

## ***Draft Zoning By-law Amendment***

### **PROPOSED ZONING BY-LAW NO. xx-XXX**

**To amend Zoning By-law Number 0225-2007, as amended, of the City of Mississauga with respect to the lands legally known as Part of Lots 11 and 12, Concession 1, West of Hurontario Street (Geographic Township of Toronto, County of Peel), City of Mississauga, Regional Municipality of Peel**

WHEREAS authority is given to the council of a municipality by Section 34 of the Planning Act, R.S.O 1990. c.P. 13, as amended, to pass Zoning-Bylaws; and

Whereas Council of the City of Mississauga has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

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

1. Map number 52E 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 "D" - Development zone to "E2-XX" - Employment site-specific exception zone, the zoning of Part of Lots 11 and 12, Concession 1, West of Hurontario Street (Geographic Township of Toronto, County of Peel), City of Mississauga, Regional Municipality of Peel in the City of Mississauga, provided however that the "E2-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined with "E2-XX" Zoning indicated thereon;
2. Map number 52E 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 "G1" - Greenlands Natural Hazards zone to "G1-XX" - Greenlands Natural Hazards site-specific exception zone, the zoning of Part of Lots 11 and 12, Concession 1, West of Hurontario Street (Geographic Township of Toronto, County of Peel), City of Mississauga, Regional Municipality of Peel in the City of Mississauga, provided however that the "G1-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined with "G1-XX" Zoning indicated thereon;
3. Map number 52E 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 "D" - Development zone to "G1-YY" - Greenlands Natural Hazards site-specific exception zone, the zoning of Part of Lots 11 and 12, Concession 1, West of Hurontario Street (Geographic Township of Toronto, County of Peel), City of Mississauga, Regional Municipality of Peel in the City of Mississauga, provided however that the "G1-YY" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined with "G1-YY" Zoning indicated thereon;
4. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table to section 8.2.1.XX:

8.2.1.XX	Exception E2-XX	Map #XX	By-law: xx-XXX
Zone Regulations			
In an E2-XX zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
8.2.1.XX. 1	Permitted Uses:		
	<p>No Building or Structure or part thereof shall be erected or used for the following purposes:</p> <ul style="list-style-type: none"> <li>(1) Waste processing station;</li> <li>(2) Waste transfer station;</li> <li>(3) Motor vehicle repair facility – restricted;</li> <li>(4) Motor vehicle repair facility;</li> <li>(5) Motor vehicle wash facility – restricted;</li> <li>(6) Adult video store;</li> <li>(7) Adult entertainment establishment;</li> <li>(8) Truck fuel dispensing facility.</li> </ul>		

5. Notwithstanding the provisions of 8.2.1 of the E2 zone, the following regulations shall apply:
  - a. The Required Minimum Front Yard Setback is as per the attached Schedule “B”.
  - b. The Required Minimum Rear Yard Setback is as per the attached Schedule “B”.
  - c. The Required Minimum Exterior and Interior Setbacks are as per the attached Schedule “B”.
  - d. The required Minimum Depth of Landscaped Buffer measured from a lot line that is a street line is as per the attached Schedule “B”.
  - e. The Required Minimum Depth of a Landscaped Buffer measured from a lot line that abuts an Employment or Utility zone is as per the attached Schedule “B”.
6. Notwithstanding the provisions of Section 10.2.1 of the G1 zone, the following permitted uses/regulations shall apply:
  - a. Servicing infrastructure and a bridge crossing shall be permitted in the G1-YY zone as per the attached Schedule “A”;
  - b. Servicing infrastructure shall be permitted in the G1-XX zone as per the attached Schedule “A”.
7. Notwithstanding the provisions of Section 2.1.17.1 of the G1 zone, the following regulations shall apply:
  - a. The Minimum Required Setback of all buildings and structures in a non-residential zone to all lands zoned G1-XX and G1-YY are as per the attached Schedule “B”.
  - b. The Minimum Required Setback of parking areas, driveways, loading spaces, other paved areas and an area used for outdoor storage in a non-residential zone to all lands zoned G1-XX and G1-YY are as per the attached Schedule “B”.

## APPENDIX "A" To By-law No, \_\_\_\_\_

### Explanation of the Purpose and Effect of the By-law

The purpose of this amendment is to permit an industrial development consisting of seven (7) new industrial buildings and a new internal private road network including parking areas, drive-aisles, and landscaped areas.

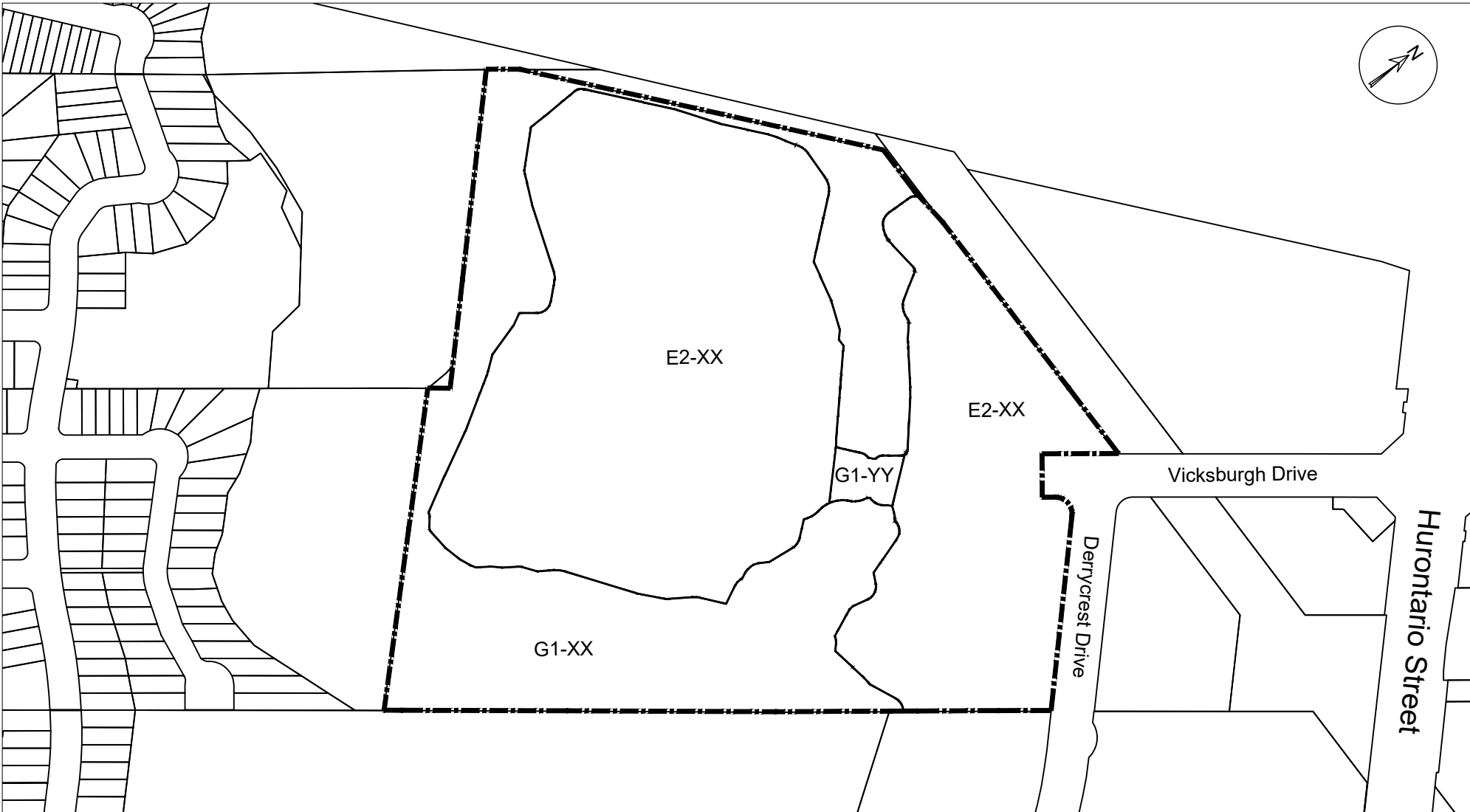
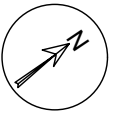
Further, the purpose of the amendment is to rezone the Subject Property from "Development (D)" zone for the lands located outside of the existing "Greenlands Overlay" and "Greenlands - Natural Hazards (G1)" zone to the "Employment (E2)" zone. A site-specific exception (G1-XX) will be proposed for the natural features/hazards which includes Fletcher's Creek and its associated valley system as well as associated buffer areas. The proposed refined "G1-XX" exception zone will implement the findings of the Environmental Impact Study ("EIS") as it relates to the development limits and will ensure zone boundaries follow the development limits, to maintain and protect the identified natural features/hazards and their associated buffers. In addition, the proposed altered "G1-XX" exception zone will permit buried stormwater and sanitary pipes, a stormwater outfall and level spreader to be located in the adjacent Fletcher's Creek Valley. Further, a proposed site-specific exception (G1-YY) will be proposed for a portion of the Greenlands area. The proposed "G1-YY" exception zone will also implement the findings of the EIS as it relates to the development limits and will ensure zone boundaries follow the development limits, to maintain and protect the identified natural features/hazards and their associated buffers. However, the proposed "G1-YY" exception zone will also permit servicing infrastructure as well as a bridge crossing.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" to "E2-XX" and from "G1" to "G1-XX" and "G1-YY".

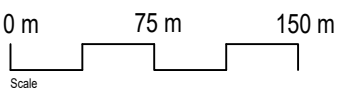
### Location of Lands Affected



Located on the lands on the southwest side of Hurontario Street, northwest of Derry Road, southeast of Highway 407, and northeast of Fletcher's Creek. The land is not municipally addressed but is legally described as Part of Lots 11 and 12, Concession 1, West of Hurontario Street (Geographic Township of Toronto, County of Peel), City of Mississauga, Regional Municipality of Peel and is as shown on the attached 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.



PLAN OF SURVEY OF PART OF LOTS 11 AND 12 CONCESSION 1 WEST OF  
HURONTARIO STREET  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

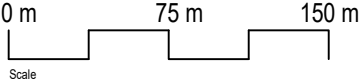


- LEGEND
-  Subject Property
  -  Zoning Linework

THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_\_  
PASSED ON BY COUNCIL ON  
\_\_\_\_\_



PLAN OF SURVEY OF PART OF LOTS 11 AND 12 CONCESSION 1 WEST OF  
HURONTARIO STREET  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL



LEGEND

- Limit of Development
- Edge of Curb/Pavement
- - - Subject Property
- Building Footprint

THIS IS SCHEDULE "B" TO  
BY-LAW \_\_\_\_\_  
PASSED ON BY COUNCIL ON  
\_\_\_\_\_