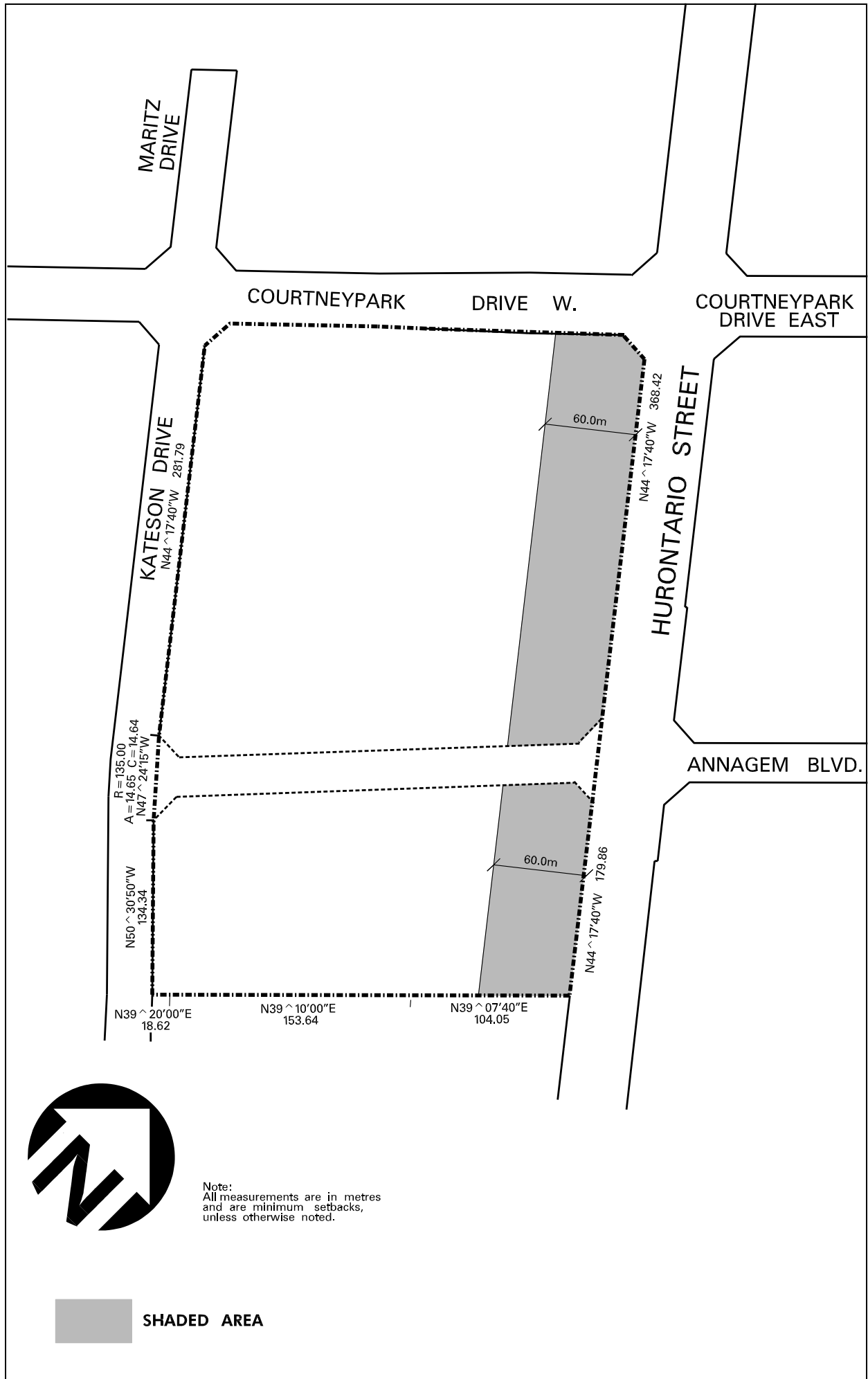


**8.2.2 E1 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

8.2.2.1	Exception: E1-1	Map # 43W	By-law:
In an E1-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.1.1	(1)	<b>Restaurant</b>	
	(2)	<b>Take-out Restaurant</b>	
	(3)	<b>Convenience Restaurant</b>	

8.2.2.2	Exception: E1-2	Map # 44E	By-law: 0191-2009
In an E1-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.2.1	Minimum depth of a <b>landscaped buffer</b> along the entire length of the <b>lot line</b> abutting Hurontario Street, exclusive of a <b>sight triangle</b>		7.5 m
8.2.2.2.2	Minimum depth of a <b>landscaped buffer</b> along the entire length of the <b>lot line</b> abutting Courtneypark Drive West, Maritz Drive and Kateson Drive		4.5 m
8.2.2.2.3	Minimum setback of a <b>building</b> or <b>structure</b> to Hurontario Street, exclusive of a <b>sight triangle</b>		9.0 m
8.2.2.2.4	Maximum setback to Hurontario Street of a <b>building</b> or <b>structure</b> located wholly or partially within the shaded area identified on Schedule E1-2 of this Exception		15.0 m
8.2.2.2.5	<b>Driveways, parking spaces</b> or <b>aisles</b> shall not be located beyond the front wall of any <b>building</b> or <b>structure</b> located wholly or partially within the shaded area identified on Schedule E1-2 of this Exception		
8.2.2.2.6	"Front Wall" means all or part thereof of any <b>building</b> or <b>structure</b> adjacent to Hurontario Street		



Schedule E1-2  
Map 44E

**Part 8 - Employment Zones**

8.2.2.3	Exception: E1-3	Map # 54W	By-law:
In an E1-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.2.3.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
<b>Regulations</b>			
8.2.2.3.2	Maximum <b>gross floor area - non-residential</b>		55 208 m <sup>2</sup>
8.2.2.3.3	Maximum number of <b>storeys</b> of a <b>building</b> or <b>structure</b> or parts thereof, in <b>height</b> above <b>established grade</b> , excluding any mechanical penthouses, within 110.0 m of a railway right-of-way		9 <b>storeys</b>
8.2.2.3.4	Minimum setback of a <b>building</b> or <b>structure</b> to Argentinia Road		6.0 m

8.2.2.4	Exception: E1-4	Map # 54W	By-law:
In an E1-4 zone the applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.2.4.1	Lands zoned E1-4 shall only be used for the following:		
	(1)	<b>Retail Store</b>	
	(2)	<b>Financial Institution</b>	
	(3)	<b>Office</b>	
	(4)	<b>Entertainment Establishment</b>	
	(5)	<b>Personal Service Establishment</b>	
	(6)	<b>Recreational Establishment</b>	
	(7)	<b>Private Club</b>	
	(8)	<b>Restaurant</b>	
	(9)	<b>Convenience Restaurant</b>	
	(10)	<b>Take-out Restaurant</b>	
<b>Regulations</b>			
8.2.2.4.2	Maximum <b>gross floor area - non-residential</b>		10 500 m <sup>2</sup>
8.2.2.4.3	Minimum setback of a <b>building</b> or <b>structure</b> to Highway 401		14.0 m
8.2.2.4.4	Minimum setback of a <b>building</b> or <b>structure</b> to Argentinia Road		4.5 m
8.2.2.4.5	Minimum setback of a <b>building</b> or <b>structure</b> to Winston Churchill Boulevard		5.9 m
8.2.2.4.6	Minimum <b>landscaped area</b>		10% of the <b>lot area</b>
8.2.2.4.7	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>		5.4

**Part 8 - Employment Zones**

8.2.2.5	Exception: E1-5	Map # 36W	By-law: 0191-2009
In an E1-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.5.1	(1)	C3 <b>uses</b> contained in Subsection 6.2.1 of this By-law, except: (1.1) <b>Motor Vehicle Rental Facility</b> (1.2) <b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b> (1.3) <b>Convenience Restaurant</b>	
<b>Regulations</b>			
8.2.2.5.2	<b>Uses</b> contained in Subsection 8.2.1 of this By-law, and those remaining <b>uses</b> permitted in Subsection 6.2.1 of this By-law, shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
8.2.2.5.3	The provisions contained in Subsection 8.1.8 and 8.1.9 of this By-law shall not apply		

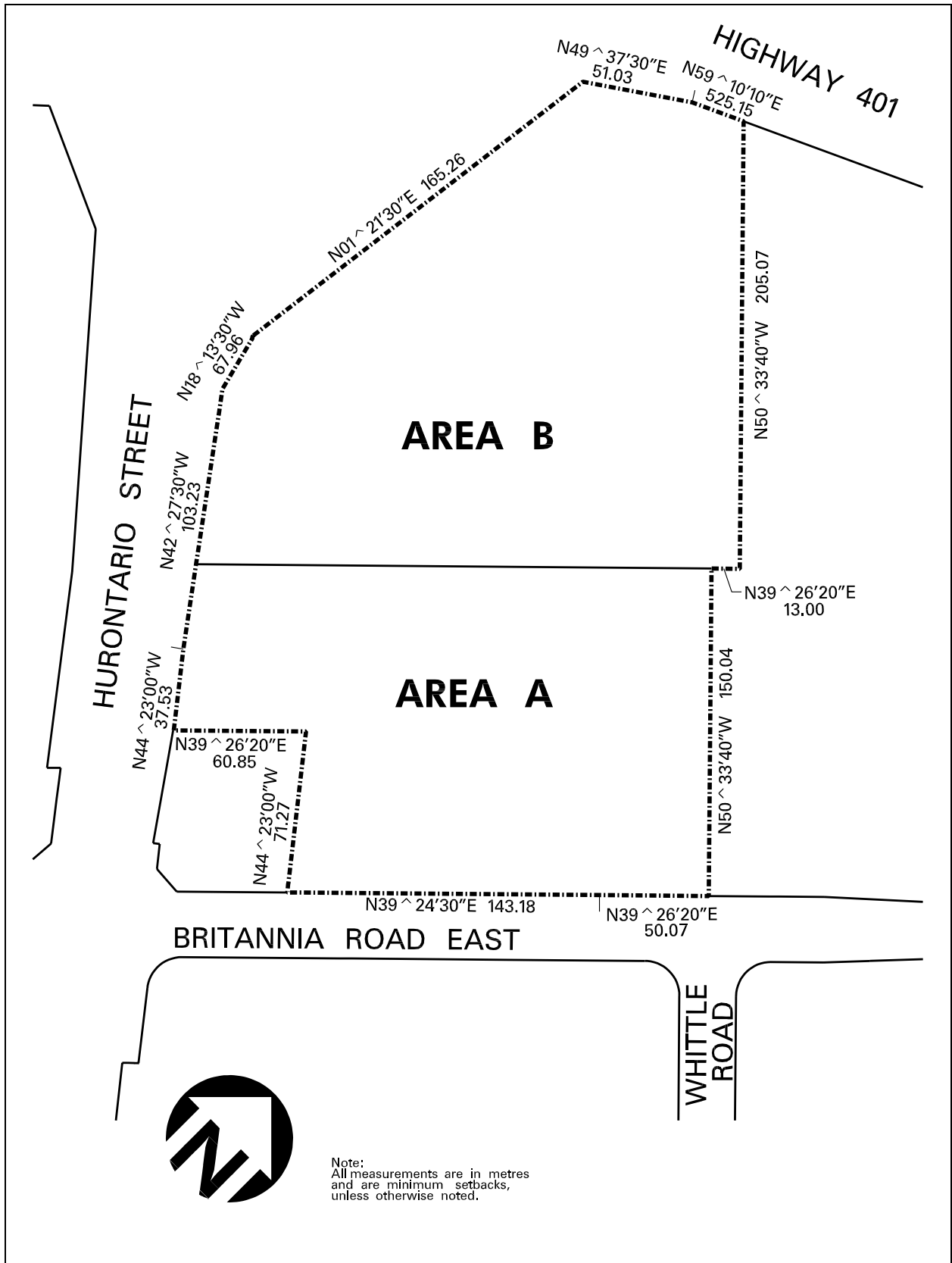
8.2.2.6	Exception: E1-6	Map # 44E	By-law: 0411-2008, 0191-2009/OMB Order 2010 May 05
In an E1-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.6.1	(1)	<b>Restaurant</b>	
	(2)	<b>Take-out Restaurant</b>	
	(3)	<b>Outdoor storage</b> accessory to a <b>manufacturing facility, science and technology facility or warehouse/distribution facility</b>	
	(4)	Outdoor patio accessory to a <b>restaurant or take-out restaurant</b>	
<b>Regulations</b>			
8.2.2.6.2	Minimum <b>landscaped buffer</b> along the <b>lot line</b> abutting Hurontario Street		10.0 m
8.2.2.6.3	Minimum <b>landscaped buffer</b> along the <b>lot line</b> of any <b>street</b> other than Hurontario Street		3.0 m
8.2.2.6.4	Maximum setback to the first <b>storey</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law		35.0 m
8.2.2.6.5	The provisions of Line 6.2 in Table 8.2.1 contained in Subsection 8.2.1 of this By-law shall not apply		
8.2.2.6.6	A maximum of 30% of the length of a <b>streetwall</b> of the first <b>storey</b> of a <b>building</b> may be set back beyond the maximum setback of 35.0 m		
8.2.2.6.7	Minimum distance from a surface <b>parking space</b> to a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law		35.0 m
8.2.2.6.8	A maximum of one (1) row of vehicle <b>parking spaces</b> shall be permitted within 35.0 m of Hurontario Street where a <b>manufacturing facility or warehouse/distribution facility</b> is located within 35.0 m of Hurontario Street		

**Exception E1-6 continued on next page**

**Part 8 - Employment Zones**

8.2.2.6	Exception: E1-6	Map # 44E	By-law: 0411-2008, 0191-2009/OMB Order 2010 May 05
<b>Exception E1-6 continued from previous page</b>			
8.2.2.6.9	<b>Parking spaces</b> shall not be permitted between the exterior wall of an <b>office building</b> or <b>medical office building</b> and the <b>lot line</b> abutting Hurontario Street		
8.2.2.6.10	Where a <b>building</b> is located within 35.0 m of Hurontario Street, the pedestrian street entrance shall face Hurontario Street		
8.2.2.6.11	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside	10	
8.2.2.6.12	The provisions contained in Subsection 8.1.5 of this By-law shall apply to all areas used for <b>outdoor storage</b> accessory to a <b>manufacturing facility, science and technology facility</b> or <b>warehouse/distribution facility</b>		
8.2.2.6.13	"Pedestrian Street Entrance" means the door designed as an access point into a <b>building</b> for pedestrians and provides a direct pedestrian access to Hurontario Street		

8.2.2.7	Exception: E1-7	Map # 43W	By-law: 0411-2008, 0191-2009/ OMB Order 2010 May 05
In an E1-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.7.1	The provisions of Lines 6.0 to 6.3, 13.0 and 14.0 in Table 8.2.1 contained in Subsection 8.2.1 of this By-law shall not apply to Area B identified on Schedule E1-7 of this Exception		
8.2.2.7.2	Maximum setback of the first <b>storey</b> of a <b>streetwall</b> of a <b>building</b> erected on a <b>lot</b> abutting a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law and located within Area A identified on Schedule E1-7 of this Exception	20.0 m	
8.2.2.7.3	The provisions of Line 6.2 in Table 8.2.1 contained in Subsection 8.2.1 of this By-law shall not apply		
8.2.2.7.4	A maximum of 30% of the length of a <b>streetwall</b> of the first <b>storey</b> of a <b>building</b> within Area A, identified on Schedule E1-7 of this Exception, may be set back beyond the maximum setback of 20.0 m		
8.2.2.7.5	Minimum distance from a surface <b>parking space</b> in Area A, identified on Schedule E1-7 of this Exception, to a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law	20.0 m	
8.2.2.7.6	Where a <b>building</b> is located within 20.0 m of Hurontario Street in Area A, identified on Schedule E1-7 of this Exception, the pedestrian street entrance shall face Hurontario Street		
8.2.2.7.7	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside	10	
8.2.2.7.8	"Pedestrian Street Entrance" means the door designed as an access point into a <b>building</b> for pedestrians and provides a direct pedestrian access to Hurontario Street		



Schedule E1-7  
Map 43W

**Part 8 - Employment Zones**

8.2.2.8	Exception: E1-8	Map # 44E	By-law: 0191-2009
In an E1-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.8.1	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.8.2	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> located within 145.0 m of Hurontario Street		3 storeys

8.2.2.9	Exception: E1-9	Map # 43W	By-law: 0191-2009
In an E1-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.9.1	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.9.2	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> located within 177.0 m of Hurontario Street and 129.0 m of Courtney Drive East		3 storeys

**Part 8 - Employment Zones**

8.2.2.10	Exception: E1-10	Map # 54W	By-law: 0379-2009
<p>In an E1-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.2.10.1	(1)	Retail-Warehouse	
	(2)	<b>Garden Centre</b>	
	(3)	<b>Restaurant</b> accessory to a retail-warehouse or <b>garden centre</b>	
	(4)	Equipment, tool and truck rental centre accessory to a retail-warehouse	
	(5)	Outdoor display and sales area accessory to a retail-warehouse	
<b>Uses Not Permitted</b>			
8.2.2.10.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
<b>Regulations</b>			
8.2.2.10.3		Maximum <b>gross floor area - non-residential</b>	11 000 m <sup>2</sup>
8.2.2.10.4		Maximum <b>gross floor area - restaurant</b> used for an accessory <b>restaurant</b>	100 m <sup>2</sup>
8.2.2.10.5		Maximum area used for outdoor display and sales accessory to a retail-warehouse	275 m <sup>2</sup>
8.2.2.10.6		Maximum area used for outdoor display and sales accessory to a <b>garden centre</b> including seasonal nursery stock	2 520 m <sup>2</sup>
8.2.2.10.7		Minimum <b>landscaped area</b>	10% of the <b>lot area</b>
8.2.2.10.8		Minimum <b>front yard</b>	15.0 m
8.2.2.10.9		Minimum <b>side yard</b>	10.0 m
8.2.2.10.10		Minimum <b>rear yard</b>	15.0 m
8.2.2.10.11		Maximum <b>height</b> above <b>established grade</b> of outdoor display of all materials, goods or products	4.6 m
8.2.2.10.12		"Retail-Warehouse" means a <b>building</b> or <b>structure</b> , or part thereof where goods are stored and offered for sale and shall include only the following: home furnishing and home improvement products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paints and wallpaper	
8.2.2.10.13		Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a retail-warehouse	1.6

8.2.2.11	Exception: E1-11	Map # 36W	By-law:
<p>In an E1-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.2.11.1	(1)	<b>Restaurant</b>	
	(2)	<b>Convenience Restaurant</b>	
	(3)	<b>Take-out Restaurant</b>	

**Part 8 - Employment Zones**

8.2.2.12	Exception: E1-12	Map # 44E	By-law: 0191-2009
<p>In an E1-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.2.12.1	(1) <b>Convenience Restaurant</b> (2) <b>Take-out Restaurant</b> (3) <b>Office and computer supplies and equipment sales</b>		
<b>Regulations</b>			
8.2.2.12.2	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.12.3	Maximum <b>gross floor area - non-residential</b> used for a drug store or drug dispensary		250 m <sup>2</sup>
8.2.2.12.4	Minimum depth of a <b>landscaped buffer</b> along the entire length of the <b>front lot line</b>		4.5 m
8.2.2.12.5	Minimum <b>front yard</b> setback of all <b>buildings and structures</b> situated within 50.0 m of the <b>front lot line</b>		6.0 m
8.2.2.12.6	Maximum <b>front yard</b> setback of all <b>buildings and structures</b> situated within 50.0 m of the <b>front lot line</b>		8.5 m
8.2.2.12.7	Minimum <b>exterior side yard</b>		2.0 m
8.2.2.12.8	Minimum <b>interior side yard</b>		2.0 m
8.2.2.12.9	Minimum <b>rear yard</b>		7.5 m
8.2.2.12.10	Minimum <b>height</b>		3 storeys
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E1-12 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:</p> <p>(1) the submission of a site development plan and application to the satisfaction of the City of Mississauga that are consistent with the following urban design policies and guidelines:</p> <p>(1.1) <i>Mississauga Plan</i> - Section 4.15.5.3 (Gateway District Special Site 2 Policies);</p> <p>(1.2) <i>Mississauga Plan</i> - Section 3.10.3 (Node General Policies)</p> <p>(1.3) <i>Upper Hurontario Corridor: A design mandate for excellence</i> - Section 4.1 (Major Nodes).</p>			

8.2.2.13	Exception: E1-13	Map # 54W	By-law:
<p>In an E1-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
8.2.2.13.1	Maximum <b>floor space index</b>		0.52
8.2.2.13.2	Maximum <b>gross floor area - non-residential</b>		22 000 m <sup>2</sup>

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8.2.2.14	Exception: E1-14	Map # 43W	By-law: 0191-2009
In an E1-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.14.1	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
8.2.2.14.2	Minimum <b>height</b>		3 storeys

8.2.2.15	Exception: E1-15	Map # 43W	By-law: 0191-2009
In an E1-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.15.1	(1) <b>Restaurant</b> (2) <b>Take-out Restaurant</b> (3) <b>Convenience Restaurant</b> (4) Outdoor patio accessory to a <b>restaurant, convenience restaurant or take-out restaurant</b>		
<b>Regulations</b>			
8.2.2.15.2	Required parking for lands located between Hurontario Street, Courtney Park Drive East, Edwards Boulevard and Annagem Boulevard shall also be permitted on the south side of Annagem Boulevard on all lands zoned E1-15		
8.2.2.15.3	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10
8.2.2.15.4	Minimum setback of a <b>restaurant, take-out restaurant, convenience restaurant</b> or an outdoor patio accessory to a <b>restaurant, take-out restaurant or convenience restaurant</b> from Hurontario Street		50.0 m

8.2.2.16	Exception: E1-16	Map # 37E	By-law: 0191-2009
In an E1-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.2.16.1	(1) <b>Existing accessory day care</b>		

8.2.2.17	Exception: E1-17	Map # 44E	By-law: OMB Effective Date 2008 May 15
In an E1-17 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
8.2.2.17.1	The provisions of Lines 6.0 and 8.0 contained in Table 8.2.1 of this By-law shall not apply		

**Part 8 - Employment Zones**

8.2.2.18	Exception: E1-18	Map # 34E	By-law: 0323-2009/ OMB Order 2010 May 10
<p>In an E1-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.2.18.1	(1)	<b>Manufacturing Facility</b>	
	(2)	<b>Warehouse/Distribution Facility</b>	
<b>Additional Permitted Uses</b>			
8.2.2.18.2	(1)	<b>Manufacturing facility</b> legally <b>existing</b> on the date of passing of this By-law	
	(2)	<b>Warehouse/distribution facility</b> legally <b>existing</b> on the date of passing of this By-law	
	(3)	<b>Repair service</b> as an <b>accessory use</b> in compliance with Subsection 8.1.2 of this By-law	
<b>Regulations</b>			
8.2.2.18.3		Minimum <b>floor space index - non-residential</b>	0.5
8.2.2.18.4		Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting lands zoned PB1	7.5 m
8.2.2.18.5		Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting Commerce Boulevard, Explorer Drive or Skymark Avenue	5.0 m
8.2.2.18.6		A maximum of 30% of the length of a <b>streetwall</b> of the first three (3) <b>storeys</b> of a <b>building</b> or <b>structure</b> identified in Sentences 8.2.2.18.4 and 8.2.2.18.5 of this Exception, may be set back beyond the maximum setback	
8.2.2.18.7		Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> except that:	4 storeys
	(1)	a maximum of 30% of the building footprint may be less than four (4) <b>storeys</b>	
8.2.2.18.8		Where a <b>building</b> is located within 10.0 m of lands zoned PB1, Eglinton Avenue West, Commerce Boulevard, Explorer Drive or Skymark Avenue, the <b>main front entrance</b> shall face the <b>street</b> . Where a <b>building</b> is located at the intersection of two (2) of these <b>streets</b> and/or lands zoned PB1, or any combination thereof, the <b>main front entrance</b> shall be located at the corner of the <b>building</b> facing the <b>intersection</b> , or a <b>building</b> entrance shall be located facing each <b>street</b> and/or lands zoned PB1	
8.2.2.18.9		Expansion or alteration to any <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.18.3 to 8.2.2.18.8 of this Exception	
8.2.2.18.10		Expansion of any <b>use</b> legally <b>existing</b> on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.18.3 to 8.2.2.18.8 of this Exception	
8.2.2.18.11		In an <b>office building</b> , where the non- <b>office uses</b> , including <b>medical office</b> and real estate <b>office</b> , are greater than 20% of the total <b>GFA - non-residential</b> , separate parking will be required for all of such <b>uses</b> in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	
		Parking for <b>banquet hall/conference centre/convention centre</b> will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law.	

**Part 8 - Employment Zones**

8.2.2.19	Exception: E1-19	Map # 34E, 34W, 35E	By-law: 0322-2009
<p>In an E1-19 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.2.19.1	(1)	<b>Manufacturing Facility</b>	
	(2)	<b>Warehouse/Distribution Facility</b>	
<b>Additional Permitted Uses</b>			
8.2.2.19.2	(1)	<b>Manufacturing facility</b> legally <b>existing</b> on the date of passing of this By-law	
	(2)	<b>Warehouse/distribution facility</b> legally <b>existing</b> on the date of passing of this By-law	
	(3)	<b>Repair service</b> as an <b>accessory use</b> in compliance with Subsection 8.1.2 of this By-law	
<b>Regulations</b>			
8.2.2.19.3		Minimum <b>floor space index - non-residential</b>	0.5
8.2.2.19.4		Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting lands zoned PB1 or Eglinton Avenue West	7.5 m
8.2.2.19.5		Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting Explorer Drive, Orbitor Drive, Satellite Drive, Spectrum Way or Skymark Avenue	5.0 m
8.2.2.19.6		A maximum of 30% of the length of a <b>streetwall</b> of the first three (3) <b>storeys</b> of a <b>building</b> or <b>structure</b> identified in Sentences 8.2.2.19.4 and 8.2.2.19.5 of this Exception, may be set back beyond the maximum setback	
8.2.2.19.7		Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> except that: (1) a maximum of 30% of the building footprint may be less than two (2) <b>storeys</b>	2 <b>storeys</b>
8.2.2.19.8		Where a <b>building</b> is located within 10.0 m of lands zoned PB1, Eglinton Avenue West, Explorer Drive, Orbitor Drive, Satellite Drive, Spectrum Way or Skymark Avenue, the <b>main front entrance</b> shall face the <b>street</b> . Where a <b>building</b> is located at the intersection of two (2) of these <b>streets</b> and/or lands zoned PB1, or any combination thereof, the <b>main front entrance</b> shall be located at the corner of the <b>building</b> facing the <b>intersection</b> , or a <b>building</b> entrance shall be located facing each <b>street</b> and/or lands zoned PB1	
8.2.2.19.9		Expansion or alteration to any <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.19.3 to 8.2.2.19.8 of this Exception	
8.2.2.19.10		Expansion of any <b>use</b> legally <b>existing</b> on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.19.3 to 8.2.2.19.8 of this Exception	
8.2.2.19.11		In an <b>office building</b> , where the non-office <b>uses</b> , including <b>medical office</b> and real estate <b>office</b> , are greater than 20% of the total <b>GFA - non-residential</b> , separate parking will be required for all of such <b>uses</b> in accordance with the regulations contained in Table 3.1.2.2 of this By-law.  Parking for <b>banquet hall/conference centre/convention centre</b> will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law.	

**Part 8 - Employment Zones**

8.2.2.20	Exception: E1-20	Map # 44E	By-law: 0191-2009/ OMB Order 2010 May 05
In an E1-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.20.1	Where a <b>building</b> is located within 10.0 m of Hurontario Street, the pedestrian street entrance shall face Hurontario Street		
8.2.2.20.2	"Pedestrian Street Entrance" means the door designed as an access point into a building for pedestrians and provides a direct pedestrian access to Hurontario Street		

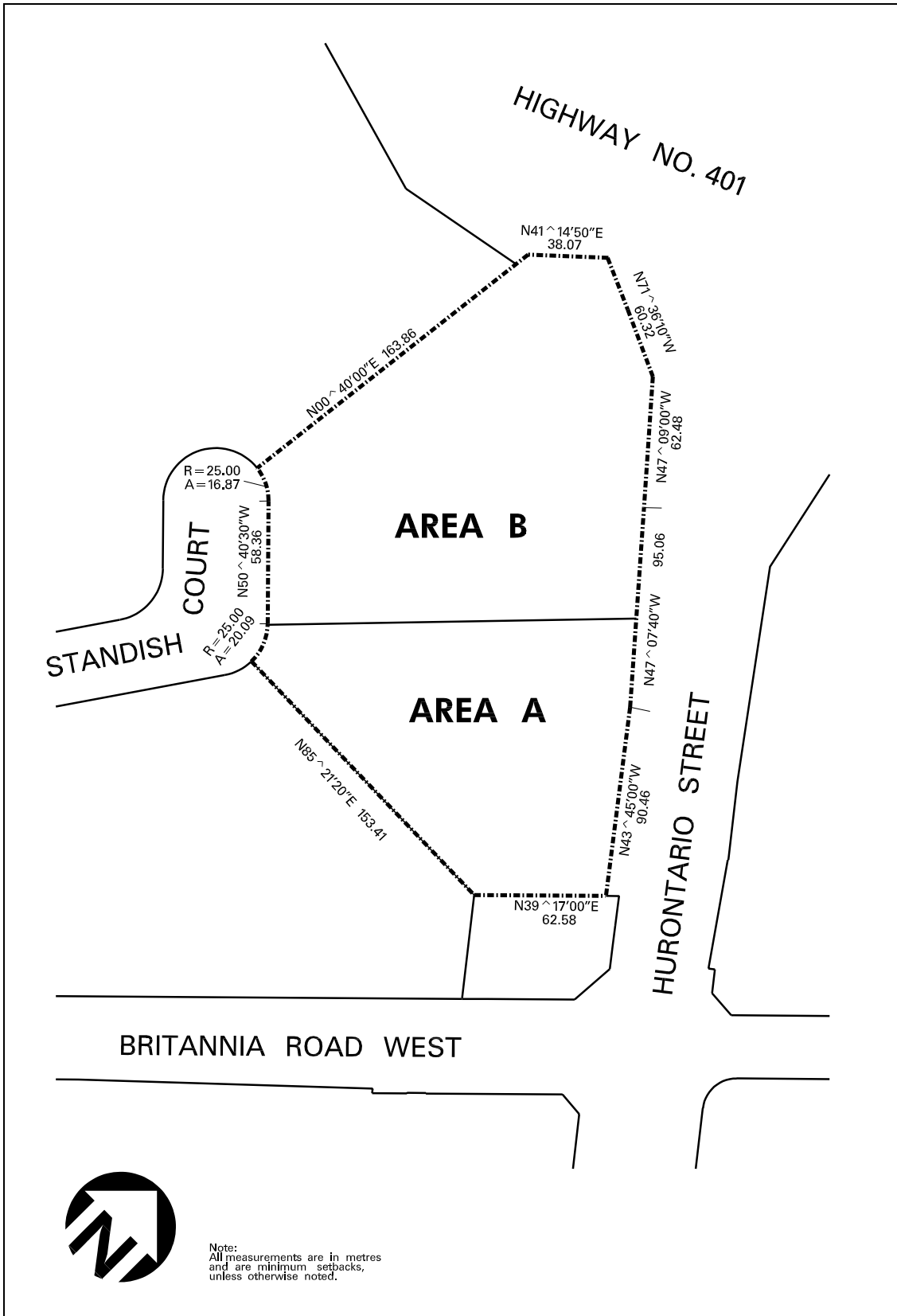
8.2.2.21	Exception: E1-21	Map # 44E	By-law: 0191-2009/ OMB Order 2010 May 05
In an E1-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.21.1	The provisions of Lines 6.0 to 6.3, 13.0 and 14.0 in Table 8.2.1 contained in Subsection 8.2.1 of this By-law shall not apply		
8.2.2.21.2	For the purposes of this By-law, all lands zoned E1-21 shall be considered one (1) <b>lot</b>		

8.2.2.22	Exception: E1-22	Map # 44E	By-law: 0191-2009/ OMB Order 2010 May 05
In an E1-22 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.2.22.1	(1)	Required parking, <b>driveways</b> and <b>aisles</b> for lands zoned E1-23 and abutting lands zoned E1	
<b>Regulations</b>			
8.2.2.22.2	The provisions of Lines 6.0 to 6.3, 13.0 and 14.0 in Table 8.2.1 contained in Subsection 8.2.1 of this By-law shall not apply to Area B identified on Schedule E1-22 of this Exception		
8.2.2.22.3	Maximum setback of the first <b>storey</b> of a <b>streetwall</b> of a <b>building</b> erected on a <b>lot</b> abutting a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law and located within Area A identified on Schedule E1-22 of this Exception		18.0 m
8.2.2.22.4	The provisions of Line 6.2 in Table 8.2.1 contained in Subsection 8.2.1 of this By-law shall not apply		
8.2.2.22.5	A maximum of 30% of the length of a <b>streetwall</b> of the first <b>storey</b> of a <b>building</b> within Area A, identified on Schedule E1-22 of this Exception, may be set back beyond the maximum setback of 18.0 m		
8.2.2.22.6	Minimum distance from a surface <b>parking space</b> in Area A, identified on Schedule E1-22 of this Exception, to a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law		18.0 m

**Exception E1-22 continued on next page**

Part 8 - Employment Zones

8.2.2.22	Exception: E1-22	Map # 44E	By-law: 0191-2009/ OMB Order 2010 May 05
<b>Exception E1-22 continued from previous page</b>			
8.2.2.22.7	Where a <b>building</b> is located within 18.0 m of Hurontario Street in Area A identified on Schedule E1-22 of this Exception, the pedestrian street entrance shall face Hurontario Street		
8.2.2.22.8	"Pedestrian Street Entrance" means the door designed as an access point into a <b>building</b> for pedestrians and provides a direct pedestrian access to Hurontario Street		



Schedule E1-22  
Map 44E

**Part 8 - Employment Zones**

8.2.2.23	Exception: E1-23	Map # 44E	By-law: 0191-2009/ OMB Order 2010 May 05
In an E1-23 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
8.2.2.23.1	Required parking may be located on lands zoned E1-22		

8.2.2.24	Exception: E1-24	Map # 37E	By-law: 0191-2009/ OMB Order 2010 May 05
In an E1-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.24.1	Maximum setback of the first <b>storey</b> of a <b>streetwall</b> of a <b>building</b> erected on a <b>lot</b> abutting a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law		15.0 m
8.2.2.24.2	The provisions of Line 6.2 in Table 8.2.1 contained in Subsection 8.2.1 of this By-law shall not apply		
8.2.2.24.3	A maximum of 30% of the length of a <b>streetwall</b> of the first <b>storey</b> of a <b>building</b> may be set back beyond the maximum setback of 15.0 m		
8.2.2.24.4	Where a <b>building</b> is located within 15.0 m of Hurontario Street, the pedestrian street entrance shall face Hurontario Street		
8.2.2.24.5	"Pedestrian Street Entrance" means the door designed as an access point into a <b>building</b> for pedestrians and provides a direct pedestrian access to Hurontario Street		

8.2.2.25	Exception: E1-25	Map # 37E	By-law: 0191-2009/ OMB Order 2010 May 05
In an E1-25 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.25.1	Maximum setback to the first <b>storey</b> of a <b>streetwall</b> of an <b>existing building</b>		48.0 m
8.2.2.25.2	Maximum setback of the first <b>storey</b> of a <b>streetwall</b> of a <b>building</b> erected on a <b>lot</b> abutting a <b>street</b> identified in Note (6) to Table 8.2.1 contained in Subsection 8.2.1 of this By-law		10.0 m
8.2.2.25.3	The provisions of Line 6.2 in Table 8.2.1 contained in Subsection 8.2.1 of this By-law shall not apply		
8.2.2.25.4	A maximum of 30% of the length of a <b>streetwall</b> of the first <b>storey</b> of a <b>building</b> may be set back beyond the maximum setback of 10.0 m		
8.2.2.25.5	Where a <b>building</b> is located within 10.0 m of Hurontario Street, the pedestrian street entrance shall face Hurontario Street		

**Exception E1-25 continued on next page**

**Part 8 - Employment Zones**

8.2.2.25	Exception: E1-25	Map # 37E	By-law: 0191-2009/ OMB Order 2010 May 05
<b>Exception E1-25 continued from previous page</b>			
8.2.2.25.6	Expansion or alteration to any <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of this By-law shall not be subject to the regulations of Lines 6.0 to 6.3, 13.0 and 14.0 in Table 8.2.1 contained in Subsection 8.2.1 of this By-law		
8.2.2.25.7	"Pedestrian Street Entrance" means the door designed as an access point into a <b>building</b> for pedestrians and provides a direct pedestrian access to Hurontario Street		

**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	Map # 19, 25, 36W, 44W, 45W, 46E, 53W, 54E, 54W, 58, 59	By-law: OMB Order 2008 November 10
<p>In an E2-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.1.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
<b>Regulation</b>			
8.2.3.1.2	<p>"Parking Area" means an open, unobstructed area of land consisting of one (1) or more <b>parking spaces</b> that is served by <b>driveways</b> and/or <b>aisles</b>, where <b>motor vehicles</b> 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</p>		

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

**Part 8 - Employment Zones**

8.2.3.3	Exception: E2-3	Map # 58	By-law: 0379-2009
<p>In an E2-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.3.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Gas Bar</b>	
	(7)	<i>deleted</i>	
	(8)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(9)	<i>deleted</i>	
	(10)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(11)	<b>Motor Vehicle Service Station</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Night Club</b>	
<b>Regulations</b>			
8.2.3.3.2	The provisions contained in Subsection 8.1.4 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	Map # 59	By-law: 0379-2009
<p>In an E2-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.4.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Gas Bar</b>	
	(7)	<i>deleted</i>	
	(8)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(9)	<i>deleted</i>	
	(10)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(11)	<b>Motor Vehicle Service Station</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Night Club</b>	
<b>Regulation</b>			
8.2.3.4.2	Minimum <b>front yard</b> where the opposite side of the <b>street</b> on which the <b>lot</b> fronts is in a Residential Zone		20.0 m

**Part 8 - Employment Zones**

8.2.3.5	Exception: E2-5	Map # 18	By-law:
In an E2-5 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.5.1	Lands zoned E2-5 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Science and technology facility</b> within an enclosed <b>building</b></li> <li>(2) <b>Education and Training Facility</b></li> <li>(3) <b>Overnight Accommodation</b></li> <li>(4) <b>Office</b> accessory to a <b>science and technology facility</b></li> </ul>		
8.2.3.5.2	A <b>banquet hall/conference centre/convention centre</b> , fitness centre, <b>financial institution, restaurant and take-out restaurant</b> shall only be permitted provided that such <b>uses</b> are located within, and form an integral part of, the <b>building</b> used for one (1) or more of the <b>uses</b> permitted in Sentence 8.2.3.5.1 of this Exception		
<b>Regulations</b>			
8.2.3.5.3	Minimum <b>lot area</b>		0.8 ha
8.2.3.5.4	Maximum <b>gross floor area - non-residential</b>		0.4 times the <b>lot area</b>
8.2.3.5.5	Maximum percentage <b>gross floor area - non-residential</b> of all <b>uses</b> listed in Sentence 8.2.3.5.2 of this Exception		15%

8.2.3.6	Exception: E2-6	Map # 18	By-law: 0325-2008. 0379-2009
In an E2-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.6.1	(1) <b>Education and Training Facility</b>		
<b>Uses Not Permitted</b>			
8.2.3.6.2	<ul style="list-style-type: none"> <li>(1) <b>Truck Terminal</b></li> <li>(2) <b>Waste Processing Station</b></li> <li>(3) <b>Waste Transfer Station</b></li> <li>(4) <b>Composting Facility</b></li> <li>(5) <b>Body-Rub Establishment</b></li> <li>(6) <b>Adult Entertainment Establishment</b></li> <li>(7) <b>Night Club</b></li> <li>(8) <i>deleted</i></li> <li>(9) <b>Motor Vehicle Repair Facility - Restricted</b></li> <li>(10) <b>Motor Vehicle Rental Facility</b></li> <li>(11) <i>deleted</i></li> <li>(12) <b>Motor Vehicle Wash Facility - Restricted</b></li> <li>(13) <b>Motor Vehicle Service Station</b></li> <li>(14) <b>Gas Bar</b></li> <li>(15) <b>Convenience Restaurant</b></li> <li>(16) <b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b></li> </ul>		
<b>Regulations</b>			
8.2.3.6.3	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.6.4	Maximum <b>gross floor area - non-residential</b>		0.4 times the <b>lot area</b>
8.2.3.6.5	<b>Offices</b> and <b>medical offices</b> shall be permitted provided that such <b>uses</b> are located within and form an integral part of, the <b>building</b> used for any other permitted <b>use</b> or a group of <b>buildings</b> on the same <b>lot</b>		

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8.2.3.7	Exception: E2-7	Map # 18	By-law: 0325-2008, 0379-2009
<p>In an E2-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.7.1	(1)	<b>Education and Training Facility</b>	
<b>Uses Not Permitted</b>			
8.2.3.7.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<i>deleted</i>	
	(9)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(10)	<b>Motor Vehicle Rental Facility</b>	
	(11)	<i>deleted</i>	
	(12)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(13)	<b>Motor Vehicle Service Station</b>	
	(14)	<b>Gas Bar</b>	
	(15)	<b>Convenience Restaurant</b>	
	(16)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b>	
<b>Regulations</b>			
8.2.3.7.3	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.7.4	Maximum <b>gross floor area - non-residential</b>	0.6 times the <b>lot area</b>	
8.2.3.7.5	Notwithstanding Sentence 8.2.3.7.4 of this Exception, the maximum <b>gross floor area - non-residential</b> used for <b>offices</b>	0.6 times the <b>lot area</b>	
8.2.3.7.6	<b>Offices and medical offices</b> shall be permitted provided that such <b>uses</b> are located within and form an integral part of, the <b>building</b> used for any other permitted <b>use</b> or a group of <b>buildings</b> on the same <b>lot</b>		

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

**Part 8 - Employment Zones**

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

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

**Part 8 - Employment Zones**

8.2.3.11	Exception: E2-11	Map # 11	By-law: 0308-2011
In an E2-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.11.1	(1)	Uses Accessory to a Place of Religious Assembly	
	(2)	<b>Private School</b>	
<b>Regulations</b>			
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 <b>floor space index office</b>		0.5
8.2.3.11.4	Maximum <b>gross floor area - non-residential</b>		5 200 m <sup>2</sup>
8.2.3.11.5	Maximum <b>gross floor area - non-residential</b> used for a worship area		616 m <sup>2</sup>
8.2.3.11.6	Minimum <b>parking spaces</b> provided		393
8.2.3.11.7	"Uses Accessory to a Place of Religious Assembly" means an <b>office</b> , travel agency, and funeral preparation room		

8.2.3.12	Exception: E2-12	Map # 11, 27, 45W, 53W	By-law:
In an E2-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.12.1	(1)	<b>Public School</b>	
	(2)	<b>Day Care</b>	
<b>Regulations</b>			
8.2.3.12.2	The provisions of Lines 2.0 to 10.0 contained in Table 2.1.9.1 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 <b>floor space index office</b>		0.5
8.2.3.12.5	Minimum width of a <b>landscaped buffer</b> abutting a G1 zone		7.0 m

8.2.3.13	Exception: E2-13	Map # 35W	By-law:
In an E2-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.13.1	(1)	Accessory Convenience Uses	
<b>Regulations</b>			
8.2.3.13.2	Maximum <b>gross floor area - non-residential</b>		270 m <sup>2</sup>
8.2.3.13.3	Maximum <b>gross floor area - non-residential</b> used for accessory convenience uses		158 m <sup>2</sup>
8.2.3.13.4	"Accessory Convenience Uses" shall mean a shop where food and convenience goods are stored and offered for sale at retail and may include an automatic banking machine but such establishment does not include the preparation of food		

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8.2.3.14	Exception: E2-14	Map # 17	By-law: 0379-2009
<p>In an E2-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.14.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<b>Overnight Accommodation</b>	
	(9)	<b>Conference Centre/Convention Centre</b>	
	(10)	<i>deleted</i>	
	(11)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(12)	<b>Motor Vehicle Rental Facility</b>	
	(13)	<b>Motor Vehicle Service Station</b>	
	(14)	<b>Gas Bar</b>	
	(15)	<i>deleted</i>	
	(16)	<b>Motor Vehicle Wash Facility - Restricted</b>	
<b>Holding Provision</b>			
<p>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:</p>			
	(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	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
<p>In an E2-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.15.1	(1)	<b>Garden Centre</b>	
<b>Uses Not Permitted</b>			
8.2.3.15.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	Contractor Service Shop	
	(7)	<b>Adult Entertainment Establishment</b>	
	(8)	<b>Body-Rub Establishment</b>	
	(9)	<b>Cardlock Fuel Dispensing Facility</b>	
<b>Regulation</b>			
8.2.3.15.3		<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered	

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8.2.3.16	Exception: E2-16	Map # 12, 23	By-law:
In an E2-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.16.1	(1)	<b>Adult Entertainment Establishment</b>	
	(2)	<b>Body-Rub Establishment</b>	
	(3)	<b>Night Club</b>	

8.2.3.17	Exception: E2-17	Map # 44E	By-law: 0379-2009
In an E2-17 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.17.1	(1)	Outdoor patio accessory to a <b>restaurant</b> or <b>convenience restaurant</b>	
<b>Uses Not Permitted</b>			
8.2.3.17.2	(1)	<b>Waste Processing Station</b>	
	(2)	<b>Waste Transfer Station</b>	
	(3)	<b>Composting Facility</b>	
	(4)	<b>Body-Rub Establishment</b>	
	(5)	<b>Day Care</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Adult Video Store</b>	
<b>Regulations</b>			
8.2.3.17.3	<i>deleted</i>		
8.2.3.17.4	Maximum <b>gross floor area - non-residential</b> used for <b>offices</b>		0.5 times the <b>lot area</b>
8.2.3.17.5	Minimum <b>front yard</b>		6.0 m
8.2.3.17.6	Minimum <b>exterior side yard</b>		6.0 m
8.2.3.17.7	Minimum <b>interior side yard</b>		4.5 m
8.2.3.17.8	Minimum setback of a <b>building</b> or <b>structure</b> from the Highway 401 right-of-way		13.7 m
8.2.3.17.9	Minimum setback of a <b>building</b> or <b>structure</b> to McLaughlin Road		7.5 m
8.2.3.17.10	Maximum <b>height</b> of a <b>building</b> or <b>structure</b> used for <b>offices</b>		2 <b>storeys</b>
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	Map # 14	By-law:
In an E2-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.18.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	

**Exception E2-18 continued on next page**

**Part 8 - Employment Zones**

8.2.3.18	Exception: E2-18	Map # 14	By-law:
<b>Exception E2-18 continued from previous page</b>			
<b>Regulations</b>			
8.2.3.18.2	Minimum <b>landscaped buffer</b> abutting a Residential Zone		15.0 m
8.2.3.18.3	Minimum setback of a <b>building</b> or <b>structure</b> to a Residential Zone		25.5 m
8.2.3.18.4	A chain-link fence shall be required along the <b>lot line</b> abutting the Residential Zone		
8.2.3.18.5	Minimum <b>height</b> of a chain-link fence required under Sentence 8.2.3.18.2 of this Exception		1.8 m
8.2.3.18.6	No <b>building</b> or <b>structure</b> shall have doors or windows facing a Residential Zone		

8.2.3.19	Exception: E2-19	Map # 12, 13, 23, 27, 35W, 36E, 44E, 49E, 54W	By-law:
In an E2-19 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.19.1	(1) E3 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except: (1.1) <b>Power Generating Facility</b>		
<b>Regulations</b>			
8.2.3.19.2	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		
8.2.3.19.3	<b>Uses</b> contained in Sentence 8.2.3.19.1 of this Exception and the E2 <b>uses</b> contained in Subsection 8.2.1 of this By-law, shall comply with the E3 zone regulations contained in Subsection 8.2.1 of this By-law		

8.2.3.20	Exception: E2-20	Map # 12	By-law: OMB Order 2009 March 17
In an E2-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.20.1	(1) <b>Motor Vehicle Body Repair Facility</b> (2) Contractor's Yard (3) <b>Outdoor Storage</b> (4) <b>Power Generating Facility</b>		
<b>Regulations</b>			
8.2.3.20.2	Maximum percentage of <b>lot area</b> used for <b>outdoor storage</b>		45%
8.2.3.20.3	The area used for <b>outdoor storage</b> shall not be closer to any <b>streetline</b> than the main <b>building</b> or <b>structure</b>		
8.2.3.20.4	Minimum <b>landscaped buffer</b> abutting Loreland Avenue		6.0 m
8.2.3.20.5	Minimum <b>rear yard</b> setback from tree preservation and stable slope buffer		7.5 m
8.2.3.20.6	The <b>rear yard</b> setback shall be measured from the western extent of the tree preservation and stable slope buffer		

**Exception E2-20 continued on next page**

**Part 8 - Employment Zones**

8.2.3.20	Exception: E2-20	Map # 12	By-law: OMB Order 2009 March 17
<b>Exception E2-20 continued from previous page</b>			
8.2.3.20.7	Minimum width of the tree preservation and stable slope buffer		10.0 m
8.2.3.20.8	Minimum <b>height</b> of fencing surrounding the area used for <b>outdoor storage</b>		2.9 m
8.2.3.20.9	The fence surrounding the area used for <b>outdoor storage</b> shall not be situated closer to any <b>streetline</b> than any portion of the main <b>building</b> or <b>structure</b> or closer to the rear property line than the required minimum <b>rear yard</b>		
8.2.3.20.10	Maximum <b>height</b> of materials in the area used for <b>outdoor storage</b>		2.9 m
8.2.3.20.11	"Tree Preservation and Stable Slope Buffer" means an area where no <b>building</b> or <b>structure</b> , walk, patio, vehicular <b>driveway</b> or ramp, whether surfaced or not, any curb, retaining wall, <b>motor vehicle</b> parking area or open storage is permitted and where existing vegetation shall not be removed except where dead, hazardous or for <b>conservation uses</b> .		
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 <b>power generating facility</b> shall also comply with the following:		
	(1) maximum <b>height</b>		28.0 m
	(2) maximum <b>height</b> of storage tanks		11.0 m
	(3) maximum <b>height</b> of heat recovery steam generator structure		37.0 m
	(4) maximum <b>height</b> 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 <sup>3</sup>
	(6) minimum setback of storage tanks from the northerly <b>interior side lot line</b>		15.0 m
	(7) fuel oil shall not be used for the production of electrical power		
	(8) site development plans for a <b>power generating facility</b> shall comply with Schedule E2-20 of this Exception		
<b>Holding Provision</b>			
Only the following <b>use</b> shall be permitted prior to the removal of the holding symbol H:			
(1) <b>Power generating facility</b> 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.			



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

8.2.3.22	Exception: E2-22	Map # 27	By-law:
<p>In an E2-22 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone</p>			
<p><b>Holding Provision</b></p>			
<p>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:</p>			
	(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.	

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8.2.3.23	Exception: E2-23	Map # 52E	By-law: 0379-2009
<p>In an E2-23 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.23.1	(1)	<b>Place of Religious Assembly</b>	
	(2)	<b>Library</b>	
	(3)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(4)	<b>Overnight Accommodation</b>	
	(5)	<b>Restaurant</b>	
	(6)	<b>Financial Institution</b>	
	(7)	<b>Broadcasting/Communication Facility</b>	
<b>Regulations</b>			
8.2.3.23.2	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.23.3	Minimum setback of all <b>buildings</b> and <b>structures</b> from the <b>lot line</b> abutting a Residential Zone		20.0 m
<b>Holding Provision</b>			
<p>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:</p>			
	(1)	the <b>stormwater management</b> 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.	

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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: 0379-2009
In an E2-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.24.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<i>deleted</i>	
	(9)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(10)	<b>Motor Vehicle Rental Facility</b>	
	(11)	<b>Gas Bar</b>	
	(12)	<b>Motor Vehicle Service Station</b>	
	(13)	<i>deleted</i>	
	(14)	<b>Motor Vehicle Wash Facility - Restricted</b>	
<b>Regulations</b>			
8.2.3.24.2	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.24.3	Notwithstanding the provisions contained in Subsection 8.1.5 of this By-law, accessory <b>outdoor storage</b> shall not be permitted in a <b>yard</b> abutting Highway 401, 403 or 410		

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

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

8.2.3.27	Exception: E2-27	Map # 22	By-law:
<p>In an E2-27 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulation</b>			
8.2.3.27.1	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		

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

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

**Part 8 - Employment Zones**

8.2.3.30	Exception: E2-30	Map # 23, 53W	By-law:
In an E2-30 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.30.1	(1)	<b>Day Care</b>	
<b>Uses Not Permitted</b>			
8.2.3.30.2	(1)	<b>Adult Entertainment Establishment</b>	
	(2)	<b>Body-Rub Establishment</b>	
	(3)	<b>Night Club</b>	
	(4)	<b>Truck Terminal</b>	
	(5)	<b>Waste Processing Station</b>	
	(6)	<b>Waste Transfer Station</b>	
	(7)	<b>Composting Facility</b>	

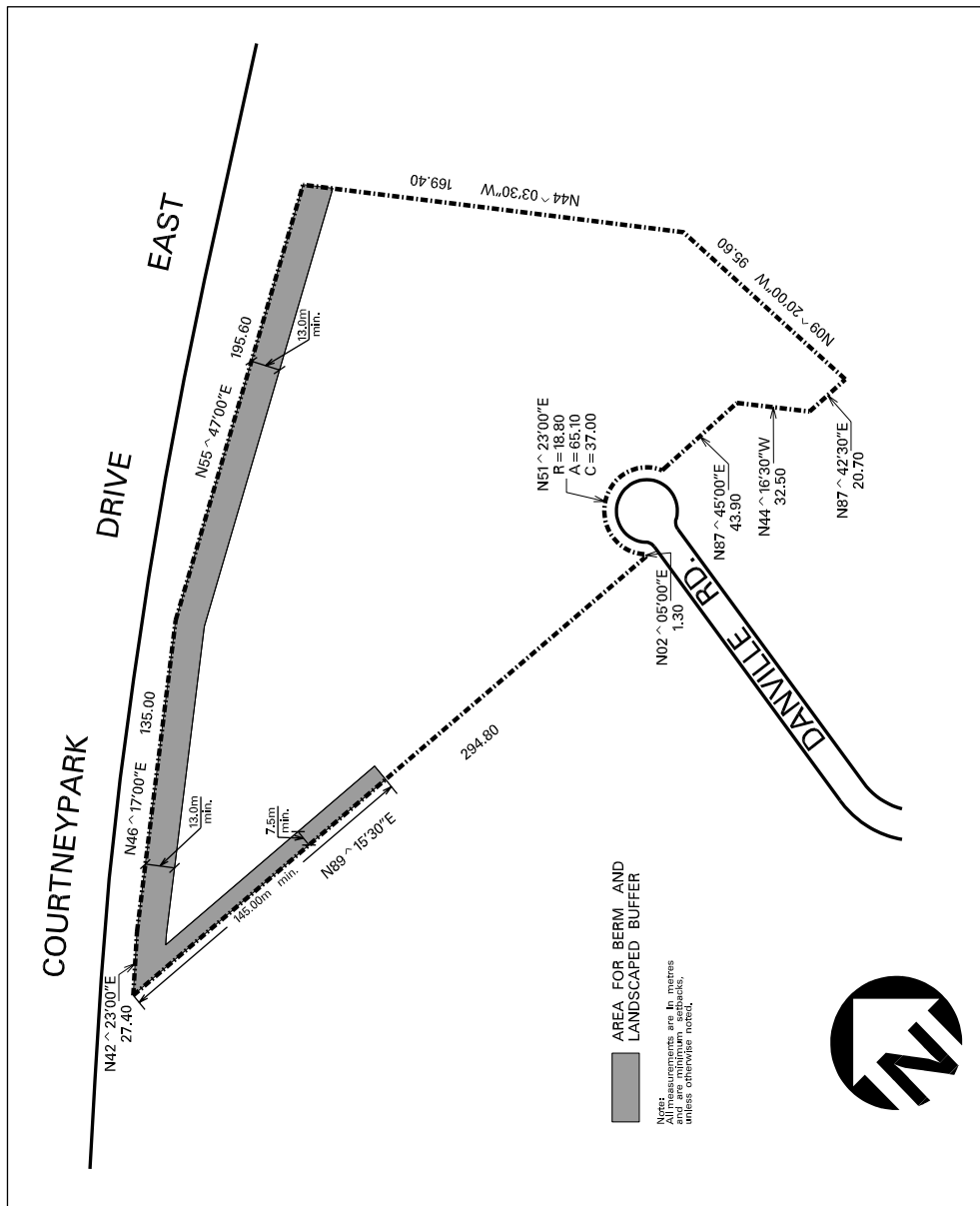
8.2.3.31	Exception: E2-31	Map # 18	By-law:
In an E2-31 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.31.1	Lands zoned E2-31 shall only be used for the following:		
	(1)	<b>Science and Technology Facility</b>	
	(2)	<b>Educational and Training Facility</b>	
	(3)	<b>Overnight Accommodation</b>	
	(4)	<b>Office accessory to a science and technology facility</b>	
	(5)	<b>Private School</b>	
8.2.3.31.2	A <b>banquet hall/conference centre/convention centre</b> , fitness centre, <b>financial institution</b> , <b>restaurant</b> , <b>take-out restaurant</b> and/or <b>convenience restaurant</b> shall only be permitted provided such <b>uses</b> are located within, and form an integral part of the <b>building</b> used for one (1) or more of the <b>uses</b> contained in Sentence 8.2.3.31.1 of this Exception		
<b>Regulations</b>			
8.2.3.31.3	Minimum <b>lot area</b>		0.8 ha
8.2.3.31.4	Maximum <b>gross floor area - non-residential</b>		0.4 times the <b>lot area</b>
8.2.3.31.5	Maximum percentage of <b>gross floor area - non-residential</b> of all <b>uses</b> contained in Sentence 8.2.3.31.2 of this Exception		15%

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

**Part 8 - Employment Zones**

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

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



**Schedule E2-34**  
Map 43E

**Part 8 - Employment Zones**

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

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

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

**Part 8 - Employment Zones**

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

8.2.3.39	Exception: E2-39	Map # 40W	By-law:
<p>In an E2-39 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.39.1	(1)	<b>Personal Service Establishment</b>	
	(2)	Travel Agency	
	(3)	Photography Studio	
<b>Regulations</b>			
8.2.3.39.2	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> used for a <b>motor vehicle rental facility</b>		1.6
8.2.3.39.3	Minimum number of <b>parking spaces</b> per leased vehicle which is stored within a <b>building</b> or <b>structure</b>		1.0
8.2.3.39.4	Tandem parking will be permitted		

8.2.3.40	Exception: E2-40	Map # 26	By-law:
<p>In an E2-40 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.40.1	(1)	Outdoor patio accessory to a <b>restaurant, convenience restaurant</b> or <b>take-out restaurant</b>	
<b>Uses Not Permitted</b>			
8.2.3.40.2	(1)	Motel	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	

**Part 8 - Employment Zones**

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

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

8.2.3.43	Exception: E2-43	Map # 42W	By-law:
In an E2-43 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.43.1	(1)	Storage and sale of the following: (1.1) <b>Motor vehicle</b> 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	<b>Uses</b> contained in Sentence 8.2.3.43.1 shall only be permitted provided such establishment incorporates the storage and sale of two (2) or more different types of the commodities listed		

8.2.3.44	Exception: E2-44	Map # 50W	By-law:
In an E2-44 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.44.1	The provisions contained in Sentence 8.1.6.1.2 of this By-law shall not apply		
8.2.3.44.2	Minimum setback of <b>outdoor storage</b> 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

**Part 8 - Employment Zones**

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

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

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

**Part 8 - Employment Zones**

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

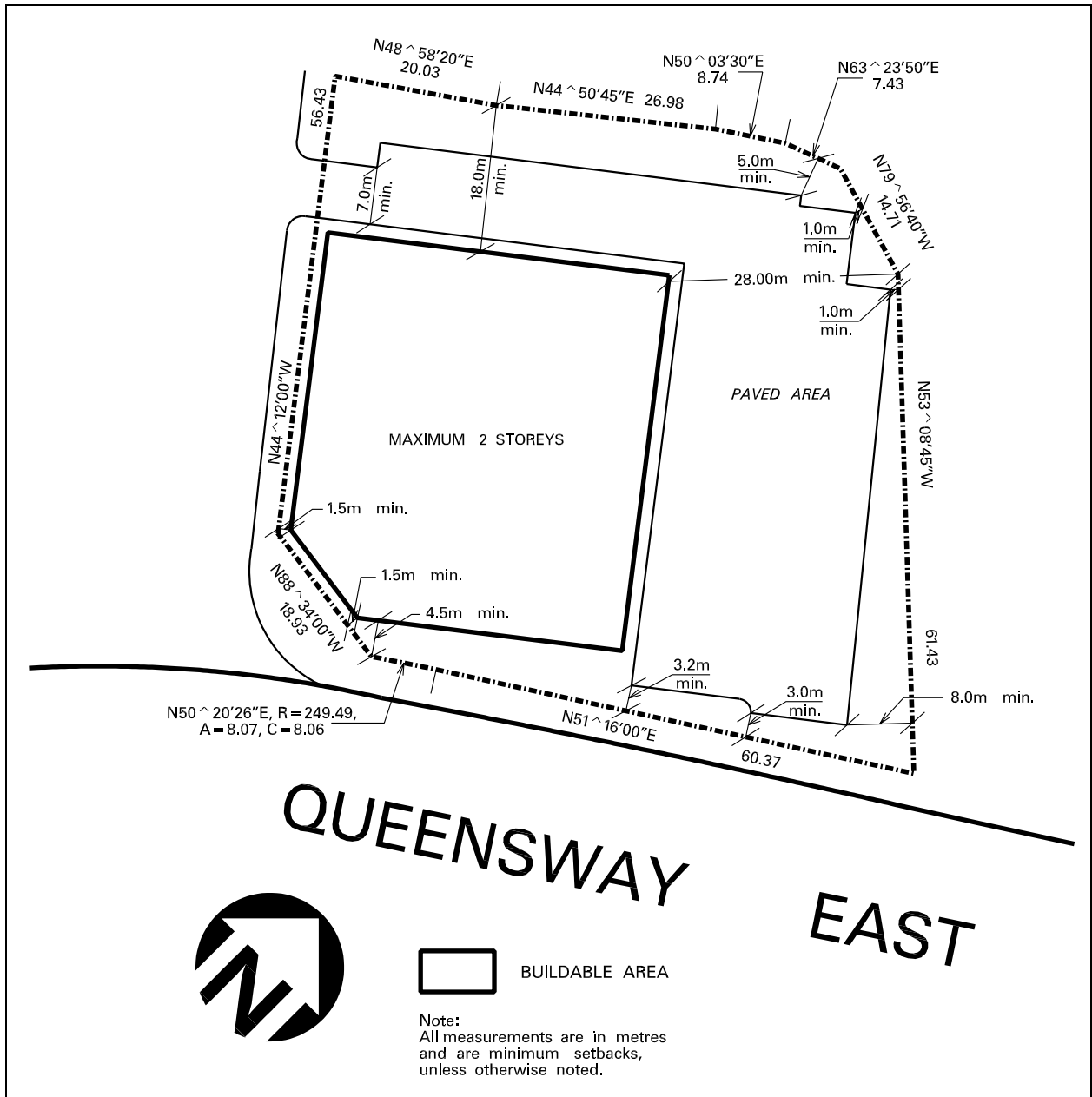
8.2.3.49	Exception: E2-49	Map # 44W	By-law: 0379-2009
In an E2-49 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.49.1	Lands zoned E2-49 shall only be used for the following:		
	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
<b>Regulations</b>			
8.2.3.49.2	Minimum <b>front yard</b>		6.0 m
8.2.3.49.3	Maximum <b>height</b>		11.0 m
8.2.3.49.4	The provisions contained in Subsection 8.1.5 of this By-law shall not apply		

8.2.3.50	Exception: E2-50	Map # 51W	By-law: 0191-2009
In an E2-50 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.50.1	Lands zoned E2-50 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Motor vehicle</b> tire sales, service and installation facility	
<b>Regulations</b>			
8.2.3.50.2	<b>Uses</b> contained in Sentence 8.2.3.50.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	minimum <b>rear yard</b>	3.3 m
	(2)	minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> , excluding the area used for tire sales	7.3 m

**Part 8 - Employment Zones**

8.2.3.51	Exception: E2-51	Map # 12	By-law: 0379-2009
<p>In an E2-51 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.51.1	(1)	<b>Retail Store</b>	
<b>Uses Not Permitted</b>			
8.2.3.51.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(8)	<b>Motor Vehicle Rental Facility</b>	
	(9)	<b>Night Club</b>	
<b>Regulations</b>			
8.2.3.51.3	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.51.4	Maximum <b>gross floor area - non-residential</b>		2 600 m <sup>2</sup>
8.2.3.51.5	Maximum <b>gross floor area - non-residential</b> used for all <b>retail stores</b>		1 300 m <sup>2</sup>
8.2.3.51.6	All site development plans shall comply with Schedule E2-51 of this Exception.		

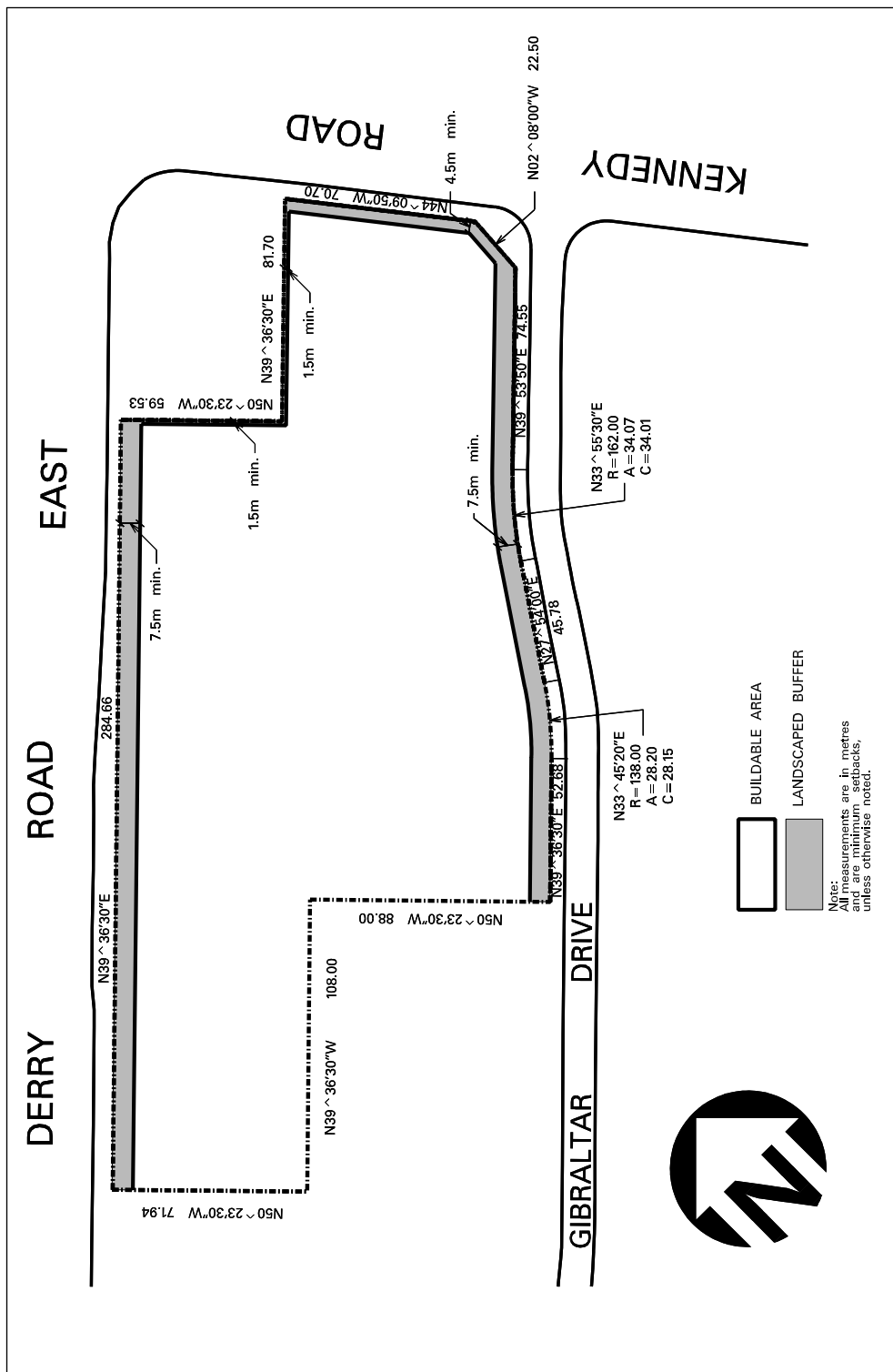
Part 8 - Employment Zones



Schedule E2-51  
Map 12

Part 8 - Employment Zones

8.2.3.52	Exception: E2-52	Map # 43W	By-law:
In an E2-52 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.52.1	(1)	Repair and service of trucks and truck trailers, including the installation of heating/air conditioning equipment, with temporary <b>outdoor storage</b> of trucks and truck trailers, accessory to the repair and service operation	
<b>Regulations</b>			
8.2.3.52.2	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		
8.2.3.52.3	Maximum <b>gross floor area - non-residential</b> used for <b>office</b>	0.5 times the <b>lot area</b>	
8.2.3.52.4	All <b>landscaped buffers</b> shall comply with Schedule E2-52 of this Exception		



Schedule E2-52  
Map 43W



**Part 8 - Employment Zones**

8.2.3.54	Exception: E2-54	Map # 44W	By-law: 0379-2009
<p>In an E2-54 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.54.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.54.2	(1)	<b>Body-Rub Establishment</b>	
	(2)	<b>Adult Video Store</b>	
	(3)	<b>Adult Entertainment Establishment</b>	
	(4)	<b>Night Club</b>	
	(5)	<b>Private Club</b>	
	(6)	<b>Entertainment Establishment</b>	
	(7)	<b>Recreational Establishment</b>	
	(8)	<b>Active Recreational Use</b>	
	(9)	<b>Broadcasting/Communication Facility</b>	
	(10)	<b>Gas Bar</b>	
	(11)	<b>Motor Vehicle Rental Facility</b>	
	(12)	<i>deleted</i>	
	(13)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(14)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b>	
	(15)	<b>Motor Vehicle Service Station</b>	
	(16)	<i>deleted</i>	
	(17)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(18)	<b>Truck Terminal</b>	
	(19)	<b>Waste Processing Station</b>	
	(20)	<b>Waste Transfer Station</b>	
	(21)	<b>Composting Facility</b>	
<b>Regulations</b>			
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 <b>front yard</b>		6.0 m
8.2.3.54.5	Minimum <b>exterior side yard</b>		4.5 m

**Part 8 - Employment Zones**

8.2.3.55	Exception: E2-55	Map # 44W	By-law: 0379-2009
<p>In an E2-55 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.55.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.55.2	(1)	<b>Restaurant</b>	
	(2)	<b>Convenience Restaurant</b>	
	(3)	<b>Body-Rub Establishment</b>	
	(4)	<b>Adult Video Store</b>	
	(5)	<b>Adult Entertainment Establishment</b>	
	(6)	<b>Night Club</b>	
	(7)	<b>Private Club</b>	
	(8)	<b>Entertainment Establishment</b>	
	(9)	<b>Recreational Establishment</b>	
	(10)	<b>Active Recreational Use</b>	
	(11)	<b>Broadcasting/Communication Facility</b>	
	(12)	<b>Gas Bar</b>	
	(13)	<b>Motor Vehicle Rental Facility</b>	
	(14)	<i>deleted</i>	
	(15)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(16)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b>	
	(17)	<b>Motor Vehicle Service Station</b>	
	(18)	<i>deleted</i>	
	(19)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(20)	<b>Truck Terminal</b>	
	(21)	<b>Waste Processing Station</b>	
	(22)	<b>Waste Transfer Station</b>	
	(23)	<b>Composting Facility</b>	
<b>Regulations</b>			
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 <b>gross floor area - non-residential</b> used for all <b>offices</b>		11 140 m <sup>2</sup>
8.2.3.55.5	Minimum depth of <b>landscaped buffer</b> along the <b>lot line</b> abutting Ivandale Drive		7.0 m
8.2.3.55.6	The <b>lot line</b> abutting Ivandale Drive shall be deemed to be the <b>front lot line</b>		7.0 m
8.2.3.55.7	Minimum <b>front yard</b>		7.0 m
8.2.3.55.8	Minimum <b>exterior side yard</b>		4.5 m
8.2.3.55.9	Maximum <b>building height</b>		10.7 m

**Part 8 - Employment Zones**

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

8.2.3.57	Exception: E2-57	Map # 06, 07	By-law: 0379-2009
<p>In an E2-57 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.57.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<b>Outdoor Storage</b>	
	(9)	<b>Transportation Facility</b>	
	(10)	<b>Broadcasting/Communication Facility</b>	
	(11)	<b>Financial Institution</b>	
	(12)	<b>Restaurant</b>	
	(13)	<b>Convenience Restaurant</b>	
	(14)	<b>Take-out Restaurant</b>	
	(15)	<i>deleted</i>	
	(16)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(17)	<b>Motor Vehicle Rental Facility</b>	
	(18)	<b>Gas Bar</b>	
	(19)	<b>Motor Vehicle Service Station</b>	
	(20)	<i>deleted</i>	
	(21)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(22)	<b>Overnight Accommodation</b>	
	(23)	<b>Banquet Hall/Conference Centre/Convention Centre</b>	
	(24)	<b>Entertainment Establishment</b>	
	(25)	<b>Recreational Establishment</b>	
	(26)	Accessory <b>Outdoor Storage</b>	
<b>Regulation</b>			
8.2.3.57.2	Notwithstanding the provisions contained in Subsection 8.1.5 of this By-law, accessory <b>outdoor storage</b> shall not be permitted		

**Part 8 - Employment Zones**

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

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

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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 <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
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	Map # 44W	By-law: 0379-2009
In an E2-61 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.61.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.61.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<b>Recreational Establishment</b>	
	(9)	<b>Broadcasting/Communication Facility</b>	
	(10)	<i>deleted</i>	
	(11)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(12)	<b>Gas Bar</b>	
	(13)	<b>Motor Vehicle Service Station</b>	
	(14)	<i>deleted</i>	
	(15)	<b>Motor Vehicle Wash Facility - Restricted</b>	
<b>Regulations</b>			
8.2.3.61.3	Minimum <b>landscaped buffer</b> abutting a Residential Zone		4.5 m
8.2.3.61.4	Minimum <b>landscaped buffer</b> abutting a Residential Zone for all permitted <b>uses</b> contained in Table 8.2.1		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	Map # 12	By-law:
In an E2-62 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.62.1	(1)	Food Store	
<b>Regulation</b>			
8.2.3.62.2	Maximum <b>gross floor area - non-residential</b> food store		320 m <sup>2</sup>

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8.2.3.63	Exception: E2-63	Map # 44E	By-law: 0191-2009
In an E2-63 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.63.1	Lands zoned E2-63 shall only be used for the following:		
	(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law		
<b>Regulation</b>			
8.2.3.63.2	<b>Uses</b> contained in Sentence 8.2.3.63.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law		

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

8.2.3.65	Exception: E2-65	Map # 43E	By-law:
In an E2-65 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.65.1	(1)	<b>Outdoor storage</b> of trucks or trailers accessory to a <b>warehouse/distribution facility</b>	
	(2)	Maintenance of trucks or trailers accessory to a <b>warehouse/distribution facility</b>	
<b>Regulations</b>			
8.2.3.65.2	Maximum <b>gross floor area - non-residential</b> used for accessory truck or trailer maintenance		1 200 m <sup>2</sup>
8.2.3.65.3	Minimum setback of a <b>building</b> or <b>structure</b> 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 <b>aisle</b> or <b>driveway</b>		

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

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

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

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

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.70.1	Lands zoned E2-70 shall only be used for the following:		
	(1) The <b>existing</b> skeet club		
<b>Regulation</b>			
8.2.3.70.2	Enlargement or redevelopment of the <b>existing buildings</b> or <b>structures</b> shall not be permitted		

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.71.1	Lands zoned E2-71 shall only be used for the following:		
	(1) <b>Essential Emergency Service</b>		

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.72.1	Lands zoned E2-72 shall only be used for the following:		
	(1) <b>Place of Religious Assembly</b>		

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8.2.3.73	Exception: E2-73	Map # 44E, 51W	By-law: 0191-2009
In an E2-73 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.73.1	Lands zoned E2-73 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Motor Vehicle Service Station</b>	
	(3)	<b>Gas Bar</b>	
<b>Regulation</b>			
8.2.3.73.2	<b>Uses</b> contained in Sentence 8.2.3.73.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law		

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

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.75.1	Lands zoned E2-75 shall only be used for the following:		
	(1)	Pumping Station	

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8.2.3.76	Exception: E2-76	Map # 55	By-law:
In an E2-76 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone			
<b>Holding Provision</b>			
<p>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:</p> <ol style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(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 Enersource Hydro Mississauga;</li> <li>(4) payment to the City of all planning, processing and administration fees in relation to the development of the site;</li> <li>(5) payment of all arrears of municipal taxes and local improvement charges for the site; and,</li> <li>(6) payment of all applicable development levies or imposts, if any, required by the City, the Regional Municipality of Peel or Enersource Hydro Mississauga, 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.</li> </ol>			

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

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8.2.3.78	Exception: E2-78	Map # 52E	By-law: 0191-2009
<p>In an E2-78 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Permitted Uses</b></p>			
8.2.3.78.1	<p>Lands zoned E2-78 shall only be used for the following:</p> <ol style="list-style-type: none"> <li>(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law</li> <li>(2) <b>Restaurant</b></li> <li>(3) <b>Convenience Restaurant</b></li> <li>(4) Outdoor patio accessory to a <b>restaurant</b> or <b>convenience restaurant</b></li> </ol>		
<p><b>Regulations</b></p>			
8.2.3.78.2	<p><b>Uses</b> contained in Sentence 8.2.3.78.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:</p> <ol style="list-style-type: none"> <li>(1) minimum <b>landscaped buffer</b> along the <b>lot line</b> of any <b>street</b> other than Hurontario Street or Derry Road West <span style="float: right;">3.0 m</span></li> <li>(2) minimum <b>landscaped buffer</b> along the <b>lot line</b> abutting a D zone <span style="float: right;">3.0 m</span></li> <li>(3) minimum setback of a free-standing <b>building</b> or <b>structure</b> used for a <b>restaurant</b> or <b>convenience restaurant</b> from Hurontario Street <span style="float: right;">100.0 m</span></li> <li>(4) maximum number of courier/messenger service delivery vehicles permitted to be stored outside <span style="float: right;">10</span></li> </ol>		

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8.2.3.79	Exception: E2-79	Map # 42E	By-law:
<p>In an E2-79 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.79.1	(1)	C3 <b>uses</b> contained in Subsection 6.2.1 of this By-law, except: (1.1) <b>Amusement Arcade</b>	
	(2)	Outdoor patio accessory to a <b>restaurant</b> or <b>convenience restaurant</b>	
<b>Uses Not Permitted</b>			
8.2.3.79.2	(1)	<b>Body-Rub Establishment</b>	
	(2)	<b>Adult Entertainment Establishment</b>	
	(3)	<b>Adult Video Store</b>	
	(4)	<b>Place of Religious Assembly</b>	
	(5)	<b>Day Care</b>	
	(6)	<b>Private School</b>	
<b>Regulation</b>			
8.2.3.79.3	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>retail stores</b>		50%

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

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

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

**Part 8 - Employment Zones**

8.2.3.83	Exception: E2-83	Map # 13	By-law:
<p>In an E2-83 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.83.1	(1)	Warehousing and processing of fruits and/or vegetables as a principal <b>use</b> , with accessory bulk sales of fruits and vegetables, and with accessory sales of wine-making essentials within the <b>building</b> or <b>structure</b> or canopied areas	
<b>Regulations</b>			
8.2.3.83.2		Maximum <b>gross floor area - non-residential</b> used for the <b>uses</b> contained in Sentence 8.2.3.83.1 of this Exception	1 260 m <sup>2</sup>
8.2.3.83.3		<b>Motor vehicle</b> parking and loading shall be provided in accordance with Part 3 of this By-law, at the <b>industrial/manufacturing facility</b> (single-occupancy <b>building</b> ) rate for the <b>uses</b> contained in Sentence 8.2.3.83.1 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	Map # 35W	By-law: 0379-2009
<p>In an E2-84 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
8.2.3.84.1		Minimum <b>lot frontage - corner lot</b> used for a <b>motor vehicle wash facility - restricted</b>	70.0 m
8.2.3.84.2		Minimum <b>lot frontage - interior lot</b> used for a or <b>motor vehicle wash facility - restricted</b>	60.0 m
8.2.3.84.3		Maximum <b>gross floor area - non-residential</b> used for a <b>convenience retail and service kiosk</b>	340 m <sup>2</sup>
8.2.3.84.4		Maximum <b>gross floor area - non-residential</b> used for an accessory <b>take-out restaurant</b>	70 m <sup>2</sup>
8.2.3.84.5		Maximum number of <b>convenience retail and service kiosks</b> on all lands zoned E2-84	1
8.2.3.84.6		The <b>lot line</b> abutting Britannia Road East shall be deemed to be the <b>front lot line</b>	
8.2.3.84.7		Minimum <b>front yard</b>	16.0 m
8.2.3.84.8		Minimum <b>exterior side yard</b>	7.5 m
8.2.3.84.9		Minimum <b>interior side yard</b>	5.0 m
8.2.3.84.10		Minimum <b>rear yard</b>	10.5 m

**Part 8 - Employment Zones**

8.2.3.85	Exception: E2-85	Map # 50W	By-law:
In an E2-85 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.85.1	(1)	Accessory commercial <b>building</b> which includes an automatic banking machine, <b>restaurant</b> , laundromat, showers for use of cardlock fuel dispensing customers only and convenience store	
<b>Regulations</b>			
8.2.3.85.2		Maximum <b>gross floor area - non-residential</b> for an accessory commercial <b>building</b>	375 m <sup>2</sup>
8.2.3.85.3		Minimum depth of a <b>landscaped buffer</b> along the entire length of the <b>lot lines</b> abutting Dixie Road and the northern property line	6.0 m
8.2.3.85.4		Minimum setback of an accessory commercial <b>building</b> to Dixie Road	6.0 m
8.2.3.85.5		Minimum setback of an accessory commercial <b>building</b> to Drew Road	5.0 m
8.2.3.85.6		Maximum setback of an accessory commercial <b>building</b> to Dixie Road and Drew Road	11.0 m
8.2.3.85.7		No <b>buildings</b> or <b>structures</b> shall be situated closer than 19.0 m to the <b>rear lot line</b> or 80.0 m to the <b>interior</b> or <b>exterior side lot lines</b>	
8.2.3.85.8		<b>Driveways, parking spaces, aisles</b> or loading areas shall not be located between any <b>building</b> or <b>structure</b> and the Dixie Road and Drew Road <b>lot lines</b>	
8.2.3.85.9		Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> used for an accessory commercial <b>building</b>	5.4

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

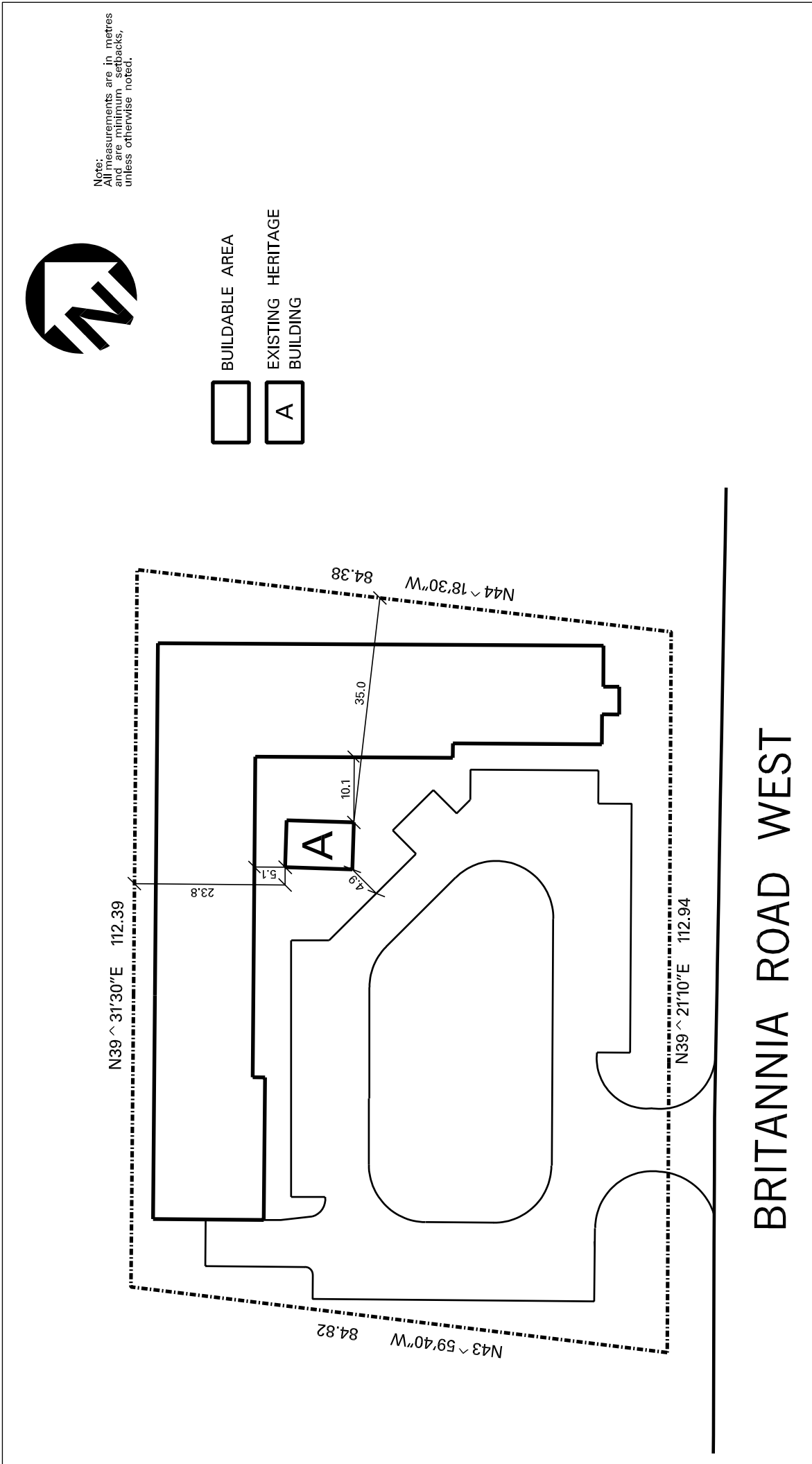
**Part 8 - Employment Zones**

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

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

**Part 8 - Employment Zones**

8.2.3.89	Exception: E2-89	Map # 46E	By-law: 0065-2010
<p>In an E2-89 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.89.1	(1)	<b>Retail Store</b>	
	(2)	<b>Personal Service Establishment</b>	
	(3)	<b>Motor vehicle sales, leasing and/or rental facility - restricted</b> excluding an accessory <b>motor vehicle body repair facility</b>	
<b>Uses Not Permitted</b>			
8.2.3.89.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	Contractor Service Shop	
	(7)	<b>Adult Video Store</b>	
	(8)	<b>Adult Entertainment Establishment</b>	
	(9)	<b>Animal Boarding Establishment</b>	
	(10)	<b>Body-Rub Establishment</b>	
	(11)	<b>Cardlock Fuel Dispensing Facility</b>	
	(12)	<b>Night Club</b>	
	(13)	<b>Private Club</b>	
	(14)	<b>Parking Lot</b>	
	(15)	Courier/Messenger Service	
<b>Regulations</b>			
8.2.3.89.3		Maximum <b>gross floor area - non-residential</b>	2 841 m <sup>2</sup>
8.2.3.89.4		Maximum <b>gross floor area - non-residential</b> used for a <b>retail store, a personal service establishment</b> , or any combination thereof	995 m <sup>2</sup>
8.2.3.89.5		Minimum <b>interior side yard</b>	3.18 m
8.2.3.89.6		Minimum <b>rear yard</b>	3.15 m
8.2.3.89.7		In addition to the regulation of Line 24.0 in Table 3.1.2.2 contained in Article 3.1.2.2 of this By-law, parking for a <b>retail store, a personal service establishment</b> , or any combination thereof will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law	
8.2.3.89.8		Enlargement of the <b>existing</b> 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	



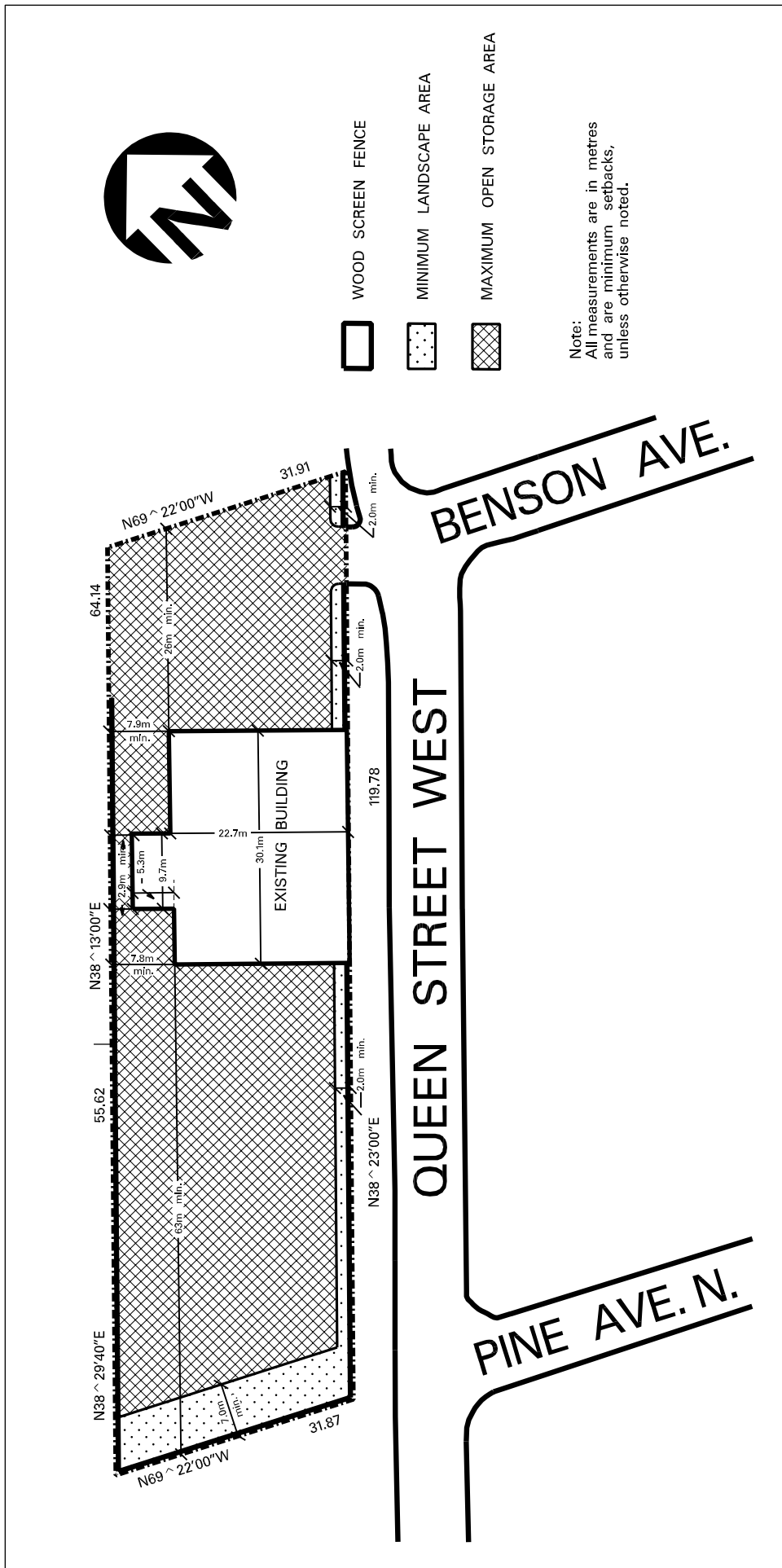
Schedule E2-89  
Map 46E

**Part 8 - Employment Zones**

8.2.3.90	Exception: E2-90	Map # 49W	By-law:
In an E2-90 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.90.1	(1)	Outdoor patio accessory to a <b>convenience restaurant</b>	
<b>Regulations</b>			
8.2.3.90.2	Maximum <b>gross floor area - restaurant</b>		230 m <sup>2</sup>
8.2.3.90.3	Maximum percentage of <b>gross floor area - restaurant</b> used for an outdoor patio accessory to a <b>convenience restaurant</b>		20%
8.2.3.90.4	Maximum percentage of <b>gross floor area - non-residential</b> 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	Map # 23, 27	By-law:
In an E2-91 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.91.1	(1)	<b>Garden Centre</b>	
<b>Uses Not Permitted</b>			
8.2.3.91.2	(1)	<b>Adult Entertainment Establishment</b>	
	(2)	<b>Body-Rub Establishment</b>	
	(3)	<b>Night Club</b>	

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.92.1	Lands zoned E2-92 shall only be used for the following:		
	(1)	Building Restoration Operation	
<b>Regulations</b>			
8.2.3.92.2	Maximum <b>gross floor area - non-residential</b> used for a building restoration operation		790 m <sup>2</sup>
8.2.3.92.3	Maximum <b>height</b>		6.0 m
8.2.3.92.4	Maximum <b>height</b> of all materials stored on site		1.8 m
8.2.3.92.5	Minimum <b>height</b> of fence		1.8 m
8.2.3.92.6	Required <b>parking spaces</b>		13
8.2.3.92.7	Required <b>loading spaces</b>		1
8.2.3.92.8	"Building Restoration Operation" means lands, <b>buildings</b> and <b>structures</b> used for the storage and maintenance of equipment and materials used in the restoration and reconstruction of industrial and commercial <b>buildings</b> , masonry cleaning and repair and fire damage restoration, but may include warehousing, open storage and accessory <b>offices</b>		
8.2.3.92.9	All site development plans shall comply with Schedule E2-92 of this Exception		



Schedule E2-92  
Map 08

**Part 8 - Employment Zones**

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.93.1	Lands zoned E2-93 shall only be used for the following:		
	(1)	<b>Active Recreational Use</b>	
	(2)	<b>Cemetery</b>	
<b>Regulation</b>			
8.2.3.93.2	A <b>cemetery</b> shall comply with the OS3 zone regulations contained in Subsection 9.2.1 of this By-law		

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

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.95.1	Lands zoned E2-95 shall only be used for the following:		
	(1)	<b>Office</b>	

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

**Part 8 - Employment Zones**

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

8.2.3.98	Exception: E2-98	Map # 46E	By-law: 0364-2007, 0379-2009
In an E2-98 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.98.1	(1)	<b>Outdoor patio accessory to a restaurant, convenience restaurant and take-out restaurant</b>	
<b>Uses Not Permitted</b>			
8.2.3.98.2	(1)	<b>Adult Video Store</b>	
	(2)	<b>Adult Entertainment Establishment</b>	
	(3)	<b>Body-Rub Establishment</b>	
	(4)	<i>deleted</i>	
	(5)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(6)	<b>Broadcasting/Communication Facility</b>	
	(7)	Radio and Television Transmission Tower	
<b>Regulations</b>			
8.2.3.98.3	The provisions of Lines 1.0 to 3.0 contained in Table 2.1.2.1.1 and Line 5.1 contained in Table 8.2.1 of this By-law shall not apply		
8.2.3.98.4	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Britannia Road West		15.0 m
8.2.3.98.5	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Millcreek Drive		4.5 m
8.2.3.98.6	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting any other <b>street</b>		3.0 m
8.2.3.98.7	Minimum setback of any area used for <b>outdoor storage</b> to Britannia Road West, for lands east of Millcreek Drive		100.0 m
8.2.3.98.8	Minimum setback of a <b>loading space</b> to Britannia Road West, for lands east of Millcreek Drive		50.0 m

**Part 8 - Employment Zones**

8.2.3.99	Exception: E2-99	Map # 46E	By-law: 0364-2007, 0379-2009
In an E2-99 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.99.1	(1)	Outdoor patio accessory to a <b>restaurant, convenience restaurant and take-out restaurant</b>	
<b>Uses Not Permitted</b>			
8.2.3.99.2	(1)	<b>Adult Video Store</b>	
	(2)	<b>Adult Entertainment Establishment</b>	
	(3)	<b>Body-Rub Establishment</b>	
	(4)	<i>deleted</i>	
	(5)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(6)	<b>Broadcasting/Communication Facility</b>	
	(7)	Radio and Television Transmission Tower	
<b>Regulations</b>			
8.2.3.99.3	The provisions of Lines 1.0 to 3.0 contained in Table 2.1.2.1.1 and Line 5.1 contained in Table 8.2.1 of this By-law shall not apply		
8.2.3.99.4	Maximum area used for <b>outdoor storage</b> that shall be located on the same <b>lot</b>	the lesser of 10% of the <b>lot area</b> or 20% of the <b>gross floor area - non-residential</b> of the <b>building, structure</b> or part thereof	
8.2.3.99.5	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Britannia Road West	20.0 m	
8.2.3.99.6	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Millcreek Drive	4.5 m	
8.2.3.99.7	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting lands zoned E2-100	15.0 m	
8.2.3.99.8	Minimum depth of a landscaped and tree preservation buffer along the <b>lot line</b> abutting Erin Mills Parkway	15.0 m	
8.2.3.99.9	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting any other <b>street</b>	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 <b>buildings</b> or <b>structures</b> of any kind other than for <b>lot line</b> fencing shall be permitted.		

**Part 8 - Employment Zones**

8.2.3.100	Exception: E2-100	Map # 46E	By-law: 0364-2007
<p>In an E2-100 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.100.1	Lands zoned E2-100 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Gas Bar</b></li> <li>(2) <b>Motor Vehicle Repair Facility - Restricted</b></li> <li>(3) <b>Motor Vehicle Service Station</b></li> <li>(4) <b>Motor Vehicle Wash Facility - Restricted</b></li> <li>(5) <b>Restaurant</b></li> <li>(6) <b>Convenience Restaurant</b></li> <li>(7) <b>Take-out Restaurant</b></li> </ul>		
<b>Regulations</b>			
8.2.3.100.2	The provisions of Subsection 2.1.14 and Lines 1.0 to 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
8.2.3.100.3	Minimum <b>front yard</b>		4.5 m
8.2.3.100.4	Minimum <b>exterior side yard</b>		4.5 m
8.2.3.100.5	Minimum <b>interior side yard</b>		0.0 m
8.2.3.100.6	Minimum <b>rear yard</b>		0.0 m

8.2.3.101	Exception: E2-101	Map # 18	By-law: 0248-2009
<p>In an E2-101 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.101.1	Lands zoned E2-101 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Office</b></li> <li>(2) <b>Broadcasting/Communication Facility</b></li> <li>(3) <b>Manufacturing Facility</b></li> <li>(4) <b>Science and Technology Facility</b></li> <li>(5) <b>Warehouse/Distribution Facility</b></li> <li>(6) <b>Wholesaling Facility</b></li> <li>(7) <b>Restaurant</b></li> <li>(8) <b>Convenience Restaurant</b></li> <li>(9) <b>Take-out Restaurant</b></li> <li>(10) <b>Commercial School</b></li> <li>(11) <b>Financial Institution</b></li> <li>(12) <b>Banquet Hall/Conference Centre/Convention Centre</b></li> <li>(13) <b>Overnight Accommodation</b></li> <li>(14) <b>Active Recreational Use</b></li> <li>(15) <b>Recreational Establishment</b></li> <li>(16) <b>Private Club</b></li> <li>(17) <b>Repair Establishment</b></li> <li>(18) <b>Parking Lot</b></li> <li>(19) University/College</li> <li>(20) Courier/Messenger Service</li> <li>(21) <b>Education and Training Facility</b></li> </ul>		
<b>Regulations</b>			
8.2.3.101.2	The provision contained in Subsection 8.1.4 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 considered one (1) <b>lot</b>		

**Exception E2-101 continued on next page**

**Part 8 - Employment Zones**

8.2.3.101	Exception: E2-101	Map # 18	By-law: 0248-2009
<b>Exception E2-101 continued from previous page</b>			
8.2.3.101.4	Maximum total <b>floor space index - non-residential</b> used for <b>office</b> and <b>overnight accommodation</b>		0.7
8.2.3.101.5	Minimum <b>landscaped area</b>		30% of the <b>lot area</b>
8.2.3.101.6	The <b>lot line</b> abutting North Sheridan Way shall be deemed to be the <b>front lot line</b>		
8.2.3.101.7	Maximum <b>height</b>		5 <b>storeys</b>
8.2.3.101.8	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that abuts a Residential Zone		4.5 m

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

8.2.3.103	Exception: E2-103	Map # 43W	By-law: 0191-2009
In an E2-103 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.103.1	Lands zoned E2-103 shall only be used for the following:		
	(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law		
	(2) <b>Gas Bar</b>		
	(3) <b>Motor Vehicle Wash Facility - Restricted</b>		
<b>Regulations</b>			
8.2.3.103.2	<b>Uses</b> contained in Sentence 8.2.3.103.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1) maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
	(2) minimum <b>height</b>		3 <b>storeys</b>
	(3) minimum <b>height</b> - reconstructed <b>gas bar</b>		6.0 m

**Part 8 - Employment Zones**

8.2.3.104	Exception: E2-104	Map # 43W	By-law: 0191-2009
<p>In an E2-104 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.104.1	Lands zoned E2-104 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law</li> <li>(2) <b>Restaurant</b></li> <li>(3) <b>Convenience Restaurant</b></li> <li>(4) <b>Take-out Restaurant</b></li> <li>(5) Outdoor patio accessory to a <b>restaurant, convenience restaurant or take-out restaurant</b></li> </ul>		
<b>Regulations</b>			
8.2.3.104.2	<p><b>Uses</b> contained in Sentence 8.2.3.104.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:</p>		
	(1) maximum <b>gross floor area - non-residential</b> used for <b>restaurants, convenience restaurants and take-out restaurants</b>		1 450 m <sup>2</sup>
	(2) maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
	(3) minimum <b>height</b>		3 storeys

8.2.3.105	Exception: E2-105	Map # 51W	By-law: 0191-2009
<p>In an E2-105 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.105.1	Lands zoned E2-105 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law</li> </ul>		
<b>Regulations</b>			
8.2.3.105.2	<p><b>Uses</b> contained in Sentence 8.2.3.105.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:</p>		
	(1) maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
	(2) minimum <b>height</b>		3 storeys

**Part 8 - Employment Zones**

<b>Appeal to By-law 0191-2009 - as it applies to the lands under appeal identified on Map 44E.</b>			
8.2.3.106	Exception: E2-106	Map # 44E	By-law: 0191-2009
In an E2-106 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.106.1	Lands zoned E2-106 shall only be used for the following:		
	(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law		
<b>Regulations</b>			
8.2.3.106.2	<b>Uses</b> contained in Sentence 8.2.3.106.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1) maximum percentage of <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		30%
	(2) minimum <b>height</b> of all <b>buildings and structures</b> located within 92.0 m of Hurontario Street and 161.0 m of Derry Road West		3 storeys

<b>Appeal to By-law 0191-2009 - as it applies to the lands under appeal identified on Map 44E.</b>			
8.2.3.107	Exception: E2-107	Map # #43W, 44E, 51W, 52E	By-law: 0191-2009
In an E2-107 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.107.1	Lands zoned E2-107 shall only be used for the following:		
	(1) E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law		
<b>Regulation</b>			
8.2.3.107.2	<b>Uses</b> contained in Sentence 8.2.3.107.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law		

**Part 8 - Employment Zones**

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

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

**Part 8 - Employment Zones**

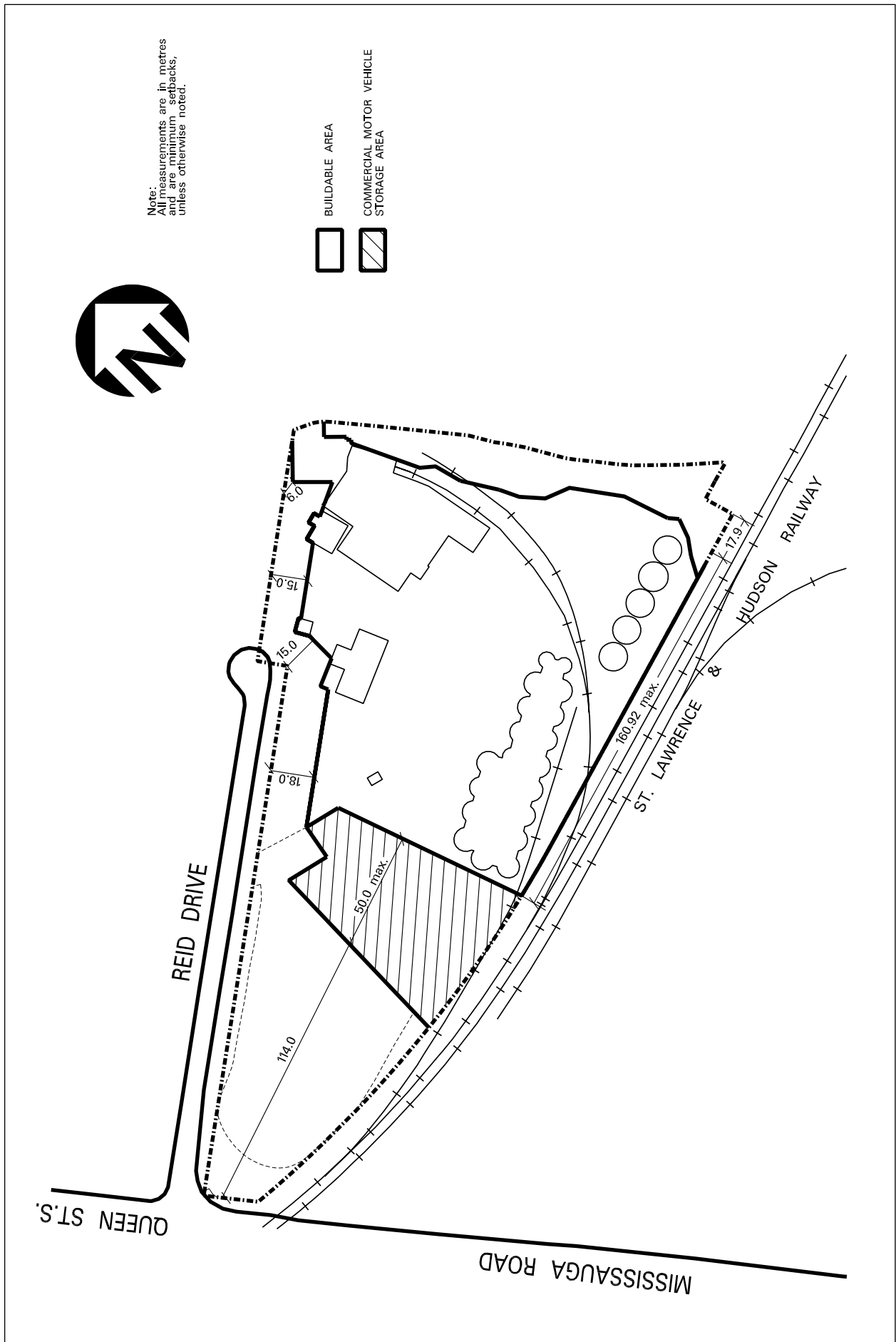
8.2.3.110	Exception: E2-110	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
<p>In an E2-110 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Use</b>			
8.2.3.110.1	(1)	<b>Use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

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

**Part 8 - Employment Zones**

8.2.3.112	Exception: E2-112	Map #	By-law:

8.2.3.113	Exception: E2-113	Map # 38W	By-law: OMB Order 2009 October 07
<p>In an E2-113 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.113.1	Lands zoned E2-113 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) Grain processing and grain milling facility</li> <li>(2) <b>Outdoor storage</b> accessory to grain processing and grain milling facility</li> <li>(3) Required parking for lands zoned G1-13</li> </ul>		
<b>Regulations</b>			
8.2.3.113.2	The provisions contained in Subsection 8.1.5, except Sentence 8.1.5.1.1, of this By-law shall apply		
8.2.3.113.3	The provisions contained in Subsection 1.1.4, Article 2.1.17.1 and the regulations of Lines 12.1, 12.2 and 12.5 contained in Table 8.2.1 of this By-law shall not apply		
8.2.3.113.4	<b>Outdoor storage</b> shall only be permitted within the buildable area identified on Schedule E2-113 of this Exception except that the temporary on-site storage of <b>commercial motor vehicles</b> (ie. trucks, tractors and/or trailers) for freight handling including pick-up, delivery and transitory storage of goods directly related to the permitted <b>use</b> 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 Sentence 8.2.3.113.7, a security building with a maximum <b>gross floor area - non-residential</b> of 20 m <sup>2</sup> shall be permitted outside the buildable area identified on Schedule E2-113 of this Exception		
8.2.3.113.6	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>		1.6
8.2.3.113.7	All site development plans shall comply with Schedule E2-113 of this Exception		



**Schedule E2-113**  
Map 38W

**Part 8 - Employment Zones**

8.2.3.114	Exception: E2-114	Map #	By-law:

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

8.2.3.116	Exception: E2-116	Map # 46E	By-law: 0250-2011
In an E2-116 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.116.1	Lands zoned E2-116 shall only be used for the following:		
	(1)	<b>Place of religious assembly, private school and day care, or</b>	
	(2)	<b>E2 uses contained in Subsection 8.2.1 of this By-law</b>	
<b>Uses Not Permitted</b>			
8.2.3.116.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(7)	<b>Motor Vehicle Rental Facility</b>	
	(8)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(9)	<b>Gas Bar</b>	
	(10)	<b>Motor Vehicle Service Station</b>	
	(11)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicle</b>	
	(12)	<b>Night Club</b>	
	(13)	<b>Overnight Accommodation</b>	
	(14)	<b>Adult Video Store</b>	
	(15)	<b>Adult Entertainment Establishment</b>	
	(16)	<b>Body-Rub Establishment</b>	
	(17)	<b>Beverage/Food Preparation Establishment</b>	
	(18)	<b>Cardlock Fuel Dispensing Facility</b>	
	(19)	<b>Entertainment Establishment</b>	
<b>Regulations</b>			
8.2.3.116.3	The provisions contained in Subsection 8.1.5 and 8.1.6 of this By-law shall not apply		

**Exception E2-116 continued on next page**

**Part 8 - Employment Zones**

8.2.3.116	Exception: E2-116	Map # 46E	By-law: 0250-2011
<b>Exception E2-116 continued from previous page</b>			
8.2.3.116.4	Total number of <b>parking spaces</b> required for <b>place of religious assembly</b> including all <b>accessory uses, private school and day care</b>		147
8.2.3.116.5	Maximum <b>gross floor area - non-residential</b> used for <b>worship area</b>		360 m <sup>2</sup>
8.2.3.116.6	Maximum encroachment of a play structure into the <b>landscaped buffer</b> between a <b>building</b> and Argentic Road		2.33 m

8.2.3.117	Exception: E2-117	Map # 55	By-law: 0025-2011
In an E2-117 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.117.1	(1) <b>Truck Terminal</b> (2) <b>Waste Processing Station</b> (3) <b>Waste Transfer Station</b> (4) <b>Composting Facility</b> (5) Contractor Service Shop (6) <b>Motor Vehicle Repair Facility - Restricted</b> (7) <b>Motor Vehicle Rental Facility</b> (8) <b>Motor Vehicle Wash Facility - Restricted</b> (9) <b>Gas Bar</b> (10) <b>Motor Vehicle Service Station</b> (11) <b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b> (12) <b>Overnight Accommodation</b> (13) <b>Adult Video Store</b> (14) <b>Adult Entertainment Establishment</b> (15) <b>Body-Rub Establishment</b> (16) <b>Cardlock Fuel Dispensing Facility</b> (17) <b>Parking Lot</b> (18) University/College		
<b>Regulations</b>			
8.2.3.117.2	The provisions of Line 2.0 in Table 2.1.17.1 contained in Article 2.1.17.1 of this By-law shall not apply		
8.2.3.117.3	Minimum setback of all <b>buildings</b> and <b>structures</b> to the TransCanada Pipeline right-of-way		7.5 m
<b>Holding Provision</b>			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-117 by further amendment to Map 55 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirement:			
	(1)	delivery of a noise assessment report to the satisfaction of the Transportation and Works Department of the City of Mississauga, confirming that stationary noise from the proposed <b>uses</b> is within the applicable Ministry of the Environment guidelines and will not have an adverse impact on the surrounding residential properties.	

**Part 8 - Employment Zones**

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

**Part 8 - Employment Zones**

8.2.3.119	Exception: E2-119	Map # 52E	By-law: 0222-2011
<p>In an E2-119 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.119.1	Lands zoned E2-119 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Medical Office</b></li> <li>(2) <b>Office</b></li> <li>(3) <b>Manufacturing Facility</b></li> <li>(4) <b>Science and Technology Facility</b></li> <li>(5) <b>Warehouse/Distribution Facility</b></li> <li>(6) <b>Commercial School</b></li> <li>(7) <b>Veterinary Clinic</b></li> <li>(8) <b>Banquet Hall/Conference Centre/Convention Centre</b></li> <li>(9) <b>Overnight Accommodation</b></li> <li>(10) <b>Active Recreational Use</b></li> <li>(11) <b>Entertainment Establishment</b></li> <li>(12) <b>Recreational Establishment</b></li> <li>(13) University/College</li> <li>(14) Accessory <b>restaurant</b>, accessory <b>take-out restaurant</b> and accessory <b>financial institution</b></li> </ul>		
<b>Regulations</b>			
8.2.3.119.2	For the purposes of this By-law, all lands zoned E2-119 shall be considered one (1) <b>lot</b>		
8.2.3.119.3	Accessory <b>restaurant</b> , accessory <b>take-out restaurant</b> and accessory <b>financial institution</b> shall comply with Subsection 8.1.2 of this By-law		
8.2.3.119.4	<b>Accessory uses</b> permitted in Sentence 8.1.2.1.1 of this By-law and Sentence 8.2.3.119.3 of this Exception shall also be permitted within a <b>building, structure</b> or part thereof used for <b>overnight accommodation, banquet hall/conference centre/convention centre, entertainment establishment</b> , or university/college		
8.2.3.119.5	Maximum percentage of total <b>gross floor area - non-residential</b> that may be used for <b>accessory uses</b> identified in Sentence 8.1.2.1.1 of this By-law and Clause 8.2.3.119.1(14) of this Exception		20%
8.2.3.119.6	A <b>manufacturing facility</b> and <b>warehouse/distribution facility</b> shall not be permitted within 100.0 m of Hurontario Street		
8.2.3.119.7	Maximum <b>floor space index - non-residential</b>		2.5
8.2.3.119.8	The <b>lot line</b> abutting Hurontario Street shall be deemed to be the <b>front lot line</b>		
8.2.3.119.9	Minimum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> along the <b>front lot line</b>		3.0 m
8.2.3.119.10	Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> along the <b>front lot line</b>		5.0 m
8.2.3.119.11	Minimum <b>exterior side yard</b>		4.5 m
8.2.3.119.12	Minimum <b>interior side yard</b>		7.0 m
8.2.3.119.13	Maximum <b>interior side yard</b>		20.0 m
8.2.3.119.14	Minimum <b>rear yard</b>		4.5 m
8.2.3.119.15	Minimum setback from the exterior face of a podium <b>streetwall</b> to <b>buildings</b> or <b>structures</b> , or parts thereof, located above the podium		5.0 m
8.2.3.119.16	A maximum of 30% of the length of a <b>streetwall</b> of the first three (3) <b>storeys</b> of a <b>building</b> may be set back beyond the maximum setback		

**Exception E2-119 continued on next page**

**Part 8 - Employment Zones**

8.2.3.119	Exception: E2-119	Map # 52E	By-law: 0222-2011
<b>Exception E2-119 continued from previous page</b>			
8.2.3.119.17	Maximum <b>height</b>		10 <b>storeys</b>
8.2.3.119.18	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> except that:  (1) a maximum of 30% of the building footprint may be a minimum of two (2) <b>storeys</b>		3 <b>storeys</b>
8.2.3.119.19	Minimum height of a podium along the <b>front lot line</b>		3 <b>storeys</b>
8.2.3.119.20	Maximum height of a podium along the <b>front lot line</b>		4 <b>storeys</b>
8.2.3.119.21	Minimum depth of a <b>landscaped area</b> along the <b>lot line</b> abutting Hurontario Street		3.0 m
8.2.3.119.22	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting any <b>street</b> other than Hurontario Street		4.5 m
8.2.3.119.23	Minimum <b>landscaped buffer</b> along the <b>interior side lot line</b>		7.0 m
8.2.3.119.24	Minimum setback from a surface <b>parking space</b> to Hurontario Street		25.0 m
8.2.3.119.25	An at-grade <b>driveway, aisle, parking area</b> or <b>loading space</b> shall not be permitted between a wall of a <b>building</b> or <b>structure</b> , or part thereof and the <b>front lot line</b>		
8.2.3.119.26	Where a <b>building</b> is located within 5.0 m of Hurontario Street, the pedestrian street entrance shall face Hurontario Street		
8.2.3.119.27	"Pedestrian Street Entrance" means the door designed as an access point into a <b>building</b> for pedestrians and provides a direct pedestrian access to Hurontario Street		
8.2.3.119.28	"Podium" means the low-rise base of a <b>building</b> or <b>structure</b> located at or above <b>established grade</b> , that projects from the <b>building</b>		
8.2.3.119.29	"Height of a Podium" means the vertical distance between the <b>established grade</b> and the highest point of the roof surface of the podium		

**Part 8 - Employment Zones**

8.2.3.120	Exception: E2-120	Map # 52E	By-law: 0222-2011
<p>In an E2-120 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.120.1	Lands zoned E2-120 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Medical Office</b></li> <li>(2) <b>Office</b></li> <li>(3) <b>Manufacturing Facility</b></li> <li>(4) <b>Science and Technology Facility</b></li> <li>(5) <b>Warehouse/Distribution Facility</b></li> <li>(6) <b>Restaurant</b></li> <li>(7) <b>Take-out Restaurant</b></li> <li>(8) <b>Commercial School</b></li> <li>(9) <b>Financial Institution</b></li> <li>(10) <b>Veterinary Clinic</b></li> <li>(11) <b>Banquet Hall/Conference Centre/Convention Centre</b></li> <li>(12) <b>Overnight Accommodation</b></li> <li>(13) <b>Active Recreational Use</b></li> <li>(14) <b>Entertainment Establishment</b></li> <li>(15) <b>Recreational Establishment</b></li> <li>(16) <b>University/College</b></li> </ul>		
<b>Regulations</b>			
8.2.3.120.2	Maximum <b>floor space index - non-residential</b>		2.5
8.2.3.120.3	The <b>lot line</b> abutting Derrycrest Drive shall be deemed to be the <b>front lot line</b>		
8.2.3.120.4	Minimum setback to the first two (2) <b>storeys</b> of a <b>streetwall</b> along the <b>front lot line</b>		3.0 m
8.2.3.120.5	Maximum setback to the first two (2) <b>storeys</b> of a <b>streetwall</b> along the <b>front lot line</b>		5.0 m
8.2.3.120.6	Minimum <b>exterior side yard</b>		4.5 m
8.2.3.120.7	Minimum <b>interior side yard</b>		4.5 m
8.2.3.120.8	Minimum <b>rear yard</b>		12.0 m
8.2.3.120.9	Minimum setback from the exterior face of a podium <b>streetwall</b> to <b>buildings</b> or <b>structures</b> , or parts thereof, located above the podium		5.0 m
8.2.3.120.10	Minimum <b>height</b>		2 <b>storeys</b>
8.2.3.120.11	Maximum <b>height</b>		10 <b>storeys</b>
8.2.3.120.12	Minimum height of a podium along the <b>front lot line</b>		2 <b>storeys</b>
8.2.3.120.13	Maximum height of a podium along the <b>front lot line</b>		4 <b>storeys</b>
8.2.3.120.14	Minimum <b>landscaped area</b> along the <b>rear yard</b>		7.0 m
8.2.3.120.15	"Podium" means the low-rise base of a <b>building</b> or <b>structure</b> located at or above <b>established grade</b> , that projects from the <b>building</b>		
8.2.3.120.16	"Height of a Podium" means the vertical distance between the <b>established grade</b> and the highest point of the roof surface of the podium		

**Part 8 - Employment Zones**

8.2.3.121	Exception: E2-121	Map # 52E	By-law: 0222-2011
<p>In an E2-121 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.121.1	Lands zoned E2-121 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Medical Office</b></li> <li>(2) <b>Office</b></li> <li>(3) <b>Manufacturing Facility</b></li> <li>(4) <b>Science and Technology Facility</b></li> <li>(5) <b>Warehouse/Distribution Facility</b></li> <li>(6) <b>Commercial School</b></li> <li>(7) <b>Veterinary Clinic</b></li> <li>(8) <b>Banquet Hall/Conference Centre/Convention Centre</b></li> <li>(9) <b>Overnight Accommodation</b></li> <li>(10) <b>Active Recreational Use</b></li> <li>(11) <b>Entertainment Establishment</b></li> <li>(12) <b>Recreational Establishment</b></li> <li>(13) University/College</li> <li>(14) Accessory <b>restaurant</b>, accessory <b>take-out restaurant</b> and accessory <b>financial institution</b></li> </ul>		
<b>Regulations</b>			
8.2.3.121.2	Accessory <b>restaurant</b> , accessory <b>take-out restaurant</b> and accessory <b>financial institution</b> shall comply with Subsection 8.1.2 of this By-law		
8.2.3.121.3	<b>Accessory uses</b> permitted in Sentence 8.1.2.1.1 of this By-law and Sentence 8.2.3.121.2 of this Exception shall also be permitted within a <b>building, structure</b> or part thereof used for <b>overnight accommodation, banquet hall/conference centre/convention centre, entertainment establishment</b> , or university/college		
8.2.3.121.4	Maximum percentage of total <b>gross floor area - non-residential</b> that may be used for <b>accessory uses</b> identified in Sentence 8.1.2.1.1 of this By-law and Clause 8.2.3.121.1(14) of this Exception		20%
8.2.3.121.5	A <b>manufacturing facility</b> and <b>warehouse/distribution facility</b> shall not be permitted within 100.0 m of Hurontario Street		
8.2.3.121.6	Maximum <b>floor space index - non-residential</b>		2.5
8.2.3.121.7	The <b>lot line</b> abutting Hurontario Street shall be deemed to be the <b>front lot line</b>		
8.2.3.121.8	Minimum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> along the <b>front lot line</b>		3.0 m
8.2.3.121.9	Maximum setback to the first three (3) <b>storeys</b> of a <b>streetwall</b> along the <b>front lot line</b>		5.0 m
8.2.3.121.10	Minimum <b>exterior side yard</b>		4.5 m
8.2.3.121.11	Minimum <b>interior side yard</b>		7.0 m
8.2.3.121.12	Maximum <b>interior side yard</b>		12.0 m
8.2.3.121.13	Minimum <b>rear yard</b>		4.5 m
8.2.3.121.14	Minimum setback from the exterior face of a podium <b>streetwall</b> to <b>buildings</b> or <b>structures</b> , or parts thereof, located above the podium		5.0 m
8.2.3.121.15	A maximum of 30% of the length of a <b>streetwall</b> of the first three (3) <b>storeys</b> of a <b>building</b> may be set back beyond the maximum setback		

**Exception E2-121 continued on next page**

**Part 8 - Employment Zones**

8.2.3.121	Exception: E2-121	Map # 52E	By-law: 0222-2011
<b>Exception E2-121 continued on next page</b>			
8.2.3.121.16	Maximum <b>height</b>		10 <b>storeys</b>
8.2.3.121.17	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> except that:  (1) a maximum of 30% of the building footprint may be a minimum of two (2) <b>storeys</b>		3 <b>storeys</b>
8.2.3.121.18	Minimum height of a podium along the <b>front lot line</b>		3 <b>storeys</b>
8.2.3.121.19	Maximum height of a podium along the <b>front lot line</b>		4 <b>storeys</b>
8.2.3.121.20	Minimum depth of a <b>landscaped area</b> along the <b>lot line</b> abutting Hurontario Street		3.0 m
8.2.3.121.21	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting any <b>street</b> other than Hurontario Street		4.5 m
8.2.3.121.22	Minimum <b>landscaped buffer</b> along the <b>interior side lot line</b>		7.0 m
8.2.3.121.23	An at-grade <b>driveway</b> , <b>aisle</b> , <b>parking area</b> or <b>loading space</b> shall not be permitted between a wall of a <b>building</b> or <b>structure</b> , or part thereof and the <b>front lot line</b>		
8.2.3.121.24	Minimum setback from a surface <b>parking space</b> to Hurontario Street		25.0 m
8.2.3.121.25	Where a <b>building</b> is located within 5.0 m of Hurontario Street, the pedestrian street entrance shall face Hurontario Street		
8.2.3.121.26	"Pedestrian Street Entrance" means the door designed as an access point into a <b>building</b> for pedestrians and provides a direct pedestrian access to Hurontario Street		
8.2.3.121.27	"Podium" means the low-rise base of a <b>building</b> or <b>structure</b> located at or above <b>established grade</b> , that projects from the <b>building</b>		
8.2.3.121.28	"Height of a Podium" means the vertical distance between the <b>established grade</b> and the highest point of the roof surface of the podium		

**8.2.4 E3 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

8.2.4.1	Exception: E3-1	Map # 03, 04	By-law: 0396-2009/ OMB Order 2010 May 17
<p>In an E3-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.4.1.1	(1)	<b>Use legally existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.4.1.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Outdoor Storage</b>	
	(7)	Contractor Service Shop	
	(8)	Contractor's Yard	
	(9)	<b>Vehicle Pound Facility</b>	
	(10)	<b>Motor Vehicle Body Repair Facility</b>	
	(11)	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Body-Rub Establishment</b>	
	(14)	<b>Cardlock Fuel Dispensing Facility</b>	
<b>Regulation</b>			
8.2.4.1.3		<p>Accessory <b>outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered</p>	

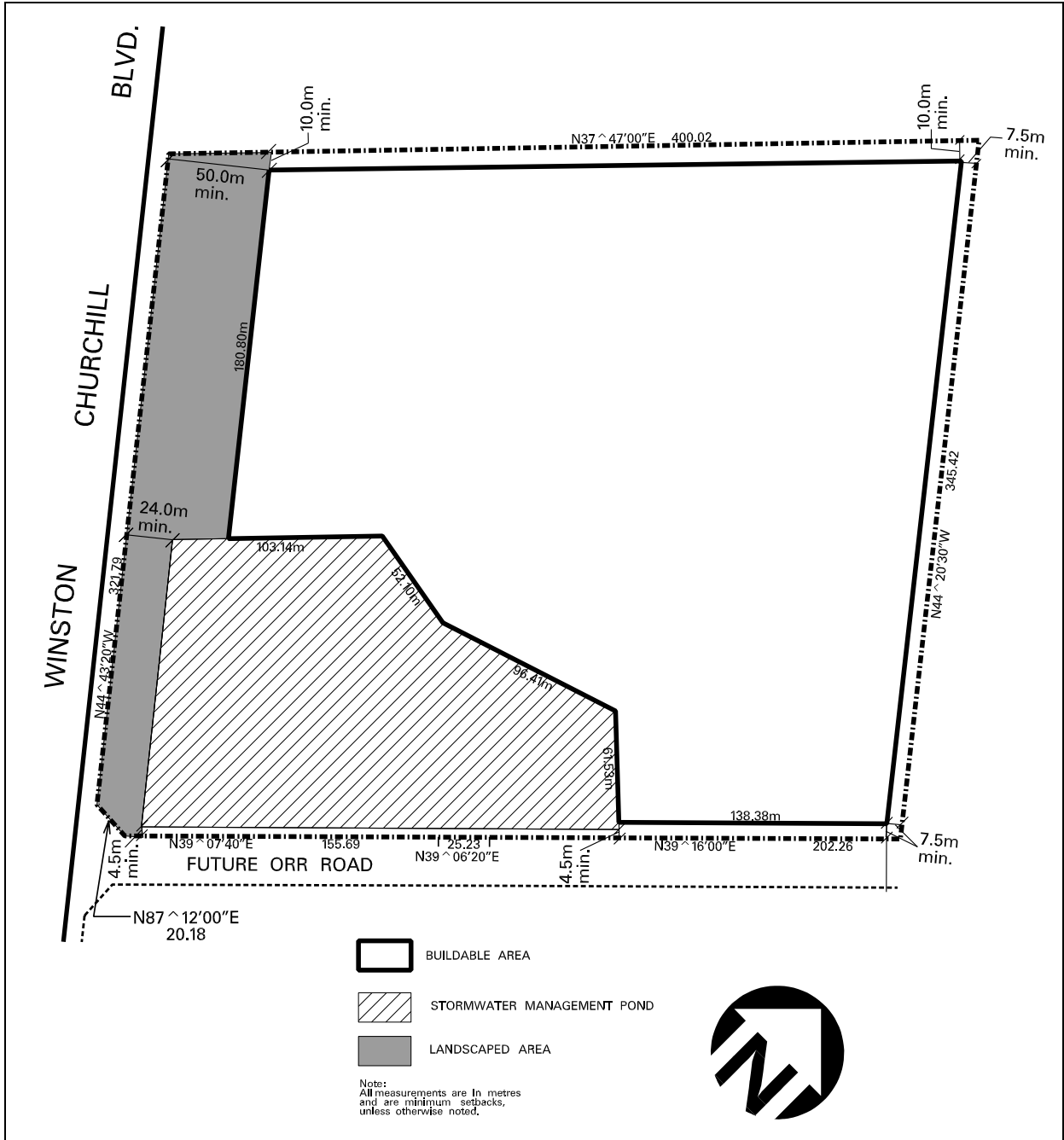
**Part 8 - Employment Zones**

8.2.4.2	Exception: E3-2	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
<p>In an E3-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.4.2.1	(1)	Electric Power Generating Facility	
	(2)	<b>Use legally existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.4.2.1A	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Outdoor Storage</b>	
	(7)	Contractor Service Shop	
	(8)	Contractor's Yard	
	(9)	<b>Vehicle Pound Facility</b>	
	(10)	<b>Motor Vehicle Body Repair Facility</b>	
	(11)	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Body-Rub Establishment</b>	
	(14)	<b>Cardlock Fuel Dispensing Facility</b>	
<b>Regulations</b>			
8.2.4.2.2		Maximum <b>gross floor area - non-residential</b>	13 500 m <sup>2</sup>
8.2.4.2.3		Maximum <b>gross floor area - non-residential</b> used for an air-cooled condenser	10 220 m <sup>2</sup>
8.2.4.2.4		Maximum area of a switchyard	4 400 m <sup>2</sup>
8.2.4.2.5		Maximum <b>height</b> of all <b>buildings</b> and <b>structures</b> excluding accessory stacks and <b>chimneys</b>	40.0 m
8.2.4.2.6		Minimum number of <b>parking spaces</b>	71
8.2.4.2.7		Minimum number of <b>parking spaces for persons with disabilities</b>	2
8.2.4.2.8		"Electric Power Generating Facility" means <b>buildings</b> or <b>structures</b> or parts thereof used for the production of electrical power where the method of production uses only natural gas as a fuel and which includes a powerhouse, switchyard, air-cooled condenser and accessory <b>structures</b> related thereto	
8.2.4.2.9		"Powerhouse" means a <b>building</b> or <b>structure</b> used to enclose combustion turbines, mechanical equipment, electrical equipment, control room, administration area, workshops and labs used in the production of electricity	
8.2.4.2.10		"Switchyard" means an electrical switchyard and substation	
8.2.4.2.11		"Air-cooled Condenser" means a dry closed system that condenses steam turbine exhaust for reuse as feed water to the heat recovery boilers	
8.2.4.2.12		All site development plans shall comply with Schedule E3-2 of this Exception	
8.2.4.2.13		The areas which are identified as a <b>stormwater management pond</b> and <b>landscaped area</b> on Schedule E3-2 shall only be used for the purposes of <b>stormwater management</b> and landscaping including berms and fencing and no <b>buildings</b> or <b>structures</b> of any kind including <b>accessory buildings</b> , other than inlet and outlet headwalls and associated piping related to the <b>stormwater management pond</b> and site drainage, shall be erected and no parking permitted within these areas	

**Exception E3-2 continued on next page**

Part 8 - Employment Zones

8.2.4.2	Exception: E3-2	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
<b>Exception E3-2 continued from previous page</b>			
8.2.4.2.14	Accessory <b>outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered		



Schedule E3-2  
Map 04

**Part 8 - Employment Zones**

8.2.4.3	Exception: E3-3	Map # 40W	By-law:
In an E3-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.4.3.1	(1)	<b>Personal Service Establishment</b>	
	(2)	Travel Agency	
	(3)	Photo Studio	

8.2.4.4	Exception: E3-4	Map # 42E	By-law:
In an E3-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.4.4.1	(1)	<b>Salvage Yard</b>	
<b>Regulations</b>			
8.2.4.4.2	A <b>salvage yard</b> operation shall be conducted within an enclosed <b>building</b> or <b>structure</b> or within an area surrounded by a rigid fence		
8.2.4.4.3	Storage of materials outside within enclosed containers will not be permitted		
8.2.4.4.4	Minimum <b>height</b> of fence		1.8 m
8.2.4.4.5	Maximum <b>height</b> of scrap metal and salvage stored on site		6.0 m

8.2.4.5	Exception: E3-5	Map # 50W	By-law:
In an E3-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.4.5.1	(1)	<b>Adult Entertainment Establishment</b>	
	(2)	<b>Body-Rub Establishment</b>	
<b>Regulation</b>			
8.2.4.5.2	Minimum setback of a <b>building</b> or <b>structure</b> to the future extension of Drew Road		7.5 m

8.2.4.6	Exception: E3-6	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
In an E3-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.4.6.1	(1)	Resource Extraction	
	(2)	<b>Use legally existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.4.6.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	

**Part 8 - Employment Zones**

8.2.4.7	Exception: E3-7	Map # 46E	By-law:
In an E3-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.4.7.1	(1)	Rail Yard	

8.2.4.8	Exception: E3-8	Map # 43E	By-law:
In an E3-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.4.8.1	(1)	Outdoor display and storage of tractor trailers	

8.2.4.9	Exception: E3-9	Map # 46E	By-law:
In an E3-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.4.9.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	

8.2.4.10	Exception: E3-10	Map # 42W	By-law: 0358-2007
In an E3-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
8.2.4.10.1		A fence having a minimum <b>height</b> of 2.1 m shall be required around the perimeter of the area to be used for <b>outdoor storage</b> for a <b>vehicle pound facility</b> , but in no event shall the fence be situated closer to any <b>street line</b> than any portion of the main <b>building</b>	

**Part 8 - Employment Zones**

8.2.4.11	Exception: E3-11	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
In an E3-11 zone the applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.4.11.1	Lands zoned E3-11 shall only be used for the following:		
	(1)	Land farming accessory to the <b>existing</b> lubricants centre located at 385 Southdown Road zoned E3-1	
<b>Regulation</b>			
8.2.4.11.2	"Land Farming" means the biodegradation of petroleum refining wastes by naturally occurring soil bacteria by means of controlled application of the wastes to land followed by periodic tilling.		

8.2.4.12	Exception: E3-12	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
In an E3-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.4.12.1	(1)	<b>Use</b> legally <b>existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.4.12.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
<b>Regulation</b>			
8.2.4.12.3	<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered		

**Part 8 - Employment Zones**

8.2.4.13	Exception: E3-13	Map # 03	By-law: 0396-2009/ OMB Order 2010 May 17
<p>In an E3-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Use</b></p>			
8.2.4.13.1	(1)	<b>Cardlock Fuel Dispensing Facility</b>	
<p><b>Uses Not Permitted</b></p>			
8.2.4.13.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Outdoor Storage</b>	
	(7)	Contractor Service Shop	
	(8)	Contractor's Yard	
	(9)	<b>Vehicle Pound Facility</b>	
	(10)	<b>Motor Vehicle Body Repair Facility</b>	
	(11)	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Body-Rub Establishment</b>	
<p><b>Regulations</b></p>			
8.2.4.13.3	The provisions contained in Subsection 8.1.5 of this By-law shall apply to all areas used for <b>outdoor storage</b> accessory to a permitted <b>use</b>		
8.2.4.13.4	Accessory <b>outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered		

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8.2.4.14	Exception: E3-14	Map # 04	By-law: 0396-2009/OMB Order 2010 November 30
<p>In an E3-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.4.14.1	(1)	<b>Use legally existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.4.14.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Outdoor Storage</b>	
	(7)	Contractor Service Shop	
	(8)	Contractor's Yard	
	(9)	<b>Vehicle Pound Facility</b>	
	(10)	<b>Motor Vehicle Body Repair Facility</b>	
	(11)	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Body-Rub Establishment</b>	
	(14)	<b>Cardlock Fuel Dispensing Facility</b>	
<b>Regulations</b>			
8.2.4.14.3		Accessory <b>outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered	
8.2.4.14.4		Minimum setback of all <b>buildings</b> and <b>structures</b> to all lands zoned G1-16	5.0 m