



# Corporate Report

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**DATE:** May 7, 2007

**TO:** Mayor and Members of Council  
Meeting Date: May 9, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Additional Matters arising from Public Meeting - April 30, 2007**  
**Proposed Amendments to Mississauga Plan and New Zoning**  
**By-law**  
**City of Mississauga**

**Addendum Report**

**Wards 1 to 11**

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- RECOMMENDATION:**
1. That the Report dated May 7, 2007, from the Commissioner of Planning and Building on additional matters arising from the Public Meeting on April 30, 2007, be received for information.
  2. That any land owner with a prior approval may request Council to authorize an Exception Zone that would recognize a prior approval, as long as the request is received within one (1) year of passing of the new Zoning By-law.
  3. That any land owner who has obtained Committee of Adjustment approval that has been granted under the current by-laws within the previous two (2) years prior to the passing of the new Zoning By-law, be reconsidered by the Committee of Adjustment under the provisions of the new Zoning By-law for a period of one (1) year, without fees having to be paid.
  4. That the report titled "Proposed Amendments to Mississauga Plan - Additional Comments" dated April 10, 2007 from the Commissioner of Planning and Building recommending

approval of the amendments to the Official Plan (Mississauga Plan) including the recommendations of the reports titled "Proposed Amendments to Mississauga Plan - Further Comments" dated August 29, 2006, "Proposed Amendments to Mississauga Plan - Report on Comments" dated March 14, 2006, "Proposed Amendments to Mississauga Plan - Supplementary Report" dated December 13, 2005 and "Proposed Amendments to Mississauga Plan" dated December 14, 2004, all from the Commissioner of Planning and Building, be adopted.

5. That the Report dated April 10, 2007, from the Commissioner of Planning and Building recommending approval of the new Zoning By-law and repeal of existing Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville), and 1965-36 (Town of Oakville), be adopted.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on April 30, 2007. The purpose of this meeting was to present the Proposed Amendments to Mississauga Plan and the new Draft Zoning By-law and to obtain public comments.

On April 30, 2007, Planning and Development Committee received the reports dated April 10, 2007 from the Commissioner of Planning and Building and directed that an Addendum Report be brought forward to address the deputations, submissions and proposed additional recommendations.

**COMMENTS:**

This report addresses the comments received at the public meeting on April 30, 2007. Staff have reviewed and addressed requests as follows:

Appendix A-1: Comments on Additional Recommendations from Councillors

Appendix A-2: Additional Recommendations from Planning and Building Department Mississauga Plan and Draft Zoning By-law Proposed Amendments

Appendix A-3: Correspondence received at or just prior to the Public Meeting – April 30, 2007

Appendix A-4: Deputations at the Public Meeting – April 30, 2007

A number of requests were received on April 30, 2007 to change the proposed zoning on individual properties. Many of these requests had been received and reviewed prior to the April 30, 2007 Planning and Development Committee meeting. Each request has been reviewed and evaluated again in the context of Mississauga Plan and the Zoning By-law Review process. It was not the intent of the Comprehensive Zoning By-law Review process to circumvent the planning application process. A rezoning application process that includes a site specific review by internal departments, external agencies and the public, should apply to requests to rezone lands.

### **Additional Recommendations from Councillors**

As land owners became aware of the City's intention to adopt a new Zoning By-law, requests were made to Councillors to recognize various situations. The proposed additional recommendations would have been subject to a public process at the time the variance was granted or existing zoning implemented. The requests fall into three main categories as detailed in Appendix A-1:

- A. Prior Approvals - Requests to recognize prior Committee of Adjustment approvals in the New Zoning By-law;
- B. Recognition of existing zoning rights - Requests to carry forward existing zoning rights from current by-laws. Most of these require Special Sites in Mississauga Plan to recognize these uses;
- C. Miscellaneous - Requests that are neither prior approvals or recognition of existing zoning rights. One example is the request to permit permeable driveways in the Infill Residential areas. This request came about as a result of meetings with ratepayer groups, which was not supported by the Transportation and Works Department. Councillor Mullin is proposing to move a recommendation directing staff to incorporate this permission in the new Zoning By-law.

### **Ward 5 Request**

A request for an additional recommendation to not expand the proposed Industrial designation in OPA 25 on lands in the Northeast Planning District was proposed by Councillor Adams. The proposed designations were a result of the Comprehensive Zoning By-law

Review, which identified areas within this planning district that had industrial type uses requiring extensive outdoor processing and/or storage areas. As the nature of the uses in this area have historically been industrial and the lands are zoned M2, an Industrial designation is appropriate to reflect existing zoning rights and heavier industrial operations, which include extensive outdoor storage.

Under the Industrial designation, in addition to standard industrial uses, power generation is also a permitted use. Council will recall that under the Bill 51 amendments to the *Planning Act*, the Province has provided the opportunity to remove local municipal planning authority over energy projects, including power generating, through the enactment of a regulation exempting such projects from the *Planning Act*. Thus, where the Province perceives that the policies of a local municipality are not fulfilling the Province's energy policy objectives, such as the Provincial Policy Statement, the Province could effectively remove local municipal decision-making authority over energy projects by enacting a regulation which renders the *Planning Act* inapplicable to that municipality, either on a project-specific basis or more broadly.

A summary of the additional recommendations is included in Appendices A-1 and A-2 to this report.

**NEW ISSUES:**

Any issues that are brought to Council's attention after May 7, 2007, will be addressed in a further addendum report. Staff are continuing to meet with respondents regarding their specific concerns.

**CONCLUSION:**

This report summarizes the review of comments received at and since the public meeting on April 30, 2007, and contains recommendations to approve: the reports presented at the public meeting on April 30, 2007; implementation provisions for the new Zoning By-law; Amendments to the Official Plan (Mississauga Plan); and the new Zoning By-law.

**ATTACHMENTS:**

- Appendix A-1: Comments on Additional Recommendations from Councillors
- Appendix A-2: Additional Recommendations from Planning and Building Department Mississauga Plan and Draft Zoning By-law Proposed Amendments
- Appendix A-3: Correspondence received at or just prior to the Public Meeting - April 30, 2007
- Appendix A-4: Deputations at the Public Meeting - April 30, 2007

*original signed by*

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Marianne Cassin, Manager, Zoning By-law Review Team*

### Comments on Additional Recommendations from Councillors

Recomm. Type	Ward	Respondent	Recommendation	Comment
<b>Ward 1</b>				
A	1	Jim Levac of Korsiak & Company on behalf of Biocca Homes Inc. and Youngdale and Heeja Kim	"That staff be directed to amend Official Plan Amendment No. 25 to redesignate the lands municipally known as 1260 and 1264 Alexandra Avenue from "Convenience Commercial" to "Residential Low Density II" to permit detached dwelling development, as approved by Committee of Adjustment under files "A" 131/07, "B" 014/07 and "B" 015/07".	The Committee of Adjustment approved applications to sever two residential building lots from a commercial lot. The severed lots are designated Convenience Commercial in Mississauga Plan and would not permit detached dwelling development. Therefore an Official Plan Amendment is required to implement the Committee's decision.
A	1	Jim Levac of Korsiak & Company on behalf of Biocca Homes Inc. and Youngdale and Heeja Kim	"That the request to change the zoning for lands municipally known as 1260 and 1264 Alexandra Avenue from C1 to R5 to permit two detached dwellings as approved by minor variance application "A" 131/07 and consent approvals under applications "B" 014/07 and "B" 015/07 and that the proposed C1 zone be changed to a C1 Exception Zone for lands municipally known as 1254 Alexandra Avenue, be supported and that staff be directed to incorporate the requested changes into the Draft Zoning By-law."	The existing NC zoning permits detached dwellings. The Committee of Adjustment approved applications to sever two residential building lots from a commercial lot. Committee of Adjustment variances have not been recognized in the Draft Zoning By-law. Therefore a rezoning is required to implement the Committee's decision.
B	1	Glen Broll of Glen Schnarr & Associates Inc. on behalf of Brian Leether	"That the request to change the proposed C4-43 zoning for lands municipally known as 298 Lakeshore Road East to additionally recognize the approved site plan that requires one (1) parking space per residential dwelling unit, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The existing C3 (By-law 1652) zoning and site plan permit a mixed commercial residential building subject to a maximum floor space index of 1.5 that requires one (1) parking space per residential dwelling unit. The parking regulation does not comply with the proposed C4 zoning in the Draft Zoning By-law and therefore an amendment is required to the C4-43 zoning to permit the reduced parking.
<b>Ward 2</b>				
C	2	Residents of Wards 1 and 2	"That the request to allow permeable driveways on all lands subject to the Residential Infill Regulations in Wards 1 and 2 be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	Section 37B of the existing zoning by-law requires a paved driveway for detached dwellings. The permeable driveways have been permitted through Committee of Adjustment but the Transportation and Works Department does not recognize this as a standard option throughout the City.

Recomm. Type	Ward	Respondent	Recommendation	Comment
<b>Ward 3</b>				
B	3	Eileen Costello of Aird & Berlis and Carol-Anne Munroe of Sorensen Gravely Lowes on behalf of Mr. and Mrs. Mike Rajna	"That staff be directed to amend Official Plan Amendment No. 25 to redesignate the lands municipally known as 849, 851, 855 and 865 Dundas Street East from "Residential High Density I" to "Residential High Density I - Special Site" to permit apartment development with a maximum height of 10 storeys if the lot area is equal to or greater than 6 600 m <sup>2</sup> , or, to permit apartment development with a maximum height of 4 storeys if the lot area is less than 6 600 m <sup>2</sup> ."	The Residential High Density I designation in the Applewood District Policies permits an apartment dwelling with a maximum floor space index of 1.0 and no height limit. Official Plan Amendment No.58 limited the height of apartment dwellings outside the Urban Growth Centre to 4 storeys. An Official Plan Amendment is required to recognize the existing H-RM7D4 zoning rights.
B	3	Eileen Costello of Aird & Berlis and Carol-Anne Munroe of Sorensen Gravely Lowes on behalf of Mr. and Mrs. Mike Rajna	"That the request to change the proposed H-RA1-1 zone for the lands municipally known as 849, 851, 855 and 865 Dundas Street East be revised to an RA2 Exception Zone to permit 4 or 10 storey apartment dwellings subject to minimum lot size provisions to recognize the heights achievable by the existing H-RM7D4 zoning, be supported and that staff be directed to incorporate the requested changes into the Draft Zoning By-law."	The Draft Zoning By-law proposes a H-RA1-1 zone with a maximum height of 4 storeys in conformity with Official Plan Amendment No.58. The existing H-RM7D4 zoning would permit up to a 10 storey apartment dwelling based on angular plane regulations if all four lots are developed together.
A	3	Jim Levac of Korsiak & Company on behalf of Stone Manor Developments	"That the request to change the proposed RM6-4 zone for lands municipally known as 3079 to 3103 Constitution Boulevard be revised to recognize minor variance approvals under files "A" 337/06 to "A" 343/06 that permit reduced lot areas and interior side yards, be supported and that staff be directed to incorporate the requested changes into the Draft Zoning By-law."	The Committee of Adjustment approved minor variance applications to permit reduced lot areas and interior side yards. Committee of Adjustment variances have not been recognized in the Draft Zoning By-law and therefore a rezoning is required to recognize the reduced standards approved by the Committee of Adjustment.
<b>Ward 4</b>				

Recomm. Type	Ward	Respondent	Recommendation	Comment
<b>Ward 5</b>				
B	5	Councillor Adams	"That recommendation No.230 in Appendix 1 of the report titled "Proposed Amendments to Mississauga Plan" dated December 14, 2004, regarding the redesignation of lands from "Business Employment" to "Industrial" in the Gateway Planning District, located east of Kennedy Road, north and south of Slate Drive; south of Britannia Road East, north and south of Brunel Road; and east of Whittle Road, north and south of Watline Avenue, not be approved to permit the lands to remain designated "Business Employment".	Recommendation No.230 in Appendix 1 of the report titled "Proposed Amendments to Mississauga Plan" was to redesignate the lands from Business Employment to Industrial to reflect existing industrial uses in this area.
B	5	Councillor Adams	"That the request to change the zoning on all lands zoned E3 in the Gateway District to E2 Exception to permit all E3 uses except a power generating facility, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Draft Zoning By-law proposes an E3 zone to conform with the proposed Industrial designation in recommendation No.230 in Appendix 1 of the report titled "Proposed Amendments to Mississauga Plan".
B	5	Councillor Adams	"That recommendation No.324 in Appendix 1 of the report titled "Proposed Amendments to Mississauga Plan" dated December 14, 2004, and amended in Appendix 2 of the report titled "Proposed Amendments to Mississauga Plan – Supplementary Report" dated December 13, 2005, regarding the redesignation of lands from "Business Employment" to "Industrial" in the Northeast Planning District, be further amended by deleting lands bounded by Hwy. 403 to the west, Hwy. 401 to the north, Dixie Road to the east, and Eglinton Avenue East to the south, to permit the lands to remain designated "Business Employment"."	Recommendation No.324 in Appendix 1 of the report titled "Proposed Amendments to Mississauga Plan" was to redesignate the lands from Business Employment to Industrial to reflect existing industrial uses in this area.
B	5	Councillor Adams	"That the request to change the zoning on lands bounded by Hwy. 403 to the west, Hwy. 401 to the north, Dixie Road to the east, and Eglinton Avenue East to the south in the Northeast District from E3 to E2 Exception to permit all E3 uses except a power generating facility, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Draft Zoning By-law proposes an E3 zone to conform with the proposed Industrial designation in recommendation No.324 in Appendix 1 of the report titled "Proposed Amendments to Mississauga Plan".
<b>Ward 6</b>				

Recomm. Type	Ward	Respondent	Recommendation	Comment
<b>Ward 7</b>				
B	7	Glen Broll of Glen Schnarr and Associates Inc. on behalf of Hotel Mississauga Royale	"Notwithstanding the comments contained in Appendix 6 of the report titled "Proposed Amendments to Mississauga Plan – Further Comments" dated August 29, 2006, regarding the request to amend the Official Plan designation of the property municipally known as 3031 Little John Lane, 3016, 3020, 3026 and 3032 Kirwin Avenue from "Mainstreet Commercial" to "Mainstreet Commercial – Special Site" to permit a 42 storey hotel, staff be directed to revise Official Plan Amendment No. 25 to permit a hotel not exceeding 42 storeys on the subject lands."	The Mainstreet Commercial designation in the Cooksville District Policies permits overnight accommodation. The Urban Design Policies state that the maximum height should be 6 storeys directly abutting the streetline. A Special Site in the Cooksville District Policies would be required to a 42 storey hotel.
B	7	Glen Broll of Glen Schnarr and Associates Inc. on behalf of Hotel Mississauga Royale	"That the request to change the zoning for lands municipally known as 3031 Little John Lane, 3016, 3020, 3026 and 3032 Kirwin Avenue from C4 to C4 Exception to permit a hotel with a maximum height of 42 storeys and a reduced parking rate, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The existing C1 zone permits a hotel with no height limitation. The Draft Zoning By-law proposes a C4 zone with a maximum height of 4 storeys in conformity with the Mainstreet Commercial designation in Mississauga Plan. Therefore a rezoning is required to recognize existing zoning rights in the Draft Zoning By-law.
C	7	Fielding Chemical Technologies Inc.	"Notwithstanding recommendation No. 572 of Appendix 6 of the report titled "Proposed Amendments to Mississauga Plan – Further Comments" dated August 29, 2006 regarding Section 4.14.5.2.3, Area 1B of the Fairview District Policies, that staff be directed to delete recommendation No. 572 and revise OPA 25 to amend Section 4.14.5.2.3, Area 1B of the Fairview District Policies to recognize the existing industries and related accessory uses, allow for minor alterations or additions to existing facilities, buildings and structures, and state that when these industries cease operation the lands will be developed in accordance with the "General Commercial" designation of this plan."	The existing General Commercial designation, Special Site 1B in the Fairview District Policies only refers to redevelopment of the site and does not recognize the existing industrial uses. Policies to permit the existing industrial use and to permit minor alterations or additions need to be added to the Special Site. The addition of these policies recognizes an interim condition.
C	7	Fielding Chemical Technologies Inc.	"That the request to change the zoning for lands municipally known as 3549 and 3575 Mavis Road from D-10 to C3 Exception to recognize the existing industrial use and to allow for minor alterations or additions up to a maximum of 10% of the total GFA, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The existing M2 and M2-234 zoning permit the industrial use on the lands. The Draft Zoning By-law proposed a D-10 zone because the existing industrial use did not conform to the General Commercial designation. A rezoning is required to a C3-Exception to conform to the revised Special Site.

<b>Recomm. Type</b>	<b>Ward</b>	<b>Respondent</b>	<b>Recommendation</b>	<b>Comment</b>
B	7	Ovation at City Centre Inc. (Tridel)	"That the request to change the zoning for lands municipally known as 330 Burnhamthorpe Road West from CC2(1) to CC2 Exception to exempt the lands from the requirement for wider parking spaces where partially obstructed, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Draft Zoning By-law requires wider parking spaces where partially obstructed by columns or walls. The existing CC2(1) zone does not have this requirement and since building permit applications are being processed under the existing zoning, a rezoning is required to recognize existing zoning rights.
A	7	Turner and Porter Funeral Directors Ltd.	"That the request to change the zoning for lands municipally known as 2180 Hurontario Street from O-4 to O Exception to recognize an approved variance for a second storey addition to the existing funeral establishment with no additional parking under application "A" 123/07, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved a minor variance to permit a second storey addition to the existing funeral establishment with no additional parking. Committee of Adjustment minor variances have not been recognized in the Draft Zoning By-law. Therefore a rezoning is required to implement the Committee of Adjustment decision.
<b>Ward 8</b>				
B	8	Erin Mills Development Corporation (Western Business Park)	"That staff be directed to amend Official Plan Amendment No.25 to redesignate the lands located on the east side of Ninth Line, between Dundas Street West and Burnhamthorpe Road West, described as Parts 3 and 4 on Plan 43R-11840, Part 1 on Plan 43R-24399 and Parts 1 to 4, inclusive on Plan 43R-13937 from "Business Employment" to "Business Employment - Special Site" to permit cemetery use in addition to the uses permitted by the Business Employment designation."	The existing Business Employment designation in the Western Business Park District Policies does not permit a cemetery use. Therefore a Special Site is required in the Western Business Park District Policies to permit a cemetery use on this property.
B	8	Erin Mills Development Corporation	"That the request to change the zoning for lands located at the northeast corner of Dundas Street West and Ninth Line, also described as Parts 3 and 4 on Plan 43R-11840, Part 1 on Plan 43R-24399 and Parts 1 to 4 inclusive, on Plan 43R-13937, be changed from 'D' to E2 Exception to permit active recreational uses and cemetery uses in conformity with the OS3 zone regulations to recognize that these uses were previously permitted by the former PB2 and PB2-1424 zones, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The existing PB2 and PB2-1424 zoning permit cemetery and public/private park uses on the lands. The Draft Zoning By-law proposes a 'D' zone since the PB2 zones do not conform with the Business Employment designation. The 'D' zone only permits the existing use on the lands on the date of passing of the Draft Zoning By-law. Therefore a rezoning is required to recognize existing zoning rights for a cemetery and active recreational uses.

<b>Recomm. Type</b>	<b>Ward</b>	<b>Respondent</b>	<b>Recommendation</b>	<b>Comment</b>
C	8	Erin Mills Development Corporation (Crawford Green Park Land Exchange)	"That staff be directed to amend Official Plan Amendment No.25 to redesignate lands described as Parts 1 and 2 on Plan 43R-30988 from "Residential High Density II" to "Public Open Space" and Parts 3 on Plan 43R-30988 from "Public Open Space" to "Residential High Density II" to facilitate a land exchange between the City of Mississauga and Erin Mills Development Corporation. Further that staff be directed to adjust the boundaries of Section 4.4.5.8, Special Site 7, Central Erin Mills District Policies and to adjust the Node Boundary on the Central Erin Mills District Land Use Map to reflect the subject land exchange."	The existing boundaries between the Residential High Density II and Public Open Space designations in the Central Erin Mills District Policies do not reflect the Crawford Green Park Land Exchange between the City and the respondent. Therefore a readjustment of the boundaries between these designations is required to facilitate the land exchange.
C	8	Erin Mills Development Corporation (Crawford Green Park Land Exchange)	"That the request to change the zoning for lands located at the southwest corner of Eglinton Avenue West and Crawford Green Park from RA5-22 to OS1, also described as Parts 1 and 2 on Plan 43R-30988, and from OS1 to RA5-22, also described as Part 3 on Plan 43R-30988, to facilitate a land exchange between the City of Mississauga and the Erin Mills Development Corporation, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The boundaries between the proposed RA5-22 and OS1 zones in the Draft Zoning By-law do not reflect the Crawford Green Park Land Exchange between the City and the respondent. Therefore a readjustment between these zones is required to facilitate the land exchange.
A	8	Erin Mills Development Corporation	"That the request to change the zoning for lands municipally known as 4850-4900 Glen Erin Drive from RA5-34 to RA5 Exception to recognize approved variances for the proposed apartment dwellings under applications "A" 608/00 and "A" 692/01, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved minor variances for setbacks, parking, and landscaped open space requirements. Committee of Adjustment minor variances have not been recognized in the Draft Zoning By-law. Therefore a rezoning is required to recognize the reduced standards approved by the Committee of Adjustment.

<b>Recomm. Type</b>	<b>Ward</b>	<b>Respondent</b>	<b>Recommendation</b>	<b>Comment</b>
B	8	Rob Freeman of Freeman Planning Solutions on behalf of 2104015 Ontario Inc.	"That the request to change the zoning for lands municipally known as 1665 and 1695 The Collegeway from H-C3-Exception and C3-Exception to recognize approved variances for the approved variances for the proposed retirement dwelling and accessory uses and parking and aisle width requirements under application "A" 126/07, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved minor variances to permit a retirement dwelling and accessory uses and for reduced parking and aisle width requirements have not been recognized in the Draft Zoning By-law. Therefore a rezoning is required to recognize the Committee of Adjustment approval.
C	8	Councillor Mahoney	"That staff be directed to change the zoning for lands municipally known as 1720 Sherwood Forrest Circle from R1-36 to R1-Exception to recognize the existing convent and retirement home."	The existing R1 zone permits a detached dwelling. A rezoning is required to permit the existing convent and retirement home.
<b>Ward 9</b>				
A	9	Stan Stein of Osler Hoskin Harcourt on behalf of Toyotoshi Realty Inc.	"That staff be directed to revise Official Plan Amendment No. 25 to amend Section 4.22.6.3, Special Site 2, Meadowvale Business Park District Policies to permit an automobile dealership as an additional use on the lands municipally known as 2950 Argentia Road."	The existing Business Employment Special Site 2 policies in the Meadowvale Business Park District Policies do not permit an automobile dealership. A Special Site in the Meadowvale Business Park District Policies would be required to permit an automobile dealership.
A	9	Stan Stein of Osler Hoskin Harcourt on behalf of Toyotoshi Realty Inc.	"That the request to change the zoning for lands municipally known as 2950 Argentia Road from E1-3 to E1 Exception to recognize a proposed motor vehicle dealership as approved under application "A" 545/04, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved a minor variance to permit a motor vehicle dealership. Committee of Adjustment minor variances have not been recognized in the Draft Zoning By-law. Therefore a rezoning is required to permit motor vehicle sales as approved by the Committee of Adjustment.
A	9	Kathy Kakish of Planning and Engineering Initiatives on behalf Canadian Tire Inc.	"That the request to change the zoning for lands municipally known as 6677 Meadowvale Town Centre Circle from C3 to C3 Exception to recognize the existing outdoor garden centre as approved under application "A" 380/99, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved a minor variance to permit an outdoor garden centre. Committee of Adjustment minor variances have not been recognized in the Draft Zoning By-law. Therefore a rezoning is required to permit a garden centre as approved by the Committee of Adjustment.

Recomm. Type	Ward	Respondent	Recommendation	Comment
<b>Ward 10</b>				
B	10	Dana Anderson of Meridian Planning Consultants Inc. on behalf of Dr. Valsamis	"That staff be directed to revise Official Plan Amendment No.25 to amend Section 4.18.7.2, Special Site 1, Lisgar District Policies to permit a veterinary clinic, including indoor overnight boarding of animals, as an additional use on the lands municipally known as 3755 Britannia Road West."	The existing Residential Low Density II Special Site 1 policies in the Lisgar District Policies permits offices only in existing detached dwellings. A Special Site in the Lisgar District Policies would be required to recognize the Oakville 'A' Zoning By-law permission for a new veterinary clinic.
B	10	Dana Anderson of Meridian Planning Consultants Inc. on behalf of Dr. Valsamis	"That the request to change the zoning for lands municipally known as 3755 Britannia Road West from R1-17 to R1 Exception to permit a veterinary clinic in compliance with the R1 zone provisions, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The existing A zone permits a veterinary clinic and boarding of animals. The Draft Zoning By-law proposes a R1-17 zone to permit a veterinary clinic in a building legally existing on the date of passing of the By-law including indoor overnight boarding of animals. A rezoning is required to recognize the Oakville 'A' Zoning By-law permission for a new veterinary clinic.
C	10	Jim Lethbridge of Lethbridge Lawson Inc. on behalf of Sundance-Vintage Developments Ltd.	"That the request to change the zoning for lands municipally known as 5392 Tenth Line West from R1 to RM2-19 and RM5-39 to recognize the proposed location of the road right-of-way and to zone the remnant parcels in accordance with abutting lands on Plans 43M-1536 and 43M-1726, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Draft Zoning By-law proposes a R1 zone to permit a detached dwelling. The lands are to be primarily used for a public road right-of-way with the remnant parcels to be developed with abutting lands zoned RM2-19 and RM5-39. A rezoning is required to permit the remnant parcels to be developed with the abutting lands.
A	10	Erin Mills Development Corporation	"That the request to change the zoning for lands identified as Lots 66, 100 to 116 on Plan 43M-1733, Lot 36 on Plan 43M-1734, Lots 90, 92, 93, 97, 98, 100 on Plan 43M-1735, Lots 63 to 66, inclusive on Plan 43M-1736 and Lot 60 on Plan 43M-1743 from R6, R6-1, R6-3, R7-5 and RM1-22 to R6 Exception, R7 Exception and RM1 Exception, as appropriate, to recognize minor variances approved under files "A" 55/07 to "A" 61/07 and "A" 101/07 to "A" 113/07 for reduced rear yards and/or increased garage widths, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved minor variances to permit reduced rear yards and/or increased garage widths. Committee of Adjustment minor variances have not been recognized in the Draft Zoning By-law. A rezoning is required to recognize the reduced rear yards and/or increased garage widths approved by the Committee of Adjustment.

Recomm. Type	Ward	Respondent	Recommendation	Comment
<b>Ward 11</b>				
A	11	Lynn Townsend of Townsend Rogers on behalf of Erin Mills Development Corporation	"That the request to change the zoning for lands municipally known as 2455 Eglinton Avenue West from RA5-34 to RA5 Exception to recognize approved variances for the proposed apartment dwellings under applications "A" 461/89 to "A" 463/89 inclusive, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved minor variances for setbacks, parking, and landscaped open space requirements. Committee of Adjustment minor variances have not been recognized in the Draft Zoning By-law. A rezoning is required to recognize the reduced setbacks, parking and landscaped open space requirements approved by the Committee of Adjustment.
A	11	Jim Levac of Korsiak & Company on behalf of Mattamy Homes	"That the request to change the zoning for lands municipally known as 7285-7297 McLaughlin Road from R10-1 and R11-4 to R10 Exception and R11 Exception to recognize approved variances for the proposed detached dwellings under applications "A" 344/06 to "A" 372/06 inclusive, and "A" 490/06, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved minor variances to permit reduced lot area, lot frontage and setbacks for the proposed detached dwellings. A rezoning is required to recognize reduced standards approved by the Committee of Adjustment.
B	11	Petros Dratsidis of Tecton Design Build on behalf of the Church of Torontonians in Mississauga	"That the request to change the zoning for lands municipally known as 2055 Britannia Road West from D-1 to 'D' Exception to permit a place of religious assembly and an existing detached dwelling, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The existing Streetsville R4 zone permits a place of religious assembly and a detached dwelling. The Draft Zoning By-law proposes a D-1 zone to permit a detached dwelling legally existing on the date of passing of the By-law because the detached dwelling does not conform with the Residential High Density I designation. A rezoning is required to recognize the existing R4 zoning rights.
B	11	Glen Broll of Glen Schnarr and Associates Inc. on behalf of Cyril Tahtadjian	"That the request to change the zoning for lands municipally known as 100 Queen Street South from C4 to C4 Exception to reduce the required 3.0 m (9.8 ft.) landscaped buffer between a streetline and a parking area to 1.5 m (4.9 ft.), be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The proposed C4 zone will require a 3.0 m landscaped buffer between a streetline and a parking area whereas the existing Streetsville TR4 zone does not. A rezoning is required to permit a reduced landscaped buffer of 1.5 m.
A	11	Carol-Anne Monroe of Sorenson Gravely Lowes on behalf of Elite Montessori School (687624 Ontario Limited)	"That the request to change the zoning for lands municipally known as 6395 Mississauga Road from E2-1 to E2 Exception to permit a private school as approved under application "A" 325/06, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved a minor variance to permit a private school. Committee of Adjustment minor variances have not been recognized in the Draft Zoning By-law. Therefore, a rezoning is required to recognize the Committee of Adjustment approval for a private school.

<b>Recomm. Type</b>	<b>Ward</b>	<b>Respondent</b>	<b>Recommendation</b>	<b>Comment</b>
B	11	Siobhan and Tony Kukolic	"That the request to change the zoning for lands municipally known as 7080 Second Line West from R1-32 to R1 Exception to permit a proposed detached dwelling to be constructed in compliance with the existing R4-1383 zone regulations, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The existing R4-1383 zone has reduced lot frontage, lot area, lot coverage and setback requirements than the proposed R1-32 zone. A rezoning is required to recognize the existing R4-1383 zone regulations.
A	11	Avtar and Hardeep Bhangal	"That the request to change the zoning for lands municipally known as 295 Derry Road West from 'D' to E2 Exception to permit an office on a permanent basis in accordance with the temporary variance granted under applications "A" 139/05, be supported and that staff be directed to incorporate the requested change into the Draft Zoning By-law."	The Committee of Adjustment approved a temporary minor variance to permit an office. Committee of Adjustment minor variances have not been recognized in the Draft Zoning By-law. A rezoning is required to recognize the Committee of Adjustment approval for an office on a temporary basis. The effect of the rezoning will be to permit an office on a permanent basis, which will conform with the proposed Business Employment designation in Meadowvale Village District Policies.
C	11	Councillor Carlson	"That staff be directed to change the zoning for lands municipally known as 27 Reid Drive from RA1-33 to RA1-Exception to permit minor alterations and additions to a maximum of 5% of the existing gross floor area – non-residential, not exceeding 8.0 m (26.2 ft.) in height."	The proposed RA1-33 zone permits minor alterations and additions to a maximum of 10%. A change to the proposed RA1-33 zone is required to further limit any minor alterations and additions to a maximum of 5% of the existing gross floor area – non-residential and a maximum height of 8.0 m (26.2 ft.).

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## Additional Recommendations from Planning and Building Department

### Mississauga Plan and Draft Zoning By-law Proposed Amendments

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN AND DRAFT ZONING BY-LAW	
Planning and Building Department	Section 3.5.1.3, General Policies, Commercial	Upon further review, it was identified that the General Commercial section be amended to clarify the intent of the Policy.	It is appropriate to amend <b>Recommendation 20 in Appendix 1</b> , Mississauga Plan Proposed Amendments (2005 January).	<b>Amend 20</b>	<p>That Section 3.5.1.3.1, be amended as follows:</p> <p><b>3.5.1.3 General Commercial</b></p> <p><b>3.5.1.3.1</b> General Commercial refers to commercial development located primarily on major roads. Development of General Commercial uses will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas. Residential uses must be combined with commercial uses. <i>Commercial uses need not be combined with residential uses.</i> Motor vehicle commercial uses will only be permitted in Employment Districts, but not in Nodes. Motor vehicle sales and rental facilities will be permitted. Motor vehicle body repair, motor vehicle wrecking and self-storage facilities will not be permitted.</p> <p><b>3.5.1.3.2</b> Lands designated General Commercial within Employment Districts may be developed for Business Employment uses.</p>

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN AND DRAFT ZONING BY-LAW	
Planning and Building Department	Section 4.3, Applewood District Policies	Recommendation 445 and 455 of Appendix 2 proposed to redesignated lands on the east side of Treadwells Drive, north of Dundas Street East from “Residential Low Density II” to “General Commercial” to recognize the existing zoning. Upon further review, this site should be evaluated through a site specific development application and therefore the recommendations should be deleted. The subject lands to remain designated “Residential Low Density II”.	It is appropriate to delete <b>Recommendations 445 and 455 in Appendix 2</b> , Mississauga Plan Proposed Amendments – Supplementary Report (2006 January).	<b>Amend 445 and 455</b>	That <b>Recommendations 445 and 455 in Appendix 2</b> , be deleted.
Planning and Building Department	Draft Zoning By-law	The Draft Zoning By-law proposed a C3-1 zone to conform to the proposed General Commercial designation in Appendix 2 to the report titled, “Mississauga Plan Proposed Amendments – Supplementary Report (2006 January)”.			That the proposed C3-1 zone for lands municipally known as 1721, 1725 and 1731 Dundas Street East be changed to ‘D’ for the northerly portion of the properties to recognize the Residential Low Density II land use designation and that staff be directed to incorporate the change into the Draft Zoning By-law.
Planning and Building Department	Section 4.3, Applewood District Policies	Recommendation 542 of Appendix 4 proposed to redesignate lands south of Burnhamthorpe Road East, between Silver Spear Road and Dixie Road from “Residential High Density II” to “Residential High Density I” to recognize the existing development. Application OZ/02/2, Cap Reit Apartments Inc., which proposes an additional apartment building on the subject site, was approved by Planning and Development Committee on January 8, 2007 and subsequently adopted by City Council on January 17, 2007. It is appropriate for the lands to remain designated “Residential High Density II” to recognize City Council approved development.	It is appropriate to delete <b>Recommendation 542 in Appendix 4</b> , Mississauga Plan Proposed Amendments – Report on Comments (2006 March).	<b>Amend 542</b>	That <b>Recommendation 542 in Appendix 4</b> , be deleted.

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN AND DRAFT ZONING BY-LAW	
Planning and Building Department	Section 4.11, East Credit District Policies	Special Site 3 of the East Credit District Policies is located on the south side of Britannia Road West between Terry Fox Way and Mavis Road. Notwithstanding the General Commercial designation of the property, the special site permits the previously existing truck terminal. The site has recently been developed with commercial uses and therefore, the permission for a truck terminal is no longer required.	It is appropriate to delete <b>Recommendation 193 in Appendix 1</b> , Mississauga Plan Proposed Amendments (2005 January) and to delete Section 4.11.6.4, Site 3 of the East Credit District Policies.	<b>Amend 193</b>	That <b>Recommendation 193 in Appendix 1</b> , be deleted and that Section 4.11.6.4, Site 3 of the East Credit District Policies be deleted.
Planning and Building Department	Draft Zoning By-law	The Draft Zoning By-law proposed a C3-8 zone to conform to the proposed General Commercial - Special Site 3 polices in Appendix 1 to the report titled, "Mississauga Plan Proposed Amendments (2005 January)" and the East Credit District Policies that permitted the previously existing truck terminal. A truck terminal is no longer located on the subject site and therefore, the additional permitted use of a truck terminal and the regulation that limits the size of the truck terminal should be removed.			That the proposed C3-8 zone for lands municipally known as 820, 824 and 850 Britannia Road West be amended to delete truck terminal as a permitted use and to remove the regulation that limits size of a truck terminal and that staff be directed to incorporate the change into the Draft Zoning By-law.
Planning and Building Department	Section 4.16, Hurontario District Policies	Based on a review of special site policies in Mississauga Plan, the provisions of Special Site 7 of the Hurontario District Policies are adequately incorporated in Section 5.3 Development Application, Implementation and therefore are no longer warranted on a site specific basis.  There was no intention to alter the planning framework for these lands, as the recommendation to delete the subject Special Site policy was only intended to remove what appeared to be redundant policies in the Official Plan. It was not the intention of the recommendation to indicate a change in the longstanding policy direction in relation to this site or further to indicate that matters of ingress and egress to and from Hurontario Street are no longer of concern.	It is appropriate to delete <b>Recommendation 239 in Appendix 1</b> , Mississauga Plan Proposed Amendments (2005 January) to permit Section 4.16.6.8, Site 7 to remain and continue to apply to the lands in the northeast quadrant of Eglinton Avenue East and Hurontario Street.	<b>Amend 239</b>	That <b>Recommendation 239 in Appendix 1</b> , be deleted.

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO EXISTING MISSISSAUGA PLAN AND DRAFT ZONING BY-LAW	
Planning and Building Department	Section 4.16, Hurontario District Policies	Recommendation 471 Appendix 2 proposed to redesignated lands on the at the northeast corner of Eglinton Avenue West and Fairwind Drive from “Residential Low Density II” to “Residential Medium Density I” to combine the parcel with lands to the east. Upon further review, this site should be evaluated through a site specific development application and therefore the recommendations should be deleted. The subject lands to remain designated “Residential Low Density II”.	It is appropriate to delete <b>Recommendation 471 in Appendix 2</b> , Mississauga Plan Proposed Amendments – Supplementary Report (2006 January).	<b>Amend 471</b>	That <b>Recommendation 471 in Appendix 2</b> , be deleted

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## Correspondence Received at or just prior to the Public Meeting - April 30, 2007

\* For correspondence received from September 18, 2006 to April 10, 2007, refer to Appendix S2-3 of the report dated April 10, 2007, Supplementary Report on Comments New Zoning By-law

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 1</b>				
1	Marilyn Sparrow re: St. Lawrence Development - 143-179 Lakeshore Road East, 141 Lakeshore Road East, 70-80 Port Street East, 125, 129 and 139 Lakeshore Road East (Correspondence dated April 29, 2007)	<p>Concerned that the existing zone provisions have not been carried forward. Questions rationale for the addition of medical office as a permitted use and lack of available parking.</p> <p>There is no indication of a parking rate for dressmaking or tailoring establishment.</p> <p>Would like definition of retail store to be site specific to recognize condominium declaration.</p> <p>Would like the definition of retail store to preclude the production of food on the premises.</p> <p>Townhouse dwelling should not be defined as per the general by-law definition.</p> <p>Existing yards cannot meet the proposed by-law requirements.</p>	<p>The existing Zoning By-law for Port Credit (1227) does not make a distinction between offices and medical offices. Therefore, medical offices were previously allowed and have not been added as a new use. Office and medical office have been separately defined in the Draft Zoning By-law for purposes of parking. Medical offices are assessed at a higher rate. The existing zoning provisions in By-law 1227 have been carried forward into the Draft Zoning By-law.</p> <p>Dressmaking and tailoring establishments are assessed at the personal service establishment parking rate.</p> <p>Restrictions placed in condominium declarations are not replicated in zoning by-laws of the municipality.</p> <p>Although the condominium declaration for 143-179 Lakeshore Road East does preclude any portion of the commercial unit being used for a restaurant or food preparation of any nature, these restrictions are not enforceable by the municipality. The regulations for retail store does include the provision for seating (6) for businesses that prepare food on the premises such as bakeries, deli's etc.</p> <p>The definition of townhouse dwelling is appropriate.</p> <p>The existing yards and setbacks will be deemed to comply with the new Zoning By-law.</p>	No change recommended. Staff have requested that a further meeting with the respondent be held prior to May 23, 2007.

Ward	Respondent	Issue	Comment	Recommendation
1	Mi-Ko Urban Consulting Inc. re: 10 and 14 Front Street North	Concerned that the existing H-R4 zone is less restrictive than the proposed RM4-54 zone.	The Planning and Building Department is satisfied that the proposed zoning will conform to proposed amendments to Mississauga Plan (OPA #25) both of which recognize the existing uses.	OPA #25 special site and Exception Zone clarified.
1	Mi-Ko Urban Consulting Inc. re: 1459 Lakeshore Road East	The existing coin-operated car wash has not been recognized in the Draft Zoning By-law. The property will become legal non-conforming if not recognized.	By-law 5500 was amended to distinguish between automobile service stations and car washes. Coin-operated car washes are required to go through a Rezoning Application.	No change recommended.
<b>Ward 2</b>				
<b>Ward 3</b>				
3	Eileen Costello on behalf of Mike and Edith Rajna – 856, 857 and 865 Dundas Street East	Understands that existing zoning rights will be recognized in the Zoning By-law.	The Ward Councillor has requested a recommendation that will create a special site in Mississauga Plan and an Exception Zone in the Zoning By-law to recognize existing zoning rights.	Recommendation from the Councillor
3	Glen Broll of Glen Schnarr & Associates Inc. on behalf of Add-A-View Inc. – 4594 Tomken Road	Requesting an E2 zone to permit Business Employment uses as well as an existing day care at 4594 Tomken Road.	The existing R4 zoning does not conform with the Business Employment designation on the subject lands. Therefore, a 'D' zone was applied to the property. The existing day care may continue for the duration of the existing variance. An Official Plan Amendment and Rezoning Application would be required to permit a free-standing day care use.	No change recommendation.
3	Glen Broll of Glen Schnarr & Associates Inc. on behalf of Narrareno Zaffini – 1108 Eglinton Avenue East	Concerned that the property had previously been proposed to be zoned C3-1 and is now shown as a 'D'.	Staff have further reviewed properties that are not currently zoned in conformity with Mississauga Plan and re-evaluated their proposed zoning. The lands are currently zoned Residential and therefore should be zoned 'D' since the designation is Commercial.	No change recommended.
<b>Ward 4</b>				
<b>Ward 5</b>				
5	Phil Stewart on behalf of the Orlando Corporation	Comments have been submitted on behalf of Orlando Corporation and have outlined their outstanding concerns.	Staff continue to meet with Orlando and their representatives to resolve their site specific concerns.	Changes to be made prior to final adoption of the Zoning By-law.

Ward	Respondent	Issue	Comment	Recommendation
5	Dennis Trinaistich on behalf of Lampsis Developments Inc. re: 6020 Hurontario St.	Would like a full range of commercial uses permitted on the lands which are currently designated Business Employment.	Staff and the Mayor have met the respondent and the land owner to discuss the proper means of obtaining an expanded list of permitted uses for the site. An Official Plan Amendment and Rezoning Application should be pursued to properly designate and zone the lands and to address all relevant issues.	No change recommended.
5	IBI Group on behalf of Delta Toronto Airport West Hotel – 5444 Dixie Road	Want to be assured that there is no height limit for commercial uses within Employment areas.	Staff have introduced a footnote into the commercial table for lands not abutting residential areas which in effect exempts them from any height restrictions. Therefore, all commercially designated and zoned lands within Employment areas are generally exempt from the height restrictions unless the lands are adjacent or abut a Residential Zone.	Introduction of footnote to exclude commercial properties that do not abut a Residential Zone from a height limitation.
5	IBI Group on behalf of Delta Toronto Airport West Hotel – 5444 Dixie Road	The required parking rate for hotels has increased from the current standard. Concerned that this will negatively impact the property.	<p>The parking requirements for hotels (overnight accommodation in the draft Zoning By-law) have changed. Hotels currently require parking at 0.5 spaces per room plus 10 spaces/100 m<sup>2</sup> of common area space. The new rate is 0.8 spaces per room plus 10 spaces/100 m<sup>2</sup> gross floor area – non-residential used for public use areas as noted in Table 3.1.2.3 of the draft Zoning By-law.</p> <p>As part of the Zoning By-law Review, parking rates for all uses were reviewed. In the case of the overnight accommodation rate, 9 other municipalities were surveyed and staff reviewed information from the Ministry of Municipal Affairs and Housing (MMAH) regarding commercial parking rates and American Planning Association document titled "Parking Standards". Further the parking standard underwent a peer review by BA Consulting. Parking for the existing development will be deemed to comply with the new Zoning By-law, therefore only new development on the site will require parking at the new rate.</p>	No change recommended.
<b>Ward 6</b>				

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 7</b>				
7	Ted Davidson (Consultants Inc.) on behalf of West End Motors - 189 Dundas Street West	Objects to the proposed 'D' zone for the existing trailer park.	The existing zoning on the lands is AC and R4 which are not in conformity with the Residential High Density II land use designation in the Cooksville District Policies of Mississauga Plan. The lands are not proposed to be pre-zoned to permit apartments and therefore the proposed 'D' zone is appropriate.	No change recommended.
7	Glen Broll of Glen Schnarr & Associates Inc. on behalf of 3115 Hurontario Street	Objects to the proposed 'D' zone on the property.	Staff have further reviewed properties that are not currently zoned in conformity with Mississauga Plan and re-evaluated their proposed zoning. The lands are currently zoned Residential and therefore should be zoned 'D' since the designation is Mainstreet Commercial.	No change recommended.
<b>Ward 8</b>				
8	Dennis Trinaistich on behalf of J.M.P. Ghalioungui re: 3669 Mississauga Road	Concerned that proposed PB1 zone removes his existing use rights to replace the existing detached dwelling. Is concerned with the outstanding items on the site plan application.	The existing PB1 zone permits the existing dwelling and its replacement. Staff have reviewed the concern and are proposing a PB1 Exception Zone that will recognize the existing detached dwelling and accessory structures in conformity with Mississauga Plan and the Parkway Belt West Plan. Staff are still reviewing the issue and the land owner has recently submitted a site plan application. The site plan application is still being processed.	A new PB1 Exception Zone will be presented in the May 23, 2007 Addendum report.
8	Peter and Kathy DeMan 1445 Dundas Cres. re: 2777 and 2855 Mississauga Road	Existing zoning rights would permit a detached dwelling and golf course and would like this continued. Object to the proposed greenbelt overlay.	The lands are currently designated Greenbelt and zoned R1 and G. The portion of the lands with the R1 zoning will retain the R1 zone with a greenbelt overlay which permits a detached dwelling subject to Conservation Authority approval. While the previous G zone permitted agricultural uses, detached dwellings for the owner and employees living on the property, a park, conservation areas, monuments, bandstands, nursery schools and a golf course, the proposed G1 zone will only permit flood control, stormwater management, erosion management and natural heritage features and areas conservation in conformity with Mississauga Plan. Development within the areas designated Greenbelt and proposed to be zoned G1 is not permitted and is not appropriate.	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
8	Frank Merulla re: 2935 and 2955 Mississauga Road	Existing zoning rights would permit a detached dwelling, golf course and agricultural uses and would like this continued. Objects to the proposed greenbelt overlay.	The lands are currently vacant and designated Greenbelt and zoned G. While the previous G zone permitted agricultural uses, detached dwellings for the owner and employees living on the property, a park, conservation areas, monuments, bandstands, nursery schools and a golf course, the proposed G1 zone will only permit flood control, stormwater management, erosion management and natural heritage features and areas conservation in conformity with Mississauga Plan. Development within the areas designated Greenbelt and proposed to be zoned G1 is not permitted and is not appropriate.	No change recommended.
<b>Ward 9</b>				
9	Weir Foulds Barristers & Solicitors on behalf of Glen Ellen Properties Inc. - 2476 Argentia Road	Proposed E2-1 zone and issue of outdoor storage on adjacent lands. Issue of whether motor vehicles can be stored and if they are considered parking or storage.	The E2-1 Exception Zone permits a range of light industrial uses with some exclusions. Outdoor storage is permitted to a maximum of 5% of the lot area or 10% of the gross floor area - non-residential, whichever is lesser. The goods stored on site do not have to be directly related to the principal use. Staff have met with the respondent and their representatives and no further changes are recommended on the issue of percentage of outdoor storage or the types of goods stored. Staff have introduced a regulation which permits the parking of motor vehicles for a maximum period of 14 days.	No change recommended to the percentage of outdoor storage or the types of goods stored. Motor vehicles can be parked for a maximum of 14 days.
<b>Ward 10</b>				
10	Meridian Planning Consultants Inc. on behalf of Dr. Valsamis and Dr. White – 3755 Britannia Rd. W.  Dr. John Valsamis	Concerned that the proposed zoning will not allow them to redevelop the property for a new veterinary clinic in a new building.	The Residential Low Density II designation – Special Site 1 policies in the Lisgar District Policies only permit a veterinary clinic in the existing detached dwelling. A new office building would not be in conformity with the official plan designation. An Official Plan Amendment and Rezoning Application would be required to permit a new veterinary clinic.  The Ward Councillor has requested a recommendation that will create a special site in Mississauga Plan and an Exception Zone in the Zoning By-law to recognize existing zoning rights.	Recommendation from Councillor.

Ward	Respondent	Issue	Comment	Recommendation
10	Erin Mills Development Corporation re: Neighbourhood 409 in Churchill Meadows	Would like recent variances recognized in the Draft Zoning By-law.	<p>Minor variances have not been recognized in the Draft Zoning By-law. If building permits cannot be obtained prior to Council's approval of the new Zoning By-law, new variances will have to be applied for.</p> <p>The Ward Councillor has requested a recommendation that will create an Exception Zone in the Zoning By-law to recognize Committee of Adjustment approvals.</p>	Recommendation from Councillor.
<b>Ward 11</b>				
11	Kentridge Johnston Limited Planning Consultants on behalf of Kraft Canada Inc.	<p>Proposed RA1-33 and G1-13 zones.</p> <p>By-law 65-30 currently contains a provision which allows Kraft Canada Inc. to expand their mill operations into the greenbelt lands. They are asking that this provision be included in the new Draft Zoning By-law.</p> <p>Is requesting to have the existing Business Employment designation and zoning remain.</p>	<p>The expansion of mill operations into greenbelt lands is not appropriate and contrary to both Mississauga Plan and the Provincial Policy Statement</p> <p>The Streetsville District Policies were approved by Council on November 2, 2006. Two appeals have been launched including the lands owned by Kraft Canada. The land use designation endorsed by Council was Residential High Density I and Greenbelt. A Special Site was added to the Streetsville District Policies to permit the existing mill to remain and to allow for minor expansion. These policies have been carried forward into the Draft Zoning By-law with the introduction of an RA1-33 zone on the tablelands and a G1-13 zone for the valley lands. The RA1-33 zone only permits the existing mill and does not permit the erection of new buildings or structures. Minor alterations and additions will be permitted to a maximum of 10% of the gross floor area – non-residential that exists on the date of passing of the by-law.</p>	Proposed RA1-33 and G1-13 zones have been introduced to reflect Council's approval of the Streetsville District Policies.
<b>City-Wide</b>				
City-wide	Dennis Wood of Wood Bull on behalf of SmartCentres	Definition of retail store may preclude Walmart from operating a food take-out counter. The respondent has proposed an alternate definition of retail store.	Staff are satisfied that the definition of retail store and the applicable regulations regarding seating for food sales within retail stores are appropriate and that no changes are required to the definition of retail store. If the location of a retail store is in a zone that permits restaurants then the use will also be permitted.	No change recommended.

<b>Ward</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
City-wide	Harry Froussios of Zelinka Priamo Ltd. on behalf of Loblaw's Properties Limited	Seasonal outdoor garden centres are not permitted in the Draft Zoning By-law. Recent Committee of Adjustment approvals have been granted for one (1) year on the condition that rezoning applications are pursued. Seeking clarification of Council's position on the matter.	Regulations for outdoor garden centres were originally contained in the Draft Zoning By-law. However, at Council's direction, these regulations were removed from the Draft Zoning By-law.	No change recommended. The Commissioner of Planning and Building has been directed to communicate with the Committee of Adjustment on Council's desire to have them deal with seasonal outdoor garden centres. Staff are also investigating the possibility of introducing a licensing by-law to regulate temporary uses.
City-wide	Dan Golarz – 2513 Catherine Jean Lane	Would like the regulation detailing a maximum allowable trailer/boat length on a driveway increased on residential lots.	Staff have based the maximum recreational vehicle/boat/trailer length on a typical parking space length. Recreation vehicles/boats/trailers that exceed this length can seek relief through the Committee of Adjustment.	No change recommended.

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### Deputations at the Public Meeting - April 30, 2007

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 1</b>				
1	Glen Broll of Glen Schnarr & Associates Inc. on behalf of Brian Leether	Requesting that 298 Lakeshore Road East be zoned to permit a 6 storey apartment building with commercial uses.	A new C4-43 Exception Zone has been created to permit an apartment dwelling and commercial uses subject to a maximum floor space index of 1.5. The Ward Councillor has requested a recommendation that will permit a mixed commercial residential building subject to a maximum floor space index of 1.5 that requires one (1) parking space per residential dwelling unit.	Recommendation from Councillor.
1	Jim Judge Lakeview Ratepayers Association	Would like to work with staff on alternate designs for areas within Lakeview to re-vitalize the community.	This is not the appropriate process to review detailed design and changes to the policy framework for Lakeview. The Ratepayers group will have the opportunity to be involved in the review of the Lakeview District Policies, which is now underway.	No change recommended.
<b>Ward 2</b>				
<b>Ward 3</b>				
3	Glen Broll of Glen Schnarr & Associates Inc. on behalf of Add-A-View Inc. 4594 Tomken Road	Requesting an E2 zone to permit Business Employment uses as well as an existing day care at 4594 Tomken Road.	The existing R4 zoning does not conform with the Business Employment designation on the subject lands; therefore, a 'D' zone was applied to the property. The existing day care may continue for the duration of the existing variance. An Official Plan Amendment and Rezoning Application would be required to permit a free-standing day care use.	No change recommended.
3	Glen Broll of Glen Schnarr & Associates Inc. on behalf of Nazzareno Zaffini 1108 Eglinton Avenue East	Concerned that the property had previously been proposed to be zoned C3-1 and is now shown as a 'D'.	Staff have further reviewed properties that are not currently zoned in conformity with Mississauga Plan and re-evaluated their proposed zoning. The lands are currently zoned R4 and therefore should be zoned 'D' since the designation is Commercial.	No change recommended.
3	Glen Broll of Glen Schnarr & Associates Inc. on behalf of WAB Investments and Development Inc. – 734 Burnhamthorpe Road East	Concerned that the property had previously been proposed to be zoned C2 and is now shown as a 'D'.	Staff have further reviewed properties that are not currently zoned in conformity with Mississauga Plan and re-evaluated their proposed zoning. The lands are currently zoned R4 and therefore should be zoned 'D' since the designation is General Commercial.	No change recommended.
<b>Ward 4</b>				

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 5</b>				
5	Phil Stewart on behalf of Orlando Corporation	Comments have been submitted on behalf of Orlando Corporation and have outlined their concerns.	Staff continue to meet with Orlando and their representatives to resolve their site specific concerns.	Changes to be made prior to final adoption of the Zoning By-law.
5	Kathy Kakish of PEIL on behalf of Canadian Tire – Canadian Tire Q Store at Dixie/Eglinton	Would like the existing outdoor patio at the Canadian Tire Q Store recognized.	Staff have reviewed the request and have revised the Draft Zoning By-law accordingly.	Change incorporated.
5	Dennis Trinaistich on behalf of Lampsis Developments Inc. re: 6020 Hurontario St.	Would like a full range of commercial uses permitted on the lands which are currently designated Business Employment.	Staff and the Mayor have met the respondent and the land owner to discuss the proper means of obtaining an expanded list of permitted uses for the site. An Official Plan Amendment and Rezoning Application should be pursued to properly designate and zone the lands and to address all relevant issues.	No change recommended.
5	IBI Group on behalf of Delta Toronto Airport West Hotel – 5444 Dixie Road	Want to be assured that there is no height limit for commercial uses within Employment areas.	Staff have introduced a footnote into the commercial table for lands not abutting residential areas, which in effect exempts them from any height restrictions. Therefore, all commercially designated and zoned lands within Employment areas are generally exempt from the height restrictions unless the lands are adjacent to or abut a Residential Zone.	Introduction of footnote to exclude commercial properties that do not abut a Residential Zone from a height limitation has been incorporated into the Draft Zoning By-law

Ward	Respondent	Issue	Comment	Recommendation
5	IBI Group on behalf of Delta Toronto Airport West Hotel – 5444 Dixie Road	The required parking rate for hotels has increased from the current standard. Concerned that this will negatively impact the property.	<p>The parking requirements for hotels (overnight accommodation in the Draft Zoning By-law) have changed. The previous rates were broken down by motel and hotel. Hotels were required to provide 0.5 spaces per room plus 10 spaces/100 m<sup>2</sup> of common area space, and motels were required to provide 1 space per room. Hotels and motels are not individually defined anymore. A new definition of overnight accommodation has been included and an appropriate parking rate. The new rate is 0.8 spaces per room plus 10 spaces/100 m<sup>2</sup> gross floor area - non-residential used for public use areas as noted in Table 3.1.2.2 of the Draft Zoning By-law.</p> <p>As part of the Zoning By-law Review, parking rates for numerous uses were reviewed. In the case of the overnight accommodation rate, nine other municipalities were surveyed and staff reviewed information from the Ministry of Municipal Affairs and Housing (MMAH) regarding commercial parking rates. Of the nine municipalities surveyed, five use the standard of 1 space per room plus extra for common areas. The remaining municipalities are either higher or lower than the rate of 1 space per room. Information from MMAH indicates a rate of 1 space per room plus 10 spaces/100 m<sup>2</sup> for common areas.</p>	No change recommended.
<b>Ward 6</b>				
6	Glen Broll of Glen Schnarr & Associates Inc. on behalf of United Lands Corporation Southwest Eglinton/Creditview	Wants to delete the Open Space designation and retain the existing zoning rights on the property.	The proposed RA3-28 zone reflects the existing zoning and adds a floor space index range in conformity with Mississauga Plan. The deletion of the Open Space designation requires an Official Plan Amendment and Rezoning Application.	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 7</b>				
7	Branko Curkovic 2595 and 2601 Old Carriage Road	Would like a zone to with reduced lot frontages to facilitate severances.	Is seeking to create 4 residential building lots from 2 existing lots. The Draft Zoning By-law proposes to zone the subject lands R3 which maintains the existing lot frontage required. In order to create 4 residential building lots, the owner will have to apply for a rezoning for reduced lot frontage and apply to sever the lands.	No change recommended.
7	Glen Broll of Glen Schnarr & Associates Inc. on behalf of Hotel Mississauga Royale 3031 Little John Lane, 3016, 3020, 3026 and 3032 Kirwin Avenue	Requesting that a proposed 42 storey hotel which has received a satisfactory site plan, be recognized in the Mississauga Plan and the Draft Zoning By-law.	The existing zoning in By-law 5500 (C1), does not restrict height. The proposed C4 zone has a maximum height of 3 storeys and is in conformity with the Mainstreet Commercial designation in Mississauga Plan.  The Ward Councillor has requested a recommendation that will create a special site in Mississauga Plan and an exception zone in the Zoning By-law to recognize a 42 storey hotel.	Recommendation from Councillor.
7	Glen Broll of Glen Schnarr & Associates Inc. on behalf of 3115 Hurontario Street	Objects to the proposed 'D' zone on the property.	Staff have further reviewed properties that are not currently zoned in conformity with Mississauga Plan and have re-evaluated their proposed zoning. The lands are currently zoned R3 and therefore should be zoned 'D' since the designation is Mainstreet Commercial.	No change recommended.
<b>Ward 8</b>				
8	Dennis Trinaistich on behalf of J.M.P. Ghalioungui re: 3669 Mississauga Road	Concerned that proposed PB1 zone removes his existing use rights for a detached dwelling. Is concerned with the outstanding items on the site plan application.	The existing PB1 zone permits the existing dwelling and its replacement. Staff have reviewed the concern and are proposing a PB1 Exception Zone that will recognize the existing detached dwelling and accessory structures in conformity with Mississauga Plan and the Parkway Belt West Plan. Staff are still reviewing the issue and the land owner has recently submitted a site plan application. The site plan application is still being processed.	PB1 Exception Zone to remain until issue resolved.

Ward	Respondent	Issue	Comment	Recommendation
8	Peter and Kathy DeMan 1445 Dundas Cres. re: 2777 and 2855 Mississauga Road	Existing zoning rights would permit a detached dwelling and golf course in the G zone and would like to see this continued. Object to the proposed greenbelt overlay.	The lands are currently designated Greenbelt and zoned R1 and G. The portion of the lands with the R1 zoning will retain the R1 zone with a greenbelt overlay which permits a detached dwelling subject to Conservation Authority approval. While the previous G zone permitted agricultural uses, detached dwellings for the owner and employees living on the property, a park, conservation areas, monuments, bandstands, nursery schools and a golf course, the proposed G1 zone will only permit flood control, stormwater management, erosion management and natural heritage features and areas conservation in conformity with Mississauga Plan. Development within the areas designated Greenbelt and proposed to be zoned G1 is not permitted.	No change recommended.
<b>Ward 9</b>				
9	Kathy Kakish of PEIL on behalf of Canadian Tire Corporation – Meadowvale Town Centre	Would like the existing garden centre recognized.	<p>The approval for a garden centre was granted by variance. The Draft Zoning By-law has not recognized variance approvals. An Official Plan Amendment and Rezoning Application would be required to permit a garden centre.</p> <p>The Ward Councillor requested a recommendation that will create an exception zone in the Zoning By-law to recognize the Committee of Adjustment approval.</p>	Recommendation from Councillor.
9	Stanley Stein of Osler Hoskin & Harcourt on behalf of Toyotoshi Realty 2950 Argentia Road	Would like the minor variance to permit a car dealership recognized in Mississauga Plan and the Draft Zoning By-law.	<p>The existing Business Employment designation Special Site 2 in the Meadowvale District Policies does not permit an automobile dealership. The Draft Zoning By-law does not recognize or incorporate approved variances for use. Rather, these uses will be allowed to continue as per the conditions of the approved variances if building permits have been obtained. An Official Plan Amendment and Rezoning Application would be required to permit motor vehicle sales.</p> <p>The Ward Councillor has requested a recommendation that will create a special site in Mississauga Plan and an exception zone in the Zoning By-law to recognize a Committee of Adjustment approval.</p>	Recommendation from Councillor.

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 10</b>				
10	Dr. Valsamis 3755 Britannia Rd. W.	Concerned that the proposed zoning will not allow them to redevelop the property for a veterinary clinic in a new building.	<p>The Residential Low Density II designation – Special Site 1 policies in the Lisgar District Policies only permit an office in the existing dwelling. A new office building would not be in conformity with the official plan designation. An Official Plan Amendment and Rezoning Application would be required to permit a veterinary clinic in a new building.</p> <p>The Ward Councillor has requested a recommendation that will create a special site in Mississauga Plan and an exception zone in the Zoning By-law to recognize existing Oakville 'A' zoning rights for a veterinary clinic.</p>	Recommendation from Councillor.

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 11</b>				
11	Dennis Trinaistich and Paul Johnston of Kentridge Johnston Limited on behalf of Kraft Canada Inc.	<p>Proposed RA1-33 and G1-13 zones.</p> <p>By-law 65-30 currently contains a provision which allows Kraft Canada Inc. to expand their mill operations into the greenbelt lands. They are asking that this provision be included in the new Draft Zoning By-law.</p> <p>Are requesting to have the existing Business Employment designation and zoning remain.</p>	<p>The expansion of mill operations into greenbelt lands is not appropriate and contrary to both Mississauga Plan and the Provincial Policy Statement</p> <p>The Streetsville District Policies were approved by Council on November 2, 2006. Two appeals have been launched including the lands owned by Kraft Canada Inc. The land use designation endorsed by Council was Residential High Density I and Greenbelt. A Special Site was added to the Streetsville District Policies to permit the existing mill to remain and to allow for minor alterations and additions. These policies have been implemented in the Draft Zoning By-law with the introduction of an RA1-33 zone on the tablelands and a G1-13 zone for the valley lands. The RA1-33 zone only permits the existing mill and does not permit the erection of new buildings or structures. Minor alterations and additions will be permitted to a maximum of 10% of the gross floor area - non-residential that exists on the date of passing of the by-law.</p> <p>The Ward Councillor has requested a recommendation that will reduce the proposed size of the alterations and additions from 10% to 5% with a maximum height 8.0 m (26.2 ft).</p>	Proposed RA1-33 and G1-13 zones have been introduced to reflect Council's approval of the Streetsville District Policies.

Ward	Respondent	Issue	Comment	Recommendation
11	Peter Orphanos 5372 Drenkelly Crt. re: Kraft Mill	Supported the residential land use designation on the Kraft Mill. Was concerned with the 10% expansion permission suggested in the draft zoning. Also concerned that Kraft could seek further expansion rights through the Committee of Adjustment. Suggesting that Kraft should not have more rights to the ADM Mill further down the valley. Concerned that Kraft could possibly build a 10 storey addition.	<p>The Streetsville District Policies were approved by Council on November 2, 2006. Two appeals have been launched including the lands owned by Kraft Canada. The land use designation endorsed by Council was Residential High Density I and Greenbelt. A Special Site was added to the Streetsville District Policies to permit the existing mill to remain and to allow for minor expansion. These policies have been implemented in the Draft Zoning By-law with the introduction of an RA1-33 zone on the tablelands and a G1-13 zone for the valley lands. The RA1-33 zone only permits the existing mill and does not permit the erection of new buildings or structures. Minor alterations and additions will be permitted to a maximum of 10% of the gross floor area -non-residential that exists on the date of passing of the by-law.</p> <p>The Ward Councillor has requested a recommendation that will reduce the proposed size of the alterations and additions from 10% to 5% with a maximum height 8.0 m (26.2 ft).</p>	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
11	Robert Blackburn 5300 Drenkelly Crt. re: Kraft Mill	Supported the residential land use designation on the Kraft Mill. Was concerned with the 10% permission for alterations and additions suggested in the draft zoning. The mill is a dangerous operation as there are dykes and banks built in the river. Also concerned about the constant noise and flour dust. It has been a deterrent to the sale of his property.	<p>The Streetsville District Policies were approved by Council on November 2, 2006. Two appeals have been launched including the lands owned by Kraft Canada. The land use designation endorsed by Council was Residential High Density I and Greenbelt. A Special Site was added to the Streetsville District Policies to permit the existing mill to remain and to allow for minor alterations and additions. These policies have been implemented in the Draft Zoning By-law with the introduction of an RA1-33 zone on the tablelands and a G1-13 zone for the valley lands. The RA1-33 zone only permits the existing mill and does not permit the erection of new buildings or structures. Minor alterations and additions will be permitted to a maximum of 10% of the gross floor area - non-residential that exists on the date of passing of the by-law.</p> <p>The Ward Councillor has requested a recommendation that will reduce the proposed size of the alterations and additions from 10% to 5% with a maximum height 8.0 m (26.2 ft).</p>	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
11	Tom Lorenz 1785 Melody Dr. re: Kraft Mill	Supported the residential land use designation on the Kraft Mill. Was concerned with the 10% permission for alterations and additions suggested in the draft zoning.	<p>The Streetsville District Policies were approved by Council on November 2, 2006. Two appeals have been launched including the lands owned by Kraft Canada. The land use designation endorsed by Council was Residential High Density I and Greenbelt. A Special Site was added to the Streetsville District Policies to permit the existing mill to remain and to allow for minor alterations and additions. These policies have been implemented in the Draft Zoning By-law with the introduction of an RA1-33 zone on the tablelands and a G1-13 zone for the valley lands. The RA1-33 zone only permits the existing mill and does not permit the erection of new buildings or structures. Minor alterations and additions will be permitted to a maximum of 10% of the gross floor area – non-residential that exists on the date of passing of the by-law.</p> <p>The Ward Councillor has requested a recommendation that will reduce the proposed size of the alterations and additions from 10% to 5% with a maximum height 8.0 m (26.2 ft).</p>	No change recommended.

<b>Ward</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
11	Marek Przeclawski 5276 Drenkelly Crt. re: Kraft Mill	Supported the residential land use designation on the Kraft Mill. Was concerned with the 10% permission for alterations and additions suggested in the draft zoning. He felt that a 2-3% expansion right would be more appropriate.	<p>The Streetsville District Policies were approved by Council on November 2, 2006. Two appeals have been launched including the lands owned by Kraft Canada. The land use designation endorsed by Council was Residential High Density I and Greenbelt. A Special Site was added to the Streetsville District Policies to permit the existing mill to remain and to allow for minor alterations and additions. These policies have been implemented in the Draft Zoning By-law with the introduction of an RA1-33 zone on the tablelands and a G1-13 zone for the valley lands. The RA1-33 zone only permits the existing mill and does not permit the erection of new buildings or structures. Minor alterations and additions will be permitted to a maximum of 10% of the gross floor area - non-residential that exists on the date of passing of the by-law.</p> <p>The Ward Councillor has requested a recommendation that will reduce the proposed size of the alterations and additions from 10% to 5% with a maximum height 8.0 m (26.2 ft).</p>	No change recommended.
11	Glen Broll of Glen Schnarr & Associates Inc. on behalf of the Harris Farm 6545 Creditview Road	The lands are proposed to be zoned D-8 and G1. Would like to develop a golf course on the subject lands which would be permitted in the existing RR (Rural Residential), A (Agricultural) and G (Greenbelt) zones, subject to the approval of the Conservation Authority.	The majority of the subject lands are designated Greenbelt in Mississauga Plan, which does not permit the development of a golf course. The proposed D-8 zone allows for the existing farm and detached dwelling to remain and expand. No additional uses will be permitted in conformity with Mississauga Plan.	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
<b>City-Wide</b>				
City-wide	Harry Froussios of Zelinka Priamo Ltd. on behalf of Loblaw's Properties Limited	Seasonal outdoor garden centres are not permitted in the Draft Zoning By-law. Recent Committee of Adjustment approvals have been granted for one (1) year on the condition that rezoning applications are pursued. Seeking clarification of Council's position on the matter.	Regulations for outdoor garden centres were originally contained in the Draft Zoning By-law. However, at Council's direction, these regulations were removed from the Draft Zoning By-law.	<p>No change recommended.</p> <p>The Commissioner of Planning and Building has been directed to communicate with the Committee of Adjustment on Council's desire to have them deal with seasonal garden centres. Staff are also investigating the possibility of introducing a licensing by-law to regulate temporary uses.</p>
City-wide	James Burrows – 3309 Queen Frederica Drive	Concerned with the proposed regulations regarding the parking of commercial motor vehicles on residential driveways. The gross weight noted in the by-law is too restrictive and does not reflect current truck weights.	Staff have reviewed the issue and have determined that the weights as proposed in the Draft Zoning By-law are appropriate but that the permitted length of a commercial vehicle in a Residential Zone be increased to 6 m (19.7 ft.).	Vehicle weights as stated in the Draft Zoning By-law remain appropriate. Vehicle length to be increased to 6.0 m (19.7 ft.) prior to final adoption of the Zoning By-law.

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