

TABLE OF CONTENTS
Section 1.2: Definitions

A

Accessory Building
Accessory Use
Active Recreational Use
Adult Entertainment Establishment
– Adult Video
– Adult Video Store
– Specified Body Areas
– Specified Sexual Activities
– Video
Affordable Ownership Housing Unit
(*see Housing Types)
Affordable Rental Housing Unit
(*see Housing Types)
Aisle
Amenity Area
~~Amusement Arcade~~ *(deleted by 0111-2019/
LPAT Order 2021 March 09)*
~~Amusement Device~~ *(deleted by 0111-2019/
LPAT Order 2021 March 09)*
Ancillary Crisis Shelter
Animal Boarding Establishment
Animal Care Establishment
Attached Additional Residential Unit
(Attached ARU) (*see Housing Types)
Attached Side
Attic
Average Grade (*see Grade)

B

Balcony
Bank (*see Financial Institution)
Banquet Hall/Conference Centre/
Convention Centre
Basement
~~Beverage/Food Preparation Establishment~~
*(deleted by 0111-2019/LPAT Order
2021 March 09)*
Bicycle
Bicycle Parking Aisle (*see Parking)
Bicycle Parking Space (*see Parking)
Bicycle Parking Space - Class A (*see Parking)
Bicycle Parking Space - Class B (*see Parking)
Bicycle Parking Space - Stacked
(*see Parking)
Block
Block on a Registered Plan
Body-Rub Establishment
Breezeway
Broadcasting/Communication Facility
Buildable Area
Build-to-area
Build-to-line
Building

C

~~Cardlock Fuel Dispensing Facility~~
(*see Truck Fuel Dispensing Facility)
Carport
Cemetery
Chimney
Circular Driveway (*see Driveway)
Cogeneration (*see Power Generating Facility)
Cogeneration Facility
(*see Power Generating Facility)
Columbarium
Combined Cycle
(*see Power Generating Facility)
Commercial Motor Vehicle
(*see Motor Vehicle)
Commercial School (*see Schools)
Common Element Condominium (CEC)
– Common Element
– CEC - Amenity Area
– CEC - Road
– CEC - Front Lot Line
– CEC - Corner Lot
Common Wall (*see Wall)
Community Athletic Field
Community Centre
Community Garden
Composting Facility
Condominium Road (*see Road)
Conference/Convention Centre
(*see Banquet Hall/Conference Centre/
Convention Centre)
Conservation Authority
Conservation Use
Context Grade (*see Grade)
Convenience Restaurant (*see Restaurants)
Convenience Retail and Service Kiosk
Cooksville Creek
– Cooksville Creek - Flood Fringe Area
– Cooksville Creek - Floodway Area
– Cooksville Creek - Regulatory Flood Level
– Cooksville Creek - Regulatory Flood
– Cooksville Creek - Habitable Floor Space
Council
Crematorium
Custom Workshop

D

Day Care
Deck
Density
Dentist
Detached Additional Residential Unit
(Detached ARU) (*see Housing Types)
Driveway
– Circular Driveway
– ~~Pervious Stable Surface Driveway~~
*(deleted by 0212-2015) (*see Pervious Material)*
Drugless Practitioner
Dwelling Unit (*see Housing Types)

Dwelling Unit Depth
Dwelling Unit Width

E

Education and Training Facility
Electric Transformer and
Distribution Facility
Electric Vehicle
Electric Vehicle Ready Parking Space
(*see Parking)
Enclosed Pedestrian Walkway
Entertainment Establishment
Environmental Technical Studies
Erect
Erosion Management
Essential Emergency Service
Established Grade (*see Grade)
Existing

F

Fairground
Financial Institution
Flat Roof (*see Roof)
Flood Control
Floor Area
– Floor Area - Detached ARU
Floor Space Index (FSI)
– Floor Space Index (FSI) -
Apartment Zone
– Floor Space Index (FSI) -
Non-Residential
Food Bank
Food Court
Fourplex (*see Housing Types)
Frontage (*see Lot Frontage)
Front Garage Face (*see Garage Face)
Funeral Establishment

G

Garage
– Garage Face
Garden Centre
Gas Bar
~~Gazebo~~ (*deleted by 0112-2019*)
Golf Course
Grade
– Average Grade
– Context Grade
– Established Grade
Greenlands Overlay
Gross Floor Area (GFA)
– Gross Floor Area (GFA) - Apartment Zone
– Gross Floor Area (GFA) - Inclusionary
Zoning
– Gross Floor Area (GFA) - Infill Residential
– Gross Floor Area (GFA) - Non-Residential
– Gross Floor Area (GFA) - Residential
– ~~Gross Floor Area (GFA) - Restaurant~~
(*deleted by 0212-2015*)
– Void Area
Group Home

H

Habitable Room
Hammerhead
Health Professional
Height
– Height - Highest Ridge
Home Occupation
Home Office
~~Home Furnishing Store~~ (*deleted by 0212-2015*)
Hospice
Hospital
Housing Types
– Affordable Ownership Housing Unit
– Affordable Rental Housing Unit
– Apartment
– Attached Additional Residential Unit
(Attached ARU)
– Back to Back Townhouse
– Detached Additional Residential Unit
(Detached ARU)
– Detached Dwelling
– ~~Duplex~~ (*deleted by 0114-2025*)
– Dwelling Unit
– Fourplex
– ~~Horizontal Multiple Dwelling~~
(*deleted by 0181-2018/*
LPAT Order 2019 February 15)
– Linked Dwelling
– Long-Term Care Building
– Public Authority Dwelling Unit
– Retirement Building
– Retirement Dwelling Unit
– ~~Second Unit~~ (*deleted by 0174-2023*)
– Semi-Detached
– Stacked Townhouse
– Street Townhouse
– Townhouse
– ~~Townhouse Dwelling on a CEC-~~
~~Private Road~~ (*deleted by 0181-2018/*
LPAT Order 2019 February 15)
– Transitional Housing
– ~~Triplex~~ (*deleted by 0114-2025*)

I

Industrial/Manufacturing Facility
(*see Manufacturing Facility)
Industrial/Manufacturing Facility
Internal Road
(*see Road, Condominium Road)

J

K

L

Landscaped Area
Landscaped Buffer
Landscaped Open Space Area
Landscaped Soft Area

Library
Loading Space
Lodging House
– Lodging Unit
Lot
– Corner Lot
– Interior Lot
– Through Lot
– Lot Area
– Lot Coverage
– Lot Depth
– Lot Frontage
– Lot Line
– Front Lot Line
– Front Lot Line - Corner Lot
– Front Lot Line - Through Lot
– Rear Lot Line
– Exterior Side Lot Line
– Interior Side Lot Line
Low-Income Households

M

Main Entry Feature
Main Front Entrance
Manufacturing Facility
– Medicinal Product Manufacturing Facility
– Medicinal Product Manufacturing Facility - Restricted
– Plant-Based Manufacturing Facility
Marina
Mausoleum
Mechanical Floor Area
Medical Office (*see Office)
Medical Office - Restricted (*see Office)
Medicinal Product Manufacturing Facility (*see Manufacturing Facility)
Medicinal Product Manufacturing Facility - Restricted (*see Manufacturing Facility)
Mobile Home
Model Home
Moderate-Income Households
Module
Money Lending Agency (*see Financial Institution)
Motor Vehicle
– Commercial Motor Vehicle
Motor Vehicle Body Repair Facility
Motor Vehicle Body Repair Facility - Commercial Motor Vehicle
Motor Vehicle Rental Facility
Motor Vehicle Repair Facility - Commercial Motor Vehicle
Motor Vehicle Repair Facility - Restricted
Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted
Motor Vehicle Service Station
Motor Vehicle Wash Facility - Commercial Motor Vehicle
Motor Vehicle Wash Facility – Restricted

N

Natural Heritage Features and Areas Conservation

Natural Heritage Features
Natural Protection Area
Natural Regeneration Area
Night Club
Non-Profit Housing Provider

O

Office
– Medical Office
– Medical Office - Restricted
– Office Building
Outdoor Storage
Overnight Accommodation

P

Parapet (*see Roof)
Parking
– Accessible Parking Space
– Bicycle Parking Aisle
– Bicycle Parking Space
– Bicycle Parking Space - Class A
– Bicycle Parking Space - Class B
– Bicycle Parking Space - Stacked
– Electric Vehicle Ready Parking Space
– Parallel Parking Space
– Parking Angle
– Parking Area
– Parking Lot
– Parking Space
– Parking Space For Persons With Disabilities (*see Accessible Parking Space)
– Parking Structure
– Tandem Parking Space
Party Wall (*see Wall)
Passive Recreational Use
~~Personal Care~~ (deleted by 0111-2019/LPAT Order 2021 March 09)
~~Personal Service Establishment~~ (deleted by 0111-2019/LPAT Order 2021 March 09) (*see Service Establishment)
Pervious Material
~~Pervious Stable Surface Driveway~~ (deleted by 0212-2015) (*see Pervious Material)
Physician
Pilot Plant
Place of Religious Assembly
Plant-Based Manufacturing Facility (*see Manufacturing Facility)
Play Equipment
Podium
Porch
Power Generating Facility
– Cogeneration Facility
– Cogeneration
– Combined Cycle
– Renewable Energy
~~Prayer Room~~ (deleted by 0054-2026)
Pressure Container
Principal Residence
Private Club
Private Road (*see Road)
Private School (*see Schools)
Propane Cylinder
Propane Storage Tank
Prototype Production Facility

Public Authority
Public Authority Dwelling Unit
(*see Housing Types)
Public School (*see Schools)
Purpose-Built Rental Housing

Q

R

Receiving/Telecommunication Device
Recreational Establishment
Renewable Energy (*see Power
Generating Facility)
Repair Establishment
Repair Service
Residence (*see Staff/Student Residence)
Restaurants
– Restaurant
– Convenience Restaurant
– Take-out Restaurant
Retail Centre
Retail Store
Road
– Condominium Road
– Private Road
Roof
– Flat Roof
– Parapet
– Sloped Roof
Rooftop Terrace

S

Salvage Yard
Satellite Dish (*see Receiving/
Telecommunication Device)
Schools
– Commercial School
– Private School
– Public School
Science and Technology Facility
Seasonal Outdoor Patio
Service Establishment
Sewage Treatment Plant
Short-Term Accommodation
Sight Triangle
Sloped Roof (*see Roof)
Stacking Lane
Staff/Student Residence
Storey
– First Storey
Stormwater Management
Street
Street line
Streetwall
Structure
Swimming Pool

T

Take-out Restaurant (*see Restaurants)
Tandem Parking Space (*see Parking)
~~Temporary Outdoor Patio~~
(*see Seasonal Outdoor Patio)
Temporary Tent and/or Stage
~~Terrace~~(*see Rooftop Terrace)

Tower Floor Plate
Trail
Transit Terminal
Transitional Housing (*see Housing Types)
Transportation Facility
Truck Fuel Dispensing Facility
Truck Terminal
~~Tutoring~~ (deleted by 0111-2019/
LPAT Order 2021 March 09)

U

Use
Utility Building

V

~~Vacant Land Condominium~~ (*see Common
Element/Vacant Land Condominium (CEC))
(deleted by 0297-2013)
Vehicle Pound Facility
Vertical Depth
Veterinary Clinic
Void Area (*see Gross Floor Area)

W

Wall
– Common Wall
– Exterior Side Wall
– Front Wall
– Party Wall
– Wing Wall
Warehouse/Distribution Facility
Waste
Waste Processing Station
Waste Transfer Station
Water Treatment Facility
Wholesaling Facility
Wing Wall (*see Wall)
Worship Area

X

Y

Yard
– Exterior Side Yard
– Front Yard
– Interior Side Yard
– Rear Yard

Z

1.2 DEFINITIONS

TERM	DEFINITION
A	
Accessory Building	means a subordinate building or structure on the same lot as the main building , or subordinate to part of the main building and used exclusively for an accessory use .
Accessory Use	means a use that is naturally and normally incidental, subordinate and exclusively devoted to, and is located on the same lot as the permitted use .
Active Recreational Use	means an outdoor area, with or without an accessory building or structure , used for, but not limited to, athletic fields, athletic facilities, field houses, club houses, bleachers, splash pads, marinas , skating rinks, tennis courts, bowling greens and trails . An accessory pro shop and/or snack bar, a curling rink, an arena and a swimming pool shall also be permitted. (0379-2009)
Adult Entertainment Establishment	means a building , structure or part thereof, in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations which include: <div><div>(1)</div><div>services of which a principal feature or characteristic is the nudity or partial nudity of any person;</div><div>(2)</div><div>services in respect of which any of the words nude, naked, topless, bottomless, sexy, exotic, or any other word, picture symbol or representation having like meaning or implication is used in any advertisement.</div></div>
Adult Video	means a video , the content of which is designed or held out as designed, to appeal to erotic or sexual appetites or inclinations, through the pictorial, photographic or other graphic depiction of subject-matter distinguished or characterized by the portrayal of one (1) or more persons involved or engaging in specified sexual activities , or by an emphasis on the display of human specified body areas ; and in the absence to the contrary, a video classified by the Ontario Film Review Board as restricted with the added information piece adult sex film shall be deemed to be an adult video, while a video without such classification and the information piece shall be deemed not to be an adult video.
Adult Video Store	means a building , structure or part thereof, where the principal use is the carrying on of the business of selling, offering to sell or displaying for sale by retail or renting, offering to rent or displaying for rental adult videos , whether or not the cost, fee or other consideration passes at the time of such sale or rental, or is effected through the cost of membership, subscription, admission or any other manner.
Specified Body Areas	means one (1) or more of the following: <div><div>(1)</div><div>in the case of a female person, her areolae;</div><div>(2)</div><div>in the case of all persons, the genitals and the anus.</div></div>
Specified Sexual Activities	means one (1) or more of the following: actual or simulated sexual intercourse, masturbation, urination, defecation, ejaculation, sodomy, including bestiality, anal intercourse, and oral sexual intercourse, direct physical stimulation of unclothed genital organs, flagellation and torture in relation to a sexual activity.
Video	means cinematographic film, video and any other medium from which may be produced visual images that may be viewed as moving pictures.

A continued on next page

TERM	DEFINITION
A continued from previous page	
Affordable Ownership Housing Unit	(*see Housing Types)
Affordable Rental Housing Unit	(*see Housing Types)
Aisle	means an internal roadway immediately adjacent to a parking or loading space which provides vehicular access to and from the parking or loading space , and is not a driveway .
Amenity Area	means an indoor and/or outdoor recreational area provided for the communal use of the residents. (0181-2018/LPAT Order 2019 February 15, 2019 September 11)
Amusement Arcade	deleted by 0111-2019/LPAT Order 2021 March 09
Amusement Device	deleted by 0111-2019/LPAT Order 2021 March 09
Ancillary Crisis Shelter	means a temporary, accessory use of a building or structure , or part thereof, operated by or on behalf of a public authority , that may be activated in response to emergencies to provide short-term shelter. (0125-2025)
Animal Boarding Establishment	means a building, structure or part thereof, where dogs and cats and other domesticated animals, excluding livestock, are bred, raised, groomed, trained or kept for a fee on a temporary basis and may include outdoor facilities.
Animal Care Establishment	means a building, structure or part thereof, where dogs and cats and other domesticated animals, excluding livestock, are groomed and/or kept for a fee on a daily basis excluding overnight boarding and outdoor facilities.
Attached Additional Residential Unit (Attached ARU)	(*see Housing Types)
Attached Side	means the side of a dwelling unit that is attached, in whole or in part, to the side of another dwelling unit .
Attic	means the uninhabitable portion of a building or structure which is immediately below the roof and wholly or partially within the roof framing. See Illustration No. 9 - Section 1.3 - Illustrations
Average Grade	(*see Grade)
B	
Balcony	means a platform having at least one side open that may be covered by either a roof or another balcony and shall have no direct access to the ground.
Bank	(*see Financial Institution)
Banquet Hall/ Conference Centre/ Convention Centre	means a building, structure or part thereof, used for the purposes of catering to a group of people for specific functions, such as, but not limited to, weddings, receptions and banquets and where full kitchen facilities may be provided on the premises to serve the needs of people attending the specific function.

B continued on next page

TERM	DEFINITION
B continued from previous page	
Basement	means that portion of a building between two floor levels which is partially below established grade . Any portion of the building partly below grade shall be deemed to be a basement when the underside of the floor structure of the floor immediately above established grade is less than 1.8 m above the established grade . (0325-2008)
Beverage/Food Preparation Establishment	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>
Bicycle	means a vehicle that has one, two or three wheels that is propelled by muscular power, but not motor-assisted and includes steering handlebars and pedals. (0118-2022)
Bicycle Parking Aisle	(*see Parking)
Bicycle Parking Space	(*see Parking)
Bicycle Parking Space - Class A	(*see Parking)
Bicycle Parking Space - Class B	(*see Parking)
Bicycle Parking Space - Stacked	(*see Parking)
Block	means all land fronting on one side of a street between the nearest streets , intersecting, meeting or crossing said street .
Block on a Registered Plan	means a parcel of land that is identified on the registered plan by the word " Block " followed by either a letter, (a, b, c), or number, (1, 2, 3), as the case may be.
Body-Rub Establishment	means a building, structure or part thereof, where a body-rub is performed, offered, or solicited in pursuant to a trade, calling, business or occupation, but shall not include any premises or parts thereof, where massages for the purpose of medical or therapeutic treatment are performed or offered by persons licensed or registered by the Province of Ontario.
Breezeway	means a roofed, unenclosed passageway connecting a dwelling and a garage .
Broadcasting/Communication Facility	means a building, structure or part thereof, used for broadcasting purposes including transmitting and receiving devices.
Buildable Area	means the three dimensional space on a lot within which all buildings and structures or parts thereof must be located and which is defined by delineation on an Exception Zone Schedule. (0208-2022)
Build-to-area	means the area of the lot where a streetwall of a building or structure shall be located.
Build-to-line	means a setback at which a streetwall of a building, structure or part thereof, shall be located. (0275-2012)
Building	means a structure occupying an area greater than 10 m ² consisting of a wall, roof and floor.
C	
Cardlock Fuel Dispensing Facility	(*see Truck Fuel Dispensing Facility) (0297-2013)

C continued on next page

TERM	DEFINITION
C continued from previous page	
Carport	means an accessory building, structure or part thereof, the perimeter of which is more than forty percent (40%) unenclosed and which is used for the parking of motor vehicles .
Cemetery	means land used or intended to be used for the interment of human remains and may include accessory thereto a crematorium, mausoleum and a columbarium . <i>(0308-2011)</i>
Chimney	means a primarily vertical shaft enclosing at least one flue for conducting flue gases from a fireplace or furnace to the outdoors and shall be inclusive of the firebox, smoke chamber and the exterior area which encloses the fireplace and flue. See Illustration No. 1 - Section 1.3 - Illustrations
Circular Driveway	(*see Driveway)
Cogeneration	(*see Power Generating Facility)
Cogeneration Facility	(*see Power Generating Facility)
Columbarium	means a structure designed for the purpose of interring cremated human remains in sealed compartments.
Combined Cycle	(*see Power Generating Facility)
Commercial Motor Vehicle	(*see Motor Vehicle) <i>(0325-2008)</i>
Commercial School	(*see Schools)
Common Element Condominium (CEC): <i>(0297-2013)</i>	
Common Element	means an area forming part of the common elements of a common element condominium corporation, that may include CEC - roads , walkways, sidewalks, parking and/or CEC - amenity areas . <i>(0297-2013), (0181-2018/LPAT Order 2019 February 15)</i>
CEC - Amenity Area	means an area forming part of the common elements of a common element condominium corporation comprised of outdoor space designed for active or passive recreational uses , such as, but not limited to, children's play equipment , seating areas and sport facilities. <i>(0297-2013)</i>
CEC - Road	means a private right-of-way, for vehicular travel over common elements that are maintained by a common element condominium corporation. <i>(0297-2013), (0181-2018/LPAT Order 2019 February 15)</i>
CEC - Front Lot Line	means a line that divides a lot from a CEC - road . <i>(0181-2018/LPAT Order 2019 February 15)</i>
CEC - Corner Lot	means a lot situated at the intersection of two or more CEC - roads and/or streets having an angle of intersection of not more than 135°. <i>(0181-2018/LPAT Order 2019 February 15)</i>
Common Wall	(*see Wall)
Community Athletic Field	means an outdoor area operated on or behalf of a public authority for the provision of athletic and leisure activities.
Community Centre	means a building, structure or part thereof, operated by or on behalf of a public authority for the provision of community activities, such as, but not limited to, recreation, arts, crafts, museums, social and charitable activities.

C continued on next page

TERM	DEFINITION
C continued from previous page	
Community Garden	means an outdoor space used to grow and care for vegetables, flowers and/or annual plantings for personal consumption or non-commercial purposes excluding trees, shrubs or permanent landscaping features.
Composting Facility	means a building, structure or part thereof, used for the composting of food waste and organic materials and may include a disposal distribution facility.
Condominium Road	(*see Road)
Conference/Convention Centre	(*see Banquet Hall/Conference Centre/Convention Centre)
Conservation Authority	means The Halton Region Conservation Authority, Credit Valley Conservation and/or Toronto and Region Conservation Authority.
Conservation Use	means land that is used to preserve, protect and/or improve components of the natural heritage system.
Context Grade	(*see Grade)
Convenience Restaurant	(*see Restaurants)
Convenience Retail and Service Kiosk	means a building, structure or part thereof, accessory to a motor vehicle service station , a gas bar , a motor vehicle wash facility - commercial motor vehicle or a motor vehicle wash facility - restricted , with a maximum gross floor area of 300 m ² , and where goods may be stored or offered for sale, and may include as accessory thereto a banking machine and/or a take-out restaurant with or without a drive-through, excluding seating, and not exceeding a gross floor area of 30 m ² . (0325-2008), (0379-2009), (0018-2015)
Cooksville Creek:	
Cooksville Creek - Flood Fringe Area	means the lands in the outer portion of the flood plain between the floodway area and the flooding hazard limit as delimited by Credit Valley Conservation.
Cooksville Creek - Floodway Area	means the portion of the flood plain that is required for the safe passage of flood water as delimited by Credit Valley Conservation.
Cooksville Creek - Regulatory Flood Level	means the elevation of the regulatory flood.
Cooksville Creek - Regulatory Flood	means the inundation of areas adjacent to a river or stream system, not ordinarily covered by water as delimited by Credit Valley Conservation.
Cooksville Creek - Habitable Floor Space	means a room commonly used for living purposes, including a bedroom, kitchen, washroom, lobby, hallway and closet.
Council	means the Council of The Corporation of the City of Mississauga.
Crematorium	means a building, structure or part thereof used for the purposes of the cremation of human remains.
Custom Workshop	means a building, structure or part thereof used for producing or making custom-made goods, arts or crafts, in limited quantities, and may include accessory display and sales of the custom-made goods, arts or crafts made on the premises. (LPAT Order 2019 November 15)

TERM	DEFINITION
D	
Day Care	means a building, structure or part thereof, with or without an outdoor play area, used for temporary care which does not exceed 12 consecutive hours in one day, of more than six persons. Care may be provided for children, seniors and/or disabled persons. (0042-2026)
Deck	means a platform, with at least one side open, with or without a foundation, and with direct access to the ground.
Density	means the ratio of dwelling units to a specified area measurement.
Dentist	means a person authorized to practise dentistry under the <i>Dentistry Act</i> , 1991, S.O.1991, c.24, as amended.
Detached Additional Residential Unit (Detached ARU)	(*see Housing Types)
Driveway	means an internal roadway, that is not a street, private road, CEC - road, condominium road or lane, which provides vehicular access from a street, private road, CEC - road, condominium road or lane to parking or loading spaces . (0181-2018/LPAT Order 2019 February 15)
Circular Driveway	means a driveway having two access points from a street .
Pervious Stable Surface Driveway	(0190-2014), deleted by 0212-2015 (*see Pervious Material)
Drugless Practitioner	means a person authorized to practise as a drugless practitioner under the <i>Drugless Practitioners Act</i> , R.S.O. 1990, c.D.18, as amended.
Dwelling Unit	(*see Housing Types)
Dwelling Unit Depth	means the depth measured from the outside of the front wall to the outside of the rear wall inclusive of an attached garage but exclusive of any structures below the first storey in the front or rear yard(s) . (0325-2008), (0379-2009)
Dwelling Unit Width	means the width measured from the midpoint of common walls and/or the exterior of the outside walls inclusive of attached garage .
E	
Education and Training Facility	means a building, structure or part thereof, where specialized instruction is provided for a particular skill or profession and may include a science and technology facility .
Electric Transformer and Distribution Facility	means a building, structure or part thereof, used only for transmitting or distributing electricity and includes any buildings, structures , or other equipment used for such purpose.
Electric Vehicle	means a vehicle that uses one or more electric motors for propulsion. (0117-2022)
Electric Vehicle Ready Parking Space	(*see Parking)
Enclosed Pedestrian Walkway	means the common area within an enclosed retail centre used by the public for pedestrian travel between establishments. (0379-2009), (0120-2025)

E continued on next page

TERM	DEFINITION
E continued from previous page	
Entertainment Establishment	means a building, structure or part thereof, designed and equipped to be used for the provision of entertainment or amusement without the necessity of active participation by the user and may include, a movie theatre, playhouse, dinner theatre, stadium or auditorium.
Environmental Technical Studies	means scientific reports that are completed to the satisfaction of the City and Conservation Authority having jurisdiction, which include, but are not limited to, geotechnical, flood, erosion, slope stability and meanderbelt studies.
Erect	means build, construct, reconstruct, alter and/or relocate a building, structure or part thereof and shall include any preliminary physical operation such as excavating, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.
Erosion Management	means erosion protection or control works and slope or shoreline stabilization works, approved by a Conservation Authority , to prevent or mitigate erosion hazards.
Essential Emergency Service	means fire, emergency, police and ambulance facilities and distress centre.
Established Grade	(*see Grade)
Existing	means in existence on the date of passing of this By-law.
F	
Fairground	means an outdoor area used for community events and other recreational activities and may have a building, structure , mechanical or self-propelled rides and/or concessions for games and retail sales. <i>(0085-2018)</i>
Financial Institution	means a building, structure or part thereof, which provides financial services where money is deposited, kept, lent or exchanged, and shall include a bank, trust company, credit union, money lending agency or other similar banking service and may also include a banking machine attached to the outside of a wall. <i>(0308-2011)</i>
Flat Roof	(*see Roof)
Flood Control	means works approved by a Conservation Authority that are undertaken to prevent or mitigate flooding hazards.
Floor Area	means the area of a building, structure or part thereof measured from the exterior of outside walls, or from the midpoint of common walls .
Floor Area - Detached ARU	means the sum of the areas of the floor including floor area occupied by interior walls for each storey of a building, structure or part thereof measured from the exterior of outside walls, or from the midpoint of common walls . <i>(0174-2023)</i>
Floor Space Index (FSI)	means the ratio of the gross floor area of all buildings and structures to the lot area .
Floor Space Index (FSI) - Apartment Zone	means the ratio of the gross floor area - apartment zone of all buildings and structures to the lot area . <i>(0174-2017)</i>
Floor Space Index (FSI) - Non-Residential	means the ratio of the gross floor area - non-residential of all buildings and structures to the lot area .

F continued on next page

TERM	DEFINITION
F continued from previous page	
Food Bank	means a not-for-profit facility where food and/or other goods are collected and distributed to individuals and/or groups. (0325-2008)
Food Court	means a communal seating area for more than one take-out restaurant in an enclosed pedestrian walkway , but does not include the gross floor area - non-residential of the take-out restaurants . (0174-2017), (0120-2025)
Fourplex	(*see Housing Types)
Frontage	(*see Lot Frontage)
Front Garage Face	(*see Garage Face)
Funeral Establishment	means a building, structure or part thereof, where funeral supplies and services are offered for sale or provided by a Provincially licensed operator of a funeral establishment or Provincially licensed operator of a transfer service, or an agent or employee thereof, including the preparation of human remains for interment or cremation and may include facilities, such as viewing rooms and a chapel, excluding the cremation of human remains.
G	
Garage	means a building, structure or part thereof, including a carport , used for the parking of motor vehicles having adequate access to a driveway .
Garage Face	means the face of the garage that is designed as the primary vehicular access point into the garage . (0181-2018/LPAT Order 2019 February 15)
Garden Centre	means a building, structure or part thereof, where plants, nursery stock, flowers, garden supplies and ornaments, hardware and crafts and pottery related to the garden centre are stored or kept for sale, and may include an outdoor display and sales area.
Gas Bar	means a building, structure , area or part thereof, where fuel for motor vehicles is dispensed and may include accessory thereto a convenience retail and service kiosk and the sale of propane cylinders .
Gazebo	(0379-2009), deleted by 0112-2019
Golf Course	means a public or private area operated for the purpose of playing golf and may include accessory uses , including a clubhouse, office , pro shop, restaurant , banquet facilities and lounge, driving range, pitch and putt, putting green, miniature golf course, and maintenance building .

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TERM	DEFINITION
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Grade:	
Average Grade	means with reference to a detached dwelling, semi-detached, or fourplex , the average of eight grade elevations, six of which are taken along the side lot lines of a lot and two of which are taken at the centreline of the street on which the lot has frontage. The first two grade elevations shall be taken at the points of intersection of the front lot line and each side lot line . The second two grade elevations shall be taken along each side property line at the minimum front yard setback requirement of the zone in which the property is located. The third two grade elevations shall be taken along each side property line at a distance of 15.0 m back from where the second two grade elevations were measured. The last two grade elevations shall be taken at the points of intersection of the street centerline and the projections of the side lot lines . (0174-2017), (0196-2023), (0114-2025)
Context Grade	means, with reference to a townhouse, back to back townhouse or stacked townhouse , the average of 12 grade points, eight of which are taken around the perimeter of the site and four of which are based on the location of the proposed building(s) : <div><div>(1)</div><div>two points at the centreline of the street extending from the side property lines;</div></div> <div><div>(2)</div><div>two points located 10 cm outside the subject site from where the side property lines meet the front property line;</div></div> <div><div>(3)</div><div>two points located 10 cm outside the subject site at the midpoint of the side property lines;</div></div> <div><div>(4)</div><div>two points located 10 cm outside the subject site, measured out from the side property lines, from where the side and rear property lines meet;</div></div> <div><div>(5)</div><div>four points located at the corners of the proposed building, taken at 6.4 m distance at an angle of 135° from the exterior corners of each proposed building.</div></div> <div>(0181-2018/LPAT Order 2019 February 15), (0208-2022)</div>
Established Grade	means, with reference to a building, structure or part thereof, the average elevation of the finished grade of the ground immediately surrounding such building or structure , and when used with reference to a street , means the elevation of the street , established by the Municipality or other designated authority. (0308-2011)
Greenlands Overlay	means an illustrative representation of lands which may be subject to additional development regulations or approval requirements which may supersede or add to the development regulations of the underlying zone.
Gross Floor Area (GFA)	means the sum of the areas of each storey of a building, structure or part thereof, above or below established grade , excluding storage below established grade and a parking structure above or below established grade , measured from the exterior of outside walls, or from the midpoint of common walls .
Gross Floor Area (GFA) - Apartment Zone	means the sum of the areas of each storey of a building above or below established grade , measured from the exterior of outside walls of the building including floor area occupied by interior walls but excluding any part of the building used for mechanical floor area , stairwells, elevators, motor vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building , common facilities for the use of the residents of the building , a day care and amenity area . (0174-2017)

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TERM	DEFINITION
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Gross Floor Area (GFA) - Inclusionary Zoning	means the sum of all areas of a building , measured from the exterior of outside walls of the building including floor area occupied by interior walls, but shall only include area dedicated for a dwelling unit , and excludes any area dedicated to rental replacement units required under Rental Housing Protection By-law 0121-2018. (0213-2022)
Gross Floor Area (GFA) - Infill Residential	means the sum of the areas of each storey of a building , including any void areas , above average grade , measured from the exterior of outside walls, including an attached garage , attached ARU and any part of the building , above and below grade, used for motor vehicle parking, but excluding a detached ARU . (0174-2017), (0208-2022), (0174-2023), (0008-2023/OLT Order 2024 March 18) (For 2620 Chalkwell Close and 2155 Leanne Drive, see Amendments, Page A1~1 - ZBL PDF text or 0.3.2 - Introduction - Interactive ZBL)
Gross Floor Area (GFA) - Non-Residential	means the sum of the areas of each storey above or below established grade , measured from the exterior of outside walls, or from the midpoint of common walls , including the area of any floor system or assembly located within a storey which is designed or used for access and passage by persons and including all parts of the building or structure or part thereof below established grade used for retail, office , industrial or warehouse uses , but excluding the following: (1) any part of the building , structure or part thereof used for mechanical floor area ; (2) areas of stairwells, washrooms or elevators; (3) any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building or structure or part thereof; (4) any part of the building or structure or part thereof above or below established grade used for motor vehicle parking, bicycle parking, or the provision of loading spaces ; (0118-2022) (5) any part of the building , structure or part thereof below established grade used for storage incidental to other uses in the building , structure or part thereof or provided and reserved for the personal needs of the occupants of the building , structure or part thereof including lunch rooms, lounges or fitness rooms; (0118-2022) (6) accessory outdoor tank. (0379-2009)
Gross Floor Area (GFA) - Residential	means the sum of the areas of each storey of a building measured from the exterior of outside walls but shall not include any part of the building used for motor vehicle parking or bicycle parking. (0118-2022)
Gross Floor Area (GFA) - Restaurant	deleted by 0212-2015
Void Area	means any conditioned empty space, above average grade , within a building , that has the potential to add additional gross floor area - infill residential without altering external dimensions. (0008-2023/OLT Order 2024 March 18) (Definition not applicable to the properties at 2620 Chalkwell Close and 2155 Leanne Boulevard as per OLT Order dated 2024 March 18, OLT Case and Lead Case No. OLT 23-000139)
Group Home	means a residence licensed or funded under a federal or provincial statute for the accommodation of three to 10 persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being. (0379-2009), (0203-2023/OLT Order 2024 September 09)

TERM	DEFINITION
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Habitable Room	means a room commonly used for living purposes, including a bedroom and kitchen, but shall not include any space in a dwelling used as a lobby, hallway, closet, or bathroom, or any room having a floor area of less than 4.5 m ² .
Hammerhead	means an area attached to a driveway that is to be used solely for facilitating the turning of a motor vehicle . See Illustration No. 5 - Section 1.3 - Illustrations
Health Professional	means a person authorized to practise as a health professional under the <i>Regulated Health Professions Act</i> , 1991, S.O. 1991, c.18, as amended.
Height	(1) means, with reference to the height of a building, structure or part thereof, except a detached dwelling, semi-detached, fourplex, townhouse, back to back townhouse or stacked townhouse , the vertical distance between the established grade and: (1.1) the highest point of the roof surface of a flat roof ; or (1.2) the mean height level between the eaves and ridge of a sloped roof . (1.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof ; or (1.4) the highest point of a structure without a roof. (0325-2008), (0174-2017), (0181-2018/LPAT Order 2019 February 15), (0196-2023), (0114-2025) See Illustration No. 6 - Section 1.3 - Illustrations
Height - Highest Ridge	means, with reference to the height of a building, structure or part thereof, the vertical distance between the established grade and the highest ridge of a sloped roof or the highest point of a flat roof on top of a sloped roof . (0325-2008) See Illustration No. 6 - Section 1.3 - Illustrations

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TERM	DEFINITION
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Height	<p>(2) means, with reference to the height of a detached dwelling, semi-detached, or fourplex, the vertical distance between the average grade and:</p> <p>(2.1) the highest point of the roof surface of a flat roof, including a parapet; or</p> <p>(2.2) the mean height level between the eaves and ridge of a sloped roof.</p> <p>(2.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or</p> <p>(2.4) the highest point of a structure without a roof.</p> <p>(0325-2008), (0174-2017), (0158-2023), (0196-2023), (0114-2025)</p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p> <p>(3) means, with reference to the height of a townhouse, back to back townhouse and stacked townhouse, the vertical distance between the context grade and:</p> <p>(3.1) the highest point of the roof surface of a flat roof, including a parapet; or</p> <p>(3.2) the mean height level between the eaves and ridge of a sloped roof.</p> <p>(3.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or</p> <p>(3.4) the highest point of a structure without a roof.</p> <p>(0181-2018/LPAT Order 2019 February 15), (0158-2023)</p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>
Height - Highest Ridge	<p>means, with reference to the height of a detached dwelling, semi-detached, or fourplex, the vertical distance between the average grade and the highest ridge of a sloped roof or the highest point of a flat roof on top of a sloped roof. (0325-2008), (0174-2017), (0196-2023), (0114-2025)</p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>
Home Occupation	<p>means an occupation for profit or gain conducted entirely within a dwelling unit, that is incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential character of the dwelling unit. (0297-2013), (0144-2016)</p>
Home Office	<p>means an office for profit or gain conducted entirely within a dwelling unit, that is incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential character of the dwelling unit. (0297-2013), (0144-2016)</p>
Home Furnishing Store	<p>deleted by 0212-2015</p>
Hospice	<p>means a building containing a palliative care facility where a broad range of 24 hour personal care, support and health services are provided for persons requiring these services in a supervised setting and that may contain common facilities, such as but not limited to, the preparation and consumption of food. (0297-2013), (0174-2017)</p>
Hospital	<p>means a building, structure or part thereof, used for the treatment of persons afflicted with sickness, disease, injury or the treatment of acute or chronically ill persons and approved as a public hospital in accordance with the <i>Public Hospitals Act</i>. (0054-2026)</p>

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TERM	DEFINITION
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Housing Types:	
Affordable Ownership Housing Unit	means a dwelling unit for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for moderate-income households , as follows: <div><div>(1)</div><div>one-bedroom units priced at or below the fourth income decile for Mississauga households;</div><div>(2)</div><div>two-bedroom units priced at or below the fifth income decile for Mississauga households; and,</div><div>(3)</div><div>three-bedroom units priced at or below the sixth income decile for Mississauga households.</div></div> <div>(0213-2022)</div>
Affordable Rental Housing Unit	means a dwelling unit where total monthly shelter costs are the least expensive of: a unit for which the rent is at or below the average market rent of a unit in the regional market area, or a unit for which the rent does not exceed 30 percent of gross annual household income for moderate-income households as follows: <div><div>(1)</div><div>one-bedroom units priced at or below the fourth income decile for Mississauga renter households;</div><div>(2)</div><div>two-bedroom units priced at or below the fifth income decile for Mississauga renter households; and,</div><div>(3)</div><div>three-bedroom units priced at or below the sixth income decile for Mississauga renter households.</div></div> <div>(0213-2022)</div>
Apartment	means a building or part thereof, containing more than three dwelling units , and with shared entrance and exit facilities through a common vestibule(s). <i>(0325-2008), (0174-2017)</i> See Illustration No. 4 - Section 1.3 - Illustrations
Attached Additional Residential Unit (Attached ARU)	means a unit with its own kitchen, sanitary facilities, and bedrooms/ sleeping area and is contained within a detached dwelling, semi-detached, linked dwelling, or street townhouse . <i>(0174-2023)</i>
Back to Back Townhouse	means a building with four or more dwelling units divided vertically, including a common rear wall, each with an independent entrance and has a yard abutting at least one exterior wall of each dwelling unit . <i>(0181-2018/LPAT Order 2019 February 15)</i>
Detached Additional Residential Unit (Detached ARU)	means a unit with its own kitchen, sanitary facilities, and bedrooms/ sleeping area and is located within an ancillary structure on the same lot as a detached dwelling, semi-detached, linked dwelling, or street townhouse . <i>(0174-2023)</i>
Detached Dwelling	means a building comprised of one dwelling unit . See Illustration No. 2 - Section 1.3 - Illustrations
Duplex	<i>(0174-2017), deleted by 0114-2025</i>
Dwelling Unit	means one or more habitable rooms designed, occupied or intended to be occupied as living quarters as a self-contained unit and shall, as a minimum contain sanitary facilities, accommodation for sleeping and one kitchen, but not more than one kitchen.
Fourplex	means a building that is divided horizontally and/or vertically into four separate dwelling units , each with an entrance that is either independent or through a common vestibule. <i>(0196-2023)</i>

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TERM	DEFINITION
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Horizontal Multiple Dwelling	<i>deleted by 0181-2018/LPAT Order 2019 February 15</i>
Linked Dwelling	means two or more buildings , each of which consists of not more than one dwelling unit , attached solely below established grade by a connection spanning between the footings of each building consisting of a concrete wall a minimum of 0.5 m in height and 10.0 cm thick.
Long-Term Care Building	means a building or part thereof, containing a residential facility where a broad range of 24 hour personal care, support and health services are provided for persons requiring these services in a supervised setting and that may contain common facilities, such as but not limited to, the preparation and consumption of food, accessory service establishment , retail and recreational uses for the residents. <i>(0174-2017), (0111-2019/LPAT Order 2021 March 09)</i>
Public Authority Dwelling Unit	means a dwelling unit that is owned and/or operated by or on behalf of a public authority . <i>(0117-2022)</i>
Retirement Building	means a building or part thereof, containing retirement dwelling units where common facilities are provided for the preparation and consumption of food and where housekeeping services and on-site medical services are provided, as required. A retirement building may contain accessory service establishment , retail and recreational uses for the residents. <i>(0174-2017), (0111-2019/LPAT Order 2021 March 09)</i>
Retirement Dwelling Unit	means one or more habitable rooms in a retirement building , designed or intended for the lodging of not more than two persons, with a separate entrance from a common hall, in which separate sanitary facilities are provided. A retirement dwelling unit may contain limited culinary facilities but shall not include a stove top and/or oven. <i>(0174-2017)</i>
Second Unit	<i>(0158-2013), deleted by 0174-2023</i>
Semi-Detached	means a building with two attached dwelling units , each on their own lot , that are divided vertically above grade by a party wall at least 5.0 m in length and at least 2.0 m in height . <i>(0174-2017)</i> See Illustration No. 2 - Section 1.3 - Illustrations
Stacked Townhouse	means a building with four or more dwelling units divided horizontally and vertically, each with an entrance that is independent or through a shared landing and/or external stairwell. <i>(0174-2017), (0181-2018/LPAT Order 2019 February 15)</i> See Illustration No. 3 - Section 1.3 - Illustrations
Street Townhouse	means one of more than two attached dwelling units , not exceeding three storeys in height that are divided vertically above grade by a party wall at least 5.0 m in length and at least 2.0 m in height , having frontage on a street . <i>(0181-2018/LPAT Order 2019 February 15)</i>
Townhouse	means a building with three or more attached dwelling units , divided vertically above grade by a party wall at least 5.0 m in length and at least 2.0 m in height , and has a yard abutting at least two exterior walls of each dwelling unit . <i>(0181-2018/LPAT Order 2019 February 15)</i> See Illustration No. 4 - Section 1.3 - Illustrations
Townhouse Dwelling on a CEC - Private Road	<i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

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TERM	DEFINITION
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Transitional Housing	means a building, structure or part thereof consisting of dwelling units or rooms designed or intended to contain accommodation for sleeping, or both, that is owned and/or operated by or on behalf of a public authority or a non-profit housing provider , and is used as an emergency shelter or temporary accommodation in which the provision of support services are included. <i>(0117-2022), (0213-2022)</i>
Triplex	<i>(0174-2017), deleted by 0114-2025</i>
I	
Industrial/Manufacturing Facility	(*see Manufacturing Facility)
Industrial/Manufacturing Facility	means a mixed use, building, structure or part thereof, occupied by more than one occupant, where a minimum of 50% of the building gross floor area (GFA) - non-residential is used for an industrial/manufacturing facility, and the balance of the building gross floor area (GFA) - non-residential may contain other permitted uses.
Internal Road	(*see Road, Condominium Road)
J	
K	
L	
Landscaped Area	means any outdoor area on a lot , located at grade, including the landscaped buffer , that is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other vegetation, as well as other landscape features, and may include walkways, berms, retaining walls and outdoor amenity areas , but shall not include, driveways, aisles, ramps or condominium roads, parking areas whether surfaced or not, bicycle parking space - class b , curbs, any open space beneath or within any building, structure or part thereof, or any exterior garbage storage or handling area. <i>(0190-2014), (0181-2018/LPAT Order 2019 February 15), (0118-2022)</i>
Landscaped Buffer	means a continuous, open, unobstructed width of land substantially parallel to and adjoining a lot line that is intended for the growth and maintenance of plant material including trees, shrubs and other landscape features such as retaining walls. The landscaped buffer may include signage and lighting and may be traversed by a driveway and/or walkway, the angle of which must be at least 60° but no greater than 120° measured from the applicable lot line . <i>(0325-2008), (0203-2023/OLT Order 2024 September 09)</i>

L continued on next page

TERM	DEFINITION
L continued from previous page	
Landscaped Open Space Area	means the unobstructed space on a lot , located at-grade and/or above grade atop a building or structure , suitable for the growth and maintenance of grass, flowers, shrubs, trees, and/or decorative paving and other landscape features and may include private and common amenity spaces, patios, walkways, landscaped roof tops and podiums but does not include any vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicular parking area, bicycle parking space - class b or any open space beneath or within any building or structure . <i>(0118-2022)</i>
Landscaped Soft Area	means any outdoor area on a lot , located at grade, that is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other vegetation, and including landscaping materials such as rocks and edging materials, but shall not include hard surfaced areas, such as driveways, aisles, parking areas , interlocking stone, and walkways. <i>(0190-2014), (0212-2015)</i>
Library	means a building, structure or part thereof, operated by or on behalf of a public authority , containing materials in various mediums for study, reference and reading.
Loading Space	means an unobstructed area of land that is accessible by an aisle , that is reserved for the temporary parking of a commercial motor vehicle while loading or unloading.
Lodging House	means a dwelling unit containing more than three lodging units each designed or intended for the lodging of persons in return for remuneration. A lodging house shall only be permitted in a detached dwelling and no lodging unit shall be contained in a basement . A maximum of four lodging units shall be permitted within a lodging house and each lodging unit shall be occupied by a maximum of one person. A maximum of 40% of the gross floor area - residential of a lodging house shall contain lodging units . <i>(0080-2009)</i>
Lodging Unit	means a room designed or intended to contain accommodation for sleeping. A lodging unit may contain sanitary facilities but shall not contain equipment or appliances for storing, cooking or heating food and shall not contain equipment or appliances for washing clothes or washing dishes. <i>(0080-2009)</i>
Lot	means an area of land registered at the Land Registry Office as not more than one parcel of land.
Corner Lot	means a lot situated at the intersection of two or more streets, private roads, CEC - roads , or any combination thereof, having an angle of intersection of not more than 135 degrees, including a lot located on the curve of a street bend creating an interior angle of not more than 135 degrees. <i>(0203-2023/OLT Order 2024 September 09), (0054-2026)</i> See Illustration No. 7 - Section 1.3 - Illustrations
Interior Lot	means a lot other than a corner lot .
Through Lot	means a lot other than a corner lot having a lot line on two streets or two private roads , or any combination thereof. <i>(0379-2009)</i> See Illustration No. 7 - Section 1.3 - Illustrations
Lot Area	means the total horizontal area within the lot lines of a lot . Where this By-law requires a minimum lot area for a use , such area shall be located within the same zone as the use .

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TERM	DEFINITION
L continued from previous page	
Lot Coverage	means the percentage of the lot area covered by all buildings, structures or parts thereof, at or above average grade or established grade , exclusive of overhanging eaves of 0.45 m or less, and outdoor swimming pools , but inclusive of pergolas and decks greater than 10 m ² and higher than 0.61 m above established grade . For lots having two or more zones, lot coverage shall be deemed to apply to only that portion of the lot that is located within each specified zone. <i>(0325-2008), (0208-2022)</i>
Lot Depth	means the horizontal distance between the front and rear lot lines . If the front and rear lot lines are not parallel, lot depth means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line . When there is no rear lot line , lot depth means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines . See Illustration No. 7 - Section 1.3 - Illustrations
Lot Frontage	means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line . <i>(0325-2008)</i> See Illustration No. 7 - Section 1.3 - Illustrations
Lot Line	means the legally defined limits of a lot .
Front Lot Line	means a lot line that divides a lot from the street or a private road .
Front Lot Line - Corner Lot	means the shorter of two or more lot lines that divide the lot from the street or a private road . Where two or more such lot lines are of equal length, the lot line that contains the main front entrance shall be considered the front lot line - corner lot. <i>(0125-2025)</i>
Front Lot Line - Through Lot	means each lot line that divides the through lot from a street . A lot line with a 0.3 m reserve shall not be a front lot line . <i>(0325-2008), (0297-2013)</i>
Rear Lot Line	means the lot line or point of intersection of the side lot lines farthest from and opposite the front lot line .
Exterior Side Lot Line	means the lot line , other than the front or rear lot line , that divides a corner lot from the street, CEC - road, or private road . <i>(0379-2009), (0203-2023/OLT Order 2024 September 09)</i>
Interior Side Lot Line	means the lot line(s) other than the front, exterior side or rear lot line .
Low-Income Households	means in the case of an affordable ownership housing unit , households with incomes in the lowest 30 percent of the income distribution for households in the City of Mississauga; or in the case of an affordable rental housing unit , households with incomes in the lowest 30 percent of the income distribution for renter households in the City of Mississauga. <i>(0213-2022)</i>
M	
Main Entry Feature	means a platform, with at least one side open, covered by either a roof, balcony or enclosed space that is attached to a dwelling, with or without a foundation, and/or basement .
Main Front Entrance	means the door that is designed as the primary access point into a building, structure or part thereof.

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TERM	DEFINITION
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Manufacturing Facility	means a building, structure or part thereof, used for the production of audio and video recording and/or altering, assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing items and may include the temporary on-site storage of commercial motor vehicles for freight handling of goods directly related to the permitted use(s) . <i>(OMB, 2008 November 10), (0111-2019/LPAT Order 2021 March 09)</i>
Medicinal Product Manufacturing Facility	means a building, structure or part thereof, used for altering, assembling, cultivating, growing, inspecting, processing or producing, medicinal products, and which may use living organisms or parts of living organisms in the manufacturing process and may include medical cannabis, as authorized by a license issued under Government of Canada legislation, and herbal or natural medicines. <i>(0055-2015), (0100-2023)</i>
Medicinal Product Manufacturing Facility - Restricted	means a building, structure or part thereof, used for altering, assembling, cultivating, growing, inspecting, processing or producing, medicinal products, and which may use living organisms or parts of living organisms in the manufacturing process and herbal or natural medicines, but shall not include medical cannabis, as authorized by a license issued under Government of Canada legislation. <i>(0055-2015), (0100-2023)</i>
Plant-Based Manufacturing Facility	means a building, structure or part thereof, used for altering, assembling, cultivating, growing, inspecting, processing, or producing plant products and/or by-products, and which may include aquaponics, and recreational cannabis as authorized by a license issued under Government of Canada legislation. <i>(0100-2023)</i>
Marina	means an area providing docking, mooring and launching facilities for boats and personal water craft and where boats and/or boat accessories may be sold, stored, serviced, repaired or constructed and marine fuels are sold.
Mausoleum	means a building, structure or part thereof, used for the interment of human remains in sealed crypts, tombs or vaults.
Mechanical Floor Area	means a room or enclosed area, including its enclosing walls, within a building, structure or part thereof, above or below established grade that is used exclusively for heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment related to the operation and maintenance of the building, structure or part thereof.
Medical Office	(*see Office)
Medical Office - Restricted	(*see Office)
Medicinal Product Manufacturing Facility	(*see Manufacturing Facility)
Medicinal Product Manufacturing Facility - Restricted	(*see Manufacturing Facility)
Mobile Home	means a detached dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence.
Model Home	means a detached dwelling, semi-detached, or street townhouse constructed for the purpose of display and sale of dwelling units to be constructed on lots within a registered plan of subdivision or condominium. <i>(0181-2018/LPAT Order 2019 February 15)</i>

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TERM	DEFINITION
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Moderate-Income Households	means in the case of an affordable ownership housing unit , households with incomes between 30 to 60 percent of the income distribution for households in the City of Mississauga; or in the case of an affordable rental housing unit , households with incomes between 30 to 60 percent of the income distribution for renter households in the City of Mississauga. (0213-2022)
Module	means two groups of three modular lots each divided at the centreline and the projection of the centreline of a street (cul-de-sac) having a minimum width of 10.0 m.
Money Lending Agency	(*see Financial Institution)
Motor Vehicle	means an automobile, truck, motorcycle or any other vehicle propelled or driven otherwise than by muscular power, excluding a commercial motor vehicle , a streetcar, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road-building machine.
Commercial Motor Vehicle	means a motor vehicle having attached thereto, a truck or delivery body and may include but is not limited to a catering or canteen truck, bus, cube van, tow truck, tilt and load truck, dump truck, tractor trailer, ambulance, hearse, fire apparatus and tractor, used for hauling purposes. (0325-2008), (0308-2011)
Motor Vehicle Body Repair Facility	means a building, structure or part thereof, where painting and structural changes or repairs are made to the bodies of motor vehicles , or where motor vehicles are taken for appraisal of their damage for insurance adjustment purposes.
Motor Vehicle Body Repair Facility - Commercial Motor Vehicle	means a building, structure or part thereof, where painting and structural changes or repairs are made to the bodies of commercial motor vehicles exceeding 3 000 kg in weight, or where commercial motor vehicles exceeding 3 000 kg in weight are taken for appraisal of their damage for insurance adjustment purposes. (0325-2008)
Motor Vehicle Rental Facility	means a building, structure , outdoor area, or part thereof, for the rental or leasing of new or used motor vehicles , provided there is no on-site repair or cleaning of new or used motor vehicles . (0325-2008), (0308-2011)
Motor Vehicle Repair Facility - Commercial Motor Vehicle	means a building, structure , outdoor area or part thereof, where mechanical repairs are made to commercial motor vehicles or trailers exceeding 3 000 kg in weight and shall include the repair and installation of commercial motor vehicle windshields, commercial motor vehicle equipment, rustproofing and may include accessory thereto a commercial motor vehicle diagnostic centre and commercial motor vehicle cleaning/detailing facility. (0325-2008), (0308-2011), (0297-2013)
Motor Vehicle Repair Facility - Restricted	means a building, structure or part thereof, where mechanical repairs are made to motor vehicles and shall include the repair and installation of motor vehicle windshields, motor vehicle equipment, rustproofing and may include accessory thereto a motor vehicle diagnostic centre and motor vehicle cleaning/detailing facility. (0325-2008), (0297-2013)
Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles	means a building, structure , outdoor area or part thereof, for the sale, rental or leasing of new or used commercial motor vehicles or trailers exceeding 3 000 kg in weight, and may include accessory thereto a motor vehicle repair facility - commercial motor vehicle, motor vehicle body repair facility - commercial motor vehicle and the sale of commercial motor vehicle parts and equipment with no outdoor storage of parts and materials. (0325-2008), (0379-2009), (0308-2011)

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TERM	DEFINITION
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Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted	means a building, structure , outdoor area or part thereof, for the sale, rental or leasing of new or used motor vehicles , and may include accessory thereto a motor vehicle repair facility - restricted, motor vehicle body repair facility and the sale of motor vehicle parts and equipment with no outdoor storage of parts and materials. <i>(0325-2008), (0308-2011)</i>
Motor Vehicle Service Station	means a building, structure or part thereof, used for the servicing and repairing of motor vehicles and for the sale of fuel, oils, and accessories for motor vehicles , and may include accessory thereto a convenience retail and service kiosk and the sale of propane cylinders .
Motor Vehicle Wash Facility - Commercial Motor Vehicle	means a building, structure or part thereof, used for the washing and/or interior cleaning of commercial motor vehicles or trailers exceeding 3 000 kg in weight, located wholly within an enclosed building, structure or part thereof, but shall not include self-serve time-pay washing facilities, coin-operated washing facilities, wand washing facilities or other manually operated equipment or facilities for the washing of commercial motor vehicles exceeding 3 000 kg in weight. <i>(0325-2008), (0308-2011), (0008-2023/OLT Order 2023 October 19)</i>
Motor Vehicle Wash Facility - Restricted	means a building, structure or part thereof, used for the washing and/or interior cleaning of motor vehicles located wholly within an enclosed building, structure or part thereof, but shall not include self-serve time-pay washing facilities, coin-operated washing facilities, wand washing facilities or other manually operated equipment or facilities for the washing of motor vehicles . <i>(0325-2008), (0008-2023/OLT Order 2023 October 19)</i>
N	
Natural Heritage Features and Areas Conservation	means the management of lands containing natural heritage features to preserve and restore ecosystem stability, biodiversity and long-term viability.
Natural Heritage Features	means features, such as woodlands, valleylands, wetlands, shorelines, fish and wildlife habitat that are part of the City's Natural Areas System.
Natural Protection Area	means a vegetated buffer area for the protection of natural heritage features and potential site restoration and the prevention of erosion.
Natural Regeneration Area	means an area used for a buffer and natural regeneration.
Night Club	means a building, structure or part thereof, used primarily for the provision of theatrical performances, pre-recorded music, or live musical entertainment, whether such pre-recorded or live music is provided for listening or dancing by the patrons, or any combination of the above functions, and whose secondary function is the sale and consumption on the premises of food and alcoholic beverages.

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TERM	DEFINITION
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Non-Profit Housing Provider	<p>means:</p> <p>(1) a corporation to which the <i>Not-for-Profit Corporations Act, 2010</i> applies that is in good standing under that Act and whose primary object is to provide housing;</p> <p>(2) a corporation without share capital to which the <i>Canada Business Corporations Act</i> applies, that is in good standing under that Act and whose primary object is to provide housing;</p> <p>(3) a non-profit housing co-operative that is in good standing under the <i>Co-operative Corporations Act</i>; or</p> <p>(4) an organization that is a registered charity within the meaning of the <i>Income Tax Act</i> (Canada) or a non-profit organization exempt from tax under paragraph 149(1)(l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.</p> <p>(0213-2022)</p>
O	
Office	means a building, structure or part thereof, used for the practise of a profession, business or public administration that may include administrative and clerical functions.
Medical Office	means a building, structure or part thereof, other than a hospital , used for consultation, examination or therapeutical treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario and, may include accessory thereto, medical uses such as, laboratories, facilities for medical, diagnostic and dental purposes, a drug and optical dispensary and a medical supply and equipment store.
Medical Office - Restricted	means a building, structure or part thereof, other than a hospital , used for consultation, examination or therapeutical treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario.
Office Building	means a building containing rooms or sets of rooms, used as a place of business for professional or public administration work, that has shared entrance and exit facilities through a common lobby. (0111-2019/LPAT Order 2021 March 09)
Outdoor Storage	means an area not enclosed by roof and walls that is used for the storage of goods, including motor vehicles .
Overnight Accommodation	means a building, structure or part thereof, used for the purpose of providing temporary accommodation, that contains at least 20 bedrooms or suites, or any combination thereof, for transient guests, and may contain accessory uses , such as a general kitchen and dining area, meeting rooms, convention and banquet facilities, service establishments and recreational facilities. (0042-2014), (0111-2019/LPAT Order 2021 March 09)
P	
Parapet	(*see Roof)
Parking:	
Accessible Parking Space	means an unobstructed rectangular area exclusive of any aisle or driveway for the temporary parking of a motor vehicle , for persons with disabilities. (0190-2014)

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TERM	DEFINITION
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Bicycle Parking Aisle	means an internal roadway immediately adjacent to a bicycle parking space which provides bicycle access to and from the bicycle parking space , and is not a driveway . (0118-2022)
Bicycle Parking Space	means an unobstructed area exclusive of any bicycle parking aisle or driveway for the parking of a bicycle . (0118-2022)
Bicycle Parking Space - Class A	means an indoor bicycle parking space within a building in an enclosed area with controlled access. (0118-2022), (0125-2025)
Bicycle Parking Space - Class B	means an outdoor bicycle parking space in a publicly accessible location. (0118-2022)
Bicycle Parking Space - Stacked	means a bicycle parking space that is positioned above or below another bicycle parking space with both bicycle parking spaces being accessible from the floor. (0118-2022)
Electric Vehicle Ready Parking Space	means an unobstructed rectangular area, exclusive of any aisle or driveway , for the temporary parking of a motor vehicle and contains the infrastructure including an energized outlet for a minimum Level 2 electric vehicle charging equipment as defined by SAE International's J1772. (0117-2022), (0203-2023/OLT Order 2024 September 09)
Parallel Parking Space	means an unobstructed rectangular area exclusive of any aisle or driveway for the temporary parking of a motor vehicle , having a parking angle not exceeding 15°. <p>See Illustration No. 8 - Section 1.3 - Illustrations</p>
Parking Angle	means an angle not exceeding 90° formed by the intersection of the side of a parking space and a line parallel to the adjacent aisle or driveway . <p>See Illustration No. 8 - Section 1.3 - Illustrations</p>
Parking Area	means an open, unobstructed area of land consisting of more than one parking space inclusive of aisles and/or driveways within the parking area. (0379-2009)
Parking Lot	means a parking area or parking structure on a lot or portion thereof, where motor vehicles 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. (0379-2009), (0308-2011)
Parking Space	means an unobstructed rectangular area exclusive of any aisle or driveway for the temporary parking of a motor vehicle . <p>See Illustration No. 8 - Section 1.3 - Illustrations</p>
Parking Space For Persons With Disabilities	(*see Accessible Parking Space)
Parking Structure	means a structure that contains parking spaces and aisles used for the parking of motor vehicles . Parking structures may include driveways , stairwells and ramps for pedestrian and motor vehicle access.
Tandem Parking Space	means two or more parking spaces abutting each other end to end with only one having access to an aisle . <p>See Illustration No. 8 - Section 1.3 - Illustrations</p>
Party Wall	(*see Wall)
Passive Recreational Use	means passive parks, trails , and open space.

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TERM	DEFINITION
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Personal Care	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>
Personal Service Establishment	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i> (*see Service Establishment)
Pervious Material	means material designed to be structurally stable while allowing rainwater infiltration and may include pervious pavers and paving or interlock, but shall not include landscaping elements such as gravel, dirt or limestone screening. <i>(0212-2015)</i>
Pervious Stable Surface Driveway	<i>(0190-2014), deleted by 0212-2015</i> (*see Pervious Material)
Physician	means a person authorized to practise medicine under the <i>Medicine Act</i> , 1991, S.O. 1991, c.30, as amended.
Pilot Plant	means a building, structure or part thereof, used to test manufacturing processes for use in production.
Place of Religious Assembly	means a building, structure or part thereof, that is used as a place of public worship.
Plant-Based Manufacturing Facility	(*see Manufacturing Facility)
Play Equipment	means a structure that is designed and used for play and recreation.
Podium	means the base of a building, structure or part thereof, located at or above established grade that projects from the exterior wall of the tower of the building . <i>deleted by 0174-2017, (0162-2024/OLT Order 2025 September 22)</i>
Porch	means a platform, with or without a foundation and/or basement with at least one side open, that may be covered by a roof or other structural element, with direct access to the ground and is attached to a dwelling. <i>(0297-2013)</i>
Power Generating Facility	means a building or structure or part thereof, used for the production of electrical power, where output is 10 megawatts or greater and where the method of production is limited to natural gas-fired, combined cycle, cogeneration and/or renewable energy . <i>(0325-2008)</i>
Cogeneration Facility	means a building or structure or part thereof, used for the production of electrical power, where the method of production is by means of cogeneration .
Cogeneration	means the production of heat energy and electrical or mechanical power from one fuel source in the same facility.
Combined Cycle	means a generation technology in which electricity is produced from an integrated cycle comprised of one or more gas combustion turbines where steam is generated through the recovery of thermal energy in the exhaust flow of the combustion turbine(s) to power the steam turbine.
Renewable Energy	means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, biomass resource or product, or solar and geothermal energy.
Prayer Room	<i>(0144-2016), deleted by 0054-2026</i>
Pressure Container	means an outdoor container, not otherwise regulated by this By-law, installed in a fixed location, and designed to hold pressurized liquids or gases. <i>(0008-2023/OLT Order 2023 October 19)</i>

P continued on next page

TERM	DEFINITION
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Principal Residence	means all or part of the dwelling unit where a person lives for the majority of a calendar year. <i>(0131-2018)</i>
Private Club	means a building, structure or part thereof, used for a social, cultural, athletic or recreational club, fraternal organization or community or educational uses , that is not operated for profit. <i>(0379-2009)</i>
Private Road	(*see Road)
Private School	(*see Schools)
Propane Cylinder	means a container designed and manufactured in accordance with a cylinder specification authorized for the containment and transportation of propane under the Transportation of Dangerous Goods (TDG) Regulations of Transport Canada.
Propane Storage Tank	means a class of container for the storage of compressed natural gas/propane, designed and fabricated in accordance with Canadian Standards Association B51 and does not include a propane cylinder .
Prototype Production Facility	means a building, structure or part thereof, for product manufacture limited in scale to that necessary to fully investigate the merits of the product.
Public Authority	means The Corporation of the City of Mississauga, The Regional Municipality of Peel, the Province of Ontario and/or the Government of Canada.
Public Authority Dwelling Unit	(*see Housing Types)
Public School	(*see Schools)
Purpose-Built Rental Housing	means a building : (1) containing dwelling units where a minimum of 80% of the dwelling units are owned by a single owner and available for rent; and (2) which is not organized as a life lease project where the right to occupy the dwelling units is based on a life lease interest. <i>(0213-2022)</i>
Q	
R	
Receiving/ Telecommunication Device	means a device used for reception and transmission of communication signals.
Recreational Establishment	means a building, structure or part thereof, used for athletic and leisure activities and may include a fitness centre, racquet club, bowling alley, arena, curling rink, indoor facility used for golf, baseball or soccer, indoor playground or pool, and businesses such as music, martial arts and dance schools. <i>(0111-2019/LPAT Order 2021 March 09)</i>
Renewable Energy	(*see Power Generating Facility)

R continued on next page

TERM	DEFINITION
R continued from previous page	
Repair Establishment	means a building, structure or part thereof, used for the repair and servicing of large household appliances, such as refrigerators, freezers, barbeques or lawnmowers, and may include accessory retail sale of these items. <i>(0111-2019/LPAT Order 2021 March 09)</i>
Repair Service	means the repair of personal effects, household goods and small appliances. <i>(0111-2019/LPAT Order 2021 March 09)</i>
Residence	(*see Staff/Student Residence)
Restaurants:	
Restaurant	means a building, structure or part thereof, that shall not include a drive-through where food is prepared and offered for sale to the public for consumption within the building, structure or part thereof, or off the premises. <i>(0018-2015)</i>
Convenience Restaurant	means a building, structure or part thereof, with an accessory drive-through where food is prepared and offered for sale to the public for consumption within the building, structure or part thereof, or off the premises. <i>(0018-2015)</i>
Take-out Restaurant	means a building, structure or part thereof, that shall not include a drive-through where food, prepared on or off the premises, is offered for sale to the public with consumption of food on or off the premises, and a maximum of six seats shall be permitted. <i>(0018-2015)</i>
Retail Centre	means one or more buildings, structures or part thereof, containing three or more uses permitted in a C3 zone as contained in Table 6.2.1 of this By-law, and which include enclosed pedestrian walkways . <i>deleted by 0379-2009, (0120-2025)</i>
Retail Store	means a building, structure or part thereof, in which goods are offered for sale, lease and/or rental to consumers. Where the principal use of the retail store is the sale of food, food may be prepared on the premises and offered for sale for consumption on the premises or off the premises, as an accessory use . <i>(0325-2008), (0297-2013)</i>
Road:	
Condominium Road	means a private right-of-way over private property for vehicular travel which provides access to buildings and/or dwelling units on the same property, is not maintained by a public body, and is measured from the inside edges of each curb. <i>(0181-2018/LPAT Order 2019 February 15)</i>
Private Road	means a private right-of-way over private property, that affords access to lots abutting a private road and is not maintained by a public body.
Roof:	
Flat Roof	means a roof where 35% or more of the total roof area has a roof angle of less than 15° above the horizontal. <i>(0174-2017), (0158-2023)</i> See Illustration No. 16 - Section 1.3 - Illustrations
Parapet	means the extension of a wall that continues vertically above the edge of a roof, in whole or in part. <i>(0158-2023)</i>
Sloped Roof	means a roof with a roof angle greater than or equal to 15° and less than 60° above the horizontal, and shall not include a parapet . <i>(0174-2017), (0158-2023)</i> See Illustration No. 16 - Section 1.3 - Illustrations
Rooftop Terrace	means an accessible, external platform situated wholly on the rooftop of the structure below with no access to the ground. <i>(0203-2023/OLT Order 2024 September 09), (0054-2026)</i>

TERM	DEFINITION
S	
Salvage Yard	means an open, uncovered area used for the outdoor handling or storage and accessory sales of scrap material and salvage such as, but not limited to, vehicles, machinery or building materials.
Satellite Dish	(*see Receiving/Telecommunication Device)
Schools:	
Commercial School	means a building, structure or part thereof, where instruction related to trades and technical learning is provided. <i>(0111-2019/LPAT Order 2021 March 09)</i>
Private School	means a building, structure or part thereof, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study and any other educational activity is provided, and may include a nursery school.
Public School	means a building, structure or part thereof, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study, continuing education and any other educational activities are provided under the jurisdiction of the Peel District School Board, the Dufferin-Peel Catholic District School Board, the Conseil Scolaire de District Centre-Sud-Ouest, the Conseil Scolaire de District Catholique Centre-Sud or the Province of Ontario. <i>(0308-2011)</i>
Science and Technology Facility	means a building, structure or part thereof, used for one or more of the following: scientific and technological research and development including laboratories, pilot plants, prototype production facilities , computer and information technology development, including hardware and software, data processing services and engineering and professional design services. <i>(0097-2016/OMB Order 2016 December 01/LPAT 2018 October 03)</i>
Seasonal Outdoor Patio	means a temporary, outdoor seating area, located on a parking space or sidewalk which may be covered only by a temporary tent , and is operated as accessory to a restaurant, convenience restaurant or take-out restaurant . <i>(0217-2023)</i>
Service Establishment	means a building, structure or part thereof, where services are provided for individual needs and where retail sale of goods accessory to the service provided is permitted and includes, but is not limited to, health and beauty services, tailoring, shoe repair, repair service , tutoring, laundromat, and/or dry cleaning establishment. <i>(0111-2019/LPAT Order 2021 March 09)</i>
Sewage Treatment Plant	means any works by a public authority for the collection, transmission, storage, treatment and disposal of sewage.
Short-Term Accommodation	means all or part of a dwelling unit that is the principal residence of the owner or leaseholder that is rented for temporary overnight accommodation for 30 consecutive days or less. <i>(0131-2018)</i>
Sight Triangle	means the area between the point of intersection of the front lot line and side lot line when projected into the street , and the property line, inclusive of the 0.3 m reserve. <i>(0208-2022)</i>
Sloped Roof	(*see Roof)
Stacking Lane	means a continuous laneway that includes stacking lane tandem parking spaces with no obstructions by intersecting traffic or abutting parking or loading spaces .

S continued on next page

TERM	DEFINITION
S continued from previous page	
Staff/Student Residence	means accommodation owned or operated by or on behalf of a university, college or hospital consisting of dwelling units or rooms, or both. (0050-2013/LPAT Order 2020 June 08)
Storey	means the portion of a building, structure or part thereof, that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. See Illustration No. 9 - Section 1.3 - Illustrations
First Storey	means the storey of a building, structure or part thereof, that has its floor closest to the established grade and its ceiling more than 1.8 m above the established grade . (0325-2008)
Stormwater Management	means the control of post development stormwater discharge to pre-development levels and the protection and enhancement of water quality to receiving watercourses through City and Conservation Authority approved measures, such as but not limited to, grading, vegetation and works, such as water quality and quantity control facilities and surface drainage facilities.
Street	means a public highway right-of-way and include, but is not limited to, public streets identified as Street, Road, Avenue, Drive, Crescent, Court, Way, Trail, Lane, Boulevard, Place, Gate, Terrace, Circle or Walk.
Street line	means the limit of a street and the dividing line between a lot and a street, CEC - road or private road . (0203-2023/OLT Order 2024 September 09)
Streetwall	means an exterior wall of a building facing a lot line abutting a street, private road or transit corridor. (0297-2013)
Structure	means anything constructed or erected, the use of which requires location on the ground or attached to something having location in or on the ground, excluding a fence, retaining wall, swimming pool or stairs. (0325-2008)
Swimming Pool	means a body of water located outdoors contained wholly or partly by artificial means and which can hold water exceeding 0.61 m in vertical depth at any point and shall include a hot tub.
T	
Take-out Restaurant	(*see Restaurants)
Tandem Parking Space	(*see Parking)
Temporary Outdoor Patio	(0163-2020), (0233-2020), *see Seasonal Outdoor Patio (0217-2023)
Temporary Tent and/or Stage	means a tent structure and/or stage placed on lands for a temporary period and used for social, charitable or business events.
Terrace	(*see Rooftop Terrace) (0054-2026)
Tower Floor Plate	means the average floor area of all storeys within that portion of a building or structure or part thereof located above the podium , measured to the exterior faces of exterior walls of each storey of a building or structure . (0162-2024/OLT Order 2025 September 22)

T continued on next page

TERM	DEFINITION
T continued from previous page	
Trail	means a multi-use recreational trail managed by a public authority . A trail shall be designed, constructed and maintained to minimize impacts on the natural environment and may include mitigative structures accessory to the trail use , such as raised boardwalks and footbridges.
Transit Terminal	means a station for the transfer of transit riders and/or transit related infrastructure operated by or on behalf of a public authority . (0093-2021)
Transitional Housing	(*see Housing Types)
Transportation Facility	means an area set aside exclusively for the storage of commercial motor vehicles exceeding 3 000 kg in weight. (0325-2008)
Truck Fuel Dispensing Facility	means a building, structure or part thereof, where fuel for commercial motor vehicles is dispensed, and may include accessory thereto, truck weigh scale, truck washing facilities, an outlet where goods are stored and offered for sale, provided that there is no preparation of food on the premises, a lounge, shower and washroom facilities. (0297-2013)
Truck Terminal	means a building, structure or part thereof, where trucks and/or tractor trailers and/or commercial motor vehicles are dispatched for hire as common carriers or where freight handling facilities, such as pick-up, delivery and transitory storage of goods incidental to motor freight shipment, is provided. (0297-2013)
Tutoring	deleted by 0111-2019/LPAT Order 2021 March 09
U	
Use	means the purpose for which any land, building or structure is used or occupied.
Utility Building	means a building, structure or part thereof, used for the supply of local utility services, including a water or sewage pumping station, a water storage reservoir, an electric substation, and gas regulator, electric power transmission, telecommunications and other cabled services buildings .
V	
Vacant Land Condominium	deleted by 0297-2013
Vehicle Pound Facility	means an area, building or structure or part thereof, used for the temporary storage of impounded vehicles within a secure area which is fenced and gated or inside a building or structure and shall include an office within a permanent building with a minimum gross floor area - non-residential of 30 m², and may include property held under police or other government authority. For the purposes of a "Vehicle Pound Facility", vehicle means a motor vehicle, commercial motor vehicle , motor assisted bicycle, trailer, farm tractor or any vehicle drawn, propelled or driven by any kind of power including muscular power. (0358-2007)
Vertical Depth	means the distance between the lowest grade level of the public right-of-way measured to the top of the roof membrane of a below-grade parking structure .

V continued on next page

TERM	DEFINITION
V continued from previous page	
Veterinary Clinic	means a building, structure or part thereof, where domesticated animals, excluding livestock, are given medical and/or surgical treatment, grooming or care by a veterinarian licensed by the Province of Ontario. Overnight boarding of animals shall be for medical reasons only.
Void Area	(*see Gross Floor Area)
W	
Wall:	
Common Wall	means a wall jointly owned and jointly used by two or more parties by right-in-law, and separating two or more dwelling units, garages , commercial or employment undertakings, each of which is a separate entity.
Exterior Side Wall	means the outside wall of a building or structure , other than a front wall , that faces a street . (0308-2011)
Front Wall	means the outside wall of a building or structure that faces the front lot line . (0308-2011)
Party Wall	means a wall jointly owned and jointly used by two parties under easement agreement or by right-in-law, and erected at or upon a line separating two parcels of land each of which is, or is capable of being, a separate real estate entity.
Wing Wall	means a solid wall attached to a building, structure or part thereof, typically provided for visual screening, noise attenuation and/or for the attachment of utility meters.
Warehouse/Distribution Facility	means a building, structure or part thereof, used for the storage and/or distribution of goods and may include the temporary on-site storage of commercial motor vehicles for freight handling of goods directly related to the permitted use(s) . (OMB, 2008 November 10), (0111-2019/LPAT Order 2021 March 09)
Waste	means material that is destined for either final disposal or reprocessing to create a useable product or material, excluding a by-product of a manufacturing process that is used or unaltered, by another manufacturing process.
Waste Processing Station	means a building, structure or part thereof, where the primary purpose is the sorting and processing of waste to create a new product or raw material but excluding waste incineration.
Waste Transfer Station	means a building, structure or part thereof, where the primary purpose is the collection of waste for shipment and may include limited sorting or preparation of waste to facilitate its shipment for final disposal or transfer to a waste processing station .
Water Treatment Facility	means any works by a public authority for the treatment, storage, supply or distribution of water.
Wholesaling Facility	means a building, structure or part thereof where the purpose of the business is the buying of goods for resale to other employment, commercial, institutional, or agricultural business users including other wholesalers.
Wing Wall	(*see Wall)

W continued on next page

TERM	DEFINITION
W continued from previous page	
Worship Area	means the sum of the areas, whether above or below established grade , measured between the inside of walls of a sanctuary, hall or meeting room, that a religious group, organization or denomination utilizes for the observance of its religious services, including any balcony or area from which the religious services conducted in the sanctuary, hall or meeting room can be observed, or area that can be opened on a temporary basis to a sanctuary, hall or meeting room by the removal or opening of any walls or partitions, and any pulpit, altar area, choir or musicians area, but excluding any vestibule.
X	
Y	
Yard	means any open, uncovered, unoccupied space appurtenant to a building .
Exterior Side Yard	means the side yard of a corner lot that extends from the front yard to the rear yard between the side street line and the nearest part of any building or structure on the corner lot . See Illustration No. 10 - Section 1.3 - Illustrations
Front Yard	means a yard extending across the full width of a lot between the front lot line and the nearest part of any building or structure on the lot . See Illustration No. 10 - Section 1.3 - Illustrations
Interior Side Yard	means a yard , other than an exterior side yard , extending from the front yard to the rear yard between the interior side lot line and the nearest part of any building or structure on the lot . See Illustration No. 10 - Section 1.3 - Illustrations
Rear Yard	means a yard extending across the full width of a lot between the rear lot line and the nearest part of any building or structure on the lot . See Illustration No. 10 - Section 1.3 - Illustrations
Z	