

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

## 8 Employment Zones

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

### 8.2 E1 to E3 Zones (Employment)

#### 8.2.1 E1 to E3 Permitted Uses and Zone Regulations

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

**Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations**

(0358-2007), (0325-2008), (0191-2009/OMB Order 2010 May 05), (0379-2009), (0297-2013), (0050-2013/LPAT Order 2020 June 08) (0190-2014), (0018-2015), (0055-2015), (0018-2021), (0111-2019/LPAT Order 2021 March 09), (0121-2020/LPAT Order 2021 March 11), (0100-2023), Unconsolidated By-law 0203-2023, (0217-2023)

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
<b>PERMITTED USES</b>				
2.0	EMPLOYMENT			
2.1	OFFICE			
2.1.1	<u>Medical Office</u>	✓	✓	✓
2.1.2	<u>Office</u>	✓	✓	✓
2.2	BUSINESS ACTIVITIES			
2.2.1	<u>Broadcasting/Communication Facility</u>		✓	✓
2.2.2	<u>Manufacturing Facility</u>	✓	✓	✓
2.2.3	<u>Science and Technology Facility</u>	✓	✓	✓
2.2.4	<u>Transportation Facility</u>		deleted by 0190-2014	✓
2.2.5	<u>Truck Terminal</u>		✓	✓
2.2.6	<u>Warehouse/Distribution Facility</u>	✓	✓	✓
2.2.7	<u>Wholesaling Facility</u>		✓	✓
2.2.8	<u>Waste Processing Station</u>		✓ (')	✓ (')
2.2.9	<u>Waste Transfer Station</u>		✓ (')	✓ (')
2.2.10	<u>Composting Facility</u>		✓ (')	✓ (')

2.2.11	<u>Power Generating Facility</u>			✓
2.2.12	<u>Outdoor Storage</u> /Outdoor Display			✓
2.2.13	Self Storage Facility		✓	✓
2.2.14	Contractor Service Shop		✓	✓
2.2.15	Contractor's Yard			✓
2.2.16	<u>Vehicle Pound Facility</u>			✓
2.2.17	<u>Medicinal Product Manufacturing Facility</u>	✓ <sup>(14)</sup>	✓ <sup>(14)</sup>	✓ <sup>(14)</sup>

2.2.18	<u>Medicinal Product Manufacturing Facility - Restricted</u>	✓	✓	✓
2.2.19	<u>Plant-Based Manufacturing Facility</u>	✓ <sup>(14)</sup>	✓ <sup>(14)</sup>	✓ <sup>(14)</sup>
2.3	COMMERCIAL			
2.3.1	<u>Restaurant</u>		✓	✓
2.3.2	<u>Convenience Restaurant</u>		✓ <sup>(13)</sup>	✓
2.3.3	<u>Take-out Restaurant</u>		✓	✓
2.3.4	<u>Commercial School</u>	✓	✓	✓
2.3.5	<u>Financial Institution</u>	✓ <sup>(12)</sup>	✓ <sup>(13)</sup>	✓ <sup>(13)</sup>
2.3.6	<u>Veterinary Clinic</u>	✓	✓	✓
2.3.7	<u>Animal Care Establishment</u>		✓	✓
2.4	<u>MOTOR VEHICLE SERVICE</u>			
2.4.1	<u>Motor Vehicle Body Repair Facility</u>			✓
2.4.2	<u>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</u>			✓
2.4.3	<u>Motor Vehicle Repair Facility - Commercial Motor Vehicle</u>		deleted by 0379-2009	✓
2.4.4	<u>Motor Vehicle Repair Facility - Restricted</u>		✓	✓
2.4.5	<u>Motor Vehicle Rental Facility</u>		✓	✓
2.4.6	<u>Motor Vehicle Wash Facility - Commercial Motor Vehicle</u>		deleted by 03792009	✓
2.4.7	<u>Motor Vehicle Wash Facility - Restricted</u>		✓	✓
2.4.8	<u>Gas Bar</u>		✓ <sup>(1)</sup> <sup>(2)</sup> <sup>(13)</sup>	✓ <sup>(1)</sup> <sup>(2)</sup> <sup>(13)</sup>
2.4.9	<u>Motor Vehicle Service Station</u>		✓ <sup>(13)</sup>	✓

2.4.10	<u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u>		✓ (¹)	✓ (¹)
2.5	HOSPITALITY			
2.5.1	<u>Banquet Hall/Conference Centre/Convention Centre</u>	✓	✓	✓
2.5.2	<u>Night Club</u>		✓ (¹) (²)	✓ (¹) (²)
2.5.3	<u>Overnight Accommodation</u>	✓	✓	✓
2.6	OTHER			
2.6.1	<u>Adult Video Store</u>		✓ (¹)	✓ (¹)
2.6.2	<u>Adult Entertainment Establishment</u>		✓ (¹)	✓ (¹)
2.6.3	<u>Animal Boarding Establishment</u>		✓ (¹)	✓ (¹)
2.6.4	<u>Active Recreational Use</u>	✓	✓	✓
2.6.5	<u>Body-Rub Establishment</u>		✓ (¹)	✓ (¹)
2.6.6	deleted by 0111-2019/LPAT Order 2021 March 09			
2.6.7	<u>Truck Fuel Dispensing Facility</u>		✓	✓
2.6.8	<u>Entertainment Establishment</u>	✓	✓	✓
2.6.9	<u>Recreational Establishment</u>	✓	✓	✓
2.6.10	<u>Funeral Establishment</u>		✓ (⁴)	✓ (⁴)
2.6.11	<u>Private Club</u>		✓	✓
2.6.12	<u>Repair Establishment</u>		✓	✓
2.6.13	<u>Parking Lot</u>		✓	✓
2.6.14	University/College	✓	✓	✓
2.6.15	Courier/Messenger Service	✓	✓	✓
<b>ZONE REGULATIONS</b>				
3.0	MINIMUM <u>LOT FRONTAGE</u>	30.0 m	30.0 m (⁹)	30.0 m (⁹)
4.0	MAXIMUM <u>FLOOR SPACE INDEX - NON-RESIDENTIAL - OFFICES AND/OR MEDICAL OFFICES</u>	n/a	1.0	0.5
5.0	MINIMUM <u>FRONT YARD</u>	4.5 m (⁵)	7.5 m (⁵)(¹⁰)	7.5 m (⁵)(¹⁰)
5.1	Where the opposite side of the <u>street</u> on which the <u>lot</u> fronts is a Residential Zone	n/a	30.0 m (¹⁰)	30.0 m (¹⁰)
6.0	MAXIMUM SETBACK			
6.1	deleted by 0121-2020/LPAT Order 2021 March 11			
6.2	deleted by 0121-2020/LPAT Order 2021 March 11			

6.3	deleted by <u>0121-2020/LPAT Order 2021 March 11</u>			
7.0	MINIMUM <u>EXTERIOR SIDE YARD</u>	4.5 m <sup>(5)</sup>	7.5 m <sup>(5)</sup> ( <sup>10</sup> )	7.5 m <sup>(5)</sup> ( <sup>10</sup> )
7.1	Where the opposite side of the <u>street</u> on which the <u>lot</u> fronts is a Residential Zone	n/a	15.0 m <sup>(10)</sup>	15.0 m <sup>(10)</sup>
8.0	deleted by <u>0191-2009/OMB Order 2010 May 05</u>			
9.0	MINIMUM <u>INTERIOR SIDE YARD</u>			
9.1	<u>Lot</u> with a <u>lot frontage</u> less than or equal to 75.0 m	4.5 m <sup>(5)</sup>	the greater of 10% of the frontage of <u>lot</u> , or 4.5 m <sup>(5)</sup> ( <sup>7</sup> )( <sup>10</sup> )	the greater of 10% of the frontage of <u>lot</u> , or 4.5 m <sup>(5)</sup> ( <sup>7</sup> )( <sup>10</sup> )
9.2	<u>Lot</u> with a <u>lot frontage</u> greater than 75.0 m	4.5 m <sup>(5)</sup>	7.5 m <sup>(5)</sup> ( <sup>7</sup> )( <sup>10</sup> )	7.5 m <sup>(5)</sup> ( <sup>7</sup> )( <sup>10</sup> )
9.3	<u>Yard</u> abutting a Residential Zone	4.5 m <sup>(5)</sup>	15.0 m <sup>(10)</sup>	15.0 m <sup>(10)</sup>
10.0	MINIMUM <u>REAR YARD</u>	4.5 m <sup>(5)</sup>	7.5 m <sup>(5)</sup> ( <sup>8</sup> )( <sup>10</sup> )	7.5 m <sup>(5)</sup> ( <sup>8</sup> )( <sup>10</sup> )
10.1	<u>Yard</u> abutting a Residential Zone	4.5 m <sup>(5)</sup>	15.0 m <sup>(10)</sup>	15.0 m <sup>(10)</sup>
11.0	MINIMUM <u>HEIGHT</u>	n/a	n/a	n/a
12.0	MINIMUM <u>LANDSCAPED BUFFER</u>			
12.1	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that abuts a Residential Zone	7.0 m <sup>(11)</sup>	7.0 m <sup>(11)</sup>	7.0 m <sup>(11)</sup>
12.2	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that is a <u>street line</u>	4.5 m <sup>(11)</sup>	4.5 m <sup>(11)</sup>	4.5 m <sup>(11)</sup>
12.3	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> where the <u>lot line</u> abuts an Institutional, Office, Commercial, Downtown Core, Parkway Belt, or Buffer Zone, or any combination of zones thereof	3.0 m <sup>(11)</sup>	3.0 m <sup>(11)</sup>	3.0 m <sup>(11)</sup>
12.4	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof	0.0 m <sup>(11)</sup>	0.0 m <sup>(11)</sup>	0.0 m <sup>(11)</sup>
12.5	Minimum depth of a <u>landscaped buffer</u> measured from any other <u>lot line</u>	4.5 m <sup>(11)</sup>	4.5 m <sup>(11)</sup>	4.5 m <sup>(11)</sup>
13.0	deleted by <u>0121-2020/LPAT Order 2021 March 11</u>			
14.0	deleted by <u>0121-2020/LPAT Order 2021 March 11</u>			

**NOTES:**(1) See also Article 2.1.2.1 of this By-law.

(2) See also Table 2.1.2.2.3 of this By-law.

(3) See also Table 2.1.2.2.1 of this By-law.

(4) See also Table 2.1.2.2.2 of this By-law.

(5) See also Subsection 2.1.17 of this By-law.

(6) deleted by 0121-2020/LPAT Order 2021 March 11 (7) See Article 8.2.1.1 of this By-law.

(8) See Article 8.2.1.2 of this By-law.

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

(10) See Table 8.1.10.1 of this By-law.

(11)See also Subsection 2.1.25.

(12) See Article 8.1.2.3 of this By-law.

be permitted within 100.0 m of Hurontario Street. (0191-2009, OMB Order 2010 May 05)

(13) See also Subsection 2.1.29 of this By-law. (0018-2015)

(14) See also Article 8.1.1.1 of this By-law. (0055-2015)