



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0097-2016

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

WHEREAS pursuant to sections 34 and 36 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 the definition of "Science and Technology Facility" in Section 1.2 and substituting the following therefor:

Science and Technology Facility means a building, structure or part thereof, used for one or more of the following: scientific and technological research and development including laboratories, pilot plants, prototype production facilities, computer and information technology development, including hardware and software, data processing services and engineering and professional design services.

- 2. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.5 and substituting the following therefor:

Table with 4 columns: 8.2.3.5, Exception: E2-5, Map # 18, By-law. Content: In an E2-5 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply: Permitted Uses 8.2.3.5.1 Lands zoned E2-5 shall only be used for the following: (1) Science and Technology Facility (2) Education and Training Facility (3) Broadcasting/Communication Facility (4) Office (5) Pilot Plant (6) Prototype Production Facility (7) University/College (8) Manufacturing facility legally existing on the date of passing of this By-law

8.2.3.5	Exception: E2-5	Map #18	By-law:
8.2.3.5.2	A banquet hall/conference centre/convention centre, fitness centre, financial institution, restaurant, take-out restaurant, day care and manufacturing provided that such uses are located within, and form an integral part of, the building used for one or more of the uses in Sentence 8.2.3.5.1 of this Exception		
Regulations			
8.2.3.5.3	Minimum lot area		0.8 ha
8.2.3.5.4	Minimum lot frontage		60.0 m
8.2.3.5.5	Maximum floor space index - non-residential for all uses		0.6
8.2.3.5.6	Maximum floor space index - non-residential for office		0.4
8.2.3.5.7	Maximum percentage gross floor area - non-residential of a building for any uses listed in Sentence 8.2.3.5.2 of this Exception		15%
8.2.3.5.8	Minimum front yard		12.5 m
8.2.3.5.9	Minimum exterior side yard		12.5 m
8.2.3.5.10	Minimum depth of a landscaped buffer measured from any lot line		4.5 m
8.2.3.5.11	Maximum lot coverage		40%
8.2.3.5.12	Minimum of 50% of the front yard shall be landscaped area		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-5 by further amendment to Map 18 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) delivery of an Environmental Impact Study that is satisfactory to the City Transportation and Works Department and Credit Valley Conservation.</p>			

3. By-law Number 0225-2007, as amended, is further amended by deleting Exception Tables 8.2.3.6 and 8.2.3.7 for the lands identified on the attached Schedule "A".

4. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.31 and substituting the following therefor:

8.2.3.31	Exception: E2-31	Map # 18	By-law:
In an E2-31 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.31.1	Lands zoned E2-31 shall only be used for the following:		
	<ul style="list-style-type: none"> (1) Science and Technology Facility (2) Education and Training Facility (3) Broadcasting/Communication Facility (4) Office (5) Pilot Plant (6) Prototype Production Facility (7) University/College (8) Manufacturing facility legally existing on the date of passing of this By-law (9) Private School 		
8.2.3.31.2	A banquet hall/conference centre/convention centre, fitness centre, financial institution, restaurant, take-out restaurant, day care and manufacturing provided that such uses are located within, and form an integral part of, the building used for one or more of the uses in Sentence 8.2.3.31.1 of this Exception		
Regulations			
8.2.3.31.3	Minimum lot area		0.8 ha
8.2.3.31.4	Minimum lot frontage		60.0 m
8.2.3.31.5	Maximum floor space index - non-residential for all uses		0.6
8.2.3.31.6	Maximum floor space index - non-residential for office		0.4
8.2.3.31.7	Maximum percentage gross floor area - non-residential of a building for any uses listed in Sentence 8.2.3.31.2 of this Exception		15%
8.2.3.31.8	Minimum front yard		12.5 m
8.2.3.31.9	Minimum exterior side yard		12.5 m
8.2.3.31.10	Minimum depth of a landscaped buffer measured from any lot line		4.5 m
8.2.3.31.11	Maximum lot coverage		40%
8.2.3.31.12	Minimum of 50% of the front yard shall be landscaped area		

5. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.101 and substituting the following therefor:


8.2.3.101	Exception: E2-101	Map # 18	By-law: 0248-2009
In an E2-101 zone the applicable regulations shall be as specified for a E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.101.1	Lands zoned E2-101 shall only be used for the following:		
	<ul style="list-style-type: none"> (1) Office (2) Broadcasting/Communication Facility (3) Science and Technology Facility (4) Restaurant (5) Take-out Restaurant (6) Commercial School (7) Financial Institution (8) Banquet Hall/Conference Centre/Convention Centre (9) Overnight Accommodation (10) Active Recreational Use (11) Recreational Establishment (12) Private Club (13) Parking Lot (14) University/College (15) Courier/Messenger Service (16) Education and Training Facility 		
Regulations			
8.2.3.101.2	The provision contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.101.3	For the purposes of this By-law, all lands zoned E2-101 shall be consider one lot		
8.2.3.101.4	Maximum floor space index - non-residential used for office and overnight accommodation		0.7
8.2.3.101.5	Minimum landscaped area		30% of the lot area
8.2.3.101.6	The lot line abutting North Sheridan Way shall be deemed to be the front lot line		
8.2.3.101.7	Maximum height		5 storeys
8.2.3.101.8	Minimum depth of a landscaped buffer measured from a lot line that abuts a Residential Zone		4.5 m

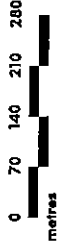
6. Map Number 18 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E2-5" to "H-E2-5", "G1" and "G2"; "E2-6" and "E2-7" to "E2-5"; "E2-6" to "E2-101"; and, "OS2" to "U" the zoning of Part of Lots 31, 32, 33, 34 and 35, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-E2-5", "E2-5", "E2-101", "G1", "G2" and "U" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-E2-5", "E2-5", "E2-101", "G1", "G2" and "U" zoning indicated thereon.
7. Map Number 18 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by deleting therefrom and adding thereto the "Greenbelt Overlay" to Part of Lot 33, Concession 1, 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 "A", which is deemed to be an integral part of this By-law.
8. This By-law shall not come into force until Mississauga Official Plan Amendment Number 40 is in full force and effect.

ENACTED and PASSED this 11 day of May 2016.

Bonnie Crombie
MAYOR

Crystal Green
CLERK

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
			
Date	May	5	16



GREENBELT OVERLAY

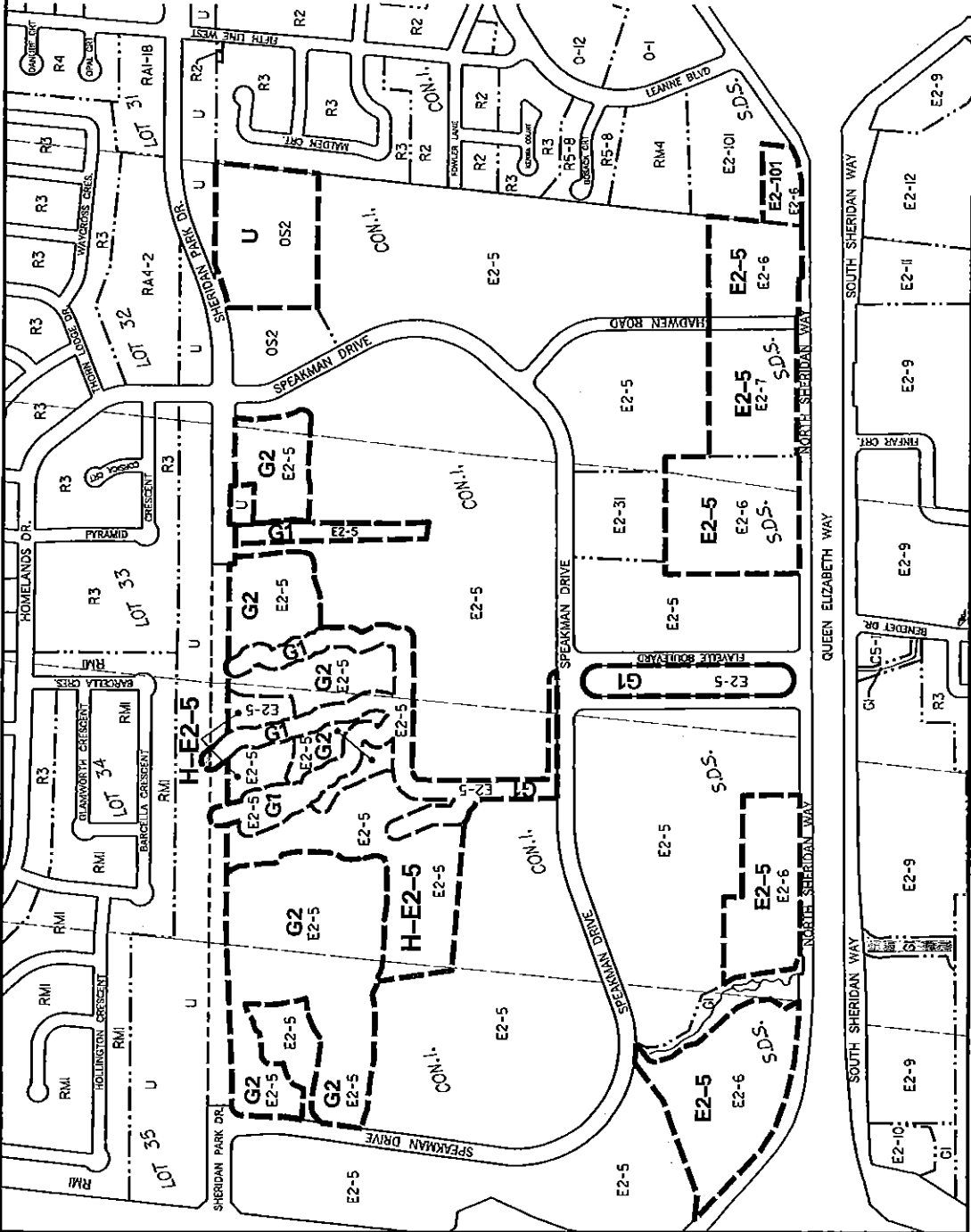
This is not a Plan of Survey.

CITY OF MISSISSAUGA

**THIS IS SCHEDULE "A" TO
BY-LAW 20097-2016**

PASSED BY COUNCIL ON

May 11, 2016



APPENDIX "A" TO BY-LAW NUMBER 097-2016

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to implement land use policies for the Sheridan Park Corporate Centre by revising and updating the existing zone categories and regulations.

This By-law amends the zoning of the properties outlined on the attached Schedule "A" from "E2-5" (Employment - Exception) to "H-E2-5" (Employment - Exception) , "G1" (Greenbelt - Natural Hazards) and "G2" (Greenbelt - Natural Features); "E2-6" (Employment - Exception) and "E2-7" (Employment - Exception) to "E2-5" (Employment - Exception); "E2-6" (Employment - Exception) to "E2-101" (Employment - Exception); and, "OS2" (Open Space - City Park) to "U" (Utility).

"E2-5" permits a limited range of employment uses with a floor space index of 0.4 times the lot area.

"E2-6" permits a broader range of employment uses than "E2-5" with a floor space index of 0.4 times the lot area.

"E2-7" permits a broader range of employment uses than "E2-5" with a floor space index of 0.6 times the lot area, including office uses.

"E2-101" permits a range of employment uses with a floor space index of 0.7 for overnight accommodation and office uses.

"OS2" permits City parkland.

"E2-5" (amended) permits a broader range of land uses, maintaining a science and technology component, with a floor space index ranging from 0.4 to 0.6 times the lot area, depending on the type of uses.

Upon removal of the "H" provision, "E2-5" will permit the range of uses as noted above.

"E2-31" (amended) permits a broader range of land uses, including a private school, with a floor space index ranging from 0.4 to 0.6 times the lot area, depending on the type of uses.

"E2-101" (amended) permits a range of employment uses, but no longer includes manufacturing, warehousing or wholesaling facilities, among other employment uses, in conformity with the land use policies for Sheridan Park Corporate Centre. The floor space index remains at 0.7 for overnight accommodation and office uses.

"G1" permits flood control, stormwater management, erosion management and natural heritage features and areas conservation.

"G2" permits natural protection area and natural heritage features and areas conservation.

"U" permits utility building, water treatment facility, sewage treatment facility and electric transformer and distribution facility.

The "Greenbelt Overlay" is removed from lands that are rezoned to "G1" from "B2-5" where it is currently shown on Map 18, and further is added to lands identified by Credit Valley Conservation as Natural Hazard Lands, in the hydro corridor to the north of the site.

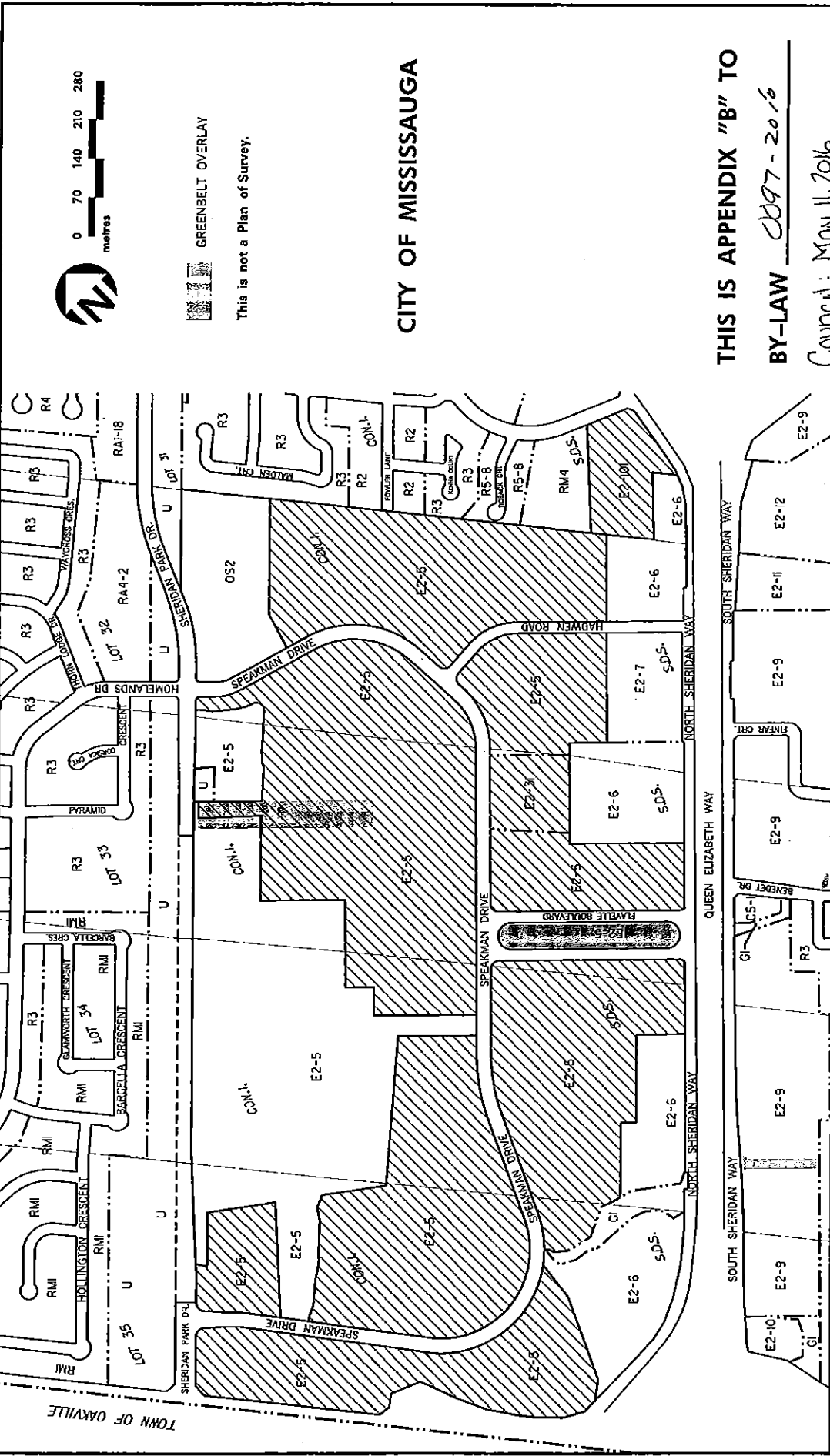
Location of Lands Affected

Portions of the Sheridan Park Corporate Centre Character Area, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Portions of the Sheridan Park Corporate Centre Character Area, in the City of Mississauga, as shown on the attached Map designated as Appendix "B".

Further information regarding this By-law may be obtained from Lisa Christie of the City Planning and Building Department at 905-615-3200 ext. 5542.

<http://teamsites.mississauga.ca/sites/18/Bylaws/CD.05.SHE.by-law.lc.jmcc.docx>



TOWN OF OAKVILLE



GREENBELT OVERLAY

This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B" TO

BY-LAW 0897-2016

Council: May 11, 2016

