

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 “B” - Zoning Map 59 as Employment Zone (E2) with Exception 93 to Employment Zone (E2) as shown Schedule “1”;
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:

8.2.3.X	Exception: E2-X	Map # 59	By-law:
In a E2-X zone the permitted uses and applicable regulations shall be as specified for a E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.X.1	(1) All E2 uses permitted in Table 8.2.1		
	(2) Retail Use		
	(3) Office Use		
	(4) Industrial Condominium		
Regulations			
8.2.3.X.3	Maximum Height	4 Storey (33 m)	
8.2.3.X.4	Floor Space Index	2	
8.2.3.X.5	Minimum Parking Requirement	Self-Storage: 0.25 spaces per 100 sq. m. Industrial: 1.6 spaces per 100 sq. m. Office: 3.0 spaces per 100 sq. m. Retail: 4.3 spaces per 100 sq. m.	
8.2.3.X.6	Minimum Accessible Parking Requirements	12 accessible parking spaces.	

8.2.3.X.7	Minimum Loading Space Requirement	2 loading spaces
8.2.3.X.8	Outdoor Garbage Enclosures in Non-Residential Zones	Permit a garbage enclosure within the landscaped area.
8.2.3.X.9	Setback from easement	A minimum of 7.5 m setback shall be provided from a pipeline easement right-of-way

ENACTED and PASSED this _____ day of _____ 2022.

MAYOR

CLERK

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 3855 Dundas Street West. Changes include the following:

- Establish a maximum height;
- Floor Space Index;
- Parking and Loading Rates;
- Outdoor Garbage Enclosure within a Landscape Area.

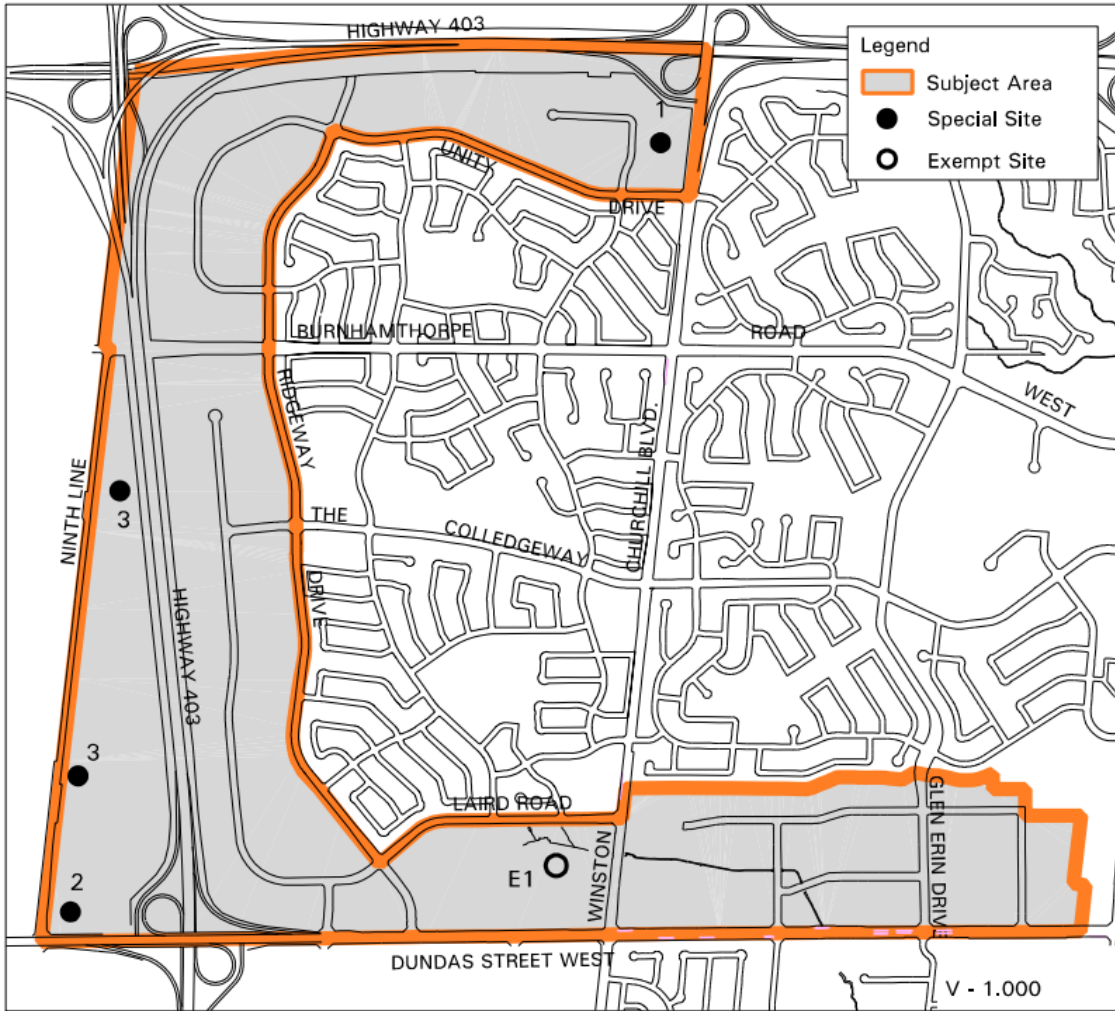
Location of Lands Affected

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

Further information regarding this By-law may be obtained from Michael Franzolini, Planner, Development South, 905-615-3200 ext. 8232, michael.franzolini@mississauga.ca

APPENDIX “B”

SCHEDULE “A” – LOCATION OF SUBJECT LANDS WITHIN THE WESTERN BUSINESS PARK CHARACTER AREA



Map 17-9: Western Business Park Employment Area