

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

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

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

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

8.2.3.7	Exception: E2-7	Map # 44E	By-law:
In an E2-7 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.7.1	Lands zoned E2-7 shall only be used for the following:		
	<ul style="list-style-type: none"> (1) Courier/Messenger Service (2) Financial Institution (3) Manufacturing Facility (4) Medical Office (5) Office (6) Personal Service Establishment (7) Restaurant (8) Retail Store (9) Self Storage Facility (10) Take-out Restaurant (11) Warehouse/Distribution Facility (12) Wholesaling Facility (13) Veterinary Clinic 		
Regulations			
8.2.3.7.2	Maximum gross floor area - non-residential		2 550 m ²
8.2.3.7.3	Maximum gross floor area - non-residential used for medical office		126 m ²
8.2.3.7.4	Maximum total gross floor area - non-residential used for a retail store and/or a personal service establishment		360 m ²
8.2.3.7.5	Maximum gross floor area - non-residential used for a restaurant and/or take-out restaurant		70 m ²
8.2.3.7.6	Minimum number of parking spaces		82
8.2.3.7.7	Minimum front yard to a building canopy		6.5 m
8.2.3.7.8	Minimum interior side yard - east lot line		3.0 m
8.2.3.7.9	Minimum interior side yard - west lot line		2.0 m
8.2.3.7.10	Minimum rear yard		3.0 m
8.2.3.7.11	Minimum depth of a landscaped buffer measured from a lot line that is a street line		4.0 m
8.2.3.7.12	Minimum depth of landscaped buffer measured from a lot line where the lot line abuts a Greenlands Zone		3.0 m
8.2.3.7.13	Minimum depth of landscaped buffer measured from the east lot line		3.0 m

8.2.3.7	Exception: E2-7	Map # 44E	By-law:
In an E2-7 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
8.2.3.7.14	Minimum depth of landscaped buffer measured from the west lot line		2.0 m
8.2.3.7.15	Minimum setback of parking areas, driveways, loading spaces , other paved areas and an area used for outdoor storage to a Greenlands Zone		4.5 m

2. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "D" to "E2-7" and "G1", the zoning of Part of Lot 10, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E2-7" and "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "E2-7" and "G1" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2019.

MAYOR

CLERK

Schedule "A"

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit two buildings for office uses and accessory uses such as retail stores and personal service establishments.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "E2-7" (Employment - Exception) and "G1" (Greenlands - Natural Hazards).

"D" permits a building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure.

"E2-7" permits office uses and accessory uses such as medical laboratories, retail stores and personal service establishments.

"G1" permits flood control, stormwater management, erosion management and natural heritage features and areas conservation.

Location of Lands Affected

South side of Derry Road West, east of McLaughlin Road in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Lorie Sterritt of the City Planning and Building Department at 905-615-3200 ext. 5403.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 13-19.by-law.my.October 24, 2017.docx>