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

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6 Commercial Zones

The purpose of this Part is to provide a number of Commercial Zones, that allow for the development of various commercial businesses in different sized centres, areas and concentrations, in appropriate locations throughout the City as reflected in the C1, C2 and C3 zones. The C4 zone refers to Mainstreet areas which are pedestrian-oriented and street-related retail areas. The C5 zone has been applied to small-scale motor vehicle uses such as gas bars and motor vehicle service stations

6.2 C1 to C5 Zones (Commercial)

6.2.1 C1 to C5 Permitted Uses and Zone Regulations

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 6.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations.

Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations

(0325-2008), (0308-2011), (0050-2013/LPAT Order 2020 June 08), (0018-2015), (0212-2015), (0174-2017), (0111-2019/LPAT Order 2021 March 09), (0018-2021)

Column A		B	C	D	E	F
Line 1.0	ZONES	C1 Convenience Commercial	C2 Neighbourhood Commercial	C3 General Commercial	C4 Mainstreet Commercial	C5 Motor Vehicle Commercial
PERMITTED USES						
2.0	COMMERCIAL					
2.1	RETAIL					
2.1.1	<u>Retail store</u>	✓	✓	✓	✓	
2.1.2	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
2.1.3	<i>deleted by 0212-2015</i>					
2.1.4	<u>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</u>			✓ (¹)		
2.1.5	<u>Motor Vehicle Rental Facility</u>			✓		
2.2	SERVICE					
2.2.1	<u>Restaurant</u>	✓ (¹)	✓ (¹)	✓ (¹)	✓ (¹)	
2.2.2	<u>Convenience Restaurant</u>		✓ (¹)	✓ (¹)(¹¹)		
2.2.3	<u>Take-out Restaurant</u>	✓ (¹)	✓ (¹)	✓ (¹)	✓ (¹)	
2.2.4	<u>Veterinary Clinic</u>	✓	✓	✓	✓	
2.2.5	<u>Animal Care Establishment</u>	✓	✓	✓	✓	
2.2.6	<u>Funeral Establishment</u>		✓ (²)	✓ (²)	✓ (²)	
2.2.7	<u>Service Establishment</u>	✓	✓	✓	✓	
2.2.8	<u>Commercial School</u>		✓	✓	✓	

2.2.9	<u>Financial Institution</u>	✓	✓	✓ ⁽¹¹⁾	✓	
2.2.10	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
2.2.11	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
2.3	OFFICE					
2.3.1	<u>Medical Office</u>	✓	✓	✓	✓	
2.3.2	<u>Office</u>	✓	✓	✓	✓	
2.4	HOSPITALITY					
2.4.1	<u>Overnight Accommodation</u>			✓	✓	
2.4.2	<u>Banquet Hall/Conference Centre/ Convention Centre</u>			✓		
2.5	MOTOR VEHICLE SERVICE					
2.5.1	<u>Gas Bar</u>					✓ ⁽³⁾ (11)
2.5.2	<u>Motor Vehicle Service Station</u>					✓ ⁽³⁾ (11)
2.5.3	<u>Motor Vehicle Wash Facility - Restricted</u>					✓ ⁽³⁾
2.5.4	<u>Motor Vehicle Repair Facility - Restricted</u>					✓ ⁽³⁾
2.6	ENTERTAINMENT/RECREATION					
2.6.1	<u>Recreational Establishment</u>		✓	✓	✓	
2.6.2	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
2.6.3	<u>Entertainment Establishment</u>		✓	✓	✓	
2.6.4	<u>Private Club</u>	✓	✓	✓	✓	
2.7	OTHER					
2.7.1	University/College		✓	✓	✓	
2.7.2	<u>Parking Lot</u>				✓	
2.8	RESIDENTIAL					
2.8.1	<u>Apartment</u>				✓	
2.8.2	<u>Dwelling unit</u> located above the <u>first storey</u> of a commercial <u>building</u>				✓	
ZONE REGULATIONS						
3.0	MINIMUM <u>LOT FRONTAGE</u>					✓ ⁽⁴⁾
4.0	MINIMUM <u>FRONT YARD</u>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	0.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
5.0	MAXIMUM <u>FRONT YARD</u>				3.0 m	
6.0	MINIMUM <u>EXTERIOR SIDE YARD</u>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	0.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
7.0	MAXIMUM <u>EXTERIOR SIDE YARD</u>				3.0 m	
8.0	MINIMUM <u>INTERIOR SIDE YARD</u>					
8.1	<u>Lot</u> abutting a Residential Zone	6.0 m ⁽⁷⁾	6.0 m ⁽⁷⁾	6.0 m ⁽⁴⁾ ⁽⁷⁾	4.5 m ⁽⁷⁾	6.0 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
8.2	<u>Lot</u> abutting Institutional, Office, Downtown Core, Employment, Buffer, or Utility Zone	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁷⁾	3.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
8.3	<u>Lot</u> abutting a C4 zone	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁷⁾	0.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
8.4	<u>Lot</u> abutting a C1 to C3, or C5 zone	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁷⁾	1.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
8.5	<u>Lot</u> abutting any other Zone	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
9.0	MINIMUM <u>REAR YARD</u>					
9.1	<u>Lot</u> abutting a Residential Zone	6.0 m ⁽⁷⁾	6.0 m ⁽⁷⁾	6.0 m ⁽⁷⁾	4.5 m ⁽⁷⁾	6.0 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾

9.2	<u>Lot</u> abutting Institutional, Office, Downtown Core, Employment, Buffer, or Utility Zone		4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	3.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
9.3	<u>Lot</u> abutting a C4 zone		4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	0.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
9.4	<u>Lot</u> abutting a C1 to C3, or C5 zone		4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	1.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
9.5	<u>Lot</u> abutting any other Zone		4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾ ⁽⁵⁾ ⁽⁷⁾
10.0	MAXIMUM <u>GROSS FLOOR AREA - NON-RESIDENTIAL</u>		2 000 m ²	12 000 m ²			
10.1	MAXIMUM <u>GROSS FLOOR AREA - NON-RESIDENTIAL</u> where a <u>lot</u> abuts a Residential Zone		2 000 m ²	12 000 m ²			300 m ² , not including the <u>convenience retail</u> and <u>service kiosk</u>
11.0	MINIMUM <u>HEIGHT</u>	<u>Sloped roof</u>	n/a	n/a	n/a	2 <u>storeys</u> ⁽⁹⁾	n/a
		<u>Flat roof</u>	n/a	n/a	n/a	2 <u>storeys</u> ⁽⁹⁾	n/a
11.1	MAXIMUM <u>HEIGHT</u>	<u>Sloped roof</u>	10.7 m and 2 <u>storeys</u>	20.0 m and 4 <u>storeys</u>	20.0 m and 4 <u>storeys</u> , where a <u>lot</u> abuts a Residential Zone	16.0 m and 3 <u>storeys</u>	6.0 m and 2 <u>storeys</u>
		<u>Flat roof</u>	9.0 m and 2 <u>storeys</u>	16.5 m and 4 <u>storeys</u>	16.5 m and 4 <u>storeys</u> , where a <u>lot</u> abuts a Residential Zone	12.5 m and 3 <u>storeys</u>	6.0 m and 2 <u>storeys</u>
12.0	MINIMUM <u>LANDSCAPED BUFFER AND AMENITY AREA</u>						
12.1	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 ⁽⁸⁾	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	0.0 m ⁽⁸⁾	4.5 m ⁽⁸⁾
12.2	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, Downtown Core, Employment, Buffer or Utility Zone, or any combination of zones thereof		3.0 m ⁽⁸⁾	3.0 m ⁽⁸⁾	3.0 m ⁽⁸⁾	3.0 m ⁽⁸⁾	3.0 m ⁽⁸⁾
12.3	Minimum depth of a <u>landscaped buffer</u> measured from the <u>lot line</u> of a Commercial Zone that abuts another Commercial Zone		1.5 m ⁽⁸⁾	1.5 m ⁽⁸⁾	1.5 m ⁽⁸⁾	1.5 m or 0.0 m where abutting a C4 zone ⁽⁸⁾	1.5 m ⁽⁸⁾
12.4	Minimum depth of a <u>landscaped buffer</u> measured from any other <u>lot line</u>		4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾
12.5	Minimum contiguous <u>amenity area</u>					The lesser of 2.8 m ² per <u>dwelling unit</u> or 5% of the site area	
13.0	<u>Parking</u> and <u>loading spaces</u> shall not be located between a <u>streetwall</u> and a <u>lot line</u> that is a <u>street line</u>					✓	
14.0	Maximum length of a <u>building streetwall</u> on the <u>first storey</u> that may be used for accessing residential <u>uses</u> located above the <u>first storey</u>					25%	
15.0	Maximum length of a <u>streetwall</u> that may be set back beyond the maximum <u>front</u> and maximum <u>exterior side yard</u>					30%	
16.0	The <u>main front entrance</u> for commercial <u>uses</u> located on the <u>first storey</u> shall be located in the <u>streetwall</u> on the <u>first storey</u>					✓	

17.0	EXEMPTIONS					
17.1	The provisions of <u>Subsection 2.1.14</u> of this By-law shall not apply				✓	

NOTES:(1)See also Subsection 2.1.2 of this By-law.

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

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

(4)See also Subsection 6.1.2 of this By-law.

(5)See Table 6.1.2.1 of this By-law.

(6)*deleted by 0018-2021.*

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

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

(9)See also Subsection 2.1.27 of this By-law.

(10)*deleted by 0018-2021.*

(11)See also Subsection 2.1.29 of this By-law.

13 Zoning Maps

13.1 Zoning Maps

To access Zoning Maps please click [here](#).