



# Corporate Report

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**DATE:** April 10, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 30, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Supplementary Report on Comments**  
**New Zoning By-law**  
**City of Mississauga**

**Second Supplementary Report** **Wards 1 to 11**

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**RECOMMENDATION:** That the Report dated April 10, 2007, from the Commissioner of Planning and Building recommending approval of the new Zoning By-law and repeal of existing Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville), and 1965-36 (Town of Oakville), be adopted.

**BACKGROUND:** The Supplementary Report dated August 27, 2006, from the Commissioner of Planning and Building is attached as Appendix S2-1.

Statutory public meetings were held by the Planning and Development Committee on January 9, 2006, and September 18, 2006. The purpose of these meetings was to present the new Draft Zoning By-law and to obtain public comments.

The resolution adopted by City Council on September 27, 2006 is attached as Appendix S2-2.

**COMMENTS:**

This report addresses the comments received at and since the public meeting on September 18, 2006. Staff have reviewed and addressed requests as follows:

Appendix S2-3: Comments received at and since the Public Meeting - September 18, 2006

Appendix S2-4: Draft Mississauga Zoning By-law

A number of requests were received on and since September 18, 2006, to change the proposed zoning on individual properties. Many of these requests had been received and reviewed prior to the September 18, 2006 Planning and Development Committee meeting, however each request has been reviewed and evaluated again in the context of Mississauga Plan and the Zoning By-law Review process. Although a number of changes were made to recognize existing rights, as stated in previous reports, it was not the intent of the Comprehensive Zoning By-law Review process to circumvent the planning application process. A rezoning application process that includes a site specific review by internal departments, external agencies and the public, should apply to requests to rezone lands. A number of changes to recognize existing uses and editorial changes such as cartographic revisions and minor rewording that do not alter the intent of the Draft By-law have been made.

**Major Changes to the New Draft Zoning By-law**

There have been some changes of a more substantial nature that affect properties across the City and these are summarized below:

**Streetsville District Policies**

The Report on Comments - Amendment 49 to Mississauga Plan - Streetsville District Policies was adopted by Council on November 2, 2006. An Open House was held on March 28, 2007, to present the Draft Zoning for the Streetsville District that would implement Amendment 49. Approximately 45 residents/property owners were in attendance at the Open House. The Draft Zoning By-law attached to this report contains these changes.

### **Interim Residential Intensification Policies**

Interim Residential Intensification Policies – Amendment 58 to Mississauga Plan, were adopted by Council on September 27, 2006. These policies implement a minimum 3 storey height requirement for development with a residential component within the Urban Growth Corridor and a 4 storey maximum height for residential development outside the Urban Growth Corridor.

Subsequently, changes to Amendment 58 are being proposed to recognize vacant sites with existing zoning that permit heights in excess of 4 storeys, outside the Urban Growth Corridor. These changes will be the subject of a further Official Plan Amendment that will be brought forward to Council for consideration. The height limitations within and outside of the Urban Growth Corridor have been included in the Draft Zoning By-law.

### **Outstanding Issues**

There are some issues, as set out below, that are under review by the Planning and Building Department as follows and once adopted by Council, the recommendations from these studies will be incorporated into the new Zoning By-law.

### **Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines**

The recommendations of the Upper Hurontario Street Corridor Study were approved by Council on August 2, 2006. A report on the proposed Official Plan Amendment will be brought forward to a future Planning and Development Committee meeting. The implementing Zoning By-law amendments will require a further public meeting and adoption by Council.

### **Drive-through Restaurants/Convenience Kiosks**

On January 19, 2005, Council adopted Recommendations 0014-2005 and 0015-2005, which dealt with the report "Drive-through Restaurants/Convenience Kiosk-Follow-up Report" dated December 14, 2004 from the Commissioner of Planning and Building. Staff were directed to meet with industry representatives to discuss the recommendations and to report back to the Planning and Development

Committee. A report will be brought forward to a future Planning and Development Committee meeting and should Council adopt new recommendations, a Zoning By-law amendment to reflect these changes will be brought forward for Council's consideration.

### **Committee of Adjustment Decisions Not Acted Upon**

A concern was raised that there may be outstanding Committee of Adjustment decisions on properties that have not been acted upon for various reasons. It is difficult to determine how many of these approvals exist within the City. The proposed implementation options would allow an owner to seek approval for previous variances under the new Zoning By-law, either by resolution of Council or by returning to the Committee of Adjustment. These options are reasonable because they allow the owner to renew their approval while protecting the interests of the City should the approval no longer be appropriate.

### **Implementation**

Once the new Zoning By-law has been adopted by Council and comes into effect, the City's Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville), and 1965-36 (Town of Oakville), will no longer be of any force and effect and all prior approvals that are not legal non-conforming will cease to exist. Once the new Zoning By-law is in full force and effect all properties and land uses will have to conform to the new By-law. If a property does not conform, then owners may pursue a rezoning or minor variance application.

Regarding planning approvals that have been obtained under the existing Zoning By-laws, but not yet implemented, there are two proposed options for property owners as follows:

- 1) Special site provision - Any property owner with a prior approval may request Council to authorize an exception zone that would recognize a prior approval, as long as the request is received within one (1) year of passing of the new Zoning By-law.
- 2) Committee of Adjustment - This option allows for land owners who have obtained Committee of Adjustment approvals that have been granted under the current by-laws within the previous

two (2) years prior to the passing of the new Zoning By-law, to be reconsidered by the Committee of Adjustment under the provisions of the new Zoning By-law for a period of one (1) year, without fees having to be paid.

While a property owner may seek a minor variance at any time, whether or not Council adopts these recommendations, the reason for its inclusion as part of the recommendations in this report is to provide for the waiver of fees during the first year after the passage of the by-law in those cases where a property has a prior approval but decides not to seek a special site resolution from Council.

These two options represent a balance of the interests and concerns of the City and residents, while maintaining the overall intent of undergoing a Comprehensive Zoning By-law Review.

**CONCLUSION:**

This report summarizes the review of comments received at the public meeting on September 18, 2006. The proposed new Zoning By-law has been updated where appropriate in conformity with Mississauga Plan, and should be adopted as the new Zoning By-law for the City of Mississauga.

**ATTACHMENTS:**

- Appendix S2-1: The corporate report titled "Supplementary Report New Draft Zoning By-law City of Mississauga Bill 20 (Public Meeting)" dated August 27, 2006
- Appendix S2-2: Council Resolution PDC -2006
- Appendix S2-3: Comments received at and since the Public Meeting-September 18, 2006
- Appendix S2-4: Draft Mississauga Zoning By-law

*original signed by*

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Marianne Cassin, Manager, Zoning By-law Review Team*



# Corporate Report

Clerk's Files

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**PDC** SEP 18 2006

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**DATE:** August 29, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 18, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Report on Comments**  
**New Zoning By-law**  
**City of Mississauga**

**Supplementary Report** **Wards 1 to 9**

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**RECOMMENDATION:** That the Report dated August 29, 2006, from the Commissioner of Planning and Building recommending approval of the new Zoning By-law and repeal of the existing Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville), and 1965-36 (Town of Oakville), be adopted.

**BACKGROUND:** The Information Report dated December 13, 2005, from the Commissioner of Planning and Building is attached as Appendix S-1.

The statutory public meeting was held by the Planning and Development Committee on January 9, 2006. The purpose of the meeting was to present the new Draft Zoning By-law and to obtain public comments.

The resolution adopted by City Council on January 18, 2006 is attached as Appendix S-2.

**COMMENTS:**

This report addresses the comments received at the public meeting and throughout the public participation process since January 2005. Staff have reviewed and addressed requests as follows:

Appendix S-3: Comments received from Ward Councillors

Appendix S-4: Comments received at the Public Meeting -  
January 9, 2006

Appendix S-5: Summary of Ward Open Houses

Appendix S-6: Comments received during the Public Participation  
Process

Appendix S-7: Additional Agency Comments

Appendix S-8: Illustration No.11 - Increased Driveway Width for  
Wide Garages

Appendix S-9: Draft Mississauga Zoning By-law

A number of requests to change the proposed zoning on individual properties were received throughout the public participation process. Staff have reviewed and evaluated each request in the context of Mississauga Plan and the Zoning By-law Review process. A number of changes were made to recognize existing rights; however, it was not the intent of the Comprehensive Zoning By-law Review process to circumvent the planning application process. Requests to rezone lands should follow a rezoning application process that includes a site specific review by internal departments, external agencies and the public. A number of changes to recognize existing uses and editorial changes such as cartographic revisions and minor rewording that do not alter the intent of the Draft By-law have been made.

**Major Changes to the New Draft Zoning By-law**

There have been some changes of a more substantial nature that affect properties across the City and these are summarized below:

**Home Occupations**

The issue of home occupations within detached dwellings was raised at the public meeting and various ward open houses. Staff were requested to obtain information from other municipalities to determine if additional enforcement staff were required to address infractions of these types of uses. Information from other municipalities generally

indicated that there have been insufficient complaints to require additional staff. Parking and frequent visitors to the site were identified as the primary impacts of personal care occupations such as hairdressers or estheticians and repair services. The Draft Zoning By-law has been revised to exclude personal care occupations and repair service from the list of permitted home occupations.

### **Group Homes**

Currently, group homes "licensed" by the Province are subject to the 800 m (1/2 mile) separation distance in the existing Zoning By-laws. Group home regulations were not originally included in the Draft Zoning By-law since there was a concern that this might be considered "people" zoning, which is not generally permitted by the *Planning Act*, R.S.O. 1990, c.P.13. Staff have reviewed the issue and consider that some regulation of group homes would be reasonable. It is recommended that both licensed and unlicensed group homes should be subject to an 800 m (1/2 mile) separation distance.

### **Increased Driveway Width for Three (3) Car Garages**

Staff were asked to review the required width of driveway or hard surface parking areas located immediately in front of a three (3) car garage constructed for a detached dwelling. New provisions for increased driveway width immediately in front of three (3) car garages have been incorporated into the Draft Zoning By-law for lots with frontages of 18 m (59.1 ft.) or greater. The maximum width of the driveway will be limited to the lesser of 10.5 m (34.4 ft.) or the width of the garage that is within 6 m (19.7 ft.) of the front garage face, provided that the driveway does not cover more than 50% of the area of the front yard and/or exterior side yard. See Appendix S-8.

### **Established Grade**

The definition of Established Grade was raised at some of the ward open houses. Determining the average grade on a property is important when measuring the height of residential dwellings. As a result, staff in consultation with community representatives, have developed a new definition of Average Grade to be applied to detached, semi-detached, duplex and triplex dwellings. The Average

Grade definition will take into account the grades at the side lot lines and at the centreline of a street. This revised definition is intended to address discrepancies in height between adjacent dwellings and will also emphasize the relationship of height to the grade level at the street line. The definition of Established Grade will remain unchanged for all other buildings and structures.

### **Garden Centres Accessory to a Retail Store and Outdoor Patios Accessory to a Restaurant or Retail Store**

The January 2005 and January 2006 versions of the Draft Zoning By-law contained provisions that permitted a garden centre accessory to a retail store and an outdoor patio accessory to a restaurant or retail store, as of right, subject to size limitations and other regulations. These provisions were included based on a review of the existing zoning by-laws and information regarding common applications to the Committee of Adjustment. In discussions with Council, concerns were raised about the conditions often imposed on these type of uses, such as hours of operation, outdoor music and the length of the operating season, and it was determined that these could not be controlled through a zoning by-law. Consequently, the proposed provisions for garden centres accessory to a retail store and outdoor patios accessory to a restaurant or retail store have been removed from the Draft Zoning By-law.

### **Floor Space Index (F.S.I.) for Apartments**

Staff were asked to review the potential for additional development capability on apartment sites based on the existing floor space index ranges. The proposed zoning for all apartment sites in the City was reviewed and additional floor space index (F.S.I.) ranges were introduced to limit these sites to the existing built form. This will ensure that additional development will be dealt with through a formal application process and supports the recommendations contained in the Interim Residential Intensification Policies Report.

### **Parking for Persons with Disabilities**

Council recently adopted the Mississauga Accessibility Design Handbook, which includes parking standards for persons with

disabilities in non-residential developments. These standards have been incorporated into the Draft Zoning By-law.

### **Committee of Adjustment**

The Draft Zoning By-law contains a "deeming clause", which recognizes any lot, building, structure, parking area or driveway legally existing at the time of passing of the new By-law as complying with the regulations of the new By-law. This clause does not apply to use, and Legal Services has advised that if a minor variance for a use was granted, that variance will no longer be valid under the new Zoning By-law.

If a variance has been granted for use and it is deemed to be legal non-conforming (i.e. it must have been established in accordance with the minor variance approved by the Committee of Adjustment and must continue to be operated in the manner approved), then, the use may continue. Any changes/alterations to the property or use would have to comply with the new Zoning By-law. Consequently, some Committee of Adjustment time limited variances for use and parking reductions will no longer be valid once the new Zoning By-law is adopted and applicants may have to reapply to the Committee of Adjustment to seek variances from the new Zoning By-law or consider rezoning their properties.

### **Outstanding Issues**

There are some issues, as set out below, that are under review by the Planning and Building Department as follows and once adopted by Council, the recommendations from these studies will be incorporated into the new Zoning By-law.

### **Community Uses**

Community uses such as schools, places of religious assembly, day cares, essential emergency services, community centres/libraries, community gardens and transit terminals are permitted in most zones in the Draft Zoning By-law in conformity with Mississauga Plan. The Policy Planning Division will be undertaking a Community Use Study in 2006 and once approved, a Zoning By-law amendment to reflect

these changes will be brought forward for Council's consideration.

### **Offices in Employments Zones**

The proposed E3 zone in the Draft Zoning By-law will permit freestanding offices in conformity with proposed amendments to Mississauga Plan that will permit freestanding offices on lands designated Industrial. The Policy Planning Division will be undertaking an Office Strategy in 2006 and once approved, a Zoning By-law amendment to reflect these changes will be brought forward for Council's consideration.

### **Upper Hurontario Street Corridor - Review of Land Uses and Urban Design Guidelines**

The recommendations of the Upper Hurontario Street Corridor Study were approved by Council on August 2, 2006. The implementing Official Plan Amendment is targeted to be brought forward to Council in September. The Zoning By-law amendments will require a further public meeting and the By-law will follow thereafter.

### **Streetsville District Policies**

The Report on Comments - Amendment 49 to Mississauga Plan - Streetsville District Policies will be considered by the Planning and Development Committee on September 5, 2006. If Mississauga Plan is amended to incorporate these recommendations, a Zoning By-law amendment to reflect these changes will be brought forward for Council's consideration.

### **Drive-through Restaurants/Convenience Kiosks**

On January 19, 2005, Council adopted Recommendations 0014-2005 and 0015-2005, which dealt with the report "Drive-through Restaurants/Convenience Kiosk-Follow-up Report" dated December 14, 2004 from the Commissioner of Planning and Building. Staff were directed to meet with industry representatives to discuss the recommendations and to report back to the Planning and Development Committee. Staff and representatives of Council have met with the industry and a further meeting is scheduled for September 11, 2006.

Staff are also awaiting the results of a consultant noise study dealing with setbacks from residential properties. The regulations in By-laws 5500, 65-30 and 1227 have been maintained in the Draft Zoning By-law and should Council adopt new recommendations, a Zoning By-law amendment to reflect these changes will be brought forward for Council's consideration.

### **Implementation**

Once the new Zoning By-law has been adopted by Council and comes into effect, the City's Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville), and 1965-36 (Town of Oakville), will no longer be of any force and effect and all prior approvals that are not legal non-conforming will cease to exist. Once the new Zoning By-law is in full force and effect all properties and land uses will have to conform to the new By-law, or property owners may pursue a rezoning or minor variance.

Regarding planning approvals that have been obtained under the existing Zoning By-laws, but not yet implemented, there are two options for property owners as follows:

- 1) Special site provision - Any land owner with a prior approval may request Council to authorize an exception zone that would recognize a prior approval, as long as the request is received within six (6) months of passing of the new Zoning By-law.
- 2) Committee of Adjustment - This option allows for land owners who have obtained Committee of Adjustment approvals that have been granted under the current by-laws within the previous two (2) years prior to the passing of the new Zoning By-law, to be reconsidered by the Committee of Adjustment under the provisions of the new Zoning By-law for a period of six (6) months, without fees having to be paid. Council has previously approved such a process (Churchill Meadows - driveway widenings).

These two options represent a balance of the interests and concerns of the City and residents, while maintaining the overall intent of undergoing a Comprehensive Zoning By-law Review.

**CONCLUSION:** This report summarizes the review of comments received at the statutory public meeting and throughout the public participation process on the new Draft Zoning By-law. The proposed new Zoning by-law has been updated where appropriate in conformity with Mississauga Plan, and should be adopted as the new Zoning By-law for the City of Mississauga.

**ATTACHMENTS:**

- Appendix S-1: The corporate report titled "Information Report New Draft Zoning By-law City of Mississauga Bill 20 (Public Meeting)" dated December 13, 2005
- Appendix S-2: Council Resolution PDC 0006-2006
- Appendix S-3: Comments received from Ward Councillors
- Appendix S-4: Comments received at the Public Meeting - January 9, 2006
- Appendix S-5: Summary of Ward Open Houses
- Appendix S-6: Comments received during the Public Participation Process
- Appendix S-7: Additional Agency Comments
- Appendix S-8: Illustration No.11 - Increased Driveway Width for Wide Garages
- Appendix S-9: Draft Mississauga Zoning By-law

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Marianne Cassin, Manager, Zoning By-law Review Team*



# Corporate Report

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**PDC JAN 9 2006**

**DATE:** December 13, 2005

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 9, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**New Draft Zoning By-law**  
**City of Mississauga**  
**Bill 20**

**Public Meeting**

**RECOMMENDATION:** That the Report dated December 13, 2005, from the Commissioner of Planning and Building regarding the new Draft Zoning By-law for the City of Mississauga, be received for information.

**BACKGROUND:** On January 19, 2005, Council adopted the following recommendation:

PDC-0006-2005 – "That the report titled "Comprehensive Zoning By-law Review Public Participation Process", dated December 14, 2004, from the Commissioner of Planning and Building, be received and that staff be directed to commence the Public Participation Process regarding the Draft Zoning By-law in January 2005 on a ward by ward basis."

The purpose of this report is to provide information on the Public Participation Process of the new Draft Zoning By-law and to seek additional comments from the public on the new Draft Zoning By-law. The report directing staff to undertake the Public Participation Process is attached as Appendix I-1. An Executive

Summary of the new Draft Zoning By-law is included as Appendix I-2.

**COMMENTS:****Public Participation Process**

An extensive public participation process was undertaken for the new Draft Zoning By-law between January and June of 2005. Meetings were held in each of the nine Wards in consultation with the Ward Councillors. A meeting was held with representatives of the development industry and a city-wide meeting was held for property owners who were unable to attend the ward meetings. Notification was sent to those whose properties were changing from the existing "A" Agricultural, "RR" Rural Residential, or "RS" Residential Suburban zoning to an appropriate zone in compliance with Mississauga Plan and those who were proposed to be zoned "D" Development. (A List of Public Meeting Dates is included in Appendix I-3).

Approximately 1,000 people attended the meetings and 85 filled in comment sheets. In addition, a web page was created with a direct link from the City's home page to facilitate e-consultation. A summary of the comments received during the Public Participation Process is attached as Appendix I-4.

**Highlights of the New Draft Zoning By-law**

The Comprehensive Zoning By-law Review process was initiated in February 2002, following Council's adoption of the following recommendation on April 26, 2000:

"That the work plan to undertake a review of the City's Zoning By-laws and the authorization for the Commissioner of Planning and Building to hire outside consultants to study some complex or labour extensive issues during the review, as deemed necessary by the Commissioner, and to prepare a new comprehensive Zoning By-law for the City, be approved in accordance with the Report dated January 11, 2000, from the Commissioner of Planning and Building."

The main reason for undertaking this review was to bring the zoning into conformity with the Official Plan. Currently, the City

has four different Zoning By-laws passed in different years for different areas of the City. This has caused confusion for the public. The language in the existing Zoning By-laws is outdated and numerous Special Sections have emerged in response to changing trends in development.

As part of the review process, the four existing Zoning By-laws were reviewed in detail and relevant provisions were incorporated into the new By-law. Further, all City Departments and external agencies were consulted and provided input into the new By-law. A literature search and a review of other municipalities' zoning by-laws were also undertaken. City Department and external agency comments are summarized in Appendix I-5.

Some of the highlights of the new Draft Zoning By-law are as follows:

- Prepared in an easy to read chart format in plain language;
- If a use is not stated in the By-law it is not permitted;
- A Greenbelt Overlay has been introduced to highlight properties that are designated Greenbelt, located within the Regulatory Floodplain or contained in Special Policy Areas in Mississauga Plan but are in private ownership, indicating that there may be constraints to development in accordance with the Provincial Policy Statement;
- The list of uses requiring separation from residential uses has been expanded;
- Home Occupations have been introduced as a permitted use in detached dwellings, subject to strict regulations;
- Accessory dwelling units and basement apartments are not permitted uses;
- A new definition of "Average Grade" has been introduced for detached, semi-detached, duplex and triplex dwellings that takes into account the grades at the lot lines;
- A deeming clause has been introduced that states that any lot, building, structure, parking area or driveway legally existing at the time of the passing of the new By-law, is deemed to comply with the regulations of the new By-law. Committee of Adjustment decisions for variances to the four existing By-laws, will no longer be valid once the new By-law comes

into effect. The deeming clause will recognize variances with respect to regulations, however, some of the uses permitted by variance may become legal non-conforming. Uses in commercial and employment zones have been expanded and may negate the need for some variances;

- Introduced minimum landscaped buffer regulations between different uses such as Commercial or Industrial next to Residential uses;
- There are a number of properties in the City where the zoning and Mississauga Plan policies do not match. A "D", or Development zone has been introduced to address situations where the legally existing use of a property conflicts with the land use designation Mississauga Plan, or where a large tract of vacant land is currently zoned Agricultural. The "D" zone permits the existing use to continue until such time as the owner contemplates redevelopment. At that time a rezoning application would be required to bring the property into conformity with Mississauga Plan or an official plan amendment and rezoning application would be required to change the use of the land.

A List of Frequently Asked Questions is included as Appendix I-6.

### **Outstanding Issues**

The new Draft Zoning By-law contains a "deeming clause" which recognizes any lot, building, structure, parking area or driveway legally existing at the time of the passing of the new By-law as complying with the regulations of the new By-law. Once the existing zoning by-laws are repealed and the new By-law passed, there are some Committee of Adjustment variances for uses and parking reductions, which will no longer be valid. Since the new By-law has expanded the list of permitted uses in Commercial and Employment zones, the need for use variances should decline. However, where necessary, applicants may have to reapply to the Committee of Adjustment to seek variances from the new By-law or consider rezoning their properties. Council may want to provide a limited time-frame where variance applications will be considered free of charge to recognize variance permissions that exist today for the new Zoning By-law.

Provisions have been included in the new By-law to regulate the use of temporary tents and stages. As a result of the review of the current zoning by-laws and consultation with the public and other City departments, temporary uses such as temporary tents, temporary stages, garage sales and warehouse sales may be more appropriately dealt with in a Temporary Use By-law under the *Municipal Act*.

Since the *Planning Act* does not permit the regulation of lighting in a zoning by-law, regulations have not been included in the new By-law and a by-law passed under the *Municipal Act* may be more appropriate.

### **Mississauga Plan**

On May 5, 2003, Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the purpose of a zoning by-law is to implement the Official Plan, the new Draft Zoning By-law has been prepared to implement the policies of Mississauga Plan.

### **Official Plan Amendment 25 (OPA 25)**

As a result of the review of the existing zoning by-laws in the City, a number of amendments are required to Mississauga Plan to facilitate the implementation of the new Zoning By-law. The details of these amendments are contained in a separate report dated December 13, 2005, from the Commissioner of Planning and Building.

### **CONCLUSION:**

Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding the passing of a new Zoning By-law for the City.

- ATTACHMENTS:**
- Appendix I-1 - Report on Comprehensive Zoning By-law Review and Public Participation Process dated December 14, 2004
  - Appendix I-2 - Executive Summary of the Draft Zoning By-law
  - Appendix I-3 - List of Public Meeting Dates
  - Appendix I-4 - Comments from Public Participation Process
  - Appendix I-5 - Agency Comments
  - Appendix I-6 - Frequently Asked Questions

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Edward R. Sajecki  
Commissioner of Planning and Building



# Corporate Report

Clerk's Files

Appendix I-1 Page 1

Originator's  
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JAN 10 2005

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**DATE:** December 14, 2004

**TO:** Chairman and Members of Planning and Development Committee  
Meeting Date: January 10, 2005

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** Comprehensive Zoning By-law Review  
Public Participation Process

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** On April 26, 2000, City Council adopted the following recommendation:

"That the work plan to undertake a review of the City's Zoning By-laws and the authorization for the Commissioner of Planning and Building to hire outside consultants to study some complex or labour extensive issues during the review, as deemed necessary by the Commissioner, and to prepare a new comprehensive Zoning By-law for the City, be approved in accordance with the Report dated January 11, 2000, from the Commissioner of Planning and Building."

**COMMENTS:** A comprehensive review of the City of Mississauga Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville) and 1965-136 (Town of Oakville), was undertaken between February 2002 and the present. A draft Zoning by-law has been prepared that provides uses and regulations for all lands in the City of Mississauga. A summary of the proposed major changes is attached as Exhibit I-1.

### Mississauga Plan Amendments

On May 5, 2003, Mississauga Plan came into effect, except for specific policies that are under appeal to the Ontario Municipal Board. As a result of the comprehensive Zoning By-law Review, amendments are required to ensure compatibility with land uses and zoning, as well as to implement Council approved amendments from the Accessibility Committee, and designations on lands under appeal to the OMB that have been resolved. The details of these amendments are addressed under a separate report to Planning and Development Committee, dated December 14, 2004. It is proposed that the Public Participation Process for both the new Draft Zoning By-law and Mississauga Plan Amendments be undertaken at the same time. In this way, the public will be approached for comments once, and the integral nature of the two documents can be explained and clarified.

### Public Participation Process

To address the public participation process, a Draft Communication Strategy has been developed by the Communications Division that deals with the City-wide level of communication and is outlined in Exhibit I-2. Ward-based communication will be undertaken by holding public meetings on a ward by ward basis and these meetings are to be planned in co-ordination with the Councillor for each ward. A meeting will also be held with members of the development industry to provide information and request feedback on the proposed Draft By-law.

Once the ward meetings and the development industry meeting have been held, a report will be submitted to the Planning and Development Committee detailing any revisions and recommending the statutory public meeting be held in accordance with the *Planning Act*, to consider the proposed Zoning By-law.

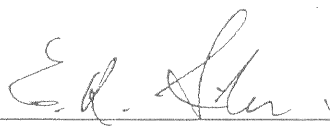
**CONCLUSION:**

A comprehensive review of current zoning by-laws has been completed by staff. Following a Public review and Participation Process, it is proposed that Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville) and 1965-36 (Town of Oakville), affecting lands within the City of Mississauga be repealed, and a new Mississauga Zoning By-law be adopted by City Council. In this regard, a statutory public meeting is tentatively planned for June 2005. A Public Participation Process is scheduled to commence in late January 2005 and be completed by April 2005. It is appropriate to undertake the Public Participation Process for both the Draft Zoning By-law and Mississauga Plan Amendments at the same time.

The draft Mississauga Zoning By-law is available under separate cover. Copies of the Draft Mississauga Zoning By-law will be available for viewing at the Planning and Building Department, 10<sup>th</sup> floor, Civic Centre, between 8:30 a.m. and 4:30 p.m. and on the City's website: [www.cityofmississauga.ca](http://www.cityofmississauga.ca).

**RECOMMENDATION:**

That the report titled "Comprehensive Zoning By-law Review Public Participation Process", dated December 14, 2004, from the Commissioner of Planning and Building, be received and that staff be directed to commence the Public Participation Process regarding the Draft Zoning By-law in January 2005 on a ward by ward basis.



Edward R. Sajecki  
Commissioner of Planning and Building

## COMPREHENSIVE ZONING BY-LAW REVIEW SUMMARY OF MAJOR CHANGES

The goal of the New By-law was to create a document that was easy to use, written in plain language and combined the provisions of the four current by-laws that govern development and use of lands in the City of Mississauga. The new Draft Zoning By-law has been created as an easy to read document that simplifies zoning terms and as much as possible uses plain language, while maintaining the integrity of this legal document.

Some of the basic principles that were established in the comprehensive review of the Zoning By-law are as follows:

- Conformity issues with the Official Plan – The draft Zoning By-law implements the policies of Mississauga Plan on every property in the City. If there is a non-conformity issue on a specific property, a zoning of “D” (meaning Development) has been given to the property indicating that the use of the lands does not conform to the policies of Mississauga Plan and that while the use may continue for the present, any future development of the land, will require conformity with Mississauga Plan or the submission of an Official Plan Amendment application;
- Public Authority Issues (Section 19 in Zoning By-law 5500) – As advised by Legal Services, it is no longer appropriate to exempt all government bodies from any regulations in a zoning by-law. Although there are reasonable exemptions with respect to provisions of services and utilities, the City should be held to the same standards as any property owner within the City;
- Zone Issues – In the current Zoning By-laws for the City, there are too many general zone categories and these do not relate to the land use designations in Mississauga Plan. Some of the provisions of these general zone categories are too rigid and are outdated. The new Draft Zoning By-law has created zone categories that are compatible with land use designations in Mississauga Plan and are more flexible to encourage less use of Exceptions (formerly Special Sections). Zone categories have also been included to reflect changes in the nature of residential development in Mississauga such as “Common Element Condominiums” and detached dwellings on a condominium road.

Some of the criteria used in establishing the Draft Zoning By-law were as follows:

- Incorporation of Development Standards (i.e. permitted Uses and Regulations) in table format to simplify the design of the document;
- Cross Referencing of regulations to ensure that standards are evident;
- Table of Contents at the beginning of each section (i.e. Residential, Commercial, etc.);
- Section Tabs/Dividers for presentation and ease of use;
- Use of Diagrams to explain complicated concepts such as permitted encroachments or dwelling types;
- Simplification of Regulations to ensure that language is clear and concise.

The new Draft Zoning By-law includes a "How to Read this By-law" preamble, and thirteen major Sections as follows:

1. Administration, Interpretation, Enforcement and Definitions  
Includes statutory provisions of the By-law, instructions on how to interpret the By-law and Definitions.
2. General Provisions  
This section includes provisions that affect all lands regardless of land use.
3. Parking and Loading Regulations  
This section includes parking standards and regulations with respect to parking motor vehicles in the City.
4. Residential  
This section contains general provisions for all residential lands, as well as specific uses and regulations for different types of residential dwellings in the City.
5. Office  
This section includes provisions for office uses in the City.
6. Commercial  
The Commercial section contains provisions for uses on commercial zoned lands within the City.
7. City Centre  
The City Centre zone provisions specify uses and regulations for lands zoned City Centre.
8. Employment  
This section contains general provisions for lands zoned Employment (formerly industrial) within the City.
9. Open Space  
The Open Space section provides permitted uses and regulations for lands zoned open space in the City.
10. Greenbelt  
This section specifies uses and regulations for lands zoned greenbelt within the City.
11. Parkway Belt Zones  
This section provides zone information for lands zoned Parkway Belt in Mississauga.
12. Other (Utility, Institutional, Buffer and Development)  
This section provides uses and regulations for lands zoned Utility, Buffer, or Development.
13. Zoning Maps

Some of the major changes to the new Draft Zoning By-law other than format changes are:

- The reduction of Exceptions (site-specific Special Sections) from approximately 2200 in Zoning By-law 5500 to approximately 800 in the Draft Zoning By-law;
- The opening up of commercial and employment zones to permit flexibility and compatibility with the policies of Mississauga Plan;
- The implementation of a Greenbelt overlay system that identifies: properties designated Greenbelt in Mississauga Plan but not yet zoned; lands within the Regulatory Floodplains; and, lands within 2 Special Policy Areas, as areas where development may not be permitted;
- The inclusion of home-based businesses as a permitted use in detached dwellings subject to specific regulations;
- The inclusion of a "Deeming" clause, that recognizes any legally existing building or structure existing at the passing of the By-law, as complying with the new Zoning By-law;
- Reduction in the power of governments to undertake development without regard for the Zoning By-law.

## DRAFT COMMUNICATION STRATEGY NEW COMPREHENSIVE ZONING BY-LAW

### BACKGROUND:

Mississauga Plan, the City's Official Plan, sets out the long-term growth and development goals. This document guides the City's development decisions. The Zoning By-law specifies the uses and regulations that implement the goals and policies of Mississauga Plan on individual lands within the City.

The Planning and Building Department has undertaken the process of reviewing and consolidating four existing zoning by-laws into one, comprehensive, City-wide by-law.

Staff will initiate a public participation process throughout the winter, involving the general public, various Mississauga interest groups, the business community and development industry representatives. Comments will be reviewed and revisions incorporated as appropriate and the finalized Zoning By-law will be presented to Council for approval and implementation in the spring of 2005.

### SITUATIONAL ANALYSIS:

A comprehensive, new Zoning By-law is now needed to align the land use policies and designations in Mississauga Plan with the standards set out in the Zoning By-law. A new Zoning By-law will also simplify, update and standardize uses, regulations, definitions and provisions. The review process is an opportunity to consolidate and present the City's new Zoning By-law in a more understandable and user-friendly format for all users including City staff, agencies, building and development industry, and the public.

Media coverage indicates residents recognize that Mississauga has evolved from a new and growing City to one that is maturing. Each ward may have specific areas of concern and face challenges with proposed changes to the Zoning By-law. These concerns and challenges will be addressed on a ward-by-ward basis through the public participation process. The Communication Strategy will address how the new Zoning By-law will affect residents.

### COMMUNICATIONS APPROACH:

It is recommended that communication be initiated on two levels:

- City-wide overview communication to explain importance of zoning in creating and maintaining the quality of life in our community; how zoning fits into the City's planning process and supports the City's vision as articulated in Mississauga Plan.
- Ward-based communication to specific stakeholders and the public as part of the public participation process. Ward meetings will be held in each of the Wards, starting with Ward 1. Following these ward meetings the mandatory public meeting under the *Planning Act* will be scheduled.

This communication strategy deals with the City-wide level of communication.

## **CITY-WIDE COMMUNICATION STRATEGY**

### **Target Audience:**

General public (residents of the City of Mississauga)  
Business/property owners  
Development /building industry

Specific target groups such as ratepayer organizations, business associations, industries and various community associations will be addressed in the ward-based public participation process. Communication will be direct and tailored to each group, by ward, in conjunction with the Ward Councillor and Planning staff.

### **Goals:**

- Inform the public about the importance of zoning in achieving the City's development goals and objectives;
- Raise public awareness about the Zoning Bylaw Review and the benefits of the proposed new, Comprehensive Zoning By-law; and,
- Inform the public about the opportunities to ask questions and provide comment on the new by-law.

### **Objectives:**

- Provide information through a variety of communication tactics to help stakeholders understand the changes proposed to the Zoning Bylaw ;
- Create opportunities for stakeholders to ask questions and provide input into the review process; and

Develop a better understanding among stakeholders of the City's Zoning By-law.

**KEY MESSAGES:****The New Mississauga Zoning By-law – Setting the Standard**

**What is zoning?** Zoning controls the use of lands in our community. It sets out how land may be used; where buildings and other structures can be located; the types of buildings that are permitted and how they may be used; and the lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

**Why Do We Need a New Zoning By-law?** The new comprehensive Zoning By-law will implement Mississauga's Official Plan policies, which express the vision for the development of the City. There was a need to update, simplify and combine the four existing by-laws in the City. The new Zoning By-law applies to the entire City and is written in an understandable, organized manner to meet the needs of all users.

**You Are Important to the Process!** The Zoning By-law affects what you can do with your property. It is important for you to know how the new Zoning By-law may affect you. Come to the meeting in your community, go on-line or phone and let us know what you think.

**TACTICS:**

Although this strategy's goal is to engage as many stakeholders as possible in this review. Staff's experience is that residents generally attend meetings and provide input for issues that have an immediate, direct and possible negative impact on them personally.

The communication strategy will endeavour to draw out the stakeholders who want to find out more and who want to provide input. Information must be concise and easy to access and the communication vehicles must be selected to provide the widest possible reach, balanced with cost, in areas and ways they would generally access City information.

The following is a list of the communication vehicles, which may be employed in the City-wide component of the Zoning By-law Review Public Participation Process. These vehicles will be evaluated on an on-going basis to ensure that the objectives are met, and to take advantage of additional communication opportunities as they arise:

Your Guide (annual services and Recreation & Parks brochure)

An introduction to the Zoning By-law Review was included in the August 2004 issue.

Brochure

Prepare a simple and concise brochure (to be handed out at Ward meetings, distributed in libraries, first floor of City Hall, that addresses City-wide key messages and encourages stakeholders to find out more information through various sources (Web site/Information Telephone Line) for meeting dates and feedback opportunities.

Web site on eCity

A page in the Planning and Building section of the City's Web site to be created as the on-line source for Zoning By-law Review information, updates about the review process, feedback opportunities and response question and issues in a Q&A format.

Councillors' Newsletters

Information/article will be drafted and included in Councillors' communication (newsletters) at their discretion.

Guest Articles in City-wide Newspapers/Publications

Articles will be submitted for the City guest column in various community publications and prepared to focus on the issues specific to each audience (Mississauga News for residents/Board of Trade for businesses).

Newspaper Advertising

In addition to statutory advertising, ads should be included on City Page on a regular basis to promote ward-based community meeting dates and keep momentum of general awareness messages to a City-wide audience.

Posters/Display in City Facilities

Create simple and concise material to be distributed through City facilities. A display can be used at community meetings and placed in high traffic areas at the Central Library and community centres.

Advertise Ward Meetings on Cable 10

Submit list of Ward meetings to Mayor's Hour to be announced with community events.

Information Telephone Line – "Zone Phone"

Establish a telephone number for stakeholders who do not have Internet access where they can get up-to-date meeting information and where they can leave recorded messages with questions or comments.

# MISSISSAUGA DRAFT ZONING BY-LAW

## EXECUTIVE SUMMARY



### Part 1 – Administration, Interpretation, Enforcement and Definitions

- New definitions and requirements have been formulated where needed. Relevant definitions and administrative requirements from the existing Zoning By-laws have been retained. An illustration section has also been included.

### Part 2 – General Provisions

- General provisions have been developed that apply to the entire City.

### Part 3 – Parking, Loading and Stacking Lane Regulations

- Parking and loading requirements have been updated and revised as required;
- Stacking lane regulations have been introduced.

### Part 4 – Residential Zones

- A range of residential zones have been developed that preserve the character of the different neighbourhoods throughout the City;
- Detached dwelling zones (R1 to R5) have been maintained;
- A provision to permit home-based businesses in detached dwellings with strict performance regulations has been included;
- Setback regulations for rental, condominium and common element condominium townhouses have been introduced;
- Apartment zones permit retirement and long term care dwellings and are based on height and floor space index.

### Part 5 – Office Zone

- Recognized existing small office buildings, complexes and clusters throughout the City.

### Part 6 – Commercial Zones

- The 31 base commercial zones in the 4 existing zoning by-laws have been reduced to 5 base zones (C1 to C5). The permitted uses in the 5 base commercial zones closely reflect the 4 Commercial designations in Mississauga Plan. The new generic definition of retail store replaces a long list of retail establishments typically used in the current zoning by-laws. This has the effect of opening up the number of commercial uses permitted on commercial properties throughout the City while decreasing the number of existing special section zones.

### Part 7 – City Centre Zones

- The innovative and contemporary City Centre zoning has been incorporated into the Draft Zoning By-law.

**Part 8 – Employment Zones**

- The Employment zones have been updated to reflect a range of current business operations.

**Part 9 – Open Space Zones**

- Community parks, city parks and cemeteries have been given an appropriate open space zone (OS1 to OS3).

**Part 10 – Greenbelt Zones**

- Introduced two (2) Greenbelt zones - the G1 Zone for hazard lands and the G2 Zone for natural features;
- Introduced a greenbelt overlay system to identify lands that may have a development constraint due to natural hazards but are not zoned Greenbelt. The lands covered by the greenbelt overlay include those lands designated as Greenbelt in Mississauga Plan, the lands within the Regulatory Floodplain and the Lake Ontario shoreline. Development on lands located within a greenbelt overlay will require approval of or exemption from the provision of environmental studies by the City and Conservation Authority.

**Part 11 – Parkway Belt Zones**

- No notable changes have been made to the Parkway Belt zones.

**Part 12 – Utility, Institutional, Development and Buffer Zones**

- Established (B) Buffer and (U) Utility zones;
- Established a new Development (D) zone concept for vacant lands not yet developed and to permit the continuation of legally existing uses that do not conform to Mississauga Plan;
- Zoned the hospitals, University of Toronto and Britannia Farm Institutional (I).

**General**

- A deeming provision has been included that will recognize the location of buildings, structures and parking areas that legally existed at the time of passing of the new Zoning By-law but do not meet the new regulations;
- The zoning standards from Streetsville and Port Credit have been merged into the Draft Zoning By-law;
- The Draft Zoning By-law has been set up in a very straight-forward manner with cross-referenced sections so that new approaches and future specific studies can be easily incorporated into the By-law.

**Contact Information**

Mailing Address:

Zoning By-law Review Team

Planning and Building Department

300 City Centre Drive

Mississauga, ON L5B 3C1

Email address: [newzoning@mississauga.ca](mailto:newzoning@mississauga.ca)

Zone phone: (905) 615-4920

Website: [www.mississauga.ca/portal/residents/zoningbvlaw](http://www.mississauga.ca/portal/residents/zoningbvlaw)

## Comprehensive Zoning By-law Review

## Public Participation Process – Public Information Meeting Schedule

**Ward 1:**

Thursday February 24, 2005  
 Clarke Memorial Hall  
 161 Lakeshore Road West  
 2:00-5:00 p.m. & 7:00-9:00 p.m.

**Ward 2:**

Tuesday March 1, 2005  
 Lorne Park Library  
 1474 Truscott Drive  
 2:00-5:00 p.m.

Lorne Park Secondary School (\*revised location)  
 1324 Lorne Park Road  
 7:00-9:00 p.m.

**Ward 3:**

Thursday April 14, 2005  
 Burnhamthorpe Community Centre  
 1500 Gullenden Drive  
 2:00-5:00 p.m. & 7:00-9:00 p.m.

**Ward 4:**

Tuesday March 29, 2005  
 Mississauga Civic Centre  
 (Committee Room A)  
 300 City Centre Drive  
 6:30-8:30 p.m.

**Ward 5:**

Monday April 4, 2005  
 Malton Community Centre  
 3540 Morning Star Drive  
 6:30-8:30 p.m.

Tuesday April 5, 2005  
 Frank McKechnie Community Centre  
 310 Bristol Road East  
 6:30-8:30 p.m.

**Ward 6:**

Tuesday May 17, 2005  
 Portuguese Cultural Centre  
 53 Queen Street North  
 2:00-5:00 p.m. & 7:00-9:00 p.m.

**Ward 7:**

Tuesday April 26, 2005  
 Central Library (Noel Ryan Auditorium)  
 301 Burnhamthorpe Road West  
 7:00-9:00 p.m.

**Ward 8:**

Monday May 9, 2005  
 South Common Community Centre  
 2233 South Millway  
 6:00-8:00 p.m.

**Ward 9:**

Tuesday May 31, 2005  
 Meadowvale Community Centre  
 6655 Glen Erin Drive  
 2:00-5:00 p.m. & 7:00-9:00 p.m.

**Open House (All Wards):**

Monday June 6, 2005  
 Mississauga Civic Centre  
 (Committee Room A)  
 300 City Centre Drive  
 12:00-8:00 p.m.

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**Building Industry Open House:**

Thursday March 10, 2005  
 Mississauga Civic Centre (Committee Room A)  
 300 City Centre Drive  
 4:00-8:00 p.m.

Ward Meeting Comments	
Ward	Comments
1	Requested a photocopy of the existing R1(PC) zoning and the proposed R15 zone standards. (Done Feb 28/05)
1	Existing Zoning - R4, Proposed Zoning - R3 - Residents in the area (at the Ward Meeting, Feb 24/05) advised that many of the lots in this area do not meet the minimum 15.0 m (49.2ft) frontage (many are 40 ft lots - 12m). - Consider zoning this area R4?
1	Proposed zoning is R2-1 (formerly R2-1822) (east side of Glenburnie Road between Indian Valley Trail & Pinetree Way) - Resident advised the 12 lots in this area have lot frontage of 16m. Rezone to R3-1?
1	The 5 year time period on a minor variance should be removed. This restriction denied me the opportunity to consider purchasing a building designated commercial because I could not risk being granted future minor variances. Why would I want to own a commercial building in which I might no longer be allowed to operate my business?
1	We need leadership that listens to the concerns of the local residents. What came through loud and clear was that many residents are as frustrated as I am at the procrastination of our leaders before the demands of builders, contractors and developers. What does the lowly resident have to do to be heard?
1	I am very concerned at the number of "Monster Homes" that are being allowed in areas of more traditional smaller homes. I am equally concerned that the building department seems unable to control building where a permit has not been issued. Specifically two large homes on Ben Macree. Do we need to change the bylaws to make this illegal activity cease to pay?!
1	Meeting times - people working shift work (afternoons) find it hard to attend. Have a morning meeting as well!
1	I disagree with the changing of any by-law to allow businesses in residential areas.
1	I would hope that the City of Mississauga would stand firm on their zoning guidelines at NE & NW corners of Highway 10 and Lakeshore and along Hurontario to the railroad tracks. - two storey stepping to three - not Hi-Rise. Also to protect the integrity of Port Credit's Village character by saving the two stone houses two blocks north of Lakeshore and west of Hurontario.
1	All the codes CL604/M1/M2/D etc mean nothing to the layman. You need to supply a general synopsis list of what each means. By this people can compare "the plan" as a whole rather than as alphabet soup!
1	Admire you are trying to achieve conformity in your zoning, however, Port Credit always prided itself on not confirming as evidenced by monster homes being built in our area. Issues need to be fought on individual basis.

1	I greatly appreciated the concerns raised re density, lack of parking spots, etc. We love our trees and the "woody" look for our area and I am greatly troubled by these "infillers" who happily cut down trees to build huge homes with high roofs blocking the sky. We hear proposals about large apartments at the foot of Hurontario. Who will insist on 10 storey heights and reasonable density? Who will promote esthetics and community development?
1	I agree with the proposal that: (a) no garage shall extend beyond the front of the dwelling, in R-1 large lot areas. (b) that building size should not exceed 40% of the total area of the lot, in R1 large lot areas. (c) in addition, the over building of infill homes to the size of monster homes is not acceptable, and destructive to our community. Please address this issue, which gravely concerns many, many of our neighbours.
1	Why are home businesses being allowed? The monitoring of these activities can become a nightmare. You already cannot control swimming pool party noise! (We know your by-law, it does not work). Monster homes being constructed ruin the neighbourhood. Regarding Lakeshore & Hurontario NE Corner - strongly urge townhouse development - be the maximum density.
1	Do the by-laws cover:- - landscaping, tree preservation & plantings? - fencing? - beautification?
1	Currently R11 changing to RM7. (1) Disagree with max of 3 storeys for residential area that is basically single to single storey and a half. This is detrimental to existing character of the neighbourhood. Existing height in "x" feet is better to keep scale of buildings in neighbourhood. (2) Disagree with opportunity to put 2 parking spaces on front lawn - traditional rear lot garage will be negated by this scheme. Port Credit needs to remain distinct in character not to become bland like the newer sections of Mississauga. (3) Official Plan description for Port Credit states unique character not to be lost. But this universal broad brush approach to zoning for residences does not recognize the character of the older homes. Do we have to create a historic district to protect our distinct character? Please clarify the District Plan relationship to the rezoning. "Protectionist approach" - no protection of our neighbourhood.
1	* Why was there only one date for this open house? When representing something as fundamental as the draft zoning by-law, it is necessary to give everyone an opportunity to attend, not just those who are available on the one date chosen. *The presentation boards are of little assistance without posting the definitions of the proposed zones.
1	I found the afternoon meeting (Feb 24/05) chaotic. Maps fell from the walls, speakers were unheard and there was a lot of hostility in the room. I was also disgusted to see that the ravine behind my home is NOW designated Greenbelt. Now that builder has cut down 200 trees, built a huge 4 car garage, 2 storey house with a HUGE cabana and asphalted tennis and basketball courts. Some Greenbelt!! What are you doing in Applewood Acres vis a vis the hydro power station is totally illogical? - but true to form.
1	From my letter: What happened to B&B proposals? Does my proposed amendment by adding a definition of B&B and a sixth section to section 401.16.1.1 make sense - will you act on it??

1	Staff Comment Lakeview Ratepayers Association asked for a copy of the Draft Zoning By-law and maps for the Lakeview Ratepayers Association.
1	Staff Comment Re: Property on Carmen Dr; 2 zones (R1-2, R2-5). Our recommendation, zone entire property to R1-2. Send him all the regulation for both zones and map showing the 2 zones (Map 07). Info mailed May 11/05.
2	Property owners in this area are trying to assemble land and want to build 4 storey Main Street Building with commercial at grade. The OP designation is medium density residential and the proposed zoning D-1. I explained that she would need an OP rezoning and that there are flood plain issues. Question why not designate this area Main Street commercial - encourage live - works etc. subject to resolution of flooding issues. Would complete the Clarkson retail strip and improve pedestrian connections at this intersection!
2	Clarkson Road - prime concern is speeding - no truck traffic - wants posted restrictions.
2	We live at Winston Churchill Blvd S of QEW and are concerned re toxic commercial elements south of us, Royal Windsor Drive to Lakeshore & also effects of upcoming power plant. Would like to see natural fields and trees along creek and Winston Churchill kept for environmental reasons and to offset toxic effects of commercial uses. Re. commercial uses planned, would like to see non-toxic light use.
2	Sheridan Park Drive should be completed between Homelands Drive & Winston Churchill. With Oakville development increasing, traffic on Homelands Drive is increasing as a cut through street. This could be diverted to Sheridan Park Drive with less residential impact.
2	1. The Mattamy (Watercolours) Development should never have been allowed to two exits only, both on Indian Road. A service road along the railroad could have been connected to Mississauga Road and also Lorne Park Road, so easy to go east to the Port Credit Go-station and their high school. Also west to Clarkson. 2. I hope, in the future, that any refinery land in Clarkson if it becomes available, would become the property for the citizen of Mississauga. A unique opportunity to have a glorious lakefront. 3. Buildings around the Go-stations (both) could be high density.
2	Is there a committed timing for the elevated walkway for pedestrians over Southdown Road at the Go-station? With the potential development in the area it becomes urgent.
2	Established grade: should be taken from the front of the house only. Land with basement walkouts should not be discriminated against by taking an average around the building.
2	I was notified of the Ward 2 meeting but live in Ward 1 - get it right! The notice was for the library - meeting held in high school - no signs, no prior notice - get it right! Please respond with an answer as to how the "D" zoning in Port Credit (old Texaco lands) will be developed and when.
2	M1 zoning should be related to amount of air pollution produced. No increase should be allowed and it should preferably be reduced. And light industrial should be particularly resistant to any polluting business being allowed in.
2	I am very concerned about the impact of the third rail track on Ward 2. At the very least the CN and the Federal / Provincial governments should build sound proof walls (as on the QEW) and anti-vibration rail beds to prevent nuisance to residents nearby.

2	<p>1. Meeting was very useful - consider doing more.</p> <p>2. It appears that zoning by-law revision is on the right track.</p>
2	<p>New development - need to incorporate more green space - walking spaces too small commercial areas so people can walk to shops - small parkettes with park benches - more of a community feeling and encourage people to meet and mingle on their walks. Need less dependence on our cars. For example Mattamy development has no access directly to shopping to Credit Landing Plaza (Loblaws, Blockbuster, Shoppers). My access is also blocked, especially for biking we have to use the treacherous Port Credit underpass which is far too busy for children, could an overpass or tunnel or crossing not have been made in this area to connect us to the shopping district with something other than using cars. We need more manicured parks; flowers, fountains, benches, wetlands, wild spaces are great for hikes, but sometimes we go to parks to relax, throw a frisbee, meet with other people - a space for youth where people can mingle &amp; meet - a community that encourages people out on the streets is a safer community.</p> <p>2 With parks need benches for disabled and elderly to sit &amp; rest.</p>
2	<p>Problems with traffic out of Lorne Park going east. Right now only possibility is Lakeshore. Problems for traffic on Indian Grove and South Service Road re Tim Horton's drive through.</p>
2	<p>Definition of triplex to accommodate this type of development - See # 9 Benson Avenue i.e. 3 units - appearance of detached dwelling (may be divided horizontally and / or vertically). Also - consider revising definition of duplex (to accommodate one unit behind the other).</p>
2	<p>Proposing to build an indoor pool addition to his house. Had been advised by an associate to build it as a separate building so it would not be considered part of GFA, and then join with a breezeway.</p> <p>Advised that it would be an accessory building under the existing and proposed Zoning by-laws with a max size of 10 sq m. Suggested he speak to someone in Zoning Department for info on max. GFA, accessory buildings, etc., and parking.</p>
2	<p>(Note. No Zoning concerns see comments sheet for details.)</p> <p>Very disorganized at 2:00 p.m. at the library, wasn't it! Perhaps smaller maps, individual neighbourhoods, would have split up the milling crowd. Too many colours, very confusing going from one to the other and losing your place. Then trying to get a question answered.</p>
2	<p>Requested draft Zoning By-law information on infill residential area in Ward 2. Staff sent information.</p>
n/a	<p>Requested draft Zoning By-law provisions (S.2.1.9.3) and maps re: Places of Religious Assembly. Staff sent information.</p>
1	<p>Home-based offices. Standards too vague. Who decides how much extra traffic is too much? Permits should be required to operate from home. What tax changes are made? Don't want extra cars parking on street or evening meetings. Will by-law staff enforce violations. This may force neighbours to report other neighbours and is not conducive to friendly relations. We maybe the only City of its size to not have home-based offices but is that a bad thing? Just because others do it, should we? No! Keep Port Credit unique. We grew up in Port Credit. We do not want it to become like many areas in Mississauga, cookie cutter houses, fewer trees all you see are garage doors and pavement, sidewalks, large houses on miniscule lots, cars parked on the street outside because the driveways are too short for more than 2 cars.</p>

3	Requested information for his property. Staff compiled existing R4 provisions, proposed R3 provisions and copies of mapping (existing & proposed) and it was sent out by mail.
5	Generally very impressive. It's nice that the character of Malton is preserved. It would be nice if the greenbelt areas including those around Wildwood Park were upgraded to "park" areas. More mainstreet commercial were allowed on the west side of Airport north of Morning Star. Particularly it would be nice to have a path system through parks and Greenbelt in Mississauga similar to one along the rivers in Toronto. Perhaps those could link up some day.
5	I would like to see more By-law Enforcement in this area. Many areas have garbage, old cars etc. on their properties, grass not cut, dumpsters overflowing on commercial lots etc. Compared to 40 years ago this area is a <u>slum</u> .
5	We need the area of MALTON cleaned up. We could use more By-law officers for this area. If a By-law would like me to point out the areas I would be happy to go around with him or her. Garbage hanging out of dumpsters, grass on vacant lots, not cut.
5	We are concerned in our area about the number of cars and trucks that take a shortcut from Derry to North Alarton over to Hull to avoid the four corners of Airport Road and Derry. Also containers at end of Cattrick, excessive noise <u>all</u> hours of the night and day. Change in Zoning for Derry to allow not only a restaurant but drive thru at corner of Cattrick and Derry - NOT WANTED.
5	Map 48W does not come up on the website (not sure if existing or proposed). Property info. does not indicate frontage.
5	Highland Farms E1-5 previously DC-2141. Why is it E1?
5	Re: NW corner of Derry Road East and Cattrick Street Existing: HC-250 (Schedule I) - does not permit a drive-through Proposed: New zoning - C3 - permits convenience restaurant (which includes a drive-through. Why was Schedule I deleted? Refused four times (applications to expand/drive-through).
5	North Alarton Street from Derry Road to Hull Street being used as a truck route (are there any controls?)(only one small sign at Derry Road saying "no trucks"), also excess traffic - used as a short cut, going through stop signs (at rush hours morning and evening).
3	Staff sent copy of existing and proposed zoning maps 19, 20, 26, and 27 (Ward 3) as well as Residential General Provisions.
3	Staff sent copy of existing and proposed zoning maps 19, 20, 26, and 27 (Ward 3) as well as Residential General Provisions.
3	Staff sent copy of permitted uses list for E1 to E3, C3, C3-1 and Map 19.
3	Staff sent copy of R4 and R3 (existing and proposed zoning), including Parking and Residential General Provisions.
3	Staff sent copy of RM1 (existing and proposed zoning), Map 20, Parking, and Residential General Provisions.
3	Staff received complaint about school buses parking in residential areas during the day.
3	I am in favour of home-based business by-laws 4.1.16 and 4.1.17. I feel home businesses provide valuable services to the community, make good use of space and help accommodate parents who need to bring in an income but also want to bring up their children. They allow many elderly to supplement their income too.

3	Thank you for this presentation. I think that there will be considerable pressure for redevelopment of the strip plazas along Dundas Street, east of Dixie Road, to a higher density. Perhaps a mixed-use commercial-residential zone can be considered. What about a provision for a future subway extension?
3	I strongly object to permitting any additional modification to the existing regulations for Residential - 4.1.16 - Home-based Businesses - no expanding under penalty of loss of credibility.
3	We are the owners of the property located at 1450-1458 Dundas Street East. We have reviewed the draft by-law for the new zoning proposal for Ward 3 and we are strongly in support of it. We had in fact been intending on approaching the City of Mississauga for the exact purpose of applying for a rezoning and this proposed draft completely fulfils our desires in that regard. This area is strongly in need of a resurgence in the type and use of the commercial component and the draft by-law simply recognizes the reality and the pressure toward this aim.
7	I attended the Ward 7 Zoning meeting Tuesday April 26, 2005 and was very surprised at the number of people in attendance. The presentations, both oral and visual were top notch, to the point, but not detailed enough to confuse. All speakers were excellent, well spoken and well prepared and concise. Many in attendance asked valid questions which were addressed I hope to their satisfaction. Sometimes one wonders if these events will be a waste of time - this certainly was time well spent.
7	The land is currently zoned M2. We are using it to store new vehicles. The new plan is proposing that it become E2. This would not allow for my current use. I would like the plan amended to allow for my current use. I am interested in acquiring more land along Haines Road for the same use (vehicle storage). Could the plan be amended to allow this use? Currently, there is a shortage of land in this area to allow this use, yet there seems to be an abundance of M1 zoned land.
7	I would like to speak with someone from the Mayor's office with respect to the use of accessory units (basement apartments) within Residential Zones. I understand that current position is to not allow the existence of such units with reason but I would like to propose an opportunity to address the issues to allow the legislation with strict guidelines. I have several arguments that I would like heard about this issue that may help to resolve some of the concerns prohibiting this use currently. Please have someone contact me about this. Thank you.
7	<p>I recently attended the information session on the new zoning by-law. I wanted to congratulate the Planning Staff at the city on a job well done. Merging the zoning by-laws into one and more importantly, ensuring consistency with the official plan is much needed. As a professional planner I understand the need for solid zoning by-laws to fully implement the growth policies for this city. As a life long resident of Mississauga I am very, very pleased with the growth strategy that has been developed. I fully support the intensification projects that are occurring in the city centre. I do however think that the OP should allow for more office towers in the</p> <p>downtown. I realize there are market factors which also have a great influence, however I think that the mix of uses needs to encourage office development a bit more. My second concern is with the public transportation to support this development. Mississauga transit needs to greatly expand to meet the growing need. Also, a fast efficient service sells itself and entices people to use the system. I realize that the city is adding in additional bus lanes throughout various routes, but are there any thoughts or plans for a more rapid method of transit - possible trains? Great job and keep up the excellent work.</p>

7	Our area is zoned R1&2. I understand this to be for single family dwellings. What do we do about commercial operations: rooming house which adds at least 5 vehicles to the owners. This establishment also runs "taxi" from this dwelling; a property owner now has 2 adjacent properties from which runs an aluminum window/siding company. The company has a compound for all these vehicles. Workers drive there to take work trucks. Also on this property is a dog kennel. We also have a non-residential dental office on the street. Also within our area, a home has been converted into a day care facility, no longer a home. Multi-residential dwelling units are coming. Have we ensured sufficient parking per units. Currently Webb Drive apartments are creating parking issues on surrounding residential streets. Landscape buffers of high-rise to homes are insufficient. These previously agreed to have not come about or have been changed to provide above ground parking. Is the by-law going to enforce these? Are these same multi-dwelling units being required to recycle?
7	Our street is zoned R1-2, which I understand is Residential not multi or Commercial. We have both!! A rooming house with 5 cars and 2 taxis over and above the owner's vehicle; a window company and dog kennel runs behind 2 properties he owns. Staff parking on street - storage of windows and siding on site.
7	I fully support the update to the City Zoning By-law. It is overdue. I do not approve expanding the number of home-based businesses. These in time destroy the character of residential areas. Traffic increases and leads to complete commercialization. One of the associated problems is that by-laws are not well enforced. Even when complaints are made by-law enforcement is difficult to obtain especially after normal business hours.
6	Being able to run an office from home makes sense. If you are doing everything by computer and nobody needs to come to your property it doesn't bother anyone or change the environment in any way. I would like to see clown added under artist as it is an art-form and a job that doesn't bother the neighbours. They benefit kids, seniors to have some humour. It's a job where the clown goes to the clients party location. In case anyone gets picky about the wording of artist, clown should be added to come under artist.
6	Streetsville - Site 5 - offices (existing) now zoned R3. Many contain offices (previously zoned TR4). Consider a zone exception for this area to recognize existing offices and potential for other uses.
6	Concern with the loss of uses in TR4, TR5 areas (will no longer be able to run a business on these lands; area around Ontario St. and William St. (immediately to the north of the MDI and HDI lands); also would not be able to have multiples.
6	We agree with William Street being a residential zone. Between Henry and Ontario Street, William Street should have only home businesses which are contained inside the home and do not have high numbers of customers coming to the house. Also, the business must not create disturbing noises outside. Queen Street (between Henry and Ontario) should not have businesses or buildings which would require development on east side properties on William St.
8	We want to maintain our prior greenbelt uses that allow accessory structures ie. structures permitted as per original zoning as per Section 126 (uses), 127 (setbacks), 128 G-exception for a special site. We would like to negotiate these conditions now in cooperation with the City - Sheridan area.
8	RM4-1 - S/S Burnhamthorpe between Glen Erin Drive and Erin Mills Pkwy (street townhouses)

9	A skating rink would be great somewhere on Ninth Line above Eglinton and below Doug Leavens.
9	5 large lots; existing zoning "A", proposed zoning "R1"; Mississauga Plan, Lisgar Site 1 permits business, professional office. 3755 Britannia Rd. W. (westerly lot) contains a veterinary clinic which is a permitted use in "A". Rezone this property to R1-Exception to permit veterinary clinic. Note adjacent property to 3755 Britannia Rd. W. contains an insurance office (permitted by Committee of Adjustment).
9	<p>1. Increase in Density - due to increasing demand of housing, it will be good if we may allow basement apartments provided there is sufficient services available. Such a decision will help to maintain the existing character of detached houses where basement access can be provided from outside. High-density apartment buildings may be zoned along GO-Train corridor.</p> <p>2. Aesthetic quality of commercial centres to be preserved. Art commission may be set up to approve to guide the designs of buildings in such complexes.</p> <p>3. Old Areas Ripe for Redevelopment - may be identified so that they are zoned for more appropriate use to meet the changing needs of the people.</p> <p>4. Home-Based Business - some home based business may be permitted with the situated restriction that it does not disturb the adjoining houses within the neighbourhood, like doctors, architects, layers, business. They should be simply operated by the owners of the home. No extra large employment.</p>
CW	Staff Comment re: Proposed Power Plant - Eastern Power (Mattawa Avenue) sent copy of Map 12 (Existing and Proposed zoning). Mailed June 10/05
CW	Staff Comment re: NE corner Lakeshore Rd.E. and Dixie Rd. (formerly zoned DC-1493) Z-map 05. C4 zone - uses and regulations, Copy of Map 5 (existing and proposed zoning). Schedule for Park Development OS2 site (south side of Lakeshore Rd. E., south of Dixie (Community Services). When will Lakeview District meetings be held?. Information mailed June 8/05.
CW	Staff Comment requested copy of proposed E2-28 and D zone regulations. Also requested existing A and AC5-276 zone regulations. Copies mailed June 8/05.
CW	Staff Comment requested copy of proposed E2 and E3 uses and provisions and existing M1 and M2 uses and provisions. Copies mailed June 8/05.
CW	Staff Comment requested copy of R3-42 zoning and OP. Letter explaining change to OP. Mailed June 13/05.
CW	Staff Comment Power Plant concerns adjacent to Residential.
CW	Staff Comment Power Plant concerns adjacent to Residential.
CW	Thanks for excellent planning for the future.
CW	Staff Comment zoned RR (existing Garden Centre), proposed zoning R3. New special site to recognize garden centre in Erin Mills District (Winston Churchill).
CW	Staff Comment 10 lots or so that are approximately 52" (51"-59") frontage. Should be R3 lot regulations. Attended Ward 1 meeting and made same comment.

CW	Good progress on home business allowability. Church being built on Bristol Road/Credit River is huge compared to previous - very unfair to residents.
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E-Mail Messages			
Ward	Date Received	Response Sent	Comments
n/a	18-Jan-05	18-Jan-05	<b>Re: Corporate Report (December 14, 2004) - Comprehensive Zoning By-law Review - Public Participation Process</b>
n/a	25-Jan-05	25-Jan-05	<b>Re: General Inquiry</b> Request for notification and status of process
n/a	28-Jan-05	31-Jan-05	<b>Re: Definitions</b> "Drugless Practitioner"
n/a	9-Feb-05	11-Feb-05	<b>Re: Commercial</b> Property on Creditview Road
2	17-Feb-05	17-Feb-05	<b>Re: Ward Meetings</b> Ward 2 Meeting Notice error, availability of an executive summary for changes to Ward 2
1	17-Feb-05	18-Feb-05	<b>Re: Residential/Commercial</b> FRAM Development
6	17-Feb-05	18-Feb-05	<b>Re: Residential</b> Proposed zoning for resident's property
8	18-Feb-05	18-Feb-05	<b>Re: Draft ZBL e-mail address</b> Testing new zoning e-mail account
1	18-Feb-05	18-Feb-05	<b>Re: Residential (Schools)</b> ISNA school in Ward 1; webpage complaint (speed and font size)
n/a	19-Feb-05 21-Feb-05 21-Feb-05	21-Feb-05 21-Feb-05 22-Feb-05	<b>Re: Employment</b> E2/E3 zoning
1	21-Feb-05	21-Feb-05	<b>Re: Residential Bed and Breakfast Establishments</b>
2	21-Feb-05	22-Feb-05	<b>Re: Residential</b> Designing renovation for property on Owenwood Drive. Inquiring of any proposed changes
1	23-Feb-05	not required	<b>Re: Power Plants</b> Supports the Draft Zoning By-law not proposing to permit a power plant from locating at Haines and Middlegate Rds.
1	23-Feb-05	23-Feb-05	<b>Re: Ward #</b> Requested confirmation as to which Ward the address is located within.
2	23-Feb-05	23-Feb-05	<b>Re: Residential</b> Minimum Rear Yard Setbacks (Port Credit area)
1	23-Feb-05	2-Mar-05	<b>Re: Residential Bed and Breakfast Establishments</b> E-mail related to 21-Feb-05 correspondence
2	23-Feb-05	25-Feb-05	<b>Re: Residential</b> Confirm proposed zoning. Complaint regarding illegal triplex/basement apartments.
2	24-Feb-05	25-Feb-05	<b>Re: Residential</b> Proposed zoning for this area. Existing zoning is R3
n/a	25-Feb-05	28-Feb-05	<b>Re: Draft ZBL webpage</b> Couldn't locate the draft by-law.
7	24-Feb-05	17-Mar-05	<b>Re: Ward Meetings</b> Inquiring about meeting for Ward 7 (time, date, location)
1	25-Feb-05	28-Feb-05	<b>Re: Draft ZBL information</b> Unable to attend Ward 1 meeting. Request for information on proposed changes.
1	27-Feb-05	28-Feb-05	<b>Re: Draft ZBL information</b> Unable to attend Ward 1 meeting. Request for information on proposed changes.
n/a	24-Feb-05	28-Feb-05	<b>Re: Bed and Breakfast Establishment</b> Letter received from FOBBA (Federation of Ontario Bed and Breakfast Accommodation) encouraging consideration for permitting these establishments in private residential dwellings.
5	28-Feb-05	28-Feb-05	<b>Re: Ward Meetings</b> Inquiring about meeting for Ward 5 (time,date,location)

n/a	28-Feb-05	28-Feb-05	<b>Re: Definitions</b> "Established Grade" (correspondence received by e-mail and fax)
1	28-Feb-05	28-Feb-05	<b>Re: Ward Meetings</b> Missed Ward 1 meeting. Looking for general information.
n/a	28-Feb-05	1-Mar-05	<b>Re: Draft ZBL/Mississauga Plan Amendments</b> Requested general information on both the Draft Zoning By-law and Mississauga Plan Amendments.
2	28-Feb-05	1-Mar-05	<b>Re: Residential</b> Wants to see recreational vehicles (motor homes) be permitted to park on residential driveways for a maximum of 72 hours per month.
1	1-Mar-05	1-Mar-05	<b>Re: Draft ZBL information</b> Attended Ward 1. Resident wanted to know how Draft ZBL could be reviewed in more detail.
n/a	2-Mar-05	2-Mar-05	<b>Re: Building Industry Open House - March 10, 2005</b>
n/a	2-Mar-05	02-Mar-05 03-Mar-05	<b>Re: General Provisions</b> Question regarding provisions for new ambulance and fire stations.
1	4-Mar-05	4-Mar-05	<b>Re: Employment</b> Resident questioned any proposed changes to the area bound by Dundas to the north, The Queensway to the south, Dixie to the east, and Cawthra to the west.
2	7-Mar-05	7-Mar-05	<b>Re: Draft ZBL Webpage</b> Reported difficulty uploading on line z-maps. Requested proposed zoning information for their property.
3	7-Mar-05	8-Mar-05	<b>Re: Ward Meetings</b> Inquiring about meeting for Ward 3 (time, date, location)
n/a	11-Mar-05	11-Mar-05	<b>Re: Draft ZBL information</b> Looking to obtain a copy of the draft ZBL.
1	10-Mar-05	11-Mar-05	<b>Re: Draft ZBL information</b> Missed meeting for Ward 1. Looking for a summary and information on proposed zoning for the Port Credit area around the Go Station.
2	10-Mar-05	11-Mar-05	<b>Re: Residential (Infill Guidelines)</b> Resident spoke with staff at the Ward 2 meeting and requested further information. A copy of the text and z-maps for the infill areas in Ward 2. An e-mail was sent to resident to notify of the information being mailed.
n/a	11-Mar-05	11-Mar-05	<b>Re: Job Search - ZBR Team</b> Submitted her resume to the ZBR Team. Resume was re-directed to HR.
n/a	10-Mar-05	14-Mar-05	<b>Re: Definitions</b> "Pedestrian Mall"
n/a	15-Mar-05	15-Mar-05	<b>Re: Draft ZBL information</b> Regarding site on Mavis Rd.
7	11-Mar-05	15-Mar-05	<b>Re: Parking Standards - Place of Religious Assembly</b> Insufficient parking complaint and alleges a banquet facility operates out of the basement of the church.
8	10-Mar-05	10-Mar-05 17-Mar-05	<b>Re: Ward Meetings</b> Inquiring about meeting for Ward 8 (time, date, location). Once confirmed the information was e-mailed to resident on March 17/05.
n/a	17-Mar-05	17-Mar-05	<b>Re: Zoning Information</b> Wants to establish an indoor playground/party centre in either the Argenteia and Hwy 401 area or Laird St. off of Dundas St. and Hwy 403. Looking for zoning/legal info for these locations.
n/a	18-Mar-05	addressed at a meeting with ZBR Team staff 07-Apr-05	<b>Re: Commercial</b> Petro-Canada sites
9	21-Mar-05	22-Mar-05	<b>Re: Residential (driveway widths)</b> Requesting regulations for expanding width of driveway for property on Mulligan Crossing.
1	25-Mar-05	28-Mar-05	<b>Re: Development Proposal - Deta Rd. and Lakeshore Rd. E.</b> Refer to e-mailed letter for details.

n/a	28-Mar-05	28-Mar-05	<b>Re: Employment</b> inquiring about minimum front yard setback requirement for property on Northwest Dr.
1	28-Mar-05	29-Mar-05	<b>Re: Residential (Basement Apartments)</b> Refer to e-mailed letter for details.
n/a	29-Mar-05	29-Mar-05	<b>Re: Status of Draft Zoning By-law</b> Inquiring about timing, next steps and anticipated approval of the draft Zoning By-law.
n/a	29-Mar-05	addressed at a meeting with ZBR Team staff 07-Apr-05	<b>Re: Commercial</b> Auto Commercial Service/Gas Bar outlets in Mississauga.
4	30-Mar-05	30-Mar-05 31-Mar-05	<b>Re: Residential</b> Complaint concerning cut-through traffic along Huntington Ridge Blvd and Guildwood Way as well as a commercial business operating out of a detached dwelling.
1	27-Mar-05	31-Mar-05	<b>Re: Power Plants</b> Concerns regarding reconstruction of the Cooksville Power Generating station located on Cawthra Rd and North Service Rd and the setback proximity to nearby homes.
3	31-Mar-05	31-Mar-05	<b>Re: Draft ZBL Webpage</b> Reported difficulty locating proposed changes to Ward 3.
6	3-Apr-05	4-Apr-05	<b>Re: Residential</b> Refer to e-mailed letter for details.
n/a	5-Apr-05	6-Apr-05	<b>Re: Commercial</b> C4 zone questions, timing of approval of draft by-law, and proposed zoning for property on Port St. W.
2	n/a	6-Apr-05	<b>Re: Clarkson Village Study</b>
3	6-Apr-05	6-Apr-05	<b>Re: Ward Meetings</b> Further information request for upcoming meeting for Ward 3. Received postal walk notice in the mail.
2	4-Apr-05	7-Apr-05	<b>Re: Definition of "Established Grade" and Calculation</b>
9	11-Apr-05	12-Apr-05	<b>Re: Curb Cuts and Tree Removal</b> Resident referred to T&W for curb cut info and the Forestry section for tree removal info.
6	12-Apr-05	13-Apr-05	<b>Re: Draft ZBL information</b> Request for proposed zoning and permitted uses on east side of William St. between Henry St. and Ontario St.
n/a	13-Apr-05	13-Apr-05	<b>Re: General Inquiry</b> Resident questioned if the City's inspectors conduct roof inspections on residential dwellings, as well as if a permit is necessary for a building addition. Not related to the Draft ZBL.
n/a	12-Apr-05	13-Apr-05	<b>Re: Ward Meetings</b> Inquiring about meetings schedule.
n/a	13-Apr-05	13-Apr-05	<b>Re: Employment</b> Property on Mavis Rd.
7	14-Apr-05	14-Apr-05	<b>Re: Committee of Adjustment Application</b> Expressed concerns about a dental office operating at a location near their home.
7	15-Apr-05	18-Apr-05	<b>Re: General Inquiry</b> Received meeting notice. Resident inquiring where they can review the draft By-law.
n/a	14-Apr-05	18-Apr-05	<b>Re: General Inquiry</b> Zoning question regarding establishing an indoor sports facility.
n/a	18-Apr-05	n/a	<b>Re: Draft ZBL information</b> Automobile Impound Facilities.
3	15-Apr-05	19-Apr-05	<b>Re: Residential</b> Property on Greybrook Cres.

3	19-Apr-05	20-Apr-05	<b>Re: General Inquiry</b> Garbage suggestion, development design and access availability for Fire Dept., traffic.
8	25-Apr-05	26-Apr-05	<b>Re: Greenbelt/Residential</b> Property on Mississauga Rd.
7	14-Apr-05 25-Apr-05	15-Apr-05 26-Apr-05	<b>Re: Residential/General Inquiry</b> Property on Sir Richard's Rd./Queensway Hydro Corridor.
7	24-Apr-05	26-Apr-05	<b>Re: Residential</b> Front yard setback in R1 zones. (Gordon Woods area).
n/a	27-Apr-05	27-Apr-05	<b>Re: General Inquiry</b> Provisions for expanding driveway. Referred to Zoning and T&W (for curb cut info if needed).
7	28-Apr-05	28-Apr-05	<b>Re: Residential</b> Front yard setback in R1 zones. (Gordon Woods area)
1	22-Apr-05 25-Apr-05 27-Apr-05	22-Apr-05 26-Apr-05 28-Apr-05	<b>Re: Residential</b> Infill housing (monster homes) on Troy Street.
8	28-Apr-05	29-Apr-05	<b>Re: Draft ZBL information</b> Proposed zoning for the area around Colonial Drive in Ward 8.
1	4-May-05	16-May-05	<b>Re: Residential</b> Property on High St. E.
7	4-May-05	not required	<b>Re: Ward Meetings</b> Congratulatory e-mail regarding Ward 7's meeting.
n/a	5-May-05	5-May-05	<b>Re: General Inquiry</b> Where/how to obtain a copy of the draft ZBL.
7	29-Apr-05	5-May-05	<b>Re: Commercial</b> DC/C1 zoning. Meadowgreen Academy Inc. Existing/proposed zoning inquiry.
6	16-May-05	16-May-05	<b>Re: Residential</b> Parking of motor vehicles on residential properties.
6	16-May-05	not required	<b>Re: Residential</b> Resident sent a blank e-mail with no questions or concerns. E-mail followed up and resident confirmed her previous questions were answered.
6	16-May-05	16-May-05	<b>Re: Residential</b> Dog kennels in residential zones.
7	13-May-05 16-May-05	13-May-05 16-May-05	<b>Re: Commercial</b> Property on Dundas St. E.
7	13-May-05	16-May-05	<b>Re: Commercial</b> Property on Hurontario St.
6	17-May-05	not required	<b>Re: Residential</b> Resident replied to staff's response regarding dog kennels in residential zones.
n/a	18-May-05	18-May-05	<b>Re: Residential</b> Placement of air conditioner units in side yards of homes in Churchill Meadows.
9	20-May-05	25-May-05	<b>Re: Residential</b> Design Plans - subdivisions/homes in Churchill Meadows.
2	20-May-05	24-May-05 by phone	<b>Re: Residential</b> Retirement Dwellings
n/a	27-May-05	27-May-05	<b>Re: Draft ZBL information</b> Where to find info on new Draft ZBL.
8	27-May-05	30-May-05	<b>Re: Residential</b> Home-based Businesses
2	27-May-05 30-May-05	30-May-05 30-May-05	<b>Re: Letter (May 24/05)</b> Resident received notice. Inquiring about property on Thorn Lodge Dr.
1	27-May-05	30-May-05	<b>Re: Letter (May 24/05)</b> Resident received notice. Inquiring about property on High St. E.
7	27-May-05	30-May-05	<b>Re: Letter (May 24/05)</b> Resident received notice. Inquiring about properties on Agnes St.
2	30-May-05	30-May-05	<b>Re: Letter (May 24/05)</b> Resident received notice. Inquiring about properties on Truscott Dr. and Dundas St. E.

8	30-May-05	30-May-05	<b>Re: Letter (May 24/05)</b> Resident received notice. Inquiring about property on Featherston Dr.
4	31-May-05	31-May-05	<b>Re: Residential</b> Home-based Business inquiry. Referred to Zoning.
4	30-May-05	31-May-05	<b>Re: Draft ZBL information</b> Proposed zoning for z-map 28 area. Concerns with traffic volume. Traffic concerns forwarded to T&W for review and action.
9	31-May-05	31-May-05	<b>Re: Letter (May 24/05)</b> Received notice for property on Derry Rd. W. Clients have an OPA and rezoning application in process for this property.
9	31-May-05	1-Jun-05	<b>Re: Draft ZBL Comments</b>
n/a	1-Jun-05	1-Jun-05	<b>Re: General Inquiry</b> Looking for the draft ZBL on-line.
3	1-Jun-05	1-Jun-05	<b>Re: Draft ZBL information</b> Wants a copy of the Draft ZBL and a copy of the z-map for the area south side of Eglinton, west side of Tomken, south to the hydro transmission line.
9	31-May-05	1-Jun-05	<b>Re: Residential</b> Basement apartments in RM1 zones.
5	7-Jun-05	7-Jun-05	<b>Re: Draft ZBL information</b> Inquiring about property on Bonhill Rd.
1	03-Jun-05 07-Jun-05	07-Jun-05 08-Jun-05	<b>Re: Letter (May 24/05)</b> Received notice. Inquiring about property on Park St. E.
n/a	07-Jun-05 08-Jun-05	08-Jun-05 08-Jun-05	<b>Re: City's e-alerts/e-newsletters</b> Resident complaint about receiving notices after meetings have taken place. Resident signed up for e-newsletters instead of e-alerts.
6	8-Jun-05	10-Jun-05	<b>Re: Commercial</b> Property on Britannia Rd. W.
1	8-Jun-05	10-Jun-05	<b>Re: Definitions</b> "Drugless Practitioner"
n/a	13-Jun-05	14-Jun-05	<b>Re: Existing A zones (Agriculture)</b> Inquiring about the proposed draft ZBL and the effects on lands currently zoned A (agriculture).
7	13-Jun-05	13-Jun-05	<b>Re: Letter (May 24/05)</b> Received notice. Inquiring about property on Agnes St.
n/a	8-Jun-05	14-Jun-05	<b>Re: Draft ZBL Comments</b> Britannia Farm
n/a	15-Jun-05	16-Jun-05	<b>Re: Letter (May 24/05)</b> Received notice. Inquiring about properties: Assumption Cemetery, 6933 Tomken Rd. Mount Peace Cemetery, 3204 Cawthra Rd. St. Joseph's Cemetery, 5440 Durie Rd. W. St. Mary's Cemetery, Dickson Rd.
n/a	17-Jun-05	not required	<b>Not Related to Draft ZBL</b>
n/a	23-Jun-05	23-Jun-05	<b>Re: Meeting Request with ZBR Team</b>
1	24-Jun-05	27-Jun-05	<b>Re: Letter (May 24/05)</b> Received notice. Inquiring about property on Alexandra Ave.
3	28-Jun-05	28-Jun-05	<b>Re: Draft ZBL information</b> Inquiring about proposed zoning for property on Eglinton Ave. E.
8	30-Jun-05	30-Jun-05	<b>Re: Letter (May 24/05)</b> Inquiring about proposed zoning for property on Walnut Grove Rd.
7	4-Jul-05	4-Jul-05	<b>Re: Draft ZBL information</b> Inquiring about proposed changes in and around the area of Kirwin Ave.
7	4-Jul-05	5-Jul-05	<b>Re: Home-based Businesses and Signage</b>
5	5-Jul-05	6-Jul-05	<b>Re: Commercial</b> Property on Dixie Rd.
9	06-Jul-05 07-Jul-05	07-Jul-05 08-Jul-05	<b>Re: Letter (May 24/05)</b> Received notice. Inquiring about property on Britannia Rd. W.
5	11-Jul-05	14-Jul-05	<b>Re: Employment</b> Inquiring about proposed zoning for properties bounded by Elmbank Rd., Caroga Rd., Campus Rd., Indian Line and Airport Rd.

6	19-Jul-05	20-Jul-05	<b>Re: General Inquiry</b> Status of Draft ZBL, dog kennels in Residential Zones.
6	21-Jul-05	22-Jul-05	<b>Re: General Inquiry</b> Dog Kennels
1	21-Jul-05	22-Jul-05	<b>Re: General Inquiry</b> Appeals to the Draft ZBL, when and where they can be registered.
6	17-Jul-05	21-Jul-05	<b>Re: Letter (May 24/05)</b>
	28-Jul-05	28-Jul-05	Received notice. Inquiring about property on Eglinton Ave. W.
n/a	3-Aug-05	4-Aug-05	<b>Re: General Inquiry</b> Status of Draft ZBL, particularly section concerning home-based businesses.
n/a	10-Aug-05	10-Aug-05 by phone	<b>Re: General Inquiry</b> Status of Draft ZBL.
6	9-Aug-05	11-Aug-05	<b>Re: General Inquiry</b> Dog Kennels
6	11-Aug-05	12-Aug-05	<b>Re: General Inquiry</b> Contact information for the Compliance and Licensing Section.
n/a	11-Aug-05 e-mail & fax	12-Aug-05	<b>Re: Place of Religious Assembly</b> Property on Kennedy Rd.
6	12-Aug-05	not required	<b>Re: General Inquiry</b> Acknowledged receipt of staff's last response.
n/a	n/a	12-Aug-05	<b>Re: General Inquiry (Dog Kennels)</b>
6	17-Aug-05	17-Aug-05	<b>Re: General Inquiry</b> Clarification of what is permitted in an OS zone by means of a public or institutional use. Referred to Zoning Section.
6	19-Aug-05	23-Aug-05	<b>Re: General Inquiry</b> Motor vehicle/repair business in a residential area.
n/a	26-Aug-05	26-Aug-05	<b>Re: Draft ZBL Comments</b> Commenting deadline. When is it? (note: caller also sent e-mail asking the same question)
1	25-Aug-05	1-Sep-05	<b>Re: Residential (Port Credit)</b> Concerns with lot severances/lot sizes/lot frontages in Port Credit. Residents/members wish to retain 50 foot lots. Looking for guidance on how to go about this.
n/a	14-Sep-05	16-Sep-05	<b>Re: "D" Zone</b> Inquiring about the applicability of the proposed development zone on the above noted property. Upon further review of the "D" zones, ZBR staff have determined property can be zoned E2 and G1.
n/a	14-Nov-05	14-Nov-05	<b>Re: R3-3 zone regulations</b> Following email response, faxed copy of R3 base zone regulations, R3 - Infill reg., R3-30, & Res. General Provisions.
1	23-Nov-05	24-Nov-05	<b>Re: E3 zone uses and regulations</b> Responded re: existing and proposed OP and Zoning Context. Directed inquirer to the website re: proposed E3 uses and regulations and informed that site plan was not a requirement as the lands did not front on a road identified as being subject to site plan control.
n/a	28-Jul-05	n/a	<b>Re: OS3 (Cemeteries in Mississauga)</b> E-mailed letter of their comments regarding proposed zoning regulations for cemeteries
n/a	22-Sep-05	22-Sep-05	<b>Re: notification request.</b> Public meetings
n/a	27-Sep-05	27-Sep-05	<b>Re: Property on Dundas St. W.</b>
n/a	3-Oct-05	4-Oct-05	<b>Re: Property on Eglinton Ave. E</b>
n/a	10-Oct-05	12-Oct-05	<b>Re: Properties on Dundas St. E.</b> Inquiring when new by-law will take effect.
n/a	1-Nov-05	1-Nov-05	<b>Re: Inquiry re. zoning confirmation (N/A to Draft Zoning By-law)</b> Request forwarded to Counter Planner for response
n/a	8-Nov-05	8-Nov-05	<b>Re: Proposed D-8 Zone</b> Request for letter stating position on farm assessment
n/a	9-Nov-05	9-Nov-05	<b>Re. Request for information on Zoning regulation of Adult Uses</b>
n/a	14-Nov-05	14-Nov-05	<b>Re: Inquiry into R3-3 zone development standards.</b>

# APPENDIX S-1

## APPENDIX I-4

1	22-Nov-05	22-Nov-05	<b>Re: Property on Cayuga Drive</b>
7	22-Nov-05	23-Nov-05	<b>Re: Property on Hurontario St.</b>
n/a	23-Nov-05	23-Nov-05	<b>Re: Checking status for Zoning By-law</b> Request for info re. public meetings/commenting opportunities
n/a	23-Nov-05	23-Nov-05	<b>Re: Inquiry into where Draft Zoning By-law can be viewed on-line</b>
1	24-Nov-05	n/a	<b>Re: Property on Cayuga Drive</b> Related to previous e-mail of November 22/05
1	23-Nov-05	24-Nov-05	<b>Re: Property on Haines Road</b>
5	30-Nov-05	2-Dec-05	<b>Re: Property on Hurontario St.</b>

Written Correspondence			
Ward	Date Received	Response Sent	Comments
7	28-Jan-05	15-Feb-05	<b>Re: Commercial</b> Request for C3 Zoning for property on Dundas Street W.
1	19-Feb-05	27-Jun-05	<b>Re: Residential</b> Suggested change from Residential to Commercial zoning for Dixie Road, south of The Queensway, north of the QEW.
1	21-Feb-05	27-Jun-05	<b>Re: Residential</b> Complaint about FRAM Development (Port Credit - Starch Lands).
1	11-Mar-05	15-Mar-05	<b>Re: Residential</b> Resident would like to see the zoning of property change in order to permit multi-residential.
9	8-Mar-05	not required	<b>Re: Draft ZBL/Mississauga Plan Amendments (Employment)</b> Property on Argentia Rd. No written response required.
n/a	11-Mar-05	14-Mar-05	<b>Re: Employment</b> Request for proposed zoning information for their properties.
5	21-Mar-05	21-Mar-05	<b>Re: Place of Religious Assembly</b> Property in Malton.
n/a	6-Apr-05	3-May-05	<b>Re: Commercial/Employment</b> Proposed zoning for Home Depot store sites.
5	11-Apr-05	not required	<b>Re: Malton Planning District</b> Refer to letter for details.
n/a	11-Apr-05	by phone	<b>Re: Property on Clarkson Rd. S.</b> Faxed schedules/sketches
3	14-Apr-05	n/a	<b>Re: Commercial</b> Property on Dundas St. E. expressed support of proposed new zoning for these properties.
1	20-Apr-05	25-May-05	<b>Re: Residential</b> Property on Front St. N.
5	6-May-05	25-May-05	<b>Re: Commercial/Employment</b> Properties on Derry Rd. E.
6	11-May-05	20-May-05	<b>Re: Employment</b> Business Employment property.
3	11-May-05	13-May-05	<b>Re: Employment</b> Property on Dundas St. E.
2	13-May-05	25-May-05	<b>Re: Residential/Greenbelt/Commercial</b> Properties on Southdown Rd. and Lakeshore Rd. W.
3	13-May-05	25-May-05	<b>Re: Residential</b> Property east side of Tomken Rd., south of Burnhamthorpe Rd.
n/a	12-May-05	8-Jul-05	<b>Re: Commercial</b> Canadian Petroleum Products Institute (C.P.P.I.) Gas Bar/Convenience Retail and Service Kiosks
5	18-May-05	30-May-05	<b>Re: Employment</b> International Centre lands.
7	18-May-05	19-May-05	<b>Re: Commercial/Request for Notification</b> Property on Dundas St. W. and request for notification of all upcoming meetings.

8	20-May-05	25-May-05	<b>Re: Greenbelt</b> Properties on Mississauga Rd.
2	31-May-05	31-May-05 by phone	<b>Re: Letter (May 24/05)</b> Resident received notice. Faxed in a request for information about proposed change for property at Lakeshore and Southdown.
1	31-May-05	1-Jun-05	<b>Not applicable to Draft ZBL</b> Snow clearing concerns and practices (ZBR phone inquiry).
5	2-Jun-05	not required	<b>Re: Letter (May 24/05)</b> Property belongs to the GTAA and municipal zoning by-laws do not apply.
1	6-Jun-05	8-Jul-05	<b>Re: Draft ZBL Comments</b> Faxed in letter. Various issues/concerns mostly By-law Enforcement related.
7	7-Jun-05	03-Aug-05 08-Aug-05	<b>Re: Letter (May 24/05)</b> Property on Hurontario St., south of Dundas St. Confirming proposed zoning changes and effects on existing zoning/by-law amendment.
7	6-Jun-05	13-Jun-05	<b>Re: Letter (May 24/05)</b> Received notice. Attended City-wide Open House. Resident requested letter and further info be sent.
6	21-Jun-05	21-Jun-05	<b>Re: Letter (May 24/05)</b> Received notice. Inquiring about property on Falconer Dr.
1	28-Jun-05	29-Jun-05	<b>Re: Letter (May 24/05)</b> Requested proposed zoning information for property on Hurontario St.
1	30-Jun-05	5-Jul-05	<b>Re: Commercial/Employment</b> Property (south of Dundas St., east of Dixie Rd.)
n/a	11-Jul-05	22-Jul-05	<b>Re: Draft ZBL Comments</b>
9	5-Jul-05	5-Jul-05	<b>Re: Draft ZBL information</b> Inquiring about proposed zoning for property at southeast corner of Highway 401 and Tenth Line W.
5	8-Jul-05	22-Jul-05	<b>Re: Letter (May 24/05)</b> Property on McLaughlin Rd. Owners received notice.
4	8-Jul-05	not required	<b>Re: City Centre</b> N/W corner of Confederation Pkwy & Rathburn Rd.
6	11-Aug-05 (fax) 15-Aug-05 (ltr)	15-Aug-05	<b>Re: Place of Religious Assembly</b> Property on Britannia Rd. W.
4	23-Aug-05 (fax)	23-Aug-05 by phone	<b>Re: City Centre</b> N/W corner of Confederation Pkwy & Rathburn Rd.
4	31-Aug-05	not required	<b>Re: City Centre</b> N/W corner of Confederation Pkwy & Rathburn Rd.
1	3-Oct-05	11-Oct-05	<b>Re: Inquiry</b> Property on Hurontario St.
n/a	13-Oct-05	Not Required	<b>Re: Denturists</b> ZBR Team copied on letter from Denturist Association of Ontario to Minister of Finance.
5	18-Oct-05	14-Nov-05	<b>Re: Commercial</b> Heartland Power Centre
5	21-Oct-05	23-Nov-05	<b>Re: Inquiry</b> Property on McLaughlin Road

**APPENDIX S-1**

**APPENDIX I-4**

6	27-Oct-05	not required	<b>Re: Inquiry</b> Property on Campobello Road. Confirmation of phone conversation.
n/a	2-Nov-05	n/a	<b>Re: Inquiry</b> ELIA Corporation lands in City of Mississauga

## New Draft Zoning By-law

File:BL.09-COM

## Agency Comments

The following is a summary of comments from agencies and departments regarding the new Draft Zoning By-law circulated January 2005.

Agency / Comment Date	Comment
Region of Peel (July 14, 2005)	The Region has suggested some changes to wording in the Draft Zoning By-law with respect to physical services and utilities and requested clarification on the proposed zoning for a number of Regional properties.
Ontario Realty Corporation (July 5, 2005)	ORC raised concerns about permitted uses in proposed 'D' zoning.
Bell Canada (September 9, 2005)	Bell Canada suggested some wording changes to the Physical Services and Utilities Section of the new Zoning By-law
Community Services (September 9, 2005)	The Community Services has provided ongoing comments during the review process to ensure compatibility of City-owned properties with the proposed zoning.
Dufferin-Peel Catholic District School Board (March 29, 2005) and the Peel District School Board (June 16, 2005)	The Dufferin-Peel Catholic District School Board provided comments on a number of land swaps with the City that require mapping and zoning changes. The Peel District School Board indicated that the golf course could be removed from the permitted uses on Britannia Farm. Both School Boards requested that accessory uses for schools be defined in the new Zoning By-law to include, day cares, summer camps, places of religious assembly and other community uses.
Credit Valley Conservation (April 18, 2005)	Credit Valley Conservation commented on providing expanded wording in the General Provisions with respect to reconstruction of a building in a hazard area and advised of potential mapping changes.
Toronto and Region Conservation Authority (August 5, 2005)	Toronto and Region Conservation Authority (TRCA) commented on expanding the area of the proposed Greenbelt Overlay and providing setbacks to the proposed Greenbelt Overlay. TRCA also commented on minimum setbacks to Greenbelt zones that are included in the Draft Zoning By-law.
	The Transportation and Works Department commented on the minimum lot frontage required for a hammerhead driveway.
City Transportation and Works Department (April 4, 2005)	The Transportation and Works Department commented on the minimum lot frontage required for a hammerhead driveway.
City Community Services Department - Planning and Administration Division (September 9, 2005)	The Community Services Department has provided ongoing comments during the review process to ensure compatibility of City-owned properties with the proposed zoning.

New Draft Zoning By-law

File:BL.09-COM

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments during this circulation:</p> <p>Le Conseil Scolaire Public de District du Centre-Sud Quest Enersource Hydro Mississauga Conservation Halton</p>

## New Draft Zoning By-law

File:BL.09-COM

## DRAFT ZONING BY-LAW – FREQUENTLY ASKED QUESTIONS

## GENERAL:

**Q** Why has the City prepared a new Zoning By-law?

**A** The City currently has four Zoning By-laws that are applicable to different areas. These existing Zoning By-laws are outdated and irrelevant for much of the development that is taking place in the City. In addition, the language in the current Zoning By-laws is often vague and subject to misinterpretation. Most importantly, a Zoning By-law should implement the policies of the Official Plan and the current Zoning By-laws are not compatible.

**Q** When will the new Zoning By-law come into effect?

**A** Once the official public meeting has been held, staff will review any additional comments received at the meeting and finalize the new Zoning By-law and bring it forward to Planning and Development Committee as soon as possible.

**Q** Who has reviewed the Draft Zoning By-law?

**A** The Draft Zoning By-law has been circulated to internal City Departments and external agencies such as the Region of Peel, School Boards, Conservation Authorities and the Utilities and comments have been received from most of these.

**Q** Will my assessment change as a result of my zoning changing?

**A** No, the assessment of a property is not generally affected by the zoning, but rather the use of the property. For example, if your property is currently zoned 'A' – Agricultural and is proposed to be changed to 'D' Development zone and the use of the property is a detached dwelling, the assessment will not change.

**Q** How do I know how words in the new Zoning By-law are defined?

**A** There is a definition section (Part 2) in the new Zoning By-law and any word that is bolded in the new Zoning By-law is defined in the definitions section of the By-law.

**Q** How is established grade to be calculated?

**A** As a result of concerns raised in some Wards, a review of the established grade definition has been undertaken and revisions have been proposed. To address the height issue in residential zones, a new definition of *average grade* has been introduced that would apply to detached and semi-detached, duplex, or triplex dwellings by taking the average calculation of six grades along the side lot lines. The existing *established grade* definition will apply to all other types of residential and non-residential buildings.

**Q** What will happen to minor variances to the existing By-laws?

## New Draft Zoning By-law

File:BL.09-COM

- A Any variances that have been granted to regulations such as lot frontage, setbacks or parking that are legally existing at the time of passing of the new Zoning By-law will be deemed to comply with the new Zoning By-law. Variances for use will no longer be valid under the new Zoning By-law and further variances to the new Zoning By-law may be required.
- Q What happened to the old 'A' Agricultural zones?
- A As the new Zoning By-law implements Mississauga Plan, which does not include Agricultural designations, the properties with 'A' Agricultural zones have been changed. If a small parcel of Agricultural zoning contained a residential dwelling and was designated Low Density Residential, the zone was changed from 'A' to 'R1', which is the lowest density residential zoning requiring lots with a minimum frontage of 22.5 m (73.8 ft.). If lands zoned 'A' were designated any other designation, the properties have been given a 'D' Development zone, which allows an existing use to continue. The same approach was taken for existing 'RR' Rural Residential and 'RS' Residential Suburban zoned properties, which are no longer relevant zones.
- Q What happens to lands that contain uses that do not conform to Mississauga Plan.
- A Generally, the zoning in the Draft Zoning by-law is in conformity with Mississauga Plan. Where the use does not comply (ie. a residential zone with a detached dwelling located in an Industrial designation), the property has been given a 'D' Development Zone that permits the existing use to continue and in limited circumstances to expand. The Development zone indicates that the property should be rezoned in the future to be in conformity with Mississauga Plan policies.
- Q Are there provisions to control lighting in the new Zoning By-law?
- A Impacts from lighting have become an increasing concern between non-residential and residential properties and to a lesser extent between residential properties. While the existing zoning by-law has some existing regulations restricting lighting, we would note that Section 34 of the Planning Act does not allow a municipality to regulate lighting through zoning. Therefore, lighting regulations have not been included in the new zoning by-law and a suggestion has been made to the Enforcement Division to look into the possibility of controlling lighting through a lighting by-law passed pursuant to the provisions of the Municipal Act.
- Q Are satellite dishes controlled in the new Zoning By-law?
- A When regulations concerning satellite dishes were originally drafted, the dishes' large size made them considerably obtrusive, visually unattractive, and limitations were implemented to only permit them in back yards and on rooftops exceeding 3 storeys. The new dishes, measuring less than 1.0 m in diameter are more benign and have much less visual impact on neighbouring properties. Therefore, regulations for satellite dishes

**New Draft Zoning By-law****File:BL.09-COM**

exceeding 1.0 m in diameter have been included in the zoning by-law for Council's and public consideration.

**RESIDENTIAL**

**Q** What changes are being made to Residential zones?

**A** For the most part, residential detached dwelling zones are retaining the same regulations with respect to setbacks, lot frontage and area, but some of the names of the zones are changing. Additional regulations are being added for townhouse zones that reflect current Council endorsed design guidelines and new regulations have been included for Apartment zones that regulate height (in metres/feet), number of storeys, and Floor Space Index (FSI) in accordance with Mississauga Plan policies. Accessory units (basement apartments) are not permitted in the Draft Zoning By-law. Recreational vehicles or boat/trailers are proposed to be permitted on a driveway subject to regulations. Home-based occupations such as an office, personal care, artist, or tutoring, have been introduced as a permitted use in detached dwellings subject to strict regulations. Swimming pool regulations have been introduced with minimum setbacks to property lines and gazebos will be permitted as an accessory structure in a rear yard subject to regulations.

**CITY CENTRE ZONES**

**Q** What changes are being made to City Centre Zones?

**A** No substantive changes have been made to the City Centre Zones.

**COMMERCIAL**

**Q** What changes are being made to Commercial Zones?

**A** The current 31 commercial zones in the four existing by-laws have been collapse into 5 base zones that reflect the four Commercial designations in Mississauga Plan. A new generic definition of Retail Store replaces a long list of retail establishments, which will have the effect of increasing the number of uses permitted in commercial properties throughout the City and decreasing the number of existing special sections and variance applications.

**INDUSTRIAL**

**Q** How have industrial zones changed?

**A** The existing industrial zones are being changed to Employment Zones to be consistent with Mississauga Plan terminology and policies. Permitted uses have been expanded through more generic terminology.

**GREENBELT ZONES**

**Q** What changes have been made to Greenbelt Zones?

**New Draft Zoning By-law**

**File:BL.09-COM**

- A**      There are now 2 greenbelt base zones. The G1 zone is proposed for natural hazard lands and the G2 zone is proposed for natural features. A Greenbelt Overlay is being introduced to identify lands that may have a development constraint due to natural hazards, but are not zoned Greenbelt. The lands covered by the greenbelt overlay include those lands designated Greenbelt in Mississauga Plan, lands within the regulatory floodplain and special policy areas. Development on lands located within a greenbelt overlay will require approval or exemption from the City and Conservation Authority.

Corporate Services Department  
Office of the City Clerk

City of Mississauga  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1

FAX: 905-615-4181  
mississauga.ca



Leading today for tomorrow

January 24, 2006

To : Ed Sajecki, Commissioner  
Planning and Building Department

From: Shalini Alleluia  
Committee Coordinator

Re : Information Report - New Draft Zoning By-law  
City of Mississauga, Bill 20  
BL.09.Com

PLANNING & BUILDING			
RECEIVED			
MAR 08 2006			
Division	Action	Info	Seen
Commissioner			
Building			
Policy Planning			
Dev. & Design			
Admin. & Tech.			

Council at its meeting of January 18, 2006 amended the recommendation adopted by the Planning and Development Committee at its meeting of January 9, 2006 when it considered your report dated December 13, 2005 regarding the above matter as follows:

- PDC-0006-2006      1.      That the Report dated December 13, 2005, from the Commissioner of Planning and Building regarding the new Draft Zoning By-law for the City of Mississauga, be received for information and that the following amendments be made:
- i)      That staff be directed to reconvene discussions with the industry representatives and Councillors Saito, Carlson and Mahoney to resolve the drive-through facility issue.
  - ii)      That staff be directed to further review home occupations in the Draft Zoning By-law.
  - (iii)      That staff be directed to include in its review of the New Draft Zoning By-law, the required width of driveway or hard surface parking area per dwelling located immediately in front of a three (3) car garage constructed with a detached dwelling.

..... continued .....



Page 2.....

Re : Information Report - New Draft Zoning By-law  
 City of Mississauga, Bill 20  
 BL.09.Com

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2. That the following correspondence be received:

- (a) Letter dated January 6, 2006 from the Cawthra Ratepayers' and Residents' Association and the Friends of the Cawthra Bush & Greater Mississauga Area, with respect to proposed amendments to the Draft Zoning By-law and the Mississauga Plan as it relates to the area surrounding the Cawthra Bush.
- (b) Letter dated January 9, 2006 from Beacon Planning Services with respect to the proposed G1 zoning on 2935 and 2955 Mississauga Road.
- (c) Letter dated January 9, 2006 from Beacon Planning Services with respect to the proposed D-7 zoning on 2045 Camilla Road.
- (d) Letter dated January 9, 2006 from Kentridge Johnston Limited, Planning Consultants to Kraft Canada Inc. with respect to the Reid Milling Plant at 21 Reid Drive.
- (e) Letter dated January 9, 2006 from Glen Schnarr & Associates with respect to issues identified on behalf of various clients.
- (f) Letters dated March 9, 2005 and January 9, 2006 from WeirFoulds, Barristers & Solicitors, on behalf of Glen Ellen Properties Inc. owners of the property at 2476 Argentia Road, with respect to the rezoning application of adjacent lands at 2480 Argentia Road and proposed amendments to the new Zoning By-law as it relates to outdoor storage.
- (g) Letter dated December 15, 2005 from G.L.Heeringa Ltd. with respect to the Mississauga Chinese Alliance Church at 5710 Kennedy Road with respect to additional uses on their site.

..... continued .....

Page 3.....

Re : Information Report - New Draft Zoning By-law  
City of Mississauga, Bill 20  
BL.09.Com

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- (h) Letter dated January 9, 2006 from the Ontario Restaurant Hotel and Motel Association (ORHMA) with respect to the impact of the amendments to the Mississauga Plan on food service establishments with drive-through facilities.
- (i) That the e-mail from Peter and Kathy De Man dated December 11, 2005 expressing opposition to the proposed change of use to properties at 2777 and 2855 Mississauga Road.

The above Recommendation was adopted by Council at its meeting of January 18, 2006.



Shalini Alleluia  
Committee Coordinator  
905-615-3200, ext.5471

cc: J. Calvert, Director, Planning and Building  
M. Cassin, Planner, Planning and Building  
D. Barber, Cawthra Ratepayers' and Residents' Association and the Friends of the  
Cawthra Bush & Greater Mississauga Area, Station B, Box 1504, Mississauga, L4Y 4G2  
Beacon Planning Services, 1389 Haig Boulevard, Mississauga L5E 2M8  
Kentridge Johnston Limited, Planning Consultants, 185 Carlton Street, Toronto M5A  
2K7  
Glen Schnarr & Associates, 10 Kingsbridge Garden Circle, Suite 700, Mississauga L5R  
3K6  
WeirFoulds, Barristers & Solicitors, The Exchange Tower, suite 1600, P. O. Box 480,  
130 King Street West, Toronto, M5X 1J5  
G.L.Heeringa Ltd., 21 Leslie Street, Stoney Creek, Ontario, L8G 2P9  
Ontario Restaurant Hotel and Motel Association (ORHMA), Ste 8-201, 2600 Skymark  
Avenue, Mississauga, L4W 5B2  
Peter and Kathy De Man, 1445 Dundas Crescent, Mississauga

### Comments Received from Ward Councillors

Item No.	Respondent	Issue	Comment	Recommendation
<b>General By-law/Mississauga Plan Issues</b>				
1	Councillor Corbasson	How were land owners notified?	Each Ward Councillor was given the choice as to how residents were informed of the Public Open House meetings held in Winter and Spring 2005. Some chose postal walks which would give notice to all residents in their Ward, while others chose newspaper ads and/or mobile signs. People wanting further notification of subsequent meetings have indicated this at either the Open Houses, City-wide meeting or at the formal public meeting. Over 800 direct mail notices were sent for the supplementary report meeting.	No change recommended.
2	Councillor Saito	Questioned how community uses and parks are treated in Mississauga Plan.	Mississauga Plan designates parks as Open Space and woodlots as Greenbelt. Community centres are permitted in all land use designations. To conform with Mississauga Plan, the Draft Zoning By-law has zoned parks as OS1 and OS2 and woodlots as G2. Community centres are permitted in most zones and have been zoned in conformity with Mississauga Plan.	No change recommended.
<b>Part 1 - Administration, Interpretation, Enforcement and Definitions</b>				
3	Councillor Mullin	How are commercial schools and private schools treated in the Draft Zoning By-law?	Commercial schools and private schools have been individually defined. The existing regulations for private schools in Residential Zones have been maintained in the Draft Zoning By-law.	No change recommended.
4	Councillor Corbasson	How are "Wellness Centres" dealt with in the Draft Zoning By-law?	Wellness centres have not been defined in the Draft Zoning By-law.	No change recommended.
5	Councillor Corbasson	How does the Draft Zoning By-law differentiate between a restaurant and a night club?	Restaurants and night clubs have been individually defined in the Draft Zoning By-law. Night clubs will only be permitted in Employment Zones (E2 and E3) whereas restaurants will be permitted in most Commercial, City Centre and Employment Zones. The issue of a restaurant turning into a night club at a certain hour is being further investigated by the By-law Enforcement Division.	No change recommended.
6	Councillors Corbasson and Mullin	Concern about how average established grade is calculated for residential dwellings and resulting height of buildings.	The issue of established grade has been further reviewed and a new definition for average grade has been introduced for detached, semi-detached, duplex and triplex dwellings.	A definition of "Average Grade" has been introduced for use on detached, semi-detached, duplex and triplex lots.

Item No.	Respondent	Issue	Comment	Recommendation
7	Councillor Saito	Concerned that permanent variances granted by the Committee of Adjustment will not be recognized in the Draft Zoning By-law.	<p>The deeming clause that has been included in the Draft Zoning By-law, recognizes the location of buildings, structures and parking areas that legally existed on the date of passing of the Draft Zoning By-law, but that do not meet the new regulations. This clause does not apply to use. Therefore, if a property owner was granted a minor variance for use under By-law 5500, that variance would no longer be valid under the Draft Zoning By-law.</p> <p>If a variance has been granted for use and it is deemed to be legal non-conforming (ie. it must have been established in accordance with the minor variance approved by the Committee of Adjustment and must continue to be operated in the manner approved), then, the use may continue. Any changes/alterations to the property or use would have to comply with the new Zoning By-law.</p>	No change recommended.
<b>Part 2 - General Provisions</b>				
8	Councillor Adams	Concerned about the minimum separation distance from Residential Zones for various commercial and employment uses.	Table 2.1.2.1.1 Minimum Separation Distance from Residential Zones (attached as Appendix S-3.1) lists a number of uses which must meet a minimum separation distance from Residential Zones such as all types of restaurants, adult entertainment establishments, body-rub establishments, night clubs, amusement arcades, waste processing stations and waste transfer stations. Adult video stores and composting facilities have been added to the table.	No change recommended.
9	Councillor Iannicca	Concern about the proposed zoning for the Meadow Green Academy – The Queensway West and how this will affect the use of the property as a school.	The site is proposed to be zoned C1 which permits a range of commercial uses including a day care and private school. However, the Draft Zoning By-law will not limit the gross floor area - non-residential of the building as is currently the case in By-law 5500. The school can expand provided it meets all other requirements of the Draft Zoning By-law contained in Subsection 2.1.9 and the required parking.	No change recommended.
<b>Part 3 - Parking, Loading and Stacking Lane Regulations</b>				
10	Councillor Saito	Questioned status of stacking lane regulation review and clarification on regulations to be included in the Draft Zoning By-law.	The stacking lane regulations are currently being reviewed by a number of Councillors, staff and industry representatives. The report on drive-through guidelines and any accompanying Official Plan Amendments and zoning changes will be brought	Drive-through and stacking lane regulations have been revised to reflect regulations contained in

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
			forward to the Planning and Development Committee and Council at a later date. The regulations in the existing Zoning By-laws have been maintained in the Draft Zoning By-law.	the existing Zoning By-laws.
11	Councillor Dale	Questioned whether front yard parking would be permitted on a detached dwelling lot.	Maximum driveway widths have been maintained as per the existing regulations in By-law 5500.	No change recommended.
12	Councillor Saito	Inquiring if public and private schools will be permitted in Commercial Zones. An alternative school is proposed on the Meadowvale Town Centre site.	The proposed C1 to C4 zones will permit both public and private schools.	No change recommended.
13	Councillor Saito	Would like to see provisions added to the Draft Zoning By-law to deal with the issue of circular driveways.	Regulations have been included in the Draft Zoning By-law to restrict circular driveways to lots with a minimum frontage of 22.5 m (74 ft.) and to restrict the amount of paved surface located in a front yard (attached as Appendix S-3.2).	Regulations have been added for circular driveways on lots with a minimum frontage.
<b>Part 4 - Residential</b>				
14	Councillor Prentice	Concerned that existing apartment sites could develop additional units and/or buildings, if they have built at the lower end of the FSI ranges noted in the District Policies.	The proposed zoning for all apartment sites in the City was reviewed and additional floor space index ranges were introduced to limit these sites to the existing built form.	Additional floor space index ranges have been introduced.
15	Mayor McCallion and all Councillors	Concerned that the provisions related to home occupations are too broad and that better controls need to be placed on these types of occupations.	The Draft Zoning By-law has been revised to exclude personal care occupations and repair service from the list of permitted home occupations.	List of permitted home occupations has been revised to exclude personal care occupations and repair service.
16	Councillor Mullin	Concerned about the required width of driveway or hard surface parking areas located in front of three car garages.	New provisions have been included for lots with a frontage of 18.0 m (59.1 ft.) or greater, to limit the maximum width of a driveway to 10.5 m (34.4 ft.) for that portion of the driveway that is within 6.0 m (19.7 ft.) of the front garage face and which is providing direct vehicular access to the garage.	Maximum width of driveway to be limited to 10.5 m (34.4 ft.) or the width of the garage within 6.0 m (19.7 ft.) of the front garage face.
17	Councillor Corbasson	Questioned appropriate location for bed and breakfast establishments.	Mississauga Plan and the Draft Zoning By-law do not permit bed and breakfast establishments as a home occupation. This issue is the subject of a study by the Planning and Building Department.	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
18	Councillor Dale	Questioned whether an appliance business could be located within a detached dwelling.	An appliance business will not be considered an appropriate home occupation in the Draft Zoning By-law. The issue has been referred to the By-law Enforcement Division for their review and further investigation.	No change recommended.
19	Councillor Carlson	Questioned whether dog kennels are permitted in Residential Zones.	Kennels are not currently permitted in Residential Zones. This has been reflected in the Draft Zoning By-law. Kennels (animal boarding establishments) will be restricted to Employment Zones.	No change recommended.
20	Councillor Saito	How is recreational vehicle parking addressed in Residential Zones?	Existing regulations have been carried forward into the Draft Zoning By-law and additional regulations have been added to permit the parking of recreational vehicles on driveways in Residential Zones. Recreational vehicles parked on driveways or in rear yards will be subject to size and height limitations. Recreational vehicle parking spaces must be provided in addition to other required vehicle parking spaces.	No change recommended.
<b>Part 6 - Commercial</b>				
21	Councillor Mullin	Clarification requested on proposed C4 zone in Clarkson Village.	The C4 zone has been applied to lands in the City's former village areas including Clarkson Village, Port Credit, Streetsville, Cooksville, Malton, Erindale Village and Lakeview. This zone permits pedestrian-oriented street-related commercial uses within the first storey and permits residential uses above. Buildings in the C4 zone areas generally range from one to three storeys in height. The C4 zone does not permit drive-through facilities. Existing drive-through facilities will be permitted to continue.	No change recommended.
22	Councillor Prentice	Clarification requested on commercial zoning along Dundas Street East, east of Dixie Road.	Lands along the Dundas Street frontage east of Dixie Road are generally proposed to be zoned C3-1. This zone permits a full range of commercial and light industrial uses in keeping with the General Commercial designation in the Dixie District Policies of Mississauga Plan.	No change recommended.
<b>Part 8 - Employment</b>				
23	Councillor Mullin	Concerned that there is too much heavy industrial land in Ward 2 in the Southdown Planning District.	The Southdown Planning District currently has an interim control by-law in place in order to allow a study of appropriate land uses and zoning. New development cannot proceed while the interim control by-law is in place.	No change recommended.

Item No.	Respondent	Issue	Comment	Recommendation
24	Councillor Corbasson	Clarification requested on Epcor proposal for a power generating facility at the northeast corner of Middlegate Road and Haines Road in Ward 1.	The EPCOR proposal was not short-listed for approval by the Province in the first round of requests for proposal. The issue of Power Generating Facilities was dealt with in a separate report and the recommendations have been incorporated into the Draft Zoning By-law.	The lands are proposed to be zoned E2-19 which will not permit a power generating facility.
25	Councillor Prentice	Clarification requested on lands on Fewster Drive purchased by the Region of Peel from Canadian Waste.	The lands are proposed to be zoned E2-8 which will allow for waste transfer and waste composting on the site, subject to being more than 800 m (2,625 ft.) from a Residential Zone. The lands are more than 800 m (2,625 ft.) from a Residential Zone.	No change recommended.
26	Councillor Adams	Concerned that there is too much land in the Northeast Planning District that is designated Industrial and proposed to be zoned E3.	Staff have reviewed the existing and proposed land use designations and zones in the Northeast Planning District and have made changes where appropriate. The extent of lands proposed to be designated Industrial north of Derry Road has been scaled back and the proposed zoning has been changed accordingly.	Changes to the proposed Employment zoning for lands in the Northeast Planning District north of Derry Road from E3 to E2 where appropriate.
27	Councillor Adams	Clarification about Meadowvale Village Planning District and lands currently designated Residential which are proposed to be designated Business Employment and zoned D.	Some lands located above the 35 NEF/NEP contour are currently designated Residential in Mississauga Plan. These lands are proposed to be redesignated Business Employment to ensure that no residential development occurs on these lands. The D zone is proposed to be applied to the majority of these lands as they are currently zoned A, which is not in conformity with Mississauga Plan.	No change recommended.
28	Councillor Adams	Clarification about the proposed E2-67 zone and that restrictions have been carried over from By-law 5500.	The proposed E2-67 zone has been applied to lands at the eastern terminus of Drew Road. Regulations in the E2-67 zone require increased setbacks for outdoor storage due to the adjacent residential area.	No change recommended.
29	Councillor Saito	Questioned whether recreational vehicles would be considered outdoor storage in E2 zones.	Recreational vehicles can be stored in areas zoned E2 provided that the area of storage does not exceed 5% of the lot area or 10% of the gross floor area - non-residential of the building. Areas zoned E3 will permit unlimited outdoor storage.	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
<b>Part 10 - Greenbelt</b>				
30	Councillor Mahoney	Clarification requested about proposed G1 zone for lands at 2935 and 2955 Mississauga Road.	The lands are currently vacant and designated Greenbelt and zoned G. While the previous G zone permitted agricultural uses, detached dwellings for the owner and employees living on the property, a park, conservation areas, monuments, bandstands, nursery schools and a golf course, the proposed G1 zone will only permit flood control, stormwater management, erosion management and natural heritage features and areas conservation. Development within the areas designated Greenbelt and zoned G1 is not permitted.	No change recommended.
<b>Part 12 - Other: Utility, Institutional, Development and Buffer Zones</b>				
31	Councillor Corbasson	Clarification requested about proposed D zone for the Port Credit GO Station parking lot. Resident has expressed concern over the increasing density in Port Credit.	The D zone has been applied to the parking lot of the Port Credit GO Station to reflect that the land use designation (Residential - High Density I) does not match the existing zoning (M - Industrial). The Port Credit District Policies are to be reviewed by the Planning and Building Department. GO Station parking lots located in Residential Planning Districts are zoned D. In Employment Districts the parking lots have been zoned in conformity with Mississauga Plan.	No change recommended.
32	Councillor Saito	Clarification requested about proposed D zone for lands currently subject to the Town of Oakville Zoning By-law for agricultural lands.	Any vacant lands that are currently zoned A in the Town of Oakville By-law are proposed to be zoned D as the existing zoning is not in conformity with Mississauga Plan designations.	No change recommended.

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Part 2 - General Provisions

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Table 2.1.2.1.1 - Minimum Separation Distance From Residential Zones

Column A		B
Line	Use	Minimum Separation Distance From a Residential Zone
1.0	Restaurant	60.0 m
2.0	Convenience Restaurant	60.0 m
3.0	Take-out Restaurant	60.0 m
4.0	Adult Entertainment Establishment	800.0 m
5.0	Body-Rub Establishment	800.0 m
6.0	Adult Video Store	800.0 m
7.0	Night Club	800.0 m
8.0	Amusement Arcade	800.0 m
9.0	Composting Facility	800.0 m
10.0	Waste Processing Station	800.0 m
11.0	Waste Transfer Station	800.0 m
12.0	Propane storage tank with an aggregate capacity in excess of 7 571 L	120.0 m
13.0	Motor Vehicle Body Repair Facility (Accessory)	15.0 m

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**Part 1 - Administration, Interpretation, Enforcement, and Definitions**


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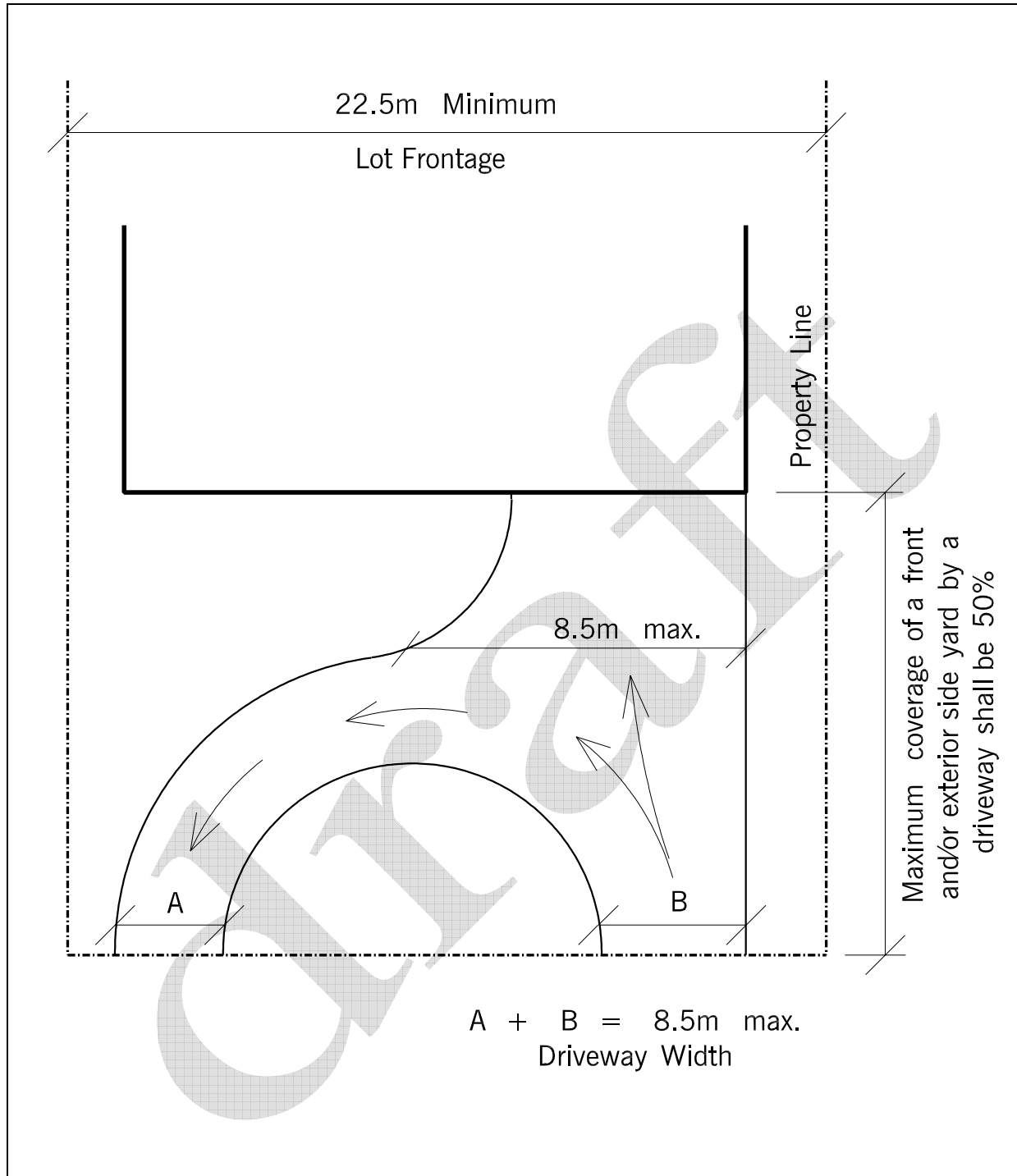


Illustration No. 12

**CIRCULAR DRIVEWAYS**

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

Comments Received at the Public Meeting - January 9, 2006

Item No.	Respondent	Issue	Comment	Recommendation
<b>Part 1 - Administration, Interpretation, Enforcement and Definitions</b>				
1	Glen Schnarr & Associates Inc.	Concerned with the definition of "Established Grade".	The issue of established grade has been further reviewed and a new definition for average grade has been introduced for detached, semi-detached, duplex and triplex dwellings.	A definition of "Average Grade" has been introduced for use on detached, semi-detached, duplex and triplex lots.
2	Glen Schnarr & Associates Inc.	Concerned with the definition of "Motor Vehicle Wash Facility" which does not include a time pay facility.	All existing time pay and coin operated car washes have been individually recognized. This type of operation has not been specifically defined or permitted in any zone.	No change recommended.
3	Glen Schnarr & Associates Inc.	Concerned with the definition of "Personal Care" as it does not provide for a wellness centre.	Wellness centres have not been defined in the Draft Zoning By-law. The definition of personal service establishment has been revised to include "health and beauty treatment".	Revised definition of "Personal Care Establishment" to include health and beauty treatment.
4	Glen Schnarr & Associates Inc.	Table 2.1.2.1.1 - Concerned with the minimum separation distance of restaurants from Residential Zones.	The separation distance of 60 m (197 ft.) for restaurants from Residential Zones has been maintained.	No change recommended.
5	Glen Schnarr & Associates Inc.	Article 2.1.9.3 Place of Religious Assembly - Concerned that the percentage (20%) allowed for accessory uses is too low.	The 20% will only pertain to tutoring and commercial schools accessory to a place of religious assembly.	Changes have been made to Article 2.1.9.3.
6	Glen Schnarr & Associates Inc.	Subsection 2.1.13 - Calculation of Height - concerned that the definition does not sufficiently exclude steeples and minarets.	The regulation concerning the calculation of height as it applies to steeples and minarets will continue to not limit the height of steeples and minarets.	Wording modified to not limit height of steeples and minarets.
<b>Part 2 - General Provisions</b>				
7	Peter and Kathy Deman 2777 and 2855 Mississauga Road	Proposed Greenbelt Overlay (Part 2 - 2.1.18).	The lands are currently designated Greenbelt and zoned R1 and G. The portion of the lands with the R1 zoning will retain the R1 zone with a greenbelt overlay. While the previous G zone permitted agricultural uses, detached dwellings for the owner and employees living on the property, a park, conservation areas, monuments, bandstands, nursery schools and a golf course, the proposed G1 zone will only permit flood control, stormwater management, erosion management and natural	No change recommended.

Item No.	Respondent	Issue	Comment	Recommendation
			heritage features and areas conservation. Development within the areas designated Greenbelt and zoned G1 is not permitted.	
<b>Part 3 - Parking, Loading and Stacking Lane Regulations</b>				
8	Davies Howe on behalf of Canadian Petroleum Products Institute (CPPI)	Stacking lane regulations (Part 3 - 3.1.5).	The stacking lane regulations are currently being reviewed by a number of Councillors, staff and industry representatives. The report on drive-through guidelines and any accompanying Official Plan Amendments and zoning changes will be brought forward to the Planning and Development Committee and Council at a later date. The regulations in the existing Zoning By-laws have been maintained in the Draft Zoning By-law.	Drive-through and stacking lane regulations have been revised to reflect regulations contained in the existing Zoning By-laws.
9	Ontario Restaurant Hotel & Motel Association (ORHMA) on behalf of their association and their member establishments	Stacking Lane regulations (Part 3 - 3.1.5).	The stacking lane regulations are currently being reviewed by a number of Councillors, staff and industry representatives. The report on drive-through guidelines and any accompanying Official Plan Amendments and zoning changes will be brought forward to the Planning and Development Committee and Council at a later date. The regulations in the existing Zoning By-laws have been maintained in the Draft Zoning By-law.	Drive-through and stacking lane regulations have been revised to reflect regulations contained in the existing Zoning By-laws.
10	MHBC on behalf of Home Depot of Canada Inc.	Concerned that site specific provisions related to reduced parking on each of the existing Home Depot sites has not been carried forward into the Draft Zoning By-law.	The site specific parking rate will be deemed to comply with the Draft Zoning By-law. Additional floor space will have to provide parking at the retail store rate or seek variances.	No change recommended.
11	Glen Schnarr & Associates Inc.	Parking rate for Condominium Horizontal Multiple Dwellings.	The rates in the original Draft Zoning By-law did not distinguish between those with exclusive use garages and driveways and those without. Staff have reviewed the parking rate for condominium horizontal multiple dwellings and have included a separate rate for those units without an exclusive use garage and driveway.	Revisions made to the parking rate for horizontal multiple dwellings.
12	Glen Schnarr & Associates Inc.	Parking for Golf Courses - concern that standards have changed significantly.	A detailed review of parking rates was undertaken. All golf courses in the City except one, meet or exceed the proposed rate of 10 spaces per hole, and staff are satisfied that the proposed rate is appropriate.	No change recommended.
13	Glen Schnarr & Associates Inc.	Parking for Overnight Accommodation - concern that standards have changed significantly.	A detailed review of parking rates was undertaken. The proposed rate is 0.8 spaces per guest room plus 10 spaces per 100 m <sup>2</sup> (1,076 sq.ft.) for public use areas. This is consistent with industry standards and staff is satisfied that the proposed rate is appropriate.	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
14	Glen Schnarr & Associates Inc.	Parking for Place of Religious Assembly - concern that standards have changed significantly.	The parking rate for a Place of Religious Assembly has been revised to more accurately reflect the multiple uses carried on at these sites. No additional parking is required for community space that is the same size or less than the worship area. Any community use area greater than the size of the worship area will require additional parking for the specific uses.	Provisions have been revised to more accurately reflect the multiple uses carried on at these sites.
15	Glen Schnarr & Associates Inc.	Disabled Persons Parking - concern that standards have changed significantly.	The disabled persons parking rates have been revised based on the rates contained in the Accessibility Design Handbook.	The disabled persons parking rates have been changed to reflect the rates contained in the Accessibility Design Handbook.
16	Glen Schnarr & Associates Inc.	Stacking Lane regulations (Part 3 - 3.1.5).	The stacking lane regulations are currently being reviewed by a number of Councillors, staff and industry representatives. The report on drive-through guidelines and any accompanying Official Plan Amendments and zoning changes will be brought forward to the Planning and Development Committee and Council at a later date. The regulations in the existing Zoning By-laws have been maintained in the Draft Zoning By-law.	Drive-through and stacking lane regulations have been revised to reflect regulations contained in the existing Zoning By-laws.
17	Glen Schnarr & Associates Inc.	Required Stacking Lane Regulations should be revised to include time-pay wash facilities.	This use is not permitted in any base zone. Existing facilities have only been permitted on a site specific basis. Therefore, it is not appropriate to include a stacking lane regulation for this use.	No change recommended.
18	Dillon Consulting on behalf of Rock Developments Inc. - 31 Courtney Park Drive East	Concerned with the proposed increase in required loading spaces for offices. Disabled Persons Parking - concern that standards have changed significantly.	Staff have reviewed the loading space requirements for offices and are recommending that the rates from By-law 5500 are appropriate. The disabled persons parking rates have been revised based on the rates contained in the Accessibility Design Handbook.	Table 3.1.4.2 has been revised to reflect the current loading rates in By-law 5500. The disabled persons parking rates reflect the rates contained in the Accessibility Design Handbook.
<b>Part 4 - Residential</b>				
19	Bev and Ian Brown	Home occupations (4.1.16).	Would like to see the list of permitted home occupations expanded to include entertainers under the term artist. This type of occupation will be considered an office use under the proposed home occupation regulations.	No change recommended.

Item No.	Respondent	Issue	Comment	Recommendation
20	Cosimo Triumbari re: 611 Derry Road West	Proposed R1 zone and loss of existing agricultural use rights.	Staff have reviewed the proposed zoning on the lands and are proposing a D zone to allow only the legally existing uses, buildings and structures.	Zoning to be changed from R1 to D.
21	Branko Curkovic re: 2595 and 2601 Old Carriage Road	Proposed R3 zone.	Is seeking to create 4 residential building lots from 2 existing lots. The Draft Zoning By-law proposes to zone the subject lands R3. In order to create 4 residential building lots, the owner will have to apply for a rezoning for reduced lot frontage and apply to sever the lands.	No change recommended.
22	Glen Schnarr & Associates Inc.	Proposed H-RA4-23 zone (east side of Southdown Road, north of Lakeshore Road).	Would like to have current rezoning application recognized in the Draft Zoning By-law and would like the G1 zone line revised to reflect revised CVC floodlines. The Planning and Building Department is currently processing an Official Plan Amendment and Rezoning application on the subject lands. All land use and zoning issues will be resolved as part of the application.	No change recommended.
23	Michael Spaziani of Michael Spaziani Architect Inc.	Proposed restrictions for projecting garages.	Does not agree with the prohibition of projecting garages in infill residential areas. This prohibition is consistent with the Council endorsed Infill Housing Design Guidelines.	No change recommended.
<b>Part 6 - Commercial</b>				
24	Greg Dell & Associates on behalf of 2325 Hurontario Street	Proposed C1-2 zone permitted uses and parking rates.	The C1-2 zone permits a range of retail uses with a limit on the total gross floor area - non-residential. Retail centres greater than 2 000 m <sup>2</sup> (21,530 sq.ft.) shall provide parking at a rate of 5.4 spaces per 100 m <sup>2</sup> gross floor area - non-residential. The subject lands were rezoned in 1999 to allow a reduced parking rate of 4.8 spaces per 100 m <sup>2</sup> gross floor area. This parking rate will be deemed to comply with the Draft Zoning By-law. If the plaza expands, the new floor area will be required to provide parking at the rate of 5.4 spaces per 100 m <sup>2</sup> gross floor area - non-residential.	No change recommended.
25	Greg Dell & Associates on behalf of 2325 Hurontario Street	Would like Committee of Adjustment variances for a fitness club recognized.	A fitness club was permitted by the Committee of Adjustment. This approval was for a temporary period of 5 years and will expire on October 31, 2006. It was also made personal to the operator of the business. Committee of Adjustment variances will cease with the implementation of the Draft Zoning By-law. A new variance will be required to allow this use to continue beyond the original expiry date.	No change recommended.
26	Michael Spaziani of Michael Spaziani Architect Inc.	Proposed C4 zone as applied in the Port Credit area.	Would like the C4 zone expanded in the core area of Port Credit to recognize existing commercial uses north of the	The C4 zone has been extended north along

Item No.	Respondent	Issue	Comment	Recommendation
			commercial block that fronts onto Lakeshore Road. Changes are proposed to extend the Mainstreet Commercial designation in the Port Credit District Policies and the proposed C4 zone north on Helene Street North and Ann Street North to recognize existing commercial uses.	the west side of Helene Street North to High Street and on the east and west sides of Ann Street from Lakeshore Road East to High Street.
27	Embee Properties Limited re: 2470 Hurontario Street	Proposed C3 zone.	Would like the subject lands to be zoned C2 in keeping with the zoning to the north (C2) to allow for future development of the two parcels together as the lands are under the same ownership. This is in conformity with Mississauga Plan as both parcels are designated General Commercial.	Change zoning on lands from C3 to C2.
28	MHBC on behalf of Home Depot of Canada Inc.	Concerned that site specific provisions related to garden centres on each of the existing Home Depot sites have not been carried forward into the Draft Zoning By-law.	Garden centres will not be permitted as-of-right in any commercial zone. Site specific provisions regarding garden centres have been reintroduced for all sites which had previous zoning approvals for this use.	Site specific zoning approvals for garden centres have been reintroduced.
29	Glen Schnarr & Associates Inc.	Proposed C3-3 (west side of Southdown Road, south of Royal Windsor Drive) - proposed zoning does not reflect the existing racquet club.	The lands are zoned E2 which does permit a recreational establishment including a racquet club.	No change recommended.
30	Glen Schnarr & Associates Inc.	Proposed C3-1 zone (southern terminus of Summerville Court) - proposed zoning does not reflect current zoning and Schedule "I".	Staff have reviewed the issue and a new C3-37 exception zone has been created to reflect the current site plan application.	A C3-37 zone has been added.
31	Glen Schnarr & Associates Inc.	Proposed C4 zone (west side of Kirwin Avenue, north of Dundas Street East) - proposed 42 storey hotel under site plan approval.	The existing zoning (C1) in By-law 5500 does not restrict height. The proposed C4 zoning is in conformity with the Mainstreet Commercial designation in Mississauga Plan.	No change recommended.
<b>Part 8 - Employment</b>				
32	Cassels Brock Lawyers on behalf of 44 Britannia Road East	Proposed E1 zone.	The existing zoning on the property permits all types of restaurants. A new E1-11 exception has been created to reflect the existing use and existing use rights.	An E1-11 exception zone has been created to permit all types of restaurants on the site.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
33	John D. Rogers & Associates Inc. on behalf of Pauls Properties Corporation	Concerned with proposed E1-2 zone and the regulation requiring a minimum height of 3 storeys.	The lands are proposed to be zoned E1-2 which would permit a number of prestige light industrial uses and offices. Staff have reviewed the minimum 3 storey height regulation for all lands proposed to be zoned E1 or E1 exception. The minimum height regulation has been removed.	The minimum height regulation of 3 storeys in the E1 zone has been removed.
34	Heeringa on behalf of 5710 Kennedy Road (Mississauga Chinese Alliance Church)	Proposed E2 zone and the difference between commercial school and private school.	The E2 Employment Zone permits commercial schools. Private schools are not permitted in either the Business Employment Land Use designation in Mississauga Plan or in the E2 Employment Zone. The lands are also subject to the Lester B. Pearson International Airport Operating Area restrictions. The development of a private school on the site is not appropriate.	No change recommended.
35	Weir Foulds Barristers & Solicitors on behalf of Glen Ellen Properties Inc. (2476 Argentia Road) re: 2480 Argentia Road	Proposed E2-1 zone and issue of outdoor storage on adjacent lands.	The E2-1 exception zone permits a range of light industrial uses with some exclusions. Outdoor storage is permitted to a maximum of 5% of the lot area or 10% of the gross floor area - non-residential, whichever is lesser. The goods stored on site do not have to be directly related to the principal use.	No change recommended.
36	Kentridge Johnson Limited on behalf of Kraft Canada Inc. (27 Reid Drive - Reid Milling Plant)	Proposed E2-36 and G1 zones.	By-law 65-30 currently contains a provision which allows Kraft Canada Inc. to expand mill operations into greenbelt lands. They are asking that this provision be included in the Draft Zoning By-law. The expansion of mill operations into greenbelt lands is not appropriate and contrary to both Mississauga Plan and the Provincial Policy Statement. Existing operations on lands zoned G1 will become legal non-conforming. Buildings and/or structures located within 5 m (16 ft.) of the Greenbelt Zone will become legal non-complying. New buildings, structures and parking areas will be required to be set back a minimum of 5 m (16 ft.) from Greenbelt Zone.	No change recommended.
37	Aird & Berlis and Dillon Consulting on behalf of Rock Developments Inc. re: 31 Courtney Park Drive East	Proposed E1 zone and zone regulations.	Would like their client's current development application recognized in the Draft Zoning By-law. The proposal includes a drive-through banking machine. The lands are located within the Gateway District Node and proposed to be zoned E1. The stacking lane regulations are currently being reviewed by a number of Councillors, staff and industry representatives. The report on drive-through guidelines and any accompanying Official Plan Amendments and zoning changes will be brought forward to the Planning and Development Committee and Council	Drive-through and stacking lane regulations have been revised to reflect regulations contained in the existing Zoning By-laws.

Item No.	Respondent	Issue	Comment	Recommendation
			at a later date. The regulations in the existing Zoning By-laws have been maintained in the Draft Zoning By-law.	
38	Glen Schnarr & Associates Inc.	Proposed E2 zone (southeast corner of Derry Road West and Maritz Drive) - respondent is unsure if existing use rights have been carried forward into the Draft Zoning By-law.	Staff have reviewed the existing and proposed use rights and note that all uses have been included.	No change recommended.
<b>Part 10 - Greenbelt</b>				
39	Don Barber on behalf of the Cawthra Ratepayers' and Residents Association and Friends of the Cawthra Bush and Greater Toronto Area	Proposed G2 zone and issue of adjacent land uses.	Concerned that the Cawthra Bush and other environmentally sensitive areas should be surrounded by low density residential development. The Cawthra Bush is surrounded by lands designated and zoned for low density residential uses. The existing and proposed zoning only permits single and semi-detached dwellings. The Draft Zoning By-law contains regulations requiring minimum setbacks to Greenbelt Zones.	No change recommended.
40	Dirk Blyleven of Beacon Planning Services on behalf of 590816 Ontario Inc. and Frank Merulla	Proposed G1 zone.	The lands are currently vacant and designated Greenbelt and zoned G. While the previous G zone permitted agricultural uses, detached dwellings for the owner and employees living on the property, a park, conservation areas, monuments, bandstands, nursery schools and a golf course, the proposed G1 zone will only permit flood control, stormwater management, erosion management and natural heritage features and areas conservation. Development within the areas designated Greenbelt and zoned G1 is not appropriate.	No change recommended.
41	Dirk Blyleven of Beacon Planning Services on behalf of Gilbert Bond - 2045 Camilla Road	Proposed H-D-7 zone.	Concerned about the proposed H-D-7 zone that seems to be more restrictive than the current H-R3-2643 zoning. The proposed H-D-7 zone permits the existing dwelling to remain. Enlargement of an existing dwelling or accessory structure or new development is subject to the provisions of Subsection 2.1.24 - Cooksville Creek Flood Plain Area and the conditions of removal of the H Holding Symbol. These provisions apply to the existing zoning on the site and have been carried forward into the Draft Zoning By-law.	No change recommended.
<b>Part 12 - Other: Utility, Institutional, Development and Buffer Zones</b>				
42	A. Albrecht on behalf of 1047064 Ontario Inc. owner of 24 Ann Street	Proposed D-5 zone.	Would like the property rezoned to permit commercial uses. The proposed D-5 zone permits the legally existing	No change recommended.

Item No.	Respondent	Issue	Comment	Recommendation
			dwelling to remain and expand. The lands are designated Residential - High Density I in the Port Credit District Policies of Mississauga Plan and zoned H-R4 in By-law 1227. Therefore, the proposed D-5 zone is appropriate to recognize this inconsistency until such time as the land use designation is changed or the lands are redeveloped for apartments.	
43	Glen Schnarr & Associates Inc. on behalf of the Harris Farm - 6545 Creditview Road	The lands are proposed to be zoned D-8 and G1. Would like to develop a golf course on the subject lands which would be permitted in the existing RR (Rural Residential), A (Agricultural) and G (Greenbelt) Zones.	A portion of the subject lands are designated Greenbelt in Mississauga Plan which does not permit the development of a golf course. The proposed D-8 zone allows for the existing farm and detached dwelling to remain and expand. In conformity with Mississauga Plan, no additional uses will be permitted.	No change recommended.
44	Glen Schnarr & Associates Inc.	Proposed D zone (north side of Lakeshore Road West, east of Southdown Road) - applicant is requesting that lands be zoned C4.	The lands are currently zoned AC6 which only permits a gas bar or automotive service station. The current zoning does not conform to the Mainstreet Commercial designation of Mississauga Plan.	No change recommended.
45	Glen Schnarr & Associates Inc.	Proposed D zone (northeast corner of Derry Road West and proposed new road east of McLaughlin Road) - applicant is requesting that lands be zoned E2-23.	The lands are proposed to be zoned D as the lands are currently zoned A which is not in conformity with the Business Employment designation of Mississauga Plan and therefore the D zone has been applied to the lands.	No change recommended.

## **Summary of Ward Open Houses**

The Ward based open houses were held between February and June 2005. In addition to the nine ward open houses, a meeting for the development industry and a meeting for owners of lands previously zoned 'A' (Agricultural), 'RR' (Rural Residential) and 'RS' (Rural Suburban) and those proposed to be zoned 'D' (Development) were held. The following is a summary of issues raised City-wide followed by additional ward specific issues.

### City-Wide Issues

- enforcement of zoning and other City by-laws
- secondary units/basement apartments
- home occupation uses and regulations
- average established grade
- change in permitted uses in the proposed Greenbelt Zones

### Ward 1 Issues

- EPCOR power generation proposal
- development of the remaining FRAM lands in Port Credit
- introduction of a transition zone between commercial and residential land uses
- infill housing regulations and the construction of larger houses in older areas of the City
- retention of Port Credit's character
- future development of the Texaco lands
- definition of triplex dwellings

### Ward 2 Issues

- Southdown Employment District - types of industrial uses in proximity to residential lands
- infill housing regulations and the construction of large houses in established neighbourhoods
- 'D' (Development) zone and where it has been applied

### Ward 3 Issues

- changes to Dundas Street to more mixed commercial/residential uses

### Ward 4 Issues

- parking rates for Places of Religious Assembly (PRA's)

Ward 5 Issues

- commercial lands on the north side of Derry Road East, west of Airport Road
- container storage facility at the eastern terminus of Drew Road

Ward 6 Issues

- proposed zoning of existing TR4 and TR5 properties in Streetsville
- proposed zoning of the farm located on the south side of Old Derry Road, east of Creditview Road
- proposed zoning of vacant lands on the east side of Mississauga Road, south of CP Railway
- proposed zoning of existing Reid Milling/Kraft Canada site in Streetsville
- illegal dog kennels in residential areas

Ward 7 Issues

- outdoor storage of new motor vehicles for car dealerships
- ensure adequate parking and landscape buffers provided for apartment buildings
- issue of development in the City Centre and the provision of sufficient amenities for residents
- future use of the Queensway Hydro corridor

Ward 8 Issues

- proposed zoning of existing garden centre at the southeast corner of Frankston Road and Winston Churchill Boulevard
- outcome of recent OMB hearing and proposed zoning of the Glen Erin Inn
- loss of greenspace throughout the City
- secondary units in houses in close proximity to University of Toronto Mississauga

Ward 9 Issues

- proposed zoning for the Britannia Animal Hospital
- future GO Station site at Tenth Line, south of Argentia Road
- proposed zoning for the farm on the west side of Tenth Line, south of Highway 401

Development Industry

- proposed maximum building depth and restriction on projecting garages in Wards 1 and 2
- permitted uses in Commercial and Employment Zones
- gas station regulations

City-Wide Meeting

- proposed zoning for properties previously zoned 'A' (Agricultural), 'RR' (Rural Residential) and 'RS' (Residential Suburban)
- explanation of the proposed 'D' (Development) zone

**Comments Received During the Public Participation Process**

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
<b>Part 1 - Administration, Interpretation, Enforcement and Definitions</b>				
1	J. Milcic, Architect 191 Wyndham Street, Mississauga	Concerned with the definition of "Established Grade".	The issue of established grade has been further reviewed and a new definition for average grade has been introduced for detached, semi-detached, duplex and triplex dwellings.	A definition of "Average Grade" has been introduced for use on detached, semi-detached, duplex and triplex lots.
2	John Pegram and Doug Watson on behalf of Credit Reserve Association	Concern with the definition of "Established Grade".	The issue of established grade has been further reviewed and a new definition for average grade has been introduced for detached, semi-detached, duplex and triplex dwellings.	A definition of "Average Grade" has been introduced for use on detached, semi-detached, duplex and triplex lots.
3	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Concern with definition of "Convenience Retail and Service Kiosk" and the size limitations.	The Planning and Building Department is satisfied with the proposed definition of "Convenience Retail and Service Kiosk" and the size limitations.	No change recommended.
4	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Would like to have gas bar definition include a motor vehicle service station and a motor vehicle repair facility.	Separate definitions have been included for gas bar, motor vehicle service station and motor vehicle repair facility to distinguish the different types of uses carried out. The Planning and Building Department is satisfied with the proposed definitions.	No change recommended.
5	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	The definition of stacking lane should be amended to delete the word continuous.	The words continuous laneway does not preclude the inclusion of an exit/escape lane.	No change recommended.
6	Orlando Corporation	Would like the definition of "Outdoor Storage" revised to delete the words "motor vehicle".	The definition of outdoor storage has been reviewed and revised to remove the reference to motor vehicle.	Definition of Outdoor Storage has been revised.
<b>Part 2 - General Provisions</b>				
7	Marshall Macklin Monaghan on behalf of Bell Canada	Concerned about zoning requirements for larger utility (walk-in) cabinets.	Article 2.1.1.3 of the Draft Zoning By-law requires that all buildings and structures greater than 5 m <sup>2</sup> (53.8 sq.ft.) in size shall comply with the zone regulations of the zone in which they are located. The Planning and Building Department is satisfied with this provision.	No change recommended.
8	Bell Canada	Would like additional clause added to Section 2.1.9 to allow structures greater than 5 m <sup>2</sup> to be allowed as of right without	Article 2.1.1.3 of the Draft Zoning By-law requires that all buildings and structures greater than 5 m <sup>2</sup> (53.8 sq.ft.) in size shall comply with the zone regulations of the zone in which they are located. The Planning and Building	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
		adhering to the zone regulations.	Department is satisfied with this provision.	
9	G.L. Heeringa Ltd. Architect on behalf of Mississauga Chinese Alliance Church - 5710 Kennedy Road	Would like to be able to develop a private school on the subject site which is proposed to be zoned E2.	The E2 Employment Zone permits commercial schools. Private schools are not permitted in either the Business Employment Land Use designation in Mississauga Plan or in the E2 Employment Zone. The lands are also subject to the Lester B. Pearson International Airport Operating Area restrictions. The development of a private school on the site is not appropriate.	No change recommended.
<b>Part 3 - Parking, Loading and Stacking Lane Regulations</b>				
10	Tino Sequeira re: Christ the King Catholic Church - northeast corner of Central Parkway West and Confederation Parkway	Concerned about the lack of available parking at the church.	The parking rate for a Place of Religious Assembly has been revised to more accurately reflect the multiple uses carried on at these sites. No additional parking is required for community space that is the same size or less than the worship area. As discussed with the respondent, this church does have a shared parking arrangement with the adjacent elementary school and the secondary school located across the street.	Provisions have been revised to more accurately reflect the multiple uses carried on at these sites.
11	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Calculation of gross floor area for determination of required parking for a convenience retail and service kiosk.	Required parking will be based on the applicable rate or alternatively, gross floor area which includes a 5% reduction for common areas as per general provision 3.1.1.9.	No change recommended.
12	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Concerned with proposed stacking lane regulations.	The stacking lane regulations are currently being reviewed by a number of Councillors, staff and industry representatives. The report on drive-through guidelines and any accompanying Official Plan Amendments and zoning changes will be brought forward to the Planning and Development Committee and Council at a later date. The regulations in the existing Zoning By-laws have been maintained in the Draft Zoning By-law.	Drive-through and stacking lane regulations have been revised to reflect regulations contained in the existing Zoning By-laws.
13	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Concerned with requirement to provide 5 parking spaces for a motor vehicle wash facility when combined with a gas bar or motor vehicle service station.	Gas bars and motor vehicle service stations may or may not include a motor vehicle wash facility. The Planning and Building Department is satisfied with this provision.	No change recommended.
14	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Parking rate for motor vehicle service station vs. motor vehicle repair facility.	The parking rate for motor vehicle service station has been increased to recognize the ability to now have a convenience retail and service kiosk. The difference in required parking is appropriate.	No change recommended.
15	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Why is there no gas bar parking rate?	A gas bar does not require parking but may include a convenience retail and service kiosk which does require parking.	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
16	Orlando Corporation	Concerned with the proposed increase in required loading spaces for offices.	Staff have reviewed the loading space requirements for offices and are recommending that the rates from By-law 5500 are appropriate.	Table 3.1.4.2 has been revised to reflect the current loading rates in By-law 5500.
<b>Part 4 - Residential</b>				
17	John Kavanagh re: 1208 Greening Avenue	Issue of Bed and Breakfast establishments.	Mississauga Plan and the Draft Zoning By-law do not permit bed and breakfast establishments as a home occupation. This issue is the subject of a study by the Planning and Building Department.	No change recommended.
18	Maryann Crnekovic	Would like to see the minimum rear yard depth issue reviewed.	A minimum rear yard depth of 7.5 m (24.6 ft.) is appropriate and has been maintained in the Draft Zoning By-law.	No change recommended.
19	Federation of Ontario Bed and Breakfast Accommodation (FOBBA)	Would like to have a definition of bed and breakfast included in the Draft Zoning By-law along with regulations to permit the use in appropriate locations.	Mississauga Plan and the Draft Zoning By-law do not permit bed and breakfast establishments as a home occupation. This issue is the subject of a study by the Planning and Building Department.	No change recommended.
20	Irene Gabon re: ISNA private school on Sherway Drive	Proposed zoning on ISNA private school site is R3 - feels that schools should be identified and specifically zoned.	Schools sites are not specifically designated or zoned exclusively for that use. Most sites have been designated and zoned in accordance with the adjacent land use designation and zone. The issue of community uses and the appropriate land use designation is being reviewed by the Planning and Building Department and will be reported on later in 2006.	No change recommended.
21	J. Holling - Ward 2	Would like to see provisions added to the Draft Zoning By-law to allow for the parking of recreational vehicles on driveways in residential areas.	Part 4 - Residential of the Draft Zoning By-law contains General Provisions which would allow for the parking of recreational vehicles and trailers on driveways in Residential Zones subject to a number of restrictions.	No change recommended.
22	Aliye Serpolat - re: northeast corner of Lakeshore Road East and Deta Road	Concerned that a developer is proposing a 25 storey apartment building when the existing zoning only permits detached dwellings.	Applications were received in March 2006 to change the land use designation and zoning on the property to permit high density development. Currently, only detached dwellings are permitted. All land use and zoning issues will be resolved as part of the application.	No change recommended.
23	Stuart Rose - 4346 Waterford Crescent	Concerned about an illegal appliance business located within a detached dwelling.	An appliance business will not be considered an appropriate home occupation in the Draft Zoning By-law. The issue has been referred to the By-law Enforcement Division for their review.	No change recommended.
24	Greg Dell & Associates on behalf of 84 High Street	Concerned that the proposed residential uses are not being recognized in the proposed zoning.	The lands are designated Residential High Density I which permits apartment buildings. The lands are currently zoned R4 which permits a detached dwelling. Since the land use designation and zoning do not match, a	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
			D zone has been applied to the site to reflect this inconsistency and recognize the existing buildings and structures and use.	
25	Glen Schnarr & Associates Inc. on behalf of Stonebrook Properties Inc.	Would like to have current Official Plan Amendment and rezoning applications recognized in the Draft Zoning By-law.	The Planning and Building Department is currently processing an Official Plan Amendment and Rezoning application on the subject lands. All land use and zoning issues will be resolved as part of the application.	No change recommended.
26	Glen Schnarr & Associates Inc. on behalf of Weldan Properties Inc.	Would like to have current Official Plan Amendment and rezoning applications recognized in the Draft Zoning By-law.	The Planning and Building Department is currently processing an Official Plan Amendment and Rezoning application on the subject lands. All land use and zoning issues will be resolved as part of the application.	No change recommended.
27	Mi-Ko Urban Consulting Inc. re: 10 and 14 Front Street North	Concerned that the existing H-R4 zone is less restrictive than the proposed RM4-54 zone.	The Planning and Building Department is satisfied that the proposed zoning will conform to proposed amendments to Mississauga Plan (OPA #25) both of which recognize the existing use.	No change recommended.
28	John Sabiston re: 2126 Grange Drive	Concern with proposed R1 front yard setback. Should reflect adjacent lot front yard setback.	The comments have been taken into consideration and a new statement has been added to the R1 zone to require an increased front yard setback of 12 m (39ft.) where the adjacent lot has a front yard setback of 12 m (39ft.) or more.	Statement added to the R1 zone to require an increased front yard setback where appropriate.
29	Pallett Valo, LLP on behalf of Ranko and Natasa Lazarevic re: 6680 McLaughlin Road	Concerned that all of the subject lands have been included in the greenbelt whereas 2.1 ac. (0.8 ha) are located above the top of bank.	The issue has been reviewed and the lands located above the top of bank have been zoned R1 in conformity with proposed changes in Official Plan Amendment #25.	Lands located above the top of bank have been zoned R1.
30	Elayen Pare	Concerned about large houses on Troy St. and the surrounding area.	The Infill By-law added regulations that are more restrictive than the underlying zone requirements. A complete review of the Infill regulations was not undertaken as part of the Comprehensive Zoning By-law Review process however, two new regulations have been added to limit the depth of a new detached dwelling to a maximum of 20 m (65.6 ft.) and to not permit projecting garages.	No change recommended.
31	Bev and Ian Brown of 51 William Street	Concerned about a neighbour who seems to be operating a illegal dog kennel out of his home.	Kennels are not currently permitted in Residential Zones. This has been reflected in the Draft Zoning By-law. Kennels (animal boarding establishments) will be restricted to Employment Zones.	No change recommended.
32	Freeman Planning Solutions Inc. on behalf of Heathwood Homes (Oakdale) Limited	Would like to see retirement dwellings and townhouses permitted on the site.	Retirement dwellings are permitted in all apartment zones. The proposed RA5-24 zone permits retirement dwellings and apartments. Although Mississauga Plan	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
			does provide for the development of townhouses on the site, the existing and proposed zoning does not. The applicant will have to proceed with a zoning amendment to allow for the development of townhouses on the site.	
33	Resident of Glenburnie Road	Concerned about proposed R2-1 zone and minimum required lot frontages.	Staff have reviewed the existing lot frontages on Glenburnie Road and have recognized that some lots have lot frontages less than the minimum required in the proposed R2-1 zone. The lots are proposed to be zoned R3-1 in recognition of the reduced frontages.	Lots on the east side of Glenburnie Road, north of Indian Valley Trail proposed to be zoned R3-1.
34	Resident of Ward 1	Concerned with proposed height restrictions, parking and non-conforming residential dwellings in the proposed RM7 zone. Would like to see historic districts created for all of Port Credit.	The proposed RM7 zone will permit detached, semi-detached, duplex and triplex dwellings. The maximum building height contained in By-law 1227 has been maintained in the Draft Zoning By-law. The RM7 zone will restrict the number of parking spaces that can be located on a driveway in the front yard to 2 whereas previously parking was not restricted. The existing Port Credit Heritage District is located on the south side of Lakeshore Road West, west of the Credit River. The creation of additional heritage districts would have to be pursued by area residents.	No change recommended.
35	Various residents of Ward 6	Concerned about the proposed zoning for the Queen Street corridor south of Britannia Road West and differences between existing TR4 and TR5 zones and proposed residential zones.	The existing TR4 and TR5 zones in By-law 65-30 permit, amongst other public/institutional uses, detached dwellings and a private office for a resident within a dwelling provided that no other staff are employed. Other residential uses and businesses that existed at the time of passage of By-law 65-30 are also recognized. Most of the properties are proposed to be zoned R2 or R3 in conformity with Mississauga Plan. Subsection 4.1.16 (home occupations) of the Draft Zoning By-law will permit detached dwellings and the existing office type businesses to continue.	No change recommended.
36	William D'Souza	Would like to see home occupations allowed in the Draft Zoning By-law.	The Draft Zoning By-law permits a limited range of home occupations subject to a number of regulations, in detached dwellings. The Draft Zoning By-law has been revised to exclude personal care occupations and repair service from the list of permitted home occupations.	No change recommended.
37	Britannia Animal Hospital - 3755 Britannia Road West.	Concerned that existing veterinary clinic is recognized in the Draft Zoning By-law.	The property is zoned A in Town of Oakville Zoning By-law 1965-136 which permits amongst other uses, a veterinary clinic. The lands are subject to the Site 1 policies of the Lisgar District Policies which permits offices in detached dwellings. The lands are proposed to be zoned R1-17 which will permit the existing veterinary	No change recommended.

Item No.	Respondent	Issue	Comment	Recommendation
			clinic within a detached dwelling as an additional permitted use.	
38	Erin Mills Development Corporation	Request that the proposed R6-3 (40 ft. lot) allow a garage width as the lesser of 6.1 m (20 ft.) or 50% of the lot width, consistent with the existing R4(12)-2626 zone regulations.	The existing R4(12)-2626 zoning permits a garage width of the lesser of 6.1 m (20 ft.) or 50% of the lot width.	Proposed R6-3 zone regulations have been amended to allow a garage width of the lesser of 6.1 m (20 ft.) or 50% of the lot width.
		Requested that the maximum lot coverage within the RM1 and RM2 exception zones in Churchill Meadows be removed.	The RM1 and RM2 exception zones in Churchill Meadows are not subject to a maximum lot coverage regulation.	The applicable RM1 and RM2 exception zone regulations have been amended to remove the maximum coverage requirement.
39	Glen Schnarr and Associates on behalf of Legend Creek Homes Ltd.	Request that the proposed zoning of 3038 Fifth Line West be amended to reflect minor variances granted.	This property was the subject of a Committee of Adjustment application for variances to the existing H-RM5 zoning and a site plan application.	The proposed RM4-55 zoning has been amended to reflect the site plan.
40	Hunt Design Associates Inc. on behalf of Heathwood Homes	Provided various comments on General Provisions for Residential Zones such as: recommending that encroachments in a required setback to a Greenbelt Zone be permitted.	The purpose of a setback to a G zone is to restrict any type of development within this area and protect the integrity of the G zone. The remainder of the comments have been reviewed in the context of the Draft Zoning By-law.	No change recommended.
41	Gerald Swinken on behalf of resident.	Requesting amendment of proposed zoning of 37 Ben Machree Drive to recognize a legally existing triplex.	The proposed RM7 zoning reflects the Low Density I designation in Mississauga Plan. Upon further review, it was determined that a Special Site policy could be introduced to recognize the use and the proposed zoning amended accordingly.	The proposed zoning of the subject property has been changed from R15 to RM-7 to recognize the existing triplex.
42	Don McDiarmid on behalf of group of residents from Wards 1, 2 & 7	Requesting amendments to the Draft Zoning By-law mainly for the Infill Housing areas as follows:  Concern about fences in Greenbelt zones.	A fence has been listed as a permitted use in G zones to allow the City or Conservation Authority the right to erect a fence on lands zoned Greenbelt for protection purposes since the Greenbelt zoning does not permit development of any type.	No change recommended.
		Requesting that the City amend the zoning of the woodlands contained on the lands bounded	These lands are not designated Greenbelt and therefore a G zoning would not be appropriate. The residents of this area could submit an application to amend Mississauga	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
		by Isabella Ave., Parker Dr., Harborn Rd. and Gordon Dr.	Plan for this area and then the zoning could be changed.	
42 (con'd)		Recommend that permeable driveways be permitted in these residential areas as this encourages tree preservation.	This request was reviewed by the Transportation & Works Dept., and it was decided to retain the requirement for paved driveways since maintenance issues can arise with gravel driveways.	No change recommended.
		Recommend that gross floor area calculation be based on buildable area of lot only (ie. not including ravine).	This suggestion raises issues of property rights that are based on an entire lot and it is often difficult to establish the exact "buildable area" of a lot.	No change recommended.
		Concern that Greenbelt overlay does not reflect zoning.	The Greenbelt overlay identifies properties that are designated Greenbelt in Mississauga Plan or within the floodplain, but are not zoned G. The overlay simply highlights the potential for development constraints due to natural hazards and the need for Conservation Authority approval. The Conservation Authorities are amending their mapping and when the revised mapping is received by the City, Mississauga Plan and the Draft Zoning By-law will be amended accordingly.	No change recommended.
		Concern that lot coverage calculation may miss some portions of a building.	The proposed lot coverage calculations do not include certain decks and eaves and this has been reviewed by the Planning and Building Department and is considered satisfactory.	No change recommended.
		Concern about the range of proposed home occupations.	As a result of concerns raised during the public participation process, the list of proposed home occupations has been reduced to only permit an office, tutoring, music tutoring, and artist or artisan.	List of permitted home occupations has been revised to exclude personal care occupations and repair service.
		Concern that the proposed maximum building depth of 20 m (65.6 ft.) for Infill Housing is too large.	The current Zoning By-laws do not contain a maximum building depth but this was recommended as a control for Infill housing and is consistent with other municipalities.	No change recommended.
		Suggest a minimum 50% landscaped open space area in the front yard of which 40% must be natural material.	The proposed Zoning By-law proposes a maximum driveway width that is the lesser of 8.5m (27.9 ft.) or 50% of the lot width. Infill houses are also subject to site plan control that ensures landscaping and screening.	No change recommended.
		Suggest amending proposed "average grade calculation" to include two rear corner calculations.	This suggestion was reviewed but it was determined that a higher house could result on lots sloping down from the street with these added calculations.	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
42 (con'd)		Suggestion to reduce the permitted building height to 9.0 m (29.5 ft.) for dwellings.	The height requirement was reduced to 9 m (29.5 ft.) for lots less than 22.5 (73.8 ft.) frontage and 9.5 m (31.1 ft.) for lots greater than or equal to 22.5 (73.8 ft.) frontage when the Infill Housing changes were introduced in By-law 5500.	No change recommended.
43	John Rogers on behalf of Grossi Group Development	Object to the proposed R2-10 zoning for 6840 Second Line West as it is currently zoned R4.	The proposed R2-10 zoning is consistent with the Residential Low Density I designation of the Meadowvale Village Policies of Mississauga Plan.	No change recommended.
44	Rob Freeman on behalf of Heathwood Homes	Requesting amendment to proposed RA5-24 zone to recognize several variances.	Committee of Adjustment variances are generally not being recognized as part of the Comprehensive Zoning By-law Review.	No change recommended.
45	Sorenson Gravely Lowes Planning Associates Inc. on behalf of 1009644 Ontario Limited (2070 Heartwood Court)	Concerned that all of the subject lands have been included in the greenbelt whereas a portion of the site is located above the top of bank. Conservation Authority approval has been granted for a detached dwelling.	The issue has been reviewed and the lands located above the top of bank have been rezoned R1-47 in conformity with proposed changes to OPA#25.	Lands located above top of bank have been zoned R1-47.
46	O'Connor MacLeod Hanna on behalf of 866 Tennyson Ave./869 Burns Ave.	Request that an OMB Decision to create one (1) new residential lot be recognized.	The Draft Zoning By-law contains a Deeming Clause that will recognize the existing severed and retained lots.	No change recommended.
<b>Part 6 - Commercial</b>				
47	Sorenson Gravely Lowes Planning Associates Ltd. on behalf of 256/260 Dundas Street West	Request that the property be changed from proposed C5-3 zone to C3 zone to allow for motor vehicle sales.	Further analysis indicated that this property should be zoned C3 in recognition of existing use rights.	Changed the proposed zone for 256/260 Dundas Street West from C5-3 to C3.
48	Alison Comrie re: 2152 Dixie Road	The nature of Dixie Road has changed south of The Queensway. Lands would more appropriately be designated and zoned Commercial to reflect the busy nature of Dixie Road.	In absence of a full review of the Lakeview District Policies, the issue of appropriate land use along the southern portion of Dixie Road is premature. The comment has been forwarded on to the Policy Planning Division for their information and consideration in the next Lakeview District Policy review.	No change recommended.
49	Jack Sloggett - Mississauga Road between Park Street and High Street	The nature of Mississauga Road between the CN Railway and Lakeshore Road West has changed. Lands would more appropriately be designated Commercial to reflect the busy nature of Mississauga Road in	In absence of a full review of the Port Credit District Policies, the issue of appropriate land use along Mississauga Road between the CN Railway and Lakeshore Road West is premature. The comment has been forwarded on to the Policy Planning Division for their information and consideration in the next Port Credit District Policy review.	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
		this location.		
50	Lio Prativiera - 17 Studley Street	Concerned about the commercial uses on the north side of Derry Road west of Airport Road and the ability for a convenience restaurant to locate along that strip.	Lands at the northwest corner of Derry Road and Cattrick Street (formerly Pepi's Restaurant) are proposed to be zoned C3-36 which will not permit convenience restaurants. Other lands on the north side of Derry Road west of Airport Road are proposed to be zoned C3 which would permit all types of restaurants subject to all other general provisions including the provision that restaurants be located more than 60 m (197 ft.) from a Residential Zone.	No change recommended.
51	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Why has the minimum side yard setback for gas bars been increased from 6 m (20 ft.) to 7.5 m (24.6 ft.).	Upon further review, this setback has been reinstated to 6 m (20 ft.).	Revised side yard setback from 7.5 m (24.6 ft.) to 6 m (20 ft.).
52	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Request that outdoor patio provisions be extended to convenience retail and service kiosks.	Outdoor patios accessory to a convenience retail and service kiosks are not appropriate as an as-of-right permission.	No change recommended.
53	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Concern with the change in setback measurement from the canopy column of a gas bar to the canopy face.	The setback to the canopy face versus the canopy column is a more appropriate measurement.	No change recommended.
54	David Bronskill of Goodmans on behalf of OMERS Realty Management Corporation and 1331430 Ontario Inc.	Concerned that the land use controls for the Heartland Power Centre are not being carried forward into the Draft Zoning By-law and would like to see these controls reinstated.	Restrictions on the Heartland Power Centre were included in the previous Official Plan (City Plan) but removed with the approval of Mississauga Plan in 2003. Further, an approved rezoning application (OZ 03/041 W5,W6) further removed any restrictions and cleaned up the list of permitted uses and accompanying regulations. The proposed zoning reflects regulations currently in place.	No change recommended.
55	Orlando Corporation	Would like to see the list of permitted uses in the C3 zone expanded to include a university/college facility and a science and technology facility.	The Planning and Building Department is currently undertaking a study of community uses and will be reviewing institutional uses such as colleges and universities. Recommended changes to the zoning by-law will be dealt with at that time. Science and technology facilities are more appropriately located in areas designated "Business Employment" and zoned E1 and E2.	No change recommended.
56	Planning & Engineering Initiatives on behalf of Canadian Tire Real Estate Limited re: 3143 Winston Churchill Boulevard	Concerned that the existing propane storage tank on the site has not been recognized in the C2-9 exception zone.	Staff have reviewed the C2-9 zone permitted uses and regulations and have made revisions to recognize the existing propane storage tank.	The proposed C2-9 zoning has been revised to recognize the existing propane storage tank.
57	Michael Spaziani Architect Inc. re: 6 Helene Street North	Concerned that his existing office use will not be permitted	Staff have reviewed the subject site and lands to the north and have recognized the commercial nature of the	Lands are proposed to be rezoned C4.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
		to expand or redevelop.	properties. These properties are proposed to be redesignated Mainstreet Commercial in Official Plan Amendment #25 and rezoned C4 in recognition of their existing and future commercial potential.	
58	Glen Schnarr & Associates Inc.	Requesting that 298 Lakeshore Road East be zoned an Exception zone to permit existing C3 zone permissions, specifically to permit an apartment building with commercial uses.	Changes have been made to reflect existing use rights in both proposed Official Plan Amendment #25 and the Draft Zoning By-law. A new C4-59 zone exception has been created to permit an apartment dwelling.	A new C4-59 zone has been created to permit an apartment dwelling.
59	Zelinka Priamo Ltd. on behalf of Loblaws Properties Limited	Requesting recognition of uses permitted under existing zoning (DC-2439) for 5010 Glen Erin Drive, whereas the proposed C3 and C3-34 would not permit a gas bar, car wash, and a convenience retail and service kiosk accessory to a gas bar or car wash.	The proposed C3 and C3-34 zoning would permit the requested retail store (food store), gas bar (including a convenience retail and service kiosk) and a motor vehicle wash facility - restricted (car wash).	No change recommended.
60	Zelinka Priamo Ltd. on behalf of Loblaw Properties Limited	Commending the addition of outdoor garden centres with retail stores in the Draft Zoning By-law, but would also like temporary tent structures associated with garden centres to be addressed under Section 6.1.2.	Following discussions with Council on this topic, outdoor garden centres associated with retail stores have been removed from the Draft Zoning Bylaw. It was decided that it is appropriate to continue the practice of dealing with applications of this type of use through the Committee of Adjustment where conditions of use can be imposed. The Draft Zoning By-law does contain provisions for the use of temporary tents subject to a maximum of 14 consecutive days and a limitation of 28 days in a calendar year.	The Draft Zoning By-law has been amended to remove outdoor garden centres in association with retail stores as-of-right. No changes are recommended to the temporary tent provisions.
61	Weston Consulting Group, on behalf of Antorisa Investments Ltd.	Requesting that the proposed C4-13 zoning for 212 Lakeshore Rd. W. be amended to permit motor vehicle repairs as well as service, in addition to other C4 uses.	The site is currently designated Motor Vehicle Commercial and zoned C4, which permits a range of commercial uses. The proposed amendments to Mississauga Plan propose a change in the designation to Mainstreet Commercial with a Special Site to permit motor vehicle sales, service and rental as additional permitted uses. The proposed C4-13 zoning will permit motor vehicle sales, leasing and/or rental facility - restricted, which permits as an accessory use, motor vehicle repairs in addition to all other C4 uses.	Mississauga Plan and the Draft Zoning By-law have been amended to permit commercial uses including a motor vehicle sales/leasing or rental facility on the site.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
62	Gordon Driedger Real Estate Advisor Inc. on behalf of Applewood Shopping Plaza Limited	Objecting to the GFA limitation of 14 800 m <sup>2</sup> (159,311 sq. ft.) for the plaza at 1077 North Service Road.	The existing zoning for the subject lands would permit a maximum gross floor area of 18 905 m <sup>2</sup> (203,498 sq.ft.).	The proposed C2-1 zoning has been revised to allow a maximum gross floor area of 18 905 m <sup>2</sup> (203,498 sq.ft.).
63	Adamson Lawson Surbray re: Madill lands at the southeast corner of Eglinton Ave. W. and Confederation Pkwy.	Would like to see the existing site specific provisions contained in By-law 5500 carried into the Draft Zoning By-law.	The existing zoning permits a number of uses not permitted in the proposed C1 zone. A new C1-18 exception has been created to reflect existing use rights.	A C1-18 exception zone has been created to reflect existing use rights.
<b>Part 7 - City Centre</b>				
64	Greg Dell & Associates on behalf of Petro-Canada	No gas bar permitted at the southwest corner of Burnhamthorpe Road West and Hurontario Street.	A gas bar is not an appropriate land use within the City Centre area and is not recognized in Mississauga Plan. The existing motor vehicle service station will be permitted however, a gas bar will not.	No change recommended.
65	Lethbridge Consultants Inc. re: lands at the northwest corner of Rathburn Road West and Confederation Parkway extension	Would like to have site specific zone provisions recognized in the Draft Zoning By-law.	The issue has been reviewed and a new exception schedule has been included to reflect the required build to lines.	Exception zone schedule CC2-2 has been created.
<b>Part 8 - Employment</b>				
66	Weir Foulds Barristers & Solicitors on behalf of Glen Ellen Properties Inc. (2476 Argentinia Road)	Proposed E2-1 zone and issue of outdoor storage on adjacent lands.	The E2-1 exception zone permits a range of light industrial uses with some exclusions. Outdoor storage is permitted to a maximum of 5% of the lot area or 10% of the gross floor area - non-residential, whichever is lesser. The goods stored on site do not have to be directly related to the principal use.	No change recommended.
67	Kentridge Johnston Limited Planning Consultants on behalf of Kraft Canada Inc.	Proposed E2-36 and G1 zones.	By-law 65-30 currently contains a provision which allows Kraft Canada Inc. to expand mill operations into greenbelt lands. They are asking that this provision be included in the new Draft Zoning By-law. The expansion of mill operations into greenbelt lands is not appropriate and contrary to both Mississauga Plan and the Provincial Policy Statement. Existing operations on lands zoned G1 will become legal non-conforming. Buildings and/or structures located within 5 m (16 ft.) of the Greenbelt Zone will become legal non-complying. New buildings, structures and parking areas will be required to be set back a minimum of 5 m (16 ft.) from a G zone.	No change recommended.
68	International Centre re: 6841, 6853, 6855 and 6900 Airport Road	Concerned that all legally existing uses on the site are recognized in the Draft Zoning	An exception for the International Centre lands has been included to reflect all existing uses on site.	Exception E2-82 has been introduced which captures all current

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
		By-law.		uses.
69	Orlando Corporation	Would like to see the list of permitted uses in the E1 zone expanded to include other employment undertaking.	The term "other employment undertaking" is used in the existing Zoning By-law. This term has created confusion and has often been used as a catchall for otherwise undefined uses. The Draft Zoning By-law has further refined uses and their definitions.	No change recommended.
70	Orlando Corporation	Would like to see the list of permitted uses in the E1 and E2 zones expanded to include a university/college facility.	The Planning and Building Department is currently undertaking a study of community uses and will be reviewing institutional uses such as colleges and universities. Recommended changes to the Draft Zoning By-law will be dealt with at that time.	No change recommended.
71	Orlando Corporation	Would like to see the list of permitted uses in the E1 zone expanded to include free-standing restaurants.	Free-standing single storey restaurants within the E1 zone are not an appropriate built form. Where existing zoning is in place to allow for free-standing restaurants, an exception zone has been created to permit free-standing restaurants.	New exception zones where necessary to allow for free-standing restaurants where they are currently permitted.
72	Orlando Corporation	Would like to see the list of permitted accessory uses in the E1 zone expanded to include brew-on premises, private school and convenience restaurant.	The proposed E2 and E3 zones will permit brew-on premises which are more appropriate locations for this type of operation. Private schools are permitted in various zones except employment zones due to compatibility issues. Convenience restaurants are not appropriate accessory uses as they include a drive-through component.	No change recommended.
73	Orlando Corporation	Concerned that development within the proposed E1 zone will be restricted to a maximum front yard setback of 7.5 m (25 ft.) which will not provide for front yard parking or drive aisles. Would like to retain the ability to locate parking and drive aisles within the front yard.	Mississauga Plan contains policies that identify major streets as important corridors which warrant a higher level of design including the placement of buildings closer to the street. Buildings should only be separated from the street by landscaped areas. This idea is also articulated in the Design Guidelines for Industrial Areas, components of which are now being proposed to be incorporated into the Draft Zoning By-law. Parking areas should not be permitted between the building and the street along prominent street frontages like Hurontario Street which is also identified as a Node.	No change recommended.
74	Orlando Corporation	Would like to see the list of permitted uses in the E3 zone expanded to include a veterinary clinic.	Revisions have been made to permit veterinary clinics in the E2 and E3 zone.	Veterinary clinics permitted in E2 and E3 zones.
75	Orlando Corporation	Do not agree with the limitations on the location for outdoor storage in the E2 and E3 zones.	The location of outdoor storage is proposed to be limited to the rear and interior side yards of properties. No storage areas should directly face a front yard or an exterior side yard (street side). Sufficient areas exist within the rear and interior side yards to accommodate	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
			outdoor storage.	
76	Lio Prativiera - 17 Studley Street and Sharon Deighton, Terrance Watson and Sylvia Gaffiero	Concerned about the container storage yard at the terminus of Drew Road and its proximity to residential lands.	The container storage yard was permitted in By-law 5500 subject to setback requirements. These setback requirements have been maintained in the proposed E2-67 zone.	No change recommended.
77	Greg Dell & Associates on behalf of Sheridan Park Kids Zone Childcare Inc.	Request recognition of existing day care in proposed E2-5 zone.	Staff have reviewed the request. Mississauga Plan does not permit day care facilities as a primary use in Employment Districts. Therefore the E2-5 zone does not permit a day care as a primary use.	No change recommended.
78	Glen Schnarr & Associates Inc. on behalf of Add-A-View Inc.	Requesting an E2 zone to permit Business Employment uses as well as an existing day care at 4594 Tomken Road.	The existing zoning of the subject lands is R4, which is not in conformity with the Business Employment designation and a D zone was applied to the property. It was not the intent of the Comprehensive Zoning By-law Review to pre-zone every property in the City in conformity with the Mississauga Plan but rather when there was an issue of non-conformity with Mississauga Plan to use a D zone, which allows the existing detached dwelling to continue until such time as the property is redeveloped. A day care facility is not permitted as a primary use in the Business Employment designation.	No change recommended.
<b>Part 9 - Open Space</b>				
79	Catholic Cemeteries - Archdiocese of Toronto	Concerned about the maximum building height, landscape buffer and building setbacks for cemeteries.	Several zone provisions have been modified which reflect the comments. However, the maximum height regulation has not been changed due to compatibility issues with adjacent Residential Zones.	The OS3 zone regulations have been modified. The height regulation remains.
<b>Part 10 - Greenbelt</b>				
80	Beacon Planning Services on behalf of Frank Merulla re: 2935 and 2955 Mississauga Road	Concerned about the proposed G1 zone.	The lands are currently vacant and designated Greenbelt and zoned G. While the previous G zone permitted agricultural uses, detached dwellings for the owner and employees living on the property, a park, conservation areas, monuments, bandstands, nursery schools and a golf course, the proposed G1 zone will only permit flood control, stormwater management, erosion management and natural heritage features and areas conservation. Development within the areas designated Greenbelt and zoned G1 is not permitted which is in conformity with Mississauga Plan.	No change recommended.
81	Frank Merulla	Would like an Exception Zone to permit future residential development on 2935 and 2955 Mississauga Road.	The lands are currently vacant and designated Greenbelt and zoned G. While the previous G zone permitted agricultural uses, detached dwellings for the owner and employees living on the property, a park, conservation areas, monuments, bandstands, nursery schools and a golf	No change recommended.

<b>Item No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
			course, the proposed G1 zone will only permit flood control, stormwater management, erosion management and natural heritage features and areas conservation. Development within the areas designated Greenbelt and zoned G1 is not permitted which is in conformity with Mississauga Plan.	
<b>Part 11 - Parkway Belt</b>				
82	J.M.P. Ghalioungui re: 3669 Mississauga Road	Concerned that proposed PB1 zone removes his existing use rights.	The existing PB1 zone permits the existing dwelling and its replacement. Staff have reviewed the concern and are proposing a PB1-5 zone that will recognize the existing detached dwelling and accessory structures in conformity with Mississauga Plan and the Parkway Belt West Plan.	Change to PB1-5 zone.
<b>Part 12 - Other: Utility, Institutional, Development and Buffer Zones</b>				
83	Brian Tapp - 1352 Kendall Road re: forwarded e-mail to Tim Peterson MPP, re: proposed power plant at Haines Road and Middlegate Road	Opposed to proposed power plant at Haines Road and Middlegate Road.	Proposed E2 zone would not permit a power generating facility to locate on this property.	No change recommended.
84	Resident of Ward 1	Concerned about the future development of the former Texaco lands at the southwest corner of Lakeshore Road West and Mississauga Road South which are proposed to be zoned D and G1.	The subject lands are currently zoned M1 and C4 in By-law 1227. The lands proposed to be zoned G1 immediately abut Lake Ontario. The majority of lands are proposed to be zoned D which will permit the existing use (vacant former industrial lands) to remain until Official Plan Amendment and rezoning applications are approved by City Council. To date, no applications have been submitted.	No change recommended.

**New Draft Zoning By-law****File: BL.09-COM****Additional Agency Comments**

The following is a summary of additional comments from agencies regarding the new Draft Zoning By-law. Previous comments received from agencies and departments are contained in the Information Report dated December 13, 2005, from the Commissioner of Planning and Building (Appendix S-1).

Agency / Comment Date	Comment
CN Rail (January 10, 2006)	CN Rail has requested a 30 m (98.4 ft.) minimum building setback to residential and institutional uses in conjunction with a berm or in the absence of a berm a 120 m (393.7 ft.) setback. For industrial uses, CN is recommending a setback of 15 m (49.2 ft.). In addition, CN is requesting fencing adjacent to railway right-of-ways to be installed and maintained at the owner's expense.

K:\pbdivision\ZBR\PDC-September 2006\Appendix S-7.doc

## Part 1 - Administration, Interpretation, Enforcement, and Definitions

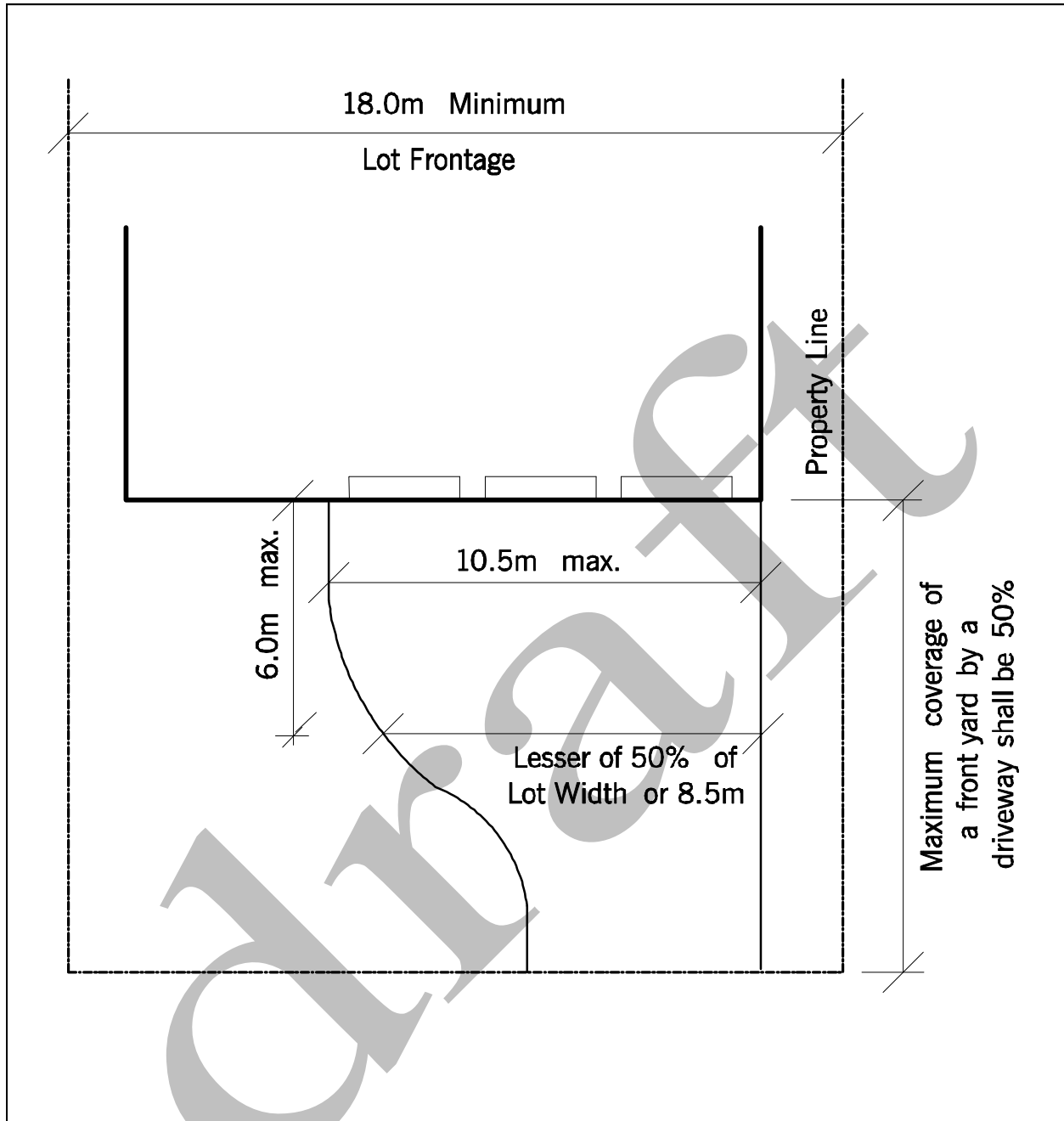


Illustration No. 11

INCREASED DRIVEWAY WIDTH  
FOR WIDE GARAGES

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

Corporate Services Department  
Office of the City Clerk

City of Mississauga  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1

FAX: 905-615-4181  
www.mississauga.ca



*Leading today for tomorrow*

September 28, 2006

To : Ed Sajecki, Commissioner  
Planning and Building Department

From: Shalini Alleluia  
Committee Coordinator

Re : Comprehensive Zoning By-law – Supplementary Report  
BL.09.Com

PLANNING & BUILDING			
RECEIVED			
OCT - 3 2006			
Division	File	Info	Seen
Community			
Building			
Policy Planning			
Dev. & Design			
Strat. Plan. & Bus. Services			

The Planning and Development Committee at its meeting of September 18, 2006 considered your report dated August 29, 2006 regarding the above matter and recommended as follows:

PDC-0083-2006 That the Report dated August 29, 2006 from the Commissioner of Planning and Building with respect to the approval of the new Zoning By-law and repeal of the existing Zoning By-laws 5500, 1227 (Port Credit), 65-30 (Streetsville), and 1965-36 (Town of Oakville), be received and that the following correspondence be referred to staff for review and comment when the matter is brought back to a future Planning and Development Committee meeting:

- (a) Letter dated March 23, 2006 from Erin Mills Development with respect to various site plans and building permits within Wards 8 and 9;
- (b) Letter dated September 17, 2006 from Anita Albrecht on behalf of 1047064 Ontario Inc. relating to 24 Ann Street;
- (c) Letters dated September 18, 2006 from Mi-Ko Urban Consulting Inc. with respect to 1224/1226/1230 Strathy Avenue (Paulo and Susan Seguro) 10 and 14 Front Street North;

..... continued .....

Page 2.....

Re : Comprehensive Zoning By-law -- Supplementary Report  
BL.09.Com

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- (d) Letter dated September 15, 2006 from Marilyn L. Sparrow and N. Edward Davidson with respect to 125 Cumberland Drive in Port Credit;
- (e) Letter dated September 8, 2006 from O'Connor MacLeod Hanna with respect to 866 Tennyson Avenue (Cairns);
- (f) Letter dated September 13, 2006 from Marilyn L. Sparrow with respect to the St. Lawrence Redevelopment lands in Port Credit;
- (h) Letter dated September 18, 2006 from the Greater Toronto Home Builder's Association with respect to Policy changes contemplated as part of the Zoning By-law as they relate to Provincial Planning initiatives in Bill 51;
- (i) Letter dated September 18, 2006 from Zelinka Priamo Ltd. with respect to Loblaw Properties Limited;
- (j) Letter dated September 18, 2006 from Blake Cassels & Graydon with respect to 37 Ben Machree Drive (Laurie Preiss)
- (k) Letter dated September 14, 2006 from Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (C.P.P.I.) as it relates to several of their concerns.
- (l) Letter dated September 14, 2006 from Pound & Stewart Services on behalf of Orlando Corporation with respect to their concerns relating to existing uses.
- (m) Letter dated September 18, 2006 from Glen Schnarr & Associates Inc. on behalf of Runnymede Development Corporation with respect to Block 9 and Part of Block 8, Plan 43M-936, south side of Meadowpine Boulevard, east of Winston Churchill Boulevard.

The above Recommendation was adopted by Council at its meeting of September 29, 2006.



Shalini Alleluia

Committee Coordinator

905-615-3200, ext.5471

..... continued .....

Page 3.....

Re : Comprehensive Zoning By-law – Supplementary Report  
BL.09.Com

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cc: Marianne Cassin, Planner, Planning & Building Department  
Erin Mills Development, 7501 Keele Street, Concord, Ontario, L4K 1Y2  
Dillon Consulting, 235 Yorkland Boulevard, Suite 800, Toronto M2J 4Y8  
Marilyn L. Sparrow and N. Edward Davidson, 125 Cumberland Drive, L5G 3N3  
O'Connor MacLeod Hanna, 700 Kerr Street, Oakville, L6K 3W5  
Mi-Ko Urban Consulting Inc., 16 High Street, Etobicoke, Toronto, M8Y 3N8  
Greater Toronto Home Builder's Association, 20 Upjohn Road, Suite 100, M3B 2V9  
Glen Schnarr & Associates Inc., 10 Kingbridge Garden Circle, Mississauga, L5R 3K6  
Anita Albrecht, c/o 1047064 Ontario Inc., 24, Ann Street, Mississauga, Ontario  
Zelinka Priamo Ltd., 318 Wellington Road, London, N6C 4P4  
Blake Cassels & Graydon, Box 25, Commerce Court West, 199 Bay Street, Toronto,  
M5L 1A9  
Greg Dell & Associates, 3464 Semenyk Court, Suite 213, Mississauga, L5C 4P8  
Pound & Stewart Services, 305 Renforth Drive, Suite 101, Markham, L3R 9S7

### Comments Received At and Since the September 18, 2006 PDC Meeting

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 1</b>				
1	Mi-Ko Urban Consulting Inc. re: 10 and 14 Front Street North	Concerned that the existing H-R4 zone is less restrictive than the proposed RM4-54 zone.	The Planning and Building Department is satisfied that the proposed zoning will conform to proposed amendments to Mississauga Plan (OPA #25) both of which recognize the existing use.	Exception Zone clarified.
1	Glen Schnarr & Associates Inc.	Requesting that 298 Lakeshore Road East be zoned to permit an apartment building and commercial uses.	A new C4-43 Exception Zone has been created to permit an apartment dwelling and commercial uses subject to a maximum floor space index of 1.5.	A new C4-43 zone has been created.
1	Jim Tovey as Chair of the Lakeview Ratepayers Association	Concerned that the Residential Low Density II designation in the Lakeview District Policies allows for street townhouse dwellings. (Sept.18-PDC-deputation)	The Lakeview District Policies are proposed to be reviewed in 2007. As part of this comprehensive review, land use designations and appropriate built form will be reviewed in detail.	No change recommended.
1	Kathy Kakish of PEIL on behalf of Canadian Tire Corporation – Dundas and Stanfield Rd.	Would like the garden centre at Canadian Tire recognized. (Sept.18-PDC-deputation)	Staff have reviewed the request and have revised the Draft Zoning By-law accordingly.	Change incorporated.
1	John Holland – 38 Onaway Rd.	Concerned about home occupations in Port Credit and is not sure what types of occupations will be permitted within detached dwellings. Would rather not allow businesses within detached dwellings. (Sept.18-PDC-deputation)	The Draft Zoning By-law is proposing to allow home occupations in detached dwellings subject to criteria. Additional information was sent to Mr. Holland on September 20, 2006 and October 16, 2006.	No change recommended.
1	Marilyn Sparrow and N.Edward Davidson re: Port Credit District Policy amendments and proposed zoning	Question the proposed amendments which recognize existing development contrary to the vision set out in Mississauga Plan.	Staff have responded to Ms. Sparrow and Mr. Davidson explaining that one of the major goals of the Comprehensive Zoning By-law Review was to bring zoning into conformity with Mississauga Plan and to avoid the creation of legal non-conforming uses throughout the City. Special sites are proposed to be added to Mississauga Plan to recognize existing zoning rights otherwise, considerable hardship would be caused to land owners. Potential appeals have been avoided. Staff have met with the respondents and the Ward	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
			Councillor to discuss the issues.	
1	Marilyn Sparrow and N.Edward Davidson re: 37 Ben Machree Dr.	Concerned that the proposed special site and RM7 zone do not meet the intent of the Official Plan and in their opinion has not been vetted with the public.	The owner of 37 Ben Machree Dr. has established that the existing triplex pre-dates the existing Port Credit zoning by-law. Therefore a special site has been created in Mississauga Plan and the R15 Exception Zone has been applied in the Draft Zoning By-law to recognize the existing triplex.	Zoning clarified.
1	Marilyn Sparrow re: St. Lawrence Redevelopment Lands south of Lakeshore Rd. E.	Concerned that the original intent of the existing zoning on various parcels is not being maintained in the Draft Zoning By-law.	Staff have reviewed the existing zoning for the various sites and have re-instituted restrictions where applicable.	Revisions have been made to the site specific exception zones for the subject lands.
1	A. Albrecht on behalf of 1047064 Ontario Inc. owner of 24 Ann St.	Concerned about the proposed D-5 zone and would like to have the lands designated and zoned commercial.	The proposed D-5 zone has been changed to an H-RA2-48 zone which will permit legally existing detached, duplex or triplex dwellings and an apartment building in recognition of the existing R4 zoning. The lands are designated Residential – High Density I in the Port Credit District Policies of Mississauga Plan and zoned H-R4 in By-law 1227. This area will be reviewed as part of the Port Credit District Policies review and the appropriate land use designation and any applicable policies will be determined through that review.	Lands to be zoned H-RA2-48
1	Ontario Power Generation re: Lakeview Generating Station lands	Request that the exception schedule for the former Lakeview Generating Station (U-1 zone) be removed as the station is being demolished. Would like light industrial uses added as a permitted use.	The exception schedule is no longer relevant. However, staff are reviewing the bigger issue of permitted uses and will be responding back to OPG through the Lakeview District Policies review.	Exception schedule has been deleted. Issue of designation change and permitted uses will be reviewed in the context of the Lakeview District Policies review.
1	Maple Reinders on behalf of Christ for Life Ministries – 150-160 Queen St. W. (Letter dated January 17, 2007)	Request that the Draft Zoning By-law permit a Place of Religious Assembly on the subject site.	The existing zoning has been carried forward to only permit a building restoration operation. A recent CofA application sought to establish an office for the Place of Religious Assembly on the site. The application was denied with strong objections from the neighbours and the Ward Councillor. In order to permit a Place of Religious Assembly, an Official Plan Amendment and Rezoning Application are required.	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 2</b>				
2	Andrew Paton, Q.C. on behalf of 1197140 Ontario Ltd. – 2385 Truscott Dr.	Concerned that the Residential Medium Density I designation is being maintained on the site as the existing zoning is AC.	Staff have met with the owner's representatives. The OMB denied a recent Official Plan Amendment and Rezoning Application to permit a car wash . Therefore, the proposed D zone remains the appropriate zone.	No change recommended.
<b>Ward 3</b>				
3	Glen Schnarr & Associates Inc. on behalf of Add-A-View Inc.	Requesting an E2 zone to permit Business Employment uses as well as an existing day care at 4594 Tomken Road.	The existing R4 zoning does not conform with the Business Employment designation on the subject lands. Therefore, a D zone was applied to the property. The existing day care may continue for the duration of the existing variance. An Official Plan Amendment and rezoning application would be required to permit a free-standing day care use.	No change recommended.
3	Bill Kelly on behalf of Longo's Supermarket – Rathburn Rd. E.	Has requested to have the existing seasonal garden centre as approved by the Committee of Adjustment, formally recognized in the by-law. (Sept.18-PDC-Councillor Prentice on Bill Kelly's behalf)	Council has indicated that seasonal garden centres should continue to be dealt with by the Committee of Adjustment and this use should not be permitted as-of-right in the Zoning By-law.  Staff have spoken to Mr. Kelly on several occasions about the issue and have reviewed the issue in detail.	No change recommended.
3	PMG Planning Consultants on behalf of Cedar Heights Construction Ltd. – Cedar Creek Lane	Concerned that the Zoning By-law proposes to zone the lands D.	The existing zoning on the lands is H-RM7D4 which does not conform to the Residential – Medium Density I designation in the Applewood District Policies. An Official Plan Amendment and rezoning application would be required to align the designation with the zoning.	No change recommended.
<b>Ward 4</b>				
<b>Ward 5</b>				
5	Phil Stewart on behalf of the Orlando Corporation	Comments have been submitted on behalf of Orlando Corporation and have outlined their concerns. (Sept.18-PDC-Deputation)	Staff have met with Mr. Stewart and representatives of Orlando Corporation on several occasions to discuss and resolve issues where appropriate. Changes that have been made were mutually agreed upon. Staff continue to meet with representatives of Orlando on individual site issues primarily related to design of future buildings in the Hurontario corridor.	Changes made where appropriate.

<b>Ward</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
5	Phil Stewart on behalf of the Orlando Corporation	Wants free-standing restaurants permitted in E1 zones.	Free-standing single storey restaurants in E1 zones are not an appropriate built form. Where existing zoning is in place to allow for free-standing restaurants, an exception zone has been created to permit free-standing restaurants. Any new free-standing restaurants will require a rezoning application.	New exception zones have been added where necessary to allow for free-standing restaurants where they are currently permitted by existing zoning.
5	Phil Stewart on behalf of the Orlando Corporation	Concerned that development within the proposed E1 zone will be restricted to a maximum front yard setback of 7.5 m (25 ft.) which will not provide for front yard parking or drive aisles. Would like to retain the ability to locate parking and drive aisles within the front yard.	Staff have reviewed the issue and the regulation has been revised to permit a maximum building setback of 10.0 m (33 ft.) to allow flexibility in building setbacks.	Regulation revised to a maximum front yard setback of 10.0 m (33 ft.)
5	Kathy Kakish of PEIL on behalf of Canadian Tire – Canadian Tire Q Store at Dixie/Eglinton	Would like the existing outdoor patio at the Canadian Tire Q Store recognized. (Sept.18-PDC-Deputation)	Staff have reviewed the request and have revised the Draft Zoning By-law accordingly.	Change incorporated.
5	PenEquity on behalf of the Mississauga Entertainment Centrum	Concerned with the required parking rate for entertainment establishments.	Staff have reviewed the issue and have corresponded with the respondent as to the calculation of required parking.	No change recommended.
5	Ontario Realty Corporation re: Pleasant Tap hydro corridor	Would like to have a recent minor variance approval ('A' 008/07) to permit the parking and storage of tractor-trailers and trailers on the adjacent utility corridor lands recognized in the Draft Zoning By-law.	Mississauga Plan and the Draft Zoning By-law permit the parking of motor vehicles on lands designated and zoned Utility. The long-term storage of vehicles or trailers on utility corridor lands is not appropriate. The storage of tractor-trailers and trailers on the subject lands will be permitted for the duration of the variance approval.	The proposed U-6 zone permits the parking of motor vehicles for the adjacent employment lands.
5	Dennis Trinaistich on behalf of Lampsis Developments Inc. re: 6020 Hurontario St.	Would like a full range of commercial uses permitted on the lands which are currently designated Business Employment.	Staff and the Mayor have met the respondent and the land owner to discuss the proper means of obtaining an expanded list of permitted uses for the site. An Official Plan Amendment and Rezoning Application should be pursued to properly designate and zone the lands and to address all relevant issues.	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
<b>Ward 6</b>				
6	Lafarge Canada re: 3355 Wolfedale Rd.	Concerned that the definition of waste is not broad enough to include recycled asphalt and concrete which are processed at the Wolfedale site.	Staff have reviewed the issue and have created an exception zone for the site at 3355 Wolfedale Rd. to recognize the processing of recycled asphalt and concrete and to exempt this site from the minimum separation distance of a waste processing station to a Residential Zone.	A new E2-36 Exception Zone has been created.
<b>Ward 7</b>				
7	Greg Dell & Associates on behalf of Petro-Canada	Would like a gas bar permitted at the southwest corner of Burnhamthorpe Road West and Hurontario Street.	A gas bar is not an appropriate land use within the City Centre area and is not recognized in Mississauga Plan. The existing motor vehicle service station will be permitted but the existing gas bar will not be recognized. An Official Plan Amendment and Rezoning Application will have to be initiated by the land owner.	No change recommended.
7	Tridel re: Ultra Ovation at City Centre Phase IV – 330 Burnhamthorpe Rd. W.	Have concerns with the proposed parking stall size as it relates to columns and possible obstructions.	The Draft Zoning By-law proposes increased parking space widths where the spaces are partially or wholly obstructed by walls, support columns or other structures.	No change recommended.
<b>Ward 8</b>				
8	Planning & Engineering Initiatives on behalf of Canadian Tire Real Estate Limited re: 3143 Winston Churchill Boulevard	Concerned that the existing propane storage tank on the site has not been recognized in the C2-9 Exception Zone.	Staff have reviewed the C2-9 zone permitted uses and regulations and have made revisions to recognize the existing propane storage tank.	The proposed C2-9 zone has been revised to recognize the existing propane storage tank.
8	Dennis Trinaistich on behalf of J.M.P. Ghalioungui re: 3669 Mississauga Road	Concerned that proposed PB1 zone removes his existing use rights for a detached dwelling. (Sept.18-PDC-deputation)	The existing PB1 zone permits the existing dwelling and its replacement. Staff have reviewed the concern and are proposing a PB1 Exception Zone that will recognize the existing detached dwelling and accessory structures in conformity with Mississauga Plan and the Parkway Belt West Plan. Staff are still reviewing the issue and the land owner has recently submitted a site plan application.	PB1 Exception Zone to remain until issue resolved.

Ward	Respondent	Issue	Comment	Recommendation
8	Peter and Kathy Deman re: 2777 and 2855 Mississauga Rd.	Existing zoning rights would permit a detached dwelling and would like this continued. Object to the proposed greenbelt overlay.(Sept.18-PDC-deputation)	The lands are currently designated Greenbelt and zoned R1 and G. The portion of the lands with the R1 zoning will retain the R1 zone with a greenbelt overlay which permits a detached dwelling subject to Conservation Authority approval. While the previous G zone permitted agricultural uses, detached dwellings for the owner and employees living on the property, a park, conservation areas, monuments, bandstands, nursery schools and a golf course, the proposed G1 zone will only permit flood control, stormwater management, erosion management and natural heritage features and areas conservation in conformity with Mississauga Plan. Development within the areas designated Greenbelt and proposed to be zoned G1 is not permitted. Staff have met with the respondents since September 18, 2006 to discuss the issue.	No change recommended.
8	Erin Mills Development Corporation re: lands on the east side of Ninth Line, north of Dundas St. W.	Concerned with the proposed D zone and would like to retain the existing zoning permissions including recreational uses on the lands.	The lands have recently been removed from the Parkway Belt West Plan and have been designated Business Employment. The existing zoning on the lands is PB2 and PB2-1424 which do not correspond to the Business Employment designation. Therefore, a D zone is being proposed for the lands. A rezoning application would be required to permit recreational uses.	No change recommended.
<b>Ward 9</b>				
9	Weir Foulds Barristers & Solicitors on behalf of Glen Ellen Properties Inc. (2476 Argentia Road)	Proposed E2-1 zone and issue of outdoor storage on adjacent lands.	The E2-1 Exception Zone permits a range of light industrial uses with some exclusions. Outdoor storage is permitted to a maximum of 5% of the lot area or 10% of the gross floor area - non-residential, whichever is lesser. The goods stored on site do not have to be directly related to the principal use. Staff have met with the respondent and their representatives and no further changes are recommended. The application on the adjacent lands has been withdrawn.	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
9	Steven Trumper (Osler Hoskin & Harcourt) on behalf of Toyotoshi Realty – 2950 Argentinia Rd.	Would like the minor variance to permit a car dealership recognized in the Draft Zoning By-law. (Sept.18-PDC-deputation)	The Draft Zoning By-law does not recognize or incorporate approved variances for use. Rather, these uses will be allowed to continue as per the conditions of the approved variances if building permits have been obtained. An Official Plan Amendment and rezoning application would be required to permit motor vehicle sales.	No change recommended.
9	Kathy Kakish of PEIL on behalf of Canadian Tire Corporation – Meadowvale Town Centre	Would like the existing garden centre recognized. (Sept.18-PDC-deputation)	The approval for a garden centre was granted by variance. The Draft Zoning By-law has not recognized variance approvals. An Official Plan Amendment and rezoning application would be required to permit a garden centre.	No change recommended.
9	Glen Schnarr & Associates Inc. on behalf of Runnymede Development Corporation – south side of Meadowpine Blvd., east of Winston Churchill Blvd.	Would like to expand the list of permitted commercial uses on the property to include amongst other uses, motor vehicle sales, leasing and service.	Staff have reviewed the issue and have determined that the issue needs to be looked at in the broader context of the Official Plan and its policies regarding nodes. It is premature to consider the issue in the context of the Draft Zoning By-law.	No change recommended.
<b>Ward 10</b>				
10	Meridian Planning Consultants Inc. on behalf of Dr. Valsamis and Dr. White – 3755 Britannia Rd. W.	Concerned that the proposed zoning will not allow them to redevelop the property for an additional vet clinic/hospital.	The Residential Low Density II designation – Special Site 1 policies in the Lisgar District Policies only permit an office in the existing dwelling. A new office building would not be in conformity with the official plan designation. An Official Plan Amendment and rezoning application would be required to permit an additional veterinary clinic/hospital.	No change recommended.
10	Lethbridge Lawson Inc. re: west side of Tenth Line W., east of Sunlight St.	Requested that the remnant parcels of a property which is surrounded by a registered plan of subdivision (43M-1726) be zoned to allow for completion of the abutting residential blocks.	The subject lands are currently zoned Oakville 'A' and the surrounding parcels are proposed to be zoned RM2-19 and RM5-39. The majority of the subject property is to be dedicated as a public right-of-way and the remnant parcels are to be developed in conjunction with the residential blocks on the abutting registered plan of subdivision. Until the right-of-way lands have been dedicated to the City, it would be premature to rezone the remnant parcels. A rezoning application would be required to permit the residential lots.	No change recommended.
<b>Ward 11</b>				
11	John Rogers on behalf of Grossi Group Development - 6840 Second Line West	Would like to retain the existing R4 zone on the subject property.	The proposed R2-10 zoning is consistent with the Residential Low Density I designation of the Meadowvale Village Policies of Mississauga Plan.	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
11	Dennis Trinaistich on behalf of Kraft Canada Inc.	<p>Proposed E2-36 and G1 zones.</p> <p>By-law 65-30 currently contains a provision which allows Kraft Canada Inc. to expand their mill operations into the greenbelt lands. They are asking that this provision be included in the new Draft Zoning By-law.</p> <p>Is requesting to have the existing use (flour mill) remain in both the Official Plan and Zoning By-law. (Sept.18-PDC-Deputation)</p>	<p>The expansion of mill operations into greenbelt lands is not appropriate and contrary to both Mississauga Plan and the Provincial Policy Statement</p> <p>The Streetsville District Policies were approved by Council on November 2, 2006. Two appeals have been launched including the lands owned by Kraft Canada. The land use designation endorsed by Council was Residential – High Density I and Greenbelt. A Special Site was added to the Streetsville District Policies to permit the existing mill to remain and to allow for minor expansion. These policies have been carried forward into the Draft Zoning By-law with the introduction of an RA1-33 zone on the tablelands and a G1-13 zone for the valley lands.</p>	Proposed RA1-33 and G1-13 zones have been introduced to reflect Council's approval of the Streetsville District Policies.
11	Siobhan Kukolic - 7079 Pond St.	Would like the existing R4-1383 zone on her property carried over into the new Zoning By-law. (Sept.18-PDC-deputation)	The proposed R2-10 zoning is consistent with the Residential Low Density I designation of the Meadowvale Village Policies of Mississauga Plan.	No change recommended.
11	Sorensen Gravely Lowes Planning Associates Inc. on behalf of Elite Montessori School (687624 Ontario Limited– 6395 Mississauga Rd.	Would like the permanent variance ('A' 325/06) for a private school recognized in the Draft Zoning By-law.	With the adoption of the new Zoning By-law, all variances granted under previous Zoning By-laws will no longer be in effect. The use can continue as legal non-conforming in compliance with any conditions imposed by the Committee of Adjustment to be recognized under the new Zoning By-law. Mississauga Plan currently permits community uses such as day cares and private schools in all land use designations. However, the existing and proposed zoning by-laws are more restrictive and do not permit these types of uses as-of-right in Employment Zones. The issue of community uses and their appropriate locations will be dealt with as part of an overall review of community uses in the context of the upcoming Mississauga Plan review. Any required changes to the Zoning By-law as a result of the adoption of new Official Plan policies will be dealt with at the appropriate time.	No change recommended.

Ward	Respondent	Issue	Comment	Recommendation
<b>City-Wide</b>				
City-wide	Councillor Iannicca	Concerned that seasonal garden centres are using required parking spaces resulting in a parking shortage during operating season. (Sept.18-PDC)	Wording has been added to the Draft Zoning By-law to ensure that accessory uses cannot use parking spaces required for the principal use.	Change incorporated.
City-wide	John Cassan – 34 Lakeshore Rd. E.	Would like to see a smaller version of the by-law. (Sept.18-PDC-deputation)	Staff are working with a third party vendor on producing a user-friendly compact version of the by-law. The draft Zoning By-law is available on-line.	No change recommended.
City-wide	Greg Dell & Associates on behalf of Canadian Petroleum Products Institute (CPPI)	Comments have been submitted on behalf of the Canadian Petroleum Products Institute (CPPI). (Sept.18 – delegation)	Staff have met with Mr. Dell and other representatives of the Canadian Petroleum Products Institute on several occasions to discuss and resolve issues where appropriate. Changes that have been made were mutually agreed upon.	Changes made where appropriate.
City-wide	Phil Stewart on behalf of the Orlando Corporation	Would like the definition of "Outdoor Storage" revised to delete the words "motor vehicle".	The definition of outdoor storage has been reviewed and the reference to motor vehicle will remain.	No change recommended.
City-wide	Don Bell – 2481 Poplar Cres.	Objects to the restrictions for truck routes throughout the City. (Sept.18-PDC-deputation)	Issue is not related to the Zoning By-law.	No change recommended.
City-wide	Meridian Planning Consultants on behalf of TransCanada Pipelines	Would like gas transmission lines exempt from the provisions of the by-law as it is a federally regulated activity. (letter dated October 4/06)	Section 2.1.1.2 was revised to recognize that gas pipelines are not subject to municipal zoning by-laws.	Section 2.1.1.2 revised.
City-wide	Erin Mills Development Corporation	Concerned that previous approvals granted by the Committee of Adjustment will not be carried forward into the new Zoning By-law.	Committee of Adjustment variances have not been recognized in the new Zoning By-law. If a building permit is obtained prior to the passage of the new Zoning By-law, the provisions of the existing by-laws will apply and the variances as approved remain. However, if the variances to the existing zoning by-laws have not been acted upon and the development as proposed varies from the provisions of the new by-law, new variances may have to be applied for.	No change recommended.

<b>Ward</b>	<b>Respondent</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
City-wide	Zelinka Priamo Ltd. on behalf of Loblaws Properties Ltd.	Concerned that the proposed definition of retail store does not encompass the range of activities which occur at the larger Loblaws stores. The mezzanine areas contain seating in excess of 6 seats.	Staff have reviewed the issue and have revised the provisions for retail stores to allow larger stores to have more than 6 seats to accommodate situations similar to Loblaws.	Revised definition of "Retail Store" and added provisions regarding seating for food sales.

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