



# Corporate Report

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**DATE:** September 29, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 19, 2009

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

**SUBJECT:** **Southdown District Policies – Implementing Zoning By-law -  
SUPPLEMENTARY REPORT  
WARD 2**

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**RECOMMENDATION:** That the report titled “*Southdown District Policies – Implementing Zoning By-law - Supplementary Report*” dated September 29, 2009 from the Commissioner of Planning and Building, be approved in accordance with the following:

- Notwithstanding that subsequent to the public meeting held on June 23, 2008, revisions to the implementing zoning by-law have been made, City Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, further notice regarding the proposed amendment is hereby waived.
- That the implementing zoning by-law for the lands in the Southdown Planning District be amended, in accordance with the proposed zoning changes contained in Appendix 1 to this report which is consistent with the proposed modifications to Official Plan Amendment No.63.

**BACKGROUND:**

On July 2, 2008, City Council considered the report titled "*Southdown District Policies – Implementing Zoning By-laws*" dated June 3, 2008, from the Commissioner of Planning and Building and adopted the following recommendation:

- "1. That the report titled "Southdown District Policies – Implementing Zoning By-laws" dated June 3, 2008 from the Commissioner of Planning and Building, be received for information.

That the following correspondence with respect to the subject matter be received:

- a. Letter dated June 22, 2008 from Ryan Windle, MHBC Planning on behalf of LaFarge Canada Inc. providing comments on OPA 63 and the implementing zoning by-law.
- b. Letter dated June 23, 2008 from Andrew Paton, Q.C. on behalf of Petro-Canada advising of his attendance at the Planning and Development Committee Meeting to be held on June 23, 2008 in order to present his client's position, and requesting to be notified of all future meetings with respect to the subject matter."

The statutory public meeting, to fulfill the requirements of the *Planning Act*, was held by the Planning and Development Committee on June 23, 2008. The meeting was attended by approximately 30 persons of which, six made presentations. The Committee also received written correspondence on the matter. Additional correspondence was received subsequent to the meeting.

On August 6, 2008, City Council adopted Amendment 63 to Mississauga Plan – Southdown District Policies. Six appeals were filed against Amendment 63. Subsequently, on June 24, 2009, City Council adopted several modifications to Amendment 63 and authorized Legal Services to submit these amendments to the Ontario Municipal Board in respect of the six appeals which were filed against Amendment 63. The draft zoning by-law in Appendix 1 to this report incorporates the modifications to Amendment 63.

**COMMENTS:****General Issues****Existing Uses**

Amendment 63, as approved by City Council, provides for the continuation of existing uses. The draft zoning by-laws did not sufficiently recognize existing uses. Although most existing uses in the Southdown Planning District are permitted in either the E2 or E3 base zone, in the event that a use cannot adequately be defined with the provisions contained in By-law 0225-2007, a permission for legally existing uses is proposed to be added to all E2 and E3 exception zones within the Southdown Planning District. The by-law contained in Appendix 1 includes the following wording **"use legally existing on the date of passing of this By-law"**. Staff is satisfied that this added use will provide some assurance to all affected land owners that their current operations can continue.

**Outdoor Storage**

The draft zoning by-laws required outdoor storage to be within enclosed containers. The objective for outdoor storage is to control and manage the dispersion of loose material into the air, in order to prevent emissions of air borne particulate matter that can contribute to problems with air quality. The intent was not to restrict the storage of static materials and products that do not emit particulates such as forklift and skids. For example, piles of sand and salt that can become air borne will be restricted by adding a regulation that states **"outdoor storage of particulate raw materials, such as, but not limited to salt and sand will be within enclosed containers, a structure with a minimum of three (3) sides and a roof, or otherwise covered"**. This regulation will achieve the overall objective of controlling outdoor storage that may affect air quality.

**Contractors and Bulk Storage Yards**

Contractors and bulk storage yards are generally located within the interior of the Southdown Planning District. The draft by-laws presented in June 2008 restricted these uses within the entire planning district. The overall objective is to control these types of businesses

on lands with frontage on the major roads within the district (Royal Windsor Drive, Winston Churchill Boulevard, Lakeshore Road West and Southdown Road). Changes have been made to the draft zoning by-law to allow these types of uses within the interior of the district.

### **Site Specific Issues**

#### **Petro-Canada**

Petro-Canada has an outstanding appeal (Appeal No.36) to By-law 0225-2007 on their property on the west side of Southdown Road where they have had a "land farming" operation since 1975. Land farming is the "biodegradation of petroleum refining wastes by naturally occurring soil bacteria by means of controlled application of the wastes to land followed by periodic tilling". Petro-Canada has a provisional certificate of approval from the Ministry of the Environment (MOE) for this operation. This use is fundamentally industrial in nature but currently, is a legal non-conforming use.

As a legal non-conforming use, there is less ability to control the use by the City than if recognized as a legal use. As a legally recognized use, the City can control the use through regulations in the zoning by-law. Therefore, the area used for the land farming operation is proposed to be recognized as a special site in the Southdown Planning District Policies and zoned E3-11, which will only permit land farming and no other industrial uses. As a further measure, it must be accessory to the existing oil refinery on the east side of Southdown Road.

Petro-Canada also has a card-lock fuel dispensing facility on the east side of Southdown Road. Amendment 63 specifically removed this as a permitted use on lands fronting the major roads within the Southdown Planning District. The City is prepared to legally recognize this existing facility with the introduction of a special site in the district policies and an E3-13 zone in the zoning by-law.

Further, Petro-Canada has existing buildings and structures within a portion of the Greenbelt lands along the waterfront on their property.

Petro-Canada requested that these existing buildings and structures be legally recognized and allowed to expand or construct new buildings or structures within the Greenbelt. Staff is prepared to recognize the existing buildings and structures but cannot extend as-of-right zoning to allow for expansions or new buildings. Further approvals from the Conservation Authority and/or City will be required if any expansions or new buildings and structures are contemplated.

**FINANCIAL IMPACT:** Not applicable

**CONCLUSION:** The zoning by-law included as Appendix 1 to this report incorporates all of the changes as noted above and implements the City Council adopted modifications to Amendment 63.

**ATTACHMENTS:** APPENDIX 1: Draft Zoning By-law

*Original Signed By:*

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Karen Crouse, Policy Planner, Community Planning*

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Council of a local municipality may pass a Zoning By-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 6.2.4.3 and substituting the following therefor:

6.2.4.3	Exception: C3-3	Map # 04, 11	By-law:
In a C3-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Use Not Permitted</b>			
6.2.4.3.1	(1)	<b>Convenience Restaurant</b>	
<b>Additional Permitted Uses</b>			
6.2.4.3.2	(1)	<b>Convenience restaurant</b> legally existing on the date of passing of this By-law	
	(2)	Outdoor patio, accessory to a <b>restaurant, take-out restaurant</b> or <b>convenience restaurant</b> , legally existing on the date of passing of this By-law	
	(3)	Accessory outdoor <b>garden centre</b>	
	(4)	E2 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except:	
	(4.1)	<b>Transportation Facility</b>	
	(4.2)	<b>Truck Terminal</b>	
	(4.3)	<b>Waste Processing Station</b>	
	(4.4)	<b>Waste Transfer Station</b>	
	(4.5)	<b>Composting Facility</b>	
	(4.6)	Contractor Service Shop	
	(4.7)	<b>Adult Entertainment Establishment</b>	
	(4.8)	<b>Body-Rub Establishment</b>	
	(4.9)	<b>Cardlock Fuel Dispensing Facility</b>	
<b>Regulations</b>			
6.2.4.3.3	<b>Uses</b> contained in Sentence 6.2.4.3.2 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.3.4	Maximum area used for an accessory outdoor <b>garden centre</b>		1 355 m <sup>2</sup>

6.2.4.3	Exception: C3-3	Map # 04, 11	By-law:
6.2.4.3.5	Minimum <b>height</b> of fencing or screening surrounding an accessory outdoor <b>garden centre</b>		3.1 m
6.2.4.3.6	<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered		

2.
- By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.15 and substituting the following therefor:

8.2.3.15	Exception: E2-15	Map # 04	By-law:
In an E2-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall <b>apply</b> :			
<b>Additional Permitted Use</b>			
8.2.3.15.1	(1)	<b>Garden Centre</b>	
<b>Uses Not Permitted</b>			
8.2.3.15.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	Contractor Service Shop	
	(7)	<b>Adult Entertainment Establishment</b>	
	(8)	<b>Body-Rub Establishment</b>	
	(9)	<b>Cardlock Fuel Dispensing Facility</b>	
<b>Regulation</b>			
8.2.3.15.3	<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered		

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

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

4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

8.2.3.109	Exception: E2-109	Map # 04	By-law:
In an E2-109 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.109.1	(1)	Use legally <b>existing</b> on the date of passing of this By-law	
	(2)	Gas Processing Operation	
<b>Uses Not Permitted</b>			
8.2.3.109.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	Contractor Service Shop	
	(7)	<b>Adult Entertainment Establishment</b>	
	(8)	<b>Body-Rub Establishment</b>	
	(9)	<b>Cardlock Fuel Dispensing Facility</b>	



8.2.3.109	Exception: E2-109	Map # 04	By-law:
<b>Regulations</b>			
8.2.3.109.3	<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered		
8.2.3.109.4	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>GFA - non-residential</b> for a gas processing operation		1.6

5. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

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

6. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.4.1 and substituting the following therefor:

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

7. By-law Number 0225-2007, as amended, is further amended by adding to Exception Table 8.2.4.2 the following:

8.2.4.2	Exception: E3-2	Map # 04	By-law:
<b>Additional Permitted Uses</b>			
8.2.4.2.1	(2)	Use legally <b>existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.4.2.1A	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Outdoor Storage</b>	
	(7)	Contractor Service Shop	
	(8)	Contractor's Yard	
	(9)	<b>Vehicle Pound Facility</b>	
	(10)	<b>Motor Vehicle Body Repair Facility</b>	
	(11)	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Body-Rub Establishment</b>	
	(14)	<b>Cardlock Fuel Dispensing Facility</b>	
<b>Regulations</b>			
8.2.4.2.14	Accessory <b>outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three (3) sides and a roof, or otherwise covered		

8. By-law Number 0225-2007, as amended, is further amended by adding to Exception Table 8.2.4.6 the following:

8.2.4.6	Exception: E3-6	Map # 04	By-law:
Additional Permitted Uses			
8.2.4.6.1	(2)	Use legally existing on the date of passing of this By-law	
Uses Not Permitted			
8.2.4.6.2	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	

9. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

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

10. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

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

11. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

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

12. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

9.2.3.11	Exception: OS2-11	Map # 04	By-law:
In an OS2-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
9.2.3.11.1	(1)	Garden Park	
	(2)	<b>Office</b>	
	(3)	Commercial School	
	(4)	<b>Banquet Hall/Conference Centre/Convention Centre</b>	
	(5)	Training and Development Centre	
	(6)	<b>Restaurant</b>	
	(7)	<b>Take-out Restaurant</b>	
	(8)	Gift Shop	
	(9)	Conservatory	
	(10)	Greenhouse including accessory sales	
<b>Regulations</b>			
9.2.3.11.2	Maximum <b>gross floor area - non-residential</b> used for gift shops		212 m <sup>2</sup>
9.2.3.11.3	Minimum setback to the G1-14 zone for an addition to the <b>existing building</b> over an <b>existing</b> foundation		0.0 m
9.2.3.11.4	"Commercial School" means a business school, dance school, music school, arts school or crafts school.		

13. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

10.2.2.15	Exception: G1-15	Map # 04	By-law:
In a G1-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a G1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
10.2.2.15.1	(1)	Conveyor belt legally <b>existing</b> on the date of passing of this By-law	

14. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

10.2.2.16	Exception: G1-16	Map # 03, 04	By-law:
In a G1-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a G1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
10.2.2.16.1	(1)	<b>Buildings and structures</b> legally <b>existing</b> on the date of passing of this By-law	

15. Map Number 03 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E3" to "E3-1", the zoning of Part of Lots 28 to 30, Concession 3, South of Dundas Street and Part of Lot 28 and Lots 29 and 30, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E3-1" zoning indicated thereon.
16. Map Number 03 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "E3-13", the zoning of Part of Lot 30, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E3-13" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E3-13" zoning indicated thereon.
17. Map Number 03 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "G1-16", the zoning of Part of Lots 28 to 30, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "G1-16" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "G1-16" zoning indicated thereon.
18. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "C3-44" to "C3-3", the zoning of Part of Lot 31, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "C3-3" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "C3-3" zoning indicated thereon.

19. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" and "E3-1" to "E2-15", the zoning of Part of Lot 31, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-15" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-15" zoning indicated thereon.
20. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2", "E2-15" and "E3" to "E2-108", the zoning of Part of Lots 31, 32, 34 and 35, Concession 3, South of Dundas Street; and Part of Lots 32 and 34, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-108" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-108" zoning indicated thereon.
21. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "E2-109", the zoning of Part of Lot 31, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-109" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-109" zoning indicated thereon.
22. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "E2-110" and E3-11, the zoning of Part of Lots 31 and 32, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-110" and "E3-11" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-110" and "E3-11" zoning indicated thereon.
23. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "E3-1", the zoning of Part of Lots 32 to 35, Concession 3, South of Dundas Street; and Part of Lots 33 and 34, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E3-1" zoning indicated thereon.



24. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "E3-12", the zoning of Part of Lots 31, 32 and 34, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E3-12" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E3-12" zoning indicated thereon.
25. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "G1" to "OS2", the zoning of Part of Lot 32, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "OS2" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "OS2" zoning indicated thereon.
26. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2", "D" and "G1" to "OS2-11", the zoning of Part of Lots 34 and 35, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "OS2-11" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "OS2-11" zoning indicated thereon.
27. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" and "OS2" to "G1", the zoning of Part of Lots 31 to 34, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "G1" zoning indicated thereon.
28. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "G1" to "G1-14", the zoning of Part of Lot 35, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "G1-14" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "G1-14" zoning indicated thereon.

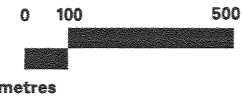
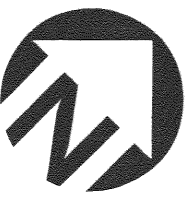
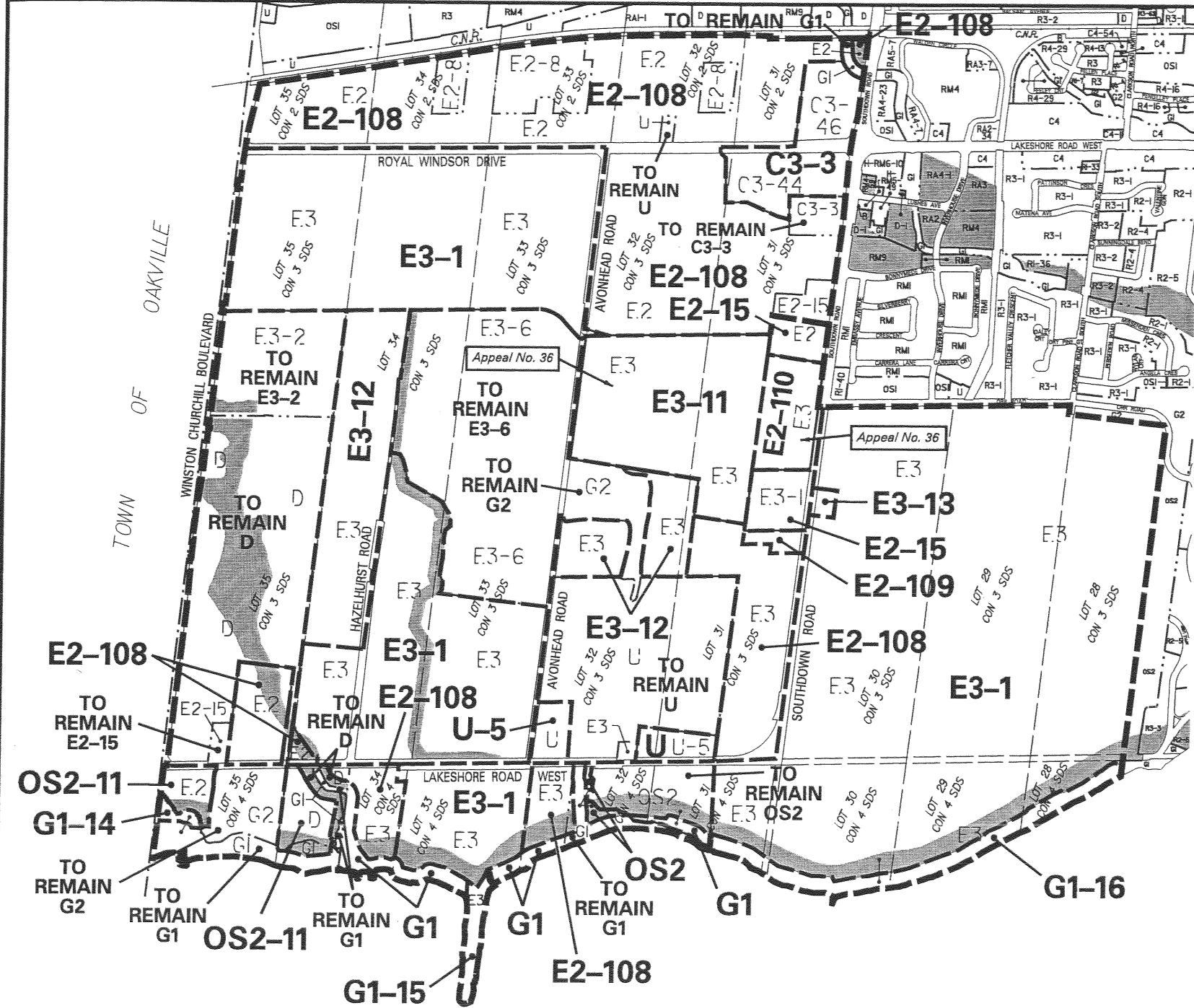
29. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "G1-15", the zoning of Part of Lot 33, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "G1-15" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "G1-15" zoning indicated thereon.
30. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "G1-16", the zoning of Part of Lot 31, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "G1-16" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "G1-16" zoning indicated thereon.
31. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "U-5" to "U", the zoning of Part of Lots 31 and 32, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "U" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "U" zoning indicated thereon.
32. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "U" to "U-5", the zoning of Part of Lot 32, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "U-5" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "U-5" zoning indicated thereon.
33. Map Number 11 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "C3-46" to "C3-3", the zoning of Part of Lot 31, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "C3-3" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "C3-3" zoning indicated thereon.

34. Map Number 11 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" and "E2-8" to "E2-108", the zoning of Part of Lots 31 to 35, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-108" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-108" zoning indicated thereon.
35. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the "Greenbelt Overlay" to Part of Lots 32, 34 and 35, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "Greenbelt Overlay" shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "Greenbelt Overlay" indicated thereon.
36. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 63 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



PART OF LOTS 31-35  
CON 2 S.D.S,  
LOTS 31-35  
CONS 3 AND 4 S.D.S,  
PART OF LOTS 28-30  
CON 3 S.D.S,  
PART OF LOT 28 AND  
LOTS 29, 30 CON 4 S.D.S.,  
CITY OF MISSISSAUGA

**DRAFT**



GREENBELT OVERLAY

THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL ON  
\_\_\_\_\_



## **APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

### Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the majority of properties in the Southdown Planning District in conformity with Mississauga Plan Amendment No.63. The changes are detailed below as follows:

The "C3-3" zone permits a range of commercial uses including accessory outdoor garden centres to a maximum size, and a range of light industrial uses with some exceptions. Outdoor storage of particulate materials such as salt and sand is permitted provided it is located within enclosed containers or otherwise covered.

The "E2-15" zone permits garden centres as an additional permitted use and has been applied to all existing garden centres within the Southdown Planning District.

The "E2-108" zone permits a range of light industrial uses with some exceptions for lands fronting onto Royal Windsor Drive, Lakeshore Road West, Winston Churchill Boulevard and Southdown Road. Outdoor storage of particulate materials such as salt and sand is permitted provided it is located within enclosed containers or otherwise covered.

The "E2-109" zone permits a gas processing operation in addition to a range of other light industrial uses with some exceptions due to their frontage on Southdown Road. Outdoor storage of particulate materials such as salt and sand is permitted provided it is located within enclosed containers or otherwise covered.

The "E2-110" zoning applies to the frontage of lands on Southdown Road and permits a range of light industrial uses with some restrictions and requires outdoor storage of particulate materials such as salt and sand to be within enclosed containers or otherwise covered.

The "E3-1" zone permits a range of heavy industrial uses with some exceptions due to frontages on Royal Windsor Drive, Winston Churchill Boulevard, Lakeshore Road West and Southdown Road. Outdoor storage of particulate materials such as salt and sand is permitted provided it is located within enclosed containers or otherwise covered.

The "E3-2" zone is revised to not permit some industrial uses and to require outdoor storage of particulate materials such as salt and sand to be located within enclosed containers or otherwise covered.

The "E3-6" zone is revised to not permit some industrial uses.

The "E3-11" zoning applies to the rear portion of the lands and only permits the existing land farming accessory to the oil refinery at 385 Southdown Road.

The "E3-12" zone permits a range of light industrial uses with some exceptions. Outdoor storage of particulate materials such as salt and sand is permitted provided it is located within enclosed containers or otherwise covered.

The "E3-13" zone permits the existing cardlock fuel dispensing facility as an additional permitted use.

The "OS2-11" zone permits both active and passive recreational uses. The following additional uses are also permitted: garden park, offices, banquet halls/conference centres/convention centres, training and development centre, restaurant, take-out restaurant, gift shop, conservatory, greenhouse including accessory sales and a commercial school (limited to business, dance, music, arts or crafts schools).

The "G1-15" zone permits the existing conveyor belt located on site to remain.

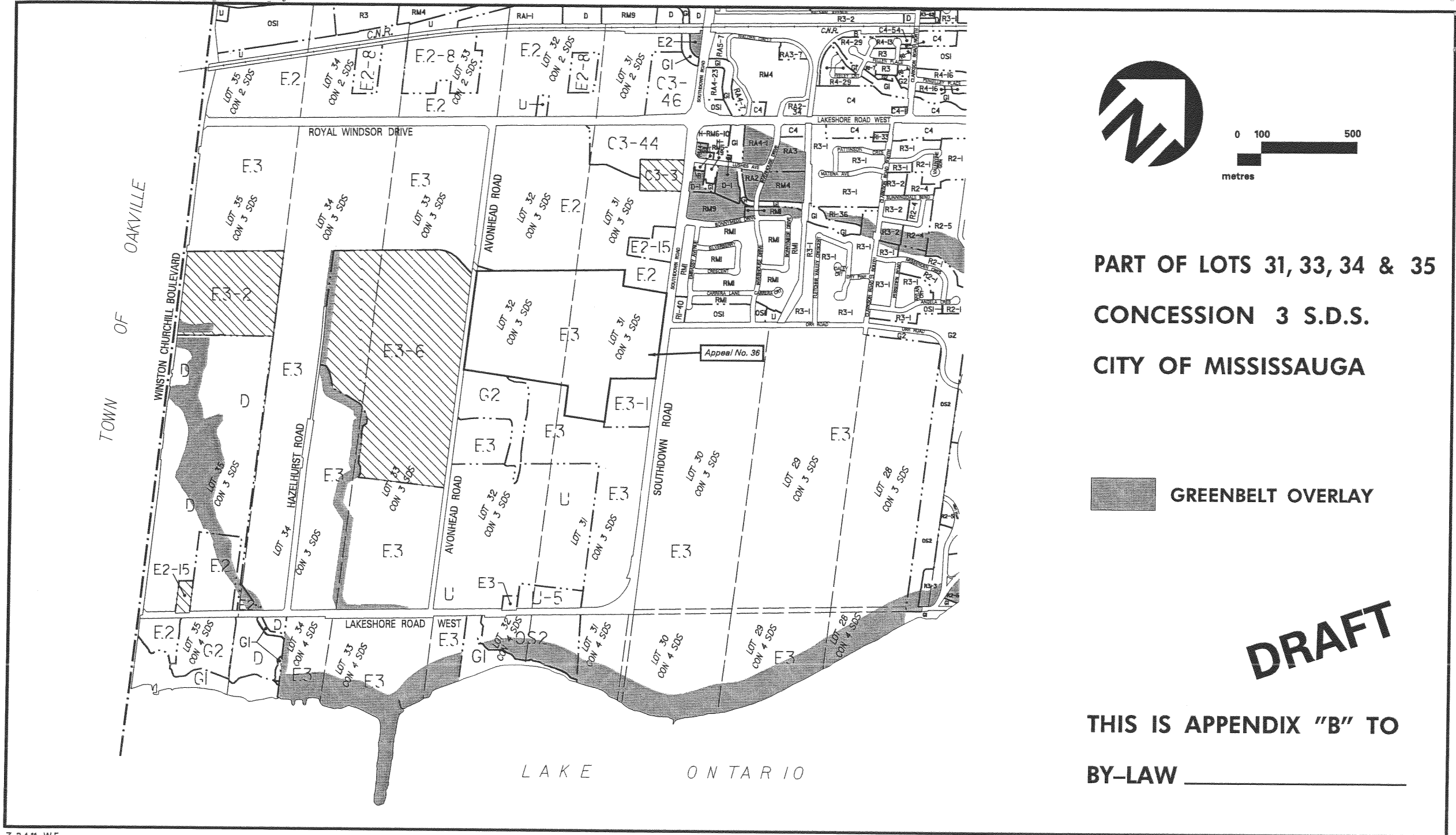
The "G1-16" zone allows structures legally existing on the date of passing of this By-law.

#### Location of Lands Affected

Lands within the Southdown Planning District generally bounded by the CN Railway, Winston Churchill Boulevard, Lake Ontario and Southdown Road, and the Petro-Canada property located on the north shore of Lake Ontario on the east side of Southdown Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A" and Appendix "B".

Further information regarding this By-law may be obtained from Karen Crouse of the City Planning and Building Department at 905-615-3200 ext. 5526.





PART OF LOTS 31, 33, 34 & 35  
CONCESSION 3 S.D.S.  
CITY OF MISSISSAUGA

 GREENBELT OVERLAY

**DRAFT**

THIS IS APPENDIX "B" TO  
BY-LAW \_\_\_\_\_