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Utility, Institutional, Development, Buffer and Airport Zones

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PURPOSE

The purpose of this Section is to provide an U zone (Utility), that allows for water and sewage plants, and electrical power stations, in appropriate locations throughout the City.¹

12.1	U ZONE (UTILITY)
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12.1.1 General Provisions for Utility Zones

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Utility Zones shall also apply:

12.1.1.1 Accessory Uses in an U Zone

In an U zone, a **passive recreational use** shall be permitted accessory to a permitted **use**.

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

12.1.2 U Zone Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 12.1.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 12.1.2 - U Zone Permitted Uses and Zone Regulations.

Table 12.1.2 - U Zone Permitted Uses and Zone Regulations

Column		A	B
Line 1.0	ZONE		U
PERMITTED USES			
2.0	UTILITY		
2.1	Utility Building		✓
2.2	Water Treatment Facility		✓
2.3	Sewage Treatment Plant		✓
2.4	Electric Transformer and Distribution Facility		✓
ZONE REGULATIONS			
3.0	MINIMUM FRONT YARD		7.5 m ⁽¹⁾
4.0	MINIMUM EXTERIOR SIDE YARD		6.0 m ⁽¹⁾
5.0	MINIMUM INTERIOR SIDE YARD		6.0 m ⁽¹⁾
6.0	MINIMUM REAR YARD		7.5 m ⁽¹⁾
7.0	MINIMUM LANDSCAPED BUFFER		
7.1	Minimum depth of a landscaped buffer measured from a lot line that abuts a Residential Zone		6.0 m ⁽²⁾
7.2	Minimum depth of a landscaped buffer measured from a lot line that is a street line		4.5 m ⁽²⁾
7.3	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts an Institutional, Office, Commercial, Downtown Core or Buffer Zone, or any combination of zones thereof <i>(0050-2013/LPAT Order 2020 June 08)</i>		3.0 m ⁽²⁾
7.4	Minimum depth of a landscaped buffer measured from a lot line that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof		0.0 m
7.5	Minimum depth of a landscaped buffer measured from any other lot line		4.5 m ⁽²⁾

NOTES: (1) See also Subsection 2.1.17 of this By-law.

(2) See also Subsection 2.1.25 of this By-law.

12.1.3 U Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

12.1.3.1	Exception: U-1	Map # 01	By-law:
In an U-1 zone the permitted uses and applicable regulations shall be as specified for an U zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
12.1.3.1.1	(1) Power Generating Facility (2) Outdoor storage accessory to a power generating facility		

12.1.3.2	Exception: U-2	Map # 14	By-law:
In an U-2 zone the permitted uses and applicable regulations shall be as specified for an U zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
12.1.3.2.1	(1) Place of Religious Assembly		

12.1.3.3	Exception: U-3	Map # 54W, 56, 57, 58	By-law:
In an U-3 zone the applicable regulations shall be as specified for an U zone except that the following uses/regulations shall apply:			
Permitted Uses			
12.1.3.3.1	Lands zoned U-3 shall only be used for the following: (1) Fuel Transmission Line (2) Passive Recreational Use		

12.1.3.4	Exception: U-4	Map # 14	By-law:
In an U-4 zone the permitted uses and applicable regulations shall be as specified for an U zone except that the following uses/regulations shall apply:			
Regulation			
12.1.3.4.1	The provisions of Subsection 2.1.24 of this By-law shall apply		

Holding Provision	
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-U-4 by further amendment to Map 14 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:
	(1) a letter from a Registered Professional Engineer in the Province of Ontario certifying that the building meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation; (2) confirmation in writing from Credit Valley Conservation that safe access to the site has been provided.

12.1.3.5	Exception: U-5	Map # 04	By-law:
In an U-5 zone the permitted uses and applicable regulations shall be as specified for an U zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
12.1.3.5.1 (1) Community Recycling Centre (2) Outdoor Storage			
Regulations			
12.1.3.5.2	Minimum depth of a landscaped buffer abutting Lakeshore Road West		8.0 m
12.1.3.5.3	Minimum front yard		8.0 m
12.1.3.5.4	A stairway shall be permitted within the landscaped buffer		
12.1.3.5.5	"Community Recycling Centre" means a waste transfer and processing facility where reusable, recyclable and non-recyclable goods are dropped off by households and small businesses, sorted or processed and shipped off-site for final disposal and may include the retail sale of reusable goods and accessory administrative offices . No food waste shall be received, sorted, processed or stored on site.		

12.1.3.6	Exception: U-6	Map # 43E, 43W, 51W, 52E	By-law:
In an U-6 zone the permitted uses and applicable regulations shall be as specified for an U zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
12.1.3.6.1	(1) Surplus parking for an abutting property		

12.1.3.7	Exception: U-7	Map # 54W	By-law: OMB Order 2008 April 29
In an U-7 zone the permitted uses and applicable regulations shall be as specified for an U zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
12.1.3.7.1	(1) Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted		
Regulations			
12.1.3.7.2	Minimum front yard		0.0 m
12.1.3.7.3	Minimum interior side yard - westerly side		0.0 m
12.1.3.7.4	Minimum interior side yard - easterly side		4.5 m
12.1.3.7.5	Minimum rear yard - lot line abutting a railway right-of-way		0.0 m

PURPOSE

The purpose of this Section is to provide an I zone (Institutional), that allows for large institutional facilities that serve a regional function, in appropriate locations throughout the City.¹

12.2	I ZONE (INSTITUTIONAL)
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12.2.1 General Provisions for Institutional Zones

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Institutional Zones shall also apply:

12.2.1.1 Accessory Uses in an I Zone

The following **uses** are permitted accessory to a permitted **use** in an I zone:
(0111-2019/LPAT Order 2021 March 09)

- (1) **Medical Office**
- (2) **Office**
- (3) **Staff/Student Residence**
- (4) **Restaurant**
- (5) **Take-out Restaurant**
- (6) **Financial Institution**
- (7) **Retail Store**
- (8) **Service Establishment**
- (9) **Cogeneration Facility**

¹ The purpose statement is for clarification purposes only and does not form part of this By-law.

12.2.2

I Zone Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 12.2.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 12.2.2 - I Zone Permitted Uses and Zone Regulations.

Table 12.2.2 - I Zone Permitted Uses and Zone Regulations

Column		A	B
Line 1.0	ZONE		I
PERMITTED USES			
2.0	INSTITUTIONAL		
2.1	Hospital		✓
2.2	University/College		✓
ZONE REGULATIONS			
3.0	MINIMUM FRONT YARD		7.5 m ⁽¹⁾
4.0	MINIMUM INTERIOR SIDE YARD (0325-2008)		7.5 m ⁽¹⁾
5.0	MINIMUM EXTERIOR SIDE YARD (0325-2008)		7.5 m ⁽¹⁾
6.0	MINIMUM REAR YARD (0325-2008)		7.5 m ⁽¹⁾
7.0	MINIMUM LANDSCAPED BUFFER (0325-2008)		4.5 m ⁽²⁾

NOTES: (1) See also Subsection 2.1.17 of this By-law.
(2) See also Subsection 2.1.25 of this By-law.

12.2.3

I Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

12.2.3.1	Exception: I-1	Map # 37E	By-law:
In an I-1 zone the applicable regulations shall be as specified for an I zone except that the following uses /regulations shall apply:			
Permitted Use			
12.2.3.1.1 Lands zoned I-1 shall only be used for the following: (1) Development in association with Britannia Farm			

12.2.3.2	Exception: I-2	Map # 15	By-law: 0308-2011, 0111-2019/LPAT Order 2021 March 09
In an I-2 zone the permitted uses and applicable regulations shall be as specified for an I zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
12.2.3.2.1 (1) <i>deleted</i>			
Regulations			
12.2.3.2.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
12.2.3.2.3	Maximum total gross floor area - non-residential that may be used for a retail store, service establishment, take-out restaurant, restaurant or financial institution that are located wholly within a building and/or structure principally used for an office and/or medical office		20%
12.2.3.2.4	Minimum setback to Hurontario Street - all buildings and structures located within 50.0 m of Hurontario Street		10.0 m
12.2.3.2.5	Maximum setback to Hurontario Street - all buildings and structures located within 50.0 m of Hurontario Street		15.0 m
12.2.3.2.6	Minimum setback to Bronte College Court and The Queensway West		4.5 m
12.2.3.2.7	Minimum setback to lands zoned G1 and G2		10.0 m
12.2.3.2.8	Minimum number of parking spaces to be provided for retail store, service establishment, take-out restaurant, restaurant or financial institution that are located wholly within a building and/or structure principally used for an office and/or medical office		3.2 spaces per 100 m ² gross floor area - non-residential

12.2.3.3	Exception: I-3	Map # 31	By-law: 0308-2011
In an I-3 zone the permitted uses and applicable regulations shall be as specified for an I zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
12.2.3.3.1 (1) Parking for lands zoned I-4			
Regulations			
12.2.3.3.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
12.2.3.3.3	Minimum setback to Credit Valley Road	4.5 m	
12.2.3.3.4	Minimum setback to lands zoned G1 and G2	7.5 m	

12.2.3.4	Exception: I-4	Map # 31	By-law:
In an I-4 zone the applicable regulations shall be as specified for an I zone except that the following uses/regulations shall apply:			
Permitted Uses			
12.2.3.4.1	Lands zoned I-4 shall only be used for the following:		
	(1) Medical Offices		
	(2) Accessory medical uses		
	(3) Cafeteria		
Regulations			
12.2.3.4.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
12.2.3.4.3	Maximum total gross floor area - non-residential	7 390 m ²	
12.2.3.4.4	Maximum total gross floor area - non-residential used for accessory medical uses and a cafeteria	the lesser of 2 585 m ² or 35% of the total gross floor area - non-residential	
12.2.3.4.5	Minimum setback to all lot lines	1.5 m	
12.2.3.4.6	Parking shall be provided at the greater of:		
	6.5 spaces per 100 m ² of gross floor area of all buildings and structures , or		
	the combined total number of spaces calculated by adding 5 spaces per medical practitioner for medical offices and 3.2 spaces per 100 m ² of gross floor area used for accessory medical uses		
12.2.3.4.7	Required parking may be provided on abutting lands zoned I-3		
12.2.3.4.8	"Accessory Medical Uses" means laboratories and associated facilities for medical diagnostic and dental purposes; an optician; a hearing aid dispensary; medical prostheses supplies; weight control clinic; smokers treatment clinic; and a pharmacy		
12.2.3.4.9	"Cafeteria" means an area within a building or structure used to prepare and sell food for immediate consumption		

12.2.3.5	Exception: I-5	Map # 24	By-law: 0308-2011
In an I-5 zone the permitted uses and applicable regulations shall be as specified for an I zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
12.2.3.5.1 (1) <i>deleted</i>			
Regulation			
12.2.3.5.2	Minimum setback to Mississauga Road - all buildings and structures		15.0 m

PURPOSE

The purpose of this Section is to provide a D zone (Development), that recognizes vacant lands not yet developed and/or to permit the use that legally existed on the date of passing of this By-law, until such time as the lands are rezoned in conformity with Mississauga Official Plan, in appropriate locations throughout the City.¹

**12.3 D ZONE
(DEVELOPMENT)**

12.3.1 General Provisions for Development Zones

The zone provisions contained in Parts 1 to 3 of this By-law shall also apply to Development Zones.

¹ The purpose statement is for clarification purposes only and does not form part of this By-law.

12.3.2

D Zone Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 12.3.1 of this By-law, and the **uses** and zone regulations contained in Table 12.3.2 - D Zone Permitted Uses and Zone Regulations.

Table 12.3.2 - D Zone Permitted Uses and Zone Regulations

Column		A	B
Line 1.0	ZONE		D
PERMITTED USE			
2.0	DEVELOPMENT		
2.1	A building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure		✓
ZONE REGULATION			
3.0	The erection of new buildings or structures and the enlargement or replacement of existing buildings and structures shall not be permitted		✓

12.3.3

D Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

12.3.3.1	Exception: D-1	Map # 03, 07, 14, 15, 19, 22	By-law: 0297-2013, 0085-2018, 0166-2018, 0173-2018, 0128-2021
In a D-1 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Permitted Uses			
12.3.3.1.1 Lands zoned D-1 shall only be used for the following:			
(1) Detached dwelling legally existing on the date of passing of this By-law (2) Accessory buildings and structures			
Regulations			
12.3.3.1.2 The enlargement of an existing detached dwelling, existing buildings and structures , new accessory uses and new accessory buildings and structures shall be permitted in compliance with the following:			
(1) a detached dwelling on a lot with a lot frontage equal to or greater than 22.5 m shall comply with the R1 zone provisions contained in Section 4.1 and Subsection 4.2.1 of this By-law			
(2) a detached dwelling on a lot with a minimum lot frontage equal to or greater than 18.0 m and less than 22.5 m shall comply with the R2 zone provisions contained in Section 4.1 and Subsection 4.2.1 of this By-law			
(3) a detached dwelling on a lot with a minimum lot frontage equal to or greater than 15.0 m and less than 18.0 m shall comply with the R3 zone provisions contained in Section 4.1 and Subsection 4.2.1 of this By-law			
(4) a detached dwelling on a lot with a minimum lot frontage equal to or greater than 12.0 m and less than 15.0 m shall comply with the R4 zone provisions contained in Section 4.1 and Subsection 4.2.1 of this By-law			
(5) accessory buildings and structures on all lots zoned D-1 shall comply with the regulations contained in Subsection 4.1.2 of this By-law			

12.3.3.2	Exception: D-2	Map # 22	By-law: 0174-2017
In a D-2 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Permitted Uses			
12.3.3.2.1 Lands zoned D-2 shall only be used for the following:			
<ul style="list-style-type: none"> (1) Semi-detached legally existing on the date of passing of this By-law (2) Accessory buildings and structures 			
Regulations			
12.3.3.2.2 The enlargement of an existing semi-detached, existing accessory buildings and structures and new accessory buildings and structures shall be permitted in compliance with the following:			
<ul style="list-style-type: none"> (1) a semi-detached shall comply with the RM1 zone regulations contained in Subsection 4.8.1 of this By-law (2) accessory buildings and structures on all lots zoned D-2 shall comply with the regulations contained in Subsection 4.1.2 of this By-law 			

12.3.3.3	Exception: D-3	Map # 20	By-law:
In a D-3 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Permitted Use			
12.3.3.3.1 Lands zoned D-3 shall only be used for the following:			
<ul style="list-style-type: none"> (1) Cemetery 			
Uses Not Permitted			
12.3.3.3.2 (1) Crematorium (2) Mausoleum			
Regulation			
12.3.3.3.3 A cemetery shall comply with the OS3 zone regulations contained in Subsection 9.2.1 of this By-law			

12.3.3.4	Exception: D-4	Map # 44E	By-law:
In a D-4 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Permitted Uses			
12.3.3.4.1 Lands zoned D-4 shall only be used for the following:			
<ul style="list-style-type: none"> (1) Outdoor place of religious assembly (2) Accessory buildings and structures legally existing on the date of passing of this By-law 			

12.3.3.5	Exception: D-5	Map # 08	By-law: 0174-2017
In a D-5 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Permitted Uses			
12.3.3.5.1 Lands zoned D-5 shall only be used for the following:			
<ul style="list-style-type: none">(1) Detached dwelling legally existing on the date of passing of this By-law(2) Duplex legally existing on the date of passing of this By-law(3) Triplex legally existing on the date of passing of this By-law(4) Accessory buildings and structures			
Regulations			
12.3.3.5.2 The enlargement of an existing dwelling, existing accessory buildings and structures and new accessory buildings and structures shall be permitted in compliance with the following: <ul style="list-style-type: none">(1) a detached dwelling shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law(2) a duplex and triplex shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law(3) accessory buildings and structures on all lots zoned D-5 shall comply with the regulations contained in Subsection 4.1.2 of this By-law			

12.3.3.6	Exception: D-6	Map #	By-law: <i>deleted by 0191-2018</i>

12.3.3.7	Exception: D-7	Map # 14	By-law:
In a D-7 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Permitted Uses			
12.3.3.7.1 Lands zoned D-7 shall only be used for the following:			
<ul style="list-style-type: none"> (1) Detached dwelling legally existing on the date of passing of this By-law (2) Accessory buildings and structures 			
Regulations			
12.3.3.7.2 The enlargement of an existing detached dwelling, existing accessory buildings and structures and new accessory buildings and structures shall be permitted in compliance with the following:			
<ul style="list-style-type: none"> (1) the provisions of Subsection 2.1.24 of this By-law shall apply (2) a detached dwelling on a lot with a lot frontage equal to or greater than 22.5 m shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law (3) a detached dwelling on a lot with a minimum lot frontage equal to or greater than 18.0 m and less than 22.5 m shall comply with the R2 zone regulations contained in Subsection 4.2.1 of this By-law (4) a detached dwelling on a lot with a minimum lot frontage equal to or greater than 15.0 m and less than 18.0 m shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law (5) a detached dwelling on a lot with a minimum lot frontage equal to or greater than 12.0 m and less than 15.0 m shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law (6) accessory buildings and structures on all lots zoned D-7 shall comply with the regulations contained in Subsection 4.1.2 of this By-law 			
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-D-7 by further amendment to Map 14 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ul style="list-style-type: none"> (1) a letter from a Registered Professional Engineer in the Province of Ontario certifying that the building meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation; (2) confirmation in writing from Credit Valley Conservation that safe access to the site has been provided. 			

12.3.3.8	Exception: D-8	Map # 45E, 55	By-law:																		
In a D-8 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:																					
Permitted Uses																					
12.3.3.8.1 Lands zoned D-8 shall only be used for the following:																					
<ul style="list-style-type: none"> (1) Detached dwelling legally existing on the date of passing of this By-law accessory to an agricultural use (2) Agricultural use legally existing on the date of passing of this By-law 																					
Regulations																					
12.3.3.8.2 The enlargement of an existing accessory detached dwelling , existing accessory buildings and structures , existing buildings and structures associated with an agricultural use, new accessory buildings and structures and new buildings and structures associated with an agricultural use shall be permitted in compliance with the following:																					
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">(1)</td> <td style="width: 60%;">minimum lot area</td> <td style="width: 20%;">10.0 ha</td> </tr> <tr> <td>(2)</td> <td>maximum lot coverage</td> <td>10%</td> </tr> <tr> <td>(3)</td> <td>minimum front yard</td> <td>18.0 m</td> </tr> <tr> <td>(4)</td> <td>minimum interior and exterior side yards</td> <td>7.5 m</td> </tr> <tr> <td>(5)</td> <td>minimum rear yard</td> <td>15.0 m</td> </tr> <tr> <td>(6)</td> <td>maximum height</td> <td>15.3 m</td> </tr> </table>				(1)	minimum lot area	10.0 ha	(2)	maximum lot coverage	10%	(3)	minimum front yard	18.0 m	(4)	minimum interior and exterior side yards	7.5 m	(5)	minimum rear yard	15.0 m	(6)	maximum height	15.3 m
(1)	minimum lot area	10.0 ha																			
(2)	maximum lot coverage	10%																			
(3)	minimum front yard	18.0 m																			
(4)	minimum interior and exterior side yards	7.5 m																			
(5)	minimum rear yard	15.0 m																			
(6)	maximum height	15.3 m																			

12.3.3.9	Exception: D-9	Map # 45E	By-law:															
In a D-9 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:																		
Permitted Uses																		
12.3.3.9.1 Lands zoned D-9 shall only be used for the following:																		
<ul style="list-style-type: none"> (1) Agricultural use legally existing on the date of passing of this By-law (2) Clubhouse accessory to a golf course permitted on lands zoned G1-7 																		
Regulations																		
12.3.3.9.2 The enlargement of existing buildings and structures associated with an agricultural use and new buildings and structures associated with an agricultural use shall be permitted in compliance with the following:																		
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">(1)</td> <td style="width: 60%;">maximum lot coverage</td> <td style="width: 20%;">10%</td> </tr> <tr> <td>(2)</td> <td>minimum front yard</td> <td>18.0 m</td> </tr> <tr> <td>(3)</td> <td>minimum interior and exterior side yards</td> <td>7.5 m</td> </tr> <tr> <td>(4)</td> <td>minimum rear yard</td> <td>5.0 m</td> </tr> <tr> <td>(5)</td> <td>maximum height</td> <td>15.3 m</td> </tr> </table>				(1)	maximum lot coverage	10%	(2)	minimum front yard	18.0 m	(3)	minimum interior and exterior side yards	7.5 m	(4)	minimum rear yard	5.0 m	(5)	maximum height	15.3 m
(1)	maximum lot coverage	10%																
(2)	minimum front yard	18.0 m																
(3)	minimum interior and exterior side yards	7.5 m																
(4)	minimum rear yard	5.0 m																
(5)	maximum height	15.3 m																
12.3.3.9.3 A clubhouse shall comply with the OS2 zone regulations contained in Subsection 9.2.1 of this By-law																		

12.3.3.10	Exception: D-10	Map # 22	By-law:
In a D-10 zone the permitted uses and applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Regulation			
12.3.3.10.1	Minor alterations or additions to existing industrial facilities, buildings and structures shall be permitted		

12.3.3.11	Exception: D-11	Map # 46E	By-law:
In a D-11 zone the applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Permitted Uses			
12.3.3.11.1	Lands zoned D-11 shall only be used for the following:		
<ul style="list-style-type: none"> (1) Place of Religious Assembly (2) Detached dwelling legally existing on the date of passing of this By-law 			
Regulations			
12.3.3.11.2	A place of religious assembly shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law, except that:		
(1)	maximum lot coverage	40%	
(2)	minimum interior side yard - interior lot	6.0 m	
(3)	minimum landscaped area	30%	
(4)	maximum height	12.2 m	

12.3.3.12	Exception: D-12	Map # 39E	By-law: 0451-2007, 0012-2012, 0056-2015, 0128-2018
In a D-12 zone the permitted uses and applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
12.3.3.12.1	(1) Outdoor Storage of Refrigeration Trailers		
Regulations			
12.3.3.12.2	Notwithstanding Sentence 12.3.3.12.1 of this Exception, the outdoor storage of refrigeration trailers is permitted as a temporary use for the period of three years from the date of enactment and passing of this By-law (June 20, 2018) in compliance with the following regulations:		
(1)	maximum number of refrigeration trailers	10	
(2)	minimum setback of refrigeration trailers from any lot line	3.0 m	
(3)	maximum height of refrigeration trailers	2.4 m	
(4)	maximum length of refrigeration trailers	5.2 m	
(5)	no refrigeration unit shall be operated or maintained on the lot		
(6)	"Refrigeration Trailer" means a non self propelled boxed container on wheels with a refrigeration unit, attached thereto		

PURPOSE

The purpose of this Section is to provide a B zone (Buffer), that allows fencing and berthing, in appropriate locations throughout the City.¹

12.4	B ZONE (BUFFER)
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12.4.1 General Provisions For Buffer Zones

The zone provisions contained in Parts 1 to 3 of this By-law shall also apply to Buffer Zones.

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

12.4.2 B Zone Permitted Uses

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 and 2 and Section 12.4.1 of this By-law, and the **uses** contained Table 12.4.2 - B Zone Permitted Uses.

Table 12.4.2 - B Zone Permitted Uses

Column		A	B
Line	ZONE		B
PERMITTED USES			
2.0	BUFFER		
2.1	Berm		✓
2.2	Fence		✓
2.3	Retaining Wall		✓
2.4	Entryway Feature (0379-2009)		✓

12.4.3

B Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

12.4.3.1	Exception: B-1	Map #	By-law: 0286-2008, 0251-2009, <i>deleted by</i> <i>0379-2009</i>

PURPOSE

The purpose of this Section is to provide an AP zone (Airport) that recognizes Toronto - Lester B. Pearson International Airport.¹

**12.5 AP ZONE
(AIRPORT)**

12.5.1 AP Zone Permitted Uses

All **buildings** and **structures** shall comply with the **uses** contained in Table 12.5.1 - AP Zone Permitted Uses.

Table 12.5.1 - AP Zone Permitted Uses

Column	A	B
Line 1.0	ZONE	AP
PERMITTED USES		
2.0	AIRPORT	
2.1	Toronto - Lester B. Pearson International Airport	✓
2.2	Accessory uses to Toronto - Lester B. Pearson International Airport	✓

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

12.5.2 AP Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

