



NOTICE OF THE PASSING OF A ZONING BY-LAW

DATE OF NOTICE	July 8, 2021	
BY-LAW NUMBER	0175-2021	
DATE PASSED BY COUNCIL	June 30, 2021	
LAST DATE TO FILE APPEAL	July 28, 2021	
FILE NUMBER	OZ 19/009	Ward 5
APPLICANT	Glen Schnarr & Associates Inc.	
PROPERTY	West side of Hurontario Street, south of Skyway Drive, in the City of Mississauga	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law, under Section 34 of the Planning Act, R.S.O., 1990, c.P.13. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of this By-law is to permit a seven storey building containing overnight accommodation and office uses. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "H-O3-5" (General Office - Exception with a Holding Provision) and "H-O3-6" (General Office - Exception with a Holding Provision) to "H-O3-12" (General Office - Exception with a Holding Provision). "H-O3-5" permits office, broadcasting/communication facilities, science and technology facilities, banquet hall/conference centre/convention centres, overnight accommodation, university/colleges and the construction of one traction power substation. "H-O3-6" permits office, broadcasting/communication facilities, science and technology facilities, banquet hall/conference centre/convention centres, overnight accommodation and university/colleges. Upon removal of the "H" provision, the "O3-12" zone will permit office, broadcasting/communication facilities, science and technology facilities, banquet hall/conference centre/convention centres, overnight accommodation and university/colleges with reduced parking for overnight accommodation and other specific development standards. A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

IF YOU WISH TO APPEAL, a copy of an appeal form is available from the OLT website at olt.gov.on.ca. Only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council c/o the Planning and Building Department or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

An appeal of the by-law must be filed by mail or courier service addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1, no later than **July 28, 2021**.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by a fee in the amount of \$1,100.00 per application, payable to the Minister of Finance, and
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Zoning By-law in its entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices, or from **Matthew Shilton** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X5299.

Sacha Smith,
Manager & Deputy Clerk
City of Mississauga, Legislative Services
300 City Centre Drive
Mississauga, Ontario L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER **0175-2021**

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 which includes a holding provision;

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 adding the following Exception Table:

5.2.4.12	Exception: O3-12	Map # 44E	By-law:
In an O3-12 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
Regulations			
5.2.4.12.1	The provisions of Subsection 2.1.14 and the regulations of Line 19.6 contained in Table 5.2.1 of this By-law shall not apply		
5.2.4.12.2	Minimum southerly interior side yard	9.0 m	
5.2.4.12.3	Maximum encroachment of a hydro electric transformer and pad into a required yard	4.5 m	
5.2.4.12.4	Maximum gross floor area - non-residential used for all banquet facilities and meeting rooms	1 165 m ²	
5.2.4.12.5	Minimum area of the first storey streetwall of a building facing a street identified on Schedule 5.2.1(1) of this By-law that shall contain glazing	60%	

5.2.4.12	Exception: O3-12	Map # 44E	By-law:
5.2.4.12.6	Minimum number of parking spaces for overnight accommodation		0.8 space per guest room; Plus 8.0 spaces per 100 m ² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation
5.2.4.12.7	Minimum number of loading spaces		2
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-O3-12 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) approval and execution of a Development Agreement in a form and on terms satisfactory to the City of Mississauga ("City") and Region of Peel ("Region"), to capture items including but not limited to: land dedication and easements; municipal infrastructure detailed design; private roads construction/restoration; securities, fees, and insurance; (2) receipt of any additional supporting technical reports, studies, drawings and plans as required; (3) conveyance to the City and registration of a road widening towards the ultimate 45.0 m Hurontario Street right-of-way as identified in Mississauga Official Plan; (4) conveyance to the City and registration of a 0.3 m reserve across the east frontage of these lands; (5) confirmation to be provided to the City's Transportation and Works Department that satisfactory arrangements have been made with adjacent landowners for the construction of the private roads south and west of the site, and related works to facilitate access into the subject site; (6) any additional lands required or technical issues identified in the Transit Project Assessment Process ("TPAP") for the Light Rail Transit are to be addressed to the satisfaction of the City. 			

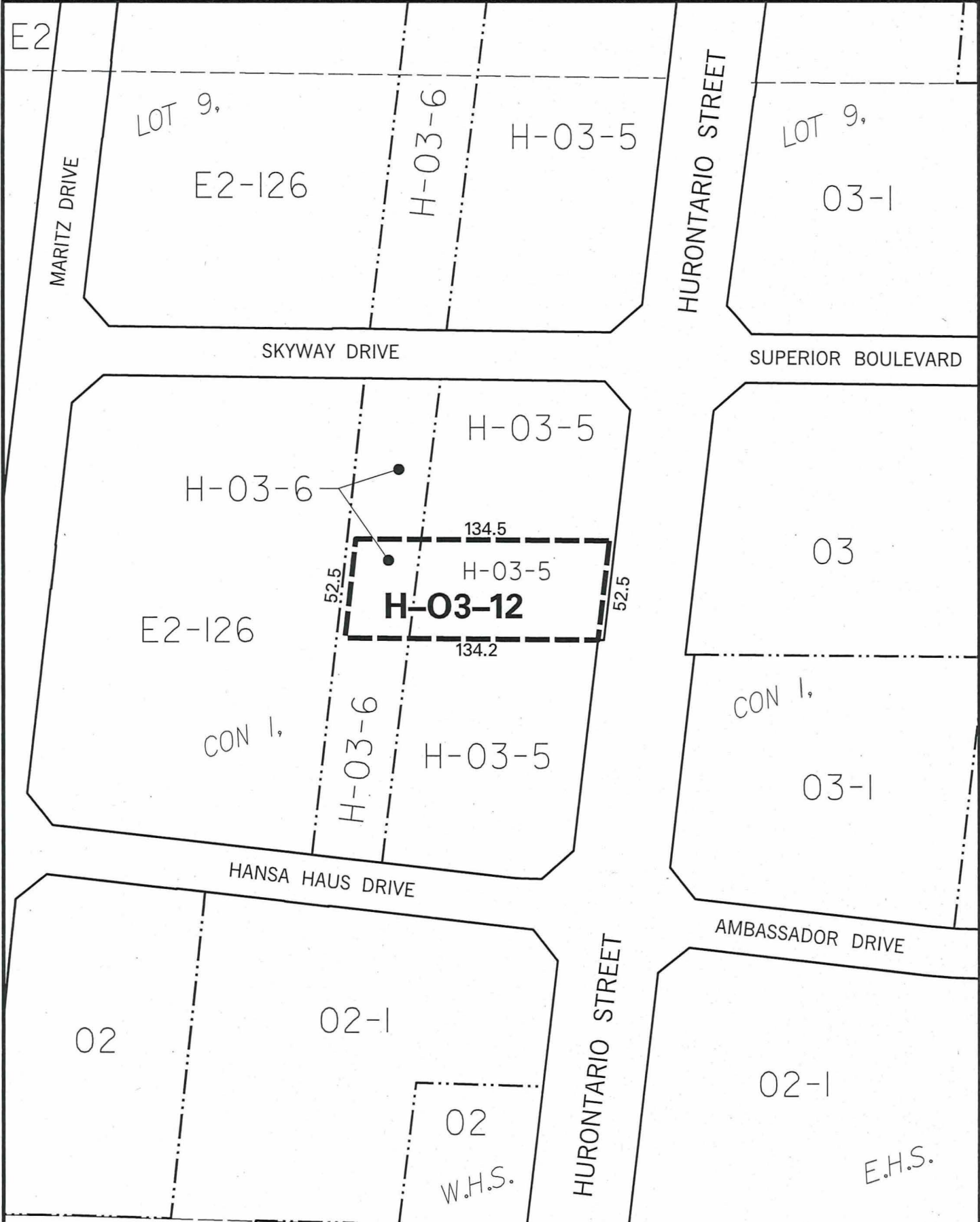
2. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "H-O3-5" and "H-O3-6" to "H-O3-12", the zoning of Part of Lot 9, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-O3-12" 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-O3-12" zoning indicated thereon.

ENACTED and PASSED this 30th day of June, 2021.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: June 23, 2021
File: OZ 19/009 W5

Bonnie Crombie
MAYOR

W. O. Ruben
CLERK



0 20 40 60 80
metres

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Schaeffer Dzaldov Bennett Ltd. (Ontario Land Surveyors) dated March 2, 2021.

CITY OF MISSISSAUGA

**THIS IS SCHEDULE "A" TO
BY-LAW 0175-2021**

**PASSED BY COUNCIL ON
June 30, 2021**

APPENDIX "A" TO BY-LAW NUMBER 0175-2021

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a seven storey building containing overnight accommodation and office uses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "H-O3-5" (General Office - Exception with a Holding Provision) and "H-O3-6" (General Office - Exception with a Holding Provision) to "H-O3-12" (General Office - Exception with a Holding Provision).

"H-O3-5" permits office, broadcasting/communication facilities, science and technology facilities, banquet hall/conference centre/convention centres, overnight accommodation, university/colleges and the construction of one traction power substation.

"H-O3-6" permits office, broadcasting/communication facilities, science and technology facilities, banquet hall/conference centre/convention centres, overnight accommodation and university/colleges.

Upon removal of the "H" provision, the "O3-12" zone will permit office, broadcasting/communication facilities, science and technology facilities, banquet hall/conference centre/convention centres, overnight accommodation and university/colleges with reduced parking for overnight accommodation and other specific development standards.

Location of Lands Affected

West side of Hurontario Street, south of Skyway Drive, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Matthew Shilton of the City Planning and Building Department at 905-615-3200 ext. 5299.

[Http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 19 009 W5.by-law.ms.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/OZ%2019%2009%20W5.by-law.ms.jmcc.docx)