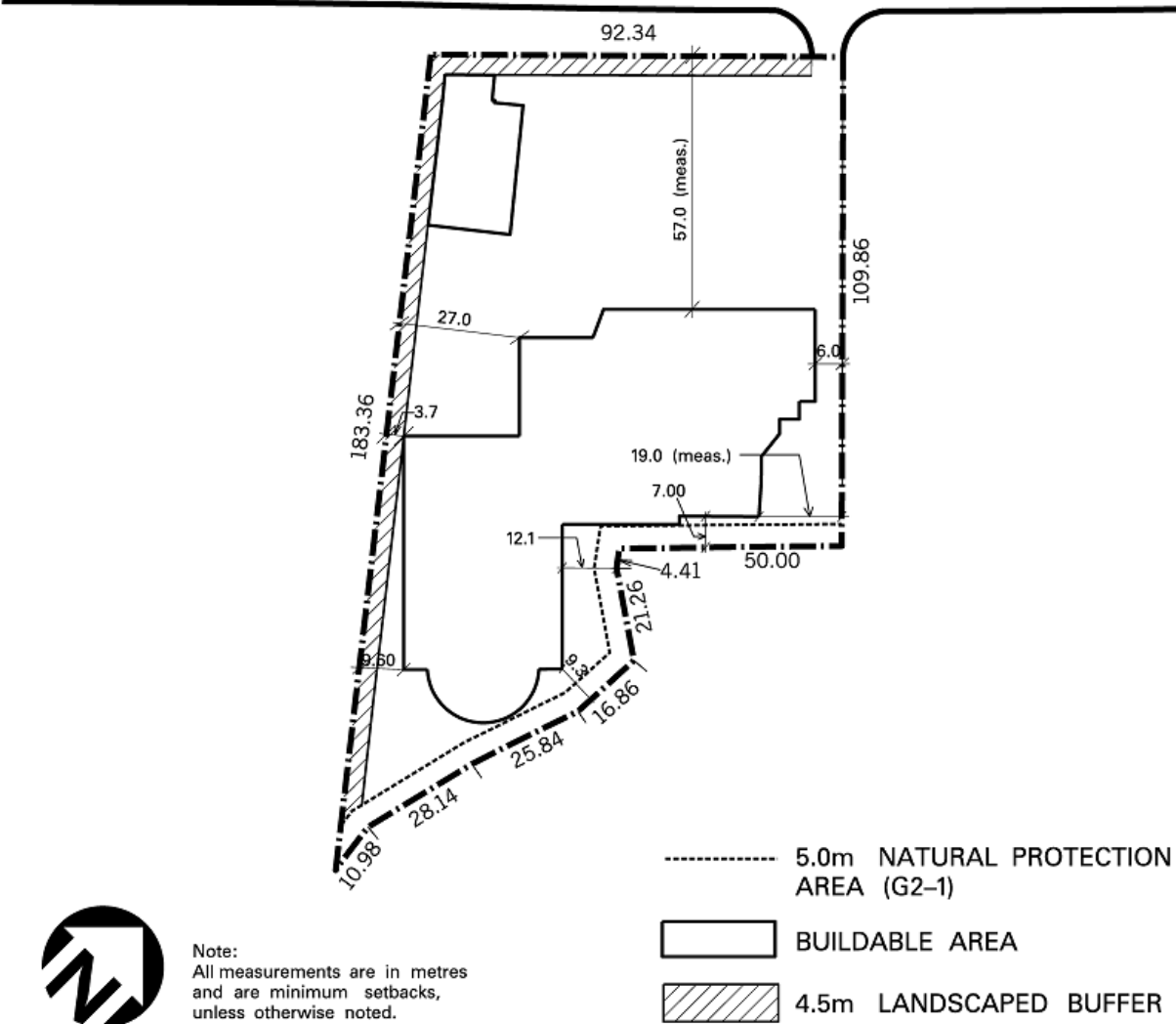
(1) <u>Overnight Accommodation</u>
(2) <u>Banquet Hall/Conference Centre/Convention Centre</u>
(3) <u>Restaurant</u>
(4) Outdoor patio accessory to an <u>overnight accommodation</u> |
|-------------|--|

Regulations

8.2.3.123.2	The provisions contained in <u>Subsections 2.1.14</u> and <u>2.1.17</u> of this By-law shall not apply	
8.2.3.123.3	Minimum <u>rear yard</u> to lands zoned G2-1	0.0 m
8.2.3.123.4	Maximum <u>gross floor area - non-residential</u> used for <u>banquet hall/conference centre/convention centre</u> , and meeting rooms, conference rooms, recreational facilities, dining and lounge area and other commercial facilities accessory to an <u>overnight accommodation</u>	1 080 m ²
8.2.3.123.5	Maximum number of guest rooms	125
8.2.3.123.6	Maximum gross floor area - restaurant	474 m ²
8.2.3.123.7	Maximum <u>height - overnight accommodation</u>	6 <u>storeys</u>
8.2.3.123.8	Minimum <u>landscaped area</u>	25%
8.2.3.123.9	Minimum number of <u>parking spaces</u> per 100 m ² gross floor area - restaurant	9.5
8.2.3.123.10	An accessible pedestrian ramp is permitted within the <u>landscaped buffer</u> along Derry Road West	

8.2.3.123.11	"Gross Floor Area (GFA) - Restaurant" means the sum of the areas of each storey above or below established grade of a restaurant , measured from the exterior of outside walls or from the midpoint of common walls , but excluding storage areas below established grade , any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building or structure or part thereof; and motor vehicle parking
8.2.3.123.12	A canopy and stairs may project outside the buildable area identified on Schedule E2-123 of this Exception
8.2.3.123.13	All site development plans shall comply with Schedule E2-123 of this Exception

DERRY ROAD WEST



8.2.3.124 Exception: E2-124

8.2.3.124	Exception: E2-124	Map # 49E	By-law: <u>0253-2013</u>
In an E2-124 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Uses Not Permitted			
8.2.3.124.1	(1) <u>Waste Processing Station</u> (2) <u>Waste Transfer Station</u> (3) <u>Composting Facility</u> (4) <u>Adult Entertainment Establishment</u> (5) <u>Body-Rub Establishment</u> (6) <u>Broadcasting/Communication Facility</u>		

8.2.3.125 Exception: E2-125

8.2.3.125	Exception: E2-125	Map #	By-law: OMB Order 2014 November 04, <i>deleted</i> by <u>0121-2020/LPAT</u> Order 2021 March 11

8.2.3.126 Exception: E2-126

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8.2.3.126	Exception: E2-126	Map # 44E	By-law: <u>0242-2014</u> , <u>0102-2016</u> , <u>0165-2017</u> , <u>0133-2018</u> , <u>0189-2018</u> , <u>0111-2019</u> /LPAT Order 2021 March 09, <u>0121-2020</u> / LPAT Order 2021 March 11
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In an E2-126 zone the permitted **uses** and applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Uses Not Permitted

8.2.3.126.1	<u>Transportation Facility</u> <u>Truck Terminal</u> <u>Waste Processing Station</u> <u>Waste Transfer Station</u> <u>Composting Facility</u> Self Storage Facility Contractor Service Shop <u>Convenience Restaurant</u> <u>Motor Vehicle Repair Facility - Restricted</u> <u>Motor Vehicle Rental Facility</u> <u>Motor Vehicle Wash Facility - Restricted</u> <u>Gas Bar</u> <u>Motor Vehicle Service Station</u> <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u> <u>Adult Video Store</u> <u>Adult Entertainment Establishment</u> <u>Animal Boarding Establishment</u> <u>Body-Rub Establishment</u> <u>Truck Fuel Dispensing Facility</u>	
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Regulations

8.2.3.126.2	The <u>lot line</u> abutting Maritz Drive shall be deemed to be the <u>front lot line</u>	
8.2.3.126.3	Minimum <u>front yard</u>	4.5 m

8.2.3.126.4	Minimum <u>exterior side yard</u>	4.5 m
8.2.3.126.5	For the purpose of this Exception, a <u>commercial school</u> shall not include a driving school but shall include a music school, a dance school, a martial arts school and tutoring	
Holding Provision		
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-126 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements: (1)provision of any outstanding technical plans, studies and reports including a concept plan which deals with traffic circulation, goods movement, pedestrian connections and phasing of development, amongst other matters; a functional servicing report with drainage, grading and servicing plans; draft reference plan; stage I and II archaeological assessment; and an updated Transportation Study to the satisfaction of the City of Mississauga and the Region of Peel; (2)delivery of executed Development and Servicing Agreements in a form satisfactory to the City, which addresses any issues that may be identified through clause (1); required easement for servicing and access purposes to the abutting property at 6710 Hurontario Street; gratuitous dedication to the City of the lands for the extension of Ambassador Drive; any additional securities, fees, cash contribution and insurance.	

8.2.3.127 Exception: E2-127

8.2.3.127	Exception: E2-127	Map # 04	By-law: <u>0195-2016</u>
In an E2-127 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Uses Not Permitted			
8.2.3.127.1	(1) <u>Truck Terminal</u> (2) <u>Waste Processing Station</u> (3) <u>Waste Transfer Station</u> (4) <u>Composting Facility</u> (5) <u>Power Generating Facility</u> (6) <u>Overnight Accommodation</u> (7) <u>Adult Video Store</u> (8) <u>Adult Entertainment Establishment</u> (9) <u>Body-Rub Establishment</u>		

8.2.3.128 Exception: E2-128

8.2.3.128	Exception: E2-128	Map # 27	By-law: <u>0226-2017</u>
In an E2-128 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Regulations			
8.2.3.128.1	Minimum setback of a <u>building</u> , <u>structure</u> or part thereof, and a <u>parking area</u> to a Greenlands and Development Zone		10.0 m
8.2.3.128.2	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that abuts a Greenlands and Development Zone		6.5 m
8.2.3.128.3	Maximum number of <u>parking spaces</u>		463
8.2.3.128.4	Required number of <u>loading spaces</u>		1

8.2.3.129 Exception: E2-129

8.2.3.129	Exception: E2-129	Map # 27	By-law: <u>0226-2017</u>
In an E2-129 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Regulations			
8.2.3.129.1	The <u>lot line</u> abutting the westerly portion of Winchester Drive shall be deemed to be the <u>front lot line</u>		
8.2.3.129.2	Minimum <u>interior side yard</u>		3.0 m
8.2.3.129.3	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that is a <u>street line</u>		1.8 m

8.2.3.130 Exception: E2-130

8.2.3.130	Exception: E2-130	Map # 44W	By-law: <u>0177-2018</u>
In an E2-130 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.130.1	(1) <u>Outdoor storage</u> of <u>motor vehicles</u> accessory to a <u>motor vehicle repair facility - restricted</u> (2)Outdoor display of <u>motor vehicles</u> accessory to a <u>motor vehicle repair facility - restricted</u> (3)Sales of <u>motor vehicles</u> accessory to a <u>motor vehicle repair facility - restricted</u>		
Uses Not Permitted			
8.2.3.130.2	(1) <u>Truck Terminal</u>		

	(2)<u>Waste Processing Station</u> (3)<u>Waste Transfer Station</u> (4)<u>Composting Facility</u> (5)<u>Motor Vehicle Rental Facility</u> (6)<u>Motor Vehicle Wash Facility - Restricted</u> (7)<u>Gas Bar</u> (8)<u>Motor Vehicle Service Station</u> (9)<u>Night Club</u> (10)<u>Adult Entertainment Establishment</u> (11)<u>Body-Rub Establishment</u>	
Regulations		
8.2.3.130.3	The provisions contained in Subsections 2.1.14 and 8.1.4 of this By-law shall not apply	
8.2.3.130.4	For the purposes of this By-law, all lands zoned E2-130 shall be considered one <u>corner lot</u>	
8.2.3.130.5	The <u>lot line</u> abutting Cantay Road shall be deemed to be the <u>front lot line</u>	
8.2.3.130.6	Accessory <u>outdoor storage</u> shall not be permitted in a <u>yard</u> abutting Highway 401	
8.2.3.130.7	For a <u>motor vehicle repair facility - restricted use</u> , the following additional regulations shall apply:	
	(1)the provisions contained in <u>Sentence 8.1.3.1.1</u> of this By-law shall not apply	
	(2)parking shall not be permitted between a <u>building</u> and an <u>exterior lot line</u>	
	(3)minimum setback between a <u>parking space</u> and an <u>exterior lot line</u>	14.0 m
	(4)maximum setback of a <u>building</u> or <u>structure</u> from the <u>exterior lot line</u> within 100.0 m of Cantay Road	15.0 m
	(5)minimum depth of a <u>landscaped buffer</u> along the <u>front</u> and <u>exterior lot lines</u>	3.0 m
	(6)maximum percentage of the total <u>gross floor area</u> of a <u>building</u> that may be used for sales of <u>motor vehicles</u> accessory to a <u>motor vehicle repair facility - restricted use</u> , including floor area used for <u>motor vehicle</u> display and sales offices	40%

	(7) accessory <u>outdoor storage</u> and display of <u>motor vehicles</u> shall not be permitted beyond the face of a <u>building</u> in the <u>front</u> , <u>exterior side</u> and <u>rear yards</u>	
	(8) <u>outdoor storage</u> and display of <u>motor vehicles</u> shall not be permitted within 60.0 m of the <u>exterior side lot line</u>	

8.2.3.131 Exception: E2-131

8.2.3.131	Exception: E2-131	Map # 12, 13, 14	By-law: <u>0229-2018</u>
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In an E2-131 zone the permitted **uses** and applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Additional Permitted Uses

8.2.3.131.1	(1) Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law (2) Cement manufacturing legally <u>existing</u> on the date of passing of this By-law (3) Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law (5) Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (6) Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date of passing of this By-law (7) Smelting or foundry operations legally <u>existing</u> on the date of passing of this By-law (8) Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law (9) Tannery legally <u>existing</u> on the date of passing of this By-law (10) Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law (11) <u>Composting facility</u> legally <u>existing</u> on the date of passing of this By-law (12) Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law	
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Uses Not Permitted

- | | | |
|-------------|--|--|
| 8.2.3.131.2 | (1)Asbestos Products Manufacturing
(2)Cement Manufacturing
(3)Gypsum or limestone processing and by-product manufacturing
(4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing
(5)Petroleum and coal refining and by-product manufacturing
(6)Phosphate or sulphur products and manufacturing
(7)Smelting or Foundry Operations
(8)Solvent Manufacturing
(9)Tannery
(10)Tar and Asphalt Manufacturing
(11) <u>Composting Facility</u>
(12)Motor Vehicle Wrecking Yard | |
|-------------|--|--|

8.2.3.132 Exception: E2-132

8.2.3.132	Exception: E2-132	Map # 19	By-law: <u>0229-</u> <u>2018</u>
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In an E2-132 zone the permitted **uses** and applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Additional Permitted Uses

- | | | |
|-------------|---|--|
| 8.2.3.132.1 | (1)Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law
(2)Cement manufacturing legally <u>existing</u> on the date of passing of this By-law
(3)Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law
(4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law
(5)Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law
(6)Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date of passing of this By-law | |
|-------------|---|--|

	(7)Smelting or foundry operations legally <u>existing</u> on the date of passing of this By-law (8)Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law (9)Tannery legally <u>existing</u> on the date of passing of this By-law (10)Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law (11)<u>Composting facility</u> legally <u>existing</u> on the date of passing of this By-law (12)Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law	
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Uses Not Permitted

8.2.3.132.2	(1)Asbestos Products Manufacturing (2)Cement Manufacturing (3)Gypsum or limestone processing and by-product manufacturing (4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing (5)Petroleum and coal refining and by-product manufacturing (6)Phosphate or sulphur products and manufacturing (7)Smelting or Foundry Operations (8)Solvent Manufacturing (9)Tannery (10)Tar and Asphalt Manufacturing (11)<u>Truck Terminal</u> (12)<u>Waste Processing Station</u> (13)<u>Waste Transfer Station</u> (14)<u>Composting Facility</u> (15)Motor Vehicle Wrecking Yard (16)<u>Night Club</u> (17)<u>Adult Entertainment Establishment</u> (18)<u>Body-Rub Establishment</u>	
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8.2.3.133 Exception: E2-133

8.2.3.133	Exception: E2-133	Map # 12, 23	By-law: <u>0229-</u> <u>2018</u>
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In an E2-133 zone the permitted **uses** and applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Additional Permitted Uses

- | | |
|-------------|--|
| 8.2.3.133.1 | <ul style="list-style-type: none">(1)Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law(2)Cement manufacturing legally <u>existing</u> on the date of passing of this By-law(3)Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law(4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law(5)Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law(6)Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date of passing of this By-law(7)Smelting or foundry operations legally <u>existing</u> on the date of passing of this By-law(8)Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law(9)Tannery legally <u>existing</u> on the date of passing of this By-law(10)Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law(11)<u>Composting facility</u> legally <u>existing</u> on the date of passing of this By-law(12)Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law |
|-------------|--|

Uses Not Permitted

- | | |
|-------------|---|
| 8.2.3.133.2 | <ul style="list-style-type: none">(1)Asbestos Products Manufacturing(2)Cement Manufacturing(3)Gypsum or limestone processing and by-product manufacturing(4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing(5)Petroleum and coal refining and by-product manufacturing(6)Phosphate or sulphur products and manufacturing(7)Smelting or Foundry Operations(8)Solvent Manufacturing(9)Tannery(10)Tar and Asphalt Manufacturing(11)<u>Composting Facility</u>(12)Motor Vehicle Wrecking Yard(13)<u>Night Club</u>(14)<u>Adult Entertainment Establishment</u> |
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8.2.3.134 Exception: E2-134

8.2.3.134	Exception: E2-134	Map # 12, 13, 23	By-law: <u>0229-</u> <u>2018</u>
In an E2-134 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.134.1	(1)E3 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law, except: (1.1)<u>Power Generating Facility</u> (2)Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law (3)Cement manufacturing legally <u>existing</u> on the date of passing of this By-law (4)Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (5)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law (6)Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (7)Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date of passing of this By-law (8)Smelting or foundry operations legally <u>existing</u> on the date of passing of this By-law (9)Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law (10)Tannery legally <u>existing</u> on the date of passing of this By-law (11)Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law (12)<u>Composting facility</u> legally <u>existing</u> on the date of passing of this By-law (13)Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law		
Uses Not Permitted			

8.2.3.134.2	(1)Asbestos Products Manufacturing (2)Cement Manufacturing (3)Gypsum or limestone processing and by-product manufacturing (4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing (5)Petroleum and coal refining and by-product manufacturing (6)Phosphate or sulphur products and manufacturing (7)Smelting or Foundry Operations (8)Solvent Manufacturing (9)Tannery (10)Tar and Asphalt Manufacturing (11) <u>Composting Facility</u> (12)Motor Vehicle Wrecking Yard	
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8.2.3.135 Exception: E2-135

8.2.3.135	Exception: E2-135	Map # 23	By-law: <u>0229-2018</u>
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In an E2-135 zone the permitted **uses** and applicable regulations shall be as specified for an E2 zone except that the following **uses**/regulations shall apply:

Additional Permitted Uses

8.2.3.135.1	(1) <u>Day Care</u> (2)Asbestos products manufacturing legally <u>existing</u> on the date of passing of this By-law (3)Cement manufacturing legally <u>existing</u> on the date of passing of this By-law (4)Gypsum or limestone processing and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (5)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <u>existing</u> on the date of passing of this By-law (6)Petroleum and coal refining and by-product manufacturing legally <u>existing</u> on the date of passing of this By-law (7)Phosphate or sulphur products and manufacturing legally <u>existing</u> on the date of passing of this By-law (8)Smelting or foundry operations legally <u>existing</u> on the date of passing of	
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	this By-law (9)Solvent manufacturing legally <u>existing</u> on the date of passing of this By-law (10)Tannery legally <u>existing</u> on the date of passing of this By-law (11)Tar and asphalt manufacturing legally <u>existing</u> on the date of passing of this By-law (12)<u>Composting facility</u> legally <u>existing</u> on the date of passing of this By-law (13)Motor vehicle wrecking yard legally <u>existing</u> on the date of passing of this By-law	
Uses Not Permitted		
8.2.3.135.2	(1)Asbestos Products Manufacturing (2)Cement Manufacturing (3)Gypsum or limestone processing and by-product manufacturing (4)Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing (5)Petroleum and coal refining and by-product manufacturing (6)Phosphate or sulphur products and manufacturing (7)Smelting or Foundry Operations (8)Solvent Manufacturing (9)Tannery (10)Tar and Asphalt Manufacturing (11)<u>Truck Terminal</u> (12)<u>Waste Processing Station</u> (13)<u>Waste Transfer Station</u> (14)<u>Composting Facility</u> (15)Motor Vehicle Wrecking Yard (16)<u>Night Club</u> (17)<u>Adult Entertainment Establishment</u> (18)<u>Body-Rub Establishment</u>	

8.2.3.136 Exception: E2-136

8.2.3.136	Exception: E2-136	Map # 44E	By-law: <u>0157-2021</u>
In an E2-136 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Regulations			
8.2.3.136.1	The provisions contained in <u>Subsection 2.1.17</u> of this By-law shall not apply		
8.2.3.136.2	Minimum <u>interior side yard</u>		4.5 m
8.2.3.136.3	Minimum <u>rear yard</u>		3.5 m
8.2.3.136.4	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> where the <u>lot line</u> abuts a Greenlands Zone		3.5 m
8.2.3.136.5	Minimum depth of a <u>landscaped buffer</u> measured from a side <u>lot line</u>		2.5 m
8.2.3.136.6	Minimum <u>aisle</u> width		6.8 m
8.2.3.136.7	Required number of <u>parking spaces</u> for a self storage facility		21

8.2.3.137 Exception: E2-137

8.2.3.137	Exception: E2-137	Map # 54W	By-law: <u>0067-</u> <u>2019</u>
In an E2-137 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Uses			
8.2.3.137.1	(1)E3 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law, except: (1.1) <u>Waste Processing Station</u> (1.2) <u>Waste Transfer Station</u> (1.3) <u>Composting Facility</u> (1.4) <u>Power Generating Facility</u>		
Regulations			
8.2.3.137.2	The provisions contained in <u>Sentence 8.1.5.1.1</u> of this By-law shall not apply		
8.2.3.137.3	<u>Uses</u> contained in <u>Sentence 8.2.3.137.1</u> of this Exception and the E2 <u>uses</u> contained in <u>Subsection 8.2.1</u> of this By-law, shall comply with the E3 zone regulations contained in <u>Subsection 8.2.1</u> of this By-law		

8.2.3.54 Exception: E2-54

8.2.3.54	Exception: E2-54	Map # 44W	By-law: <u>0379-2009</u> , <u>0055-2015</u> , <u>0100-2023</u>
In an E2-54 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u>/regulations shall apply:			
Additional Permitted Uses			
8.2.3.54.1	(1) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</u> (2) <u>Medicinal Product Manufacturing Facility - Restricted</u>		
Uses Not Permitted			

8.2.3.54.2	(1) <u>Body-Rub Establishment</u> (2) <u>Adult Video Store</u> (3) <u>Adult Entertainment Establishment</u> (4) <u>Night Club</u> (5) <u>Private Club</u> (6) <u>Entertainment Establishment</u> (7) <u>Recreational Establishment</u> (8) <u>Active Recreational Use</u> (9) <u>Broadcasting/Communication Facility</u> (10) <u>Gas Bar</u> (11) <u>Medicinal Product Manufacturing Facility</u> (12) <u>Motor Vehicle Rental Facility</u> (13) <u>Motor Vehicle Repair Facility - Restricted</u> (14) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u> (15) <u>Motor Vehicle Service Station</u> (16) <u>Motor Vehicle Wash Facility - Restricted</u> (17) <u>Truck Terminal</u> (18) <u>Waste Processing Station</u> (19) <u>Waste Transfer Station</u> (20) <u>Composting Facility</u> (21) <u>Plant-Based Manufacturing Facility</u>	
Regulations		
8.2.3.54.3	The provisions contained in Subsection 8.1.5 of this By-law shall not apply	
8.2.3.54.4	Minimum <u>front yard</u>	6.0 m
8.2.3.54.5	Minimum <u>exterior side yard</u>	4.5 m

8.2.3.139 Exception: E2-139

8.2.3.139	Exception: E2-139	Map # 42W	By-law: <u>0025-2020</u>
In an E2-139 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone			
Holding Provision			
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-139 by further amendment to		

Map 42W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements: (1) confirmation that satisfactory arrangements for site access have been made with the Region of Peel ("Region") and the City of Mississauga ("City"); (2) confirmation that satisfactory arrangements have been made with the Region and City with regard to the adequacy and provision of municipal services (water, sanitary and stormwater management where applicable) to the proposed development; (3) delivery of an executed Development Agreement including Municipal Infrastructure Schedules in a form satisfactory to the City or Region prior to any development. This agreement may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, easements, securities, or letters of credit; planning matters such as buffer blocks, site development plan and landscape plan approvals and conservation.	
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8.2.1.1

For properties zoned E2 or E3, an **interior side yard** is not required where an **interior side lot line** abuts a railway right-of-way that includes a spur line. (0018-2021)

8.2.1.2

For properties zoned E2 or E3, a **rear yard** is not required where a **rear lot line** abuts a railway right-of-way that includes a spur line. (0018-2021)

8.2.1.3

For properties zoned E1, a one storey free-standing building or structure used for a financial institution shall not be permitted within 100.0 m of Hurontario Street. (0191-2009/OMB Order 2010 May 05), (0018-2021)

8.2.3.138 Exception: E2-138

8.2.3.138	Exception: E2-138	Map # 49E	By-law: <u>0005-2020</u> , <u>0111-2019/LPAT</u> Order 2021 March 09
In an E2-138 zone the permitted <u>uses</u> and applicable regulations shall be as specified for an E2 zone except that the following <u>uses</u> /regulations shall apply:			
Additional Permitted Uses			
8.2.3.138.1	(1) <u>Retail store</u> less than or equal to 600 m ² <u>GFA - non-residential</u> (2) <u>Service Establishment</u>		
Uses Not Permitted			
8.2.3.138.2	(1) <u>Broadcasting/Communication Facility</u> (2) <u>Truck Fuel Dispensing Facility</u> (3) <u>Truck Terminal</u> (4) <u>Waste Processing Station</u> (5) <u>Waste Transfer Station</u> (6) <u>Composting Facility</u> (7)Contractor Service Shop (8) <u>Medicinal Product Manufacturing Facility</u> (9) <u>Medicinal Product Manufacturing Facility - Restricted</u> (10) <u>Convenience Restaurant</u> (11) <u>Motor Vehicle Repair Facility - Restricted</u> (12) <u>Motor Vehicle Wash Facility - Restricted</u> (13) <u>Gas Bar</u> (14) <u>Motor Vehicle Service Station</u> (15) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u>		

	(16) <u>Adult Entertainment Establishment</u> (17) <u>Animal Boarding Establishment</u> (18) <u>Body-Rub Establishment</u>	
Regulations		
8.2.3.138.3	Maximum percentage of total <u>gross floor area - non-residential</u> that may be used for an <u>animal care establishment</u> , <u>commercial school</u> , <u>financial institution</u> , <u>funeral establishment</u> , <u>medical office</u> , <u>motor vehicle rental facility</u> , <u>service establishment</u> , <u>restaurant</u> , <u>retail store</u> , <u>take-out restaurant</u> , <u>veterinary clinic</u> , or any combination thereof	50%
8.2.3.138.4	Minimum number of <u>parking spaces</u> per 100 m ² <u>gross floor area - non-residential</u> for a <u>commercial school</u> , <u>financial institution</u> , <u>funeral establishment</u> , <u>medical office</u> , <u>restaurant</u> , <u>take-out restaurant</u> , <u>veterinary clinic</u>	5.4

13.1 Zoning Maps

To access Zoning Maps please click [here](#).