



Corporate Report

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DATE: May 20, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 9, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Upper Hurontario Street Corridor – Implementing Zoning
PUBLIC MEETING WARD 5**

RECOMMENDATION: That the report titled "Upper Hurontario Street Corridor – Implementing Zoning" dated May 20, 2008 from the Commissioner of Planning and Building, be received for information.

BACKGROUND: On February 13, 2008, City Council adopted By-law 0057-2008 which approved Amendment No.40 to Mississauga Plan (Official Plan).

Amendment No.40 originated from City Council's concerns that the policies in Mississauga Plan, the Zoning By-law and urban design guidelines applicable to the Upper Hurontario Street Corridor lands were not achieving the design vision for the area.

Amendment No.40 provides new land use and urban design policies for all forms of development adjacent to Upper Hurontario Street. Amendment No.40 has been appealed to the Ontario Municipal Board by two area property owners (Orlando Corporation and Derry-Ten Limited).

With the approval of Amendment No.40, it is necessary to propose implementing zoning by-laws, for consideration at a statutory public meeting, based on the changes to the Gateway District Policies of Mississauga Plan made in Amendment No.40.

The lands subject to Amendment No.40 are adjacent to Upper Hurontario Street, north of Matheson Boulevard East and West to the Mississauga/Brampton municipal boundary (as shown on the three context maps contained in Appendix 1). While most of the properties immediately adjacent to Upper Hurontario Street are proposed to be rezoned, any properties currently zoned 'D' will remain zoned 'D'. Also, those properties with zoning already in conformity with the provisions of the Gateway District Policies and changes contained in Amendment No.40, will not be impacted. The proposed zoning changes for the lands in the Upper Hurontario Street Corridor are contained in Appendix 2.

COMMENTS:

The implementing zoning addresses the following key principles of Official Plan Amendment No.40 to achieve the vision for the Upper Hurontario Street corridor:

- prohibit drive-throughs adjacent to Upper Hurontario Street;
- prohibit new free-standing restaurants adjacent to Upper Hurontario Street;
- prohibit new single-storey financial institutions adjacent to Upper Hurontario Street;
- require minimum building height of three storeys at key intersections;
- require buildings with frontage on Upper Hurontario Street to be brought up to the street to create a more urban streetscape and impose a maximum building setback;
- require main front entrances to face Upper Hurontario Street;
- encourage office and "prestige" business employment uses adjacent to Upper Hurontario Street; and,
- prohibit parking in front of buildings except on properties specifically exempt – Orlando Corporation lands at the northwest and southeast corners of Highway 401 and Upper Hurontario Street.

Orlando Corporation also has an outstanding appeal (Appeal No.3) to By-law 0225-2007, the City's new Zoning By-law, on some but not all, of their properties in the Upper Hurontario Street Corridor. The zoning by-law necessary to implement Amendment No.40 for the

Orlando lands subject to the appeal to By-law 0225-2007 is contained in a separate by-law in Appendix 3.

This zoning by-law can be adopted by City Council, but must be forwarded to the Ontario Municipal Board for their consideration in conjunction with the appeal to By-law 0225-2007. The next pre-hearing for the appeals to By-law 0225-2007 has been scheduled for July 9-11, 2008. There is another appeal in the Upper Hurontario Street Corridor (Appeal No.28 – Pauls Properties – 75 Courtneypark Drive West) which is the subject of a settlement agreement to be presented at the July 2008 pre-hearing. The zoning for these lands is not dealt with as part of this report.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Amendment No.40 to Mississauga Plan (Official Plan) was approved by City Council on February 13, 2008 with the adoption of By-law 0057-2008 and has been appealed to the Ontario Municipal Board. With the approval of Amendment No.40, it is necessary to prepare the implementing zoning by-law. The draft zoning by-laws attached to this report will guide development to achieve the vision for the Upper Hurontario Street Corridor as detailed in Official Plan Amendment No.40.

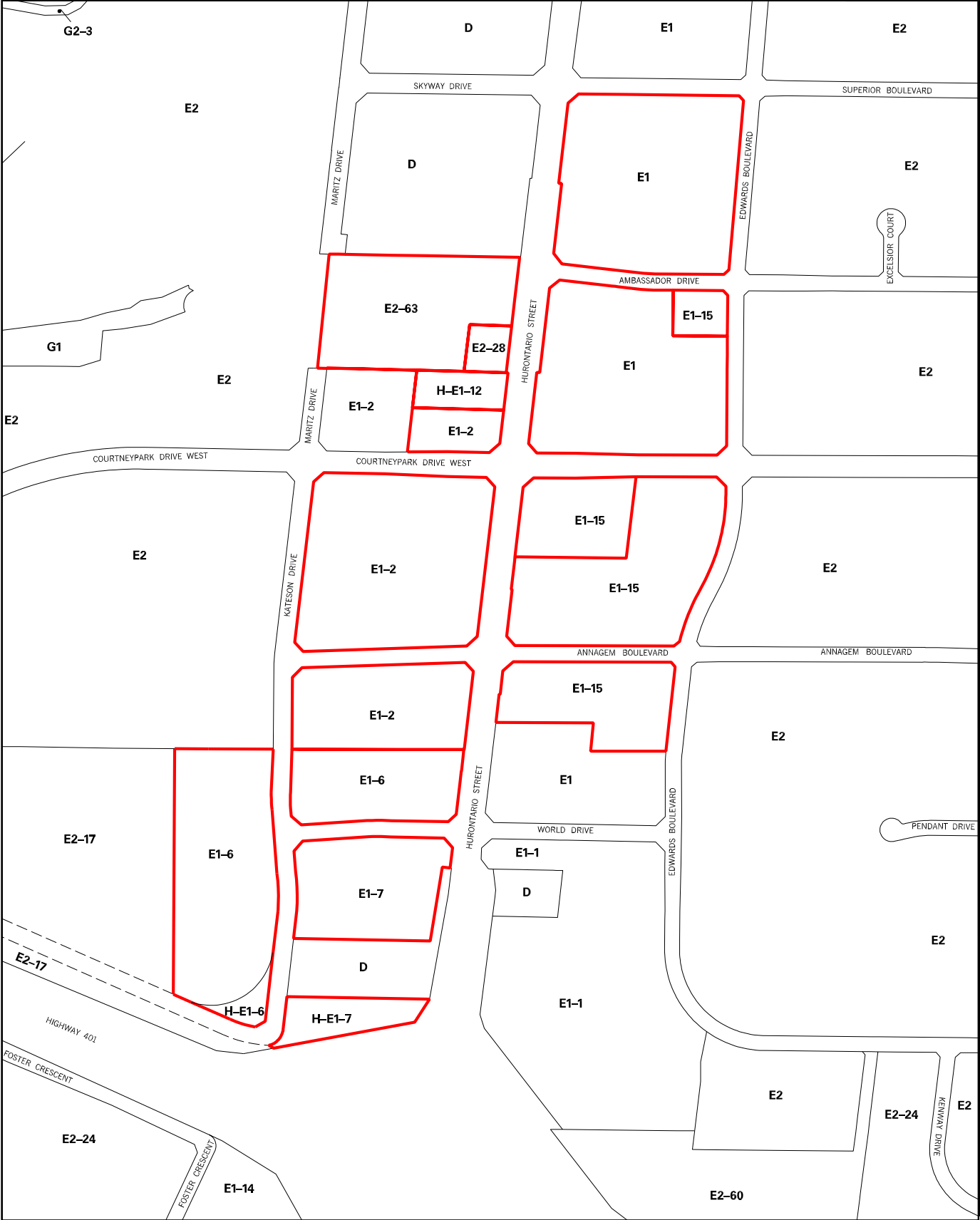
ATTACHMENTS: APPENDIX 1: Context Maps
APPENDIX 2: Draft Zoning By-law – lands not subject to appeal in By-law 0225-2007
APPENDIX 3: Draft Zoning By-law – lands subject to Appeal No.3 to By-law 0225-2007 (Orlando Corporation)

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Karen Crouse, Policy Planner, Long Range Planning







A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

1.
- By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Line 6.0 in Table 8.2.1 contained in Subsection 8.2.1 and substituting the following Lines 6.0 to 6.3 inclusive therefor:

| Column A | | B | C | D |
|------------------|--|---------------------------|------------------|------------------|
| Line 1.0 | ZONES | E1 Employment in Nodes | E2 Employment | E3 Industrial |
| ZONE REGULATIONS | | | | |
| 6.0 | MAXIMUM SETBACK | | | |
| 6.1 | Maximum setback to the first three (3) storeys of a streetwall of the first building erected on a lot abutting a street identified in note ⁽⁶⁾ | 10.0 m ⁽⁶⁾ | n/a | n/a |
| 6.2 | Maximum setback to the first three (3) storeys of a streetwall of all buildings, subsequent to the first building, erected wholly or partially within 50.0 m of a street identified in note ⁽⁶⁾ | 10.0 m ⁽⁶⁾ | n/a | n/a |
| 6.3 | Notwithstanding the regulations contained in Lines 6.1 and 6.2 of this Table, a maximum of 30% of the length of a streetwall of the first three (3) storeys of a building may be set back beyond the maximum setback | ✓ | n/a | n/a |

2.
- By-law Number 0225-2007, as amended, is further amended by deleting Line 8.0 in Table 8.2.1 contained in Subsection 8.2.1.

3. By-law Number 0225-2007, as amended, is further amended by adding Line 13.0 to Table 8.2.1 contained in Subsection 8.2.1 as follows:

| Column A | | B | C | D |
|------------------|--|------------------------------|------------------|------------------|
| Line 1.0 | ZONES | E1 Employment in Nodes | E2 Employment | E3 Industrial |
| ZONE REGULATIONS | | | | |
| 13.0 | Where a building is located within 10.0 m of Hurontario Street, the main front entrance shall face Hurontario Street | ✓ | | |

4. By-law Number 0225-2007, as amended, is further amended by adding Line 14.0 to Table 8.2.1 contained in Subsection 8.2.1 as follows:

| Column A | | B | C | D |
|------------------|---|------------------------------|------------------|------------------|
| Line 1.0 | ZONES | E1 Employment in Nodes | E2 Employment | E3 Industrial |
| ZONE REGULATIONS | | | | |
| 14.0 | Minimum distance from a surface parking space to a street identified in note ⁽⁶⁾ | 10.0 m | n/a | n/a |

5. By-law Number 0225-2007, as amended, is further amended by deleting Note (6) to Table 8.2.1 contained in Subsection 8.2.1 and substituting the following therefor:

NOTES: (6) This regulation shall only apply to the **lot lines** abutting Hurontario Street.

6. By-law Number 0225-2007, as amended, is further amended by adding Note (12) to Table 8.2.1 contained in Subsection 8.2.1 as follows:

| Column A | | B | C | D |
|----------|------------------------------|------------------------------|------------------|------------------|
| Line 1.0 | TYPE OF USE | E1 Employment in Nodes | E2 Employment | E3 Industrial |
| 2.3.5 | Financial Institution | ✓ ⁽¹²⁾ | ✓ | ✓ |

NOTES: (12) A one (1) **storey** free-standing **building** or **structure** used for a **financial institution** shall not be permitted within 100.0 m of Hurontario Street.

7. By-law Number 0225-2007, as amended, is further amended by amending Schedule E1-2 by deleting the Shaded Area north of Courtneypark Drive West, identified on Schedule E1-2 of this Exception.

8. By-law Number 0225-2007, as amended, is further amended by adding to Exception Table 8.2.2.5 the following:

| 8.2.2.5 | Exception: E1-5 | Map # 36W | By-law: |
|---------------------------|---|--|---------|
| Additional Permitted Uses | | | |
| 8.2.2.5.1 | (1) | C3 uses contained in Subsection 6.2.1 of this By-law, except: | |
| | (1.6) | Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted | |
| | (1.7) | Convenience Restaurant | |
| Regulations | | | |
| 8.2.2.5.3 | The provisions contained in Subsection 8.1.8 and 8.1.9 of this By-law shall not apply | | |

9. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.6 and substituting the following therefor:

| 8.2.2.6 | Exception: E1-6 | Map # 44E | By-law: |
|--|--|-----------|---------|
| In an E1-6 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 8.2.2.6.1 | Minimum landscaped buffer along the lot line of any street other than Hurontario Street | | 3.0 m |
| 8.2.2.6.2 | One row of vehicle parking shall be permitted between the exterior wall of a building or structure and the lot line abutting Hurontario Street | | |
| 8.2.2.6.3 | Maximum number of courier/messenger service delivery vehicles permitted to be stored outside | | 10 |
| Holding Provision | | | |
| <p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E1-6 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements to the satisfaction of the Transportation and Works Department:</p> <p>(1) the finalization of the road grades upon Ministry of Transportation approval of the design details for the proposed ramp connections;</p> <p>(2) the identification of and granting of temporary construction easements within Block 3 to the City for the proposed ramp connections;</p> <p>(3) the determination of and gratuitous dedication of lands to the City necessary for side sloping within Block 3 for the proposed ramp connection;</p> <p>(4) satisfactory access arrangements being made for the Madill lands to the internal road, Street 'B' (proposed Kateson Drive) as noted by the Ministry of Transportation.</p> | | | |

10. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.8 and substituting the following therefor:

| 8.2.2.8 | Exception: E1-8 | Map # 44E | By-law: |
|--|---|-----------|-----------|
| In an E1-8 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 8.2.2.8.1 | Maximum percentage of gross floor area - non-residential used for accessory uses | | 30% |
| 8.2.2.8.2 | Minimum height of all buildings and structures located within 145.0 m of Hurontario Street | | 3 storeys |

11. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 8.2.2.12.10 in Exception Table 8.2.2.12 and substituting the following therefor:

| 8.2.2.12 | Exception: E1-12 | Map # 44E | By-law: |
|--------------------|-----------------------|-----------|-----------|
| Regulations | | | |
| 8.2.2.12.10 | Minimum height | | 3 storeys |

12. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.14 and substituting the following therefor:

| 8.2.2.14 | Exception: E1-14 | Map # 43W | By-law: |
|---|--|-----------|-----------|
| In an E1-14 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 8.2.2.14.1 | Maximum percentage of gross floor area - non-residential used for accessory uses | | 30% |
| 8.2.2.14.2 | Minimum height | | 3 storeys |

13. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 8.2.3.28.4, 8.2.3.28.5 and 8.2.3.28.6 and substituting the following Sentences 8.2.3.28.4 and 8.2.3.28.5 therefor:

| 8.2.3.28 | Exception: E2-28 | Map # 44E | By-law: |
|--------------------|---|-----------|---------|
| Regulations | | | |
| 8.2.3.28.4 | Maximum setback of a building or structure from Derry Road West | | 16.5 m |
| 8.2.3.28.5 | Minimum setback of motor vehicle parking and loading facilities from Derry Road West | | 16.5 m |

14. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.50 and substituting the following therefor:

| 8.2.3.50 | Exception: E2-50 | Map # 51W | By-law: |
|--|--|--|---------|
| In an E2-50 zone the applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.50.1 | Lands zoned E2-50 shall only be used for the following: | | |
| | (1) | E1 uses contained in Subsection 8.2.1 of this By-law | |
| | (2) | Motor vehicle tire sales, service and installation facility | |
| Regulations | | | |
| 8.2.3.50.2 | Uses contained in Sentence 8.2.3.50.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that: | | |
| | (1) | minimum rear yard | 3.3 m |
| | (2) | minimum height of all buildings and structures , excluding the area used for tire sales | 7.3 m |

15. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.63 and substituting the following therefor:

| 8.2.3.63 | Exception: E2-63 | Map # 44E | By-law: |
|--|---|---|---------|
| In an E2-63 zone the applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.63.1 | Lands zoned E2-63 shall only be used for the following: | | |
| | (1) | E1 uses contained in Subsection 8.2.1 of this By-law | |
| Regulation | | | |
| 8.2.3.63.2 | Uses contained in Sentence 8.2.3.63.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law | | |

16. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.73 and substituting the following therefor:

| 8.2.3.73 | Exception: E2-73 | Map # 44E, 51W | By-law: |
|--|---|---|---------|
| In an E2-73 zone the applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.73.1 | Lands zoned E2-73 shall only be used for the following: | | |
| | (1) | E1 uses contained in Subsection 8.2.1 of this By-law | |
| | (2) | Motor Vehicle Service Station | |
| | (3) | Gas Bar | |
| Regulation | | | |
| 8.2.3.73.2 | Uses contained in Sentence 8.2.3.73.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law | | |

17. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.78 and substituting the following therefor:

| 8.2.3.78 | Exception: E2-78 | Map # 52E | By-law: |
|--|--|---|---------|
| In an E2-78 zone the applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.78.1 | Lands zoned E2-78 shall only be used for the following: | | |
| | (1) | E1 uses contained in Subsection 8.2.1 of this By-law | |
| | (2) | Restaurant | |
| | (3) | Convenience Restaurant | |
| | (4) | Outdoor patio accessory to a restaurant or convenience restaurant | |
| Regulations | | | |
| 8.2.3.78.2 | Uses contained in Sentence 8.2.3.78.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that: | | |
| | (1) | minimum landscaped buffer along the lot line of any street other than Hurontario Street or Derry Road West | 3.0 m |
| | (2) | minimum landscaped buffer along the lot line abutting a D zone | 3.0 m |
| | (3) | minimum setback of a free-standing building or structure used for a restaurant or convenience restaurant from Hurontario Street | 100.0 m |
| | (4) | maximum number of courier/messenger service delivery vehicles permitted to be stored outside | 10 |

18. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

| | | | |
|---|---|-----------|---------|
| 8.2.3.103 | Exception: E2-103 | Map # 43W | By-law: |
| In an E2-103 zone the applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.103.1 | Lands zoned E2-103 shall only be used for the following: (1) E1 uses contained in Subsection 8.2.1 of this By-law (2) Gas Bar (3) Motor Vehicle Wash Facility - Restricted | | |
| Regulations | | | |
| 8.2.3.103.2 | Uses contained in Sentence 8.2.3.103.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that: (1) maximum percentage of gross floor area - non-residential used for accessory uses 30% (2) minimum height 3 storeys (3) minimum height - reconstructed gas bar 6.0 m | | |

19. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

| 8.2.3.104 | Exception: E2-104 | Map # 43W | By-law: |
|---|--|-----------|---------|
| In an E2-104 zone the applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.104.1 | Lands zoned E2-104 shall only be used for the following: (1) E1 uses contained in Subsection 8.2.1 of this By-law (2) Restaurant (3) Convenience Restaurant (4) Take-out Restaurant (5) Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant | | |
| Regulations | | | |
| 8.2.3.104.2 | Uses contained in Sentence 8.2.3.104.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that: (1) maximum gross floor area - non-residential used for restaurants, convenience restaurants and take-out restaurants 1 450 m ² (2) maximum percentage of gross floor area - non-residential used for accessory uses 30% (3) minimum height 3 storeys | | |

20. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

| 8.2.3.105 | Exception: E2-105 | Map # 51W | By-law: |
|---|---|--|-----------|
| In an E2-105 zone the applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.105.1 | Lands zoned E2-105 shall only be used for the following: | | |
| | (1) E1 uses contained in Subsection 8.2.1 of this By-law | | |
| Regulations | | | |
| 8.2.3.105.2 | Uses contained in Sentence 8.2.3.105.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that: | | |
| | (1) | maximum percentage of gross floor area - non-residential used for accessory uses | 30% |
| | (2) | minimum height | 3 storeys |

21. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

| 8.2.3.106 | Exception: E2-106 | Map # 44E | By-law: |
|---|---|---|-----------|
| In an E2-106 zone the applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.106.1 | Lands zoned E2-106 shall only be used for the following: | | |
| | (1) E1 uses contained in Subsection 8.2.1 of this By-law | | |
| Regulations | | | |
| 8.2.3.106.2 | Uses contained in Sentence 8.2.3.106.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that: | | |
| | (1) | maximum percentage of gross floor area - non-residential used for accessory uses | 30% |
| | (2) | minimum height of all buildings and structures located within 92.0 m of Hurontario Street and 161.0 m of Derry Road West | 3 storeys |

22. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

| | | | |
|---|--|--------------------------|---------|
| 8.2.3.107 | Exception: E2-107 | Map: #43W, 44E, 51W, 52E | By-law: |
| In an E2-107 zone the applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 8.2.3.107.1 | Lands zoned E2-107 shall only be used for the following: (1) E1 uses contained in Subsection 8.2.1 of this By-law | | |
| Regulation | | | |
| 8.2.3.107.2 | Uses contained in Sentence 8.2.3.107.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law | | |

23. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E1" to "E1-14", the zoning of Part of Block 1, Registered Plan M915, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-14" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1-14" zoning indicated thereon.
24. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" and "E1-15" to "E2", the zoning of Part of Blocks 1 and 15, Registered Plan M868; Blocks 14 and 15, Registered Plan M901; Part of Block 2, Registered Plan M915; Blocks 6, 7, 9, Part of Blocks 5, 8 and Part of Lot 10, Registered Plan M948, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2" zoning shall only apply to the lands which are shown on the attached Schedules "A1" and "A2" outlined in the heaviest broken line with the "E2" zoning indicated thereon.
25. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-8" to "E2-103", the zoning of Part of Lot 10, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-103" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-103" zoning indicated thereon.

26. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-9" to "E2-104", the zoning of Part of Block 4, Registered Plan M948, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-104" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-104" zoning indicated thereon.
27. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" to "E2-107", the zoning of Part of Blocks 1 and 15, Registered Plan M868; Blocks 14 and 15, Registered Plan M901; Parts 1, 2 and 3 and Part of Lots 1, 2, 3, 4, 5, 8 and 10, Registered Plan M948, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedules "A1" and "A2" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.
28. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E1-7" and "H-E1-7" to "E1-6" and "H-E1-6", the zoning of Part of Lot 7, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-6" and "H-E1-6" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1-6" and "H-E1-6" zoning indicated thereon.
29. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-2" to "E1-8", the zoning of Part of Block 4, Registered Plan M1544, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-8" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1-8" zoning indicated thereon.
30. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-63", the zoning of Part of Lot 9, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-63" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E2-63" zoning indicated thereon.

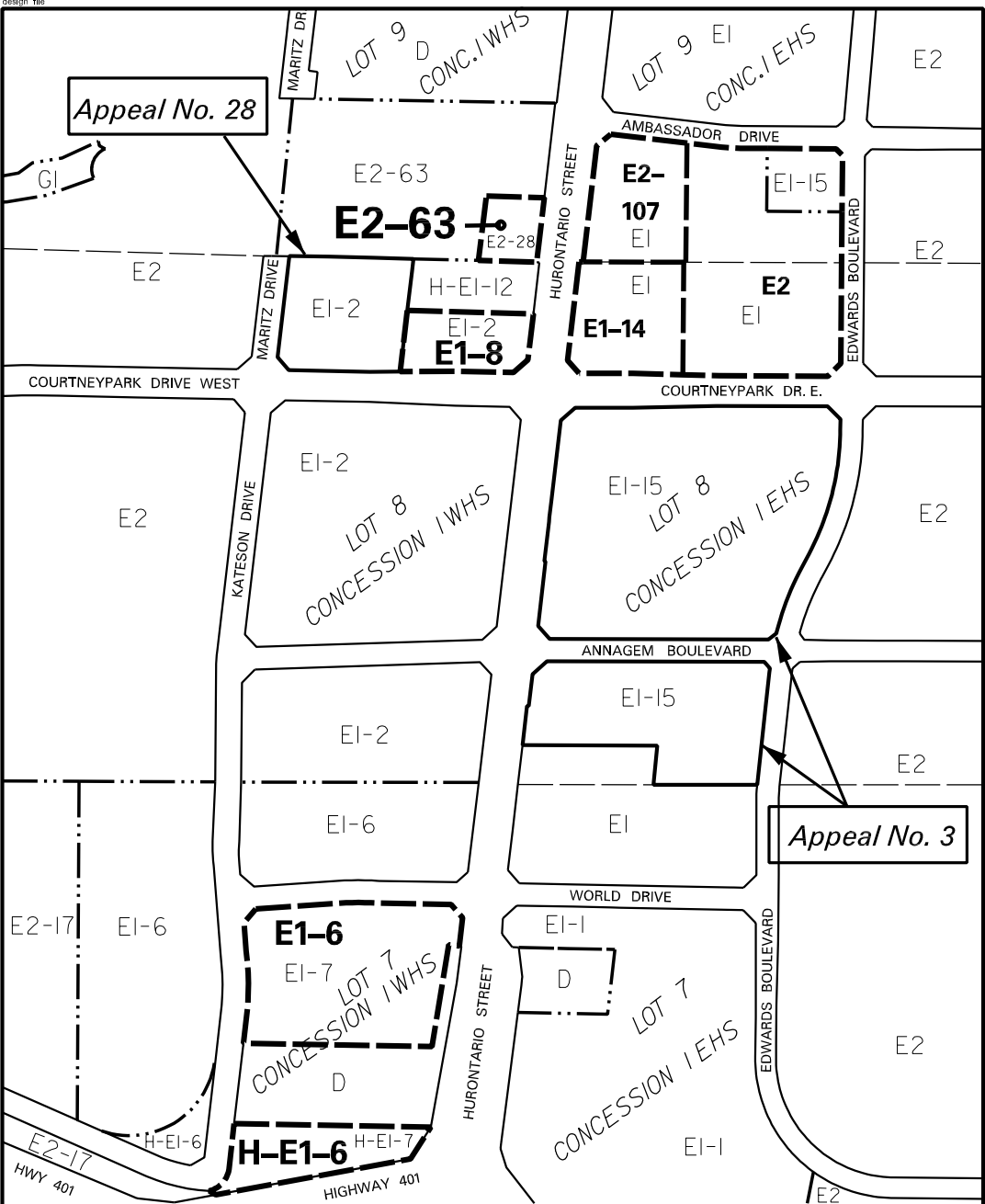
31. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-73", the zoning of Part of Lot 10, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-73" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-73" zoning indicated thereon.
32. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-106", the zoning of Block 1, Registered Plan M1447, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-106" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-106" zoning indicated thereon.
33. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-28" to "E2-107", the zoning of Block 1, Registered Plan M1447, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.
34. Map Number 51W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E2-28" to "E2-105", the zoning of Part of Lot 11, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-105" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-105" zoning indicated thereon.
35. Map Number 51W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" and "E2-28" to "E2-107", the zoning of Blocks 52 and 53, Registered Plan M957; and Part Lot 11, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.
36. Map Number 52E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E2" to "E2-107", the zoning of Part of Lot 11, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-107" zoning shall only apply to the lands which are shown on the attached Schedule "A3" outlined in the heaviest broken line with the "E2-107" zoning indicated thereon.

37. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 40 is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2008.

MAYOR

CLERK



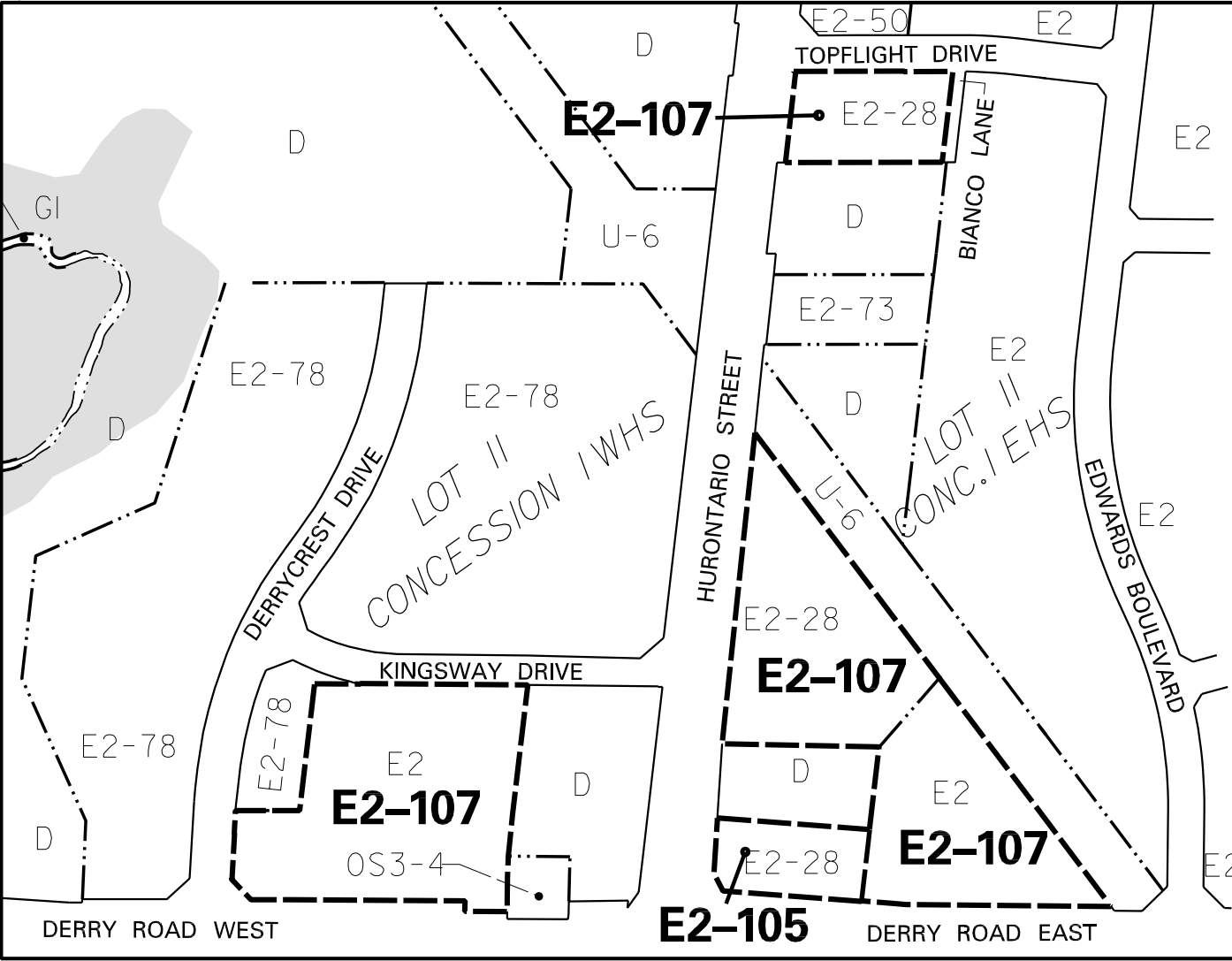
**PART OF LOTS 8 AND 9,
CONCESSION 1 E.H.S. &
PART OF LOTS 7, 8 AND 9,
CONCESSION 1 W.H.S.
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A1" TO
BY-LAW _____
PASSED BY COUNCIL ON
_____**



**PART OF LOTS 9 AND 10,
CONCESSION 1 E.H.S. &
PART OF LOT 10,
CONCESSION 1 W.H.S.
CITY OF MISSISSAUGA**

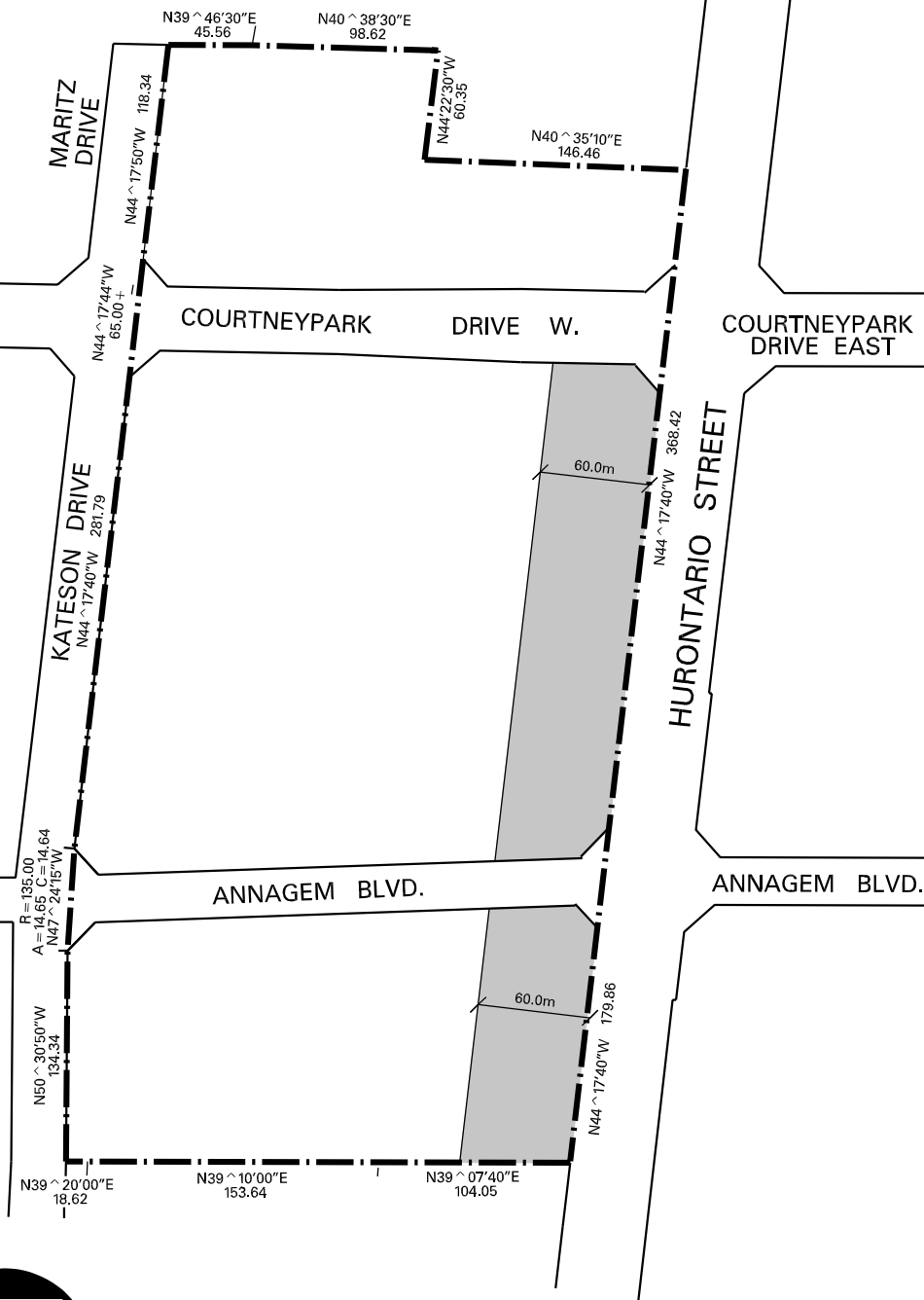
**THIS IS SCHEDULE "A2" TO
BY-LAW _____
PASSED BY COUNCIL ON _____**



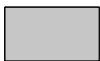
**PART OF LOT 11,
CONCESSION 1 E.H.S. &
PART OF LOT 11,
CONCESSION 1 W.H.S.
CITY OF MISSISSAUGA**

 **GREENBELT OVERLAY**

**THIS IS SCHEDULE "A3" TO
BY-LAW _____
PASSED BY COUNCIL ON
_____**



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



SHADED AREA

THIS IS SCHEDULE "E1-2"

AS ATTACHED TO BY-LAW

PASSED BY COUNCIL ON

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

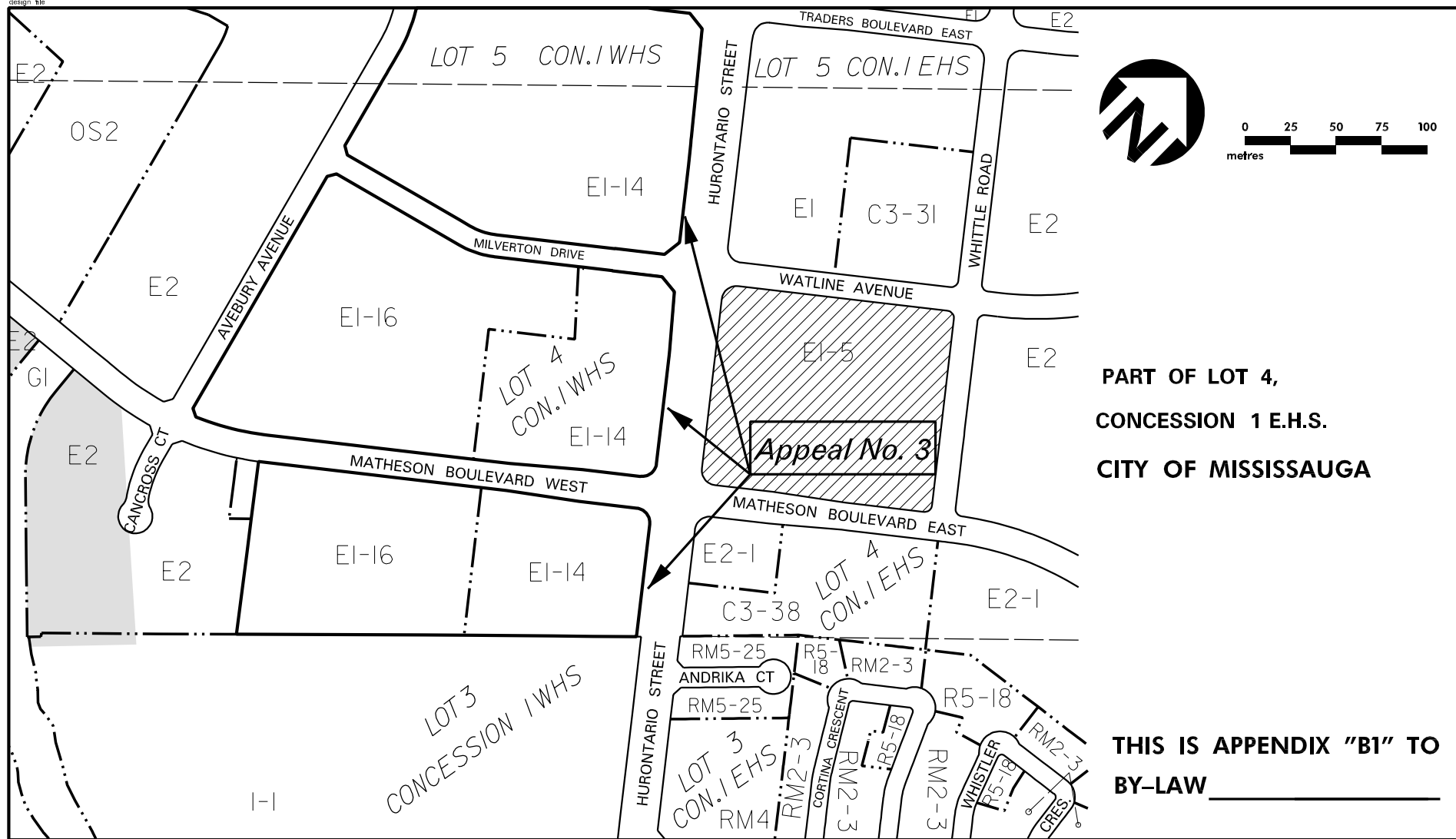
This By-law amends the zoning of various properties in the upper Hurontario Street corridor in conformity with Mississauga Plan Amendment No.40. Changes are detailed below:

1. Table 8.2.1 lists all of the permitted uses and zone regulations for all Employment Zones. A note is added to Line 2.3.5 - Financial Institution of Table 8.2.1 to not permit one-storey financial institutions on lands zoned E1 abutting Hurontario Street.
2. The "E1-5" zone permits a range of retail commercial uses with some exclusions, and a range of office and light industrial uses subject to a higher standard of regulations to encourage the creation of a distinctive character for Hurontario Street. Drive-throughs associated with either financial institutions or convenience restaurants are not permitted.
3. The "E1-6" zone permits offices and a range of light industrial uses subject to a higher design standard and regulations to encourage a more distinctive built-form along the Hurontario corridor within the node. This zone allows for one row of parking located between the building and Hurontario Street but requires the main front entrance of all buildings to face Hurontario Street.
4. The E1 and E1 Exception Zones for lands immediately adjacent to or abutting Hurontario Street permit a range of office and light industrial uses subject to a higher design standard and regulations to encourage a more distinctive built-form along the Hurontario corridor within the node. At key intersections, a minimum height of three storeys is required for all new buildings.
5. The various E2 Exception Zones for lands immediately adjacent or abutting Hurontario Street permit a range of office and light industrial uses.

Location of Lands Affected

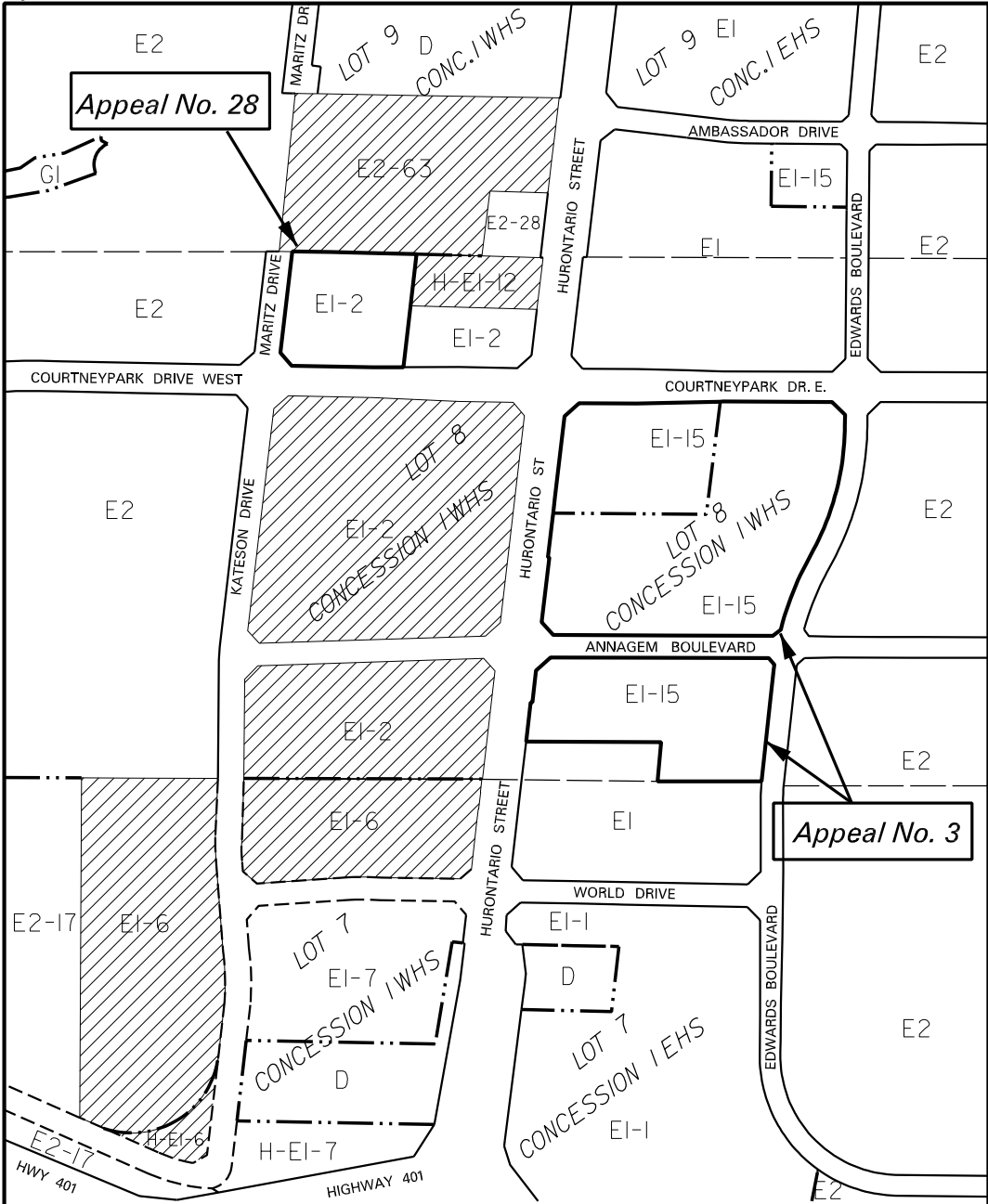
Lands within the Upper Hurontario Corridor generally between Matheson Boulevard and the northern municipal boundary that are adjacent or abut Hurontario Street, in the City of Mississauga, as shown on the attached Maps designated as Schedules "A" and Appendices "B".

Further information regarding this By-law may be obtained from Karen Crouse of the City Planning and Building Department at 905-615-3200 ext. 5526.



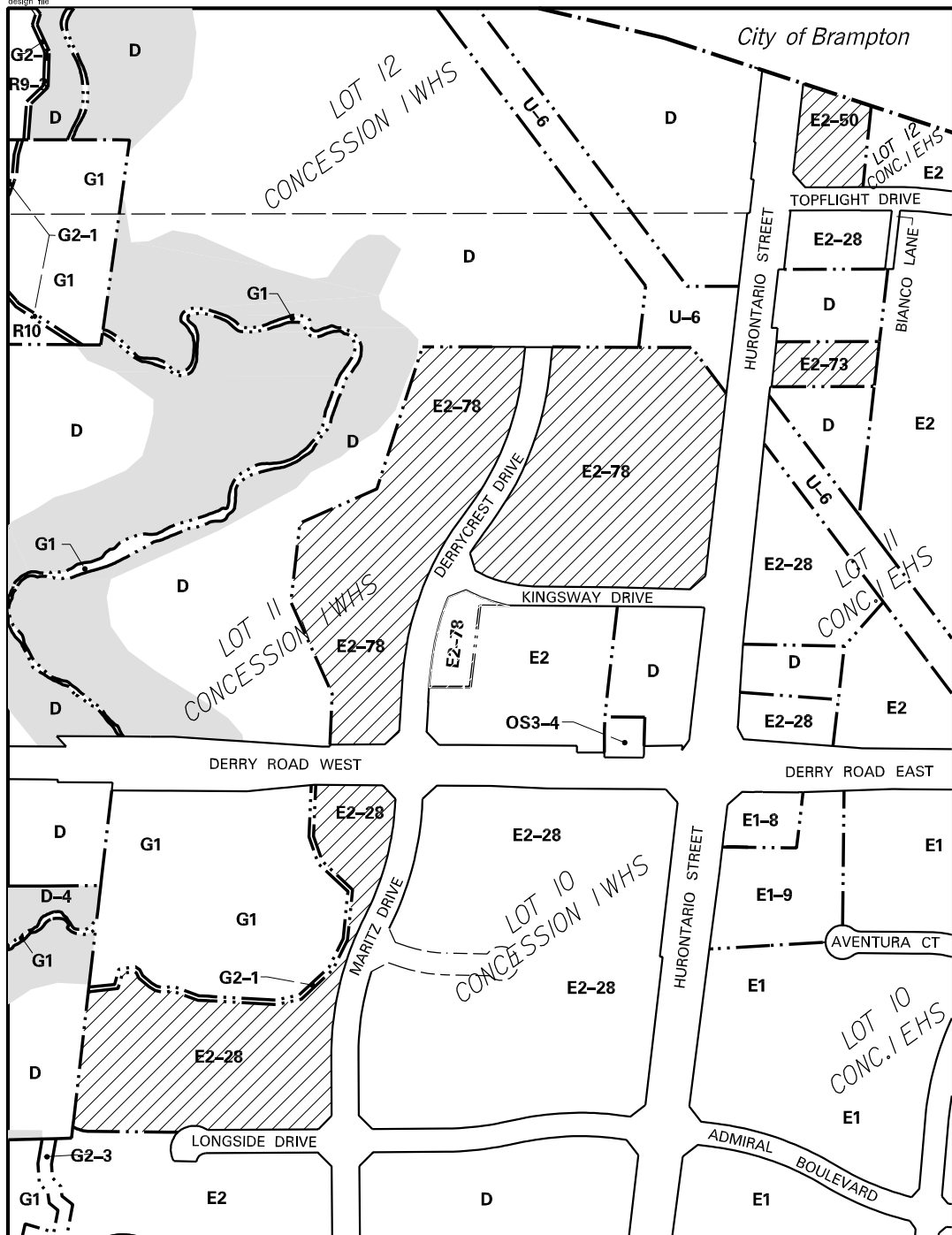
**PART OF LOT 4,
CONCESSION 1 E.H.S.
CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B1" TO
BY-LAW _____**



**PART OF LOTS 7, 8 AND 9,
CONCESSION 1 W.H.S.
CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B2" TO
BY-LAW _____**



0 25 50 75 100
metres

GREENBELT OVERLAY

**PART OF LOTS 10 AND 11,
CONCESSION 1 W.H.S. &
PART OF LOTS 11 AND 12,
CONCESSION 1 E.H.S.**

CITY OF MISSISSAUGA

**THIS IS APPENDIX "B3" TO
BY-LAW _____**

SCHEDULE "A" TO
ONTARIO MUNICIPAL BOARD
ORDER DATED _____

OMB File No. R070126
OMB Case No. PL070625
Orlando Corporation

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law , is amended by deleting Exception Table 8.2.2.7 and substituting the following therefor:

| 8.2.2.7 | Exception: E1-7 | Map # 43W | By-law: |
|--|---|-----------|---------|
| In an E1-7 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 8.2.2.7.3 | Maximum setback to the first three (3) storeys of a streetwall of the first building erected on a lot abutting a street identified in note ⁽⁶⁾ | | 20.0 m |
| 8.2.2.7.2 | One row of vehicle parking shall be permitted between a building or structure and the lot line abutting Hurontario Street | | |
| 8.2.2.7.3 | Maximum number of courier/messenger service delivery vehicles permitted to be stored outside | | 10 |

2. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.9 and substituting the following therefor:

| 8.2.2.9 | Exception: E1-9 | Map # 43W | By-law: |
|--|--|-----------|-----------|
| In an E1-9 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 8.2.2.9.1 | Maximum percentage of gross floor area - non-residential used for accessory uses | | 30% |
| 8.2.2.9.2 | Minimum height of all buildings and structures located within 177.0 m of Hurontario Street and 129.0 m of Courtneypark Drive East | | 3 storeys |

3. By-law Number 0225-2007, as amended, is further amended by adding Sentences 8.2.2.15.4 and 8.2.2.15.5 to Exception Table 8.2.2.15 as follows:

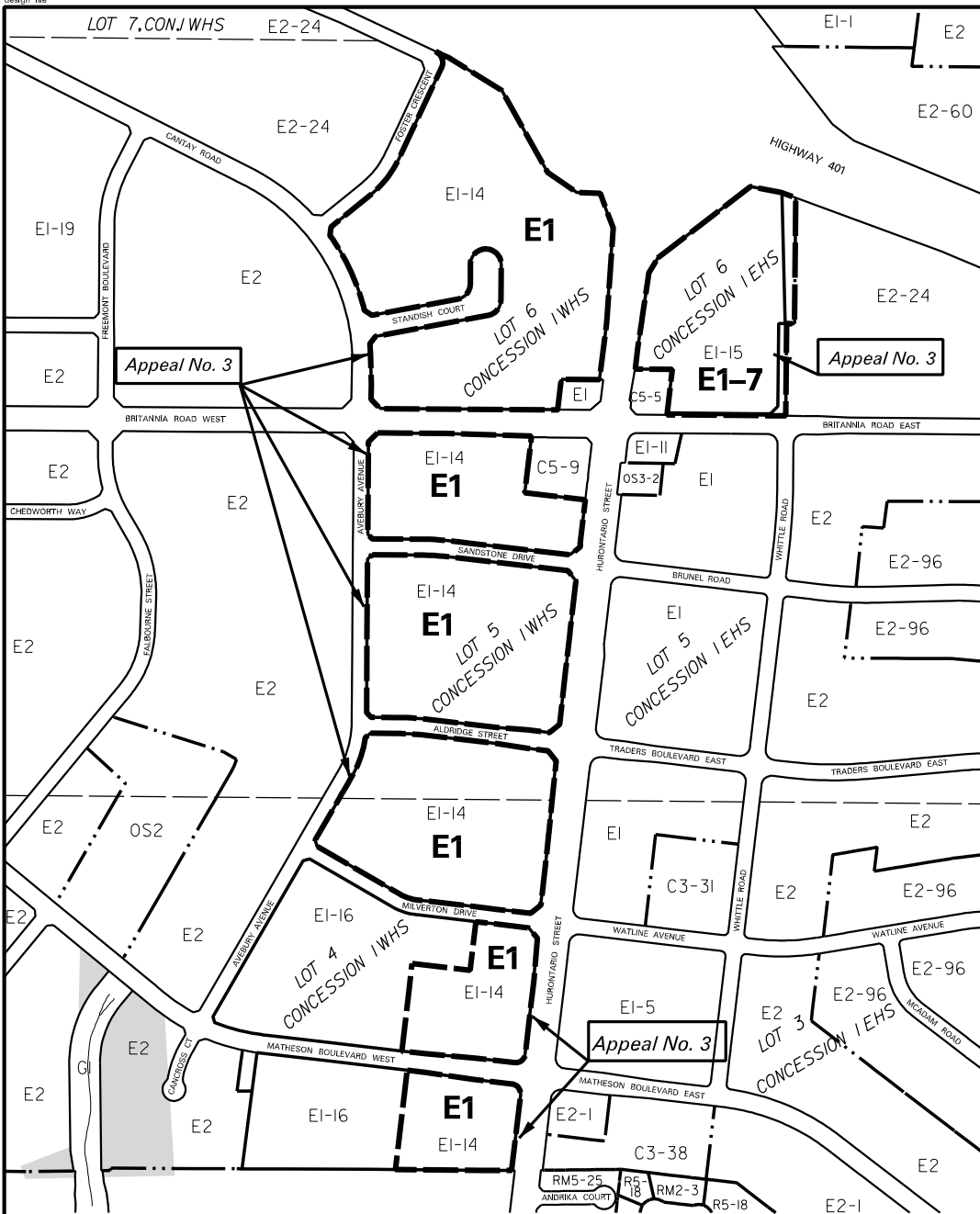
| 8.2.2.15 | Exception: E1-15 | Map # 43W | By-law: |
|--------------------|--|-----------|---------|
| Regulations | | | |
| 8.2.2.15.4 | Minimum setback of a restaurant, take-out restaurant, convenience restaurant or an outdoor patio accessory to a restaurant, take-out restaurant or convenience restaurant from Hurontario Street | | 50.0 m |

4. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 8.2.2.16.1 and substituting the following Sentence 8.2.2.16.1 therefor and deleting Sentence 8.2.2.16.2 from Exception Table 8.2.2.16:

| | | | |
|---------------------------------|------------------|------------------------------------|---------|
| 8.2.2.16 | Exception: E1-16 | Map # 37E | By-law: |
| Additional Permitted Use | | | |
| 8.2.2.16.1 | (1) | Existing accessory day care | |

5. Map Number 37E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E1-14" to "E1", the zoning of Part of Lot 4, Concession 1, West of Hurontario Street; Block 1 and Part of Block 2, Registered Plan M832; Part of Lots 9, 11, and 12, Block 10 and Part of Block 12, Registered Plan M900; in the City of Mississauga, PROVIDED HOWEVER THAT the "E1" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1" zoning indicated thereon.
6. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E1-15" to "E1-7", the zoning of Part of Lot 6, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-7" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1-7" zoning indicated thereon.
7. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-15" to "E1-9", the zoning of Blocks 11, 12 and 13, Registered Plan 43M915, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-9" zoning shall only apply to the lands which are shown on the attached Schedule "A2" outlined in the heaviest broken line with the "E1-9" zoning indicated thereon.
8. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E1-14" to "E1", the zoning of Blocks 1, 2 and 3, Registered Plan M1023, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1" zoning shall only apply to the lands which are shown on the attached Schedule "A1" outlined in the heaviest broken line with the "E1" zoning indicated thereon.

9. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 40 is in full force and effect.



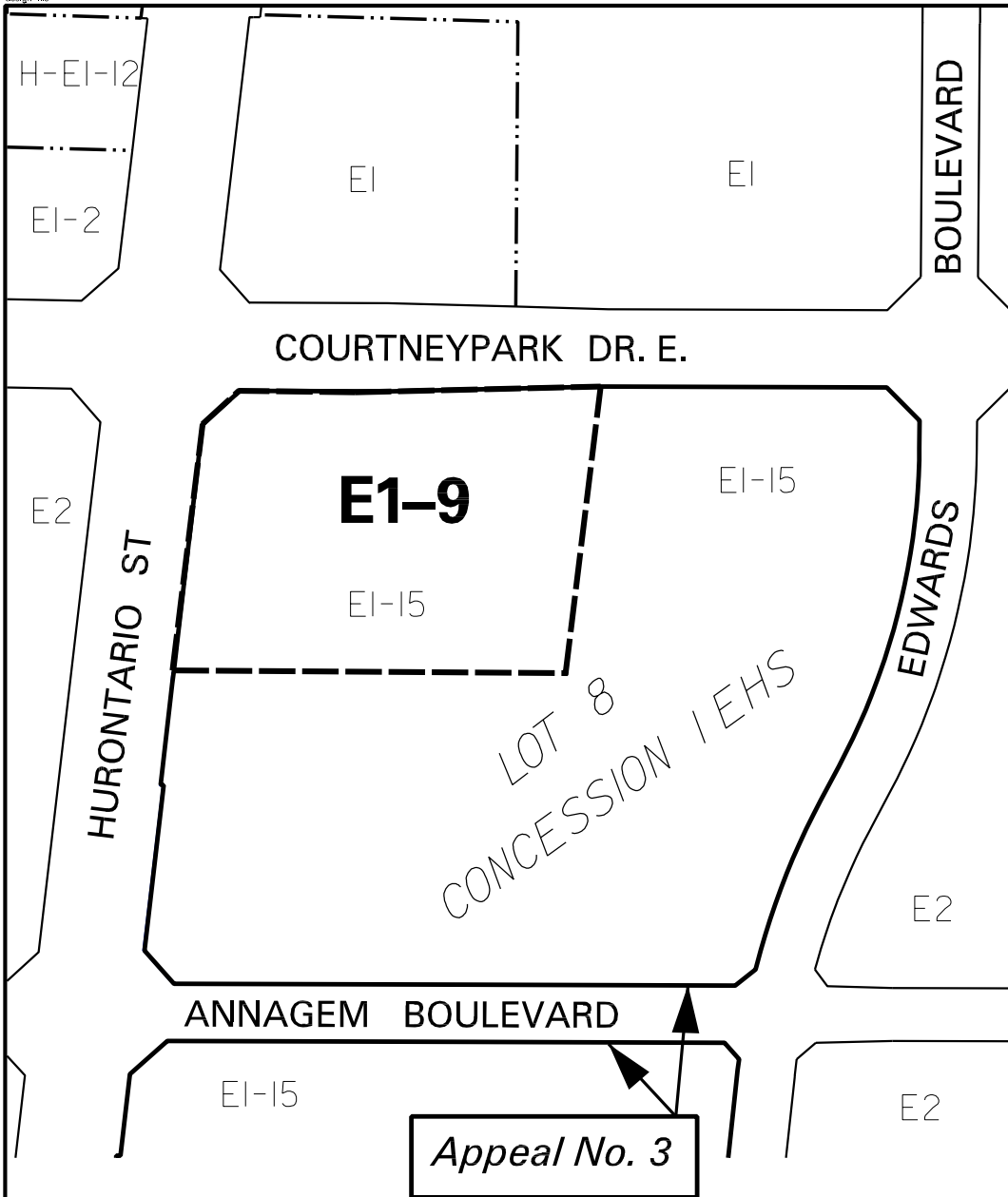
0 25 50 75 100
metres

 GREENBELT OVERLAY

**PART OF LOT 6,
CONCESSION 1 E.H.S. &
PART OF LOTS 4, 5 AND 6,
CONCESSION 1 W.H.S.
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A1" TO
SCHEDULE "A" OF O.M.B.**

ORDER DATED _____
OMB FILE NO. R070126
OMB CASE NO. PL070625



0 25 50 75 100
metres

**PART OF LOT 8,
CONCESSION 1 E.H.S.
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A2" TO
SCHEDULE "A" OF O.M.B.**

**ORDER DATED _____
OMB FILE NO. R070126
OMB CASE NO. PL070625**

APPENDIX "A" TO SCHEDULE "A" OF

OMB ORDER DATED _____

OMB File No. R070126

OMB Case No. PL070625

Explanation of the Purpose and Effect of the By-law

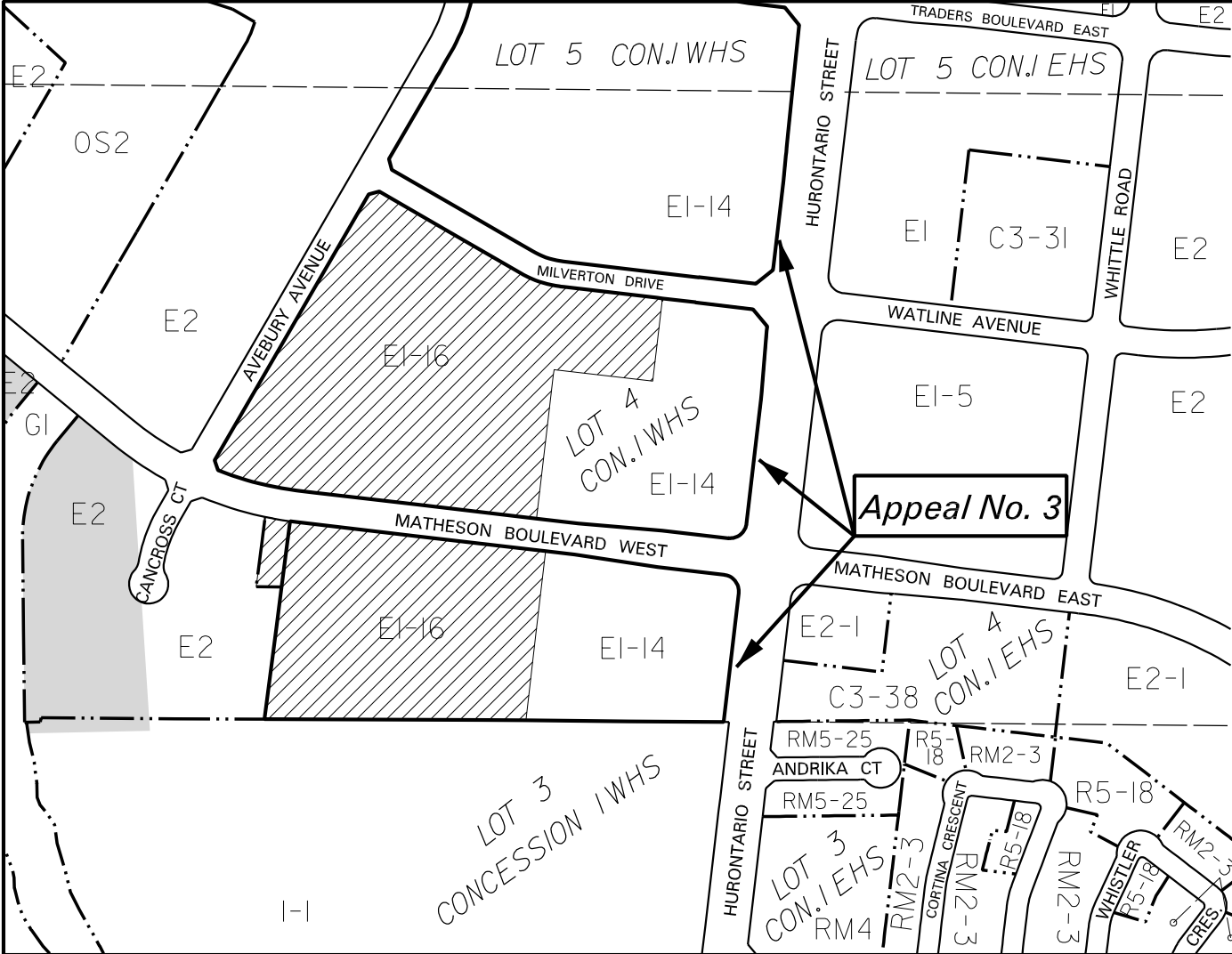
This By-law amends the zoning of various properties in the upper Hurontario Street corridor in conformity with Mississauga Plan Amendment No. 40. Each change is detailed below as it appears in this By-law:

1. The E1-7 zone permits office and a range of light industrial uses subject to a higher design standard and regulations to encourage a more distinctive built-form along the Hurontario corridor within the node. This zone allows for one row of parking located between the building and Hurontario Street but requires the main front entrance of all buildings to face Hurontario Street.
2. The E1-9 zone permits office and a range of light industrial uses subject to a higher design standard and regulations requiring a minimum of three (3) storeys and buildings located close to Hurontario Street and Courtneypark Drive East frontages.
3. The E1-15 zone recognizes the existing restaurants abutting Hurontario Street but regulates any new restaurants, convenience restaurants and take-out restaurants and any accessory outdoor patios to be located beyond 50 metres (164 ft.) from Hurontario Street. This will ensure that any new restaurants (all types) are screened by existing buildings from Hurontario Street.
4. The "E1-16" zone recognizes the existing accessory day care uses.

Location of Lands Affected

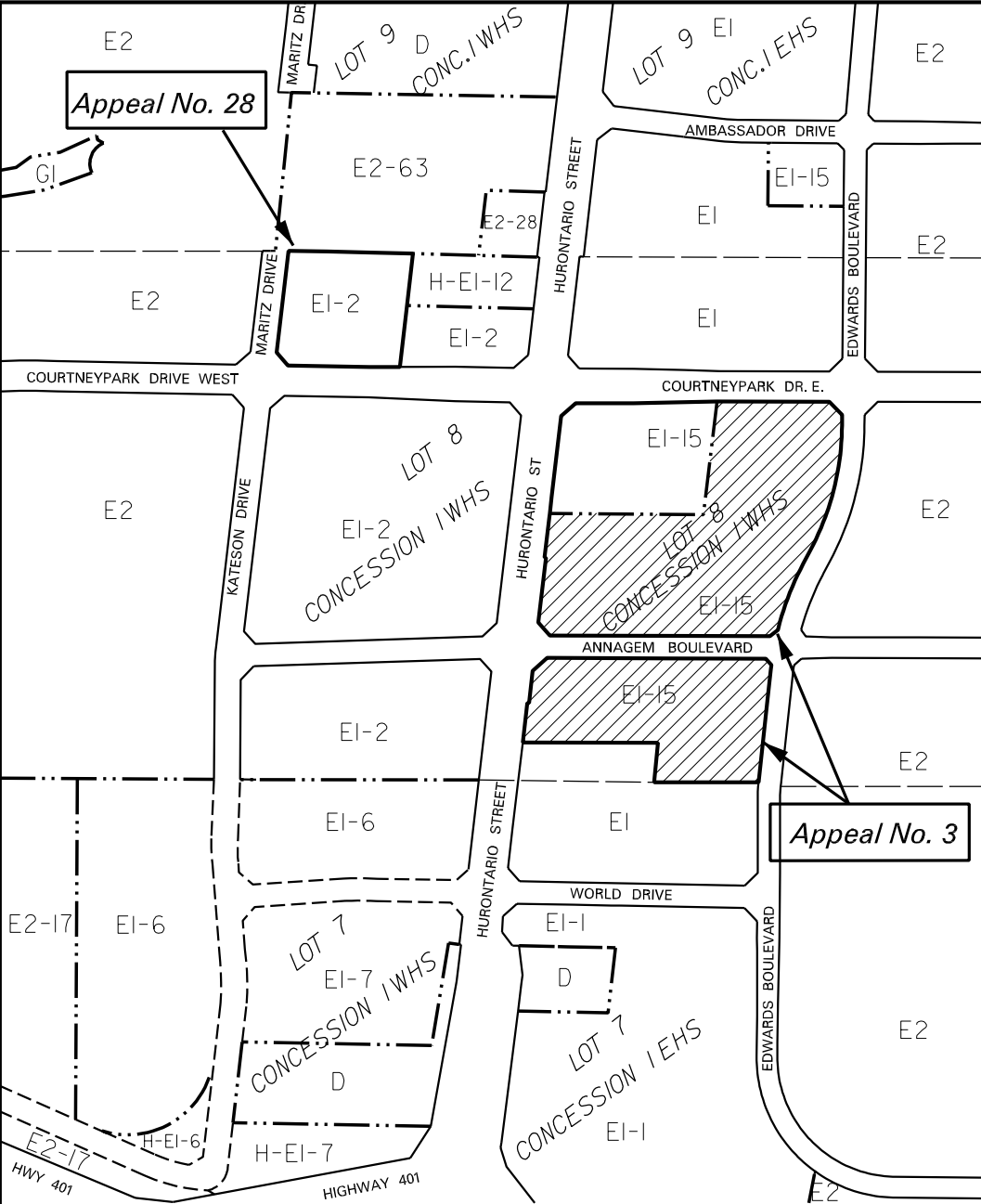
Lands within the Upper Hurontario Corridor generally between Matheson Boulevard and the northern municipal boundary that are adjacent or abut Hurontario Street, in the City of Mississauga, as shown on the attached Maps designated as Schedules "A" and Appendices "B".

Further information regarding this By-law may be obtained from Karen Crouse of the City Planning and Building Department at 905-615-3200 ext. 5526.



**PART OF LOT 4,
CONCESSION 1 W.H.S.
CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B1" TO
SCHEDULE "A" OF O.M.B.
ORDERED DATED _____
OMB FILE NO. R070126
OMB CASE NO. PL070625**



**PART OF LOT 8,
CONCESSION 1 E.H.S.
CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B2" TO
SCHEDULE "A" OF O.M.B.
ORDERED DATED _____
OMB FILE NO. R070126
OMB CASE NO. PL070625**