

### Proposed Zoning Regulations

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Section 1.2: Definitions</b>			
1	Gross Floor Area (GFA) – Infill Residential	Replace “the area of void in a floor” with “any void areas”	This will clarify that areas that are open to below do not need to be considered a gap in the floor, but can be considered a void area, in accordance with the new definition to be introduced.
2	Motor Vehicle Wash Facility - Commercial Motor Vehicle	Amend the definition to include interior cleaning of vehicles.	The amended definition will clarify that interior detailing is permitted as a stand-alone use in zones where a motor vehicle wash facility – commercial motor vehicle is permitted.
3	Motor Vehicle Wash Facility - Restricted	Amend the definition to include interior cleaning of vehicles.	The amended definition will clarify that interior detailing is permitted as a stand-alone use in zones where a motor vehicle wash facility – restricted is permitted.
4	Pressure Container	Add a new definition that a pressure container is located outdoors in a fixed location, and would hold pressurized liquids or gases, but does not include ones that are otherwise regulated by the by-law.	Create a definition to clarify what constitutes a pressure container. This definition will exclude specific use pressure containers if they are regulated elsewhere in the by-law, for example propane cylinders and propane storage tanks.

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5	Void Area	Add a new definition that includes any conditioned space that has the potential to add additional gross floor area without altering the external dimensions of the dwelling.	The new definition will provide clarity to the interpretation of what can be included in the calculation of gross floor area – infill residential, in accordance with the original intent of the revised/new regulations in By-law 0208-2022.
<b>Part 2: General Provisions</b>			
6	Table 2.1.2.2.5 – Pressure Container	Add new table with regulations for pressure containers to:  a) Prohibit pressurized containers from lands abutting Residential, Downtown Core or C4 (Mainstreet Commercial) zones, b) Prohibit pressure containers in front yards, interior side yards or exterior side yards c) Exempt hospitals from a. and b. above d) Provide a 10 m (32.8 ft.) minimum setback criteria for pressure containers located in Institutional zones	Create regulations that ensure pressure containers have appropriate safety considerations for sensitive land uses.
7	2.1.3.1 Frontage on a Street	Amend the regulation to include a CEC – Road or a Private Road.	CEC – Roads and Private Roads were inadvertently omitted in the original regulation.
8 & 9	Schedules 2.1.14(1) and 2.1.14(2) Designated Right-of-Way Widths	Update the outdated schedules.	Amendments have been made to the corresponding Official Plan Schedule which the Zoning By-law must match. See Appendix 3 for the revised schedules.

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10	Table 2.1.9.10 Transit Terminal and/or Transit Corridor	<p>Add retail store, take-out restaurant, financial institution, service establishment, medical office, and office as permitted accessory uses.</p> <p>Add a new regulation to cap permitted accessory uses at 30% of the total gross floor area - non-residential.</p>	<p>Amend the transit terminal and/or transit corridor regulations to include accessory uses and associated non-residential gross floor area maximums. The amendment also stipulates that the proposed accessory uses must be located wholly within the transit terminal, with no direct external access. This ensures the accessory uses are truly accessory to the transit terminal as they will be subject to the hours of operation of the transit terminal in which they are located.</p>
<b>Part 4.10: RM4 Zone (Townhouses)</b>			
11	Table 4.10.1 - RM4 Permitted Uses and Zone Regulations	<p>Amend Line 7.1 to remove the phrase "/or".</p> <p>Insert lot line setbacks for accessory buildings or structures as follows:</p> <p>a) front and exterior side lot lines: 4.5 m (14.8 ft.)</p> <p>b) interior side lot lines: 2.5 m (8.2 ft.)</p>	<p>The removal of this phrase "/or" is required to clarify that the lot line setback would apply to the each of the front, side and rear wall of a townhouse.</p> <p>The accessory buildings and structures provisions state that the exterior and interior side yard regulations of the applicable zone shall apply. However, the current base RM4 (Townhouse) zone does not contain those provisions but rather contains setback provisions. The proposed setbacks align with the intent of the accessory structure provisions that the exterior and interior side lot line</p>

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			regulations of the applicable zone shall apply. A setback of 4.5 m (14.8 ft.) is proposed as condominium townhouse developments are generally large and the buildings are not configured in a standard format such as low density lots.
<b>Part 4.14.1 RM9 and RM10 Zone (Back To Back And Stacked Townhouses)</b>			
12	Table 4.14.1 – RM9 and RM10 Permitted Uses and Zone Regulations	Add Line 14.5 to clarify the criteria for minimum sidewalk widths adjacent to a street, condominium road, private road or CEC – road	The addition of Line 14.5 will ensure sidewalk widths comply with Mississauga’s Engineering drawing standards for condominium private roads.
<b>Part 4.14A RM11 Zone (Back To Back Townhouses On A CEC - Road)</b>			
13	Table 4.14.A.1 – RM11 Permitted Uses and Zone Regulations	Amend Lines 9.3 and 9.4: Remove the words “lot with any” and replaced with “building to a”.  Add Line 12.8 to clarify the criteria for minimum sidewalk widths adjacent to a street, condominium road, private road or CEC – road	Setback regulations require both a “to” and a “from” to ensure appropriate measurement. Such points of reference were omitted from the original regulation.  The addition of Line 12.8 will ensure sidewalk widths comply with Mississauga’s Engineering drawing standards for condominium private roads.