# Notice of the Passing of a Zoning By-law

# CITY INITIATED HOUSEKEEPING BY-LAW, AFFECTING ALL LANDS IN THE CITY OF MISSISSAUGA

Date of Decision: July 2, 2014 Date of Notice: July 10, 2014 Last Date of Appeal: July 30, 2014

On the above noted date, the Council of the Corporation of the City of Mississauga passed By-law 0190-2014, to amend Zoning By-law 0225-2007, under Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

The Purpose and Effect: The purpose of this By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to clarify wording in various sections of the Zoning By-law that have been identified since the Zoning By-law was passed by Council on June 20, 2007. Amendments include the following:

- Modify and expand Definitions and General Provisions;
- Clarify provisions in the Residential, Commercial, Employment and Greenbelt Zones; and,
- Amend the zoning of a City-owned hydro transformer on Map 57 on Schedule "B".

Location of Lands: No key map is provided as the By-law affects all lands within the City of Mississauga.

Getting Additional Information: A copy of the by-law is available for viewing during regular office hours at the City of Mississauga at the address noted below, or from Lisa Christie of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5542, or on the City's website at: www.mississauga.ca/portal/cityhall/publicnotices.

IF YOU WISH TO APPEAL to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca

A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, no later than the July 30, 2014.

#### The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.



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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:

 By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding a definition for "Pervious Stable Surface Driveway" to Section 1.2 as follows:

#### Driveway

Pervious Stable Surface Driveway means a driveway that is designed to be structurally stable while allowing rainwater infiltration and may include pervious pavers, paving or interlock, but shall not include landscaping elements such as gravel, dirt or limestone screening.

2. By-law Number 0225-2007, as amended, is further amended by deleting the words "area" and "and" and adding the words "and other vegetation, as well as" to the definition of "Landscaped Area" in Section 1.2 as follows:

# Landscaped Area

means any outdoor area on a lot, located at grade, including the landscaped buffer area, that is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other vegetation, as well as and other landscape features, and may include walkways, berms, retaining walls and outdoor amenity areas, but shall not include, driveways, aisles, ramps or internal roads, parking areas whether surfaced or not, curbs, any open space beneath or within any building, structure or part thereof, or any exterior garbage storage or handling area.

3. By-law Number 0225-2007, as amended, is further amended by adding a definition for "Landscaped Soft Area" to Section 1.2 as follows:

Landscaped Soft Area means any outdoor area on a lot, located at grade, that is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other vegetation, and including landscaping materials such as rocks and edging materials, but shall not include hard surfaced areas, such as driveways, pervious stable surface driveways, aisles, parking areas, interlocking stone, and walkways.

4. By-law Number 0225-2007, as amended, is further amended by removing the reference to Illustration No. 8 from the definition of "Parking Space for Persons with Disabilities" in Section 1.2 as follows:

Parking Space For
Persons With
Disabilities

means an unobstructed rectangular area exclusive of any aisle or driveway for the temporary parking of a motor vehicle, for persons with disabilities.

See Illustration No. 8 - Section 1.3 - Illustrations.

5. By-law Number 0225-2007, as amended, is further amended by adding Line 3.5 in Table 2.1,9.4 contained in Article 2.1,9.4 as follows:

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3.5	Minimum depth of a landscaped buffer measured from a lot line that is a street line	4.5 m

- 6. By-law Number 0225-2007, as amended, is further amended by deleting and replacing Schedules 2.1.14(1) and 2.1.14(2), attached to this By-law.
- 7. By-law Number 0225-2007, as amended, is further amended by adding the word "Official" to Subsection 2.1.18 as follows:

#### 2.1.18 Greenbelt Overlay

The greenbelt overlay shall apply to lands that are designated Greenbelt in Mississauga Official Plan but are not zoned G1 or G2. The greenbelt overlay also applies to lands within the Regulatory Floodplain, Special Policy Areas and the Lake Ontario Waterfront as identified in Mississauga Official Plan.

8. By-law Number 0225-2007, as amended, is further amended by adding the words "and vending machines" to Subsection 2.1.28 and "and/or a vending machine" to Articles 2.1.28.2, 2.1.28.3 and 2.1.28.4 as follows:

#### 2.1.28 Outdoor Clothing Drop Boxes and Vending Machines

Outdoor clothing drop boxes and vending machines shall be permitted in Commercial and Employment Zones in compliance with the following: (0379-2009)

- 2.1.28.1 Only outdoor clothing drop boxes for registered charities shall be permitted;
- 2.1.28.2 Minimum setback of an outdoor clothing drop box and/or a vending machine from a Residential Zone shall be 6.0 m;
- 2.1.28.3 An outdoor clothing drop box and/or a vending machine shall be located outside of any required landscaped area;
- 2.1.28.4 An outdoor clothing drop box and/or a vending machine shall not be located on any required parking area or obstruct any required parking space.
- 9. By-law Number 0225-2007, as amended, is further amended by adding a sentence to Sentence 3.1.1.1.4, to clarify accessible parking space calculation, as follows:
  - 3.1.1.1.4 Where the number of non-residential parking spaces and/or loading spaces is calculated on the basis of a rate or ratio and results in a numeric fraction, fractions of less than 0.5 shall be rounded down to the nearest whole number and fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number. For accessible parking spaces, all numeric fractions shall be rounded up to the nearest whole number.
- 10. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 3.1.1.4.5 and substituting the following Sentence 3.1.1.4.5:
  - 3.1.1.4.5 Accessible parking spaces are to be provided in two sizes and maintain a 1.5 m wide access aisle abutting the entire length of each parking space:
    - (1) Type A shall have an unobstructed rectangular area with a minimum width of 3.4 m and a minimum length of 5.2 m.
    - (2) Type B shall have an unobstructed rectangular area with a minimum width of 2.4 m and a minimum length of 5.2 m.
    - (3) An access aisle is required to abut each accessible parking space. Where two or more accessible parking spaces are required in accordance with the regulations contained in Table 3.1.3.1 of this By-law, the access aisle may be shared between the accessible parking spaces.

See Illustration No. 15, Section 1.3 Illustrations.

11. By-law Number 0225-2007, as amended, is further amended by adding Lines 10A.0 and 10B.0 to Table 3.1.2.2 contained in Article 3.1.2.2 as follows:

Colum Gine 1.0	TYPE OF USE	B Minimuni otdesirneterarking Regulations
10A.0	Contractor Service Shop	1.1 spaces per 100 m <sup>2</sup> GFA - non- residential
10B.0	Contractor's Yard	0.6 spaces per 100 m <sup>2</sup> GFA - non- residential

12. By-law Number 0225-2007, as amended, is further amended by adding a sentence to Note (4) to Table 3.1.2.2 contained in Article 3.1.2.2 as follows:

NOTES: (4) Manufacturing Facility (Multiple-Occupancy Mixed Use Building) a building(s) occupied by more than one (1) occupant located on one (1) lot, primarily used for manufacturing, warehouse/distribution and/or wholesaling facilities, but may contain other non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities. Where the non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities exceed 50% of the total gross floor area non-residential of the site, separate parking will be required for all uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law. (0325-2008), (0379-2009)

13. By-law Number 0225-2007, as amended, is further amended by deleting Table 3.1.3.1 contained in Article 3.1.3.1 and substituting the following Table 3.1.3.1:

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		MINIMENT NUMBER OF RESORTED TO ACCOUNT HE STATEMENT OF TRESORTED TO ACCOUNT HE STATEMENT OF THE STATEMENT OF
2.0	1-12	1.0 space <sup>(1)</sup>
3.0	13-100	4% of the total (1)(2)
4.0	101-200	1.0 space plus 3% of the total (2)
5.0	201-1 000	2.0 spaces plus 2% of the total (2)
6.0	1 001 and greater	11.0 spaces plus 1% of the total (2)

NOTES: (1) Where only 1 accessible parking space is required, a Type A accessible parking space shall be provided.

(2) Where more than 1 accessible parking space is required:

(2.1) if an even number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces must be provided;

(2.2) if an odd number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces must be provided and the odd space may be a Type B accessible parking space.

- 14. By-law Number 0225-2007, as amended, is further amended by adding a phrase to Article 4.1.5.7 to create a minimum setback from any lot line for a porch or deck, as follows:
  - 4.1.5.7 Notwithstanding the provisions of Articles 4.1.5.2 and 4.1.5.10, any portion of a porch or deck that is located in a rear yard, does not exceed 0.3 m in height above grade at any point and is uncovered, is permitted an unlimited encroachment into the required rear yard, provided that the minimum setback to any lot line shall be 0.61 m; (0297-2013)
- 15. By-law Number 0225-2007, as amended, is further amended by deleting the words "dwelling unit" and adding the word "lot" to Sentence 4.1.9.1.2 as follows:
  - 4.1.9.1.2 A maximum of one (1) driveway shall be permitted per dwelling unit lot in R1 to R16, RM1 to RM3 and RM6 zones; (0297-2013)
- 16. By-law Number 0225-2007, as amended, is further amended by deleting the words "abutting a driveway, within 0.2 m of a driveway or" and adding the words "or accessible" to Article 4.1.9.2 as follows:
  - 4.1.9.2 Any hard surface area abutting a driveway, within 0.2 m of a driveway or used or accessible for the purpose of parking a motor vehicle shall be included in the driveway width calculation; (0325-2008), (0308-2011)
- 17. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.1.9.2.2 to Article 4.1.9.2 as follows:
  - 4.1.9.2.2 Parking of motor vehicles shall not be permitted on a landscaped soft area;
- 18. By-law Number 0225-2007, as amended, is further amended by deleting the words "The area of" and "shall not cover more than 50% of the yard in which it is located" and adding the words "and the access points shall only be" to Article 4.1.9.10 as follows:
  - 4.1.9.10 The area of A circular driveway and the access points shall only be located in one yard shall not cover more than 50% of the yard in which it is located;
- 19. By-law Number 0225-2007, as amended, is further amended by deleting the words "The area of", "located in more than one yard" and "each" and adding the word "the" to Article 4.1.9.11 as follows:
  - 4.1.9.11 The area of A circular driveway located in more than one yard shall not cover more than 50% of each the yard in which it is located;

- 20. By-law Number 0225-2007, as amended, is further amended by deleting the words "a maximum width of 8.5 m" and substituting the phrase "the maximum driveway width permitted in the zone" to Article 4.1.9.12 as follows:
  - 4.1.9.12 The combined width of the two points of access of a circular driveway shall not exceed a maximum width of 8.5 m the maximum driveway width permitted in the zone;
- 21. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.9.14 to Subsection 4.1.9 as follows:
  - 4.1.9.14 Notwithstanding Sentence 3.1.1.7.1, in R1 to R16 and RM1 to RM3 zones, a pervious stable surface driveway shall be permitted.
- 22. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.15.5 to Subsection 4.1.15 as follows:
  - 4.1.15.5 Guest Units

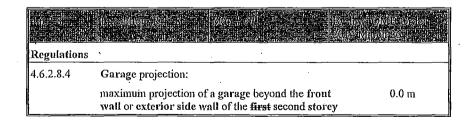
Guest units are permitted within RA1 to RA5 zones, subject to the following:

- 4.1.15.5.1 Guest units shall only be permitted in an apartment dwelling having 75 or more dwelling units, or in a long-term care dwelling having 75 or more beds, or in a retirement dwelling having 75 or more retirement dwelling units;
- 4.1:15.5.2 A maximum of 5 guest units are permitted;
- 4.1.15.5.3 The maximum size of a guest unit shall not exceed 30 m<sup>2</sup>;
- 4.1.15.5.4 A kitchen is not permitted within a guest unit;
- 4.1.15.5.5 Additional on-site parking is not required for a guest unit permitted in Article 4.1.15.5.
- 23. By-law Number 0225-2007, as amended, is further amended by deleting the word " residential" in Article 4.1.20.6 as follows:
  - 4.1.20,6 A second unit shall not occupy more than 50% of the gross floor area residential of the dwelling within which it is located;

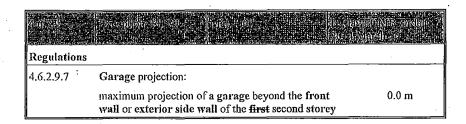
24. By-law Number 0225-2007, as amended, is further amended by deleting Line 12.3 and substituting the following Line 12.3 and adding Line 12.4 to Table 4.2.1 contained in Subsection 4.2.1 as follows:

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12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY					
12.3	Maximum driveway width	Width of garage door opening(s) plus 2.0 m up to a maximum of 8.5 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door maximum width of 6.0 m	Width of garage door- opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door maximum width of 6.0 m
12.4	Minimum Iandscaped soft area in the yard containing the driveway	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	30% of the front yard and/or exterior side yard

- 25. By-law Number 0225-2007, as amended, is further amended by deleting Line 10.0 in Table 4.2.2 contained in Subsection 4.2.2.
- 26. By-law Number 0225-2007, as amended, is further amended by deleting Line 10.0 in Table 4.2.3 contained in Subsection 4.2.3.
- 27. By-law Number 0225-2007, as amended, is further amended by deleting the word "first" and substituting the word "second" in Sentence 4.6.2.8.4 in Exception Table 4.6.2.8 as follows:



28. By-law Number 0225-2007, as amended, is further amended by deleting the word "first" and substituting the word "second" in Sentence 4.6.2.9.7 in Exception Table 4.6.2.9 as follows:



29. By-law Number 0225-2007, as amended, is further amended by deleting the word "and" and adding the words "and sidewalks" to Line 13.0 and adding Line 13.4 to Table 4.7.1 contained in Subsection 4.7.1 as follows:

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13.0	CEC - PRIVATE ROAD, AND AISLES AND SIDEWALKS	
13.4	Minimum width of a sidewalk	2.0 m

30. By-law Number 0225-2007, as amended, is further amended by amending Cells C8.2 and C8.3, adding Line 9.1 and Note (10) to Table 4.8.1 contained in Subsection 4.8.1 as follows:

	MONES (1778) BENEFIT OF THE	F.Mpt,	Bivol
8.0	MINIMUM INTERIOR SIDE YARD	-	
8.1	Attached side	0.0 m	0.0 m
8.2	Unattached side	1.8 m <sup>(2)</sup>	0.9 m 1.2 m (2)
8.3	Attached garage - unattached side	1.2 m <sup>(2)</sup>	<del>0.9 m</del> 1.2 m <sup>(2)</sup>
9.0	MINIMUM REAR YARD	7.5 m <sup>(2)</sup>	7.5 m <sup>(2)</sup>
9.1	Rear yard on attached side	0.0 m <sup>(10)</sup>	0.0 m (10)

NOTES: (10) Where the rear yard is the attached side of a semi-detached dwelling, the interior side yard shall permit encroachments and projections, accessory structures and swimming pools in accordance with rear yard regulations.

31. By-law Number 0225-2007, as amended, is further amended by deleting the word "and" and adding the words "and sidewalks" to Line 13.0 and adding Line 13.4 to Table 4.9.1 contained in Subsection 4.9.1 as follows:

		Place of the second
13.0	CEC - PRIVATE ROAD, AND AISLES AND SIDEWALKS	
13.4	Minimum width of a sidewalk	2.0 m

32. By-law Number 0225-2007, as amended, is further amended by deleting the word "and" and adding the words "and sidewalks" to Line 13.0 and adding Line 13.4 to Table 4.10.1 contained in Subsection 4.10.1 as follows:

13.0	INTERNAL ROADS, <del>AND</del> AISLES AND SIDEWALKS	
13.4	Minimum width of a sidewalk	2.0 m

33. By-law Number 0225-2007, as amended, is further amended by deleting the word "and" and adding the words "and sidewalks" to Line 14.0 and adding Line 14.4 to Table 4.12.1 contained in Subsection 4.12.1 as follows:

14.0	CEC - PRIVATE ROAD, <del>AND</del> AISLES AND SIDEWALKS	
14.4	Minimum width of a sidewalk	2.0 m

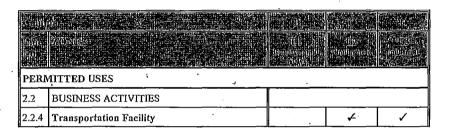
34. By-law Number 0225-2007, as amended, is further amended by deleting the word "and" and adding the words "and sidewalks" to Line 13.0 and adding Line 13.4 to Table 4.14.1 contained in Subsection 4.14.1 as follows:

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13.0	INTERNAL ROADS, <del>AND</del> AISLES AND SIDEWALKS	
13.4	Minimum width of a sidewalk	2.0 m

35. By-law Number 0225-2007, as amended, is further amended by deleting and substituting the regulation in Sentence 6.2.3.6.1 in Exception Table 6.2.3.6 as follows:

Regulation		·
6.2.3.6.1 :	Maximum gross floor area - non-residential	12 600 m <sup>2</sup> 13 550 m <sup>2</sup>

36. By-law Number 0225-2007, as amended, is further amended by amending Cell C2.2.4 to Table 8.2.1 contained in Subsection 8.2.1 as follows:



37. By-law Number 0225-2007, as amended, is further amended by adding Clause 8.2.3.82.1(3) and Sentence 8.2.3.82.5 to Exception Table 8.2.3.82 as follows:

Additional P	assupption 1993 and Management of the Property
8.2.3.82.1	(3) Exhibition Hall
Regulations	
8.2.3.82.5	"Exhibition Hall" means a building, structure, or part thereof, used for the temporary exhibition and sale of goods or services

38. By-law Number 0225-2007, as amended, is further amended by deleting "G2-4(11)" from Exception Table 10.2.3.4 as follows:



In a G2-4(1), G2-4(2), G2-4(3), G2-4(4), G2-4(5), G2-4(6), G2-4(7), G2-4(8), G2-4(9), G2-4(10), G2-4(11), G2-4(12), G2-4(13), G2-4(14), G2-4(15), G2-4(16) and G2-4(17) zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the following uses/regulations shall apply:

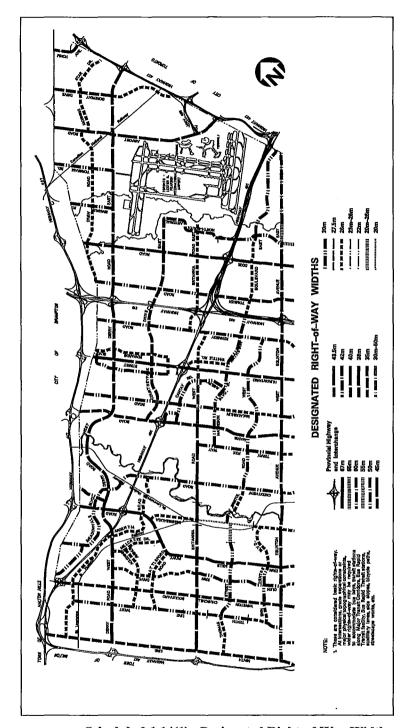
#### Regulation

10.2.3.4.1 Natural protection area shall be located on lands zoned G2-4(1) to G2-4(17), G2-4(10) and G2-4(12) to G2-4(17) identified on Schedules G2-4(1) to G2-4(17), G2-4(10) and G2-4(12) to G2-4(17)

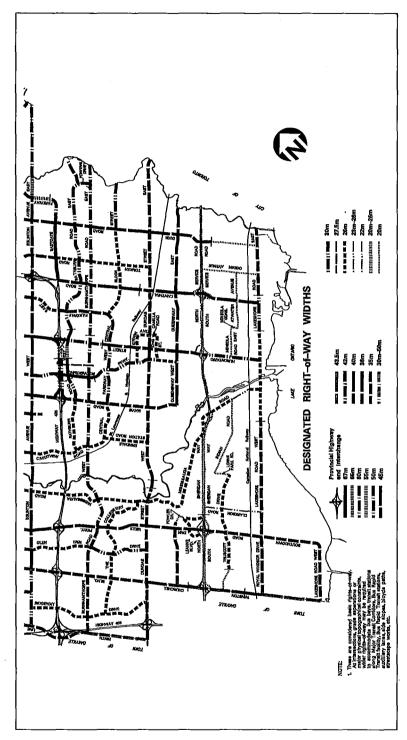
- 39. By-law Number 0225-2007, as amended, is further amended by deleting Schedule G2-4(11) from Exception Table 10.2.3.4.
- 40. The greyed-out text, identified in Items 1 to 39 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.
- 41. Map Number 09 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 "G2-4(11)" to "R5" and "R5-7", the zoning of Lots 14, 15, 19, 20, 21, 22, and 23, Plan M-1121, in the City of Mississauga, PROVIDED HOWEVER THAT the "R5" and "R5-7" zoning shall only apply to the lands which are shown on the attached Schedule "A1", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R5" and "R5-7" zoning indicated thereon.

42. Map Number 57 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "H-R7-24" to "U", the zoning of Block B, Plan M-1894, in the City of Mississauga, PROVIDED HOWEVER THAT the "U" zoning shall only apply to the lands which are shown on the attached Schedule "A2", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "U" zoning indicated thereon.

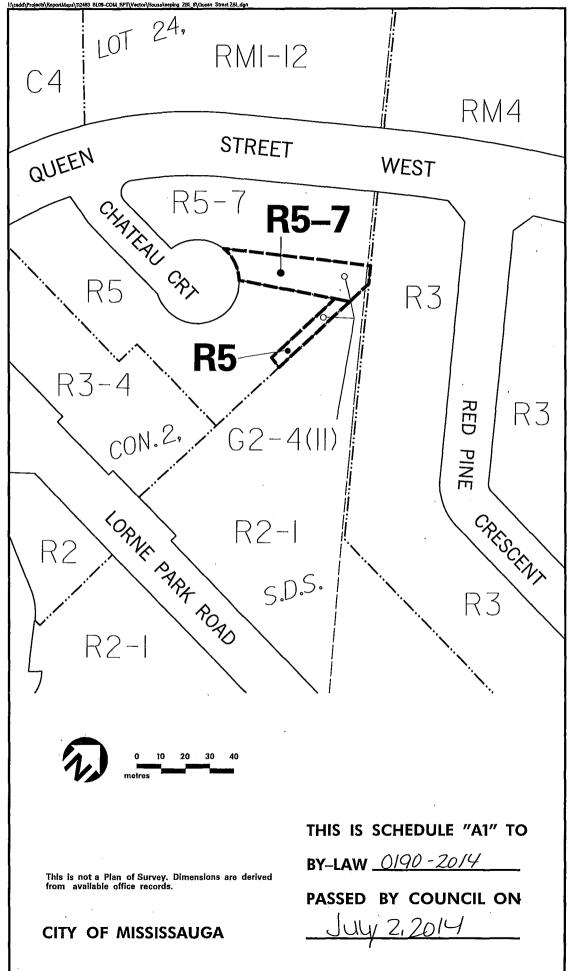
ENACTE	O and PASSED this	2 day of July	2014.
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	APPROVED AS TO FORM City Solicitor MISSISSAUGA		MAYOR
	MJT	Cupstal Shear	
• •	Date 23 6 14		CLERK

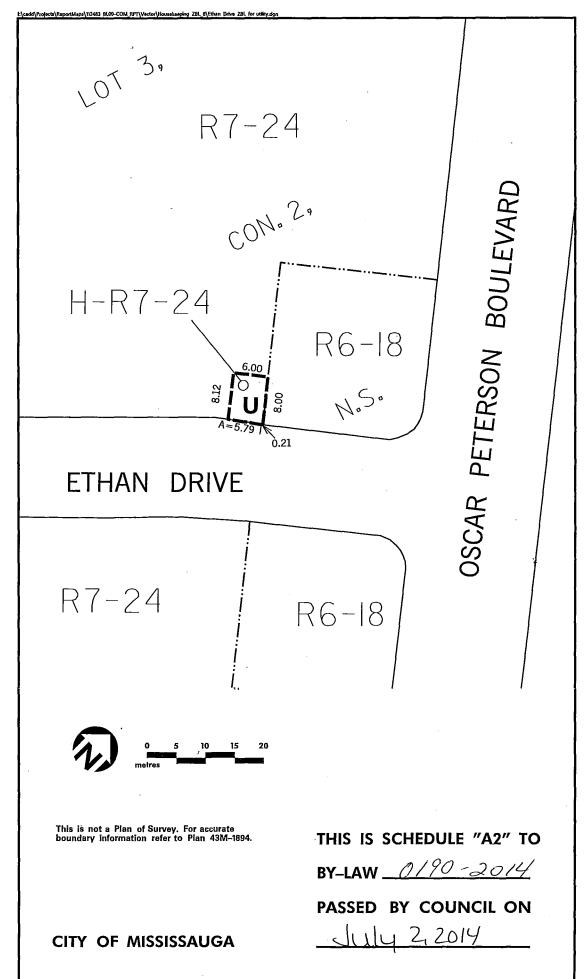


Schedule 2.1.14(1) - Designated Right-of-Way Widths



Schedule 2.1.14(2) - Designated Right-of-Way Widths





# APPENDIX "A" TO BY-LAW NUMBER () 196-2014

## Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to clarify wording in various sections of the Zoning By-law that have been identified since the Zoning By-law was passed by Council on June 20, 2007. Amendments include the following:

- · Modify and expand Definitions and General Provisions, as required;
- Clarify provisions in the Residential, Commercial, Employment and Greenbelt Zones;
   and,
- Amend the zoning of a City-owned hydro transformer on Map 57 on Schedule "B".

### Location of Lands Affected

All lands in the City of Mississauga.

Further information regarding this By-law may be obtained from Lisa Christie of the City Planning and Building Department at 905-615-3200 ext. 5542.

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