



MISSISSAUGA

NOTICE OF THE PASSING OF A ZONING BY-LAW

DATE OF NOTICE	August 18, 2022	
BY-LAW NUMBER	0191-2022	
DATE PASSED BY COUNCIL	August 10, 2022	
LAST DATE TO FILE APPEAL	September 7, 2022	
FILE NUMBER	OZ 21/007	Ward 2
APPLICANT	Glen Schnarr & Associates Inc.	
PROPERTY	North of Lakeshore Road West, east side of Avonhead Road, 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 industrial uses on the subject site except for the lands identified as a "Natural Regeneration Area" on the attached Schedule E3-2. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "E3-12" (Industrial - Exception) and "G2" (Greenlands - Natural Features) to "E3-2" (Industrial - Exception). 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 to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1, no later than **September 7, 2022**.

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.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.

MORE INFORMATION: A copy of the Zoning By-law in its entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices, or from **Lucas Petricca** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X5733.

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 0191-2022

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 further amended by adding the following Exception Table:

8.2.4.2	Exception: E3-2	Map # 04	By-law:
In an E3-2 zone the permitted uses and applicable regulations shall be as specified for an E3 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
8.2.4.2.1	(1) Transportation Facility (2) Truck Terminal (3) Waste Processing Station (4) Waste Transfer Station		
Regulations			
8.2.4.2.2	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts a Greenlands Zone		0.0 m
8.2.4.2.3	Notwithstanding Article 2.1.1.2 of this By-law, on, within or below the natural regeneration area identified on Schedule E3-2 of this Exception, only vegetation, lot line fencing and infrastructure required for the wetland feature shall be permitted		
8.2.4.2.4	All site development plans shall comply with Schedule E3-2 of this Exception		

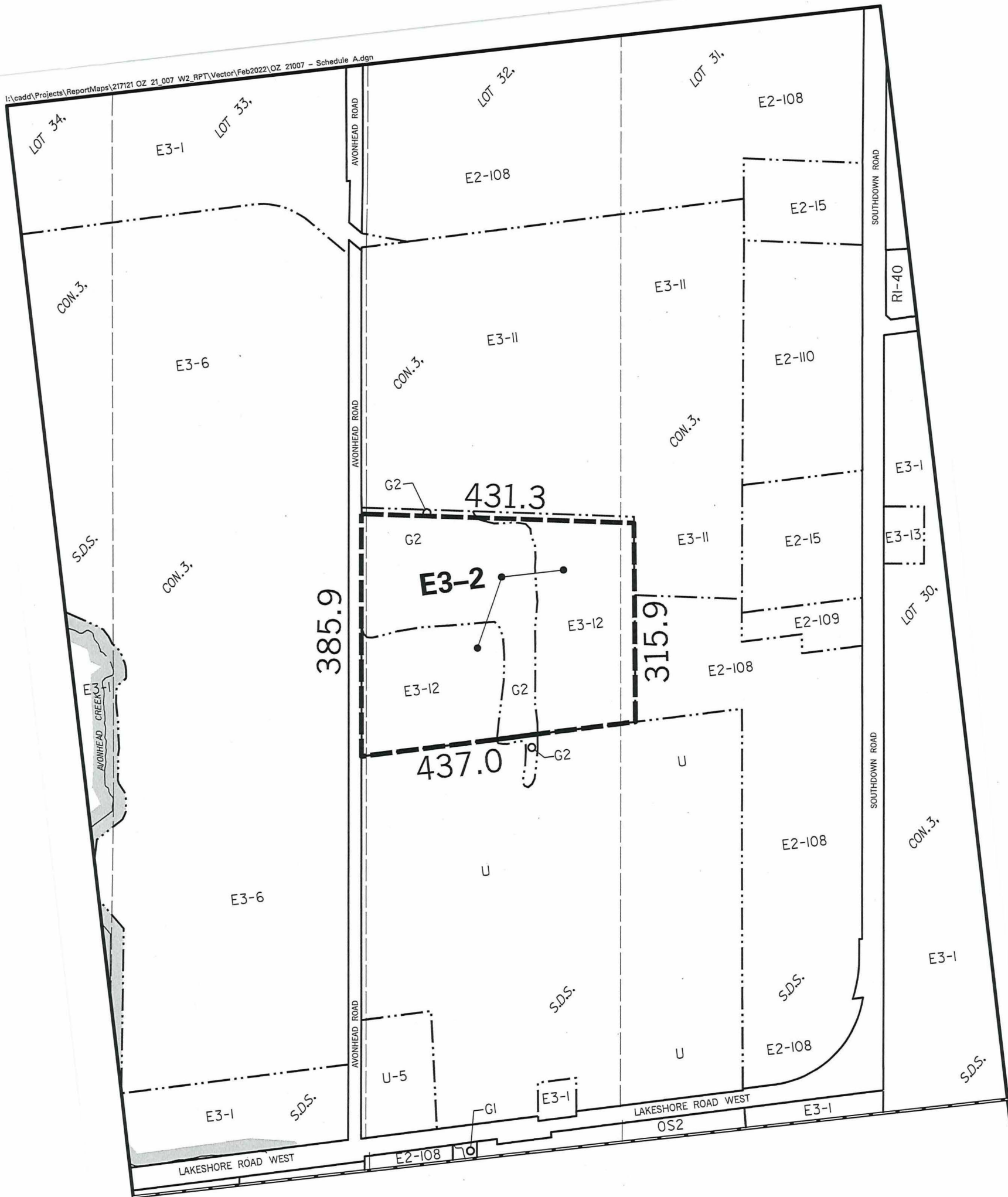
2. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E3-12" and "G2" to "E3-2", the zoning of Part of Lots 31, 32 and 33, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E3-2" 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 "E3-2" zoning indicated thereon.


ENACTED and PASSED this 10th day of August, 2022.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal E. Minkowski
Date: July 28, 2022
File: OZ 21/007 W2

Bonnie Conebue
MAYOR

W. J. Rusw
CLERK

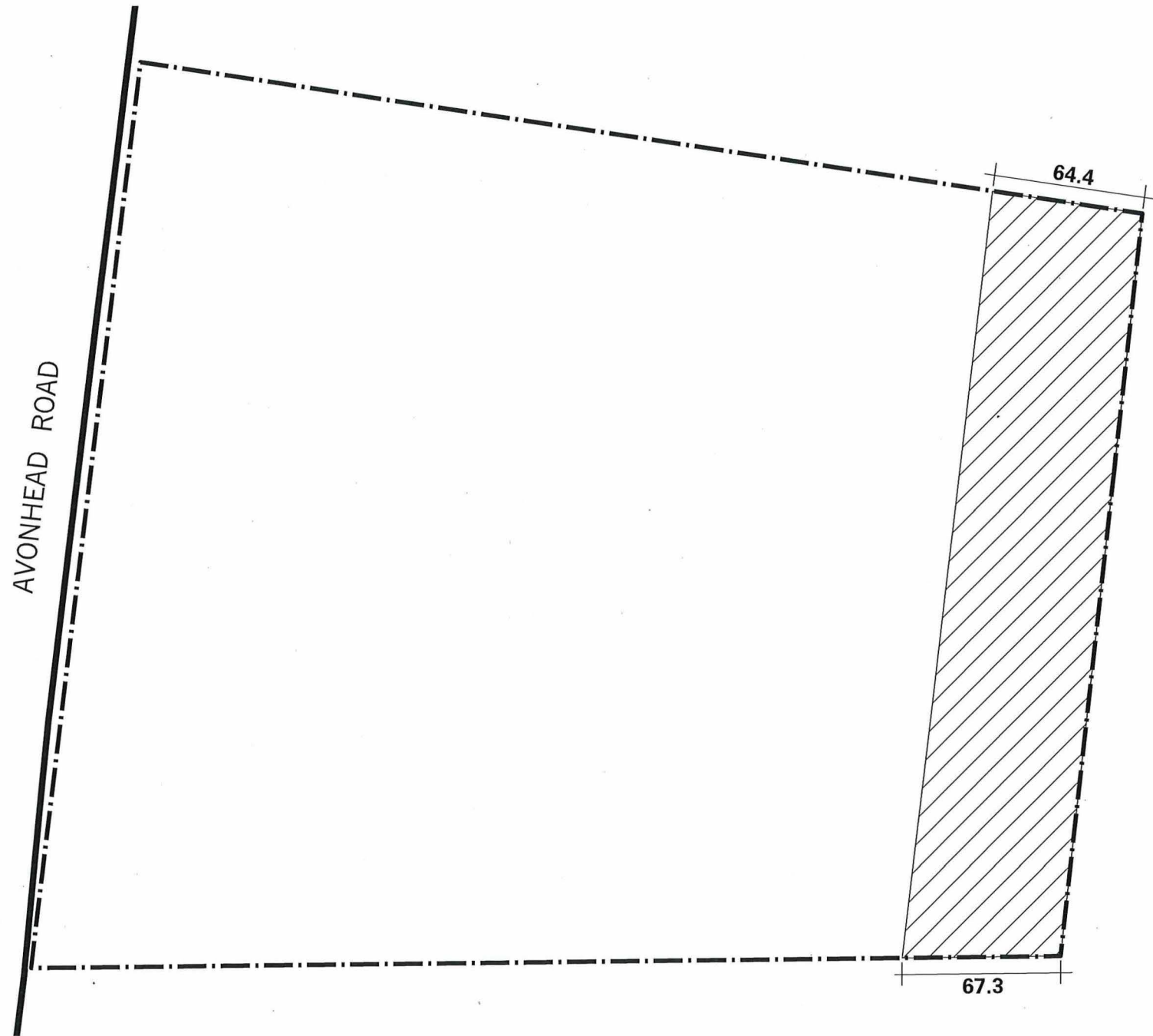


-  Arrow for Existing Zoning
● Arrow for Proposed Zoning

This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-35247.

CITY OF MISSISSAUGA

**THIS IS SCHEDULE "A" TO
BY-LAW 0191-2022
PASSED BY COUNCIL ON
August 10, 2022**



Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

This is not a Plan of Survey



NATURAL REGENERATION AREA

THIS IS SCHEDULE "E3-2"

AS ATTACHED TO BY-LAW 0191-2022

PASSED BY COUNCIL ON August 10, 2022

APPENDIX "A" TO BY-LAW NUMBER 0191-2022

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit industrial uses on the subject site except for the lands identified as a "Natural Regeneration Area" on the attached Schedule E3-2.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "E3-12" (Industrial - Exception) and "G2" (Greenlands - Natural Features) to "E3-2" (Industrial - Exception).

"E3-12" permits industrial and employment uses such as manufacturing and warehouse/distribution facilities and excludes a truck terminal, transportation facility, waste processing station, waste transfer station and composting facility.

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

"E3-2" permits industrial and employment uses such as warehouse/distribution facilities and excludes a truck terminal, transportation facility, waste processing station, and waste transfer station, with reduced landscaped buffers abutting a Greenlands Zone and an added natural area identified on the attached Exception Schedule.

Location of Lands Affected

North of Lakeshore Road West, east side of Avonhead Road, 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 Lucas Petricca of the City Planning and Building Department at 905-615-3200 ext. 5733

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 21 007 W2.by-law.lp.jmcc.docx>