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Mississauga Zoning By-law 0225-2007 (In Effect)

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8 Employment Zones

The purpose of this Part is to provide a number of Employment Zones, that allow for a variety of business operations, including various industrial operations, in appropriate locations throughout the City

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

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 <u>Industrial</u>
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 (0190-2014)</u>		deleted	✓
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/Outdoor Display</u>			✓
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 (0358-2007)</u>			✓
2.2.17	<u>Medicinal Product Manufacturing Facility (0055-2015)</u>	✓ (14)	✓ (14)	✓ (14)
2.2.18	<u>Medicinal Product Manufacturing Facility - Restricted (0055-2015)</u>	✓	✓	✓
2.3	COMMERCIAL			

2.3.1	<u>Restaurant</u>		✓ (1)	✓ (1)
2.3.2	<u>Convenience Restaurant (0018-2015)</u>		✓ (1)(13)	✓ (1)
2.3.3	<u>Take-out Restaurant</u>		✓ (1)	✓ (1)
2.3.4	<u>Commercial School</u>	✓	✓	✓
2.3.5	<u>Financial Institution (0191-2009), (0018-2015)</u>	✓ (12)	✓ (13)	✓ (13)
2.3.6	<u>Veterinary Clinic</u>	✓	✓	✓
2.3.7	<u>Animal Care Establishment</u>		✓	✓
2.4	<u>MOTOR VEHICLE SERVICE</u>			
2.4.1	<u>Motor Vehicle Body Repair Facility</u>			✓
2.4.2	<u>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</u>			✓
2.4.3	<u>Motor Vehicle Repair Facility - Commercial Motor Vehicle (0379-2009)</u>		deleted	✓
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 (0379-2009)</u>		deleted	✓
2.4.7	<u>Motor Vehicle Wash Facility - Restricted</u>		✓	✓
2.4.8	<u>Gas Bar (0018-2015)</u>		✓ (1)(2)(13)	✓ (1)(2)(13)
2.4.9	<u>Motor Vehicle Service Station (0018-2015)</u>		✓ (13)	✓
2.4.10	<u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u>		✓ (1)	✓ (1)
2.5	<u>HOSPITALITY</u>			
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	<u>OTHER</u>			
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	<u>Beverage/Food Preparation Establishment</u>		✓	
2.6.7	<u>Truck Fuel Dispensing Facility (0297-2013)</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	Courier/Messenger Service	✓	✓	✓
ZONE REGULATIONS				
3.0	<u>MINIMUM LOT FRONTAGE</u>	30.0 m	30.0 m (9)	30.0 m (9)
4.0	<u>MAXIMUM FLOOR SPACE INDEX - NON-RESIDENTIAL - OFFICES AND/OR MEDICAL OFFICES (0325-2008)</u>	n/a	1.0	0.5
5.0	<u>MINIMUM FRONT YARD</u>	4.5 m (9)	7.5 m (9)(10)	7.5 m (9)(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 (0191-2009, OMB Order 2010 May 05)			
6.1	Maximum setback to the first three (3) <u>storeys</u> of a <u>streetwall</u> of the first <u>building</u> erected on a <u>lot</u> abutting a <u>street</u> identified in Note (6) (0191-2009, OMB Order 2010 May 05)	10.0 m ⁽⁶⁾	n/a	n/a
6.2	Maximum setback to the first three (3) <u>storeys</u> of a <u>streetwall</u> of all <u>buildings</u> , subsequent to the first <u>building</u> , erected wholly or partially within 50.0 m of a <u>street</u> identified in Note (6) (0191-2009, OMB Order 2010 May 05)	10.0 m ⁽⁶⁾	n/a	n/a
6.3	Notwithstanding the regulations contained in Lines 6.1 and 6.2 of this Table, a maximum of 30% of the length of a <u>streetwall</u> of the first three (3) <u>storeys</u> of a <u>building</u> may be set back beyond the maximum setback (0191-2009, OMB Order 2010 May 05)	✓ ⁽⁶⁾	n/a	n/a
7.0	MINIMUM EXTERIOR SIDE YARD	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 (0325-2008)	n/a	15.0 m ⁽¹⁰⁾	15.0 m (¹⁰)
8.0	deleted by 0191-2009, OMB Order 2010 May 05			
9.0	MINIMUM INTERIOR SIDE YARD			
9.1	<u>Lot</u> with a <u>lot frontage</u> less than or equal to 75.0 m (0325-2008)	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 (0325-2008)	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 (0325-2008)	4.5 m ⁽⁵⁾	15.0 m ⁽¹⁰⁾	15.0 m (¹⁰)
10.0	MINIMUM REAR YARD	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 (0325-2008)	4.5 m ⁽⁵⁾	15.0 m ⁽¹⁰⁾	15.0 m (¹⁰)
11.0	MINIMUM HEIGHT	n/a	n/a	n/a
12.0	MINIMUM LANDSCAPED BUFFER			
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 (0050-2013/LPAT Order 2020 June 08)	0.0 m ⁽¹¹⁾	0.0 m ⁽¹¹⁾	0.0 m (¹¹)
12.5	Minimum depth of a <u>landscaped buffer</u> measured from any other <u>lot line</u>	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾	4.5 m (¹¹)
13.0	Where a <u>building</u> is located within 10.0 m of Hurontario Street, the <u>main front entrance</u> shall face Hurontario Street (0191-2009, OMB Order 2010 May 05)	✓	n/a	n/a
14.0	Minimum distance from a surface <u>parking space</u> to a <u>street</u> identified in Note (6) (0191-2009, OMB Order 2010 May 05)	10.0 m	n/a	n/a

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)This regulation shall only apply to the lot lines abutting Hurontario Street. (0191-2009, OMB Order 2010 May 05)

(7)An interior side yard is not required where an interior side lot line abuts a railway right-of-

way that includes a spur line.

(8) A rear yard is not required where a rear lot line abuts a railway right-of-way that includes a spur line.

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

(10) The minimum yard/setback to a fuel dispensing island weather canopy shall be measured to the face of the canopy.

(11) See also Subsection 2.1.25.

(12) A one (1) 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)

(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)



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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	<ul style="list-style-type: none"> (1)Asbestos products manufacturing legally existing on the date of passing of this By-law (2)Cement manufacturing legally existing on the date of passing of this By-law (3)Gypsum or limestone processing and by-product manufacturing legally existing 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 existing on the date of passing of this By-law (5)Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law (6)Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law (7)Smelting or foundry operations legally existing on the date of passing of this By-law (8)Solvent manufacturing legally existing on the date of passing of this By-law (9)Tannery legally existing on the date of passing of this By-law (10)Tar and asphalt manufacturing legally existing on the date of passing of this By-law (11)Composting facility legally existing on the date of passing of this By-law (12)Motor vehicle wrecking yard legally existing on the date of passing of this By-law 	
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Uses Not Permitted

8.2.3.131.2	<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)Composting Facility (12)Motor Vehicle Wrecking Yard 	
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