



Corporate Report

Clerk's Files

Originator's
Files BL.09-COM

DATE: August 12, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 2, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Housekeeping Amendments-
Zoning By-law 0225-2007
and Proposed Official Plan Amendment 87
City of Mississauga
Bill 51**

Supplementary Report **Wards 1-11**

RECOMMENDATION: That the Report dated August 12, 2008, from the Commissioner of Planning and Building recommending approval of proposed housekeeping amendments to Zoning By-law 0225-2007 and proposed Official Plan Amendment 87, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, additional housekeeping changes have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.

2. That the proposed housekeeping amendments to Zoning By-law 0225-2007 as detailed in Appendices S-1 and S-3 be approved.
3. That Council endorse the proposed changes as noted in Recommendation No. 2 for sites that have been appealed to the Ontario Municipal Board with respect to Zoning By-law 0225-2007.
4. That proposed Official Plan Amendment 87 be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on June 23, 2008, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-054-2008 which was subsequently adopted by Council and is attached as Appendix S-2.

COMMENTS:

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

PLANNING COMMENTS

Subsequent to Council's consideration of the Information Report, a number of additional amendments to Zoning By-law 0225-2007 have been identified that are minor in nature. These include clarification of the commercial motor vehicle and lot coverage definitions, window projection regulations, setbacks to visitor parking spaces in common element condominiums, setback to front garage face for some detached dwellings in Streetsville, and recognition of an existing convenience retail and service kiosk area on a specific site.

CONCLUSION:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the additional amendments are minor in nature it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed housekeeping amendments and Official Plan Amendment 87 are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed housekeeping amendments to Zoning By-law 0225-2007 are mainly for clarification purposes, to add a definition for food bank, to reflect an Ontario Municipal Board decision and to permit temporary tents and stages in City-owned parks.
2. The proposed Official Plan Amendment 87 contains changes to clarify mapping, make technical textual revisions, change public meeting notice requirements, add a definition for "special concern" that identifies wildlife species that are threatened or endangered and amend the definition of "power generating facility" to include combined cycle technology.

ATTACHMENTS:

Appendix S-1 - Information Report

Appendix S-2 - Recommendation PDC-054-2008

Appendix S-3 - Proposed Housekeeping Amendments to Zoning By-law 0225-2007 Addendum

original signed by

Edward R. Sajecki

Commissioner of Planning and Building

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



Corporate Report

Clerk's Files

 Originator's
Files BL.09-COM

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: **Information Report**
Proposed Housekeeping Amendments -
Zoning By-law 0225-2007
and Proposed Official Plan Amendment 87
City of Mississauga
Bill 51

Public Meeting**Wards 1-11**

RECOMMENDATION: That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, and proposed Official Plan Amendment 87, be received for information.

BACKGROUND: Zoning By-law 0225-2007 and Official Plan Amendment 25 were passed by Council on June 20, 2007. Since one of the primary goals of the Comprehensive Zoning By-law Review was to ensure that the new Zoning By-law conforms to Mississauga Plan, regular housekeeping amendment reports are proposed to ensure conformity and deal with technical amendments to Mississauga Plan and the new Zoning By-law.

COMMENTS:

Since the approval of Zoning By-law 0225-2007, clarifications of wording and minor typographical errors have been identified that require amendments to the new Zoning By-law. Amendments are proposed to modify or expand Definitions, General Provisions and Parking regulations, as required. Changes have also been made to Residential, Commercial, City Centre, Employment, Greenbelt and Parkway Belt Zones. The details of these amendments are outlined in Appendix I-1 to this report and the majority are very minor in nature. There are some exceptions as outlined below and cross-referenced with Appendix I-1 in parenthesis:

Food Bank (Item #13)

A definition of a food bank has been added to ensure that it is clear that a food bank is permitted where appropriate.

Lot Frontage (Item #20)

The definition of lot frontage was changed in the new Zoning By-law to more accurately depict the actual width of a lot. Since the majority of lots throughout the City were created using the former definition, variances are often required for any additions or redevelopment on these lots. The costs to homeowners for variances and resurveying for minor changes can be substantial and outweigh the benefits of the new definition. Therefore it is appropriate to reinstate the previous definition.

3634 and 3638 Cawthra Road (Item #79)

An amendment is included in the table that relates to the implementation of an Ontario Municipal Board Order on May 15, 2008, which recognizes existing site conditions for a property located at 3634 and 3638 Cawthra Road. Amendments are necessary to the height, lot frontage and maximum area of a deck above an attached garage regulations in the RM1-22 zone.

Community Services (Items # 124, 125 and 126)

Provisions were included in the new Zoning By-law to regulate the use of temporary tents and stages in several zones. Since the passing of the new Zoning By-law, Community Services has

identified that there are a number of parks that contain G1, G2 (Greenbelt) and PB1 (Parkway Belt) zoning and host various festivals/community activities requiring the use of temporary tents and/or stages. Since these uses are not permitted in G1, G2 and PB1 base zones, Exception Zones are proposed to permit the use of temporary tents and stages in City-owned parks.

Mississauga Plan

In addition, there are a number of amendments required to Mississauga Plan in order to facilitate some of the Zoning By-law amendments. An additional amendment to Mississauga Plan is proposed to clarify that the notification required for city-wide amendments like housekeeping amendments can be advertised in the local newspaper and do not require to be supplemented with 120 m (393.7 ft.) notification by first-class mail. This has been the approach taken in the past and the amendment proposes to clarify the intent of the notification policies in Mississauga Plan. The details of these amendments are outlined in Appendix I-2 to this report.

CONCLUSION:

Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

ATTACHMENTS:

Appendix I-1 - Proposed Housekeeping Amendments to Zoning By-law 0225-2007
Appendix I-2 - Proposed Amendments to Mississauga Plan - OPA 87

original signed by

Edward R. Sajecki
Commissioner of Planning and Building

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

Proposed Housekeeping Amendments to Zoning By-law 0225-2007

B/L	Section Number	Proposed Revision	Comment/Explanation
Table of Contents			
1.	Part 12	Utility, Institutional, Development and Buffer Zones, <i>and Airport Zones</i>	Includes Airport Zones in category title.
Part - Administration, Interpretation, Enforcement and Definitions			
2.	1.1.1.3 Scope and Effect	No land shall be used and no building or structure shall be constructed, altered, expanded or used within the Planning Area except in conformity with the provisions and of this By-law.	Corrects sentence structure.
3.	1.1.2.3.1 Exception Zones and Exception Zones Schedules	An Exception Zone is expressed as a hyphenated numeric suffix to a Base Zone, such as "R1-12" or "G2-4(1)". An Exception Zone is a Base Zone that has been modified by adding or deleting one or more permitted uses and/or regulations. The uses and/or regulations stipulated in an Exception Zone take precedence. The Base Zone Provisions, Zone Category General Provisions, General Zone Provisions and/or Definitions shall apply to <u><i>all buildings and structures and the use of</i></u> a subject property unless otherwise stated.	Clarifies that base zone provisions, general zone provisions and/or definitions apply to buildings and structures and the use of properties.
4.	1.1.4 More Than One Zone	<u><i>1.1.4.1</i></u> When a lot is divided into more than one (1) zone, each portion of the lot shall comply with the applicable provisions of the zone in which it is situated. Required yards /setbacks/buffers shall be measured from the zone boundary.	Clarifies applicable uses and regulations when a building or structure is constructed across two (2) or more zone lines.
		<u><i>1.1.4.2</i></u> <u><i>Where a building or structure is constructed across two (2) or more zones, the use of the building or structure must be permitted in all zones and the required yards/setbacks/buffers along the common zone line shall not apply.</i></u>	
5.	1.1.6 Measurements of Yards	<u><i>1.1.6.1</i></u> Where the regulations of a zone include a requirement for a yard to be of a minimum and/or maximum size, the yard requirement shall be measured from either the from the street line or the lot line abutting the yard to the closest point of the building <u><i>nearest part of any building or structure on the lot.</i></u>	Clarifies that a yard is measured between the lot line and the nearest part of any building or structure.
		<u><i>1.1.6.2</i></u> <u><i>Where the regulations of a zone include a requirement for a yard to be of a maximum size, the yard requirement shall be measured from the lot line abutting the yard to the furthest part of any building or structure on the lot.</i></u>	
6.	1.1.7 Interpretation of Zone Boundaries	<i>Where any zone boundary is uncertain the following provisions shall apply:</i>	Zone boundaries are no longer uncertain in the new By-law. This section provides direction for determining zone boundaries.

B/L	Section Number	Proposed Revision	Comment/Explanation
7.	1.1.15 Contravention of this By-law	<p>1.1.15 Contravention of this By-law</p> <p><i>In accordance with the Planning Act R.S.O. 1990, c. P13, as amended, every person and/or corporation who contravenes this By-law is guilty of an offence and on conviction is liable <u>to a fine as provided for in the Planning Act.</u></i></p> <p>1.1.15.1 Fines – Person:</p> <p>1.1.15.1.1 on a first conviction, a fine of not more than \$25,000;</p> <p>1.1.15.1.2 on a subsequent conviction, a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which he was first convicted.</p> <p>1.1.15.2 Fines – Corporation:</p> <p>1.1.15.2.1 on a first conviction, a fine of not more than \$50,000;</p> <p>1.1.15.2.2 on a subsequent conviction, a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.</p> <p>1.1.15.3 Prohibition Order</p> <p>Where a conviction is entered under Subsection 1.1.15, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.</p> <p>1.1.15.4 Fines Recoverable</p> <p>Every fine made under this Subsection is recoverable under the Provincial Offences Act, R.S.O. 1990, c.P.30.</p>	This revision deletes unnecessary wording of provisions that are already provided for within the Planning Act.

B/L	Section Number	Proposed Revision	Comment/Explanation
Section 1.2 - Definitions			
11.	Section 1.2 - Definitions	" Apartment Dwelling " means a building or part thereof, other than a horizontal multiple dwelling or a townhouse dwelling , containing more than three (3) dwelling units , and with shared entrance and exit facilities above the first storey <u>through a common vestibule(s).</u>	Modification allows apartment dwellings to have more than one shared vestibule and no longer requires all of the apartment dwelling units to have the same shared vestibule.
8.	Section 1.2 - Definitions	" Basement " means that portion of a building between two (2) floor levels which is partially below the average grade or established grade . Any portion of the building partly below grade shall be deemed to be a basement when the underside of the floor structure of the floor immediately above the average grade or established grade is less than 1.8 m above the average grade or established grade .	Average grade should be removed from the definition of "basement" to ensure that basements are determined in relation to the grades immediately surrounding the building (ie. established grade) as opposed to the average grade which is calculated by averaging grades at the side lot lines. The average grade definition is used in the calculation of height for detached, semi-detached, duplex and triplex dwellings.
10.	Section 1.2 - Definitions	" Convenience Retail and Service Kiosk " means a building, structure or part thereof, accessory to a motor vehicle service station , a gas bar , a motor vehicle wash facility or a motor vehicle wash facility - restricted , with a maximum gross floor area of 300 m ² , and where goods may be stored or offered for sale, and may include as accessory thereto a take-out restaurant excluding seating, not exceeding a gross floor area of 30 m ² or ten percent (10%) of the gross floor area, whichever is greater , a banking machine and/or a drive-through window.	Deletes a redundant provision.
9.	Section 1.2 - Definitions	"Commercial Motor Vehicle" means a motor vehicle having permanently attached thereto, a truck or delivery body and may include but is not limited to a catering or canteen truck, bus, cube van, tow truck, tilt and load truck, dump truck, tractor trailer, ambulance, hearse, fire apparatus and tractor, used for hauling purposes. (*see Motor Vehicle)	Changes the location of the definition to be under the heading for motor vehicle but leaves a cross reference.
12.	Section 1.2 - Definitions	" Dwelling Unit Depth " means the depth measured from the outside of the front wall to the outside of the rear wall inclusive of an attached garage <u>but exclusive of any structures below the first storey.</u>	Excludes structures, or portions thereof, that are located below the first storey. Example: a dwelling's cold cellar that is located below the first storey of the dwelling would not be included in the calculation of dwelling unit depth.

B/L	Section Number	Proposed Revision	Comment/Explanation
33.	Section 1.2 - Definitions	" First Storey " means the storey of a building, structure or part thereof, that has its floor closest to the average grade or established grade and its ceiling more than 1.8 m above the average grade or established grade .	Average grade should be removed from the definition of "first storey" to ensure that the first storey of a building is measured in relation to the grades immediately surrounding the building (ie. established grade) as opposed to the average grade which is calculated by averaging grades at the side lot lines. The average grade definition is used in the calculation of height for detached, semi-detached, duplex and triplex dwellings.
13.	Section 1.2 - Definitions	" Food Bank " means a not-for-profit facility where food and/or other goods are collected and distributed to individuals and/or groups.	New definition of a food bank.
14.	Section 1.2 - Definitions	" Gross Floor Area - Restaurant " means the sum of the areas of each storey above or below established grade , measured from the exterior of outside walls <u>or from the mid-point of common walls</u> , but excluding storage areas and motor vehicle parking below established grade .	The inclusion of this revision will ensure that the calculation of gross floor area for restaurants will be measured to the mid-point of common walls when the restaurant shares a wall with another tenant.
21.	Section 1.2 - Definitions	" Front Lot Line - Through Lot " means each lot line that divides the through lot from a street or a private road . <u><i>A lot line with a 0.3 m reserve shall not be a front lot line.</i></u>	Clarifies that through lots with a 0.3 m reserve only have one front lot line.

B/L	Section Number	Proposed Revision	Comment/Explanation
15.	Section 1.2 - Definitions	<p>"Height" (1) means, with reference to the height of a building, structure or part thereof, except a detached, semi-detached, duplex or triplex dwelling, the vertical distance between the established grade and:</p> <p>(1.1) the highest point of the roof surface of a flat roof; or</p> <p>(1.2) the mean height level between the eaves and ridge of a sloped roof; <u>or</u></p> <p><u>(1.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or</u></p> <p><u>(1.4) the highest point of a structure without a roof</u></p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>	These revisions clarify the height level of buildings with flat roofs on top of sloped roofs and for structures without a roof.
16.		<p>"Height - Highest Ridge" means, with reference to the height of a building, structure or part thereof, the vertical distance between the established grade and the highest ridge of a sloped roof <u>or the highest point of a flat roof on top of a sloped roof.</u></p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>	

B/L	Section Number	Proposed Revision	Comment/Explanation
17.	Section 1.2 - Definitions	<p>"Height" (2) means, with reference to the height of a detached, semi-detached, duplex or triplex dwelling, the vertical distance between the average grade and:</p> <p>(2.1) the highest point of the roof surface of a flat roof; or</p> <p>(2.2) the mean height level between the eaves and ridge of a sloped roof; <u>or</u></p> <p>(2.3) <u>the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or</u></p> <p>(2.4) <u>the highest point of a structure without a roof</u></p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>	These revisions clarify the height level of buildings with flat roofs on top of sloped roofs and for structures without a roof.
18.		<p>"Height - Highest Ridge" means, with reference to the height of a detached, semi-detached, duplex or triplex dwelling, the vertical distance between the average grade and the highest ridge of a sloped roof <u>or the highest point of a flat roof on top of a sloped roof.</u></p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>	
19.	Section 1.2 - Definitions	<p>"Landscaped Buffer" means a continuous, open, unobstructed width of land substantially parallel to and adjoining a lot line that is intended for the growth and maintenance of plant material including trees, shrubs and other landscape features such as retaining walls. The landscaped buffer may include signage, <u>utility easement</u> and lighting and may be traversed by a driveway and/or walkway and/or utility easement, the angle of which must be at least 60° but no greater than 120° measured from the applicable lot line.</p>	The intent of this wording was to maximize the amount of area available for planting within the required landscaped buffers by requiring easements (and accompanying utilities) to pass through them in a direct fashion. Article 2.1.1.2 allows utilities to be provided wherever they are required and supercedes the restrictions of this definition. Therefore, the wording should be changed and we will continue to maximize landscaped buffers on individual properties through the site plan approval process where applicable.

B/L	Section Number	Proposed Revision	Comment/Explanation
20.	Section 1.2 - Definitions	<p>"Lot Frontage" means the horizontal distance between the side lot lines measured along a line drawn at a 90° angle to a line joining the mid-point of the front lot line to the mid-point of the rear lot line, a distance of 7.5 m back from the front lot line.</p> <p>"Lot Frontage" means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.</p> <p>See Illustration No. 7 - Section 1.3 - Illustrations</p>	The definition of lot frontage was changed in the new By-law to more accurately depict the actual frontage of lots. However, since the lot frontage of the vast majority of lots throughout the City were calculated using the system of measuring under Zoning By-law 5500, and all records, maps and lot schedules reflect this older method, it is recommended that this new definition be replaced with the former definition of lot frontage (formerly referred to as "width of a lot").
9.	Section 1.2 - Definitions	<p>"Motor Vehicle" means an automobile, truck, motorcycle or any other vehicle propelled or driven otherwise than by muscular power, excluding a commercial motor vehicle, a streetcar, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road-building machine.</p>	This revision changes the location of the definition of commercial motor vehicle to be a sub-definition of motor vehicle.
		<p>"Commercial Motor Vehicle" means a motor vehicle having permanently attached thereto, a truck or delivery body and may include but is not limited to a catering or canteen truck, bus, cube van, tow truck, tilt and load truck, dump truck, tractor trailer, ambulance, hearse, fire apparatus and tractor, used for hauling purposes.</p>	
22.	Section 1.2 - Definitions	<p>"Motor Vehicle Body Repair Facility - Commercial Motor Vehicle" means a building, structure, or part thereof, where painting and structural changes or repairs are made to the bodies of commercial motor vehicles exceeding 3 000 kg in weight, or where commercial motor vehicles exceeding 3 000 kg in weight are taken for appraisal of their damage for insurance adjustment purposes.</p>	This revision clarifies that only commercial motor vehicles exceeding 3 000 kg in weight are permitted.

B/L	Section Number	Proposed Revision	Comment/Explanation
23.	Section 1.2 - Definitions	" Motor Vehicle Rental Facility " means a building, structure, <i>outdoor</i> area or part thereof, for the rental or leasing of new or used motor vehicles , excluding commercial motor vehicles <i>exceeding 3 000 kg in weight</i> , motorized construction equipment, farm equipment, truck bodies, truck tractors or tractor trailers, provided there is no on-site repair or cleaning of new or used motor vehicles .	The inclusion of outdoor area will permit motor vehicles to be parked and/or stored on site as part of the typical operation of these facilities and clarifies that it excludes commercial motor vehicles exceeding 3 000 kg in weight.
24.	Section 1.2 - Definitions	" Motor Vehicle Repair Facility - <i>Commercial Motor Vehicle</i> " means a building, structure, <i>outdoor area</i> or part thereof, where mechanical repairs are made to commercial motor vehicles <i>exceeding 3 000 kg in weight</i> and shall include the repair and installation of commercial motor vehicle windshields, commercial motor vehicle equipment, rustproofing and may include a commercial motor vehicle diagnostic centre and commercial motor vehicle cleaning/detailing <i>facility</i> .	The inclusion of outdoor area will permit motor vehicles to be parked and/or stored on site as part of the typical operation of these facilities. Reference is now made only to commercial motor vehicles exceeding 3 000 kg in weight and services thereto.
25.	Section 1.2 - Definitions	" Motor Vehicle Repair Facility - Restricted " means a motor vehicle repair facility but shall not include commercial motor vehicles , motorized construction equipment, farm equipment, truck tractors or tractor trailers. a <i>building, structure or part thereof, where mechanical repairs are made to motor vehicles and shall include the repair and installation of motor vehicle windshields, motor vehicle equipment, rustproofing and may include a motor vehicle diagnostic centre and motor vehicle cleaning/detailing facility.</i>	The revised definition no longer relies upon another defined term and references only non-commercial motor vehicles.
26.	Section 1.2 - Definitions	" Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles " means a building, structure, <i>outdoor</i> area or part thereof, for the sale, rental or leasing of new or used commercial motor vehicles exceeding 3 000 kg in weight, and commercial motor vehicles , and may include accessory thereto a motor vehicle repair facility, motor vehicle body repair facility, <i>commercial motor vehicle</i> repair facility, commercial motor vehicle body repair facility and the sale of commercial motor vehicle and commercial motor vehicle parts and equipment with no outdoor storage of parts and materials.	The inclusion of outdoor area will permit motor vehicles to be parked and/or stored on site as part of the typical operation of these facilities. The revised definition no longer relies upon another defined term and references only commercial motor vehicles exceeding 3 000 kg in weight and services thereto.

B/L	Section Number	Proposed Revision	Comment/Explanation
27.	Section 1.2 - Definitions	" Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted " means a building, structure, <u>outdoor area</u> or part thereof, for the sale, rental or leasing of new or used motor vehicles , excluding motorized construction equipment, farm equipment, truck bodies, truck tractors' tractor trailers or commercial motor vehicles <u>exceeding 3 000 kg in weight</u> , and may include accessory thereto a motor vehicle repair facility - <u>restricted</u> , motor vehicle body repair facility and the sale of motor vehicle parts and equipment with no outdoor storage of parts and materials.	The inclusion of outdoor area will permit motor vehicles to be parked and/or stored on site as part of the typical operation of these facilities. The revised definition no longer relies upon another defined term.
28.	Section 1.2 - Definitions	" Motor Vehicle Wash Facility - <u>Commercial Motor Vehicle</u> " means a building, structure or part thereof, used for the washing of <u>commercial motor vehicles exceeding 3 000 kg in weight</u> , with automatically operated equipment located wholly within an enclosed building, structure or part thereof, but shall not include time-pay washing facilities, coin-operated washing facilities, wand washing facilities or other manually operated equipment or facilities for the washing of <u>commercial motor vehicles exceeding 3 000 kg in weight</u> .	The revised definition no longer relies upon another defined term and references only commercial motor vehicles exceeding 3 000 kg in weight and services thereto.
29.	Section 1.2 - Definitions	" Motor Vehicle Wash Facility - Restricted " means a motor vehicle wash facility, excluding the washing of commercial motor vehicles, motorized construction equipment, farm equipment, truck tractors or tractor trailers. a <u>building, structure or part thereof, used for the washing of motor vehicles with automatically operated equipment located wholly within an enclosed building, structure or part thereof, but shall not include time-pay washing facilities, coin-operated washing facilities, wand washing facilities or other manually operated equipment or facilities for the washing of motor vehicles.</u>	The revised definition no longer relies upon another defined term.
30.	Section 1.2 - Definition	" Power Generating Facility " means a building or structure or part thereof, used for the production of electrical power, where output is 10 megawatts or greater and where the method of production is limited to natural gas-fired, <u>combined cycle, cogeneration</u> and/or renewable energy .	The inclusion of "combined cycle" is in conformity with the amendment to Mississauga Plan.
31.	Section 1.2 - Definitions	" Retail Centre " means a concentration of commercial, containing permitted <u>Retail, Service, Office, Hospitality, or Entertainment/Recreation uses identified in Table 6.2.1. of this By-law, or a University/College, occupying three (3) or more separated units on one (1) property in a C1 to C3 zone, where the GFA - non-residential is primarily used for retail stores and/or personal service establishments.</u>	This revision clarifies the types of uses that can be included in a retail centre for the purpose of calculating parking rates.

B/L	Section Number	Proposed Revision	Comment/Explanation
32.	Section 1.2 - Definitions	" Retail Store " means a building, structure or part thereof, in which goods are offered for sale, lease and/or rental to consumers. Where the primary function of the retail store is the sale of food, food may be produced or prepared on the premises and offered for sale to the public for consumption on the premises <i>or off the premises</i> .	Clarifies that food produced or prepared on site may be taken off site for consumption.
34.	Section 1.2 - Definitions	" Structure " means anything constructed or erected, the use of which requires location on the ground or attached to something having location in or on the ground, excluding a fence, retaining wall, <u>swimming pool</u> or stairs.	Clarifies that a swimming pool is not a structure that requires setbacks and yard requirements other than those requirements specifically required for swimming pools.
35.	Section 1.2 - Definitions	" Transportation Facility " means an area set aside exclusively for the storage of <u>commercial motor vehicles</u> exceeding 3 000 kg in weight.	Clarifies that this definition only applies to commercial motor vehicles that exceed 3 000 kg in weight.
Section 1.3 - Illustrations			
	Section 1.3 - Illustrations	Illustration No. 1 revised to show limit of encroachment.	Clarifies extent of encroachment on illustration.
	Section 1.3 - Illustrations	Illustration No. 6 revised to show where height - highest ridge is measured.	This revision accurately depicts where height-highest ridge is measured to on various roof forms.
	Section 1.3 - Illustrations	Illustration No. 7 revised to show revised method of calculating lot frontage.	Revised in accordance with the change in method of calculating lot frontage.
	Section 1.3 - Illustrations	Illustration No. 9 revised to delete reference to "Average Grade".	The reference to "average grade" should be removed from the illustration of storey to ensure that the first storey of a building is measured in relation to the grades immediately surrounding the building (ie. established grade) as opposed to the grades calculated by averaging grades at the side lot lines. The average grade definition is used in the calculation of height for detached, semi-detached, duplex and triplex dwellings
	Section 1.3 - Illustrations	Illustration No. 10 revised to change area of interior side yard and to delete the sight triangle.	This revision now accurately depicts area of interior side yard and removes the sight triangle.

B/L	Section Number	Proposed Revision			Comment/Explanation
	Section 1.3 - Illustrations	Illustration No. 13 revised to demonstrate many different potential configurations.			This revision now includes many more different parking configurations that demonstrate where parking stall width may need to increased.
Part 2 - General Provisions					
36.	2.1.1.2 Physical Services and Utilities	Nothing in this By-law shall prevent the installation of water, stormwater and wastewater management facilities or piped services, including natural gas and oil pipelines, electric power transmission, telecommunication and other cabled services <i>in compliance with Article 2.1.1.3.</i>			Clarification of wording ensures that this provision permits services but does not supercede the provisions of Article 2.1.1.3.
37.	2.1.4 0.3 m Reserves	2.1.4.1	For the purpose of this By-law, measuring yards and setbacks to a street , a 0.3 m-reserve shall be considered to be part of the street .		This revision is a simplification that allows reserves to be considered as part of a street while ensuring the calculation of lot frontage for interior and corner lots is not impacted by the presence or absence of a municipal reserve.
		2.1.4.2	For the purpose of measuring lot frontage, where a 0.3 m reserve is lifted, in whole or in part, the entire width of the lot shall be used to calculate the lot frontage requirement.		
38.	2.1.7 Non-contravention	No lot, <u>building, structure or parking area</u> shall be deemed to have contravened any provisions of this By-law if the contravention is due to transfer to or acquisition by The Corporation of the City of Mississauga, The Regional Municipality of Peel, the Province of Ontario and/or the Government of Canada, of a part or parts of any lot .			Ensures that existing buildings, structures and parking areas are also deemed to conform with the provisions of the By-law if there is a land transfer or acquisition by a public authority.
39.	2.1.9.3 Place of Religious Assembly Lines 2.4 and 3.5	Line 2.4	Maximum gross floor area of a community/multi-use hall	Equal to or less than the gross floor area of the <u>worship area</u>	The revision bolds the words "worship area" as it is a defined term.
		Line 3.5	Maximum gross floor area of a community/multi-use hall	Equal to or less than the gross floor area of the <u>worship area</u>	The revision bolds the words "worship area" as it is a defined term.

B/L	Section Number	Proposed Revision	Comment/Explanation
40.	2.1.9.7 Temporary Tent/Stage	Table 2.1.9.7 - Temporary Tent and/or Stage	H-CC1 and H-CC2 zones have been added to the list of zones where temporary tents and stages are permitted and temporary tent and temporary stage has been bolded as they are defined.
		Line	
		1.0 A <u>temporary tent</u> is permitted only in these zones	
		R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C5, CC1 to CC4, <u>H-CC1, H-CC2</u> , CCOS, E1 to E3, OS1 to OS3, I and D zones	
41.	2.1.9.10 Transit Terminal and/or Transit Corridor	2.0 A <u>temporary stage</u> is permitted only in these zones	This revisions ensures that Part 3 of the By-law is applicable to transit terminal and/or transit corridors.
		C1 to C4, CC1, CC2, <u>H-CC1, H-CC2</u> , CCOS, E1 to E3, OS1, OS2, and I zones	
42.	2.1.9.11 Food Bank	In addition to the provisions contained in Parts 1 and 2 <u>to 3</u> of this By-law, a transit terminal and/or transit corridor shall comply with the provisions contained in Table 2.1.9.10 - Transit Terminal and/or Transit Corridor.	This revisions ensures that Part 3 of the By-law is applicable to transit terminal and/or transit corridors.
43.	2.1.9.11 Food Bank	Food Bank	This new regulation will permit food banks in most Commercial, Office, Institutional and Employment Zones and as an accessory use within places of religious assembly and community centres.
		In addition to the provisions contained in Parts 1 to 3 of this By-law, a food bank shall comply with the provisions contained in Table 2.1.9.11 - Food Bank.	
		<u>Table 2.1.9.11 - Food Bank</u>	
		<u>1.0</u> A <u>food bank</u> is permitted only in these zones	
44.	2.1.9.11 Food Bank	O, C1 to C4, CC1, E1 to E3 and I zones as a charitable activity permitted in Articles 2.1.9.3 and <u>2.1.9.6</u>	This provision provides consistency with the balance of the Zoning By-law by deleting reference to the zones with holding provisions.
		<u>2.0</u> A <u>food bank</u> shall comply with the regulations of the zone in which it is located	
45.	2.1.27 Minimum Height Requirement - Hurontario Street Corridor	All buildings containing a residential dwelling unit that are zoned C4, CC1 to CC4, H-CC1 to H-CC4 and are located within the hatched area identified on Schedule 2.1.27 of this Subsection, shall have a minimum height of three (3) storeys .	This provision provides consistency with the balance of the Zoning By-law by deleting reference to the zones with holding provisions.

B/L	Section Number	Proposed Revision			Comment/Explanation
Part 3 - Parking, Loading and Stacking Lane Regulations					
44.	3.1.1.11.2 Parking for any other Permitted Non-Residential Use	Where any part of a public school or private school is used for <i>shared with</i> any other permitted non-residential land use , the portion of the public school or private school used for the said use shall provide the required parking in accordance with the minimum parking regulations of the respective uses . When parking for multiple uses is calculated, the parking regulation will not be cumulative, but the higher parking regulation will apply.			This minor wording revision clarifies the intent of the regulation.
45.	Line 16A.0 of Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	<u>16A.0</u>	<u>Food Bank</u>	<u><i>3.0 spaces per 100 m² GFA - non-residential</i></u>	This regulation provides an appropriate parking rate for food banks.
46.	Line 34 of Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	34.0	<u>Pilot Plant Prototype Production Facility</u>	1.6 spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential ; and 1.1 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential	This revision permits prototype production facilities to provide parking at the same rates as a pilot plant instead of defaulting to the "other" non-residential parking rate.

B/L	Section Number	Proposed Revision		Comment/Explanation
47.	Line 40.1 of Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Retail Centre (Less than or equal to 2 000 m ² GFA - non-residential)	4.3 spaces per 100 m ² GFA - non-residential Parking for restaurant, convenience restaurant, and place of religious assembly, <u>funeral establishment, overnight accommodation, banquet hall/conference centre/convention centre and entertainment establishment uses</u> will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law	This revision will ensure that funeral establishment, overnight accommodation, banquet hall/conference centre/convention centre and entertainment establishments are not given a parking reduction in retail centres.
48.	Line 43A.0 of Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	<u>Science and Technology Facility</u>	3.2 spaces per 100 m ² GFA - non-residential	This new regulation will provide an appropriate parking rate for a use permitted instead of using the default non-residential parking rate.
49.	Note (4) of Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	(4) Manufacturing Facility (Multiple-Occupancy Mixed Use Building) a building occupied by more than one (1) occupant, where the primary function is manufacturing <u>primarily used for manufacturing, warehouse/distribution and/or wholesaling facilities</u> , but may contain other non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities.		The proposed changes clarify the uses for which the 1.6 parking spaces per 100 m ² GFA non-residential applies.

B/L	Section Number	Proposed Revision	Comment/Explanation
Part 4 - Residential			
50.	Line 5.1 of Table 4.1.2.2 Accessory Buildings and Structures	Maximum Height: Sloped roof - <u>highest ridge</u>	Clarifies that height of accessory buildings with sloped roofs are measured to the highest roof ridge rather than to the mid-point between peak and eaves.
51.	4.1.5.1 Encroachments and Projections	A porch or a deck , located at <u>and accessible from the first storey</u> or below the first storey of the dwelling, inclusive of stairs, may encroach a maximum of 1.6 m into a required front and/or exterior side yard ;	This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.
52.	4.1.5.2 Encroachments and Projections	A porch or a deck , located at <u>and accessible from the first storey</u> or below the first storey of the dwelling, inclusive of stairs, may encroach a maximum of 5.0 m into a required rear yard provided that the porch or deck shall have a minimum setback of 1.5 m to a <u>the rear lot line</u> . For a lot with a dwelling requiring a 0.0 m interior side yard , the setback to the <u>that interior side lot line</u> from a porch or a deck , inclusive of stairs, shall also be 0.0 m. <u>For a lot with a dwelling requiring more than a 0.0 m interior side yard, the setback to the interior side lot line from a porch or a deck, inclusive of stairs, shall be 0.61 m;</u>	The first proposed revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling. The second proposed revision will also ensure that porches and decks associated with unattached side of a dwelling will maintain a minimum setback of 0.61 m (2 ft.).
53.	4.1.5.5 Encroachments and Projections	A window projection, with or without a foundation, chimney , pilaster or corbel, <u>window well, and stairs with a maximum of three (3) risers,</u> may encroach a maximum of 0.61 m into a required yard provided that the required yard is a minimum of 1.2 m;	This revision permits window wells and stairs with less than 3 risers in side yards as was previously permitted under Zoning By-law 5500. Window projection with or without foundations are now addressed under proposed Article 4.1.5.9
54.	4.1.5.8 Encroachments and Projections	<u>Notwithstanding the provisions of Article 4.1.5.5,</u> stairs, stairwells or retaining walls, to facilitate an entrance located below grade at any point, or to facilitate a direct entrance <u>only</u> to the basement , shall not be permitted in <u>front yards, interior side yards, and exterior side yards and required rear yards;</u>	Ensures that stairs, stairwells and/or retaining walls used to facilitate entrances to basements are limited to rear yards that exceed minimum rear yard requirements.

B/L	Section Number	Proposed Revision		Comment/Explanation
55.	<u>4.1.5.9 Encroachments and Projections</u>	<u>A building projection, with windows that cover a minimum of 50% of the total projection, may encroach a maximum of 0.61 m into a required front, exterior and/or rear yard, provided that the building projection is not more than 3.0 m wide.</u>		This new regulation will permit 0.6 m (2ft.) building projection into front, exterior and rear yards provided that the projection is covered by a minimum of 50% windows and that each projection is limited to 3.0 m (9.84 ft.) wide.
56.	4.1.9.2 Driveways and Parking	A walkway abutting a driveway shall be included in the driveway width calculation unless it is separated by a permanent grade separation barrier of at least 0.1 m in <i>height</i> ;		Remove the bold from the word "height" so it will not be measured the same as for a building or structure.
57.	4.1.9.4 Driveways and Parking	The nearest part of a driveway or any other parking area for a detached, semi-detached, duplex, triplex , end unit of a street townhouse dwelling , and horizontal multiple dwellings with four (4) to six (6) dwelling units shall be a minimum distance of 0.6 m from any side lot line other than the common side lot line separating an attached semi-detached dwelling , or an attached street townhouse dwelling <u>or a detached garage with a joint party wall</u> ;		Will ensure that residential driveways with shared detached garages that straddle shared property lines do not require a 0.6 m (2 ft.) setback of a driveway to an interior side lot line.
58.	4.1.10.1 Parking of Commercial Motor Vehicles	A commercial motor vehicle shall only be parked on a driveway <u>or within a garage</u> ;		This revision clarifies that the one (1) commercial motor vehicle permitted must be located on a driveway or within a garage.
59.	4.1.11.1.2 Trailer and Recreational Vehicle Parking	One (1) trailer, with or without one (1) boat, <u>or up to two (2)</u> personal watercraft or snowmobiles, or one (1) recreational vehicle, is permitted subject to the following:		Will allow two (2) personal watercraft or snowmobiles on a trailer that is located in a side or rear yard.
60.	4.1.11.1.2 (6) Trailer and Recreational Vehicle Parking	the minimum setback of a trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle to the exterior side lot line and/or rear lot line shall be 7.5 m, <u>where rear lot line abuts a street</u> .		This amendment will require an increased setback for trailers with or without boats where a property backs or flanks onto a public street. This provision reinstates that was required under Zoning By-law 5500.
61.	4.1.12.1 Attached Garage Regulations	4.1.12.1	An attached garage <u>in R1 to R16 and RM1 to RM9 zones</u> shall comply with the regulations contained in Table 4.1.12.1 - Attached Garage Regulations	Specifies the zones in which these regulations will apply.

B/L	Section Number	Proposed Revision	Comment/Explanation
62.	4.1.12.1 Attached Garage Regulations	Add Note " <u>(2)</u> " to Cell B1.0 of Table 4.1.12.1 - Attached Garage Regulations	Adding Note "(2)" to this cell makes this provision not apply to RM4, RM7, RM8 and RM9 zones where there may be more than one attached garage per lot.
62.	4.1.12.1 Attached Garage Regulations	NOTES: (2) <u>Line 1.0 shall not apply in RM4, RM7, RM8 and RM9 zones.</u>	This note makes this provision not apply to RM4, RM7, RM8 and RM9 zones where there may be more than one attached garage per lot.
63	4.1.12.3 Attached Garage Regulations	A balcony with a maximum area of $\geq 10 \text{ m}^2$ is permitted on top of an attached garage , <u>provided that the balcony does not project more than 1.0 m beyond the front garage face.</u>	While Zoning By-law 5500 did not contain a maximum area for balconies above a garage, it has subsequently been determined that the 2 m^2 (21.5 sq. ft.) permitted by Zoning By-law 0225-2007 is too restrictive and did not allow many dwelling designs that were previously approved. Although the area permitted has been increased, an internal design review suggested that balcony projections from garages should be restricted to 1.0 m (3.3 ft).
64.	4.1.15.1.1 Apartment Zone Regulations	Accessory uses are limited to a retail store, personal service establishment, financial institution, office and medical office-restricted	Will ensure that medical offices in large apartment dwellings zones do not have laboratory, drug and optical dispensary and/or medical supply and equipment stores as of right.
65.	Line 6.3 of Table 4.2.1 R1 to R5 Permitted Use and Regulation Table	Add Note " <u>(7)</u> " to Cell B6.3 of Table 4.2.1 - Permitted Use and Regulation Table - R1 to R5 Zones	This will ensure that where a dwelling is required to have a minimum front yard of 12.0 m, the setback from the front garage face will also be 12.0 m.
66.	Line 8.0 of Table 4.2.2 R1 Infill Exception Regulations	GARAGE PROJECTION: maximum projection of the garage beyond any portion of the front wall of the first storey	Clarifies that attached garages in infill housing exception zones must not project beyond the front wall of the first storey of the dwelling.

B/L	Section Number	Proposed Revision		Comment/Explanation
67.	4.2.2.13 R1-13 Exception Zone	Delete abutting property zone "R1-47" from R1-13 Exception Zone Schedule		Abutting zones on Exception Schedule are not necessary.
68.	Line 8.0 of Table 4.2.3 R2 Infill Exception Regulations	GARAGE PROJECTION: maximum projection of the garage beyond any portion of the front wall of the first storey		Clarifies that attached garages in infill housing exception zones must not project beyond the front wall of the first storey of the dwelling.
69.	4.2.3.12.1 R2-12 Exception Zone	Minimum setback of all buildings and structures and swimming pools to the rear lot line where lands abut a PB1 <u>GI</u> zone		Corrects an inadvertent typographical error related to setbacks to Greenbelt lands.
70.	Line 8.0 of Table 4.2.4 R3 Infill Exception Regulations	GARAGE PROJECTION: maximum projection of the garage beyond any portion of the front wall of the first storey		Clarifies that attached garages in infill housing exception zones must not project beyond the front wall of the first storey of the dwelling in infill residential exception zones.
71.	4.2.5.55.3 R4-55 Exception Zone	Minimum <u>Maximum</u> lot coverage	35%	Corrects and inadvertent typographical error and reinstates the maximum lot coverage of the previous zone under Zoning By-law 5500.
72.	R4-58 Exception Zone	In a R4- 57 <u>58</u> zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply:		Corrects inadvertent typographical error.
73.	R4-59 Exception Zone	In a R4- 57 <u>59</u> zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply:		Corrects inadvertent typographical error.
74.	R7-17 Exception Zone	4.3.3.17.7	Minimum <u>Maximum</u> driveway width 6.5 m	Corrects inadvertent typographical error.

B/L	Section Number	Proposed Revision					Comment/Explanation
75.	Lines 11.1 to 11.3 of Table 4.4.1 (R8 to R11 Zone Regulation Table)	11.0 HEIGHT	R8	R9	R10	R11	The effect of this amendment is to reinstate the maximum height permitted for dwellings in R9, R10 and R11 zones that was permitted under Zoning By-law 5500.
		11.1 Maximum Height - Highest Ridge: sloped roof	<u>10.7 m</u>	10.7 m	10.7 m	10.7 m	
		<u>11.2 Maximum Height: sloped roof</u>		<u>10.7 m</u>	<u>10.7 m</u>	<u>10.7 m</u>	
		11.23 Maximum Height: flat roof	7.5 m	7.5 m	7.5 m	7.5 m	
76.	Line 4.0 of Table 4.5.1 (R12 to R14 Zone Regulation Table)	MINIMUM <u>SF</u> (<u>STREET</u> FRONTAGE)					Clarifies that the minimum amount of frontage per lot is the amount of SF (Street Frontage) as graphically illustrated on Figure 4.5.1.
77.	Line 11.1 of Table 4.7.1 (R16 Zone Regulation Table)	Maximum encroachment of a porch or deck inclusive of stairs located at <u>and accessible from the first storey</u> or below the first storey into the required front and exterior side yards					This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.
77.	Line 11.3 of Table 4.7.1 (R16 Zone Regulation Table)	Maximum encroachment of a porch or deck inclusive of stairs located at <u>and accessible from the first storey</u> or below the first storey , or awning into the required rear yard					This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.
78.	4.8.2.8.1 RM1-8 Exception Zone	Minimum setback of a detached dwelling to all lands zoned U-3 on lots located west of Longford Drive <u>or east of Churchill Meadows Boulevard</u>					The effect of this amendment is to reinstate the 11.0 m setback for dwellings in this Exception Zone to lands zoned U-3 which contain a gas pipeline as was required under Zoning By-law 5500.

B/L	Section Number	Proposed Revision		Comment/Explanation
79.	4.8.2.22 RM1-22 Exception Zone	(10) maximum height : highest ridge of a sloped roof <u>(18) minimum lot frontage</u> <u>(19) maximum area of a deck above an attached garage</u>	8.2 m <u>10.7 m</u> <u>18.0 m</u> <u>10 m²</u>	These revisions recognize existing site conditions in accordance with an Ontario Municipal Board Decision.
80.	4.8.2.23.1 RM1-23 Exception Zone	(1) minimum setback of a detached dwelling to all lands zoned U-3 on lots located east of Longford Drive (2) minimum setback of a detached dwelling to all lands zoned U-3 on lots located west of Longford Drive (3)-(2) maximum garage width: measured from the inside face of the garage side walls	13.0 m 11.0 m 11.0 m 6.1 m	The effect of these amendments is to reinstate an 11.0 m setback for dwellings in this Exception Zone to lands zoned U-3 which contain a gas pipeline as was required under Zoning By-law 5500.
80.	4.8.2.23.2 RM1-23 Exception Zone	(16) minimum setback of a semi-detached dwelling to all lands zoned U-3 on lots located east of Longford Drive (17) minimum setback of a semi-detached dwelling to all lands zoned U-3 on lots located west of Longford Drive (18)-(17) minimum setback to front garage face (19)-(18) minimum setback to a sight triangle (20) (19) maximum encroachment of a porch/balcony into required front or exterior side yard <u>(20) maximum encroachment of a porch/balcony into required exterior side yard</u>	13.0 m <u>11.0 m</u> 11.0 m 5.8 m 0.0 m 2.0 m <u>2.0 m</u>	The effect of these amendments are to reinstate the 11.0 m setback for specific dwellings to lands zoned U-3 which contain a gas pipeline as was required under Zoning By-law 5500.
81.	4.8.3.33.1 RM2-33 Exception Zone	<u>(2) maximum lot coverage - where the projection of a garage beyond the main front entrance or the main entry feature, where provided, is less than or equal to 1.0 m or the projection of a garage beyond the main front entrance is less than or equal to 2.5 m</u> (23) maximum projection of a garage beyond the main front entrance	45% 7.5 m	The effect of these amendments is to reinstate the increased maximum lot coverage of 45% for detached dwellings permitted on lots with this Exception Zone as was previously permitted under Zoning By-law 5500.

B/L	Section Number	Proposed Revision		Comment/Explanation
82.	Line 11.1 of Table 4.9.1 (RM3 Zone Regulation Table)	Maximum encroachment of a porch or deck inclusive of stairs located at <u>and accessible from the first storey</u> or below the first storey into the required front and exterior side yards		This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.
82.	Line 11.3 of Table 4.9.1 (RM3 Zone Regulation Table)	Maximum encroachment of a porch or deck inclusive of stairs located at <u>and accessible from the first storey</u> or below the first storey , or awning into the required rear yard		This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.
83.	Line 9.1 of Table 4.10.1 (RM4 Zone Regulation Table)	Porch or deck located at <u>and accessible from the first storey</u> or below the first storey of the dwelling, inclusive of stairs, attached to the front and/or side wall of a townhouse dwelling		This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.
83.	Line 9.2 of Table 4.10.1 (RM4 Zone Regulation Table)	Porch or deck located at <u>and accessible from the first storey</u> or below the first storey of the dwelling, inclusive of stairs, attached to the rear wall of a townhouse dwelling		This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.
84.	4.11.2.28.3 RM5-28 Exception Zone	(2)	<u>maximum lot coverage - where the projection of a garage beyond the main front entrance or the main entry feature, where provided, is less than or equal to 1.0 m or the projection of a garage beyond the main front entrance is less than or equal to 2.5 m</u>	45% The effect of these amendments is to reinstate the increased maximum lot coverage of 45% for detached dwellings permitted on lots with this Exception Zone that was previously permitted under Zoning By-law 5500.
85.	Line 12.1 of Table 4.12.1 (RM6 Zone Regulation Table)	Maximum encroachment of a porch or deck inclusive of stairs located at <u>and accessible from the first storey</u> or below the first storey into the required front and exterior side yards		This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.

B/L	Section Number	Proposed Revision			Comment/Explanation
85.	Line 12.3 of Table 4.12.1 (RM6 Zone Regulation Table)	Maximum encroachment of a porch or deck inclusive of stairs located at <u>and accessible from the first storey</u> or below the first storey , or awning into the required rear yard			This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.
86.	4.12.2.2 RM6-2 Exception Zone	<u>4.12.2.2.13</u>	<u>Maximum projection of a balcony or deck into a required rear yard</u>	<u>2.5 m</u>	This revision will reinstate a provision permitting a balcony or deck to project 2.5 m into a required rear yard as was permitted under Zoning By-law 5500.
		<u>4.12.2.2.13</u> <u>4.12.2.2.14</u>	All site development plans shall comply with Schedule RM6-2 of this Exception		
87.	Line 9.1 of Table 4.14.1 (RM9 Zone Regulation Table)	A porch , inclusive of stairs, located at <u>and accessible from the first storey</u> or below the first storey of the horizontal multiple dwelling			This revision will ensure that porches and decks located at or below the first storey of a dwelling will not be located in such fashion as to serve the second or third storey of a dwelling.
88.	4.15.2.37 RA1-37 Exception Zone Schedule	Insert the following note on Exception RA1-37 Schedule "Note: All measurements are in metres and are minimum setbacks unless otherwise noted."			This revision inserts a standard note that was inadvertently omitted.
89.	4.15.2.39 RA1-39 Exception Zone	Create the following new RA1 Exception Zone for the lands on the south side of High Street West, east of Mississauga Road North, that will only permit parking and access to abutting lands zoned C4-2 in conformity with the policies of Mississauga Plan.			This Exception Zone was created for the rear portion of a developed property that is used for parking, access and landscaped area. This change amends the zoning to permit the existing use and to conform with the Residential High Density designation on this portion of the subject lands.
		<u>4.15.2.39</u> <u>Exception: RA1-39</u> <u>Map #08</u>	<u>Permitted Use</u> <u>Lands zoned RA1-39 shall only be used for the following:</u> <u>(1) Parking, access and landscaped area for lands zoned C4-2</u>		

B/L	Section Number	Proposed Revision		Comment / Explanation
90.	4.15.3.26 RA2-26 Exception Zone	Regulations		Corrects an inadvertent numbering error.
		4.15.3.26.1 <u>2</u>	Maximum number of sky-light apartment dwelling units	
		4.15.3.26.2 <u>3</u>	Minimum floor space index - apartment dwelling zone	
		4.15.3.26.3 <u>4</u>	Maximum floor space index - apartment dwelling zone	
		4.15.3.26.4 <u>5</u>	Maximum height: measured from established grade to mid-point of the roof	
		4.15.3.26.5 <u>6</u>	Minimum number of resident parking spaces per dwelling unit	
91.	4.15.3.46 RA2-46 Exception Zone	Amend Exception Zone Schedule RA2-46 to delete the abutting property zone reference.		Abutting zones on Exception Schedules are not necessary
92.	4.15.4.20 RA3-20 Exception Zone	4.15.4.20.14	Minimum number of staff parking spaces per <u>staff in a retirement dwelling unit</u>	Reinstates the staff parking rate per retirement dwelling that was required under Zoning By-law 5500
93.	4.15.5.16 RA4-16 Title	4.15.5.16.2		Corrects an inadvertent numbering error in title.
94.	4.15.6.36 RA5-36 Exception Zone	<u>4.15.6.36.12</u>	<i>For the purposes of this By-law, all lands zoned RA5-36 shall be considered one (1) lot.</i>	This regulation allows a development over several properties to be considered as one property.

B/L	Section Number	Proposed Revision							Comment/Explanation	
Part 6 - Commercial Zones										
95.	Lines 4.0, 6.0, 11.0 and 15.0 of Table 6.2.1 - C1 to C5 Permitted Use and Regulation Table	Line	ZONE REGULATIONS		C1	C2	C3	C4	C5	
		4.0	MINIMUM FRONT YARD		4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	<u>0.0 m</u> ⁽⁷⁾	4.5 m ^{(4) (5) (7)}	This revision clarifies that the front yard is 0.0 m in a C4 Zone.
95.		6.0	MINIMUM EXTERIOR SIDE YARD		4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	<u>0.0 m</u> ⁽⁷⁾	4.5 m ^{(4) (5) (7)}	This revision clarifies that the exterior side yard is 0.0 m in a C4 zone.
98.		11.0	MINIMUM HEIGHT	Sloped roof	n/a	n/a	n/a	the lesser of 10.7 m or 2 storeys ⁽⁹⁾	n/a	These revisions correct a typographical error and deletes the minimum height measurement while retaining the minimum number of storeys.
				Flat roof	n/a	n/a	n/a	the lesser of 9.0 m or 2 storeys ⁽⁹⁾	n/a	
99.		15.0	Maximum length of a streetwall that may be set back beyond the maximum <i>front</i> and maximum exterior side yard setbacks					30%		These revisions include bolding the word "front" because it is a defined term and deleting the word "setbacks" as it is not required.

B/L	Section Number	Proposed Revision							Comment/Explanation	
96.	Lines 8.0 to 8.5 of Table 6.2.1 C1 to C5 Permitted Use and Regulation Table	Line	ZONE REGULATIONS	C1	C2	C3	C4	C5	These changes to interior side yard in commercial zones change only the interior side yard requirements between C4 zones and other commercial zones so that minimum landscaped buffer requirements correspond to the side yard requirement.	
		8.0	MINIMUM INTERIOR SIDE YARD							
		8.1	Lot abutting a Residential Zone	6.0 m	6.0 m	6.0 m	4.5 m	6.0 m		
		<u>8.2</u>	<u>Lot abutting Institutional, Office, City Centre, Employment, Buffer, or Utility Zone</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>3.0 m</u>	<u>4.5 m</u>		
		<u>8.3</u>	<u>Lot abutting a C4 zone</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>0.0 m</u>	<u>4.5 m</u>		
		<u>8.4</u>	<u>Lot abutting a C1 to C3, or C5 zone</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>1.5 m</u>	<u>4.5 m</u>		
		8.2 <u>5</u>	Lot abutting any other Zone	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m		
97.	Lines 9.0 to 9.5 of Table 6.2.1 C1 to C5 Permitted Use and Regulation Table	Line	ZONE REGULATIONS	C1	C2	C3	C4	C5	These changes to rear yard in commercial zones change only the rear yard requirements between C4 zones and other commercial zones so that minimum landscaped buffer requirements correspond to the rear yard requirement.	
		9.0	MINIMUM REAR YARD							
		9.1	Lot abutting a Residential Zone	6.0 m	6.0 m	6.0 m	4.5 m	6.0 m		
		<u>9.2</u>	<u>Lot abutting Institutional, Office, City Centre, Employment, Buffer, or Utility Zone</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>3.0 m</u>	<u>4.5 m</u>		
		<u>9.3</u>	<u>Lot abutting a C4 Zone</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>0.0 m</u>	<u>4.5 m</u>		
		<u>9.4</u>	<u>Lot abutting a C1 to C3, or C5 Zone</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>4.5 m</u>	<u>1.5 m</u>	<u>4.5 m</u>		
		9.3 <u>5</u>	Lot abutting any other Zone	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m		

B/L	Section Number	Proposed Revision			Comment/Explanation
100.	6.2.2.19 C1-19 Exception Zone	Add the following regulations:			These changes will ensure that the reduced landscaped buffers being proposed on the subject property are permitted under the new Zoning By-law. Minimum landscape buffers were not a zoning requirement under the previous zoning by-law.
		<u>6.2.2.19.4</u>	<u>Minimum landscaped buffer abutting Alexandra Avenue</u>	<u>1.2 m</u>	
		<u>6.2.2.19.5</u>	<u>Minimum landscaped buffer abutting Atwater Avenue</u>	<u>2.0 m</u>	
101.	6.2.4.33.15 C3-33 Exception Zone	"Motor Vehicle Convenience Centre" means a building or structure used for a retail store and may include an accessory restaurant , convenience restaurant or take-out restaurant <i>including an accessory outdoor patio</i>			The effect of this amendment is to reinstate the permission for an accessory outdoor patio that was allowed under Zoning By-law 5500.
102.	6.2.4.34 C3-34 Exception Zone	<u>6.2.4.34.12</u>	<u>The provisions contained in Subsection 2.1.14 of this By-law shall not apply</u>		This revision deletes the applicability of Subsection 2.1.14 (Centreline Setbacks) on the subject property as was the case under Zoning By-law 5500.
103.	6.2.4.35.2 C3-35 Exception	Uses contained in Sentence 6.2.4.30.1 <u>6.2.4.35.1</u> of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law			Corrects a numeric typographical error related to applicable regulations.
104.	6.2.4.41.2 C3-41 Exception	6.2.4.41.3	Uses contained in Sentence 6.2.4.39.1 <u>6.2.4.41.1</u> of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		Corrects a numeric typographical error related to applicable regulations.
105.	6.2.4.46.2 C3-46 Exception	Uses contained in Sentence 6.2.4.1.1 <u>6.2.4.46.1</u> of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law			Corrects a numeric typographical error related to applicable regulations.
106.	6.2.4.47.2 C3-47 Exception	Uses contained in Sentence 6.2.4.1.1 <u>6.2.4.47.1</u> of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law			Corrects a numeric typographical error related to applicable regulations.
107.	6.2.4.53.5 C3-53 Exception	Maximum number of required <u>parking spaces</u> permitted on abutting lands to the west that are zoned C3-29			Corrects typographical error related to the provision of required parking on abutting lands.
108.	6.2.5.2 C4-2 Exception Zone	Amend Exception Zone Schedule C4-2 to identify the correct location of the zoning line.			Ensures the correct location of the zoning line between the subject and abutting lands.

B/L	Section Number	Proposed Revision			Comment/Explanation
109.	6.2.5.29 C4-29 Exception Zone	<u>6.2.5.29.17</u>	<i>Parking requirements for all residential uses shall comply with the condominium apartment dwelling regulations contained in Table 3.1.2.1 of this By-law</i>		Allows parking on lands zoned C4-29 to be calculated at the rates previously required under Zoning By-law 5500.
		6.2.5.29.17 6.2.5.29.18	All site development plans shall comply with Schedule C4-29 of this Exception		
110.	6.2.5.38 C4-38 Exception Zone	6.2.5.38.3	Maximum front yard	6.0 m	This revision permits properties zoned C4-38 to have a maximum front yard of 6.0 m.
		6.2.5.38.4	Maximum height	2 storeys	
111.	6.2.5.54 C4-54 Exception Zone	6.2.5.54.2	A detached dwelling shall comply with the R4 zone regulations contained in Subsection 4.2.5 <u>4.2.1</u> of this By-law except that:		Corrects a numeric typographical error related to applicable regulations.
Part 7 - City Centre Zones					
112.	Line 2.8 of Table 7.2.1 CC1 to CC4 and CCOS Permitted Use and Regulation Table	Line	PERMITTED USES		This revision clarifies that all uses that were permitted in C1 to C4 zones are permitted in CC1 zones.
		2.8	All Commercial uses permitted in C1 to C4 Base Zones		
113.	CC1-1 Exception Zone Preamble	In a CC1-1 zone the permitted uses and applicable regulations shall be as specified for a CC2 <u>CC1</u> zone except that the following uses /regulations shall apply:			Corrects an inadvertent typographical error.
Part 8 - Employment Zones					
OMB B/L	8.1.2.1 Accessory Uses in Employment Zones	8.1.2.2 <u>8.1.2.1.3</u>	A day care shall be permitted accessory to a permitted use in an E1 and E2 zone subject to the provisions contained in Subsection 2.1.23 of this By-law.		This revision clarifies that daycares will only be permitted accessory within an office and/or medical office building under the revised wording.
114.	8.1.10.1 Regulations for Motor Vehicle Service Uses in an Employment Zone	A building, structure or part thereof, used for a gas bar, motor vehicle service station, motor vehicle wash facility - restricted <u>or</u> motor vehicle wash facility; or motor vehicle repair facility - restricted or motor vehicle repair facility shall comply with the regulations contained in Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone.			This revision ensures that this regulation is consistent with the regulation as it was written in Zoning By-law 5500 which remains applicable.

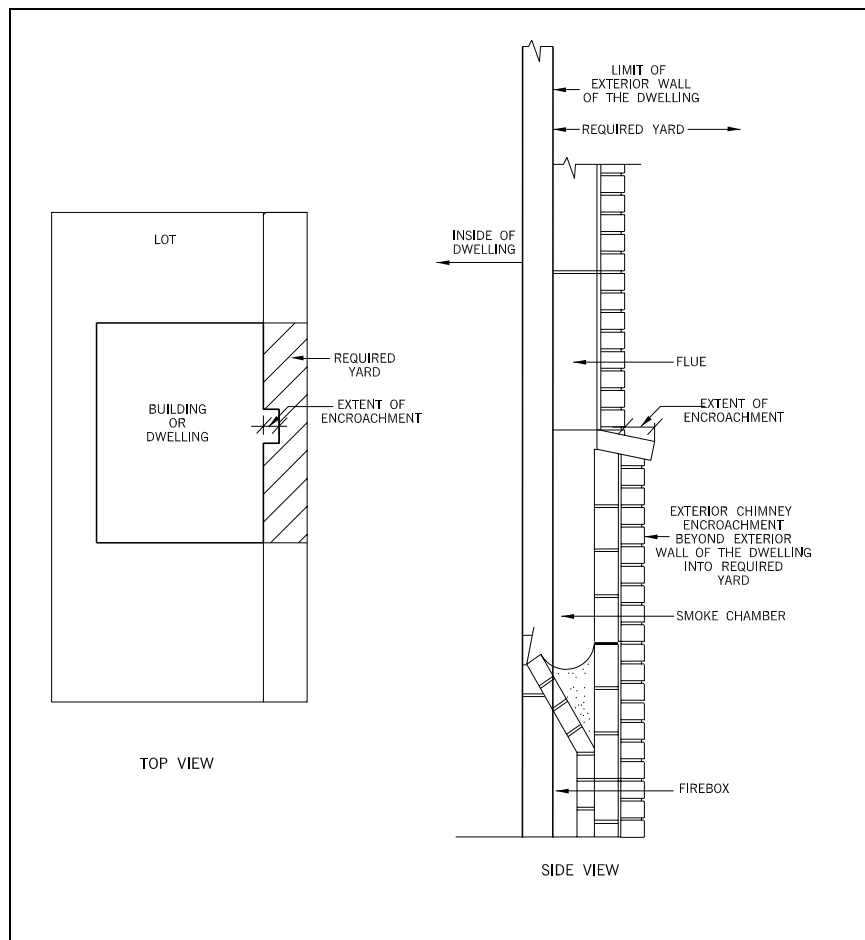
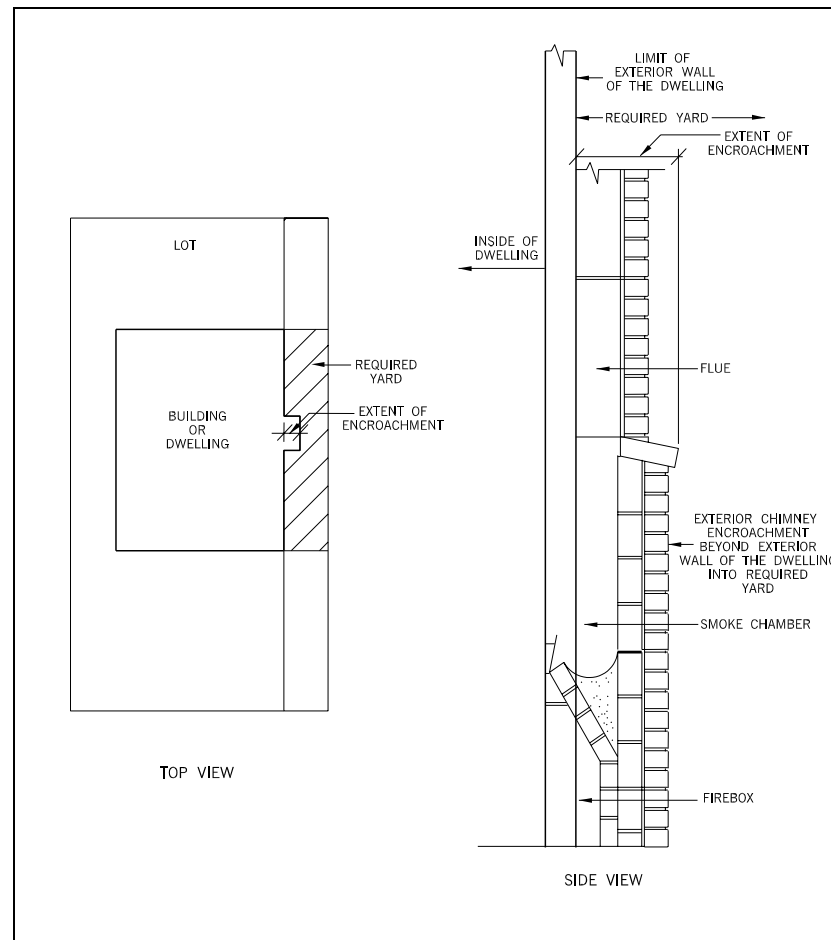
B/L	Section Number	Proposed Revision					Comment/Explanation
115.	Line 4.0 of Table 8.2.1 E1 to E3 Permitted Use and Regulation Table	Line	ZONE REGULATIONS				Ensures that floor space index calculations use the gross floor non-residential figures that include some area deductions instead of gross floor area that do not include any area deductions.
		4.0	MAXIMUM FLOOR SPACE INDEX - <u>NON-RESIDENTIAL</u> OFFICES AND/OR MEDICAL OFFICES				
116.	Line 7.1 of Table 8.2.1 E1 to E3 Permitted Use and Regulation Table	Line	ZONE REGULATIONS	E1	E2	E3	This provision acts to increase the exterior side yard requirement in E2 and E3 zones where the exterior side yard is across from residentially zoned properties.
		7.0	MINIMUM EXTERIOR SIDE YARD				
		7.1	<i>Where the opposite side of the street on which the lot fronts is a Residential Zone</i>	<i>n/a</i>	<i>15.0 m ⁽¹⁰⁾</i>	<i>15.0 m ⁽¹⁰⁾</i>	
117.	Lines 9.1, 9.2 and 9.3 of Table 8.2.1	Line	ZONE REGULATIONS				Lot frontage is a defined term within the Zoning By-law and is more appropriately used in these regulations. Only the interior side yard that abuts a residential zone is required to have the increased yard requirement.
	E1 to E3	9.0	MINIMUM INTERIOR SIDE YARD				
117.	Permitted Use	9.1	Lot with a lot width lot frontage less than or equal to 75.0 m				
118.	and Regulation Table	9.2	Lot with a lot width lot frontage greater than 75.0 m				
		9.3	Lot Yard abutting a Residential Zone				
118.	Lines 10.1 of Table 8.2.1 E1 to E3 Permitted Use and Regulation Table	Line	ZONE REGULATIONS				Only the rear yard that abuts a residential zone is required to have the increased yard requirement.
		10.0	MINIMUM REAR YARD				
		10.1	Lot Yard abutting a Residential Zone				
119.	8.2.3.6 E2-6 Exception Zone	8.2.3.6.2	(16) <u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u>				This revision adds Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles to the list of uses not permitted in conformity with the policies of Mississauga Plan.

B/L	Section Number	Proposed Revision		Comment/Explanation
120.	8.2.3.7 E2-7 Exception Zone	8.2.3.7.2	<u>(16) Motor Vehicle Sales, Leasing and/or Rental Facility – Commercial Motor Vehicles</u>	This revision adds motor vehicle sales, leasing and/or rental facility - commercial motor vehicles to the list of uses not permitted in conformity with the policies of Mississauga Plan.
121.	8.2.3.58 E2-58 Exception Zone	8.2.3.58.3	<u>The regulations of Line 5.1 contained in Table 8.2.1 of this By-law shall not apply</u>	This new regulation has been added to ensure that a minimum front yard requirement that was applicable to industrial lands under Zoning By-law 5500 does not apply to these lands which were zoned industrial under Zoning By-law 1227.
122.	8.2.3.74 E2-74 Exception Zone	Minimum setback to Mississauga Road	25.0 <u>m</u> (82 ft.)	Add "m" to ensure that the minimum setback to Mississauga Road is measured in metres.
123.	8.2.3.88 E2-88 Exception Zone	<u>8.2.3.88.2</u>	All parcels zoned E2-88 shall be considered one (1) lot for the purpose of zoning <u>For the purpose of this By-law, all lands zoned E2-88 shall be considered one (1) lot</u>	This revision changes the wording but not the content of a regulation to be consistent with wording in other Exception Zones.
Part 10 - Greenbelt Zones				
124.	10.2.2.14 G1-14 Exception Zone	<u>In a G1-14 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulation shall apply:</u>		Add a new Exception Zone that permits temporary tents and stages within City Parks that has greenbelt zoning.
		<u>Additional Permitted Use</u>		
		<u>10.2.2.14.1</u>	<u>(1) Temporary Tent and/or Stage</u>	
		<u>Regulation</u>		
		<u>10.2.2.14.2</u>	<u>A temporary tent and/or stage shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 in Table 2.1.9.7 shall not apply</u>	

B/L	Section Number	Proposed Revision	Comment/Explanation	
125.	10.2.3.5 G2-5 Exception Zone	<i><u>In a G2-5 zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the following uses/regulation shall apply:</u></i>	Add a new Exception Zone that permits temporary tents and stages within City Parks that has greenbelt zoning.	
		<i><u>Additional Permitted Use</u></i>		
		<i><u>10.2.3.5.1</u></i>		<i><u>(1) Temporary Tent and/or Stage</u></i>
		<i><u>Regulation</u></i>		
		<i><u>10.2.3.5.2</u></i>		<i><u>A temporary tent and/or stage shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 in Table 2.1.9.7 shall not apply</u></i>
Part 11 - Parkway Belt Zones				
126.	11.2.2.11 PB1-11 Exception Zone	<i><u>In a PB1-11 zone the permitted uses and applicable regulations shall be as specified for a PB1 zone except that the following uses/regulation shall apply:</u></i>	Add a new Exception Zone that permits temporary tents and stages within City Parks that has parkway belt zoning.	
		<i><u>Additional Permitted Use</u></i>		
		<i><u>11.2.2.11.1</u></i>		<i><u>(1) Temporary Tent and/or Stage</u></i>
		<i><u>Regulation</u></i>		
		<i><u>11.2.2.11.2</u></i>		<i><u>A temporary tent and/or stage shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 in Table 2.1.9.7 shall not apply</u></i>

B/L	Section Number	Proposed Revision			Comment/Explanation
Part 12 - Other Zones					
127.	Lines 3.0 to 5.0 of Table 12.2.2 I Zone Permitted Uses and Regulations	ZONE REGULATIONS			
		3.0	MINIMUM FRONT YARD	7.5 m	
		2.0 <u>4.0</u>	MINIMUM INTERIOR SIDE YARD	7.5 m	
		3.0 <u>5.0</u>	MINIMUM EXTERIOR SIDE YARD	7.5 m	
		4.0 <u>6.0</u>	MINIMUM REAR YARD	7.5 m	
		5.0 <u>7.0</u>	MINIMUM LANDSCAPED BUFFER	4.5 m	
Format					
128.	Format for Housekeeping By-law	The greyed out text, identified in Items 1 to 127 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.			Clarifies the format used to identify the amendments in the Housekeeping By-law.
Part 13 - Zoning Maps					
129.	Map 08	Add RA1-39 Exception Zone			Change to reflect the Mississauga Plan designation on the subject lands.
130.	Map 10	Change the extent of the G1 and RA4-23 Exception Zone lines			Change to reflect the Council approved By-law on these lands. The extent of the G1 lands was inadvertently changed to match property lines.
131.	Map 19	Change a portion of the Pagehurst Road allowance to a "U" zone			Changed to reflect the proposed Utility designation on the subject lands.
132.	Map 19	Change from G1 to G1-14			Changed to G1-14 to permit a temporary tent and/or stage within a City park.
133.	Map 24	Change from G1 to G1-14			Changed to G1-14 to permit a temporary tent and/or stage within a City park.
134.	Map 26	Change from G1 to G1-14			Changed to G1-14 to permit a temporary tent and/or stage within a City park.
135.	Map 34W	Change from G1 to E1 to reflect the actual extent of the City's Park (P-236)			Change to reflect the actual extent of City Park P-236.
136.	Map 37E	Change from C5-3 to RA2			Change to reflect the existing use of the subject lands (access to existing residential apartment) in conformity with a proposed Official Plan Amendment.

B/L	Section Number	Proposed Revision	Comment/Explanation
137.	Map 38W	Change from G1 to G1-14	Changed to G1-14 to permit a temporary tent and/or stage within a City park.
138.	Map 40E	Change from G2 to E2	Corrects an inadvertent mapping error.
139.	Map 40E	Change from G1 to G1-14	Changed to G1-14 to permit a temporary tent and/or stage within a City park.
140. 141.	Map 40W	Change from G1 to G1-14 and from G2 to G2-5	Changed to G1-14 and G2-5 to permit a temporary tent and/or stage within a City park.
142.	Map 45E	Change D-8 lands to G1	City owned lands. Change to reflect the Mississauga Plan designation on the subject lands.
143.	Map 46W	Change from G1 to G1-14	Changed to G1-14 to permit a temporary tent and/or stage within a City park.
144.	Map 53E	Change from PB1 to PB1-11	Changed to PB1-11 to permit a temporary tent and/or stage within a City park.

EXISTING**PROPOSED****Illustration No. 1****ENCROACHMENT**

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.

Illustration No. 1**ENCROACHMENT**

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.

EXISTING

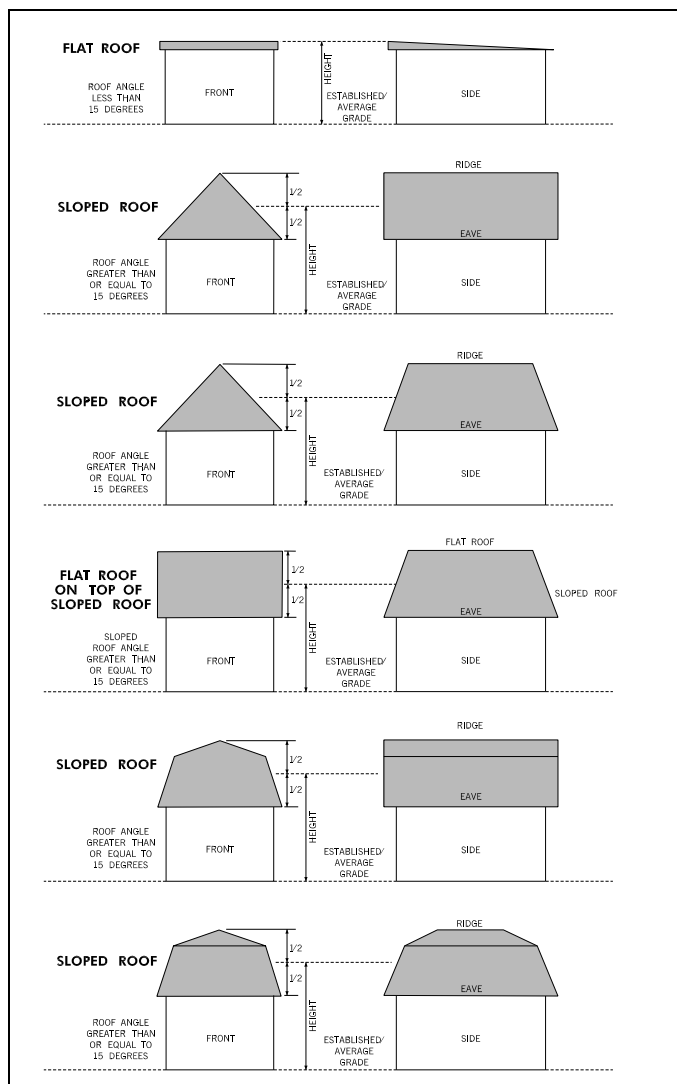


Illustration No. 6

HEIGHT

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.

PROPOSED

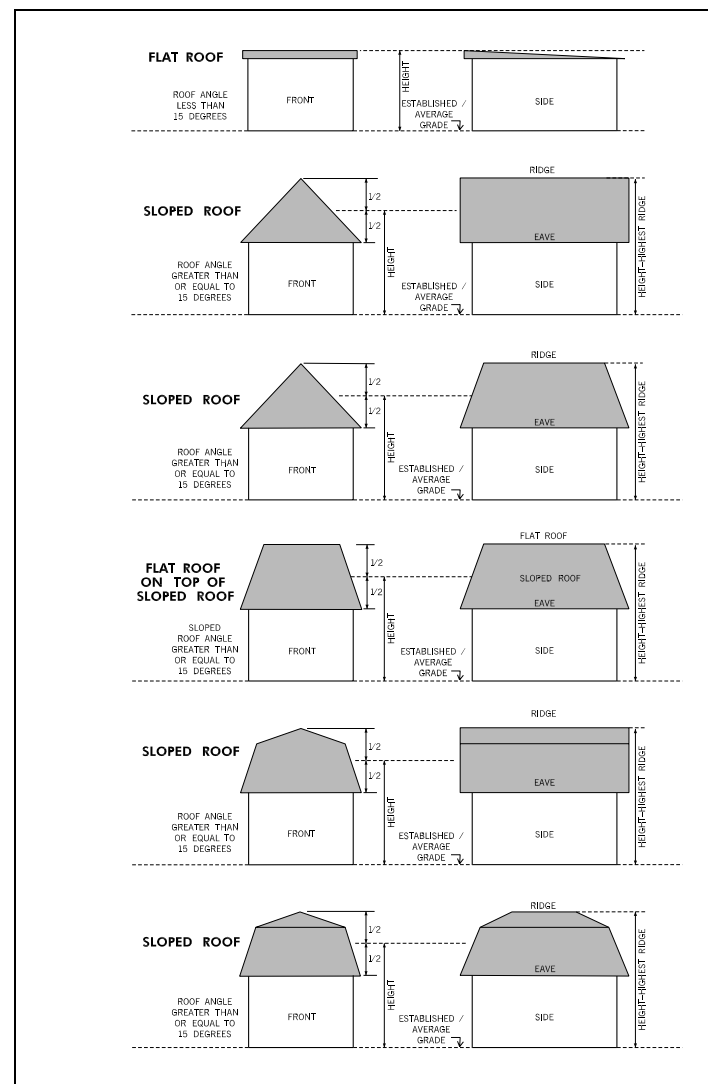


Illustration No. 6

HEIGHT

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.

EXISTING

PROPOSED

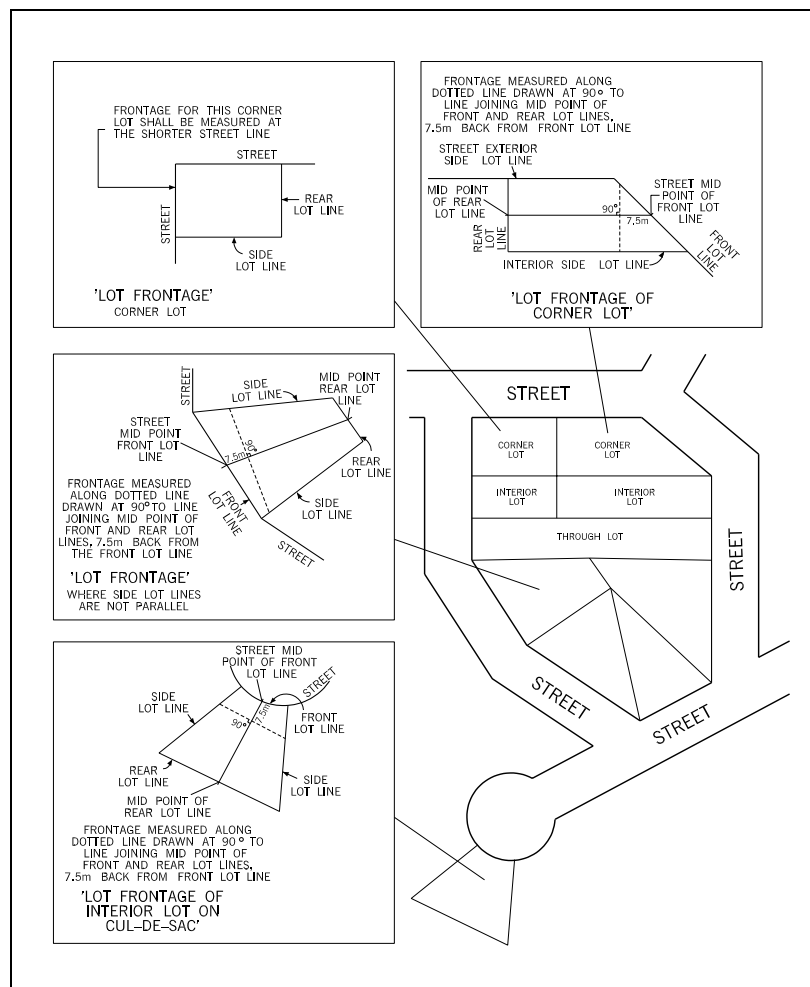


Illustration No. 7

LOT TYPES AND LOT FRONTAGES

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.

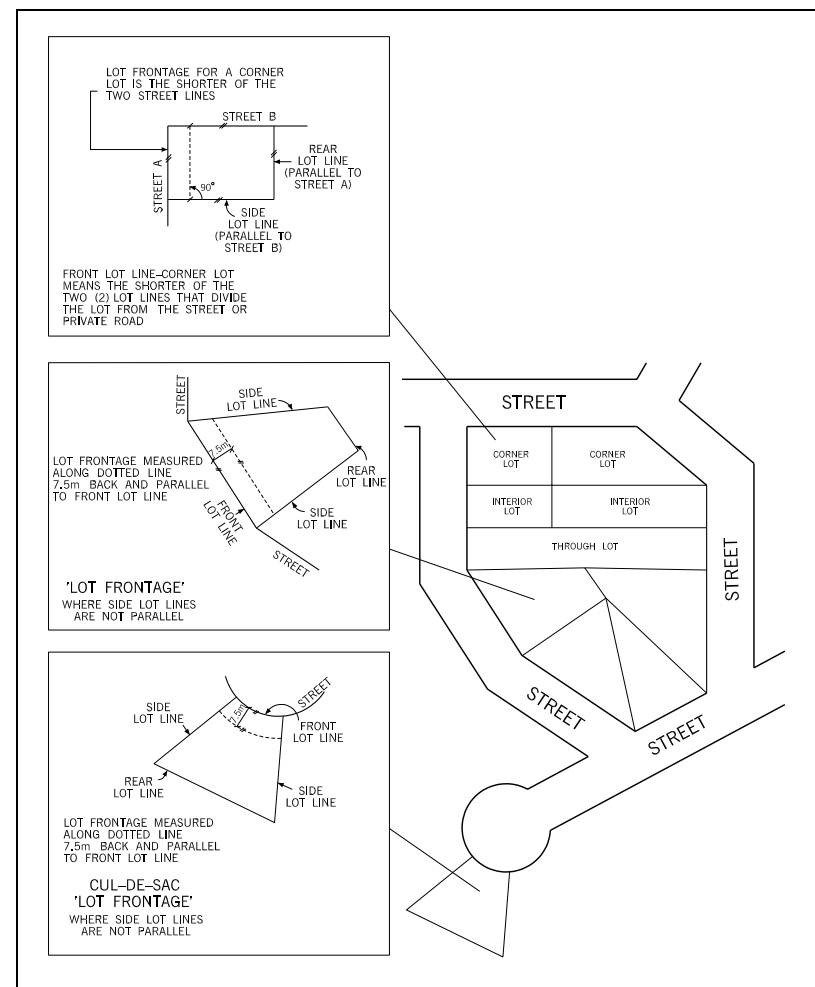


Illustration No. 7

LOT TYPES AND LOT FRONTAGES

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.

EXISTING

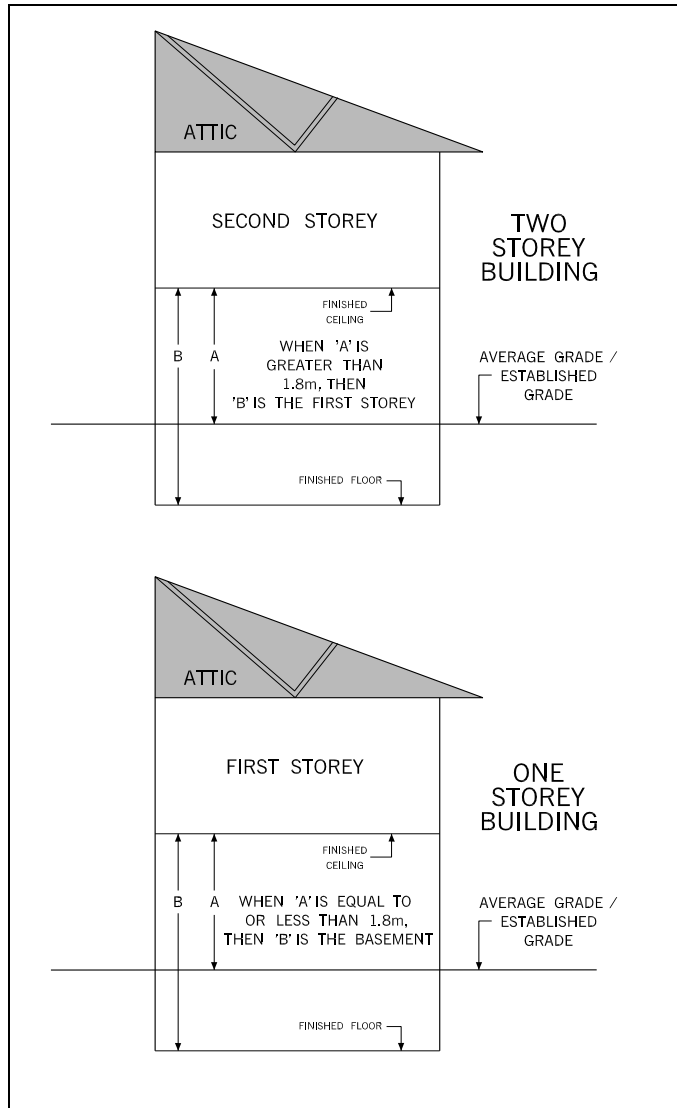


Illustration No. 9 STOREY

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.

PROPOSED

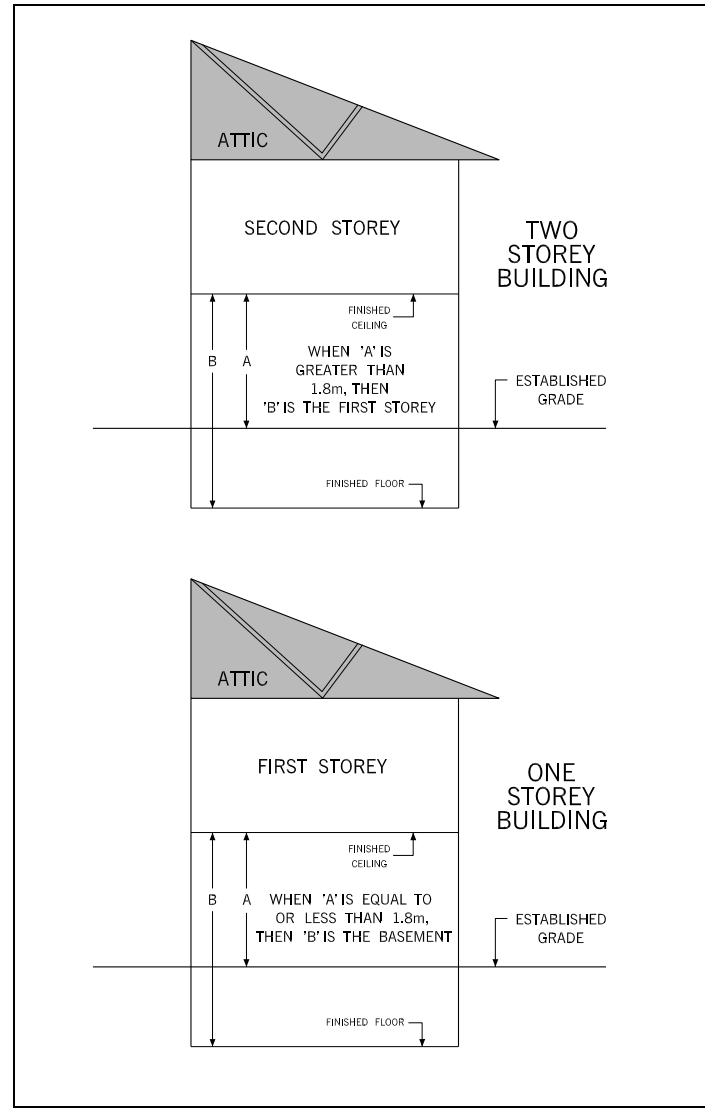


Illustration No. 9 STOREY

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.

EXISTING

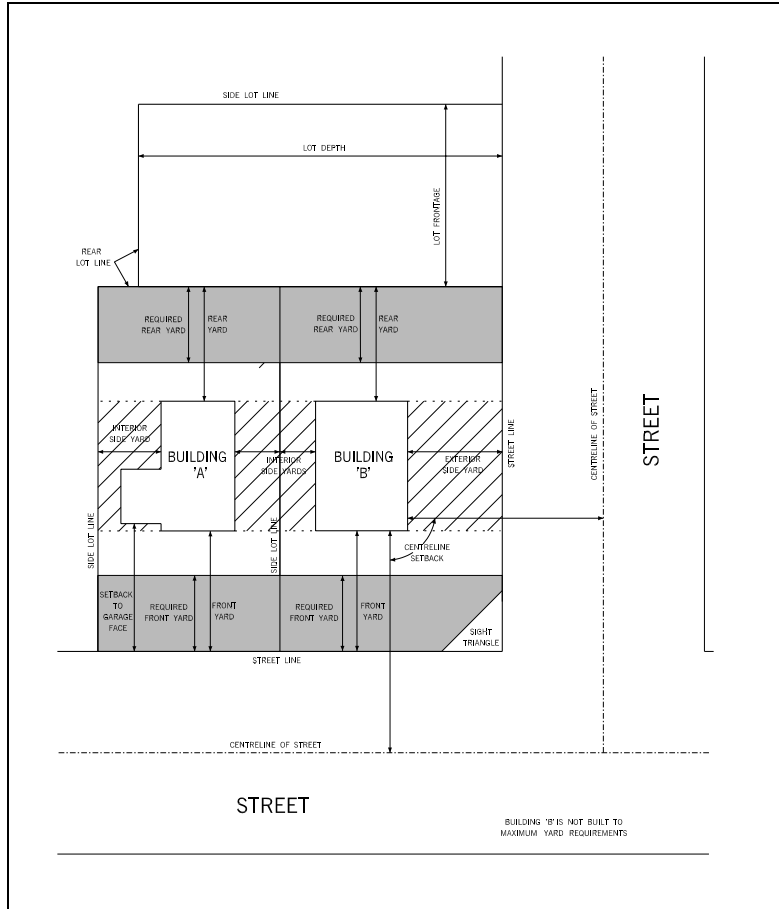


Illustration No. 10

YARD

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.

PROPOSED

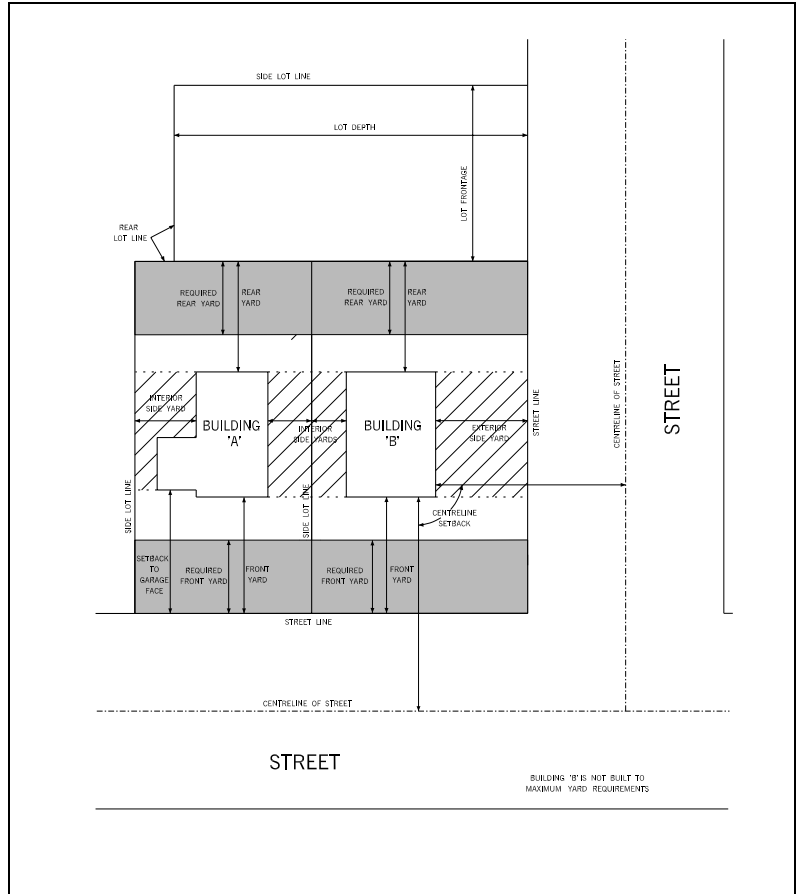


Illustration No. 10

YARD

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.

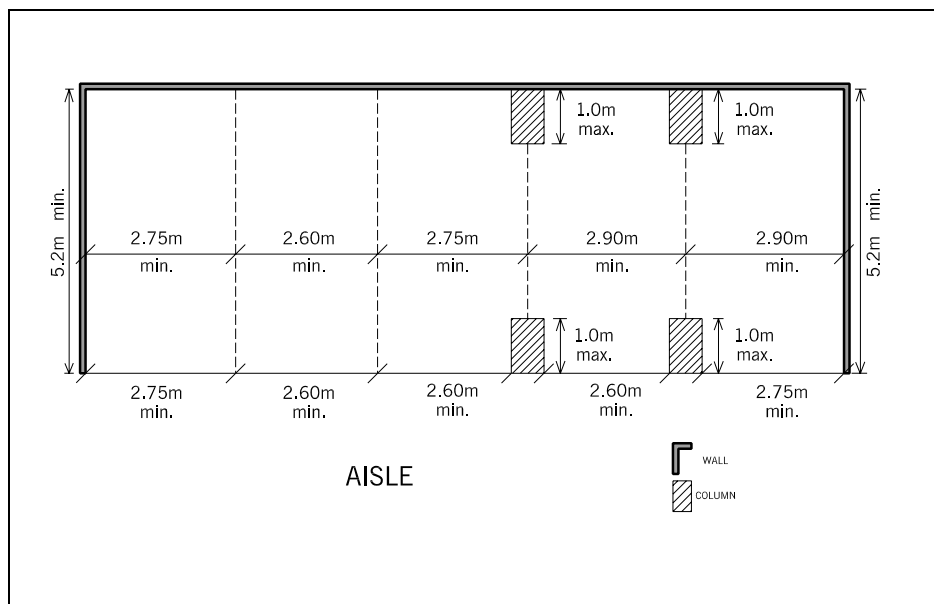
EXISTING

Illustration No. 13 INCREASED PARKING SPACE WIDTHS

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.

PROPOSED

Illustration No. 13 INCREASED PARKING SPACE WIDTHS

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.

Proposed Amendments – Official Plan Amendment 87

Item	Section	Issue	Comments	Recommendation
1	Section 3.15.2.2., (a) 5 th bullet, Natural Heritage Policies	A word is missing from this section, and terminology should be capitalised to reflect usage by the Ministry of Natural Resources	It is appropriate to amend section 3.15.2.2, 5 th bullet to correct these minor errors.	1 That Section 3.15.2.2, (a) 5 th bullet, Natural Heritage Policies be deleted and replaced with : <ul style="list-style-type: none"> all areas that support provincially significant <i>species</i> or species “at risk” listed as Special Concern, Threatened Species or Endangered Species.
2	Section 4.2 Airport Corporate District Land Use Map	Location of the Greenbelt and Node Boundaries west of Explorer Drive, north of Matheson Boulevard West	It has been determined that there is a discrepancy in the location of the Greenbelt boundary for lands located west of Explorer Drive, north of Matheson Boulevard West. The location of the Node boundary, which follows the Greenbelt line, should also be amended to correct this error.	2 That the Airport Corporate District Land Use Map be amended by revising the location of the Greenbelt and Node boundaries, and redesignating the lands located west of Explorer Drive, north of Matheson Boulevard East from Greenbelt to Business Employment.
3	Section 4.15.4.1 Gateway District Policies, Transportation, Road Classification Table 1 Basic Road Characteristics, Gateway District	Classification of Madill Boulevard Extension as a Major Collector	As a result of an appeal of OPA 25, the OMB modified the Gateway District Land Use Map to show the Madill Boulevard Extension, west of Hurontario Street as a Major Collector. Consequently, Table 1, Basic Road Characteristics, Gateway District should also be	3 That Section 4.15.4.1, Gateway District Policies, Transportation, Road Classification, Table 1 Basic Road Characteristics, Gateway District be amended by adding the Madill Boulevard Extension, west of Hurontario Street as a Major Collector with a Right – of Way of 23-26m.

			amended to identify this road segment as a Major Collector with a Right-of-Way of 23-26m	
4	Section 4.16.4.1 Hurontario District Policies Land Use Map	Redesignation of land from Motor Vehicle Commercial to Residential High Density 1 on the north side of Glen Hawthorne Boulevard, west of Hurontario Street.	During the processing of rezoning application OZ 06/013 W5 Dr. Andrew Rewa, it was determined that an abutting sliver of land to the west was designated Motor Vehicle Commercial and zoned accordingly. This remnant parcel provides a driveway for the adjacent apartment building to the north, owned by Peel Living, and should therefore be redesignated Residential High Density 1 to be consistent with adjacent lands.	4 That the Hurontario District Policies Land Use Map be amended by redesignating land on the north side of Glen Hawthorne Boulevard , west of Hurontario Street from Motor Vehicle Commercial to Residential High Density 1.
5	Section 5.4.2.4 Implementation, Public Participation, Ongoing Public Participation	Public notice requirements for housekeeping issues.	Section 5.4.2.4 requires that, in addition to giving statutory notice of public meetings by newspaper advertisement, individual notice be forwarded to owners and occupants of land within 120 m (400 ft.) of the subject lands. This requirement for individual notice is inappropriate for	5 That the second sentence of Section 5.4.2 .4 Implementation, Public Participation, Ongoing Public Participation, be amended as follows: “This method <i>may</i> will be augmented by individual notice ...”.

			City wide issues or minor housekeeping matters which do not appreciably affect the planning permissions for an individual property. Consequently, this section should be amended to make the requirement for individual notice optional.	
6	Section 6 Interpretation	Technical revisions to the Official Plan without the need for an amendment	Pursuant to the resolution of an appeal to OPA 25, official plan amendments now contain a provision which identify the technical revisions which may be made to the Official Plan when it is amended in accordance with the amendment. To be consistent with the amendments, it is appropriate that Mississauga Plan also contain similar provisions.	<p>6 That Section 6 , Implementation be amended by adding after the last paragraph :</p> <p>“Provided that the purpose, effect, intent, meaning and substance are in no way affected, the following technical revisions to this Plan are permitted without official plan amendments:</p> <ul style="list-style-type: none"> • changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps; • altering punctuation or language for consistency; and • correcting grammatical, dimensional and boundary, mathematical or typographical errors.
7	Section 7 Glossary	Definition of Power Generating Facility	Since the Glossary contains a definition of “Combined Cycle”, the definition of “Power Generating Facility” should be revised to	<p>7 That the definition of “Power Generating Facility” in Section 7 Glossary, be amended as follows:</p> <p>“means a building or structure used for the production of electrical power, where output is ten (10) megawatts or greater and where the method of production is</p>

			include reference to this technology.	limited to natural gas fired, <i>combined cycle</i> , cogeneration and renewable energy.
8	Section 7 Glossary	Definition of “Special Concern”	To be consistent with the Natural Heritage Policies, a definition of “Special Concern” is required.	That Section 7, Glossary be amended by adding the following definition : <i>SPECIAL CONCERN</i> <i>Means a wildlife species that may become a threatened or endangered species because of a combination of biological characteristics and identified threats.</i>

K:\PLAN\POLICY\GROUP\2008 Mississauga Plan\Housekeeping Report OPA 87\Proposed Amendments Table.doc

LAND USE DESIGNATIONS

- Business Employment
- Industrial
- Airport
- Public Open Space
- Greenbelt
- Parkway Belt West
- Utility

LAND USE LEGEND

- Node Boundary
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District
- LBPIA Operating Area Boundary - See Aircraft Noise Policies
Note: In Airport Corporate District, this includes all lands.

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Future Arterial
- Major Collector
- Minor Collector
- Local Road
- Transit Airport Connections
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- Major Transit Corridor

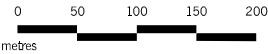
Note:
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

AREA OF AMENDMENT NO. 87

FROM
GREENBELT

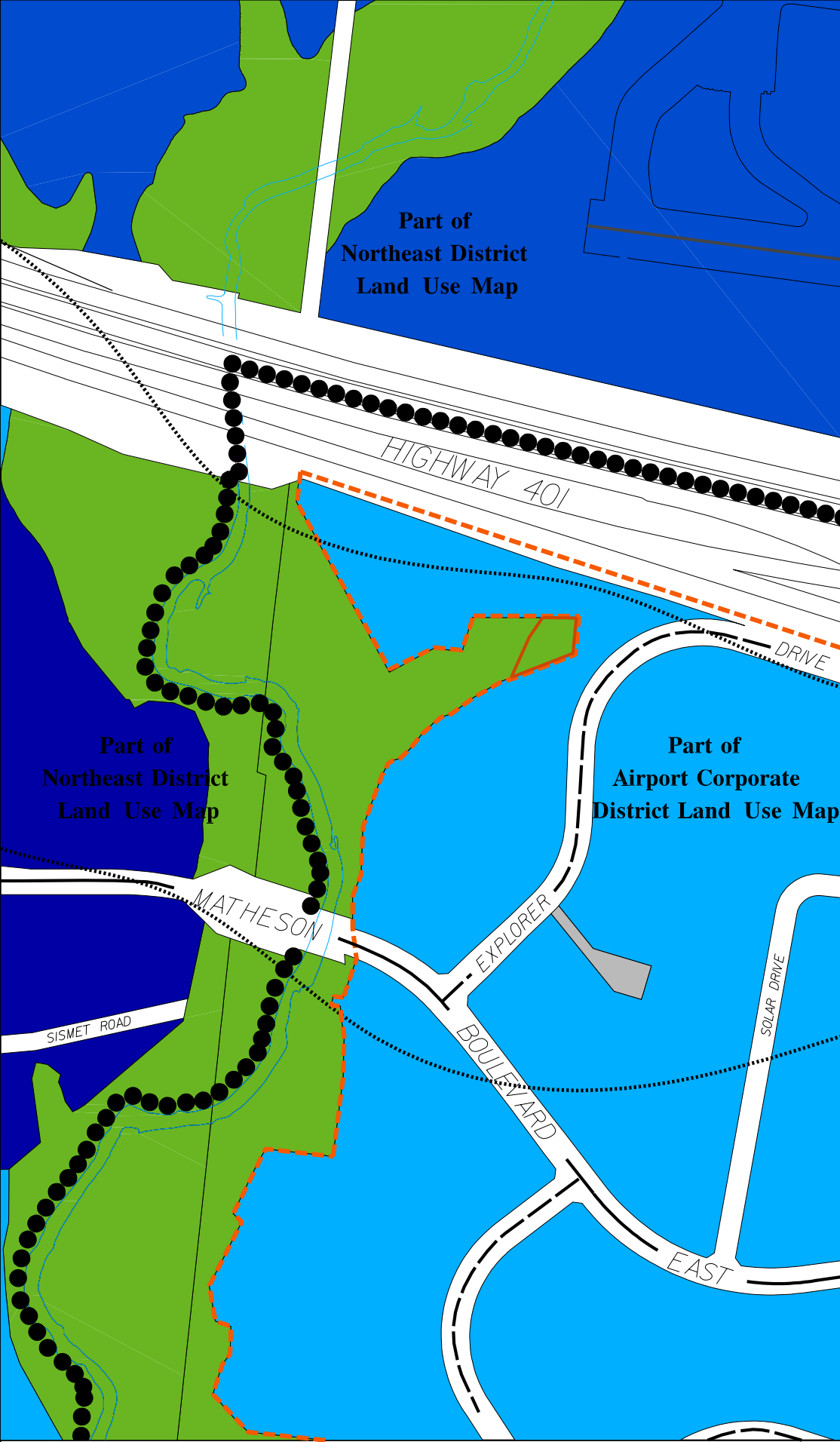
TO
BUSINESS EMPLOYMENT

THIS MAP DESIGNATED SCHEDULE 'A' TOGETHER WITH THE TEXT CONSTITUTES AMENDMENT No. 87

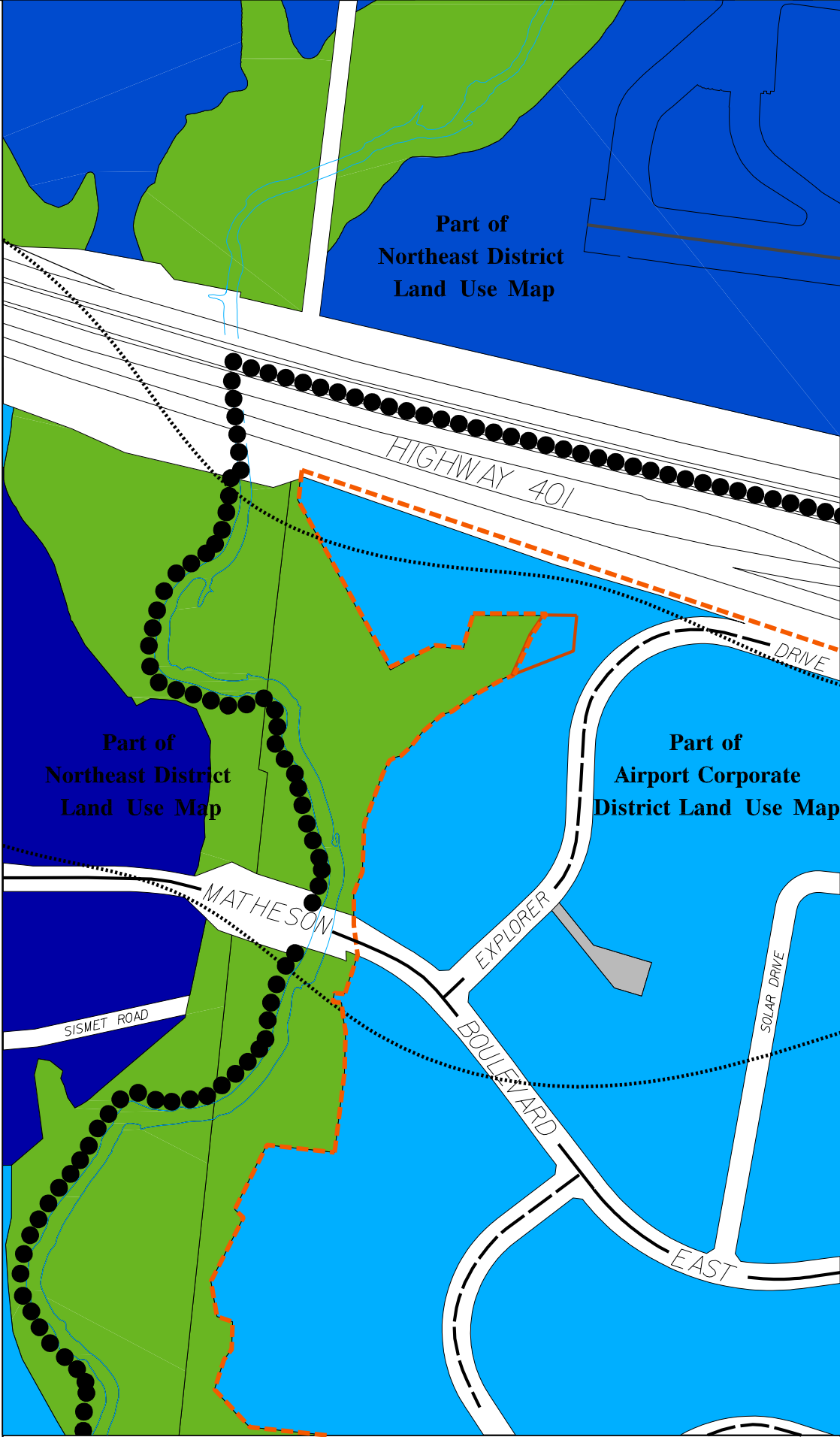


Part of
Airport Corporate District Land Use Map
Airport Corporate District Policies of
Mississauga Plan

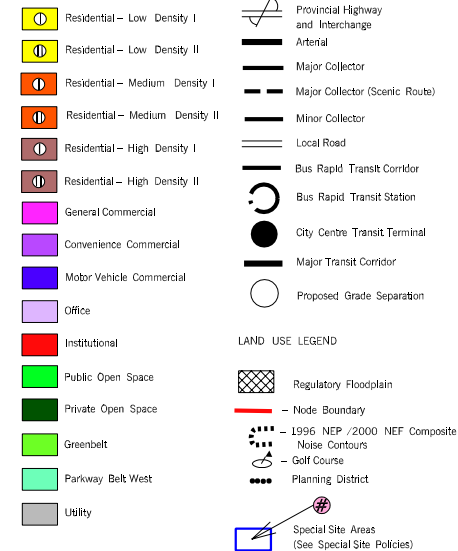
This Consolidation includes Latest Approved Amendment - No. 25
OMB Order No. 2622 2007 September 10



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS



Note:

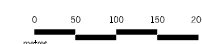
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

AREA OF AMENDMENT NO. 87

FROM
 MOTOR VEHICLE COMMERCIAL

TO
 RESIDENTIAL – HIGH DENSITY I

THIS MAP DESIGNATED SCHEDULE 'B' TOGETHER WITH THE TEXT CONSTITUTES AMENDMENT No. 87



Part of
Hurontario District Land Use Map
Hurontario District Policies of Mississauga Plan

This Consolidation includes Latest Approved Amendment – No. 79
Approved 2008 January 09

EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

**Proposed Housekeeping Amendments – Zoning By-law 0225-2007
and Proposed Official Plan Amendment 87**

File: BL.09-COM

Recommendation PDC-054-2008

PDC-054-2008

"That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, and proposed Official Plan Amendment 87, be received for information and notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council Meeting."

**Proposed Housekeeping Amendments to Zoning By-law 0225-2007
Addendum**

Report	Section Number	Proposed Revision			Comment/Explanation
Part 1 - Administration, Interpretation, Enforcement and Definitions					
9.	Section 1.2 Definitions	"Commercial Motor Vehicle" means a motor vehicle <i>motor vehicle</i> having permanently attached thereto, a truck or delivery body and may include but is not limited to a catering or canteen truck, bus, cube van, tow truck, tilt and load truck, dump truck, tractor trailer, ambulance, hearse, fire apparatus and tractor, used for hauling purposes.			Clarifies that motor vehicle in this definition is not as defined in the By-law.
19A.	Section 1.2 Definitions	"Lot Coverage" means the percentage of the lot area covered by all buildings, structures or parts thereof, at or above average grade or established grade , exclusive of overhanging eaves of 0.45 m or less, <i>and</i> outdoor swimming pools , <i>but inclusive of</i> and decks <i>greater</i> less than 10 m ² and <i>higher</i> less than 0.61 m above established grade . For lots having two (2) or more zones, lot coverage shall be deemed to apply to only that portion of the lot that is located within each specified zone.			This revision clarifies that "Lot Coverage" includes decks that are greater than 10 m ² <i>and</i> higher than 0.61 m above average grade or established grade as was previously permitted in Zoning By-law 5500.
Part 4 - Residential					
68A.	4.2.3.7 R2-7 Exception Zone	<u>4.2.3.7.3</u>	<u><i>Minimum setback to front garage face – interior lot</i></u>	<u><i>7.5 m</i></u>	This reflects the minimum setback to a front garage face as was previously permitted in Zoning By-law 65-30.
77.	Line 11.2 of Table 4.7.1 (R16 Permitted Use and Zone Regulations Table)	Maximum encroachment of an awning, window projection with or without a foundation, chimney , pilaster or corbel, <i>window well, and stairs with a maximum of three (3) risers,</i> into the required front and exterior side yards			This revision permits window wells and stairs with less than three (3) risers in front and exterior side yards as was previously permitted in Zoning By-law 5500.
77.	Line 11.4 of Table 4.7.1 (R16 Permitted Use and Zone Regulations Table)	Maximum encroachment of a balcony , window projection with or without a foundation, chimney , heating and/or air conditioning equipment, pilaster or corbel, <i>window well, and stairs with a maximum of three (3) risers,</i> into the required rear yard			This revision permits window wells and stairs with less than three (3) risers in the rear yard as was previously permitted in Zoning By-law 5500.

Report	Section Number	Proposed Revision	Comment/Explanation
77.	Line 11.5 of Table 4.7.1 (R16 Permitted Use and Zone Regulations Table)	Minimum setback of a detached dwelling to a CEC - <u>visitor parking space</u>	Clarifies that the minimum setback is measured to a visitor parking space.
82 .	Line 11.2 of Table 4.9.1 (RM3 Permitted Use and Zone Regulations Table)	Maximum encroachment of an awning, window projection with or without a foundation , chimney , pilaster or corbel, <u>window well, and stairs with a maximum of three (3) risers</u> , into the required front and exterior side yards	This revision permits window wells and stairs with less than three (3) risers in front and exterior side yards as was previously permitted in Zoning By-law 5500.
82.	Line 11.5 of Table 4.9.1 (RM3 Permitted Use and Zone Regulations Table)	Maximum encroachment of a balcony , window projection with or without a foundation , chimney , heating and/or air conditioning equipment, pilaster or corbel, <u>window well, and stairs with a maximum of three (3) risers</u> , into the required rear yard	This revision permits window wells and stairs with less than three (3) risers in the rear yard as was previously permitted in Zoning By-law 5500.
82.	Line 11.6 of Table 4.9.1 (RM3 Permitted Use and Zone Regulations Table)	Minimum setback of a semi-detached dwelling to a CEC - <u>visitor parking space</u>	Clarifies that the minimum setback is measured to a visitor parking space.
83.	Line 9.6 of Table 4.10.1 (RM4 Permitted Use and Zone Regulations Table)	Window projection with or without a foundation , chimney , pilaster or corbel, <u>window well, and stairs with a maximum of three (3) risers</u> , attached to the front, side, and/or rear wall of a townhouse dwelling	This revision permits window wells and stairs with less than three (3) risers to project from the front, side and/or rear wall of a townhouse dwelling as was previously permitted in Zoning By-law 5500.

Report	Section Number	Proposed Revision	Comment/Explanation
85.	Line 12.2 of Table 4.12.1 (RM6 Permitted Use and Zone Regulations Table)	Maximum encroachment of an awning, window projection with or without a foundation , chimney , pilaster or corbel, <u>window well, and stairs with a maximum of three (3) risers</u> , into the required front and exterior side yards	This revision permits window wells and stairs with less than three (3) risers in front and exterior side yards as was previously permitted in Zoning By-law 5500.
85.	Line 12.5 of Table 4.12.1 (RM6 Permitted Use and Zone Regulations Table)	Maximum encroachment of a balcony , window projection with or without a foundation , chimney , heating and/or air conditioning equipment, pilaster or corbel, <u>window well, and stairs with a maximum of three (3) risers</u> , into the required rear yard	This revision permits window wells and stairs with less than three (3) risers in the rear yard as was previously permitted in Zoning By-law 5500.
85.	Line 12.6 of Table 4.12.1 (RM6 Permitted Use and Zone Regulations Table)	Minimum setback of a townhouse dwelling to a CEC - <u>visitor</u> parking space	Clarifies that the minimum setback is measured to a visitor parking space.
87.	Line 9.2 of Table 4.14.1 (RM9 Permitted Use and Zone Regulations Table)	An awning, window projection with or without a foundation , chimney , pilaster or corbel	This clarifies that all windows are permitted to encroach into required yards.
87.	Line 10.4 of Table 4.14.1 (RM9 Permitted Use and Zone Regulations Table)	From an awning, window projection with or without a foundation , chimney , pilaster or corbel to an internal road or sidewalk	This clarifies that all windows are required to meet the minimum setbacks.

Report	Section Number	Proposed Revision			Comment/Explanation
87A.	Line 11.2 of Table 4.15.1 (RA1 to RA5 Permitted Use and Zone Regulations Table)	Maximum encroachment of a balcony located above the first storey , sunroom, window with or without a foundation , chimney , pilaster, cornice, balustrade or roof eaves into a required yard			This clarifies that all windows are permitted to encroach into a required yards.
111A.	6.2.6.1 C5-1 Exception Zone	6.2.6.1.2	Maximum gross floor area - non-residential used for a convenience retail and service kiosk	145 <u>167</u> m ²	This reflects the gross floor area on-site, permitted as was previously permitted in Zoning By-law 5500.

K:\PLAN\DEVCONTL\GROUP\WPDATA\PDC2\ZBRhousekeepingno.1suppreport.appendixs3.doc/vo