

Notice of Passing a Zoning By-law & an Official Plan Amendment (OPA)

Affecting all lands in the City of Mississauga

Date of Decision: June 22, 2016**Date of Notice: June 30, 2016****Last Date of Appeal: July 19, 2016**

On the date noted above, the Council of the Corporation of the City of Mississauga passed Official Plan Amendment **52** (By-law 0143-2016) and Zoning By-law 0144-2016, to amend Zoning By-law 0225-2007, under Sections 17 or 21, and 34 of the Planning Act, R.S.O., 1990, c.P.13 as amended.

The Purpose and Effect: The purpose of this Amendment is to redesignate two City owned properties to reflect current uses and to update a Special Site policy in the Uptown Major Node Character Area. The purpose of the Zoning By-law is to clarify wording including definitions, General Provisions, Parking and Loading Regulations and Residential, Commercial and City Centre Provisions and Regulations.

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

When and How to File an Appeal: Any appeal of the zoning by-law amendment to the Ontario Municipal Board must be filed with the Clerk of the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal. An appeal form is available from the OMB website at www.omb.gov.ca

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 \$300.00 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 or public bodies may appeal a decision of the City of Mississauga to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

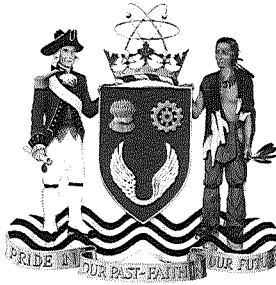
No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds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

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 Lorie Sterrit/Lisa Christie of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5499/5542, or on the City's website at: www.mississauga.ca/portal/cityhall/publicnotices.

Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk
300 City Centre Drive, 2nd Floor
Mississauga ON L5B 3C1

Amendment No. 52
to
Mississauga Official Plan



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0143-2016

A by-law to Adopt Mississauga Official Plan Amendment No. 52

WHEREAS in accordance with the provisions of sections 17 or 21 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. 52, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding two City owned parcels and one Special Site policy;

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

1. The document attached hereto, constituting Amendment No. 52 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 22 day of June, 2016.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
Date	<u>Jun</u>	<u>15</u>	<u>16</u>

MAYOR

CLERK

Amendment No. 52
to
Mississauga Official Plan

The following text and Maps "A", "B", "C", "D1" and "D2" attached constitute Amendment No. 52.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated May 30, 2016 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to redesignate two City owned properties to reflect current uses and to update a Special Site policy in the Uptown Major Node Character Area.

LOCATION

The lands affected by this Amendment are located in the Port Credit Community Node, Northeast Employment Area and Uptown Major Node Character Areas.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

The three proposed changes are outlined below, and are numbered in accordance with the chart attached in Appendix II of this Amendment. They are acceptable from a planning standpoint and should be approved for the following reasons:

Site 1 - The subject site is immediately north of the Port Credit Arena parking area at 40 Stavebank Road. It is owned by the City, but has no land use designation. To be consistent with the rest of the Arena property, it is appropriate to extend the Public Open Space designation onto this parcel.

Site 3 - The subject site is 30 Eglinton Avenue West. It is designated Office and identified as Special Site 1 in the Uptown Major Node Character Area. When content from Mississauga Plan was transferred to Mississauga Official Plan, Area 1A was inadvertently omitted from Special Site 1. Therefore, it is appropriate to add Area 1A back to the Special Site to permit overnight accommodations.

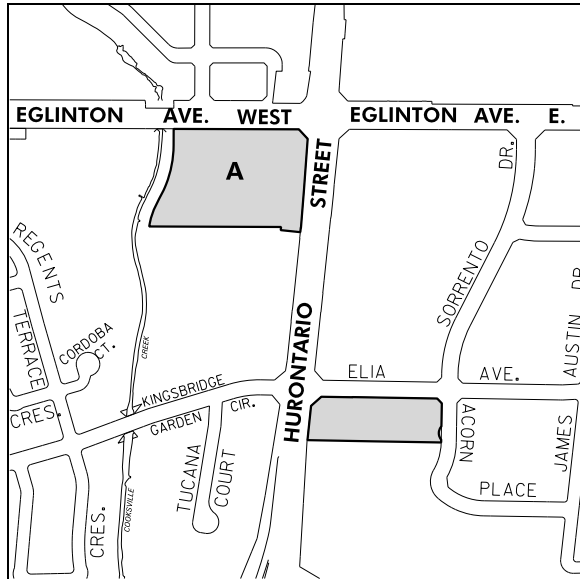
Site 4 - The subject property is 0 Torbram Road, and is known as Carefoot Cemetery. It is appropriate to redesignate the property from Industrial to Private Open Space to reflect the current use of the property.

The proposed Amendment is acceptable from a planning standpoint and should be approved to ensure that the land use designations are accurate and appropriate for the current and/or intended uses of the lands. Corresponding Zoning By-law Amendments will be brought forward to ensure that the City's Official Plan and Zoning By-law are in conformity, as required under the *Planning Act*.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.3.4, Special Site Policies, Uptown Major Node Character Area of Mississauga Official Plan, is hereby amended by deleting Special Site Map 13.3.4.1 and replacing it with the following:

13.3.4.1 Site 1



2. Section 13.3.4, Special Site Policies, Uptown Major Node Character Area of Mississauga Official Plan, is hereby amended by adding Section 13.3.4.1.3, as follows:

13.3.4.1.3 The lands identified as Area 1A may also be developed for overnight accommodations.
3. Schedule 1, Urban System, of Mississauga Official Plan is hereby amended by adding lands to the Green System, as shown on Map "A" of this Amendment.
4. Schedule 1a, Urban System - Green System, of Mississauga Official Plan is hereby amended by adding lands to the Green System, as shown on Map "B" of this Amendment.
5. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan is hereby amended by adding lands to the Parks and Open Spaces, as shown on Map "C" of this Amendment.
6. Schedule 10, Land Use Designations, of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from Industrial to Private Open Space, as shown on Map "D1" of this Amendment.

7. Schedule 10, Land Use Designations, of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from no designation to Public Open Space, as shown on Map "D2" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

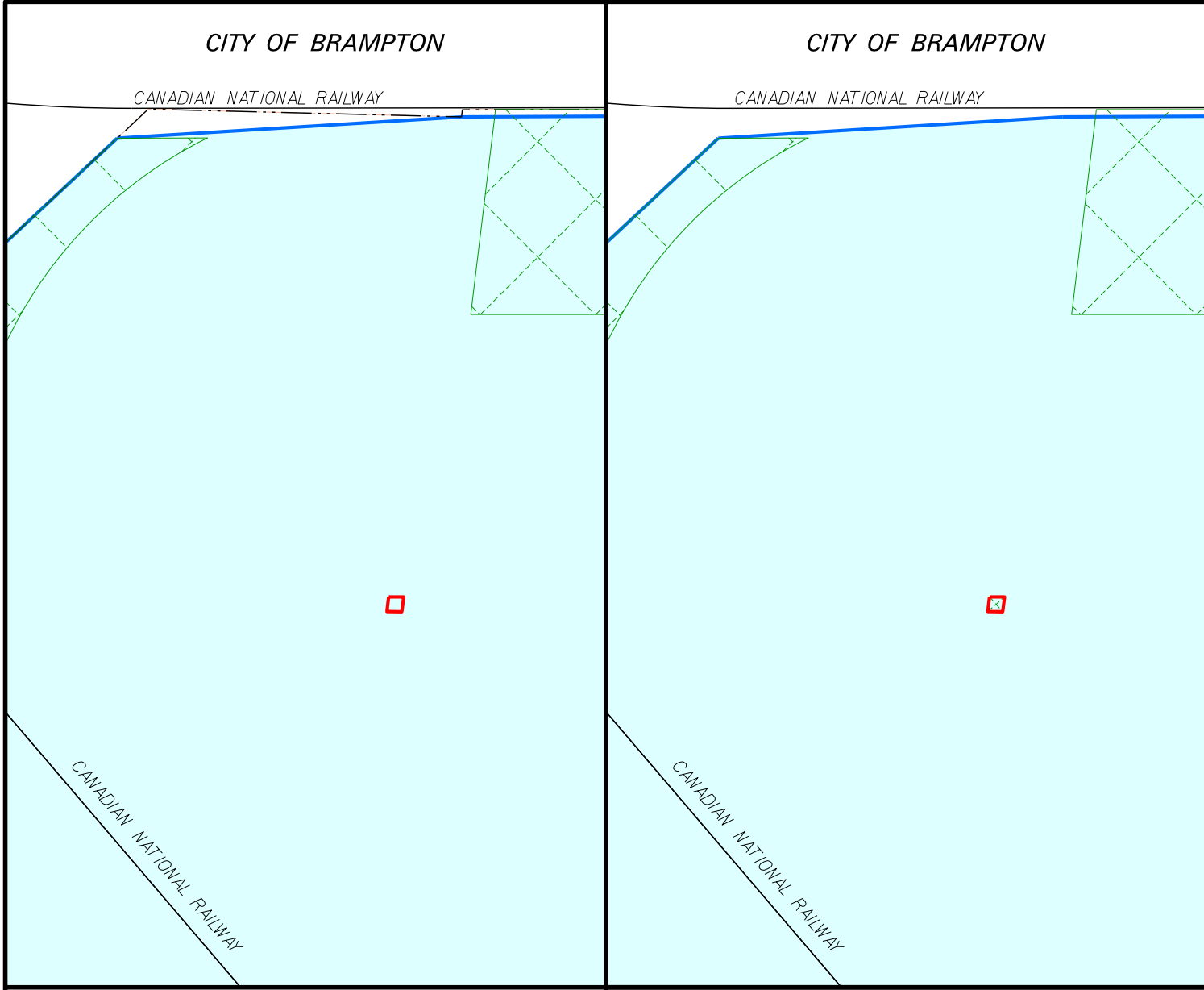
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 11, 2016.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



CITY OF BRAMPTON

CITY OF BRAMPTON

CANADIAN NATIONAL RAILWAY

CANADIAN NATIONAL RAILWAY

CANADIAN NATIONAL RAILWAY

CANADIAN NATIONAL RAILWAY

EXISTING

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT

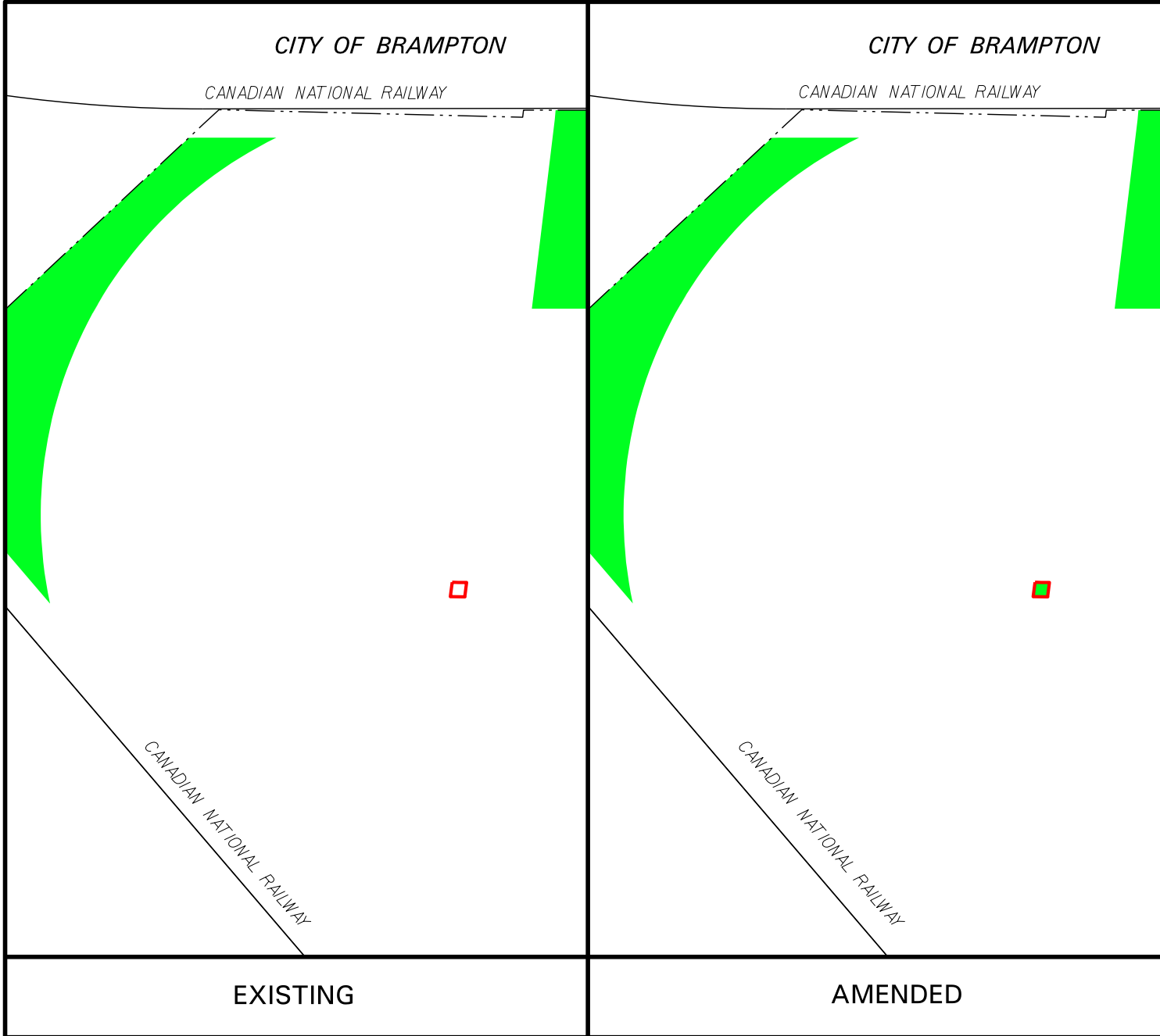
Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'A'
 Part of
 Schedule 1-Urban System
 of Mississauga Official Plan





LEGEND:

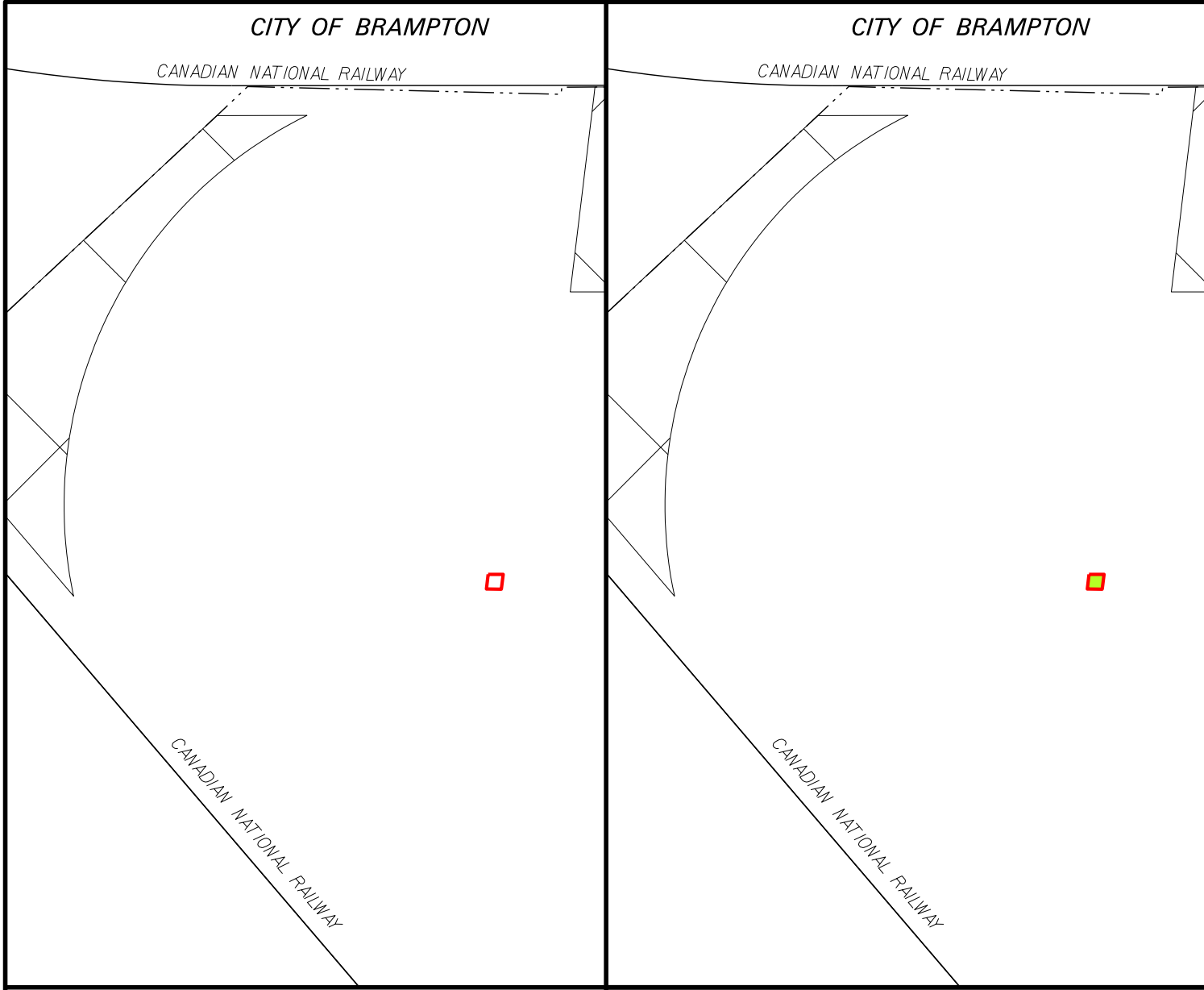
 **AREA OF AMENDMENT**

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.








MAP 'B'
 Part of Schedule 1a
 Urban System - Green System
 of Mississauga Official Plan





LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

- Notes:
1. The entire Green System is shown on Schedule 1a.
 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



MAP 'C'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan



EXISTING

AMENDED

CITY OF BRAMPTON

CITY OF BRAMPTON



EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall) City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

AREA OF AMENDMENT

FROM:
 INDUSTRIAL

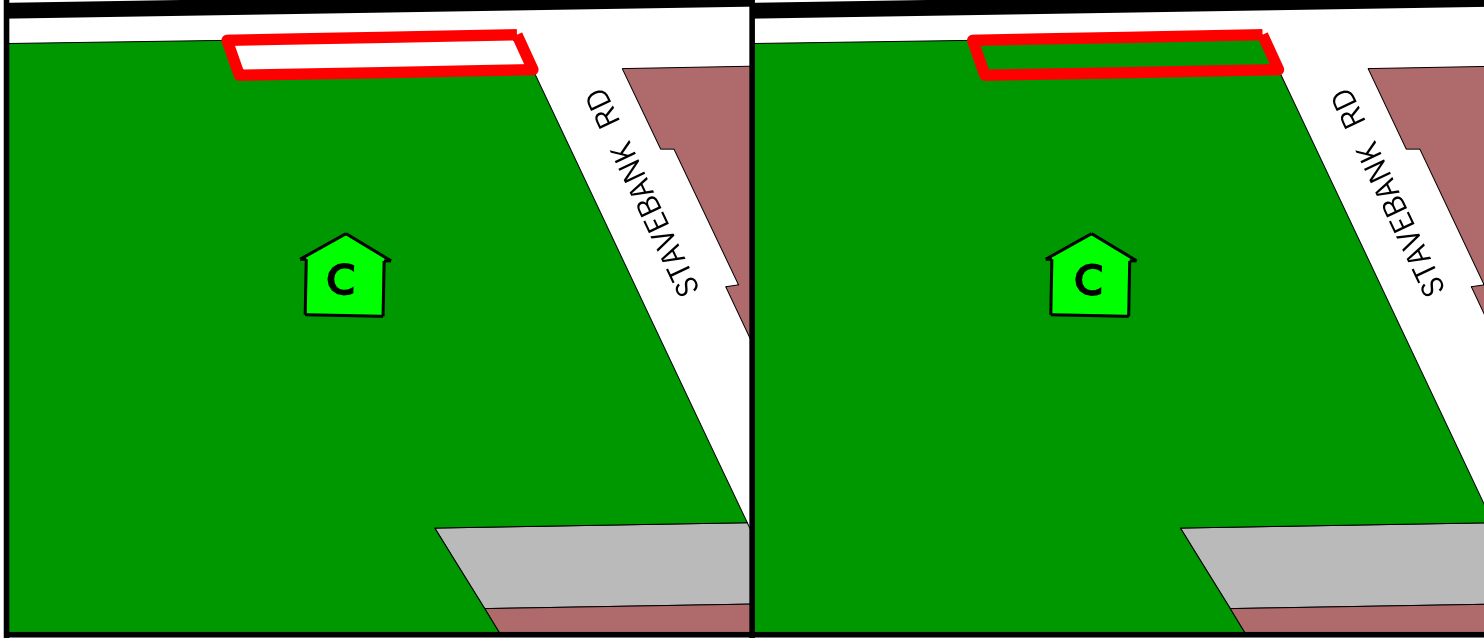
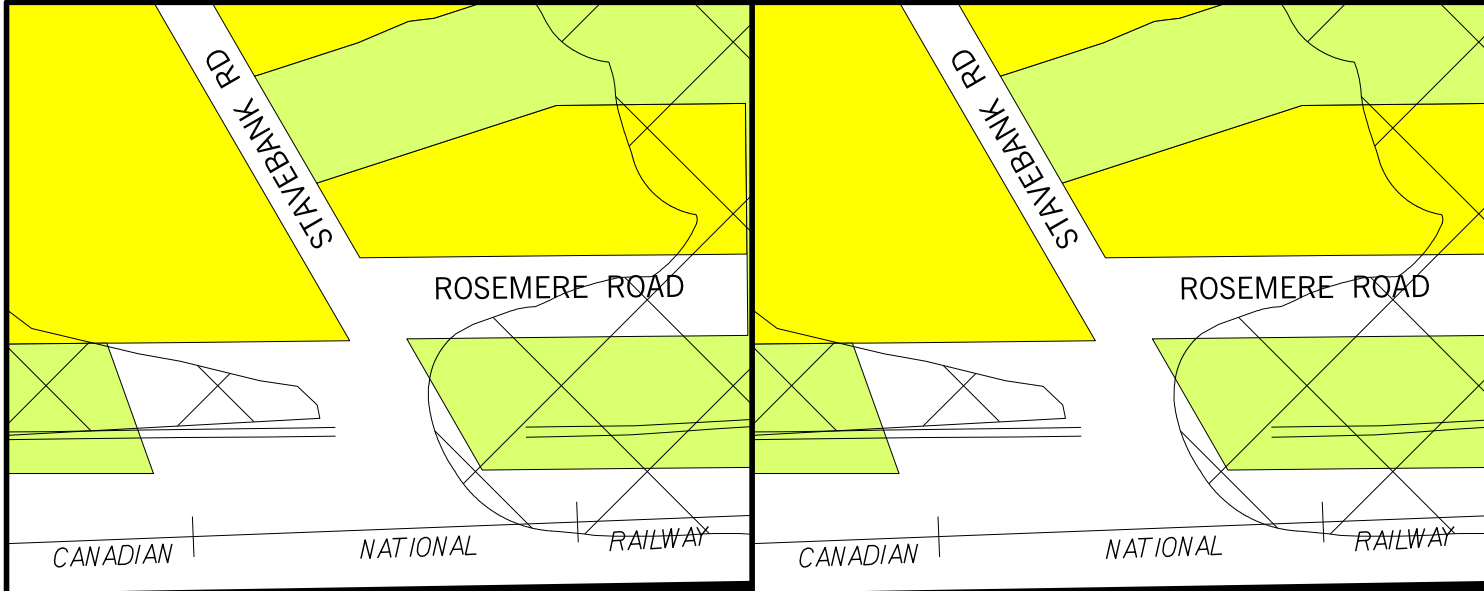
TO:
 PRIVATE OPEN SPACE



MAP 'D1'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

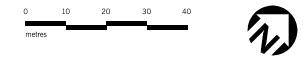
AMENDED LAND USE DESIGNATION

- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenlands
 - Parkway Belt West
 - Utility
 - Special Waterfront
 - Partial Approval Area

- LAND USE LEGEND**
- Heritage Conservation District
 - 1996 NEP/2000 NEF Composite Noise Contours
 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - Area Exempt from LBPIA Operating Area
 - Natural Hazards
 - Civic Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

- CITY STRUCTURE Elements**
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

- AREA OF AMENDMENT
- FROM:
- NO DESIGNATION
- TO:
- PUBLIC OPEN SPACE



MAP 'D2'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on May 16, 2016 in connection with this proposed Amendment.

At the Public Meeting, there were no oral or written submissions with respect to the proposed Amendment.

City of Mississauga
Corporate Report



Date: May 30, 2016

To: Mayor and Members of Council

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
BL.09-COM

Meeting date:
2016/06/22

Subject

Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007 City of Mississauga (All Wards)
File: BL.09-COM

Recommendation

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Mississauga Official Plan and Zoning By-law 0225-2007, be adopted in accordance with the following:

1. That the proposed City initiated Official Plan Amendment, as detailed in Appendix 1, be approved; and,
2. That the proposed City initiated changes to Zoning By-law 0225-2007, as detailed in Appendix 1, be approved.

Background

A public meeting was held by the Planning and Development Committee on May 16, 2016, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0035-2016 was then adopted by Council on May 25, 2016.

Comments

The implementing Official Plan Amendment and Zoning By-law have been prepared to reflect the City initiated amendments noted in Appendix 1.

COMMUNITY ISSUES

No community meetings were held and no one attended the Planning and Development Committee meeting with respect to this item. No written comments were received by the Planning and Building Department.

PLANNING COMMENTS

The proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are required to ensure that the documents remain up-to-date. The amendments to Zoning By-law 0225-2007 are in conformity with the policies of the Mississauga Official Plan.

Financial Impact

Not applicable.

Conclusion

The proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed land use designations are consistent with the uses of the subject properties.
2. The amendments to Zoning By-law 0225-2007 clarify the definitions and regulations in certain sections of the By-law and ensure conformity with Mississauga Official Plan is maintained.

Attachments

Appendix 1: Public Meeting Information Report – Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007



ES
Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Planner, Planning Services Centre

City of Mississauga
Corporate Report



Date: April 26, 2016	Originator's file: BL.09-COM
To: Chair and Members of Planning and Development Committee	
From: Edward R. Sajecki, Commissioner of Planning and Building	Meeting date: 2016/05/16

Subject

PUBLIC MEETING INFORMATION REPORT

Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007

City of Mississauga (All Wards)

File: BL.09-COM

Recommendation

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Recommendation report be brought directly to a future Council meeting.

Background

The purpose of this report is to present proposed Official Plan Amendments and Zoning By-law Amendments for a number of properties within the City of Mississauga; to present recommended City initiated amendments to the Zoning By-law and to hear comments from the public on the proposed changes.

Comments

The proposed Official Plan Amendment affects three properties located within Wards 1, 4 and 5. The proposed Zoning By-law Amendment affects four properties located within Wards 1, 2, 5 and 11. In total, five properties are affected and are illustrated on the Location Map included as Appendix 1. Appendix 2 contains a summary of the proposed Official Plan and/or Zoning By-law Amendments.

Planning and Development Committee

2016/04/26

2

Originator's file: BL.09-COM

In addition to the changes outlined in Appendix 2, it has been determined that a number of Zoning By-law sections need to be revised to clarify wording. Zoning By-law Amendments are proposed to modify the following:

- Definition Section
- Parking and Loading Regulations
- Residential and Commercial Provisions

The details of these amendments are outlined in Appendix 3 to this report. Of note are items outlined below, which are cross-referenced with Appendix 3 in parenthesis:

- Accessible Parking (Item 6)
The City's Zoning By-law must be consistent with Provincial legislation and regulations. To conform with the Accessibility for *Ontarians with Disabilities Act*, 2006, Ontario regulation 413-12, and meet the objectives of the Belong Strategic Pillar, the standards for accessible parking are being updated.
- Encroachments (Items 7 to 14)
The Residential General Provisions permit encroachments of stairs, decks and porches into the required setbacks. To ensure the intent is maintained and the City continues to meet the Green Strategic Pillar, minor wording changes and renumbering are proposed.
- Home Office Use (Items 5 and 15)
Currently, a home office use is permitted within any dwelling unit through the Residential General Provisions. There are, however, other zones which permit a dwelling unit that are not zoned Residential and are not permitted to have a home office. The home office uses and regulations are being added to Part 2, General Provisions allowing home offices in any zone that permits residential uses, ensure that the Prosper Strategic Pillar is encouraged.

Financial Impact

Not applicable.

Conclusion

Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments. Given the nature of the proposed City initiated amendments to the Official Plan and Zoning By-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council Meeting.

Planning and Development Committee

2016/04/26

3

Originator's file: BL.09-COM

Attachments

Appendix 1: Location of Properties for Proposed Rezoning and/or Mississauga Official Plan Amendment

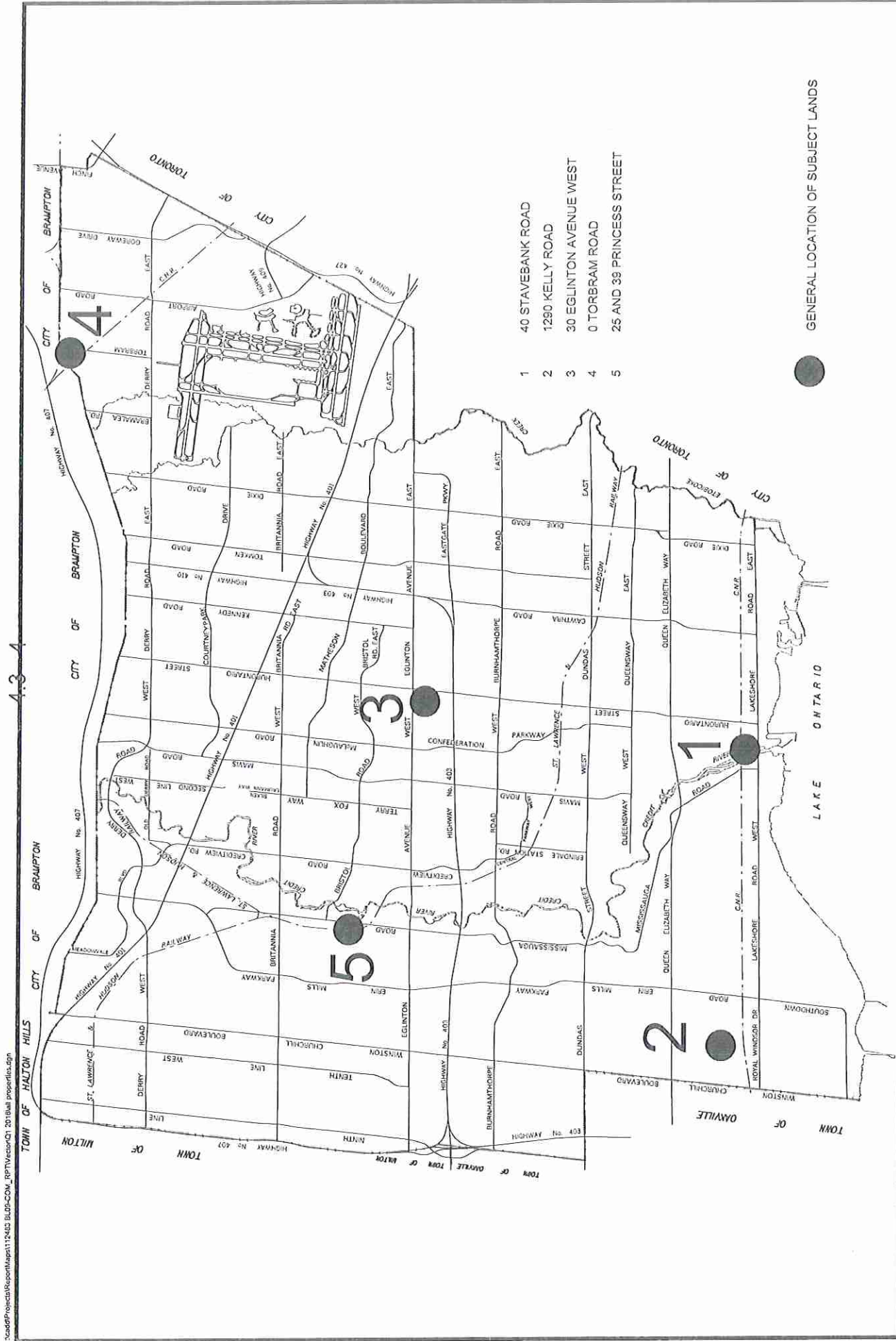
Appendix 2: Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-Law

Appendix 3: Proposed City Initiated Amendments (#10) to Zoning By-law 0225-2007



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Planner, Planning Services Centre



- 1 40 STAVEBANK ROAD
- 2 1280 KELLY ROAD
- 3 30 EGLINTON AVENUE WEST
- 4 0 TORBRAM ROAD
- 5 25 AND 39 PRINCESS STREET

● GENERAL LOCATION OF SUBJECT LANDS

LOCATION OF PROPERTIES FOR PROPOSED REZONING
AND/OR MISSISSAUGA OFFICIAL PLAN AMENDMENT



Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) North of 40 Stavebank Road	1	Property north of Port Credit Arena site	City Ownership	None	Public Open Space	None	OS2 (Open Space - Community Park)	City acquired parcel for the Port Credit Arena property.
2) 1290 Kelly Road	2	Elementary School	Peel District School Board	Residential Low Density II	N/A	OS1 (Open Space - Community Park)	R3 (Detached Dwellings - Typical Lots)	Land exchange between City and School Board.
3) 30 Eglinton Avenue West	4	Office/ Restaurant Retail	Private ownership	Office – Special Site 1	Office – Special Site 1 (amended)	O-8 (Office – Exception)	N/A	Omitted from the Mississauga Official Plan by oversight.
4) 0 Torbram Road	5	Carefoot Cemetery	City Ownership	Industrial	Private Open Space	E3 (Industrial)	OS3 (Open Space - Cemetery)	Existing cemetery with incorrect designation and zoning.
5) 25 & 39 Princess Street	11	Vacant (future parking lot)	Metrolinx	Residential Medium Density	N/A	RM7-1 (Detached, Semi-detached, Duplex, Triplex and Horizontal Multiple Dwellings - Exception)	D (Development)	A portion of the adjacent land was acquired by Metrolinx and has been re-designated by the Policy Division to Medium Density Residential. The land must be rezoned for conformity with the Mississauga Official Plan.

Proposed City Initiated Amendments (#10) to Zoning By-law 0225-2007

Item	Section Number	Proposed Revision	Comment/Explanation								
Part 1: Administration, Interpretation, Enforcement and Definitions											
1	Section 1.2 - Definitions	Home Occupation Home Office – means an office for profit or gain conducted entirely within a dwelling unit, that is incidental and secondary to the use of the dwelling unit for residential .	Separate the definition of home office and home occupation as they are permitted in different zones and each have different regulations.								
2	Section 1.2 - Definitions	Home Occupation/ Home-Office - means an occupation for profit or gain conducted entirely within a dwelling unit, that is incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential character of the dwelling unit.	Separate the definition of home office and home occupation as they are permitted in different zones and each have different regulations.								
3	Section 1.2 - Definitions	Prayer Room means an enclosed area where people spend time in contemplation or prayer.	Add a definition for "Prayer Room" .								
Part 2: General Provisions											
4	Table 2.1.2.2.4 – Private Club	<table border="1"> <thead> <tr> <th data-bbox="430 699 454 1035">Column A</th> <th data-bbox="430 699 454 1035">Column B</th> </tr> </thead> <tbody> <tr> <td data-bbox="454 699 479 1035">1.0 Where permitted, a private club shall comply with the provisions of the applicable Base Zone and/or Exception Zoning and the following:</td> <td data-bbox="454 699 479 1035">✓</td> </tr> <tr> <td data-bbox="479 699 503 1035">1.1 A prayer room accessory to a private club shall be permitted</td> <td data-bbox="479 699 503 1035">✓</td> </tr> <tr> <td data-bbox="503 699 527 1035">1.2 Where a prayer room is greater than 10% of the total GFA – non-residential of a private club, minimum number of parking spaces per 100m² GFA – non-residential for a prayer room</td> <td data-bbox="503 699 527 1035">27.1</td> </tr> </tbody> </table>	Column A	Column B	1.0 Where permitted, a private club shall comply with the provisions of the applicable Base Zone and/or Exception Zoning and the following:	✓	1.1 A prayer room accessory to a private club shall be permitted	✓	1.2 Where a prayer room is greater than 10% of the total GFA – non-residential of a private club, minimum number of parking spaces per 100m ² GFA – non-residential for a prayer room	27.1	Clarify the parking requirement when a prayer room is a use within a private club.
Column A	Column B										
1.0 Where permitted, a private club shall comply with the provisions of the applicable Base Zone and/or Exception Zoning and the following:	✓										
1.1 A prayer room accessory to a private club shall be permitted	✓										
1.2 Where a prayer room is greater than 10% of the total GFA – non-residential of a private club, minimum number of parking spaces per 100m ² GFA – non-residential for a prayer room	27.1										

4.3 - 7

Item	Section Number	Proposed Revision	Comment/Explanation																														
5	2.1.9.12	<p>2.1.9.12 Home Office</p> <p><i>In addition to the provisions contained in Parts 1 to 3 of this By-law, a home office shall comply with the provisions contained in Table 2.1.9.12 – Home Office.</i></p> <table border="1" data-bbox="386 695 1412 1696"> <thead> <tr> <th data-bbox="386 1549 418 1696">Line</th> <th data-bbox="386 1024 418 1549">Column A</th> <th data-bbox="386 695 418 1024">Column B</th> </tr> </thead> <tbody> <tr> <td data-bbox="418 1549 451 1696">1.0</td> <td data-bbox="418 1024 613 1549">A home office (excluding resident physician, dentist, drugless practitioner, health professional's office, or home occupation) is permitted within a dwelling unit</td> <td data-bbox="418 695 613 1024">Any Zone that permits a dwelling unit.</td> </tr> <tr> <td data-bbox="613 1549 646 1696">2.0</td> <td data-bbox="613 1024 646 1549">Maximum area used for a home office</td> <td data-bbox="613 695 646 1024">15 m² (161.5 sq.ft.)</td> </tr> <tr> <td data-bbox="646 1549 678 1696">3.0</td> <td data-bbox="646 1024 711 1549">A home office shall be conducted wholly within a dwelling unit</td> <td data-bbox="646 695 711 1024">✓</td> </tr> <tr> <td data-bbox="711 1549 743 1696">4.0</td> <td data-bbox="711 1024 776 1549">Only one home office shall be permitted within a dwelling unit</td> <td data-bbox="711 695 776 1024">✓</td> </tr> <tr> <td data-bbox="776 1549 971 1696">5.0</td> <td data-bbox="776 1024 971 1549">The dwelling in which the home office is located shall be the principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof</td> <td data-bbox="776 695 971 1024">✓</td> </tr> <tr> <td data-bbox="971 1549 1003 1696">6.0</td> <td data-bbox="971 1024 1068 1549">A home office shall not employ staff who are not a resident of the dwelling unit</td> <td data-bbox="971 695 1068 1024">✓</td> </tr> <tr> <td data-bbox="1068 1549 1198 1696">7.0</td> <td data-bbox="1068 1024 1198 1549">Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted</td> <td data-bbox="1068 695 1198 1024">✓</td> </tr> <tr> <td data-bbox="1198 1549 1328 1696">8.0</td> <td data-bbox="1198 1024 1328 1549">There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit</td> <td data-bbox="1198 695 1328 1024">✓</td> </tr> <tr> <td data-bbox="1328 1549 1412 1696">9.0</td> <td data-bbox="1328 1024 1412 1549">There shall be no clients attending the dwelling unit to do business with a home office</td> <td data-bbox="1328 695 1412 1024">✓</td> </tr> </tbody> </table>	Line	Column A	Column B	1.0	A home office (excluding resident physician, dentist, drugless practitioner, health professional's office, or home occupation) is permitted within a dwelling unit	Any Zone that permits a dwelling unit.	2.0	Maximum area used for a home office	15 m ² (161.5 sq.ft.)	3.0	A home office shall be conducted wholly within a dwelling unit	✓	4.0	Only one home office shall be permitted within a dwelling unit	✓	5.0	The dwelling in which the home office is located shall be the principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof	✓	6.0	A home office shall not employ staff who are not a resident of the dwelling unit	✓	7.0	Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted	✓	8.0	There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit	✓	9.0	There shall be no clients attending the dwelling unit to do business with a home office	✓	<p>Move the provisions of Home Office to Section 2.1, General Provisions, to clarify that a home office is permitted in all types of dwelling units, regardless of the zone.</p>
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Item	Section Number	Proposed Revision	Comment/Explanation
		10.0 A home office shall not create noise, vibration, fumes, odour, dust, glare, or radiation which is detectable outside of the dwelling unit ✓	
Part 3 – Parking, Loading and Stacking Lane Regulations			
6	3.1.3	<p>Required Number of Accessible Parking Spaces</p> <p>Accessible parking spaces for non-residential uses and residential visitor parking spaces shall be provided in compliance with Sentences 3.1.1.1.2 and 3.1.1.4.5 and Table 3.1.3.1 – Accessible Parking Regulations.</p>	Update accessible parking regulations to be consistent with the Accessibility for Ontarians with Disabilities Act
Part 4 – Residential Zones			
7	4.1.5.1	<p>A porch or a deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, may encroach:</p> <p>(1) a maximum of 1.6 m (5.2 ft.) into a required front and/or exterior side yard; (0325-2008)</p> <p>(2) a maximum of 5.0 m (16.4 ft.) into a required rear yard.</p>	Renumber and reorganize text in both clauses 4.1.5.1 and 4.1.5.2.
8	4.1.5.2	<p>Notwithstanding the provisions of Article 4.1.5.1, a porch or deck that is located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, and is located in the rear yard shall have a minimum set back of:</p> <p>(1) 1.5 m (4.9 ft.) from the rear lot line;</p> <p>(2) 0.0 m from an interior side lot line for a lot with a dwelling requiring a 0.0 m interior side yard;</p> <p>(3) 0.61 m (2 ft.) from an interior side lot line for a lot with a dwelling requiring more than a 0.0 m interior side yard; (0325-2008)</p> <p>(4) 0.61 m (2 ft.) from an exterior side lot line.</p>	Renumber and reorganize text in both clauses 4.1.5.1 and 4.1.5.2.

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Item	Section Number	Proposed Revision	Comment/Explanation
9	4.1.5.3	A porch or deck, located at and accessible from the first storey or below the first storey of the dwelling inclusive of stairs, and is located in an interior side yard shall have a minimum setback of 1.2 m (3.9 ft.) to the interior side yard lot line; (0158 2013)	Renumber from 4.1.5.8.1 and clarify porch or deck is located in side yard.
10	4.1.5.6	Notwithstanding the provisions of Articles 4.1.5.1 to 4.1.5.6, and 4.1.5.8 to 4.1.5.11, 4.1.5.1 to 4.1.5.5, encroachments and/or projections shall not be permitted in a minimum required setback to a Greenbelt zone contained in table 4.1.8.1 of this By-law.	Renumber from 4.1.5.8 and adding relevant sections due to renumbering.
11	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; (0207-2013); (0190-2014)	Delete 4.1.5.7 and replace with revised 4.1.5.7 (item 12).
12	4.1.5.7	Decorative paving, pool decking, and other hard surfaced landscape material are permitted an unlimited encroachment in a required rear yard, provided that they do not exceed 0.3 m (0.9 ft.) in height above grade at any point, and maintain a minimum setback to any lot line of 0.61 m (3.9 ft.).	Clarify what is considered landscaping and not a deck or porch in rear yards of dwellings.
13	4.1.5.8.1	Stairs, stairwells or retaining walls to facilitate an entrance below grade at any point shall not be permitted in front yards or exterior side yards. (0158-2013)	Renumber from 4.1.5.10 to 4.1.5.8.1.
14	4.1.5.10	A balcony may encroach a maximum of 1.0 m (3.2 ft.) into a required front, exterior side or rear yard;	Renumber from 4.1.5.3 to 4.1.5.10.
15	4.1.6.16 4.1.16.2	Home Occupation and Home Office Home Office 4.1.16.2 Home Office (0207-2013) 4.1.16.2.1 A home office (excluding resident physician, dentist, drugless practitioner or health professional's office) is permitted within any dwelling unit in a Residential Zone; 4.1.16.2.2 The total area used for a home office shall not exceed 15 m ² ; 4.1.16.2.3 A home office shall be conducted wholly within a dwelling unit; 4.1.16.2.4 Only one (1) home office shall be permitted within a dwelling unit; 4.1.16.2.5 The dwelling in which the home office is located shall be the	Move Home Office from Section 4.1, Residential General Provisions to Section 2.1, General Provisions.

Item	Section Number	Proposed Revision	Comment/Explanation
16	Table 4.7.1	<p>principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof;</p> <p>4.1.16.2.6 A home office shall not employ staff who are not a resident of the dwelling unit;</p> <p>4.1.16.2.7 Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted;</p> <p>4.1.16.2.8 There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit;</p> <p>4.1.16.2.9 There shall be no clients attending the dwelling unit to do business with a home office;</p> <p>4.1.16.2.10 A home office shall not create noise, vibration, fumes, odour, dust, glare, or radiation which is detectable outside of the dwelling unit.</p>	
17	Table 4.8.1	<p>3.2 CEC – Corner lot</p> <p>4.2 CEC – Corner lot</p> <p>6.1 Interior lot/CEC – Corner lot</p> <p>9.1 Interior lot/CEC – Corner lot</p> <p>Line 11.0 MINIMUM LANDSCAPED AREA 25% of lot area</p>	<p>Add CEC when describing a corner lot to ensure that the CEC-Corner Lot definition is used (R16 Zone).</p> <p>Delete reference to minimum landscaped area for semi-detached dwellings. Other provisions ensure a balance of landscaped and buildable areas (RM1, RM2 Zones).</p>
18	Table 4.9.1	<p>3.2 CEC – Corner lot</p> <p>4.2 CEC – Corner lot</p> <p>6.1 Interior lot/CEC- Corner lot</p> <p>9.1 Interior lot/CEC – Corner lot</p>	<p>Add CEC when describing a corner lot to ensure that the CEC-Corner Lot definition is used (RM3 Zone).</p>
19	Table 4.12	<p>3.2 CEC – Corner lot</p> <p>4.2 CEC – Corner lot</p> <p>6.1 Interior lot/CEC – Corner lot</p> <p>9.1 Interior lot – CEC – Corner lot</p>	<p>Add CEC when describing a corner lot to ensure that the CEC-Corner Lot definition is used (RM6 Zone).</p>

Item	Section Number	Proposed Revision	Comment/Explanation
Part 6 – Commercial Zones			
20	6.2.4.44 (C3-44)	6.2.4.44.1 (1) Outdoor patio accessory to a restaurant, or convenience restaurant, or take-out restaurant	Add take-out restaurant to list of additional permitted uses to correct previous omission.
Part 7 – City Centre Zones			
21	7.2.2.2.4 (CC1-2)	<i>Height means the measurement from established grade to the top of the parapet of the lowest roof</i>	Correction required from Ontario Municipal Board decision.