

SUMMARY OF MISSISSAUGA ZONING BY-LAW 0225-2007 BASE ZONES (only the Main Permitted Uses are indicated)

THE FOLLOWING LIST OF PERMITTED USES WITHIN THE VARIOUS BASE ZONES IN MISSISSAUGA ZONING BY-LAW 0225-2007 ARE GENERAL, AND, THEREFORE, FOR ACCURACY AND INTERPRETATION, REFERENCE SHOULD BE MADE TO THE ACTUAL BY-LAW. SOME BASE ZONES ARE SUBJECT TO OTHER REGULATIONS WITHIN THE BY-LAW AND MAY NOT BE PERMITTED IN CERTAIN LOCATIONS. PLEASE CONSULT THE CITY PLANNING AND BUILDING DEPARTMENT - ZONING SECTION REGARDING INQUIRIES AND INTERPRETATION OF ZONING BY-LAW 0225-2007.

AGRICULTURAL ZONE

"A"	Agriculture use
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DETACHED DWELLING ZONES - TYPICAL LOT

"RR"	Detached Dwellings (30.0 m minimum lot frontage)
"RS"	Detached Dwellings (22.5 m minimum lot frontage)
"R1"	Detached Dwellings (22.5 m minimum lot frontage for an interior lot)
"R2"	Detached Dwellings (18.0 m minimum lot frontage for an interior lot)
"R3"	Detached Dwellings (15.0 m minimum lot frontage for an interior lot)
"R4"	Detached Dwellings (12.0 m minimum lot frontage for an interior lot)
"R5"	Detached Dwellings (9.75 m minimum lot frontage for an interior lot)

DETACHED DWELLING ZONES - SHALLOW LOT

"R6"	Detached Dwellings on shallow lots (12.5 m minimum lot frontage for an interior lot)
"R7"	Detached Dwellings on shallow lots (11.0 m minimum lot frontage for an interior lot)

DETACHED DWELLING ZONES - GARAGE CONTROL LOT

"R8"	Detached Dwellings with Garage Controls (18.0 m minimum lot frontage for an interior lot)
"R9"	Detached Dwellings with Garage Controls (13.6 m minimum lot frontage for an interior lot)
"R10"	Detached Dwellings with Garage Controls (12.0 m minimum lot frontage for an interior lot)
"R11"	Detached Dwellings with Garage Controls (9.75 m minimum lot frontage for an interior lot)

DETACHED DWELLING ZONES - MODULAR LOT

"R12"	Detached Dwellings on Modular Lots (Minimum 2 Module Area of 1 930 m ²)
"R13"	Detached Dwellings on Modular Lots (Minimum 2 Module Area of 1 480 m ²)
"R14"	Detached Dwellings on Modular Lots (Minimum 2 Module Area of 1 180 m ²)

DETACHED DWELLING ZONE - PORT CREDIT LOT

"R15"	Detached Dwellings in Port Credit (12.0 m minimum lot frontage for an interior lot)
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DETACHED DWELLING ZONE - LOT ON A CEC - PRIVATE ROAD ZONE

"R16"	Detached Dwellings fronting on a Common Element Condominium - Private Road (15.0 m minimum lot frontage for an interior lot fronting on a Common Element Condominium - Private Road)
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RESIDENTIAL LANE ZONES

"RL1"	Detached Dwellings on Modular Lots (Min ½ Module Area 2 430 m ²)
"RL2"	Detached Dwellings on Modular Lots (Min ½ Module Area 1 930 m ²)
"RL3"	Detached Dwellings on Modular Lots (Min ½ Module Area 1 710 m ²)

"RL4"	Detached Dwellings on Modular Lots (Min ½ Module Area 1 480 m ²)
"RL5"	Detached Dwellings on Modular Lots (Min ½ Module Area 1 380 m ²)
"RL6"	Detached Dwellings on Modular Lots (Min ½ Module Area 1 180 m ²)

SEMI - DETACHED DWELLING ZONES

"RM1"	Semi-Detached Dwellings (9.0 m minimum lot frontage per dwelling unit for an interior lot)
"RM2"	Semi-Detached Dwellings (6.8 m minimum lot frontage per dwelling unit for an interior lot)
"RM3"	Semi-Detached Dwellings fronting on a Common Element Condominium - Private Road (6.8 m minimum lot frontage per dwelling unit for an interior lot fronting on a Common Element Condominium - Private Road)

TOWNHOUSE DWELLING ZONES

"RM4"	Condominium and Rental Townhouse Dwellings
"RM5"	Street Townhouse Dwellings
"RM6"	Townhouse Dwellings fronting on a Common Element Condominium - Private Road

DETACHED, SEMI-DETACHED, DUPLEX, TRIPLEX AND HORIZONTAL MULTIPLE DWELLING ZONES

"RM7"	Detached, Semi-Detached, Duplex and Triplex Dwellings
"RM7D2"	Apartments (Max, G.F.A. 0.50 times the lot area)
"RM7D3"	Apartments (Max, G.F.A. 0.75 times the lot area)
"RM7D4"	Apartments (Max, G.F.A. 1.00 times the lot area)
"RM7D5"	Apartments (Max, G.F.A. 1.50 times the lot area)
"RM8"	Horizontal Multiple Dwellings with 4 to 6 dwelling units
"RM9"	Horizontal Multiple Dwellings with more than 6 dwelling units

APARTMENT, LONG TERM CARE AND RETIREMENT DWELLING ZONES

"RA1"	Apartment, Long Term Care and Retirement Dwellings (Maximum 4 storeys and a Floor Space Index range between 0.4 and 0.9 times the lot area)
"RA2"	Apartment, Long Term Care and Retirement Dwellings (Maximum 8 storeys and a Floor Space Index range between 0.5 and 1.0 times the lot area)
"RA3"	Apartment, Long Term Care and Retirement Dwellings (Maximum 12 storeys and a Floor Space Index range between 0.5 to of 1.0 times the lot area)
"RA4"	Apartment, Long Term Care and Retirement Dwellings (Maximum 18 storeys and a Floor Space Index range between 1.0 and 1.8 times the lot area)
"RA5"	Apartment, Long Term Care and Retirement Dwellings (Maximum 25 storeys and a Floor Space Index range between 1.9 and 2.9 times the lot area)

OFFICE ZONE

"O"	Financial Institution, Medical Office, Office, Commercial School and Veterinary Clinic.
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COMMERCIAL ZONES

"AC"	Service Station
"AC1"	Bank, Motel, Offices
"ACS"	Service Station
"AC2"	Retail Sales of Antiques, Garden Ornaments, Nursery Stock, Farm Products and Local Craftwork and Veterinary Clinic.
"C1"	Retail Store less than or equal to 600 m ² , Restaurant, Take-Out Restaurant, Veterinary Clinic, Animal Care Establishment, Personal Service Establishment, Financial Institution, Repair Establishment, Medical Office, Office and Private Club.
"C2"	Retail Store, Restaurant, Convenience Restaurant, Take-Out Restaurant, Veterinary Clinic, Animal Care Establishment, Funeral Establishment, Personal Service Establishment, Commercial School, Financial Institution, Repair Establishment, Beverage/Food Preparation Establishment, Medical Office, Office, Recreational Establishment, Entertainment Establishment, Private Club and University/College.

"C3"	Retail Store, Home Furnishings Store, Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted, Motor Vehicle Rental Facility, Restaurant, Convenience Restaurant, Take-Out Restaurant, Veterinary Clinic, Animal Care Establishment, Funeral Establishment, Personal Service Establishment, Commercial School, Financial Institution, Repair Establishment, Beverage/Food Preparation Establishment, Medical Office, Office, Overnight Accommodation, Banquet Hall/Conference Centre/Convention Centre, Recreational Establishment, Amusement Arcade, Entertainment Establishment, Private Club and University/College.
"C4"	Retail Store, Restaurant, Take-Out Restaurant, Veterinary Clinic, Animal Care Establishment, Funeral Establishment, Personal Service Establishment, Commercial School, Financial Institution, Repair Establishment, Beverage/Food Preparation Establishment, Medical Office, Office, Overnight Accommodation, Recreational Establishment, Entertainment Establishment, Private Club, University/College, Parking Lot, Apartment Dwelling and Dwelling above the first storey.
"C5"	Highway Commercial Uses, Gas Bar, Motor Vehicle Service Station, Motor Vehicle Wash Facility - Restricted and Motor Vehicle Repair Facility - Restricted.
"C6"	Automobile Sales and Service, Car Wash and Service Station.
"AC6"	Gas Bar and Service Station
"CVC"	Clarkson Village Commercial Uses
"EC"	Various Commercial Uses (Established Commercial Zone)
"NC"	Various Commercial Uses (Neighbourhood Commercial Zone)
"DC"	Various Commercial Uses (District Commercial Zone)

CITY CENTRE ZONES

"CC1"	Office, Medical Office, Apartment Dwelling, Long Term Care Dwelling, Retirement Dwelling, All Commercial Uses permitted in C1 to C4 Base Zones, Retail Store, Restaurant, Take-Out Restaurant, Veterinary Clinic, Animal Care Establishment, Personal Service Establishment, Commercial School, Financial Institution, Repair Establishment Overnight Accommodation, Centre for the Performing Arts, Banquet Hall/Conference Centre/Convention Centre, Recreational Establishment, Entertainment Establishment, Private Club, Motor Vehicle Rental Facility, Active Recreational Use, Passive Recreational Use, Parking Structure, Parking Lot, Parking Structure - Below Grade Only, Hospital, University/College, Commercial School, Outdoor Patio Accessory to Restaurant or Take-out Restaurant and Farmer's Market.
"CC2"	Office; Medical Office; Apartment Dwelling; Long Term Care Dwelling; Retirement Dwelling; Banquet Hall/Conference Centre/Convention Centre; Hospital; University/College; Commercial School; Motor Vehicle Rental Facility; Active Recreational Use; Passive Recreational Use; Parking Lot; Parking Structure; Overnight Accommodation and Centre for the Performing Arts. The following accessory uses are permitted provided that they are wholly within buildings or structures used for an Office, Medical Office, Apartment Dwelling, Overnight Accommodation, Banquet Hall/Conference Centre/Convention Centre or any combination thereof: Financial Institution, Personal Service Establishment, Repair Establishment, Recreational Establishment, Restaurant, Take-out Restaurant, Retail Store or Entertainment Establishment.
"CC3"	Office; Medical Office; Apartment Dwelling; Long Term Care Dwelling; Retirement Dwelling; Townhouse Dwelling; Street Townhouse Dwelling; Banquet Hall/Conference Centre/Convention Centre; Hospital; University/College; Active Recreational Use; Passive Recreational Use; Parking Structure; Overnight Accommodation. The following accessory uses are permitted provided that they are wholly within buildings or structures used for an Office, Medical Office, Apartment Dwelling, Overnight Accommodation, Banquet Hall/Conference Centre/Convention Centre or any combination thereof: Financial Institution, Personal Service Establishment, Repair Establishment, Recreational Establishment, Restaurant, Take-out Restaurant, Retail Store or Entertainment Establishment.

"CC4"	Office; Medical Office; Apartment Dwelling; Long Term Care Dwelling; Retirement Dwelling; Banquet Hall/Conference Centre/Convention Centre; Hospital; University/College; Active Recreational Use; Passive Recreational Use; Parking Structure; Overnight Accommodation. The following accessory uses are permitted provided that they are wholly within buildings or structures used for an Office, Medical Office, Apartment Dwelling, Overnight Accommodation, Banquet Hall/Conference Centre/Convention Centre or any combination thereof: Financial Institution, Personal Service Establishment, Repair Establishment, Recreational Establishment, Restaurant, Take-out Restaurant, Retail Store or Entertainment Establishment.
"CCOs"	Active Recreational Use, Passive Recreational Use and Parking Structure - Below Grade Only.

EMPLOYMENT ZONES

"E1"	Medical Office, Office, Commercial School, Manufacturing Facility, Science and Technology Facility, Financial institution, Veterinary Clinic, Warehouse/Distribution Facility, Banquet Hall/Conference Centre/Convention Centre, Overnight Accommodation, Entertainment Establishment, Recreational Establishment, Active Recreational Use, Passive Recreational Use, University/College and Courier/Messenger Service.
"E2"	Medical Office, Office, Broadcasting/Communication Facility, Manufacturing Facility, Science and Technology Facility, Transportation Facility, Truck Terminal, Warehouse/Distribution Facility, Wholesaling Facility, Waste Processing Station, Waste Transfer Station, Composting Facility, Self Storage Facility, Propane Storage Tank, Contractor Service Shop, Restaurant, Convenience Restaurant, Take-out Restaurant, Commercial School, Financial Institution, Veterinary Clinic, Animal Care Establishment, Motor Vehicle Repair Facility - Restricted, Motor Vehicle Repair Facility, Motor Vehicle Rental Facility, Motor Vehicle Wash Facility, Motor Vehicle Wash Facility - Restricted, Gas Bar, Motor Vehicle Service Station, Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles, Banquet Hall/Conference Centre/Convention Centre, Night Club, Overnight Accommodation, Adult Video Store, Adult Entertainment Establishment, Animal Boarding Establishment, Active Recreational Use, Passive Recreational Use, Body-Rub Establishment, Beverage/Food Preparation Establishment, Card Lock Fuel Dispensing Facility, Entertainment Establishment, Recreational Establishment, Funeral Establishment, Private Club, Repair Establishment, Parking Lot, University/College and Courier/Messenger Service.
"E3"	Medical Office, Office, Broadcasting/Communication Establishment, Manufacturing Facility, Science and Technology Facility, Transportation Facility, Truck Terminal, warehouse /Distribution Facility, Wholesaling Facility, Waste Processing Station, Waste Transfer Station, Composting Facility, Power Generating Facility, Outdoor Storage/Outdoor Display, Self Storage Facility, Propane Storage Tank, Contractor Service Shop, Contractor's Yard, Restaurant, Convenience Restaurant, Take-out Restaurant, Commercial School, Financial Institution, Motor Vehicle Body Repair Facility, Motor Vehicle Repair Facility, Motor Vehicle Repair Facility - Restricted, Motor Vehicle Rental Facility, Motor Vehicle Wash Facility, Motor Vehicle Wash Facility - Restricted, Gas Bar, Motor Vehicle Service Station, Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles, Banquet Hall/Conference Centre /Convention Centre, Night Club, Overnight Accommodation, Adult Video Store, Adult Entertainment Establishment, Animal Boarding Establishment, Active Recreational Use, Passive Recreational Use, Body-Rub Establishment, Beverage/Food Preparation Establishment, Card Lock Fuel Dispensing Facility, Entertainment Establishment, Recreational Establishment, Funeral Establishment, Private Club, Parking Lot, Repair Establishment, University/College and Courier/Messenger Service.

FLOOD ZONE

"F"	Flood Control and Conservation Purposes
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CEMETERY ZONE

"G"	Cemetery
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GREENBELT ZONES

"G"	Park or Conservation Purposes
"G1"	Storm water Management, Erosion Management, Natural Heritage
"G2"	Natural Protection Area and Natural Heritage Features and Areas Conservation.

HOLDING ZONES

"H"	Holding Category (Certain Agricultural Uses Allowed)
"H+"	Holding Category for Future Use of Land, Subject to a Further Zoning Amendment.

OPEN SPACE ZONES

"O1"	Park, Golf Course
"O2"	Park, Golf Courses and Radio or Television Transmission Towers
"O3"	Cemeteries, Hydro Electric Transmission Lines
"OS1"	Active Recreational Use, Passive Recreational Use and Storm water Management Facility.
"OS2"	Active Recreational Use, Passive Recreational Use and Storm water Management Facility.
"P"	Park and Marina
"P1"	Pipelines Accessory to "MI" Uses

INDUSTRIAL ZONES

"M"	Industrial Uses (Non Obnoxious)
"M1"	Light Industrial Uses (No Open Storage and Non-Obnoxious)
"M2"	Heavy Industrial Uses (Open Storage and Non-Obnoxious)
"M2a"	Salvage Yards
"M3"	General Industrial Uses
"M5"	Industrial Uses (Obnoxious by Noise)
"MC"	Mixed Industrial and Commercial Uses
"MC1"	Manufacturing and Commercial Uses
"T"	Railway and Warehouse
"H"	Harbour, Warehouse, Trucking Terminal and Railroad

PARKWAY BELT ZONES

"PB1"	Active Recreational Use, Passive Recreational Use and Conservation Purposes.
"PB2"	Active Recreational Use, Passive Recreational Use, Conservation Use, Agricultural Use.
"PB3"	Public or Private Parks, Conservation Purposes

UTILITY ZONE

"U"	Utility Building, Water Treatment Facility, Sewage Treatment Plant and Electric Transformer and Distribution Facility.
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INSTITUTIONAL ZONE

"I"	Hospital and University/College.
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DEVELOPMENT ZONE

"D"	Building or Structure legally existing on date of Passing of this By-law and the existing legal use of such building or structure.
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BUFFER ZONE

"B"	Buffer, Berm and/or Fence.
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AIRPORT ZONE

"AP"	Lester B. Pearson International Airport.
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EXCEPTION ZONES - BASE ZONE WITH ATTACHED NUMERICAL SUFFIX

R1-12	An Exception Zone is expressed as a hyphenated numeric suffix to a Base Zone, such as "R1-12". An Exception Zone is a Base Zone that has been modified by adding or deleting one or more permitted uses and /or regulations. The uses and/or regulations stipulated in an Exception Zone take precedence. An Exception Zone may stipulate that some, none or all of the Base Zone permitted uses and/or regulations And/or General Provisions and/or Definitions apply to a subject property or that specific uses, regulations, provisions and/or definitions may apply.
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USES PERMITTED IN VARIOUS BASE ZONES (Section 2.1.9)

Public and Private Schools, Place of Religious Assembly, Day Care, Essential Emergency Service, Community Centre, Community Athletic Field and/or Library, Temporary Tent and/or Stage, Community Garden, Parking Attendant Booth and Transit Terminal and/or Transit Corridor.

For more information,
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