

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

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

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

1. By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

5.2.2.XX	Exception: O-XX	Map # 44E	By-law:
In an O-XX zone the permitted uses and applicable regulations shall be as specified for a O Zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
5.2.2.XX.1	(a) overnight accommodation (b) restaurant (c) banquet hall/conference centre/convention centre (d) science and technology facility (e) University/College		
Regulations			
5.2.2.XX.2	The regulations of Subsection 2.1.14 of this By-law shall not apply		
5.2.2.XX.3	Minimum front yard		4.5 m
5.2.2.XX.4	Minimum interior side yard		4.3 m
5.2.2.XX.5	Minimum rear yard to an underground parking garage, inclusive of access stairwells and air shafts		4.5 m
5.2.2.XX.6	Minimum rear yard to a transformer vault		2.0 m
5.2.2.XX.7	Maximum encroachment of a canopy into a required front yard		1.0 m
5.2.2.XX.8	A parking garage exhaust shall be permitted within a required side yard setback		
5.2.2.XX.9	Maximum floor space index – non-residential		2.0
5.2.2.XX.10	Maximum building height		27 metres and 7 storeys , plus mechanical penthouse
5.2.2.XX.11	Minimum landscaped buffer		1.5 m
5.2.2.XX.12	A landscaped buffer shall not be required between a driveway and the south side lot line		
5.2.2.XX.13	Loading spaces shall be permitted between the rear streetwall and a lot line that is a street line		

5.2.2.XX	Exception: O-XX	Map # 44E	By-law:
In an O-XX zone the permitted uses and applicable regulations shall be as specified for a O Zone except that the following uses /regulations shall apply:			
5.2.2.XX.14	Minimum number of parking spaces per 100m ² gross floor area – non-residential		
	(a) banquet hall /conference rooms	7.4 spaces	
	(b) restaurant	10.0 spaces	
	(c) commercial office areas	3.2 spaces	
	(d) overnight accommodation	0.8 spaces per guest suite	
5.2.2.XX.15	For purposes of determining parking, public use areas accessory to the overnight accommodation , storage rooms accessory to a banquet hall and kitchens shall not be included in gross floor area – non-residential		
5.2.2.XX.16	Maximum number of loading spaces		2

2. Map Number 44E of Schedule “B” to By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from “D” to “O-XX”, the zoning of Part of Lot 9, Concession 9, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the “O-XX” 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 “O-XX” zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2021.

Mayor

Clerk

APPENDIX “A” TO BY-LAW NO. _____

Explanation of the Purpose and Effect of the By-law

“D” zone recognizes vacant lands not yet developed and/or permits legally existing uses to continue.

This By-law amends the zoning of the property outlined on the attached Schedule “A” from “D” to “O-XX”

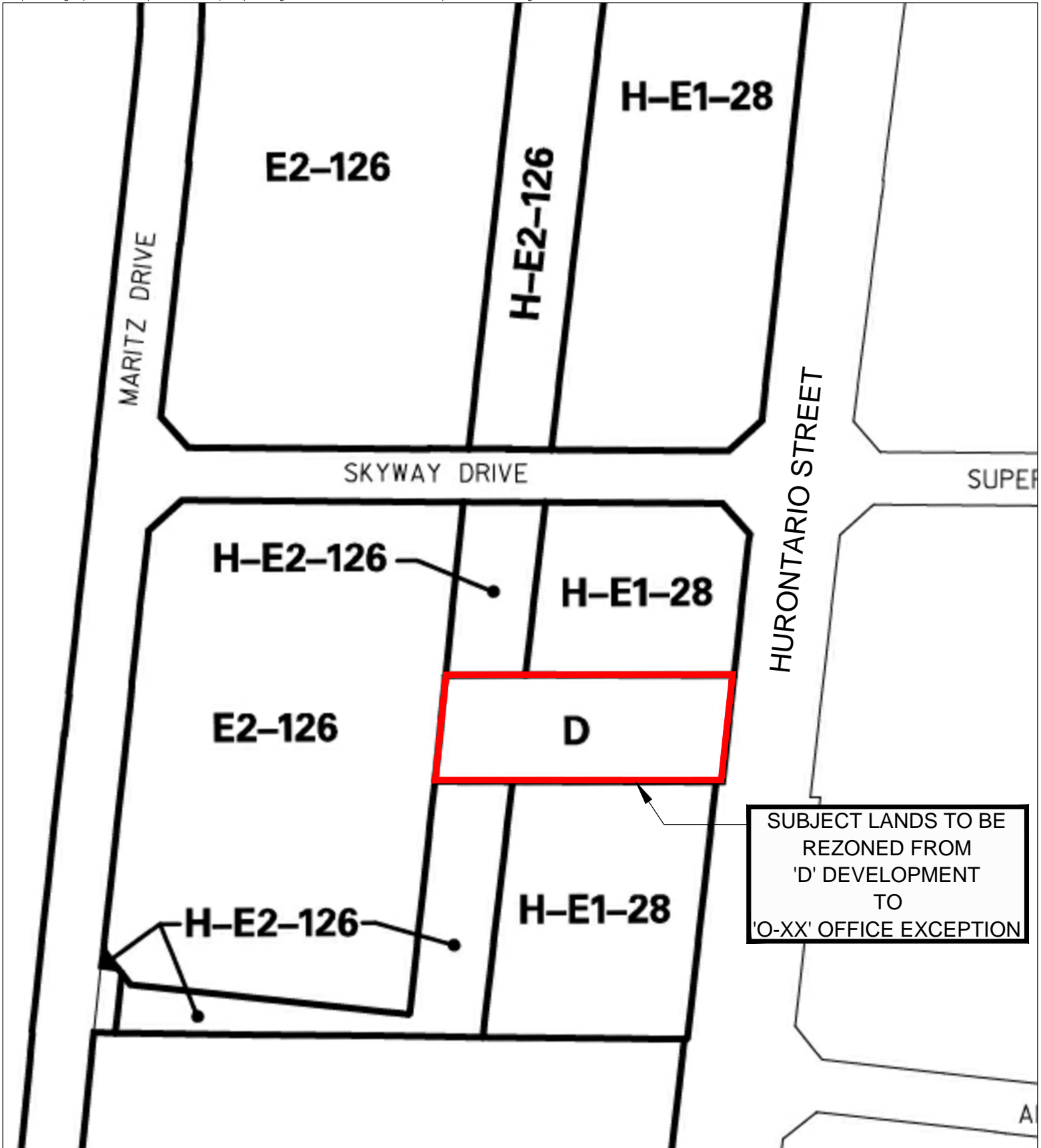
The proposed “O-XX” zone will bring the subject property into conformity with the Mississauga Official Plan.

“O-XX” will permit various office, hospitality and commercial type uses, including a hotel, banquet hall and restaurant.

Location of Lands Affected

West side of Hurontario Street, south of Skyway Drive, as shown on the attached Map designated as Schedule “A”.

Further information regarding this By-law may be obtained from XXXXXX of the City Planning and Building Staff at (905) 615-3200 x XXXX.



SCHEDULE 'A'



SCALE 1:2500
APRIL 27, 2020



GSAI

Glen Schnarr & Associates Inc.