



Corporate Report

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DATE: June 3, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 23, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Southdown District Policies - Implementing Zoning By-laws**
PUBLIC MEETING WARD 2

RECOMMENDATION: That the report titled "Southdown District Policies - Implementing Zoning By-laws" dated June 3, 2008 from the Commissioner of Planning and Building, be received for information.

BACKGROUND: The Report on Comments – Amendment 63 to Mississauga Plan Southdown District Policies will be considered by the Planning and Development Committee at its meeting of June 23, 2008 with the following recommendation:

- "1. That the report titled "Report on Comments - Amendment 63 to Mississauga Plan - Southdown District Policies" dated June 3, 2008 from the Commissioner of Planning and Building, be adopted.
2. That Section 4.31, Southdown District Policies of Mississauga Plan, as amended, be deleted and replaced by Amendment 63, Section 4.31, Southdown District Policies, 2008 May (attached as

Appendix 2 to the report titled "Report on Comments - Amendment 63 to Mississauga Plan - Southdown District Policies"), dated June 3, 2008 from the Commissioner of Planning and Building).

3. That the Zoning By-law for the lands in the Southdown Planning District be amended, where necessary, to conform with Amendment 63 to Mississauga Plan, Southdown District Policies."

Based on recommendation 3 above, it is necessary to propose implementing zoning by-laws, for consideration at a statutory public meeting, based on the changes to the Southdown District Policies of Mississauga Plan proposed in Amendment 63.

The lands subject to Amendment 63 are bounded by the CN Railway on the north, Winston Churchill Boulevard on the west, Lake Ontario on the south, and Southdown Road and the eastern property line of the Petro-Canada lands on the east (as shown on the context map contained in Appendix 1). While most of the properties are proposed to be rezoned, any properties currently zoned 'D' will remain zoned 'D'.

The 'D' zone applies to properties where the legally existing use on a property conflicts with the land use designation in Mississauga Plan. 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.

COMMENTS:

The amending zoning by-laws address the following key principles of Amendment 63 to Mississauga Plan:

- maintain this employment area of the City while recognizing its relationship to adjacent residential areas;
- recognize the long term development plans for the waterfront parks as detailed in the Waterfront Parks Strategy with particular attention to Park 389 and the existing heritage house;

- in recognition of the air quality in the area and the potential for further taxation of the airshed, require outdoor storage to be within enclosed containers for all E2 and E3 zoned lands (Business Employment and Industrial designations); and,
- prohibit certain uses for lands with frontage on Royal Windsor Drive, Winston Churchill Boulevard, Lakeshore Road West and Southdown Road.

Since the existing zoning by-law prohibits outdoor processing, this prohibition in Amendment 63 does not need to be addressed in the subject draft zoning by-laws.

The draft zoning by-law to implement Amendment 63 is contained in Appendix 2.

Petro-Canada has an outstanding appeal (Appeal No.36) to By-law 0225-2007, the City's new Zoning By-law, on their property on the west side of Southdown Road where they have had a "land farming" operation since 1975. Land farming is the biodegradation of oily sludge utilizing indigenous micro-organisms in the top layer of the soil. Petro-Canada has a provisional certificate of approval from the Ministry of the Environment (MOE) to carry on this operation. Staff have met with the appellant to discuss the appeal, and are awaiting further information from the appellant to establish the legal status of this use.

The zoning by-law amendment for this portion of the Petro-Canada 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.

FINANCIAL IMPACT: Not applicable

CONCLUSION: With the approval of Amendment 63, it is necessary to prepare the implementing zoning by-law(s). The proposed zoning by-laws are contained in Appendices 2 and 3 to this report.

ATTACHMENTS: APPENDIX 1: General Context Map
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.36 to By-law 0225-2007 (Petro-Canada)

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

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

APPENDIX 1



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 Exception Table 6.2.4.3 and substituting the following therefor:

6.2.4.3	Exception: C3-3	Map # 04, 11	By-law:
In a C3-3 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Use Not Permitted			
6.2.4.3.1	(1)	Convenience Restaurant	
Additional Permitted Uses			
6.2.4.3.2	(1)	Convenience restaurant legally existing on the date of passing of this By-law	
	(2)	Outdoor patio, legally existing on the date of passing of this By-law, accessory to a restaurant or convenience restaurant	
	(3)	Accessory outdoor garden centre	
	(4)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(4.1)	Transportation Facility	
	(4.2)	Truck Terminal	
	(4.3)	Waste Processing Station	
	(4.4)	Waste Transfer Station	
	(4.5)	Composting Facility	
	(4.6)	Contractor Service Shop	
	(4.7)	Adult Entertainment Establishment	
	(4.8)	Body-Rub Establishment	
	(4.9)	Cardlock Fuel Dispensing Facility	
	(4.10)	Parking Lot	
Regulations			
6.2.4.3.3	Uses contained in Sentence 6.2.4.3.2 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.3.4	Maximum area used for an accessory outdoor garden centre		1 355 m ²

6.2.4.3	Exception: C3-3	Map # 04, 11	By-law:
6.2.4.3.5	Minimum height of fencing or screening surrounding an accessory outdoor garden centre		3.1 m
6.2.4.3.6	Outdoor storage for all permitted E2 uses shall be located within enclosed containers		

2. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.3.15 and substituting the following therefor:

8.2.3.15	Exception: E2-15	Map # 04	By-law:
In an E2-15 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
8.2.3.15.1	(1)	Garden Centre	
Uses Not Permitted			
8.2.3.15.2	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	
	(6)	Contractor Service Shop	
	(7)	Adult Entertainment Establishment	
	(8)	Body-Rub Establishment	
	(9)	Cardlock Fuel Dispensing Facility	
	(10)	Parking Lot	
Regulation			
8.2.3.15.3	Outdoor storage shall be located within enclosed containers		

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

8.2.3.108	Exception: E2-108	Map # 04, 11	By-law:
In an E2-108 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:			
Uses Not Permitted			
8.2.3.108.1	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	
	(6)	Contractor Service Shop	
	(7)	Adult Entertainment Establishment	
	(8)	Body-Rub Establishment	
	(9)	Cardlock Fuel Dispensing Facility	
	(10)	Parking Lot	
Regulation			
8.2.3.108.2	Outdoor storage shall be located within enclosed containers		

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

8.2.3.109	Exception: E2-109	Map # 04	By-law:
In an E2-109 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
8.2.3.109.1	(1)	Gas processing operation including outdoor processing and outdoor storage accessory to the gas processing operation	
	(2)	Parking of commercial motor vehicles accessory to a gas processing operation	
Uses Not Permitted			
8.2.3.109.2	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	
	(6)	Contractor Service Shop	
	(7)	Adult Entertainment Establishment	
	(8)	Body-Rub Establishment	
	(9)	Cardlock Fuel Dispensing Facility	
	(10)	Parking Lot	
Regulation			
8.2.3.109.3	Outdoor storage not accessory to a gas processing operation shall be located within enclosed containers		

5. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.4.1 and substituting the following therefor:

8.2.4.1	Exception: E3-1	Map # 03, 04	By-law:
In an E3-1 zone the permitted uses and applicable regulations shall be as specified for an E3 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
8.2.4.1.1	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	
	(6)	Outdoor Storage	
	(7)	Contractor Service Shop	
	(8)	Contractor's Yard	
	(9)	Vehicle Pound Facility	
	(10)	Motor Vehicle Body Repair Facility	
	(11)	Motor Vehicle Body Repair Facility - Commercial Motor Vehicle	
	(12)	Adult Entertainment Establishment	
	(13)	Body-Rub Establishment	
	(14)	Cardlock Fuel Dispensing Facility	
	(15)	Parking Lot	
Regulation			
8.2.4.1.2	Outdoor storage shall be located within enclosed containers		

6. By-law Number 0225-2007, as amended, is further amended by adding to Exception Table 8.2.4.2 the following:

8.2.4.2	Exception: E3-2	Map # 04	By-law:
In an E3-2 zone the permitted uses and applicable regulations shall be as specified for an E3 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
8.2.4.2.1A	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	
	(6)	Outdoor Storage	
	(7)	Contractor Service Shop	
	(8)	Contractor's Yard	
	(9)	Vehicle Pound Facility	
	(10)	Motor Vehicle Body Repair Facility	
	(11)	Motor Vehicle Body Repair Facility - Commercial Motor Vehicle	
	(12)	Adult Entertainment Establishment	
	(13)	Body-Rub Establishment	
	(14)	Cardlock Fuel Dispensing Facility	
	(15)	Parking Lot	
Regulations			
8.2.4.2.14	Outdoor storage shall be located within enclosed containers		

7. By-law Number 0225-2007, as amended, is further amended by adding to Exception Table 8.2.4.6 the following:

8.2.4.6	Exception: E3-6	Map # 04	By-law:
In an E3-6 zone the permitted uses and applicable regulations shall be as specified for an E3 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
8.2.4.6.2	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	
	(6)	Outdoor Storage	
	(7)	Contactor's Yard	
Regulation			
8.2.4.6.3	Outdoor storage other than extracted resources, shall be located within enclosed containers		

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

8.2.4.12	Exception: E3-12	Map # 04	By-law:
In an E3-12 zone the permitted uses and applicable regulations shall be as specified for an E3 zone except that the following uses /regulations shall apply:			
Uses Not Permitted			
8.2.4.12.1	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	
	(6)	Contractor's Yard	
Regulation			
8.2.4.12.2	Outdoor storage shall be located within enclosed containers		

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

9.2.3.11	Exception: OS2-11	Map # 04	By-law:
In an OS2-11 zone the permitted uses and applicable regulations shall be as specified for an OS2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
9.2.3.11.1	(1) Garden Park (2) Office (3) Commercial School (4) Banquet Hall/Conference Centre/Convention Centre (5) Training and Development Centre (6) Restaurant (7) Take-out Restaurant (8) Gift Shop (9) Conservatory (10) Greenhouse including accessory sales (11) Retail uses accessory to a park such as but not limited to, ice cream sales, art sales and craft sales		
Regulations			
9.2.3.11.2	Maximum gross floor area – non-residential used for retail uses accessory to a park	20%	
9.2.3.11.3	Minimum setback of all buildings and structures to all lands zoned G1	0.0 m	
9.2.3.11.4	"Commercial School" means a business school, dance school, music school, arts school or crafts school		

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

10.2.2.15	Exception: G1-15	Map # 04	By-law:
In a G1-15 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
10.2.2.15.1	(1)	Existing Conveyor Belt	

11. Map Number 03 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 "E3" to "E3-1", the zoning of Part of Lots 28 to 30, Concession 2 to Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E3-1" zoning indicated thereon.
12. Map Number 04 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 "C3-44" to "C3-3", the zoning of Part of Lot 31, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "C3-3" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "C3-3" zoning indicated thereon.
13. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" and "E3-1" to "E2-15", the zoning of Part of Lot 31, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-15" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-15" zoning indicated thereon.
14. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2", "E2-15" and "E3" to "E2-108", the zoning of Part of Lots 31 and 32, Concession 3, South of Dundas Street; and Part of Lots 32 and 34, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-108" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-108" zoning indicated thereon.

15. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "E2-109", the zoning of Part of Lot 31, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-109" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-109" zoning indicated thereon.
16. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "E3-1", the zoning of Part of Lots 31 to 35, Concession 3, South of Dundas Street; and Part of Lots 31 to 34, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E3-1" zoning indicated thereon.
17. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "E3-12", the zoning of Part of Lots 31, 32 and 34, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E3-12" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E3-12" zoning indicated thereon.
18. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "G1" to "OS2", the zoning of Part of Lot 32, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "OS2" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "OS2" zoning indicated thereon.
19. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" and "D" to "OS2-11", the zoning of Part of Lot 35, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "OS2-11" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "OS2-11" zoning indicated thereon.

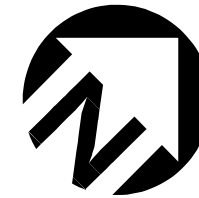
20. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" and "OS2" to "G1", the zoning of Part of Lots 31 to 33, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "G1" zoning indicated thereon.
21. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" to "G1-14", the zoning of Part of Lot 35, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "G1-14" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "G1-14" zoning indicated thereon.
22. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E3" to "G1-15", the zoning of Part of Lot 33, Concession 4, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "G1-15" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "G1-15" zoning indicated thereon.
23. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "U-5" to "U", the zoning of Part of Lot 32, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "U" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "U" zoning indicated thereon.
24. Map Number 04 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "U" to "U-5", the zoning of Part of Lot 32, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "U-5" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "U-5" zoning indicated thereon.

25. Map Number 11 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 "C3-46" to "C3-3", the zoning of Part of Lot 31, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "C3-3" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "C3-3" zoning indicated thereon.
26. Map Number 11 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" and "E2-8" to "E2-108", the zoning of Part of Lots 31 to 35, Concession 2, South of Dundas Street; and Peel Condominium Plans 224 and 475, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-108" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-108" zoning indicated thereon.
27. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 63 is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2008.

MAYOR

CLERK



DRAFT

**PART OF LOTS 31-35
CON 2 S.D.S.,
LOTS 31-35
CONS 3 AND 4 S.D.S.,
PART OF LOTS 28-30
CON 3 S.D.S.,
PART OF LOT 28 AND
LOTS 29, 30 CON 4 S.D.S.,
PEEL CONDOMINIUM
PLANS 224 AND 475
CITY OF MISSISSAUGA**

 **GREENBELT OVERLAY**

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

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the majority of properties in the Southdown Planning District in conformity with Mississauga Plan Amendment No.63. The changes are detailed below as follows:

The C3-3 zone permits a range of commercial uses including accessory outdoor garden centres to a maximum size, and a range of light industrial uses with some exceptions. Outdoor storage is permitted for all remaining permitted light industrial uses provided it is located within enclosed containers.

The E2-15 zone permits garden centres as an additional permitted use and has been applied to all existing garden centres within the Southdown Planning District.

The E2-108 zone permits a range of light industrial uses with some exceptions for lands fronting onto Royal Windsor Drive, Lakeshore Road West, Winston Churchill Boulevard and Southdown Road. Outdoor storage is permitted for all remaining permitted light industrial uses provided it is located within enclosed containers.

The E2-109 zone permits a gas processing operation with accessory outdoor processing and storage, and parking for commercial motor vehicles in addition to a range of other light industrial uses with some exceptions due to their frontage on Southdown Road. Outdoor storage is permitted for all other light industrial uses provided it is located within enclosed containers.

The E3-1 zone permits a range of heavy industrial uses with some exceptions due to frontages on Royal Windsor Drive, Winston Churchill Boulevard, Lakeshore Road West and Southdown Road. Outdoor storage is permitted provided it is located within enclosed containers.

The E3-2 zone is revised to not permit some industrial uses and to require outdoor storage to be located within enclosed containers.

The E3-6 zone is revised to require outdoor storage other than extracted resources to be located within enclosed containers.

The E3-12 zone permits a range of heavy industrial uses with some exceptions. Outdoor storage is permitted provided it is located within enclosed containers.

The OS2-11 zone permits both active and passive recreational uses. The following additional uses are also permitted: garden park, offices, banquet halls/conference centres/convention centres, training and development centre, restaurant, take-out restaurant, gift shop, conservatory, greenhouse including accessory sales, commercial school (limited to business, dance, music, arts or crafts schools), and accessory retail uses to a park such as ice cream sales, arts sales and craft sales.

The G1-14 zone permits temporary tents and stages as an additional permitted use on the lawn portion of the future park site.

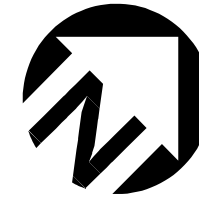
The G1-15 zone permits the existing conveyor belt located on site to remain.

Location of Lands Affected

Lands within the Southdown Planning District generally bounded by the CN Railway, Winston Churchill Boulevard, Lake Ontario and Southdown Road, and the Petro-Canada property located on the north shore of Lake Ontario on the east side of Southdown Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A" and Appendix "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.

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PART OF LOTS 31, 33,35

CONCESSION 3

S.D.S.

CITY OF MISSISSAUGA



GREENBELT OVERLAY

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



L A K E O N T A R I O

SCHEDULE "A" TO
ONTARIO MUNICIPAL BOARD
ORDER DATED _____

OMB File No. R070157
OMB Case No. PL070625
(Petro-Canada)

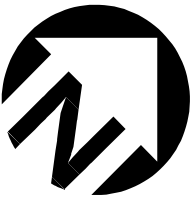
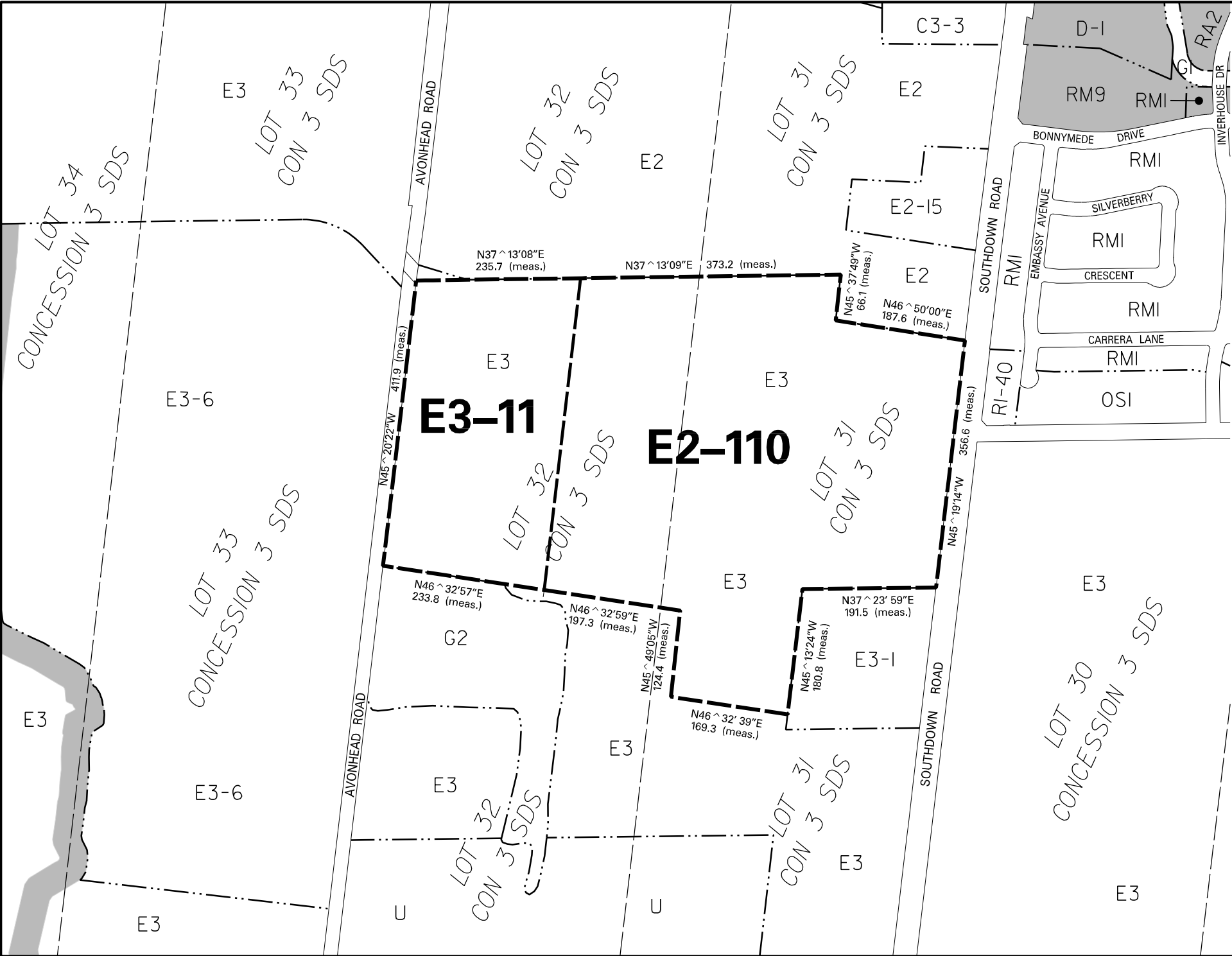
1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

8.2.3.110	Exception: E2-110	Map # 04	By-law:
In an E2-110 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses /regulations shall apply:			
Uses Not Permitted			
8.2.3.110.1	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	
	(6)	Contractor Service Shop	
	(7)	Adult Entertainment Establishment	
	(8)	Body-Rub Establishment	
	(9)	Cardlock Fuel Dispensing Facility	
	(10)	Parking Lot	
Regulation			
8.2.3.110.2	Outdoor storage shall be located within enclosed containers		

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

8.2.4.11	Exception: E3-11	Map # 04	By-law:
In an E3-11 zone the permitted uses and applicable regulations shall be as specified for an E3 zone except that the following uses /regulations shall apply:			
Uses Not Permitted			
8.2.4.11.1	(1)	Transportation Facility	
	(2)	Truck Terminal	
	(3)	Waste Processing Station	
	(4)	Waste Transfer Station	
	(5)	Composting Facility	
	(6)	Outdoor Storage	
	(7)	Contractor's Yard	
Regulation			
8.2.4.11.2	Outdoor storage shall be located within enclosed containers		

3. Map Number 04 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 "E3" to "E2-110" and "E3-11", the zoning of Part of Lots 31 and 32, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-110" and "E3-11" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "E2-110" and "E3-11" zoning indicated thereon.
4. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 63 is in full force and effect.



**PART OF LOTS 31 AND 32
CONCESSION 3
S.D.S.**

CITY OF MISSISSAUGA

 **GREENBELT OVERLAY**

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

ORDER DATED _____

O.M.B. FILE NO. R070157

O.M.B. CASE NO. PL070625

APPENDIX "A" TO SCHEDULE "A" OF

OMB ORDER DATED _____

OMB File No. R070157

OMB Case No. PL070625

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "E3" to "E2-110" and "E3-11".

The "E2-110" zoning applies to the frontage lands on Southdown Road and permits a range of light industrial uses with some restrictions and requires outdoor storage to be within enclosed containers.

The "E3-11" zoning applies to the rear portion of the lands and permits a range of heavy industrial uses with some restrictions and requires outdoor storage to be within enclosed containers.

Location of Lands Affected

The lands are located on the west side of Southdown Road, south of Royal Windsor Drive , in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

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.

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