



**PLANNING ACT  
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND  
A ZONING BY-LAW BY  
THE CORPORATION OF THE CITY OF MISSISSAUGA  
BILL 51**

<b>DATE OF NOTICE</b>	July 9, 2014	
<b>OPA NUMBER</b>	OPA# 9 (By-law # 0193-2014)	
<b>ZONING BY-LAW NUMBER</b>	0194-2014	
<b>DATE PASSED BY COUNCIL</b>	July 2, 2014	
<b>LAST DATE TO FILE APPEAL</b>	<b>July 29, 2014</b>	
<b>FILE NUMBER</b>	CD.04.CLA	Ward 2
<b>APPLICANT</b>	City of Mississauga	
<b>PROPERTY LOCATION</b>	North and South sides of Lakeshore Road West, between Southdown Road and Birchwood Park.	

**TAKE NOTICE** that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

**The Purpose and Effect:** The Purpose and Effect of this Amendment is to change the boundary of the Clarkson Village Community Node and the Clarkson-Lorne Park Neighborhood Character Areas, add precinct policies, transportation policies, amend land use designation policies and to delete, amend and add Special Site policies. The zoning By-law amendment adds and removes uses in the C4 Zone, establishes maximum heights and FSI and minimum setbacks.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:  
[www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices), or in person at the Office of the City Clerk, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 9 is in full force and effect. 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 July 29, 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.

**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](http://www.omb.gov.on.ca).

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.

Diana Rusnov, Deputy Clerk  
Legislative Services,

Corporate Services Department- Tel: 905-615-3200 X 5421

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Combined.doc



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0193-2014

A by-law to Adopt Mississauga Official Plan Amendment No. 9

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 9, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The attached maps designated as Maps "A", "B", "C", "D", and "E", and explanatory text attached, constitute Amendment No. 9 to Mississauga Official Plan, specifically the Clarkson Village Community Node and Clarkson-Lorne Park Neighbourhood Character Areas Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 2 day of July, 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	24	6	14

MAYOR

CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0194-2014

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

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

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 6.2.5.11 and substituting the following therefor:

Exception C-4-11 Maximum			By-law
In a C4-11 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Uses</b>			
6.2.5.11.1	(1)	Horizontal Multiple Dwelling	
	(2)	Motor vehicle service station and motor vehicle wash facility – restricted legally existing on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
6.2.5.11.2	(1)	Retail store greater than 600 m <sup>2</sup> gross floor area - non-residential	
	(2)	Parking Lot	
<b>Regulations</b>			
6.2.5.11.3	Maximum floor space index - residential		2.0
6.2.5.11.4	Minimum front yard		0.6 m
6.2.5.11.5	Minimum exterior side yard		0.6 m
6.2.5.11.6	Minimum interior side yard abutting lands zoned Residential or Greenbelt		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.11.7	Minimum rear yard abutting lands zoned Residential or Greenbelt		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.11.8	A minimum of 75% of the first storey of any building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West		

6.2.5.11	Exception C4-11	Map 10	By-law
6.2.5.11.9	Maximum height		4 storeys
6.2.5.11.10	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling		4.5 m
6.2.5.11.11	Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure		6.0 m
6.2.5.11.12	Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street		70% of lot frontage
6.2.5.11.13	Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property		90% of lot frontage
6.2.5.11.14	Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West		
6.2.5.11.15	Minimum percentage of glazing of the first storey of a streetwall		60%
6.2.5.11.16	Minimum number of parking spaces per 100 m <sup>2</sup> gross floor area - non-residential for a retail store, animal care establishment, personal service establishment, repair establishment or office, provided that the gross floor area - non-residential is less than or equal to 300 m <sup>2</sup>		3.0
6.2.5.11.17	Where the floor space index - residential exceeds 1.0, required parking shall be provided within a parking structure located either above or below grade		
6.2.5.11.18	Maximum height of an above grade parking structure		2 storeys
6.2.5.11.19	Above grade parking structures adjacent to a street shall have residential and/or non-residential uses with a minimum depth of 10.0 m along a streetwall of both the first and second storey		
6.2.5.11.20	"Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures, exclusive of gross floor area - non-residential, to the lot area		

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

6.2.5.63	Exception C4-63	Map 10	By-law
In a C4-63 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Use</b>			
6.2.5.63.1	(1)	Horizontal Multiple Dwelling	
<b>Uses Not Permitted</b>			
6.2.5.63.2	(1)	Retail store greater than 600 m <sup>2</sup> gross floor area - non-residential	
	(2)	Parking Lot	

6.2.5.63. Exception C-63 May 10, 10 City		
Regulations		
6.2.5.63.3	Maximum floor space index - residential	2.0
6.2.5.63.4	Minimum front yard	0.6 m.
6.2.5.63.5	Minimum exterior side yard	0.6 m
6.2.5.63.6	Minimum interior side yard abutting lands zoned Residential or Greenbelt	7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.63.7	Minimum rear yard abutting lands zoned Residential or Greenbelt	7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.63.8	A minimum of 75% of the first storey of a building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West	
6.2.5.63.9	Maximum height	4 storeys
6.2.5.63.10	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling	4.5 m
6.2.5.63.11	Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure	6.0 m
6.2.5.63.12	Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street	70% of lot frontage
6.2.5.63.13	Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property	90% of lot frontage
6.2.5.63.14	Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West	
6.2.5.63.15	Minimum percentage of glazing of the first storey of a streetwall	60%
6.2.5.63.16	Minimum number of parking spaces per 100 m <sup>2</sup> gross floor area - non-residential for a retail store, animal care establishment, personal service establishment, repair establishment or office, provided that the gross floor area - non-residential is less than or equal to 300 m <sup>2</sup>	3.0
6.2.5.63.17	Where the floor space index - residential exceeds 1.0, required parking shall be provided within a parking structure located either above or below grade	
6.2.5.63.18	Maximum height of an above grade parking structure	2 storeys
6.2.5.63.19	Above grade parking structures adjacent to a street shall have residential and/or non-residential uses with a minimum depth of 10.0 m along a streetwall of both the first and second storey	
6.2.5.63.20	"Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures, exclusive of gross floor area - non-residential, to the lot area	

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

Exception C-4-64		
In a C4-64 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:		
<b>Additional Permitted Use</b>		
6.2.5.64.1	(1) Horizontal Multiple Dwelling	
<b>Uses Not Permitted</b>		
6.2.5.64.2	(1) Retail store greater than 600 m <sup>2</sup> gross floor area - non-residential	
	(2) Parking Lot	
<b>Regulations</b>		
6.2.5.64.3	Maximum floor space index - residential	1.5
6.2.5.64.4	Minimum front yard	0.6 m
6.2.5.64.5	Minimum exterior side yard	0.6 m
6.2.5.64.6	Minimum interior side yard abutting lands zoned Residential or Greenbelt	7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.64.7	Minimum rear yard abutting lands zoned Residential or Greenbelt	7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.64.8	A minimum of 75% of the first storey of any building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West	
6.2.5.64.9	Maximum height	3 storeys
6.2.5.64.10	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling	4.5 m
6.2.5.64.11	Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street	70% of lot frontage
6.2.5.64.12	Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property	90% of lot frontage
6.2.5.64.13	Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West	
6.2.5.64.14	Minimum percentage of glazing of the first storey of a streetwall	60%
6.2.5.64.15	Minimum number of parking spaces per 100 m <sup>2</sup> gross floor area - non-residential for a retail store, animal care establishment, personal service establishment, repair establishment or office, provided that the gross floor area - non-residential is less than or equal to 300 m <sup>2</sup>	3.0

6.2.5.64	Exception	Map	By-law
6.2.5.64.16	Where the floor space index - residential exceeds 1.0, required parking shall be provided within a parking structure located below grade		
6.2.5.64.17	"Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures, exclusive of gross floor area - non-residential, to the lot area		

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

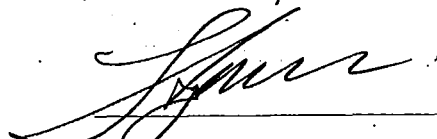
6.2.5.65	Exception	Map	By-law
In a C4-65 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Use</b>			
6.2.5.65.1	(1) Horizontal Multiple Dwelling		
<b>Uses Not Permitted</b>			
6.2.5.65.2	(1) Retail store greater than 600 m <sup>2</sup> gross floor area - non-residential		
	(2) Parking Lot		
<b>Regulations</b>			
6.2.5.65.3	Maximum floor space index - residential		1.5
6.2.5.65.4	Minimum front yard		0.6 m
6.2.5.65.5	Minimum exterior side yard		0.6 m
6.2.5.65.6	Minimum interior side yard abutting lands zoned Residential or Greenbelt		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.65.7	Minimum rear yard abutting lands zoned Residential or Greenbelt		7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m
6.2.5.65.8	A minimum of 75% of the first storey of any building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West		
6.2.5.65.9	Maximum height		4 storeys
6.2.5.65.10	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling		4.5 m
6.2.5.65.11	Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure		6.0 m
6.2.5.65.12	Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street		70% of lot frontage
6.2.5.65.13	Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property		90% of lot frontage


6.2.5.65	Amendment C4-65	Map 7-08	By-law
6.2.5.65.14	Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West		
6.2.5.65.15	Minimum percentage of glazing of the first storey of a streetwall	60%	
6.2.5.65.16	Minimum number of parking spaces per 100 m <sup>2</sup> gross floor area - non-residential for a retail store, animal care establishment, personal service establishment, repair establishment or office, provided that the gross floor area - non-residential is less than or equal to 300 m <sup>2</sup>	3.0	
6.2.5.65.17	Where the floor space index - residential exceeds 1.0, required parking shall be provided within a parking structure located below grade		
6.2.5.65.18	"Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures, exclusive of gross floor area - non-residential, to the lot area		

5. Map Numbers 03 and 10 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 "C4" to "C4-63", "C4-64" and "C4-65" the zoning of the lands in the City of Mississauga, 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 "C4-63", "C4-64" and "C4-65" zoning indicated thereon.
6. This By-law shall not come into force until Mississauga Official Plan Amendment Number 9 is in full force and effect.

ENACTED and PASSED this 2 day of July 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
HJT			
Date	24	6	14

  
MAYOR

  
CLERK



Section	Number of fish
Section 1 (0-40m)	10
Section 2 (40-80m)	20
Section 3 (80-120m)	30
Section 4 (120-160m)	40
Section 5 (160-200m)	50



## GREENBELT OVERLAY

**This is not a Plan of Survey. Dimensions are derived from available office records.**

**CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A" TO**

BY-LAW 0194-2014

**PASSED BY COUNCIL ON**

July 2, 2014

## APPENDIX "A" TO BY-LAW NUMBER 0194-2014

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

The purpose of this By-law is to amend various sections of the Zoning By-law pertaining to Clarkson Village along Lakeshore Road West. Changes include the following:

- Additional residential uses within the C4 zone
- Removal of large retail uses within the C4 zone
- Establish a maximum height and maximum floor space index - residential
- Establish a minimum front yard and exterior side yard setback
- Establish a maximum height of above grade parking structures

The existing motor vehicle commercial use on the site illustrated on Appendix "B" shall continue to be permitted, however new regulations with respect to additional uses and development standards have been included for that site.

### Location of Lands Affected

Lands located in Clarkson Village along Lakeshore Road West in the City of Mississauga, as shown on the attached Maps designated as Schedule "A" and Appendix "B".

Further information regarding this By-law may be obtained from Sheena Harrington Slade of the City Planning and Building Department at 905-615-3200 ext. 4554.

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