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February 7, 2023

REGION OF PEEL

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February 7, 2023

**BY EMAIL:** [council@peelregion.ca](mailto:council@peelregion.ca)

**& REGULAR MAIL**

Chairman and Members of Region of Peel Council

c/o Regional Clerk

Regional Municipality of Peel

10 Peel Centre Drive, Suite A

Brampton, Ontario

L6T 4B9

REFERRAL TO \_\_\_\_\_

RECOMMENDED

DIRECTION REQUIRED \_\_\_\_\_

RECEIPT RECOMMENDED  \_\_\_\_\_

Dear Sirs/Mesdames:

**Re: February 9, 2023 Council Agenda Item 13.1: City of Mississauga  
Major Transit Station Area Official Plan Amendments 143 & 144: Regional Staff  
Review and Recommendations  
Our File No. 1421**

We are the planners of record writing on behalf of Orlando Corporation ('Orlando') with respect to the above captioned item as it relates to their properties located along the Hurontario Corridor.

Please be advised that the above captioned Official Plan Amendments fail to fully acknowledge and incorporate the recent November 15, 2021 'OLT' (Case No. PL200251) settlement achieved with the City regarding implementation of 'Gateway Corporate Centre Character Area' Official Plan policies per Zoning By-law No. 0121-2020. This settlement built on our client's earlier February 2, 2017 'OMB' Minutes of Settlement (Case No. PL141198) with the City concerning 'Gateway Corporate Centre Character Area' Official Plan policies.

A copy of the most recent 'OLT' Order dated November 15, 2021 is attached to our letter submission as Appendix 'A' detailing established site-specific Zone Exceptions and Zone Regulations, and related matters, designed to respect the unique locational scale and context of Orlando's affected properties. We also provided a letter submission to the City of Mississauga dated August 4, 2022 concerning related matters.

To make the OPA 143 policy text clearer and more precise, please consider the following recommendations or requested changes prior to OPA 143 being approved.

POUND & STEWART ASSOCIATES LIMITED

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14.20-1



## **Recommendation 1: Chapter 5, Direct Growth - 5.7 Major Transit Station Areas**

The OPA introduces different *minimum Density* ('FSI') requirements than that approved per Zoning By-law 0121-2020. The minimum MTSA – FSI density per the City's Table 5-2 is described as 1.0 FSI, whereas the recently approved Zoning By-law provides for lower FSI minimums. It is noted however, that the 1.0 FSI is described as a long-term target, and is not to be applied to an individual building application – per policy 5.7.3.3.

In keeping with the foregoing please note our recommended policy text modifications as underlined in ***bold italics*** and **deletions**.

“There will be station areas that may not be able to achieve the requirements of *transit-supportive* development ~~in the short term~~ ***over the horizon of this plan*** but are planned for future *transit-supportive* densities, uses, and active transportation connections.”

As well, certain Blocks comprising an MTSA will not achieve 1.0 FSI given their shape and road frontages, and the minimum parking requirements of the City's Zoning By-law. It is also possible that certain MTSA's will also not achieve the minimum 1.0 FSI density.

Given the complexity of the market in terms of office demand and supply, proposed OPA 143 policies should not compromise any future incremental development in a MTSA where it does not achieve the 1.0 FSI, but intensifies FSI. It is not fully clear how this will be practically applied, particularly in terms of future zoning. Therefore, we recommend the following modification.

“...Table 5-2: Protected Major Transit Station Areas, and in the schedules of this Plan, will ***ultimately*** achieve the Major Transit Station Areas minimum density targets in the Region of Peel Official Plan.

## **Recommendation 2: 5.7.6 Urban Design**

While the objective of minimizing surface parking is reasonable where it supports intensification and greater utilization of a site, applying this proposed policy 'absolutely' removes much needed flexibility in site designs and tenant specific requirements.

Given the site scale and context, along with tenant requirements, flexibility is required where surface parking provides for better user functionality and site access.

Therefore, it is recommended that the flexibility intent of the existing MOP policy 9.2.1.37 remain, where, '*Developments should minimize the use of surface parking...*'



In keeping with the foregoing please note our recommended policy text modifications as underlined in ***bold italics*** and **deletions**.

“5.7.6.2 Development will:

- a. minimize surface parking ***where circumstances permit;***
- b. ensure that where ***proposed structured parking is proposed abuts a public street,*** other uses such as residential and non-residential are incorporated, along the periphery of the structure at ground level; and”

**Recommendation 3: 5.7.7 Connectivity**

Please consider the following recommended modifications.

“5.7.7.1 The existing transportation network will be strengthened and expanded ***where appropriate*** with new roads and streets, pedestrian and mid-block connections, ~~and multi-modal~~ ***providing*** access to *higher order transit* stations and stops.”

“5.7.7.2 Development will contribute to an interconnected street pattern ~~that is multi-modal,~~ ***which encourages*** walking, cycling and the use of transit.”

“5.7.7.3 Pedestrian and cycling routes ~~will be prioritized and located to ensure~~ ***accommodate*** safe, seamless, unobstructed and efficient access.”

**Recommendation 4: 5.7.10 Planned Major Transit Station Areas - 20. Section 15.3, Gateway Corporate**

Deleting the reference to ‘particularly Major Transit Station Areas’ in 15.3.1.2 b. reinforces OPA 143 policies are to apply to all of the Gateway Corporate lands along the Hurontario Corridor and further recommended deletions are requested as noted.

“b. encourage a high standard of public and private realm streetscape design that is coordinated and comprehensive, ~~particularly at Major Transit Station Areas,~~ which includes street furniture, public art, ~~building forecourts, open space,~~ transit shelters, bicycle parking, tree planting, and the sensitive placement of utilities with consideration for the public and private realm;”



**Recommendation 5: 21. Section 15.3, Gateway Corporate**

**15.3.1.2** r is modified and it recommended that the reference to 'tall' also be deleted:

'create a sense of prominence at the intersections along of Hurontario Street (per Schedule 11h), integrating features such as: ~~tall~~, more distinctive buildings located close to the street, unique landscape and streetscape treatment, transit amenities, elevated and distinguishing rooflines;'

As a stakeholder in the planning of the 'Gateway Corporate Centre Character Area', 'Orlando' has consistently participated in the City's planning programs as reflected in 'OMB' and 'OLT' settlements concerning MOP's 'Gateway Corporate Centre Character Area' and the City's Comprehensive Zoning By-law No. 0225-2007, as amended. We therefore request careful assessment of established planning approvals in place relative prior to the approval of OPAs 143, and 144 where appropriate.

We would also appreciate our firm being placed on the Region's mailing list regarding any future public notices, updates, reports, Council Agenda related Items, and any Council decision or actions on the above captioned matter. Please note this submission does not preclude any future submissions regarding this matter.

Thank-you in advance for your co-operation, and please advise if any additional information is required to further support our submission at your earliest convenience.

Yours truly,  
Pound & Stewart Associates Limited



Philip Stewart MCIP, RPP  
/la 1421ltr\_OPA 143\_Feb.07.2023

Attachment: As noted herein – Appendix 'A'

cc. Ms. K. Dedman, Commissioner of Public Works, Region of Peel  
[kealy.dedman@peelregion.ca](mailto:kealy.dedman@peelregion.ca)

cc. Ms. D. Rusnov, Office of the City Clerk, City of Mississauga  
[Diana.Rusnov@mississauga.ca](mailto:Diana.Rusnov@mississauga.ca)

cc. Mr. A. Whittemore, Commissioner of Planning & Building, City of Mississauga  
[Andrew.Whittemore@mississauga.ca](mailto:Andrew.Whittemore@mississauga.ca)

cc. Mr. L. Longo, Aird & Berlis

cc. Client

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POUND & STEWART ASSOCIATES LIMITED



**Ontario Land Tribunal**

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November 18, 2021

TO: All recipients of the Ontario Land Tribunal Decision issued on  
November 15, 2021

**RE: OLT CASE NO.: PL200251, DECISION ISSUED NOVEMBER 15, 2021**

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On November 15, 2021 the Ontario Land Tribunal issued its Decision (“Decision”) on the above noted case.

Rule 24.4 of the Ontario Land Tribunal *Rules of Practice and Procedure* states that the Tribunal may at any time correct a technical or typographical error made in a decision or order.

The Tribunal has corrected the Decision under the authority of this rule by adding page 9 within Attachment 1 that was not included in the previous issued decision.

A corrected version of the Decision issued on November 15, 2021 is enclosed with this communication. This enclosed Decision replaces the Decision issued on November 15, 2021.

Thank you.

*“Euken Lui”*

EUKEN LUI  
ACTING REGISTRAR

Encl.

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** November 15, 2021

**CASE NO(S):** PL200251

**PROCEEDING COMMENCED UNDER** subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Annovator Developments
Appellant:	Orlando Corporation
Subject:	By-law No. 0121-2020
Municipality:	City of Mississauga
OLT Case No.:	PL200251
OLT File No.:	PL200251
OLT Case Name:	Annovator Developments v. Mississauga (City)

**Heard:** November 2, 2021 by video hearing

**APPEARANCES:**

**Parties**

**Counsel**

Orlando Corporation

Leo F. Longo

City of Mississauga

Michal Minkowski

**MEMORANDUM OF ORAL DECISION DELIVERED BY T.F. NG ON NOVEMBER 2, 2021 AND ORDER OF THE TRIBUNAL**

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[1] The matter before the Tribunal is an appeal filed by Orlando Corporation (the "Appellant") against the City of Mississauga (the "City") appealing the passing of Zoning By-law No. 0121-2020 which amends Zoning By-law No. 0225-2007 ("ZBL 2007") for the purposes of introducing two new office zones with a list of permitted uses and accessory uses in conformity with the policies of the Mississauga Official Plan Amendment No. 25 (MOP 25). The appeal is on the basis, among other things, that clarification is required regarding the application of this by-law upon the Appellant's

lands (“Orlando lands”) in terms of minimum floor space index (non-residential), recognition of legally existing uses, and the increase in manufacturing facility gross floor area as an accessory use in the O2 and O3 zones of the by-law.

[2] The amendments to ZBL 2007 contained in ZBL 0121-2020 include the following:

- a. change all O zones to O1 zones where it appears in the ZBL 2007;
- b. introduce O2 and O3 zones with a list of permitted uses and accessory uses in conformity with the policies of Mississauga Official Plan Amendment 25;
- c. establish a minimum height of three storeys for O2 zones and two storeys for O3 zones;
- d. introduce lot frontage, setback, driveway, aisle, parking space and loading space requirements.

[3] The following lands are affected by ZBL 0121-2020:

- a. the lands located in the City’s Gateway Corporate Centre Character Area; and
- b. properties zoned “O” outside of the Gateway Corporate Centre in the City of Mississauga as shown on the maps designated as Schedules “A1” to “A34” which are attached to ZBL 0121-2020.

[4] The Appellant and the City Council have settled the matter. Following the Settlement (“Settlement Proposal”), a Draft Amendment to the ZBL (“ZBA”) that implements the settlement is presented to the Tribunal.

[5] The City filed an Affidavit sworn on October 20, 2021 by Christian Binette, a registered Land Use Planner with the City. The Tribunal qualified Mr. Binette to provide

opinion evidence in the area of land use planning and his Affidavit is marked as Exhibit 1.

[6] The Tribunal considered the uncontradicted testimony of Mr. Binette, the Settlement Proposal, the ZBA and having reviewed the materials filed with the Tribunal, allows the appeal in part for the reasons set out below.

#### **PLANNING EVIDENCE**

[7] Mr. Binette testified that:

- a. The parties have reached a resolution of all the issues in such manner as to satisfy the conformity and consistency questions of the policy framework. The proposed settlement of these issues has been confirmed by Council. (Attached as Exhibit "L" to Exhibit 1).
- b. The Council resolution of September 15, 2021 refers to two appendices which describe the nature and substance of the settlement of each issue. These appendices are included with Exhibit L.
- c. The two appendices referred to in the Council resolution refer to a map of the Orlando lands with an alphabetic code to identify the zoning designations for each block of land. (Attached as Exhibit "M" to Exhibit 1).

[8] Mr. Binette opined that the settlement of the Appeal on the terms and conditions as described in the two appendices attached to the Council resolution, and found in Exhibit L, is appropriate and reasonable, consistent with good planning principles, consistent with the Provincial Policy Statement, conforms to the Growth Plan, conforms to the Region of Peel Official Plan and conforms to the City of Mississauga Official Plan.

[9] The conceptual terms and conditions of the settlement as described in the appendices contained in Exhibit L, have been incorporated into a draft Zoning By-law text. (Attached as Exhibit "N" to Exhibit 1).

[10] Mr. Binette took the Tribunal through an overview of the Policy context of the ZBA. He concluded that the ZBA represents good land use planning, is consistent with the Provincial Policy Statement 2020, (“PPS”), in conformity with the Growth Plan for the Greater Golden Horseshoe 2020 (“Growth Plan”), maintains the intent and purpose of the Region of Peel Official Plan (“ROP”) and the Mississauga Official Plan (“MOP”).

## **ANALYSIS AND FINDINGS**

[11] The Tribunal accepts the testimony and conclusions of Mr. Binette.

### **The Policy Context – *Planning Act***

[12] The Tribunal notes that s. 2 of the *Planning Act* (“Act”) sets out matters of provincial interest for which planning authorities shall have regard to. The Tribunal finds that the Settlement Proposal and ZBA have regard for the applicable matters of provincial interest set out in s. 2 of the Act, including subsections (h) the orderly development of safe and healthy communities; (n) the resolution of planning conflicts involving public and private interests, (p) the appropriate location of growth and development; and (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

### **PPS 2020**

[13] The Tribunal agrees with Mr. Binette that a key policy direction expressed in the PPS is managing and directing land use to achieve efficient and resilient development and land use patterns. With respect to sustaining healthy, liveable and safe communities, Policy 1.1.1(a) directs, promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; Policy 1.1.1(e) promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs. Policy 1.1.1(g) ensures

that necessary infrastructure and public service facilities are or will be available to meet current and projected needs. Policy 1.1.3.3 directs planning authorities to identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of options through intensification and redevelopment where this can be accommodated taking into account existing building stock and areas. The Settlement Proposal and ZBA promote efficient development and land use patterns while identifying the appropriate locations for intensification and redevelopment and taking into account the existing building stock in the area. The Tribunal finds the proposal and the ZBA consistent with the PPS.

### **The Growth Plan**

[14] Mr. Binette referred to s. 1.2.1 guiding principles of the Growth Plan which support the achievement of complete communities and which prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure; support transit viability and provide flexibility to capitalize on new economic and employment opportunities as they emerge.

[15] The Tribunal agrees with Mr. Binette that Policy 2.2.1(2)(c) provides that growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit and existing or planned public service facilities.

[16] The Settlement Proposal and ZBA promote a range of Office, light technology/manufacturing/and other permitted uses with priority given to existing Office Commercial use in the Corporate Gateway. The Tribunal finds the proposal and ZBA conform to the Growth Plan.

### **Region of Peel Official Plan (“ROP”)**

[17] The ROP is the region’s long term plan to manage growth and development. Mr. Binette referred to ROP Policies 5.3.1 general objectives: to achieve sustainable development within the Urban System (s.5.3.1.2); to achieve intensified and compact

form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services (s. 5.3.1.4).

[18] It is a policy goal to plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, while encouraging a pattern of compact forms of urban development and redevelopment (s. 5.3.2.3).

[19] The Proposed Settlement and ZBA implement appropriate standards which promote sustainable development in the urban area; use of existing infrastructure and services; and take into account the existing Commercial office character of the Gateway area. The Tribunal finds the proposal and ZBA maintain the general intent and purpose of the ROP.

#### **City of Mississauga Official Plan (“MOP”)**

[20] Mr. Binette demonstrated that the MOP recognizes the area where the Appellant’s lands are located as a Gateway Corporate Centre Character Area (s. 15.1). Corporate Centres will develop a mix of employment uses with a focus on office development and uses with high employment densities (s. 15.1.1.1). The focus on urban design policies is to promote high quality urban design and built form. These policies are intended to reinforce and enhance the image of Hurontario Street as the main north south Corridor through the City (s. 15.3.1.1). Lands on a Corridor or within a Major Transit Station Area will be subject to the two-storey height minimum. Local area plans or planning studies may establish maximum height requirements (s. 15.1.1.2).

[21] Further, Corporate Centres, represent major employment concentration, contain a mix of high density employment uses with a focus on major office development and are also where many prestigious research and manufacturing businesses are found, often in facilities exhibiting high architectural and urban design standards (s. 5.3.4).

[22] Character Area policies will address the mix of business uses and density

requirements within each Corporate Centre. These policies may result in the establishment of minimum employment and building densities, building heights, urban design standards or transportation policies, among other matters (s. 5.3.4.7).

[23] As for the Hurontario Street Corridor Development Policies, the purpose of urban design policies is to define principles for the physical form and character of Hurontario Street (s. 15.3.1.2).

[24] The Settlement Proposal and the ZBA prioritize active and existing and future development of the facilities in this Corporate Centre and Hurontario Street Corridor through the management of the requirements of the Zoning Categories; the Zoning Mapping; the permitted uses; the appropriate floor space index and the gross floor area for the zone mapped lands affected. These have positive effects for the development and employment mix of the area. The Tribunal finds the proposal and ZBA maintain the general intent and purpose of the MOP.

## **ZBL**

[25] Mr. Binette stated that the Draft ZBA text describes the site specific Zoning categories and the series of Maps A1 to A5, show the site specific zones. The Settlement Proposal and the ZBA appropriately govern the permitted land uses within the Area. The Tribunal finds that the proposal and ZBA maintain the general intent and purpose of the ZBL 2007.

[26] The Tribunal is satisfied that the Settlement Proposal and ZBA have regard for relevant matters of Provincial interest, as set out in the *Planning Act*, are consistent with the PPS, conform to the Growth Plan, maintain the general intent and purpose of the ROP, the MOP and the ZBL.

## **ORDER**

[27] The Tribunal Orders that the Appeal against By-law No. 0121-2020 of the City of

Mississauga is allowed in part, and By-law No. 0121-2020 is amended as set out in Attachment 1 to this Order. In all other respects, the Tribunal orders that the Appeal is dismissed.

*“T.F. Ng”*

T.F. NG  
MEMBER

**Ontario Land Tribunal**

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The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

## ATTACHMENT 1

ONTARIO LAND TRIBUNAL  
ORDER DATED \_\_\_\_\_

OLT Case No. PL200251  
OLT File No. PL200251  
Orlando Corporation

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

5.2.3.3	Exception: O2-3	Map # 44E	By-law:
In an O2-3 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
<b>Regulations</b>			
5.2.3.3.1	The regulations of Lines 13.0, 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.3.3.2	Maximum setback of a <b>streetwall</b> from Hurontario Street	14.0 m	
5.2.3.3.3	Minimum length of the <b>lot line</b> abutting Hurontario Street to be occupied by a <b>first storey streetwall</b>	39.0 m	
5.2.3.3.4	Minimum depth of a <b>landscaped buffer</b> between Hurontario Street and a <b>parking area</b>	10.0 m	
5.2.3.3.5	Required parking and aisles may be located on abutting lands zoned O2-4		

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

5.2.3.4	Exception: O2-4	Map # 44E	By-law:
In an O2-4 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
<b>Regulation</b>			
5.2.3.4.1	Required parking and aisles may be located on abutting lands zoned O2-3		

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

5.2.3.7	Exception: O2-7	Map # 37E	By-law:
In an O2-7 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
<b>Regulations</b>			
5.2.3.7.1	The regulations of Lines 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.3.7.2	Minimum floor space index - non-residential		0.45
5.2.3.7.3	Minimum length of the lot line abutting Hurontario Street to be occupied by a first storey streetwall		39.0 m

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

5.2.3.8	Exception: O2-8	Map # 43W	By-law:
In an O2-8 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Use</b>			
5.2.3.8.1	(1)	Uses legally existing on the date of passing of this By-law	
<b>Regulations</b>			
5.2.3.8.2	The regulations of Lines 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.3.8.3	Uses contained in Sentence 5.2.3.8.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.3.8.4	Minimum floor space index - non-residential		0.45
5.2.3.8.5	Maximum setback of a first storey streetwall from Hurontario Street		14.0 m
5.2.3.8.6	Minimum length of the lot line abutting Hurontario Street to be occupied by a first storey streetwall		39.0 m

5.2.3.8	Exception: O2-8	Map # 43W	By-law:
5.2.3.8.7	Minimum depth of a landscaped buffer between Hurontario Street and a parking area		10.0 m
5.2.3.8.8	Expansion or alteration to any building or structure legally existing on the date of passing of this By-law shall be permitted up to 10% of the existing gross floor area - non-residential of all buildings and structures		

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

5.2.4.2	Exception: O3-2	Map # 44E	By-law:
In an O3-2 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Uses</b>			
5.2.4.2.1	(1)	<b>Manufacturing Facility</b>	
	(2)	<b>Warehouse/Distribution Facility</b>	
	(3)	<b>Commercial School</b>	
<b>Regulations</b>			
5.2.4.2.2	The regulations of Lines 13.0 and 19.4 contained in Table 5.2.1 of this By-law shall not apply		
5.2.4.2.3	A manufacturing facility and/or warehouse/distribution facility shall comply with the following:		
	(1)	minimum height of all buildings and structures	11.5 m
	(2)	any office component of the building shall be located abutting Hurontario Street	
	(3)	an aisle shall be permitted between the building and a lot line abutting Hurontario Street	
	(4)	minimum distance from a surface parking space to Hurontario Street	25.0 m
5.2.4.2.4	Required parking and aisles may be located on abutting lands zoned E1-6		

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

5.2.4.3	Exception: O3-3	Map # 37E	By-law:
In an O3-3 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Use</b>			
5.2.4.3.1	(1)	Science and Technology Facility	
<b>Regulations</b>			
5.2.4.3.2	The regulations of Lines 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.4.3.3	Maximum setback to the <b>streetwall</b> of an addition to an <b>existing building</b> from Hurontario Street		48.0 m
5.2.4.3.4	Minimum length of <b>lot frontage</b> along Hurontario Street to be occupied by a <b>streetwall</b> of a <b>building</b> or <b>structure</b>		39.0 m
5.2.4.3.5	Maximum of two <b>aisles</b> accommodating no more than four rows of parking shall be permitted in the <b>front yard</b> for an addition to an <b>existing building</b>		
5.2.4.3.6	Light assembly shall not be permitted in a <b>building</b> that is within 100.0 m from a <b>street</b> identified on Schedule 5.2.1(1) of this By-law		
5.2.4.3.7	Expansion or alteration to any <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of this By-law shall be permitted and shall not be subject to Line 13.0 contained in Table 5.2.1 of this By-law		
5.2.4.3.8	"Science and Technology Facility" means a <b>building, structure</b> or part thereof, used for one or more of the following: scientific and technological research and development including laboratories, <b>pilot plants, prototype production facilities</b> , light assembly up to a maximum of 30% of the total <b>gross floor area - non-residential</b> including any accessory <b>manufacturing facility</b> use, computer and information technology development, including hardware and software, data processing services and engineering and professional design services		

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

5.2.4.7	Exception: O3-7	Map # 37E	By-law:
In an O3-7 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Uses</b>			
5.2.4.7.1	In an existing building, structure, or part thereof, legally existing on the date of passing of this By-law:		
	(1)	Restaurant, with or without an outdoor patio	
	(2)	Take-out restaurant, with or without an outdoor patio	
	(3)	Financial Institution	
	(4)	Entertainment Establishment	
	(5)	Recreational Establishment	
	(6)	Day Care	
<b>Regulations</b>			
5.2.4.7.2	Minimum floor space index - non-residential		0.1
5.2.4.7.3	Required parking and aisles may be located on abutting lands zoned O3-11		

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

5.2.4.8	Exception: O3-8	Map # 44E	By-law:
In an O3-8 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
<b>Regulation</b>			
5.2.4.8.1	Required parking and aisles may be located on abutting lands zoned E1-2		

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

5.2.4.9	Exception: O3-9	Map # 43W	By-law:
In an O3-9 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Use</b>			
5.2.4.9.1	(1)	Uses legally existing on the date of passing of this By-law	
<b>Regulations</b>			
5.2.4.9.2	Uses contained in Sentence 5.2.4.9.1 of this Exception shall only be permitted in <b>buildings</b> or <b>structures</b> legally existing on the date of passing of this By-law		
5.2.4.9.3	Lands zoned O3-9 and E1-1 shall be considered one lot for the purposes of Lines 3.0 to 12.5 contained in Table 8.2.1 of this By-law		
5.2.4.9.4	Minimum floor space index - non-residential		0.44
5.2.4.9.5	Expansion or alteration to any <b>building</b> or <b>structure</b> legally existing on the date of passing of this By-law shall be permitted up to 10% of the existing gross floor area - non-residential of all <b>buildings</b> and <b>structures</b>		
5.2.4.9.6	Required parking and aisles may be located on abutting lands zoned E1-1		

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

5.2.4.10	Exception: O3-10	Map # 44E	By-law:
In an O3-10 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Uses</b>			
5.2.4.10.1	(1)	<b>Manufacturing Facility</b>	
	(2)	<b>Warehouse/Distribution Facility</b>	
	(3)	<b>Commercial School</b>	
<b>Regulations</b>			
5.2.4.10.2	The regulations of Lines 13.0 and 19.4 contained in Table 5.2.1 of this By-law shall not apply		
5.2.4.10.3	Minimum height of all buildings and structures wholly or partially used as a manufacturing facility or warehouse/distribution facility		11.5 m
5.2.4.10.4	Required parking and aisles may be located on abutting lands zoned E1-5		

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

5.2.4.11	Exception: O3-11	Map # 37E	By-law:
<p>In an O3-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Use</b></p>			
5.2.4.11.1	(1)	Science and Technology Facility	
<p><b>Regulations</b></p>			
5.2.4.11.2	For the purposes of this By-law, all lands zoned O3-11 shall be considered one <b>lot</b>		
5.2.4.11.3	Light assembly shall not be permitted in a <b>building</b> that is within 100.0 m from a <b>street</b> identified on Schedule 5.2.1(1) of this By-law		
5.2.4.11.4	Required parking and aisles may be located on abutting lands zoned O3-7		
5.2.4.11.5	<p>"Science and Technology Facility" means a <b>building, structure</b> or part thereof, used for one or more of the following: scientific and technological research and development including laboratories, <b>pilot plants, prototype production facilities</b>, light assembly up to a maximum of 30% of the total <b>gross floor area - non-residential</b> including any accessory <b>manufacturing facility</b> use, computer and information technology development, including hardware and software, data processing services and engineering and professional design services</p>		

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

5.2.4.13	Exception: O3-13	Map # 43W	By-law:
In an O3-13 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
<b>Regulations</b>			
5.2.4.13.1	Minimum floor space index - non-residential		0.45
5.2.4.13.2	Required parking and aisles may be located on abutting lands zoned E1-8		

13. By-law Number 0225-2007, as amended, is further amended by adding Sentences 8.2.2.1.2 and 8.2.2.1.3 to Exception Table 8.2.2.1 as follows:

8.2.2.1	Exception: E1-1	Map # 43W	By-law:
<b>Regulations</b>			
8.2.2.1.2	Lands zoned E1-1 and abutting lands zoned O3-9 shall be considered one lot for the purposes of Lines 3.0 to 12.5 contained in Table 8.2.1 of this By-law		
8.2.2.1.3	Required parking and aisles may be located on abutting lands zoned O3-9		

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

8.2.2.2	Exception: E1-2	Map # 44E	By-law:
In an E1-2 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply:			
<b>Regulation</b>			
8.2.2.2.1	Required parking and aisles may be located on abutting lands zoned O3-8		

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

8.2.2.5	Exception: E1-5	Map # 44E	By-law:
In an E1-5 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply:			
<b>Regulation</b>			
8.2.2.5.1	Required parking and aisles may be located on abutting lands zoned O3-10		

16. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 8.2.2.6 and substituting the following therefor:

8.2.2.6	Exception: E1-6	Map # 44E	By-law:
In an E1-6 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.6.1	(1)	<b>Outdoor storage accessory to a manufacturing facility, science and technology facility or warehouse/distribution facility</b>	
	(2)	<b>Restaurant</b>	
	(3)	<b>Take-out Restaurant</b>	
	(4)	<b>Outdoor patio accessory to a restaurant or take-out restaurant</b>	
<b>Regulations</b>			
8.2.2.6.2	The provisions contained in Subsection 8.1.5 of this By-law shall apply to all areas used for <b>outdoor storage accessory to a manufacturing facility, science and technology facility or warehouse/distribution facility</b>		
8.2.2.6.3	Minimum depth of a landscaped buffer along any lot line		3.0 m
8.2.2.6.4	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10
8.2.2.6.5	Required parking and aisles may be located on abutting lands zoned O3-2		

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

8.2.2.8	Exception: E1-8	Map # 43W	By-law:
In an E1-8 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply:			
<b>Regulation</b>			
8.2.2.8.1	Required parking and aisles may be located on abutting lands zoned O3-13		

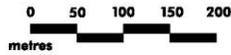
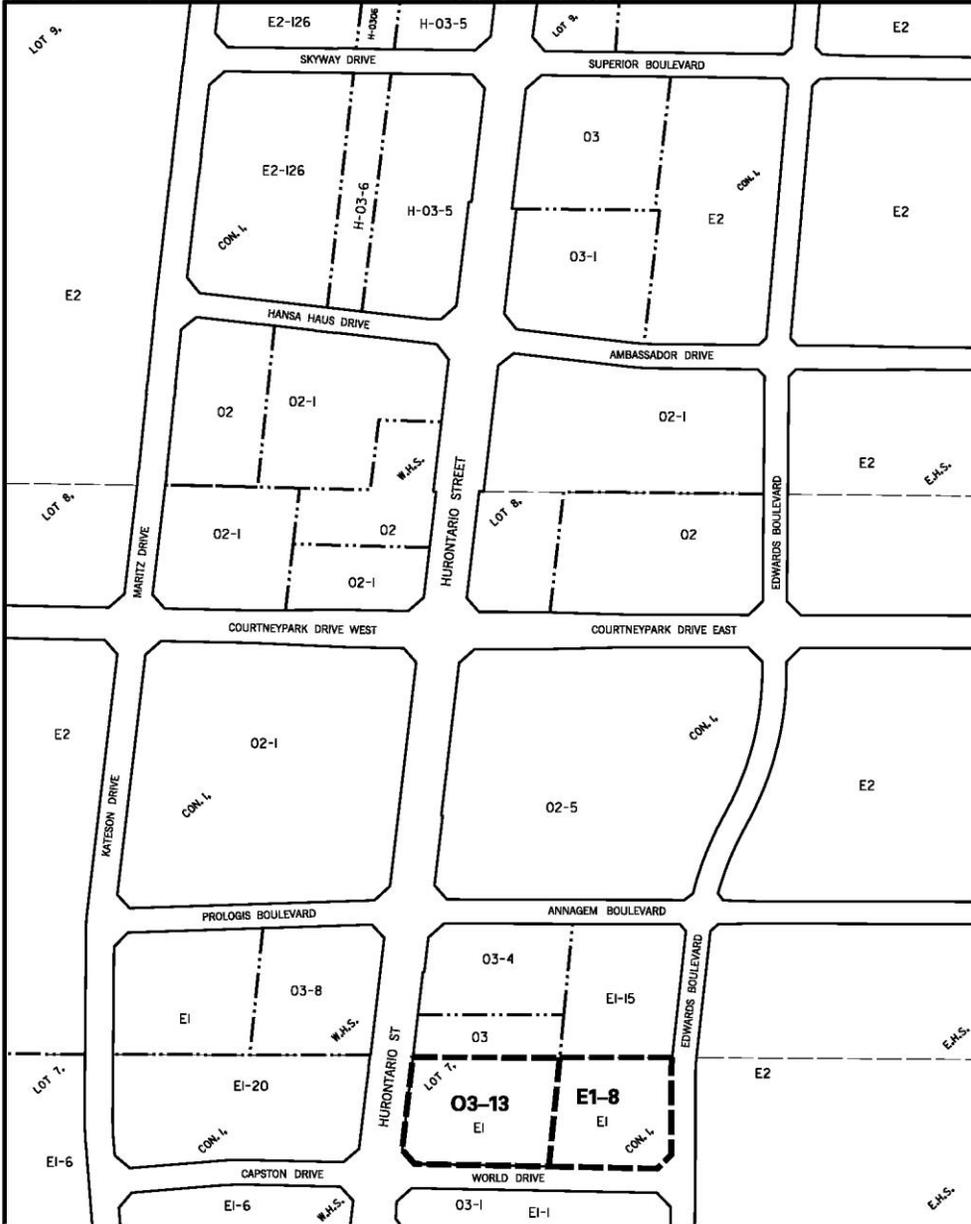
18. Map Number 37E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E1" and "E1-16" to "O2" and "O3-7", the zoning of Part of Lot 4, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2" and "O3-7" 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 "O2" and "O3-7" zoning indicated thereon.
19. Map Number 37E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" to "O3-11", the zoning of Part of Lots 4 and 5, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-11" 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 "O3-11" zoning indicated thereon.

20. Map Number 37E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-24" and "E1-25" to "O2-7" and "O3-3", the zoning of Part of Lot 5, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2-7" and "O3-3" 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 "O2-7" and "O3-3" zoning indicated thereon.
  
21. Map Number 43W 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 "E1" to "O3-13" and "E1-8", the zoning of Part of Lot 7, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-13" and "E1-8" 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 "O3-13" and "E1-8" zoning indicated thereon.
  
22. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-7" to "O2-8", the zoning of Part of Lot 6, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2-8" zoning shall only apply to the lands which are shown on the attached Schedule "A3", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-8" zoning indicated thereon.
  
23. Map Number 43W of Schedule "B" to By-law Number 0225-2007, is further amended by changing thereon from "E1-1" to "O3-9", the zoning of Part of Lot 7, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-9" zoning shall only apply to the lands which are shown on the attached Schedule "A3", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-9" zoning indicated thereon.

24. 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 "E1", "E1-22" and "E1-23" to "O2-3" and "O2-4" the zoning of Part of Lot 6, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2-3" and "O2-4" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-3" and "O2-4" zoning indicated thereon.
  
25. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-6" and "E1-21" to "O3-2", "O3-10" and "E1-5", the zoning of Part of Lot 7, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-2", "O3-10" and "E1-5" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-2", "O3-10" and "E1-5" zoning indicated thereon.
  
26. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-20" to "O3-8" and "E1-2", the zoning of Part of Lot 7, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-8" and "E1-2" zoning shall only apply to the lands which are shown on the attached Schedule "A5", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-8" and "E1-2" zoning indicated thereon.

<http://teamsites.mississauga.ca/sites/18/Bylaws/CD.03-GAT.by-law OLT.cb.docx>

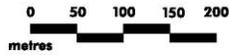
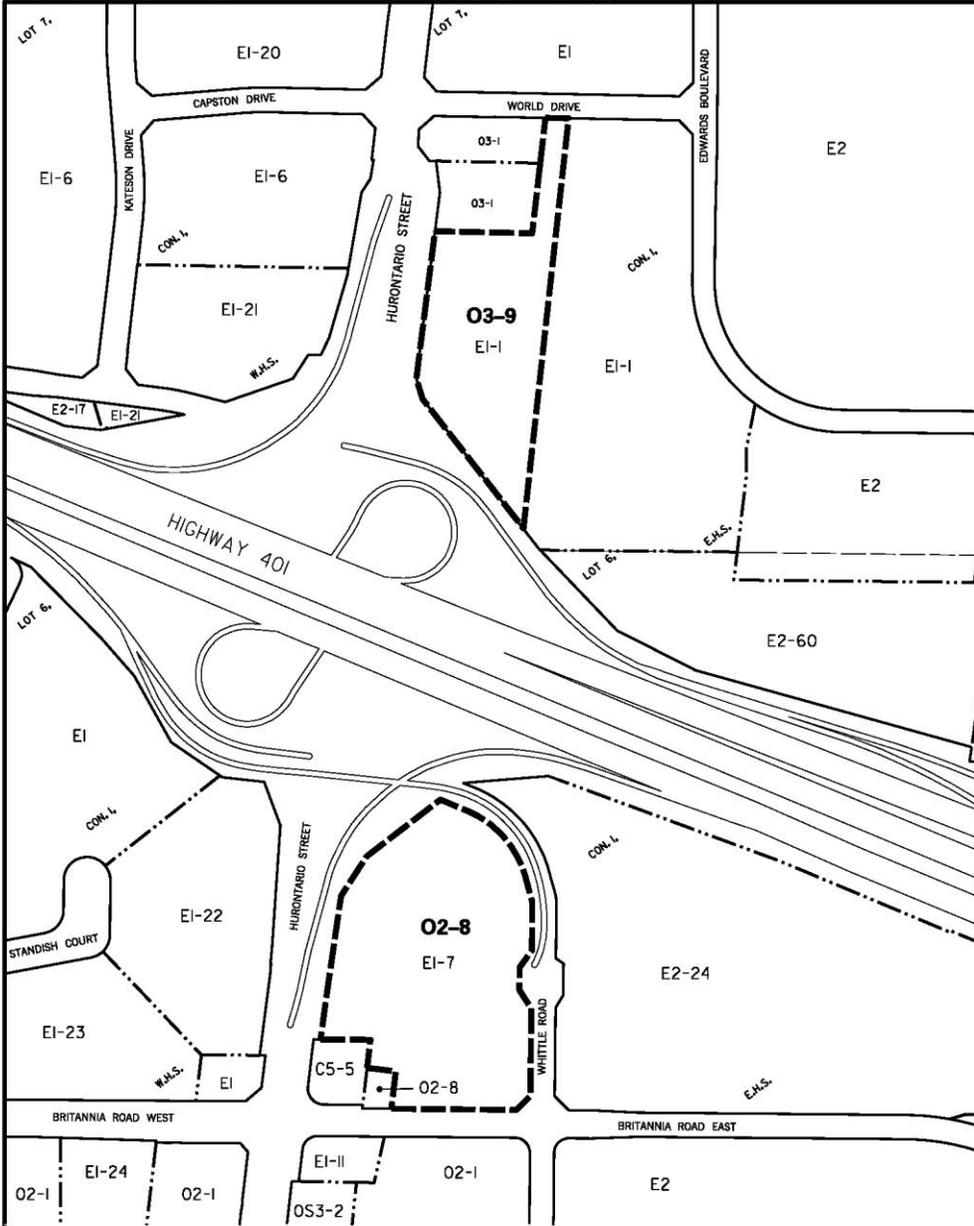




This is not a Plan of Survey.

**THIS IS SCHEDULE "A2" TO  
 OLT ORDER DATED \_\_\_\_\_  
 OLT Case No. PL200251  
 OLT File No. PL200251**

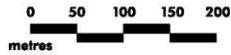
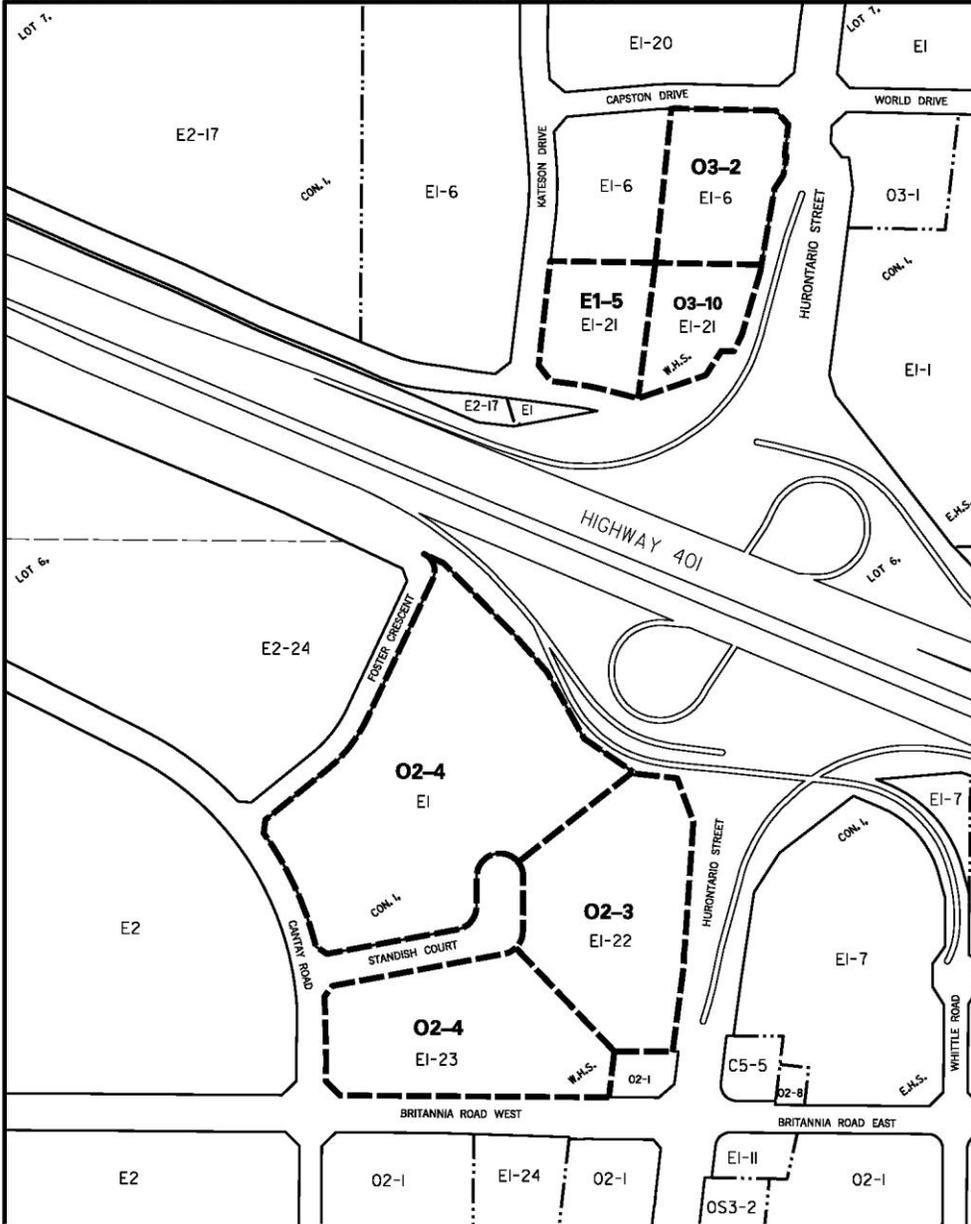
**CITY OF MISSISSAUGA**



This is not a Plan of Survey.

**THIS IS SCHEDULE "A3" TO  
OLT ORDER DATED \_\_\_\_\_  
OLT Case No. PL200251  
OLT File No. PL200251**

**CITY OF MISSISSAUGA**



This is not a Plan of Survey.

**THIS IS SCHEDULE "A4" TO  
 OLT ORDER DATED \_\_\_\_\_  
 OLT Case No. PL200251  
 OLT File No. PL200251**

**CITY OF MISSISSAUGA**

