

Existing Zoning By-law regulations:

As per Zoning By-law 0225-2007, the existing D zone (Development) recognizes vacant lands not yet developed and/or to permit the use that legally existed on the date of passing of this By-law, until such time as the lands are rezoned in conformity with Mississauga Official Plan, in appropriate locations throughout the City.

Table 1: PROLOGIS – Meadowvale Data Centre - Zoning Compliance Review		
Existing D-8 Development, Zoning By-Law 0225-2007		
Table 12.3.3.8 – D-8 Zone Permitted Zone Regulations		
12.3.3.8.2	The enlargement of an existing accessory detached dwelling, existing accessory buildings and structures, existing buildings and structures associated with an agricultural use, new accessory buildings and structures and new buildings and structures associated with an agricultural use shall be permitted in compliance with the following:	
	(1) minimum lot area	10.0 ha
	(2) maximum lot coverage	10%
	(3) minimum front yard	18.0 m
	(4) minimum interior and exterior side yards	7.5 m
	(5) minimum rear yard	75.0 m
	(6) maximum height	15.3 m

Proposed Zoning By-law regulations:

Table 1: PROLOGIS – Meadowvale Data Centre - Zoning Compliance Review			
Proposed E2-XX Employment, Zoning By-Law 0225-2007			
Provision	By-Law Requirement	Provided on Site	Conforms To By-law
Table 8.2.1 – E2 Permitted Zone Regulations			
3.0 Minimum Lot Frontage	30.0 m	58.0 m	Complies
5.0 Minimum Front Yard	7.5 m	64.7 m	
9.1 Minimum Interior Side Yard (Lot with a lot frontage less than or equal to 75.0 m)	the greater of 10% of the frontage of lot, or 4.5 m	18.9 m	
10.0 Minimum Rear Yard	7.5 m	24.65 m	
12.2 Minimum Landscaped Buffer (Minimum depth of a landscaped buffer measured from a lot line that is a street line)	4.5 m	4.5 m	
12.4 Minimum Landscaped Buffer (Minimum depth of a landscaped buffer measured from a lot line that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof)	0.0 m	0.0 m	
Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses			
46.0 Science and Technology Facility	Precinct 4 = 3.0 spaces per 100 m2 GFA - non-residential (21,244 m2 / 100 m2) x 3.0 spaces = 637 spaces	40	Exception
Table 3.1.3.1 - Accessible Parking Regulations			

3.0 Total Number of Required Non-residential Parking Spaces (13-100)	Minimum Number of Required Accessible Parking Spaces = 4% of the total (Exception 40 spaces x 4%) = 2 spaces	4	Complies
Table 3.1.1.12 - Minimum Required Number of Electric Vehicle Ready Parking Spaces			
6.0 Non-residential uses identified in Table 3.1.2.2 of this By-law, with a parking structure with 10 or more parking spaces	10% of the total required parking spaces or 1.0 space, whichever is greater (Exception 40 spaces x 10%) = 4 spaces	4	Complies
Table 3.1.4.3 - Required Number of Loading Spaces			
6.0 Gross Floor Area – Non-residential of Building (Greater than 14 000 m ²)	3.0 spaces plus 1.0 additional space for each 9 300 m ² GFA - non-residential or portion thereof	3	Complies
Table 3.1.6.6 - Required Number of Bicycle Parking Spaces for Non-Residential Uses			
6.0 Education and Training Facility , Financial Institution , Manufacturing Facility , Science and Technology Facility , Warehouse/Distribution Facility , and Wholesaling Facility	BICYCLE PARKING - CLASS A 0.1 spaces per 100 m ² GFA - non-residential (21,244 m ² / 100 m ²) x 0.1 spaces = 21 spaces BICYCLE PARKING - CLASS B 2.0 spaces	Class A = 22 Class B = 10	Complies