

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER _____

A by-law to amend 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. The City of Mississauga Zoning By-law Number 0225-2007, as amended, be and it is hereby further amended by:
 - a. By rezoning the subject lands as shown in Schedule “A” - Zoning Map 43W as Development (D) to Office (O3) with Exception XX as shown Schedule “B”;
2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is to be deleted and replaced with the following exception table:
- 3.

8.2.3.X	Exception: O3-X	Map # XX	By-law:
In a O3-X zone the permitted uses and applicable regulations shall be as specified for a O3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
8.2.3.X.1	(1) Self Storage Facility		
Regulations			
8.2.3.X.2	Minimum Lot Frontage	30.0 m	
8.2.3.X.3	Maximum Height	7 Storey (32 m)	
8.2.3.X.4	Floor Space Index	2.7	
8.2.3.X.5	Required Parking Rate	191 Office parking space 25 self-storage/retail parking spaces	
8.2.3.X.6	Loading Space	2 loading spaces	
8.2.3.X.7	Outdoor Garbage Enclosures in Non-Residential Zones	Permit a garbage enclosure within the landscaped area.	
8.2.3.X.8	Minimum Front Yard Setback	3.0 m	
8.2.3.X.9	Maximum Front Yard Setback	25.0 m	
8.2.3.X.10	Minimum Interior Side Yard Setback	7.0 m	
8.2.3.X.11	Minimum Exterior Side Yard Setback	7.0	
8.2.3.X.12	Minimum Rear Yard Setback	10.0 m	
8.2.3.X.13	Maximum Setback to the First Storey Streetwall of a building	25.0 m	
8.2.3.X.14	Minimum Landscape Buffer	3.0 m	

ENACTED and PASSED this _____ day of _____ 20__.

MAYOR

CLERK

DRAFT

APPENDIX “A” TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend various sections of the Zoning By-law pertaining to the subject lands municipally addressed as 6333 Hurontario Street. Changes include the following:

- Permitted Uses;
- Establish a maximum height;
- Floor Space Index;
- Parking and Loading Rates; and
- Setbacks.

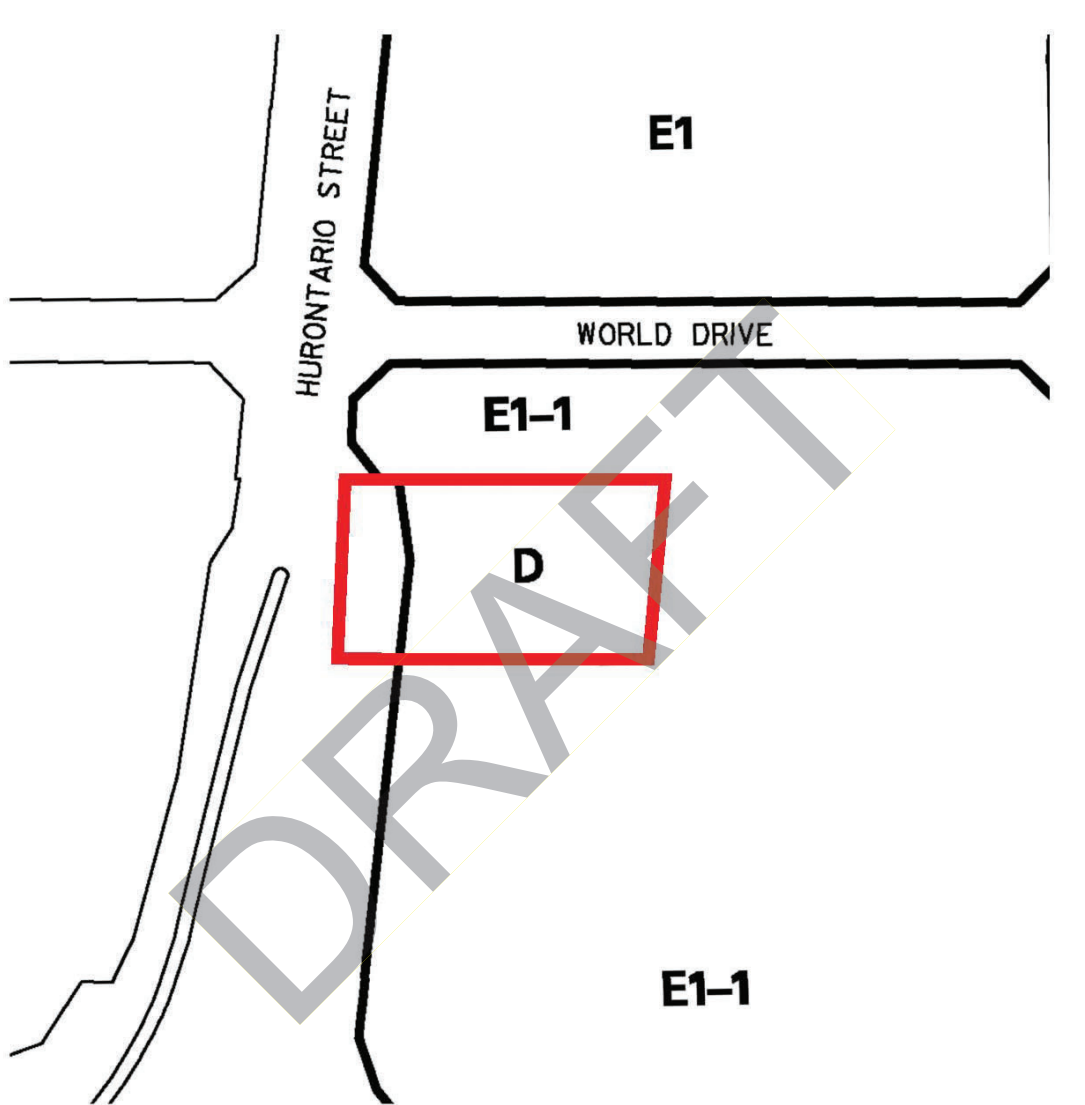
Location of Lands Affected

Lands located in Corporate Centre Employment Area in the City of Mississauga, as shown on the Attached Maps designated as Appendix “A” and Appendix “B”.



DRAFT

APPENDIX "B"

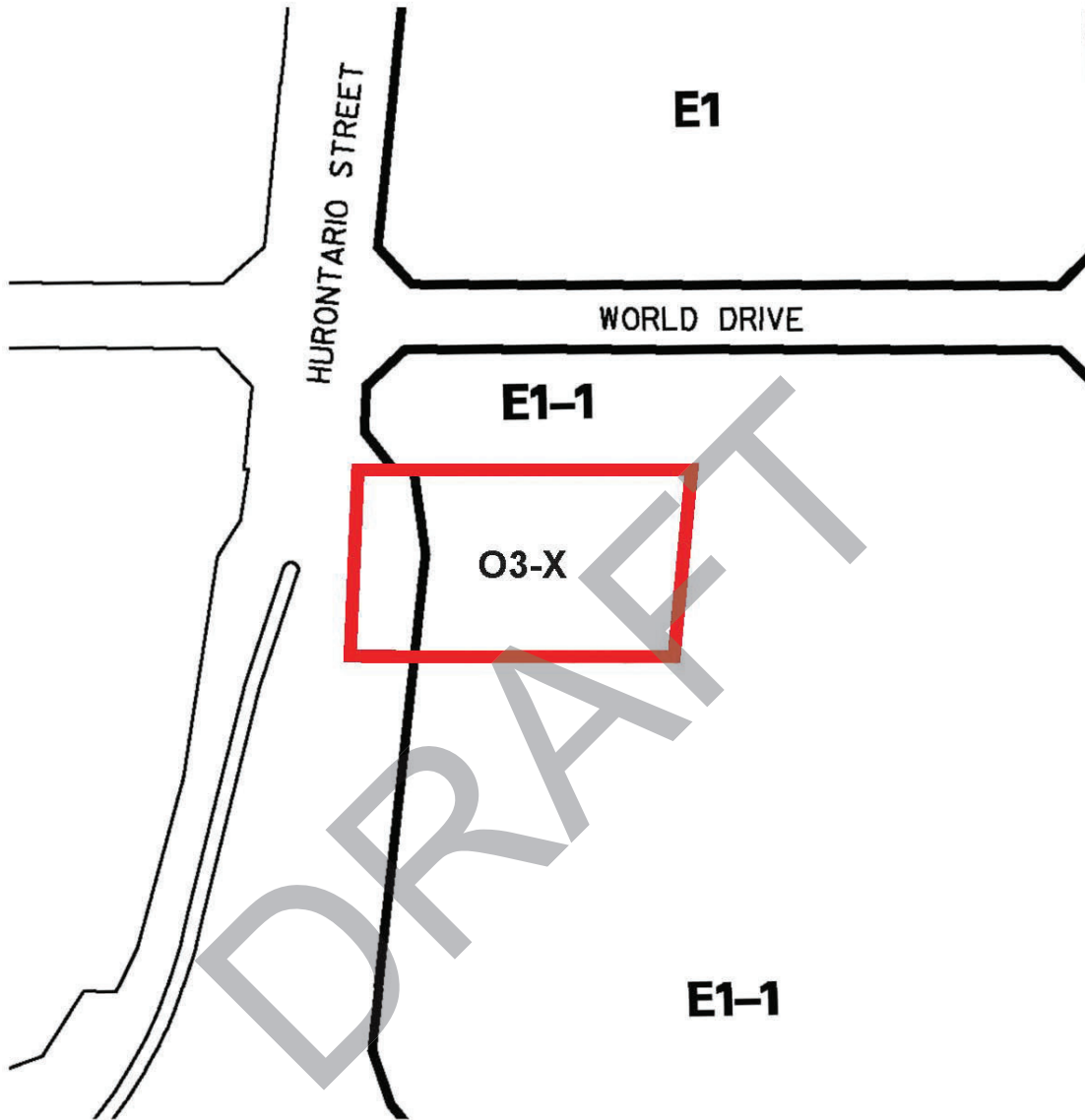
SCHEDULE "A" – LOCATION OF SUBJECT LANDS WITHIN ZONING MAP 43-W






Data Source: City of Mississauga Zoning By-law No. 0225-2007 Schedule B Zoning Map 43W

Schedule A City of Mississauga Zoning By-law No. 0225-2007 Zoning Map 43W 6333 Hurontario Street, Mississauga, Ontario	LEGEND  Subject Lands
	DATE: October 26, 2020 SCALE: N T S
<small>M:\2021\10-2225-Hurontario St. Mississauga\0225-Hurontario\43-0225-2007-Map 43W.dwg</small>	 MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE <small>230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7 P: 905 761 6586 F: 905 761 6589 WWW.MHBCPLAN.COM</small>

SCHEDULE "B" – PROPOSED ZONING



Data Source: City of Mississauga Zoning By-law No. 0225-2007 Schedule B Zoning Map 43W

<p>Schedule B</p>	<p>LEGEND</p> <p> Subject Lands</p>		
	<p>6333 Hurontario Street, Mississauga, Ontario</p>	<p>DATE: October 26, 2020</p>	<p>SCALE N T S</p>
<p><small>H:\142761-0301\Drawings\03_Mississauga\0301\Figure\030103010-0301-0301.dwg</small></p>			 <p>PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p> <p><small>235-7050 WESTON ROAD, WOODBRIDGE, ON, L4L 8G7 P: 905 761 6586 F: 905 761 6597 WWW.MHBCPLAN.COM</small></p>