

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: March 11, 2021

CASE NO(S): PL200251

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

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
LPAT Case No.:	PL200251
LPAT File No.:	PL200251
LPAT Case Name:	Annovator Developments v. Mississauga (City)

Heard: March 3, 2021 via video hearing

APPEARANCES:

Parties

Orlando Corporation

City of Mississauga

Counsel

L. F. Longo

M. Minkowski

**DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER AND ORDER OF
THE TRIBUNAL**

[1] The City of Mississauga ("City") adopted By-law No. 0121-2020 ("By-law"). Two appeals were filed: one by Annovator Developments ("Annovator") and one by Orlando

Corporation ("Orlando").

[2] This is the first Case Management Conference ("CMC") in these matters. The Tribunal reviewed the Affidavit of Sean Kenney, being the Affidavit of Service declared December 21, 2020. The Tribunal was satisfied that Notice of this CMC was given in accordance with the Tribunal's directions. The Tribunal marked the Affidavit of Service as Exhibit 1 in these proceedings.

[3] The Tribunal had before it no requests for either party or participant status in these proceedings.

[4] The City wished to scope both the Annovator appeal and that of Orlando and bring the remaining portions of the By-law into effect. The City has brought a motion, to be heard at this CMC, to do just that.

[5] Annovator withdrew its appeal prior to the motion being heard.

[6] The appeal filed by Orlando was focused and specific. For certainty, the City continued its motion to scope Orlando's appeal. Orlando consents to the formal scoping of its appeal and to the result of bringing the remaining portions of the By-law into force and effect.

[7] The Motion Record included an Affidavit by Christian Binette, sworn January 8, 2021. Mr. Binette is a Candidate Member of the Ontario Professional Planners Institute who executed an Acknowledgment of Expert's Duty form.

[8] Having read and considered the affidavit of Mr. Binette, and having considered the Motion and Orlando's consent to the Motion, the Tribunal grants the Motion as follows:

1. The Appeal by Orlando is scoped to the following sections of By-law No. 0121-2020 only:

- (i) Paragraph 14: Table 5.2.1 – 01 to 03 Permitted Uses and Zone Regulations, Line 13.0;
 - (ii) Paragraph 17: Sections 5.2.3.1 (O2-1), 5.2.3.3 (O2-3), 5.2.3.4 (O2-4), 5.2.3.7 (O2-7), 5.2.3.8 (O2-8) and Paragraph 18: Sections 5.2.4.1 (O3-1), 5.2.4.2 (O3-2), 5.2.4.3 (O3-3), 5.2.4.7 (O3-7), 5.2.4.9 (O3-9) and 5.2.4.10 (O3-10) – Shared parking permitted on other lots;
 - (iii) Paragraph 17: Section 5.2.3.1 (O2-1), 5.2.3.3 (O2-3) and Paragraph 18: Sections 5.2.4.1 (O3-1), 5.2.4.3 (O3-3) and 5.2.4.3;
 - (iv) Paragraph 17: Sections 5.2.3.1 (O2-1), 5.2.3.8 (O2-8) and Paragraph 18: Sections 5.2.4.1 (O3-1), 5.2.4.7 (O3-7), 5.2.4.9 (O3-9);
 - (v) Paragraph 11: Section 5.1.3.7 – Uses Accessory to a Permitted Use in an 02 and 03 Zone;
 - (vi) Paragraph 17: Section 5.2.3 – O2 Exception Zones; and Paragraph 18: Section 5.2.4 – O3 Exception Zones;
 - (vii) Paragraph 17: Section 5.2.3.3.1 – O2 Exception Zones;
2. The Appeal by Orlando, as scoped above, shall only apply to the lands owned by Orlando which are identified as Orlando Corporation Property, Gateway Corporate Centre.
 3. The remainder of By-law No. 0121-2020 is declared in force and effect.

[9] The Tribunal discussed a draft procedural order with the parties. The parties advised the Tribunal that meetings and discussions were underway, and expected to continue, to narrow or settle the issues. The Tribunal is satisfied that if there is no narrowing or settlement that a four-day hearing is appropriate.

[10] The Tribunal set these matters down for a video hearing to commence at **10 a.m.** on **Tuesday, November 2, 2021**. Log in details for the video hearing will be sent under separate cover to the parties.

[11] In order to provide sufficient and appropriate time for the parties to engage in their discussions, the Tribunal directed the parties to advise the Tribunal not later than **Friday, July 30, 2021** whether:

1. Narrowing of the issues has not been successful and the full four days of hearing are required;
2. There has been a narrowing of issues, such that all four days would not be required; or
3. There has been a full settlement and only the first day of the hearing will be required.

[12] The Tribunal will take such actions as it considers appropriate once the requisite advice is received.

[13] As a result of the discussion at the CMC, noted above, the parties have submitted a further draft Procedural Order. The Procedural Order to govern these proceedings is found at Attachment 1 appended to this decision.

ORDER

[14] The Tribunal orders that:

1. The Appeal by Orlando Corporation is formally scoped to the following sections of By-law No. 0121-2020 only:
 - (i) Paragraph 14: Table 5.2.1 – 01 to 03 Permitted Uses and Zone Regulations, Line 13.0;
 - (ii) Paragraph 17: Sections 5.2.3.1 (O2-1), 5.2.3.3 (O2-3), 5.2.3.4 (O2-4), 5.2.3.7 (O2-7), 5.2.3.8 (O2-8) and Paragraph 18: Sections 5.2.4.1 (O3-

- 1), 5.2.4.2 (O3-2), 5.2.4.3 (O3-3), 5.2.4.7 (O3-7), 5.2.4.9 (O3-9) and 5.2.4.10 (O3-10) – Shared parking permitted on other lots;
- (iii) Paragraph 17: Section 5.2.3.1 (O2-1), 5.2.3.3 (O2-3) and Paragraph 18: Sections 5.2.4.1 (O3-1), 5.2.4.3 (O3-3) and 5.2.4.3;
 - (iv) Paragraph 17: Sections 5.2.3.1 (O2-1), 5.2.3.8 (O2-8) and Paragraph 18: Sections 5.2.4.1 (O3-1), 5.2.4.7 (O3-7), 5.2.4.9 (O3-9);
 - (v) Paragraph 11: Section 5.1.3.7 – Uses Accessory to a Permitted Use in an O2 and O3 Zone;
 - (vi) Paragraph 17: Section 5.2.3 – O2 Exception Zones; and Paragraph 18: Section 5.2.4 – O3 Exception Zones;
 - (vii) Paragraph 17: Section 5.2.3.3.1 – O2 Exception Zones;
2. The Appeal by Orlando Corporation, as scoped above, shall only apply to the lands owned by Orlando Corporation which are identified in the following map as Orlando Corporation Property, Gateway Corporate Centre:



[15] The Tribunal declares that the remaining portions of By-law No. 0121-2020 are in

force and effect.

[16] The Tribunal orders that the Procedural Order in these matters is as found at Attachment 1.

“Susan de Avellar Schiller”

SUSAN de AVELLAR SCHILLER
VICE-CHAIR


If there is an attachment referred to in this document,
please visit www.olt.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Ontario Land Tribunals

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ATTACHMENT 1

Local Planning Appeal Tribunal Tribunal d'appel de l'aménagement local	
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The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

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

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

PROCEDURAL ORDER

1. The Tribunal may vary or add to the directions in this procedural order at any time by an oral ruling or by another written order, either on the parties' request or its own motion.

Organization of the Hearing

2. The hearing will begin on **Tuesday, November 2, 2021** at 10:00 a.m. by video conference.
3. The parties' initial estimation for the length of the hearing is 4 days. The parties are expected to co-operate to reduce the length of the hearing by eliminating redundant evidence and attempting to reach settlements on issues where possible.
4. The parties identified at the case management conference are set out in Attachment 1.
5. The issues are set out in the Issues List attached as Attachment 2. Subject to paragraph 3, there will be no changes to this list unless the Tribunal permits, and a party who asks for changes may have costs awarded against it.
6. The order of evidence shall be as set out in Attachment 3 to this Order. The Tribunal may limit the amount of time allocated for opening statements, evidence in chief

(including the qualification of witnesses), cross-examination, evidence in reply and final argument. The length of written argument, if any, may be limited either on the parties' consent, subject to the Tribunal's approval, or by Order of the Tribunal.

7. Any person who intends to participate in the hearing, including parties, counsel and witnesses, is expected to review the Tribunal's Video Hearing Guide, available on the Tribunal's website (<https://olt.gov.on.ca/tribunals/lpat/>).

Requirements Before the Hearing

8. A party who intends to call witnesses, whether by summons or not, shall provide to the Tribunal and the other parties a list of the witnesses and the order in which they will be called. This list must be delivered on or before **Wednesday, September 8, 2021** and in accordance with paragraph 20 below. A party who intends to call an expert witness must include a copy of the witness' Curriculum Vitae and the area of expertise in which the witness is prepared to be qualified.
9. The parties shall have a meeting on or before **Friday, April 30, 2021** and a further meeting on or before **Wednesday, June 30, 2021** to explore a potential settlement of the issues.
10. The parties shall notify the Tribunal on or before **Friday, July 30, 2021** of the status of the settlement discussions between the parties including whether there has been a narrowing of the issues or a settlement on any issues between the parties.
11. An expert witness shall prepare an expert witness statement, which shall list any reports prepared by the expert, or any other reports or documents to be relied on at the hearing. Copies of this must be provided as in paragraph 13 below. Instead of a witness statement, the expert may file his or her entire report if it contains the required information. If this is not done, the Tribunal may refuse to hear the expert's testimony.
12. Expert witnesses who are under summons but not paid to produce a report do not have to file an expert witness statement; but the party calling them must file a brief outline of the expert's evidence as in paragraph 13 below. A party who intends to call a witness who is not an expert must file a brief outline of the witness' evidence, as in paragraph 13 below.
13. On or before **Friday, September 24, 2021**, the parties shall provide copies of their expert witness statements to the other parties and to the LPAT case co-ordinator and in accordance with paragraph 20 below.
14. On or before **Monday, October 18, 2021**, the parties shall provide copies of their visual evidence to all of the other parties in accordance with section 20 below. If a model will be used, all parties must have a reasonable opportunity to view it before the hearing.
15. Parties may provide to all other parties and the LPAT case co-ordinator a written response to any written evidence within fourteen (14) days after the evidence is received and in accordance with section 20 below.

16. The parties shall cooperate to prepare a joint document book which shall be shared with the LPAT case co-ordinator on or before **Friday, October 22, 2021**.
17. Any documents which may be used by a party in cross examination of an opposing party's witness shall be password protected and only be accessible to the Tribunal and the other parties if it is introduced as evidence at the hearing, pursuant to the directions provided by the LPAT case co-ordinator, on or before **Thursday, October 28, 2021**.
18. A person wishing to change written evidence, including witness statements, must make a written motion to the Tribunal. *See Rule 10 of the Tribunal's Rules with respect to Motions, which requires that the moving party provide copies of the motion to all other parties 15 days before the Tribunal hears the motion.*
19. A party who provides written evidence of a witness to the other parties must have the witness attend the hearing to give oral evidence, unless the party notifies the Tribunal at least 7 days before the hearing that the written evidence is not part of their record.
20. All filing shall be electronic and in hard copy. Electronic copies may be filed by email, an electronic file sharing service for documents that exceed 10MB in size, or as otherwise directed by the Tribunal. The delivery of documents email shall be governed by the Rule 7.
21. No adjournments or delays will be granted before or during the hearing except for serious hardship or illness. The Tribunal's Rule 17 applies to such requests.

This Member is not seized.

So orders the Tribunal.

BEFORE:

Susan de Avellar Schiller:

Date:

TRIBUNAL REGISTRAR

ATTACHMENT 1

LIST OF PARTIES AND PARTICIPANTS

LIST OF PARTIES

Orlando Corporation

c/o Leo Longo
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The Corporation of the City of Mississauga

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ATTACHMENT 2

ISSUES LIST

1. Is a minimum 0.5 minimum Floor Space Index (FSI) an appropriate and desirable standard for the lands under appeal?
2. Should some exception zones for the lands under appeal have shared parking exceptions? Is it sufficient if the by-law permits shared parking on a shared lot, under Orlando's single ownership, where there are multiple exception zones and different permitted uses?
3. Should parking structures be permitted as a stand-alone permitted use – in particular for the O2-1, O2-3, O3-1 and O3-3 exception zones?
4. Should expansion of the existing RBC building fronting onto Hurontario Street be permitted beyond 10% of the Gross Floor Area (GFA)? Should the 10% GFA cap on expansions of existing buildings and/or structures be removed where it applies to Orlando properties under appeal?
5. Should the cap on a manufacturing facility as an accessory use be increased from 20% to 30% of GFA?
6. Should a regulation that permits existing uses (not otherwise included as a permitted use in an O2 or O3 zone) within buildings legally existing on the date of the passing of the By-law apply to all Orlando properties under appeal?
7. Is the reference to shared driveways in Line 5.2.3.3.1 of Table 5.2.3.3 (O2-3 zone) necessary when Line 21.3 of Table 5.2.1 is in place and permits the same?
8. Are Zoning By-law 0121-2020 and/or the matters raised in issues 1-7 above in conformity with and implement the Mississauga Official Plan?
9. Do Zoning By-law 0121-2020 and/or the matters raised issues 1-7 above conform to the Growth Plan and Region of Peel Official Plan, and are they consistent with the Provincial Policy Statement?

ATTACHMENT 3
ORDER OF EVIDENCE

1. Orlando Corporation
2. City of Mississauga
3. Reply – Orlando Corporation



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0121-2020

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

WHEREAS pursuant to sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may, respectively, pass a zoning by-law and enact a by-law to impose a holding provision;

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 Tables 8.2.2.2, 8.2.2.5, 8.2.2.7, 8.2.2.8, 8.2.2.9, 8.2.2.11, 8.2.2.12, 8.2.2.14, 8.2.2.16, 8.2.2.17, 8.2.2.20, 8.2.2.21, 8.2.2.22, 8.2.2.23, 8.2.2.24, 8.2.2.25, 8.2.2.28, 8.2.3.50, 8.2.3.63, 8.2.3.73, 8.2.3.103, 8.2.3.104, 8.2.3.105, 8.2.3.106, 8.2.3.107, 8.2.3.119, 8.2.3.120, 8.2.3.121 and 8.2.3.125.
2. By-law Number 0225-2007, as amended, is further amended by changing all "O" Base Zones to "O1" Base Zones where it appears throughout By-law 0225-2007.
3. By-law Number 0225-2007, as amended, is further amended by adding "O2" and "O3" base zone symbols to Table 1.1.2.2 contained in Article 1.1.2.2 as follows:

Categories	Base Zone Symbols
Office Zones	O1, O2, O3

4. By-law Number 0225-2007, as amended, is further amended by adding the words "to O3" to Cell B1.0 in Table 2.1.9.5 contained in Article 2.1.9.5 as follows:

Column A		B
Line		
1.0	An essential emergency service is permitted only in these zones (0181-2018 LPAT Order 2019 February 15)	R1 to R16, RM1 to RM12 and RA1 to RA5, O1 to O3, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, PB1, PB2, U, D, I, B and AP zones

5. By-law Number 0225-2007, as amended, is further amended by adding the words "to O3" to Cell B1.0 in Table 2.1.9.6 contained in Article 2.1.9.6 as follows:

Column A		B
Line		
1.0	A community centre, community athletic field , public walkway and/or library is permitted only in these zones (0379-2009), (0181-2018 LPAT Order 2019 February 15)	R1 to R16, RM1 to RM12 and RA1 to RA5, O1 to O3, C1 to C4, CC1 to CC4, CCOS, E1 to E3, OS1, OS2 and I zones

6. By-law Number 0225-2007, as amended, is further amended by adding the words "to O3" to Cell B1.0 in Table 2.1.9.7 contained in Article 2.1.9.7 as follows:

Column A		B
Line		
1.0	A temporary tent is permitted only in these zones (0325-2008), (0181-2018 LPAT Order 2019 February 15)	R1 to R16, RM1 to RM12 and RA1 to RA5, O1 to O3, C1 to C5, CC1 to CC4, H-CC1, H-CC2, CCOS, E1 to E3, OS1 to OS3, I and D zones

7. By-law Number 0225-2007, as amended, is further amended by adding the words "to O3" to Cell B1.0 in Table 2.1.9.8 contained in Article 2.1.9.8 as follows:

Column A		B
Line		
1.0	A community garden is permitted only in these zones (0181-2018 LPAT Order 2019 February 15)	R1 to R16, RM1 to RM12 and RA1 to RA5, O1 to O3, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U, I, D and B zones

8. By-law Number 0225-2007, as amended, is further amended by adding the words "to O3" to Cell B1.0 in Table 2.1.9.9 contained in Article 2.1.9.9 as follows:

Column A		B
Line		
1.0	A parking/security booth is permitted only in these zones (0379-2009), (0181-2018 LPAT Order 2019 February 15)	RM4, RM8-1 to RM8-14, RM9 to RM11, RA1 to RA5, O1 to O3, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones

9. By-law Number 0225-2007, as amended, is further amended by adding the words "to O3" to Cell B1.0 in Table 2.1.9.10 contained in Article 2.1.9.10 as follows:

Column	A	B
Line		
1.0	A transit terminal and or transit corridor is permitted only in these zones (0174-2017), (0181-2018:LPAT Order 2019 February 15)	RM4 to RM6, RM9 to RM12 and RA1 to RA5, O1 to O3, C1 to C5, CC1 to CC4, H-CC1 to H-CC3, CCOS, E1 to E3, OS1, OS2, PB1, PB2 and I zones

10. By-law Number 0225-2007, as amended, is further amended by changing Article 5.1.1.1 as follows:

5.1.1.1 Unless otherwise permitted, all uses in ~~an~~ Office Zones shall be located wholly within a **building, structure** or part thereof.

11. By-law Number 0225-2007, as amended, is further amended by adding Subsection 5.1.3 to Section 5.1 as follows:

5.1.3 Uses Accessory to a Permitted Use in an O2 and O3 Zone

5.1.3.1 The following **uses** are permitted accessory to a permitted **use** in an O2 and O3 zone:

- (1) **Retail Store**
- (2) **Outdoor Market**
- (3) **Manufacturing Facility**
- (4) **Motor Vehicle Rental Facility**
- (5) **Restaurant**, with or without an outdoor patio
- (6) **Take-out restaurant**, with or without an outdoor patio
- (7) **Personal Service Establishment**
- (8) **Commercial School**
- (9) **Financial Institution**
- (10) **Veterinary Clinic**
- (11) **Animal Care Establishment**
- (12) **Entertainment Establishment**
- (13) **Recreational Establishment**
- (14) **Private Club**
- (15) **Courier/Messenger Service**
- (16) **Day Care**

5.1.3.2 Unless otherwise permitted, the **uses** contained in Article 5.1.3.1 shall be located within a **building, structure** or part thereof used for a **use** contained in Subsection 5.2.1 of this By-law.

5.1.3.3 A maximum of 30% of the total **gross floor area - non-residential** of each **building** in an O2 zone used for a permitted **use** contained in Subsection 5.2.1 of this By-law shall be used for **uses** accessory to a permitted **use**.

- 5.1.3.4

A maximum of 20% of the total **gross floor area - non-residential** of each **building** in an O3 zone used for a permitted **use** contained in Subsection 5.2.1 of this By-law shall be used for **uses** accessory to a permitted **use**.
- 5.1.3.5

On a **lot** at an intersection where both **streets** are identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law, any **building** with a setback less than or equal to 5.0 m from the **street line** to one or both of the **streets**, shall have a maximum of 90% of the total **gross floor area - non-residential** of the **first storey** for a permitted **use** in Lines 2.1 and 2.2 contained in Table 5.2.1 of this By-law.
- 5.1.3.6

A **manufacturing facility** shall not be permitted in a **building** that is within 100.0 m from a **street** identified on Schedule 5.2.1(1) of this By-law.
- 5.1.3.7

A maximum of 20% of the total **gross floor area - non-residential** of each **building** shall be used for a **manufacturing facility**.
12.

By-law Number 0225-2007, as amended, is further amended by adding Subsection 5.1.4 to Section 5.1 as follows:

5.1.4

Floor Space Index (FSI) Calculations in O2 and O3 Zones

Notwithstanding any other provisions in this By-law, in O2 and O3 zones where a **lot area** is greater than 0.70 ha, the lands comprising a complete site plan application, excluding the area of **private roads**, shall be considered as a phase of the overall property development, and shall be deemed to be a lot for the purposes of calculating **floor space index - non-residential** in Line 13.0 contained in Table 5.2.1 of this By-law.

13.

By-law Number 0225-2007, as amended, is further amended by changing Section 5.2 and Subsection 5.2.1 as follows:

5.2

O1 to O3 ZONES
(OFFICE)

5.2.1

O1 to O3 ~~Zone~~ Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 5.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 5.2.1 - O1 to O3 ~~Zone~~ Permitted Uses and Zone Regulations.

IN FORCE AND EFFECT SAVE AND EXCEPT FOR ITEM #14 (LINE 13.0 - TABLE 5.2.1) AND ONLY FOR THE IDENTIFIED PROPERTIES OWNED BY THE ORLANDO CORPORATION WITHIN THE GATEWAY CORPORATE CENTRE

14. By-law Number 0225-2007, as amended, is further amended by changing Column A and adding Columns C and D to Table 5.2.1 contained in Subsection 5.2.1 as follows:

Table 5.2.1 - O1 to O3 Zone Permitted Uses and Zone Regulations

Column A		B	C	D
Line 1.0	ZONES	O1 Minor Office	O2 Major Office	O3 General Office
PERMITTED USES				
2.0	OFFICE			
2.1	Medical Office	✓	✓	✓
2.2	Office	✓	✓	✓
3.0	COMMERCIAL			
3.1	Commercial School	✓		
3.2	Financial Institution	✓		
3.3	Veterinary Clinic	✓		
4.0	BUSINESS ACTIVITIES			
4.1	Broadcasting/Communication Facility		✓	✓
4.2	Science and Technology Facility		✓	✓
5.0	HOSPITALITY			
5.1	Banquet Hall/Conference Centre/Convention Centre		✓	✓
5.2	Overnight Accommodation		✓	✓
6.0	OTHER			
6.1	University/College		✓	✓
ZONE REGULATIONS				
7.0	MINIMUM LOT FRONTAGE	n/a	30.0 m	30.0 m
8.0	MINIMUM FRONT YARD	4.5 m ⁽¹⁾	3.0 m ⁽¹⁾	3.0 m ⁽¹⁾
9.0	MINIMUM INTERIOR SIDE YARD	7.5 m ⁽¹⁾	4.5 m ⁽¹⁾	4.5 m ⁽¹⁾
10.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽¹⁾	4.5 m ⁽¹⁾	4.5 m ⁽¹⁾
11.0	MAXIMUM EXTERIOR SIDE YARD	n/a	7.0 m ⁽¹⁾	7.0 m ⁽¹⁾
12.0	MINIMUM REAR YARD	7.5 m ⁽¹⁾	4.5 m ⁽¹⁾	4.5 m ⁽¹⁾
13.0	MINIMUM FLOOR SPACE INDEX - NON-RESIDENTIAL	n/a	0.5	0.5
14.0	MAXIMUM FLOOR SPACE INDEX - NON-RESIDENTIAL	0.5	n/a	n/a
15.0	MINIMUM HEIGHT			
15.1	Minimum building height	n/a	12.0 m and 3 storeys	8.0 m and 2 storeys
15.2	Minimum height of the first storey of a building with frontage on streets identified on Schedule 5.2.1(1) of this By-law	n/a	5.0 m	4.5 m

Table 5.2.1 continued on next page

Column A		B	C	D
Line 1.0	ZONES	O1 Minor Office	O2 Major Office	O3 General Office
Table 5.2.1 continued from previous page				
16.0	MAXIMUM BUILDING HEIGHT (0308-2011)	19.0 m and 6 storeys	n/a	n/a
17.0	MINIMUM SETBACK			
17.1	Minimum setback of a first storey streetwall of a building erected on a lot abutting a street identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law	n/a	3.0 m	3.0 m
18.0	MAXIMUM SETBACK			
18.1	Subject to Line 19.3 of this Table, the maximum setback of a first storey streetwall to a street identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law	n/a	5.0 m	5.0 m
18.2	Maximum length of a first storey streetwall of a building that may be set back beyond 5.0 m from a street identified on Schedule 5.2.1(2) of this By-law	n/a	25%	25%
19.0	STREET AND BUILDING FRONTAGES			
19.1	Minimum length of the front lot line , front lot line - corner lot , or exterior side lot line abutting a street identified on Schedule 5.2.1(1) of this By-law to be occupied by a first storey streetwall	n/a	80%	66%
19.2	Minimum length of the front lot line , front lot line - corner lot , or exterior side lot line abutting a street identified on Schedule 5.2.1(2) of this By-law to be occupied by a first storey streetwall	n/a	50%	n/a
19.3	Once Lines 19.1 and 19.2 of this Table have been met, Line 18.1 of this Table shall not apply	n/a	✓	✓
19.4	Minimum area of the first storey streetwall of a building facing a street identified on Schedule 5.2.1(1) of this By-law that shall contain glazing	n/a	75%	75%
19.5	Minimum area of the first storey streetwall of a building facing a street identified on Schedule 5.2.1(2) of this By-law that shall contain glazing	n/a	50%	50%
19.6	Where a lot abuts a street identified on Schedule 5.2.1(1) of this By-law, that street shall be deemed to be the front lot line and the main front entrance shall be located facing the front lot line	n/a	✓	✓

Table 5.2.1 continued on next page

Column	A	B	C	D
Line	ZONES	01	02	03
1-0		Minor Office	Major Office	General Office
Table 5.2.1 continued from previous page				
20.0	MINIMUM LANDSCAPED BUFFER			
20.1	Minimum depth of a landscaped buffer measured from a lot line that is a street line for all streets not identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law	4.5 m ⁽²⁾	4.5 m ⁽²⁾	4.5 m ⁽²⁾
21.0	DRIVEWAYS, AISLES, PARKING AREAS, AND LOADING SPACES			
21.1	Minimum distance from a loading space to a street identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law	n/a	10.0 m	10.0 m
21.2	Minimum distance from a surface parking space and/or parking area to a street identified on Schedule 5.2.1(1) of this By-law	n/a	10.0 m	n/a
21.3	Driveways and internal roads may be shared with abutting lands	n/a	✓	✓
21.4	Minimum distance from an above grade parking structure to a street identified on Schedule 5.2.1(1) of this By-law	n a	30.0 m	30.0 m
21.5	Parking and loading spaces shall not be located between a streetwall and a lot line that is a street line	✓	n/a	n/a

NOTES: (1) See also Subsection 2.1.17 of this By-law.
(2) See also Subsection 2.1.25 of this By-law.

15. By-law Number 0225-2007, as amended, is further amended by adding Schedules 5.2.1(1) and 5.2.1(2) to Section 5.2 as attached to this By-law.

16. By-law Number 0225-2007, as amended, is further amended by changing all "O" Exception Zones to "O1" Exception Zones as contained in Subsection 5.2.2 of By-law 0225-2007.

IN FORCE AND EFFECT SAVE AND EXCEPT FOR ITEM #17 (5.2.3 - O2 EXCEPTION ZONES) AND ONLY FOR THE IDENTIFIED PROPERTIES OWNED BY THE ORLANDO CORPORATION WITHIN THE GATEWAY CORPORATE CENTRE

17. By-law Number 0225-2007, as amended, is further amended by adding Subsection 5.2.3 to Section 5.2 as follows:

5.2.3 O2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

5.2.3.1	Exception: O2-1	Map # 36W, 37E, 43W, 44E, 51W, 52E	By-law:
In an O2-1 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
5.2.3.1.1	(1)	Uses legally existing on the date of passing of this By-law	
Regulations			
5.2.3.1.2	Uses contained in Sentence 5.2.3.1.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.3.1.3	The enlargement or alteration of a 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		

5.2.3.2	Exception: O2-2	Map # 52E	By-law:
In an O2-2 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
Regulation			
5.2.3.2.1	The lot line abutting Derrycrest Drive shall be deemed to be the front lot line		

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:			
Additional Permitted Use			
5.2.3.3.1	Required parking, driveways , and aisles for abutting lands zoned O2-1 to the north and O2-4		
Regulations			
5.2.3.3.2	The regulations of Lines 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.3.3.3	Maximum setback of a streetwall from Hurontario Street	14.0 m	
5.2.3.3.4	Minimum length of the lot line abutting Hurontario Street to be occupied by a first storey streetwall	39.0 m	
5.2.3.3.5	Minimum depth of a landscaped buffer between Hurontario Street and a parking area	10.0 m	

IN FORCE AND EFFECT SAVE AND EXCEPT FOR ITEM #17 (5.2.3 - O2 EXCEPTION ZONES) AND ONLY FOR THE IDENTIFIED PROPERTIES OWNED BY THE ORLANDO CORPORATION WITHIN THE GATEWAY CORPORATE CENTRE

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:			
Regulation			
5.2.3.4.1	Required parking may be located on lands zoned O2-3		

5.2.3.5	Exception: O2-5	Map # 43W	By-law:
In an O2-5 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
5.2.3.5.1	(1)	Uses legally existing on the date of passing of this By-law	
Regulations			
5.2.3.5.2	Uses contained in Sentence 5.2.3.5.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.3.5.3	The enlargement or alteration of a 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		
5.2.3.5.4	Required parking for lands zoned O2-5 may be located on lands zoned E1-15 and O3-4		

5.2.3.6	Exception: O2-6	Map # 36W	By-law
In an O2-6 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
5.2.3.6.1	(1)	Uses legally existing on the date of passing of this By-law	
	(2)	C3 uses contained in Table 6.2.1 of this By-law, except:	
	(2.1)	Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted	
	(2.2)	Motor Vehicle Rental Facility	
	(2.3)	Convenience Restaurant	
Regulations			
5.2.3.6.2	Uses contained in Sentence 5.2.3.6.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.3.6.3	The enlargement or alteration of a 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		

IN FORCE AND EFFECT SAVE AND EXCEPT FOR ITEM #17 (5.2.3 - O2 EXCEPTION ZONES) AND ONLY FOR THE IDENTIFIED PROPERTIES OWNED BY THE ORLANDO CORPORATION WITHIN THE GATEWAY CORPORATE CENTRE

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:			
Regulations			
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 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:
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:			
Additional Permitted Use			
5.2.3.8.1	(1) Uses legally existing on the date of passing of this By-law		
Regulations			
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	The enlargement or alteration of a 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		
5.2.3.8.5	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	
5.2.3.8.7	Minimum depth of a landscaped buffer between Hurontario Street and a parking area	10.0 m	

18. By-law Number 0225-2007, as amended, is further amended by adding Subsection 5.2.4 to Section 5.2 as follows:

5.2.4 O3 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

5.2.4.1	Exception: O3-1	Map # 36W, 37E, 43W	By-law:
In an O3-1 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
5.2.4.1.1	(1)	Uses legally existing on the date of passing of this By-law	
Regulations			
5.2.4.1.2	Uses contained in Sentence 5.2.4.1.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.4.1.3	The enlargement or alteration of a 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		
5.2.4.1.4	Required parking may be located on abutting lands zoned O3-7		

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:			
Additional Permitted Uses			
5.2.4.2.1	(1)	Manufacturing Facility	
	(2)	Warehouse/Distribution Facility	
	(3)	Commercial School	
Regulations			
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 may be located on abutting lands zoned E1-6		

IN FORCE AND EFFECT SAVE AND EXCEPT FOR ITEM #18 (5.2.4 - O3 EXCEPTION ZONES) AND ONLY FOR THE IDENTIFIED PROPERTIES OWNED BY THE ORLANDO CORPORATION WITHIN THE GATEWAY CORPORATE CENTRE

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:			
Regulations			
5.2.4.3.1	The regulations of Lines 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.4.3.2	Maximum setback to the streetwall of an addition to an existing building from Hurontario Street	48.0 m	
5.2.4.3.3	Minimum length of lot frontage along Hurontario Street to be occupied by a streetwall of a building or structure	39.0 m	
5.2.4.3.4	A maximum of two aisles accommodating no more than four rows of parking shall be permitted in the front yard for an addition to an existing building		

5.2.4.4	Exception: O3-4	Map # 43W	By-law:
In an O3-4 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
5.2.4.4.1	Required parking for lands zoned O2-5		

IN FORCE AND EFFECT SAVE AND EXCEPT FOR ITEM #18 (5.2.4 - O3 EXCEPTION ZONES) AND ONLY FOR THE IDENTIFIED PROPERTIES OWNED BY THE ORLANDO CORPORATION WITHIN THE GATEWAY CORPORATE CENTRE

5.2.4.5	Exception: O3-5	Map # 44E	By-law:
In an O3-5 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
Regulations			
5.2.4.5.1	The O3 zone regulations contained in Table 5.2.1 of this By-law shall not apply for the construction of one traction power substation as permitted in Sentence 5.2.4.5.2 of this Exception		
5.2.4.5.2	Notwithstanding clause (3) of the Holding Provision, the holding symbol H will not apply to a portion of the lands zoned O3-5 to permit one traction power substation on all lands zoned O3-5		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-O3-5 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) provision of any outstanding technical plans, studies, and reports including a concept plan which deals with traffic circulation, goods movement, pedestrian connections, and phasing of development, amongst other matters; a functional servicing report with drainage, grading, and servicing plans; draft reference plan; stage I and II archaeological assessment; and an updated Transportation Study to the satisfaction of the City of Mississauga and the Region of Peel;</p> <p>(2) delivery of executed Development and Servicing Agreements in a form satisfactory to the City, which addresses any issues that may be identified through clause (1); required easement for servicing and access purposes to the abutting property at 6710 Hurontario Street; gratuitous dedication to the City of the lands for the extension of Ambassador Drive; gratuitous dedication to the City of a road widening across the Hurontario Street frontage; submission of a streetscape master plan for the Hurontario Street frontage and associated securities; any additional securities, fees, cash contribution and insurance;</p> <p>(3) any additional lands required or technical issues identified in the Transit Project Assessment Process (TPAP) for the Light Rail Transit are to be addressed to the satisfaction of the City.</p>			

IN FORCE AND EFFECT SAVE AND EXCEPT FOR ITEM #18 (5.2.4 - O3 EXCEPTION ZONES) AND ONLY FOR THE IDENTIFIED PROPERTIES OWNED BY THE ORLANDO CORPORATION WITHIN THE GATEWAY CORPORATE CENTRE

5.2.4.6	Exception O3-6	Map # 44E	By-law
In an O3-6 zone the permitted uses and applicable regulations shall be as specified for an O3 zone:			
Holding Provision			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-O3-6 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:			
<div><div>(1)</div><div>provision of any outstanding technical plans, studies and reports including a concept plan which deals with traffic circulation, goods movement, pedestrian connections and phasing of development, amongst other matters; a functional servicing report with drainage, grading and servicing plans; draft reference plan; stage I and II archaeological assessment; and an updated Transportation Study to the satisfaction of the City of Mississauga and the Region of Peel;</div></div> <div><div>(2)</div><div>delivery of executed Development and Servicing Agreements in a form satisfactory to the City, which addresses any issues that may be identified through clause (1); required easement for servicing and access purposes to the abutting property at 6710 Hurontario Street; gratuitous dedication to the City of the lands for the extension of Ambassador Drive; any additional securities, fees, cash contribution and insurance.</div></div>			

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:			
Additional Permitted Uses			
5.2.4.7.1	In an existing building, structure , or part thereof, legally existing on the date of passing of this By-law:		
	<div><div>(1)</div><div>Financial Institution</div></div> <div><div>(2)</div><div>Restaurant, with or without an outdoor patio</div></div> <div><div>(3)</div><div>Take-out restaurant, with or without an outdoor patio</div></div> <div><div>(4)</div><div>Entertainment Establishment</div></div> <div><div>(5)</div><div>Recreational Establishment</div></div> <div><div>(6)</div><div>Day Care</div></div>		
Regulation			
5.2.4.7.2	The enlargement or alteration of a 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		
5.2.4.7.3	Required parking may be located on abutting lands zoned O3-1		

IN FORCE AND EFFECT SAVE AND EXCEPT FOR ITEM #18 (5.2.4 - O3 EXCEPTION ZONES) AND ONLY FOR THE IDENTIFIED PROPERTIES OWNED BY THE ORLANDO CORPORATION WITHIN THE GATEWAY CORPORATE CENTRE

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:			
Regulations			
5.2.4.8.1	Required parking may be located on abutting lands zoned E1		

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:			
Additional Permitted Use			
5.2.4.9.1	(1)	Uses legally existing on the date of passing of this By-law	
Regulations			
5.2.4.9.2	Uses contained in Sentence 5.2.4.9.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.4.9.3	The enlargement or alteration of a 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		
5.2.4.9.4	Lands zoned O3-9 and E1-1 shall be considered one lot for the purposes of Line 3.0 to 12.5 contained in Table 8.2.1 of this By-law		

IN FORCE AND EFFECT SAVE AND EXCEPT FOR ITEM #18 (5.2.4 - O3 EXCEPTION ZONES) AND ONLY FOR THE IDENTIFIED PROPERTIES OWNED BY THE ORLANDO CORPORATION WITHIN THE GATEWAY CORPORATE CENTRE

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:			
Additional Permitted Uses			
5.2.4.10.1	(1) Manufacturing Facility (2) Warehouse/Distribution Facility (3) Commercial School		
Regulations			
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 may be located on abutting lands zoned E1		

19. By-law Number 0225-2007, as amended, is further amended by deleting Lines 6.0 to 6.3, 13.0 and 14.0 from Table 8.2.1 contained in Subsection 8.2.1.
20. By-law Number 0225-2007, as amended, is further amended by deleting Note (6) where it appears in Table 8.2.1 contained in Subsection 8.2.1.
21. By-law Number 0225-2007, as amended, is further amended by adding Sentence 8.2.2.1.2 to Exception Table 8.2.2.1 as follows.

8.2.2.1	Exception: E1-1	Map # 43W	By-law:
Regulation			
8.2.2.1.2	All lands zoned E1-1 and O3-9 shall be considered one lot		

22. 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:			
Additional Permitted Uses			
8.2.2.6.1	(1) Outdoor storage accessory to a manufacturing facility, science and technology facility or warehouse/distribution facility		
	(2) Restaurant		
	(3) Take-out Restaurant		
	(4) Outdoor patio accessory to a restaurant or take-out restaurant		
Regulations			
8.2.2.6.2	The provisions contained in Subsection 8.1.5 of this By-law shall apply to all areas used for outdoor storage accessory to a manufacturing facility, science and technology facility or warehouse/distribution facility		
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

23. By-law Number 0225-2007, as amended, is further amended by changing Clause 8.2.3.78.2(1), deleting Clause 8.2.3.78.2(3) and renumbering Clause 8.2.3.78.2(4) to Clause 8.2.3.78.2(3) in Sentence 8.2.3.78.2 in Exception Table 8.2.3.78 as follows:

8.2.3.78	Exception: E2-78	Map # 52E	By-law: 0191-2009
Regulations			
8.2.3.78.2	Uses contained in Sentence 8.2.3.78.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1) minimum depth of a landscaped buffer along the lot line of Derrycrest Drive any street other than Hurontario Street or Derry Road West		3.0 m

24. The greyed-out text, identified in Items 1 to 23 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

25. Map Number 03 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 "O" to "O1", the zoning of Part of Lot 26, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" 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 "O1" zoning indicated thereon.
26. Map Number 07 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 "O-3" to "O1-3", the zoning of Part of Lot 1, Range 2, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-3" 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 "O1-3" zoning indicated thereon.
27. Map Number 09 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "O-14" to "O1-14", the zoning of Part of Lot 24, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-14" 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 "O1-14" zoning indicated thereon.
28. Map Number 11 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 "O-16" to "O1-16", the zoning of Part of Lot 31, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-16" 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 "O1-16" zoning indicated thereon.
29. Map Number 14 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 "O-11" to "O1-11", the zoning of Part of Lot 15, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-11" 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 "O1-11" zoning indicated thereon.

30. Map Number 14 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "O" to "O1", the zoning of Part of Lots 14 and 15, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A6", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
31. Map Number 15 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 "O", "O-4" and "O-5" to "O1", "O1-4" and "O1-5", the zoning of Parts of Lot 16, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1", "O1-4" and "O1-5" zoning shall only apply to the lands which are shown on the attached Schedule "A7", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1", "O1-4" and "O1-5" zoning indicated thereon.
32. Map Number 15 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "O" to "O1", the zoning of Part of Lot 16, Concession 1, South of Dundas Street, and Part of Lot 16, Range 2, South of Dundas Street, Racey Tract, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A7", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
33. Map Number 15 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "O" to "O1", the zoning of Part of Lot 1, Range 3, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A7", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.

34. Map Number 15 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "O" to "O1", the zoning of Part of Lot 16, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A8", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
35. Map Number 18 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 "O" to "O1", the zoning of Part of Lot 33, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A9", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
36. Map Number 18 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "O-1" and "O-12" to "O1-1" and "O1-12", the zoning of Part of Lot 31, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-1" and "O1-12" zoning shall only apply to the lands which are shown on the attached Schedule "A10", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1-1" and "O1-12" zoning indicated thereon.
37. Map Number 19 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 "O" to "O1", the zoning of Part of Lot 5, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A11", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
38. Map Number 20 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 "O" to "O1", the zoning of Part of Lot 10, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A12", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.

39. Map Number 21 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 "O" to "O1", the zoning of Part of Lot 15, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A13", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
40. Map Number 22 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 "O-10" to "O1-10", the zoning of Part of Lot 16, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-10" zoning shall only apply to the lands which are shown on the attached Schedule "A14", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1-10" zoning indicated thereon.
41. Map Number 22 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "O" and "O-13" to "O1" and "O1-13", the zoning of Part of Lots 16 and 17, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" and "O1-13" zoning shall only apply to the lands which are shown on the attached Schedule "A15", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" and "O1-13" zoning indicated thereon.
42. Map Number 23 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 "O" to "O1", the zoning of Part of Lot 23, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A16", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
43. Map Number 23 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "O-2" to "O1-2", the zoning of Part of Lot 7, Range 3, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-2" zoning shall only apply to the lands which are shown on the attached Schedule "A17", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1-2" zoning indicated thereon.

44. Map Number 25 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 "O" to "O1", the zoning of Part of Lot 32, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A18", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
45. Map Number 27 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 "O" to "O1", the zoning of Part of Lot 6, Concession 2, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A19", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
46. Map Number 28 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 "O-7" to "O1-7", the zoning of Part of Lot 15, Concession 2, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-7" zoning shall only apply to the lands which are shown on the attached Schedule "A20", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1-7" zoning indicated thereon.
47. Map Number 29 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 "O-6" and "O-8" to "O1-6" and "O1-8", the zoning of Part of Lot 16, Concession 2, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-6" and "O1-8" zoning shall only apply to the lands which are shown on the attached Schedule "A21", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1-6" and "O1-8" zoning indicated thereon.
48. Map Number 31 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 "O" to "O1", the zoning of Part of Lot 1, Range 5, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A22", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.

49. Map Number 36W 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 "E1-5" and "E2-1" to "O2-6" and "C3-38", the zoning of Part of Lot 4, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2-6" and "C3-38" zoning shall only apply to the lands which are shown on the attached Schedule "A23", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-6" and "C3-38" zoning indicated thereon.
50. Map Number 36W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" to "O3-1", the zoning of Part of Lots 4 and 5, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A23", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-1" zoning indicated thereon.
51. Map Number 36W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" and "E1-11" to "O2-1" and "O3", the zoning of Part of Lot 5, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2-1" and "O3" zoning shall only apply to the lands which are shown on the attached Schedule "A23", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-1" and "O3" zoning indicated thereon.
52. 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 "O2-1" 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 "O2-1" and "O3-7", zoning shall only apply to the lands which are shown on the attached Schedule "A24", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-1" and "O3-7" zoning indicated thereon.

53. Map Number 37E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" to "O3-1", the zoning of Part of Lots 4 and 5, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A24", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-1" zoning indicated thereon.
54. Map Number 37E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "C5-9", "E1", "E1-24" and "E1-25" to "O2-1", "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 "O2-1", "O2-7", and "O3-3" zoning shall only apply to the lands which are shown on the attached Schedule "A24", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-1", "O2-7" and "O3-3" zoning indicated thereon.
55. 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 "E1-7", to "O2-8" and "E2-24", the zoning of Part of Lot 6, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2-8" and "E2-24" zoning shall only apply to the lands which are shown on the attached Schedule "A25", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-8" and "E2-24" zoning indicated thereon.
56. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-1" and "D" to "O3-1" and "O3-9", the zoning of Part of Lot 7, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-1" and "O3-9" zoning shall only apply to the lands which are shown on the attached Schedule "A25", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-1" and "O3-9" zoning indicated thereon.

57. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1" to "O3-1", the zoning of Part of Lot 7, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A26", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-1" zoning indicated thereon.
58. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1", "E1-9", "E1-14", "E1-15" and "E2" to "O2", "O2-1", "O2-5", "O3" and "O3-4", the zoning of Part of Lot 8, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2", "O2-1", "O2-5", "O3" and "O3-4" zoning shall only apply to the lands which are shown on the attached Schedule "A26", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2", "O2-1", "O2-5", "O3" and "O3-4" zoning indicated thereon.
59. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" and "E2-107" to "O2-1", "O3" and "O3-1", the zoning of Part of Lot 9, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2-1", "O3" and "O3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A26", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-1", "O3" and "O3-1" zoning indicated thereon.
60. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2" to "O3-1", the zoning of Part of Lot 9, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A27", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-1" zoning indicated thereon.
61. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-107" to "O3-1", the zoning of Part of Lots 9 and 10, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O3-1" zoning shall only apply to the lands which are shown on the attached Schedule "A27", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-1" zoning indicated thereon.

62. Map Number 43W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2", "E2-103", "E2-104", and "E2-107" to "O2" and "O2-1", the zoning of Part of Lot 10, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2" and "O2-1" zoning shall only apply to the lands which are shown on the attached Schedule "A27", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2" and "O2-1" zoning indicated thereon.
63. 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 "O2-1", "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 "O2-1", "O2-3" and "O2-4" zoning shall only apply to the lands which are shown on the attached Schedule "A28", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-1", "O2-3" and "O2-4" zoning indicated thereon.
64. 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" 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" zoning shall only apply to the lands which are shown on the attached Schedule "A28", 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" zoning indicated thereon.
65. 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", 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" zoning shall only apply to the lands which are shown on the attached Schedule "A29", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O3-8" and "E1" zoning indicated thereon.

66. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E1-2", "E1-8", "H-E1-12" and "E1-17" to "O2", "O2-1", "O3-8" and "E1", the zoning of Part of Lot 8, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2", "O2-1", "O3-8" and "E1" zoning shall only apply to the lands which are shown on the attached Schedule "A29", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2", "O2-1", "O3-8" and "E1" zoning indicated thereon.
67. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "H-E1-28", "E2-63", "H-E2-126" and "D" to "O2", "O2-1", "H-O3-5" and "H-O3-6", the zoning of Part of Lot 9, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2", "O2-1", "H-O3-5" and "H-O3-6" zoning shall only apply to the lands which are shown on the attached Schedule "A29", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2", "O2-1", "H-O3-5" and "H-O3-6" zoning indicated thereon.
68. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "H-E1-28" and "H-E2-126" to "H-O3-5" and "H-O3-6", the zoning of Part of Lots 9 and 10, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-O3-5" and "H-O3-6" zoning shall only apply to the lands which are shown on the attached Schedule "A30", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-O3-5" and "H-O3-6" zoning indicated thereon.
69. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-73", "E2-106" and "E2-107" to "O2" and "O2-1", the zoning of Part of Lot 10, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2" and "O2-1" zoning shall only apply to the lands which are shown on the attached Schedule "A30", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2" and "O2-1" zoning indicated thereon.

70. Map Number 48W 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 "O" to "O1", the zoning of Part of Lots 11 and 12, Concession 7, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1" zoning shall only apply to the lands which are shown on the attached Schedule "A31", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1" zoning indicated thereon.
71. Map Number 51W 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 "E2", "E2-73", "E2-105", "E2-107" and "D" to "O2" and "O2-1", the zoning of Part of Lot 11, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2" and "O2-1" zoning shall only apply to the lands which are shown on the attached Schedule "A32", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2" and "O2-1" zoning indicated thereon.
72. Map Number 51W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2", and "E2-50" to "O2-1", the zoning of Part of Lot 12, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2-1" zoning shall only apply to the lands which are shown on the attached Schedule "A32", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2-1" zoning indicated thereon.
73. Map Number 52E 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 "E2-78", "E2-107", "E2-125" and "D" to "O2" and "O2-1", the zoning of Part of Lot 11, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2" and "O2-1" zoning shall only apply to the lands which are shown on the attached Schedule "A33", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2" and "O2-1" zoning indicated thereon.

74. Map Number 52E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-120" and "E2-121" to "O2" and "O2-2", the zoning of Part of Lots 11 and 12, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2" and "O2-2" zoning shall only apply to the lands which are shown on the attached Schedule "A33", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2" and "O2-2" zoning indicated thereon.
75. Map Number 52E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "E2-119" to "O2", the zoning of Part of Lot 12, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "O2" zoning shall only apply to the lands which are shown on the attached Schedule "A33", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O2" zoning indicated thereon.
76. Map Number 57 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 "O-15" to "O1-15", the zoning of Part of Lot 4, Concession 10, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "O1-15" zoning shall only apply to the lands which are shown on the attached Schedule "A34", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "O1-15" zoning indicated thereon.

ENACTED and PASSED this 27th day of May 2020.

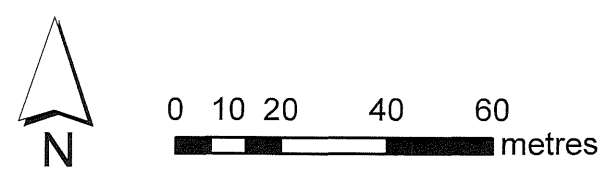
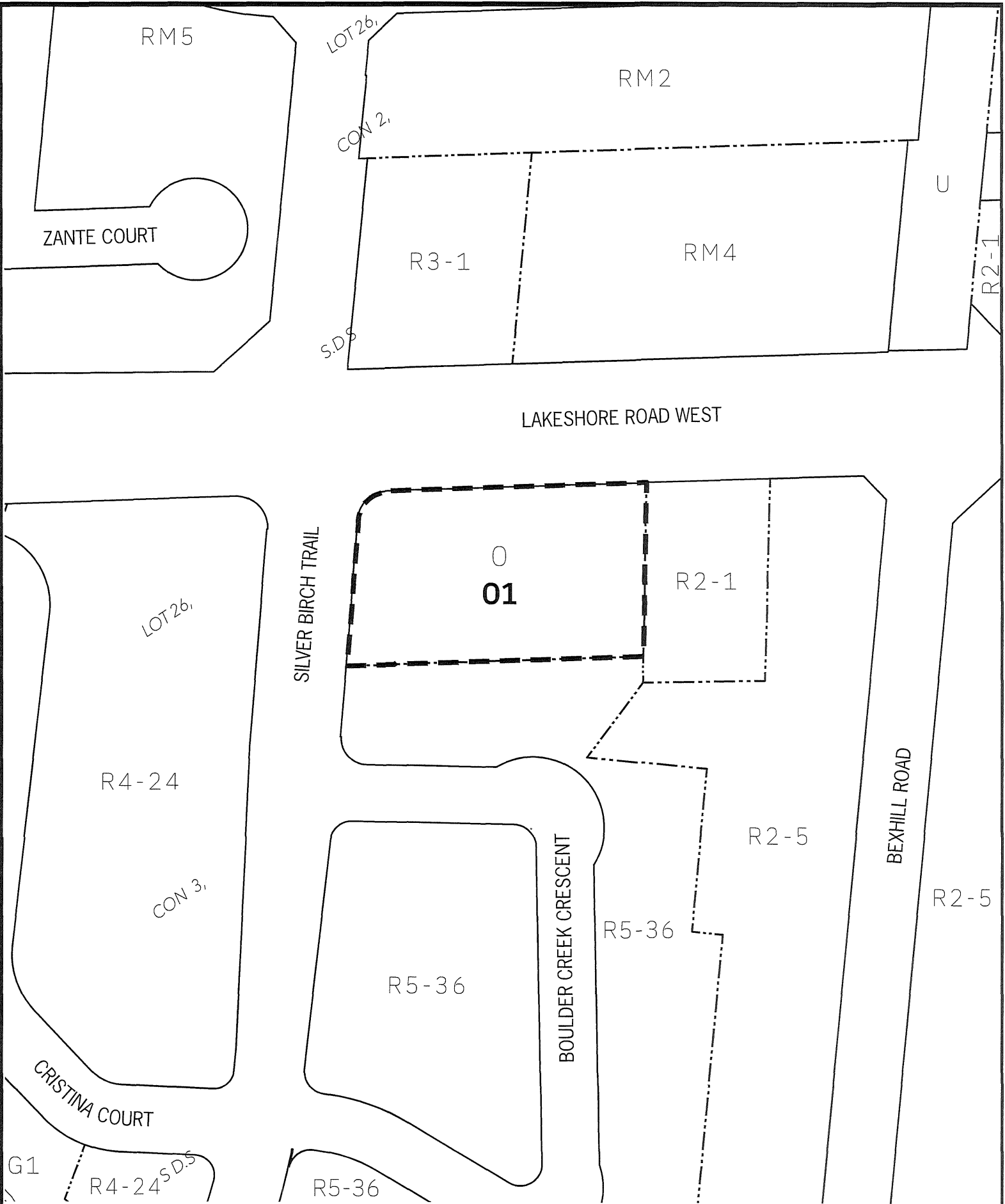
APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MEM			
Date	2020	05	25

Bonnie Chaurhrie

MAYOR

W. T. Rush

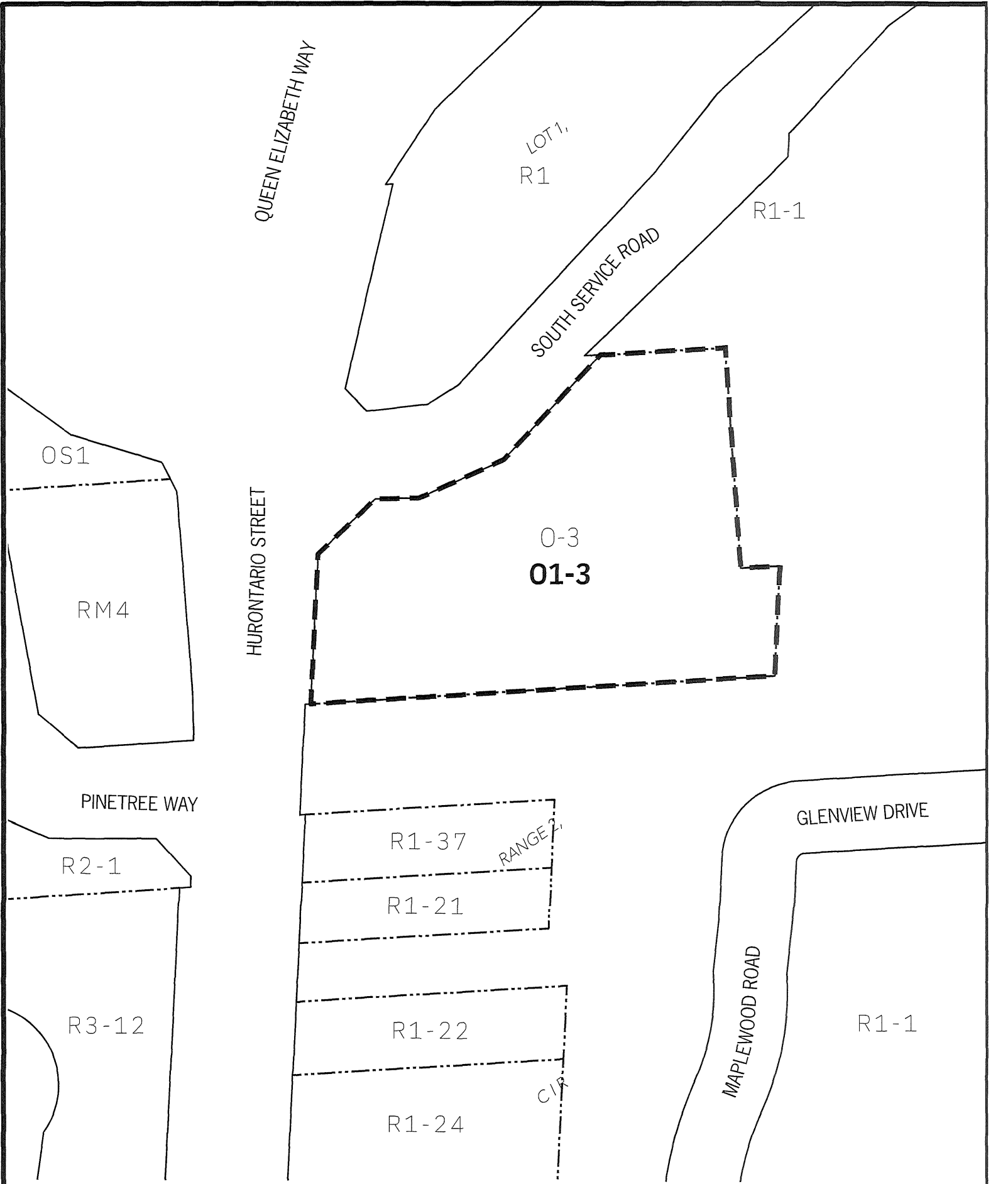
CLERK



This is not a Plan of Survey.

THIS IS SCHEDULE " A1 " TO
BY-LAW 0121-2020
PASSED BY COUNCIL ON
May 27, 2020





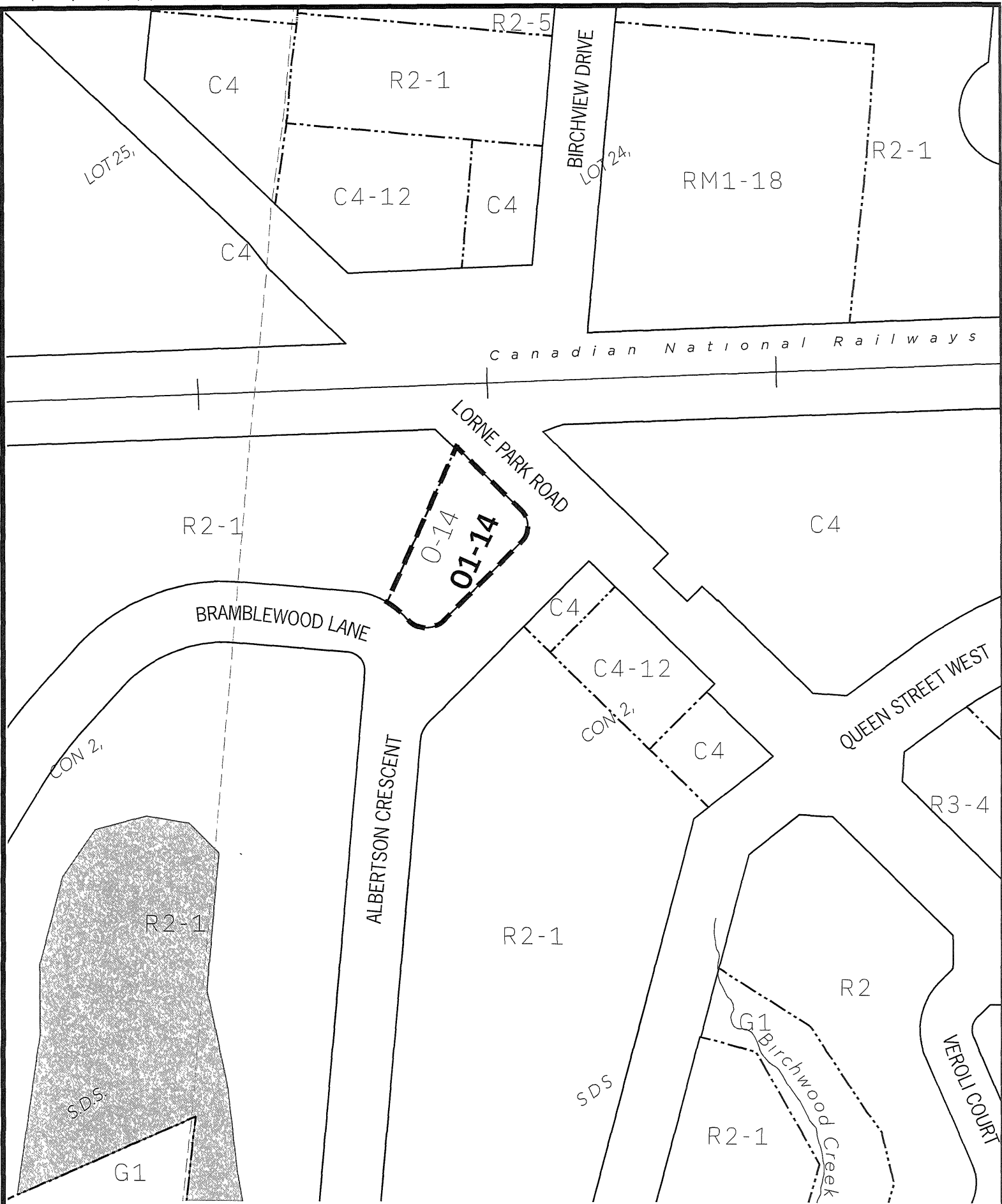
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BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020

This is not a Plan of Survey.



0 10 20 40 60 metres



GREENLANDS OVERLAY

This is not a Plan of Survey.

THIS IS SCHEDULE " A3 " TO

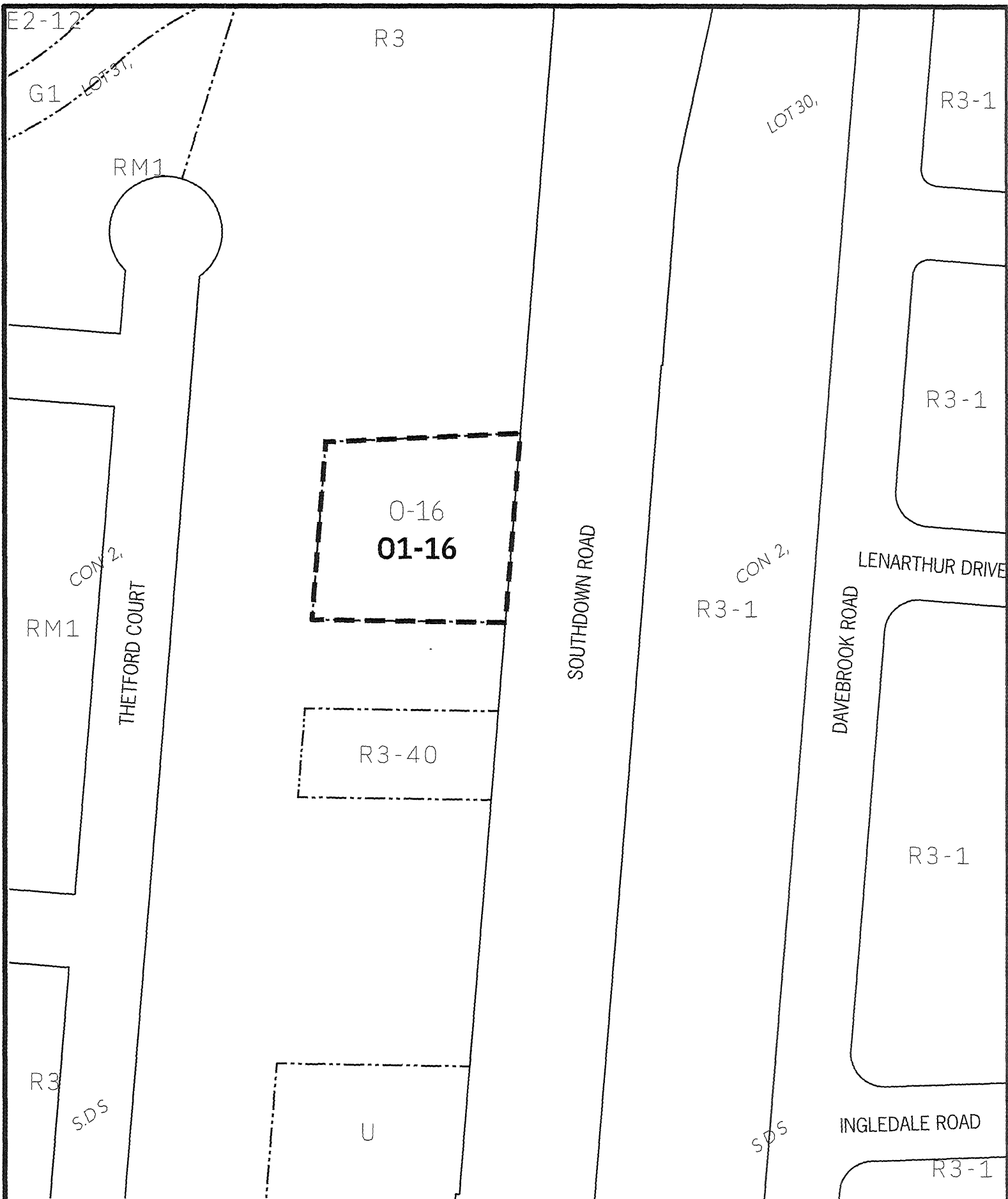
BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020



MISSISSAUGA



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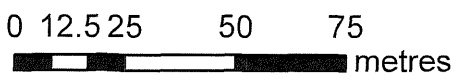
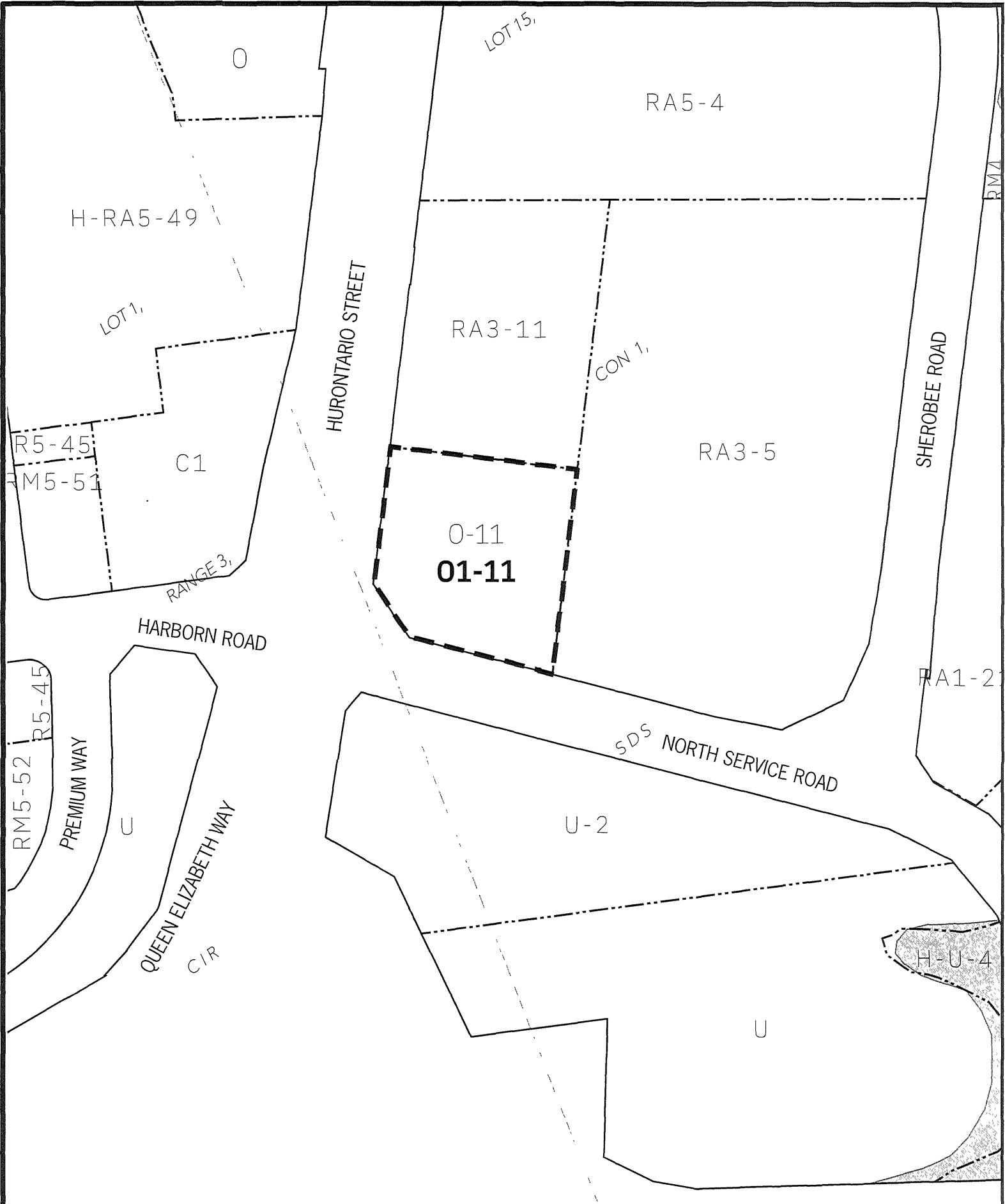


THIS IS SCHEDULE " A4 " TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020



GREENLANDS OVERLAY

This is not a Plan of Survey.

THIS IS SCHEDULE " A5 " TO

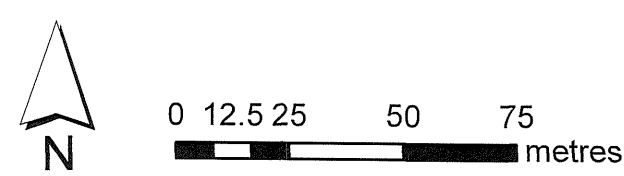
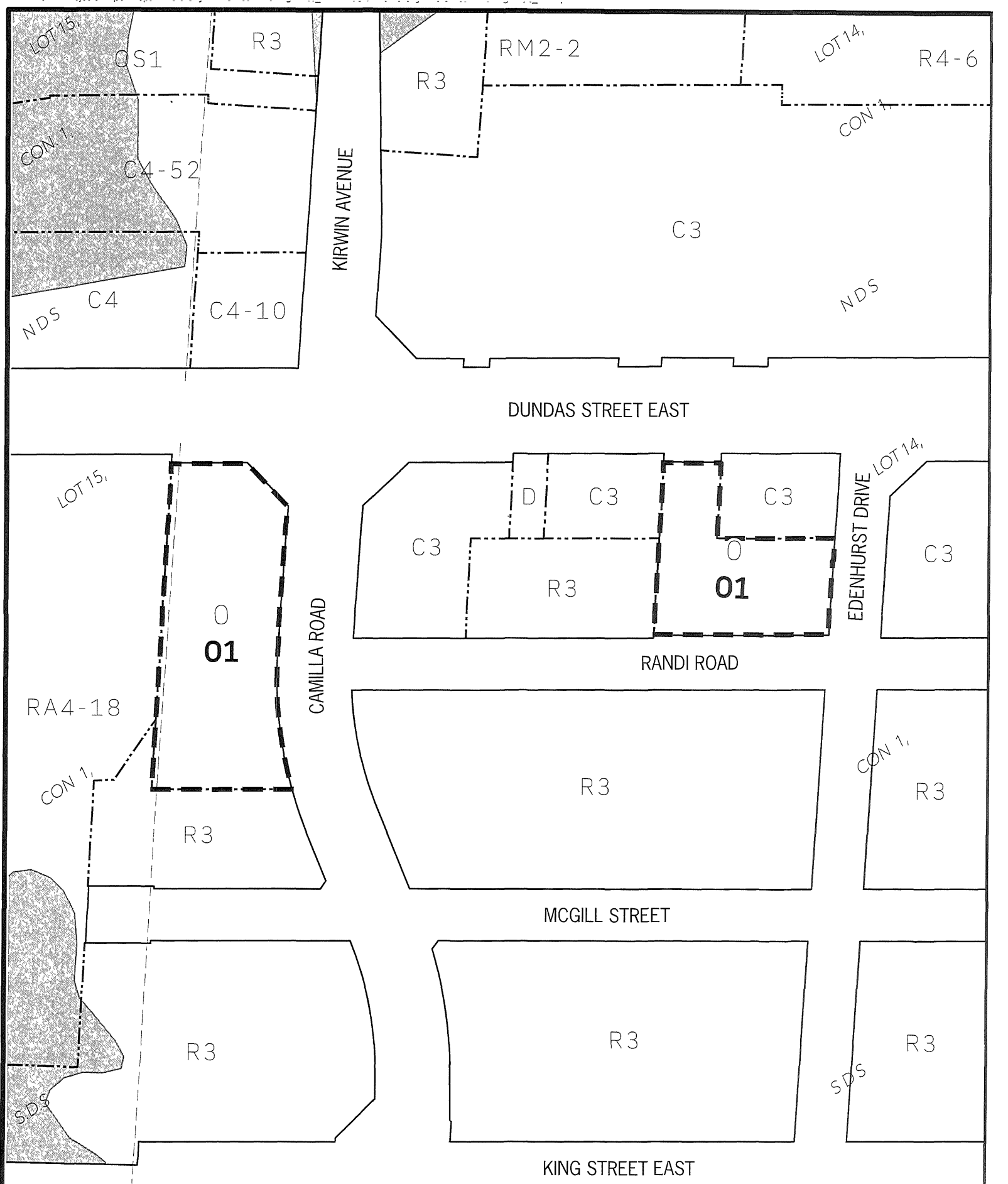
BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020



MISSISSAUGA



 GREENLANDS OVERLAY

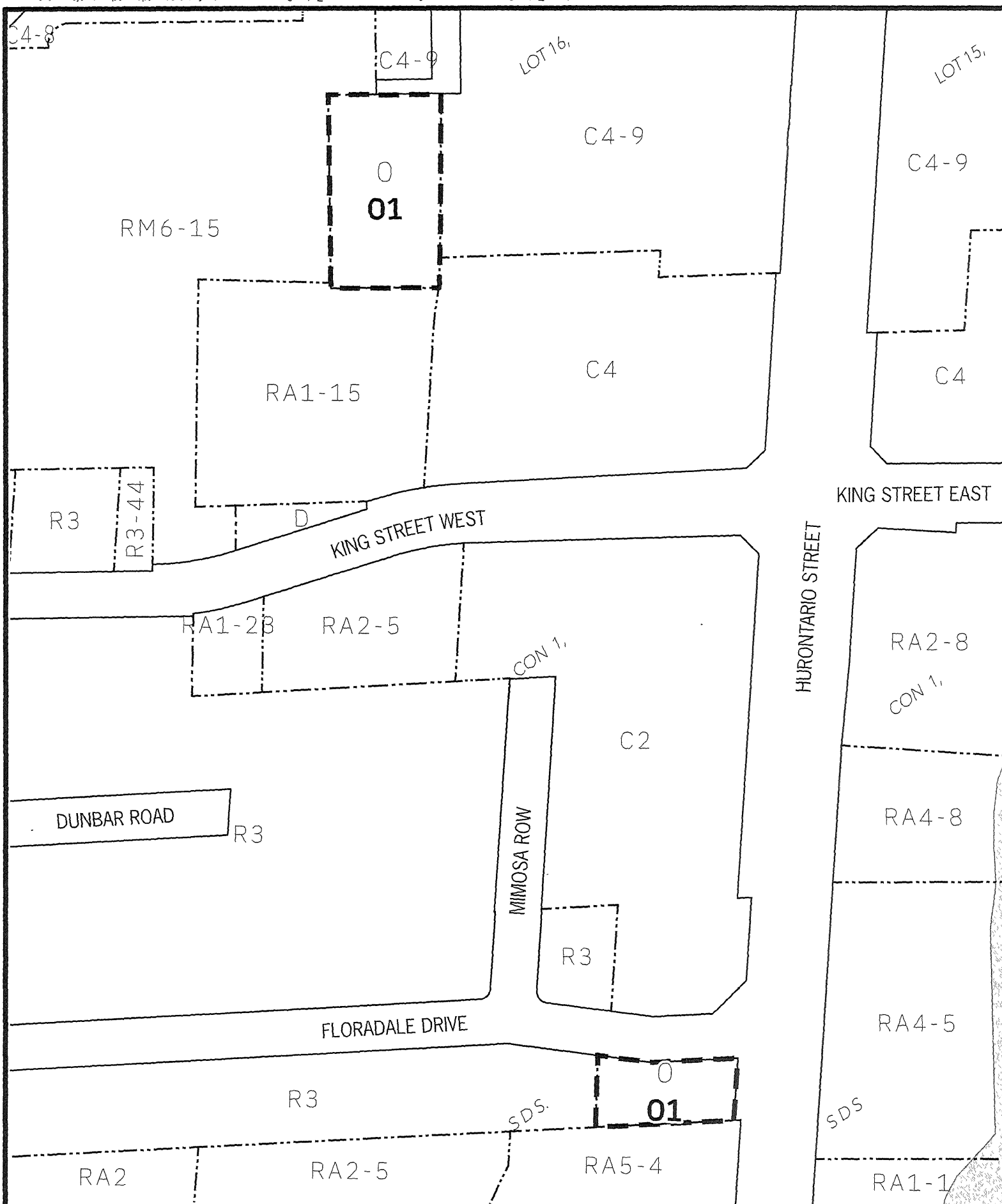
This is not a Plan of Survey.



THIS IS SCHEDULE " A6 " TO
BY-LAW 0121-2020
PASSED BY COUNCIL ON
May 27, 2020



May 27, 2020



0 15 30 60 90 metres



GREENLANDS OVERLAY

This is not a Plan of Survey.



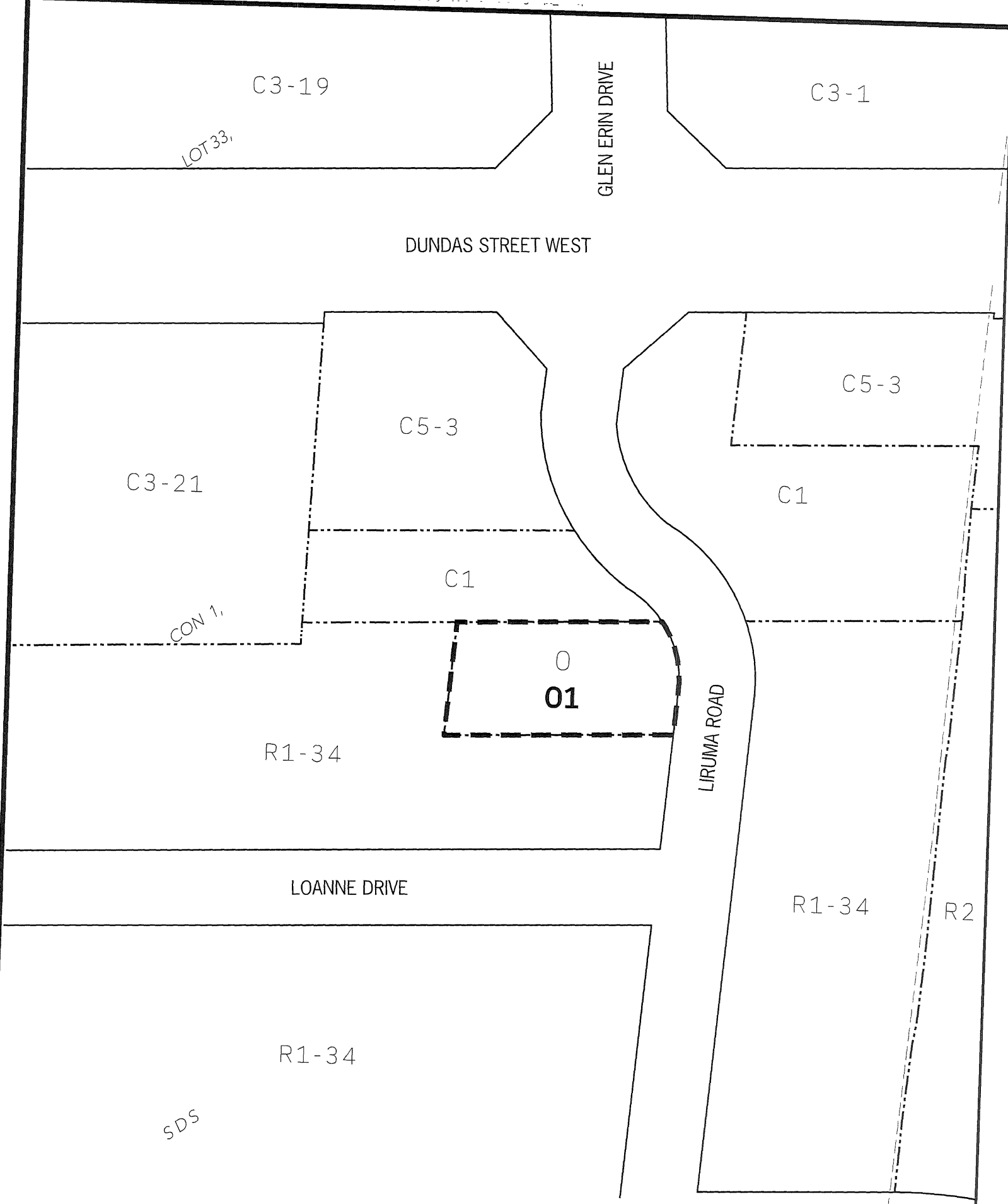
MISSISSAUGA

THIS IS SCHEDULE " A8 " TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020

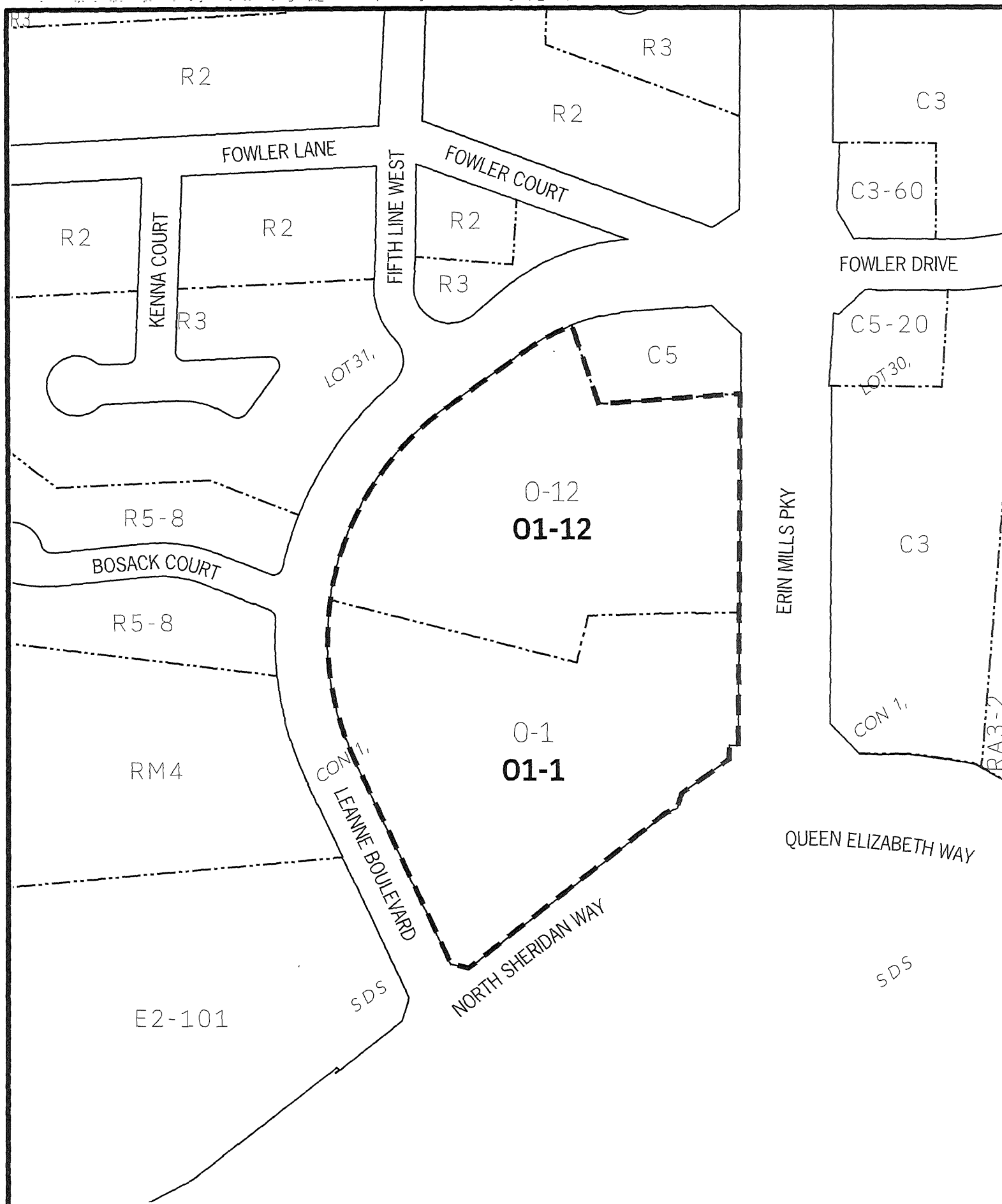


0 5 10 20 30
metres

This is not a Plan of Survey.



THIS IS SCHEDULE " A9 " TO
BY-LAW 0121-2020
PASSED BY COUNCIL ON
May 27, 2020



0 15 30 60 90 metres

This is not a Plan of Survey.



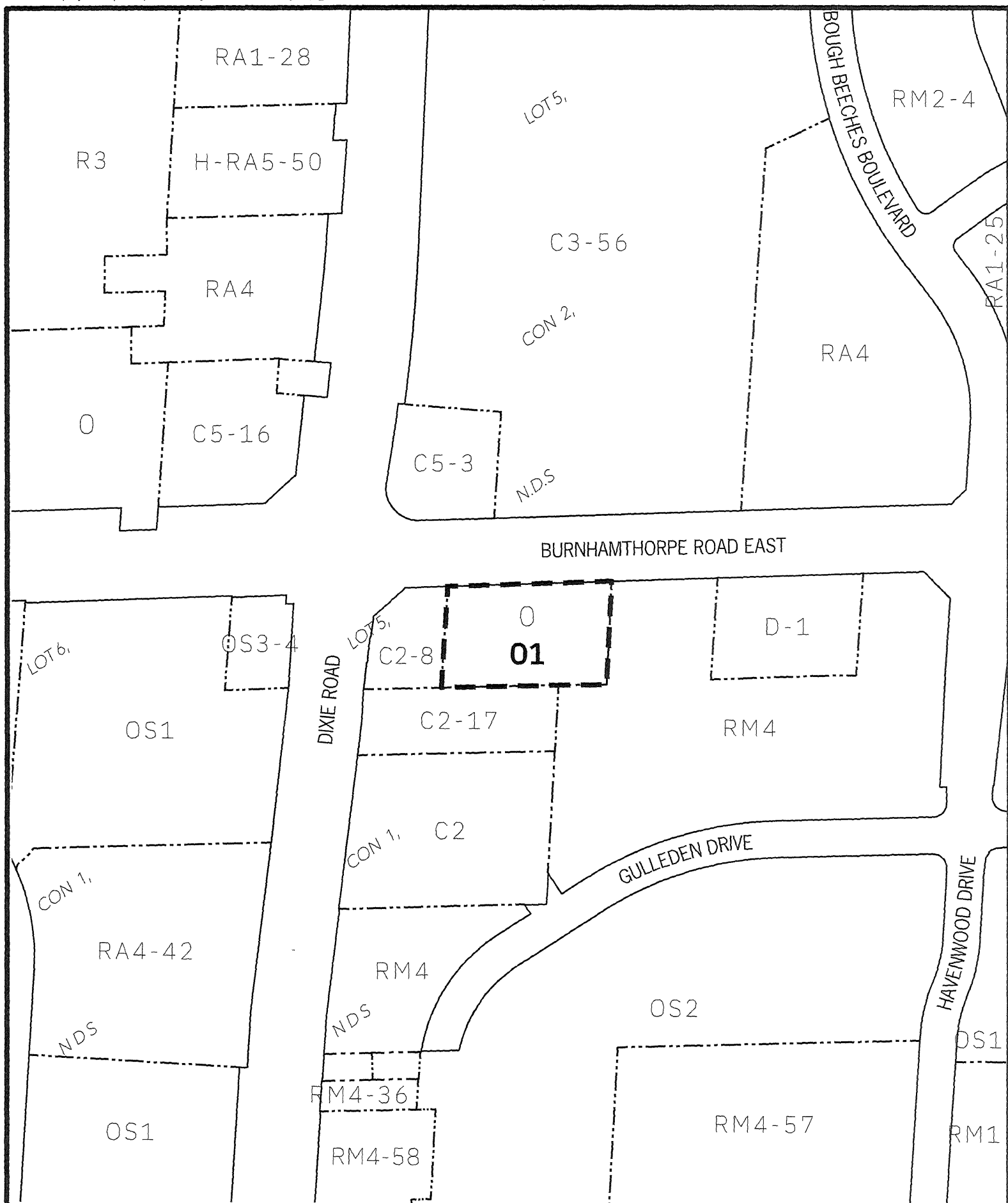
MISSISSAUGA

THIS IS SCHEDULE "A10" TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020



0 20 40 80 120 metres

This is not a Plan of Survey.



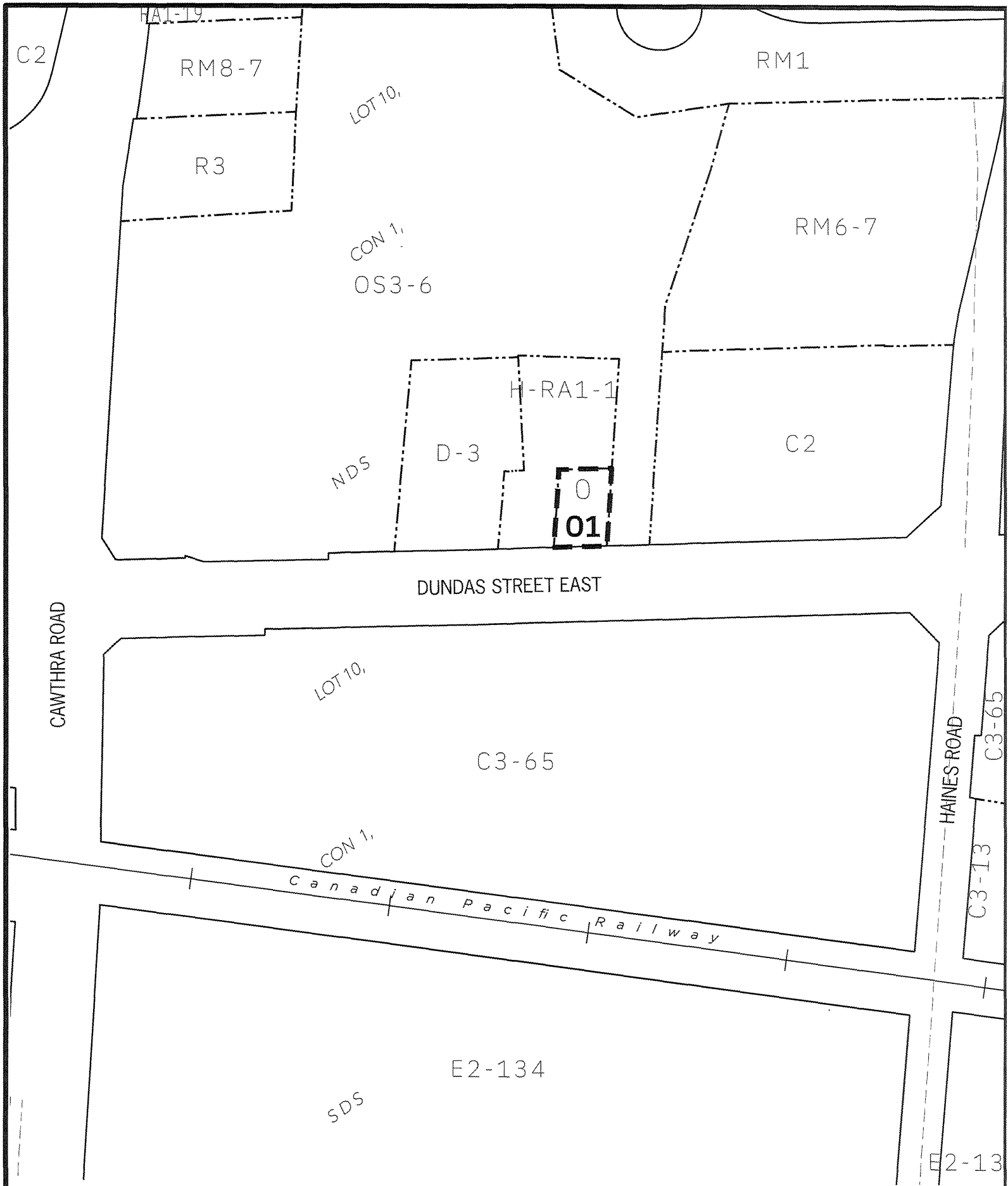
MISSISSAUGA

THIS IS SCHEDULE "A11" TO

BY-LAW 0/21-2020

PASSED BY COUNCIL ON

May 27, 2020



0 15 30 60 90 metres

This is not a Plan of Survey.



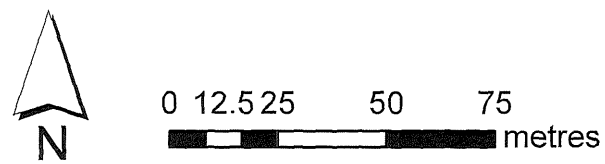
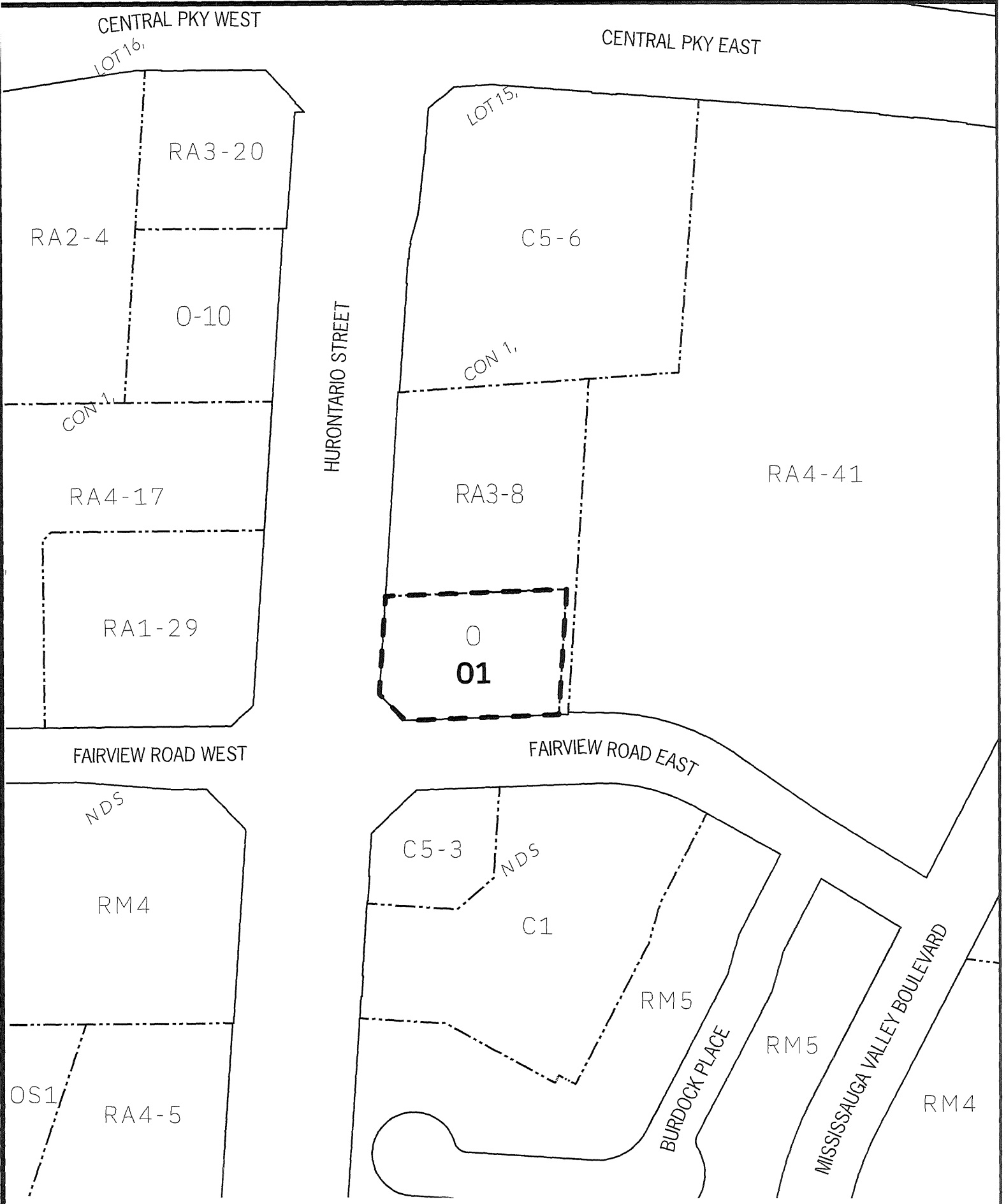
MISSISSAUGA

THIS IS SCHEDULE "A12" TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

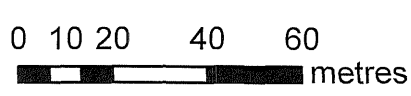
May 27, 2020



This is not a Plan of Survey.



THIS IS SCHEDULE "A13" TO
BY-LAW 0121-2020
PASSED BY COUNCIL ON
May 27, 2020



This is not a Plan of Survey.

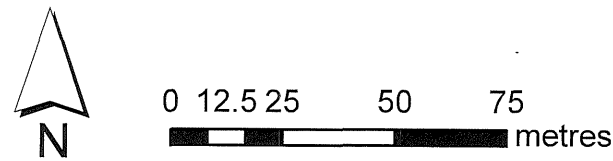
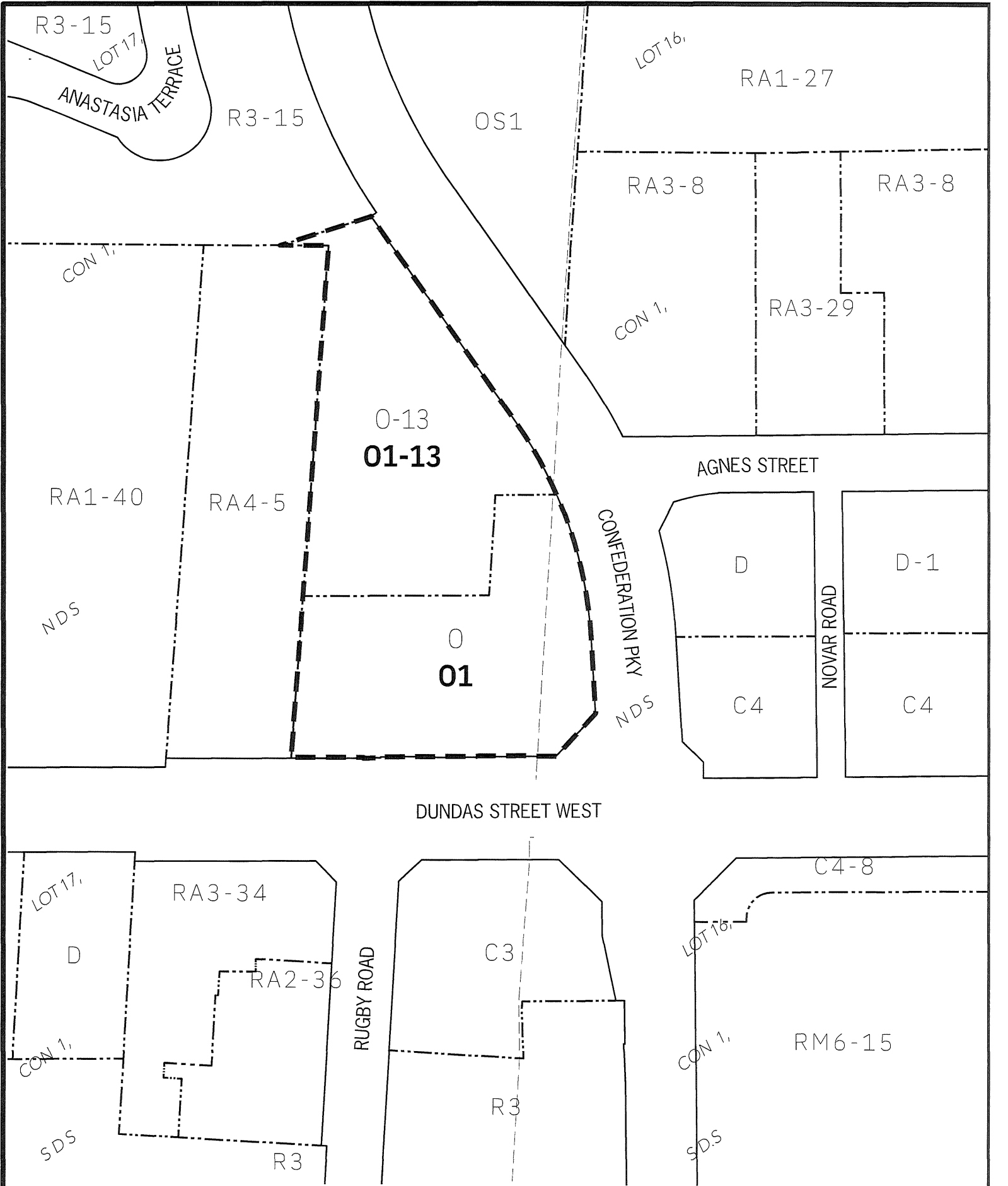
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BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020





This is not a Plan of Survey.

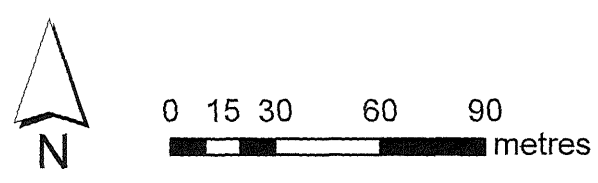
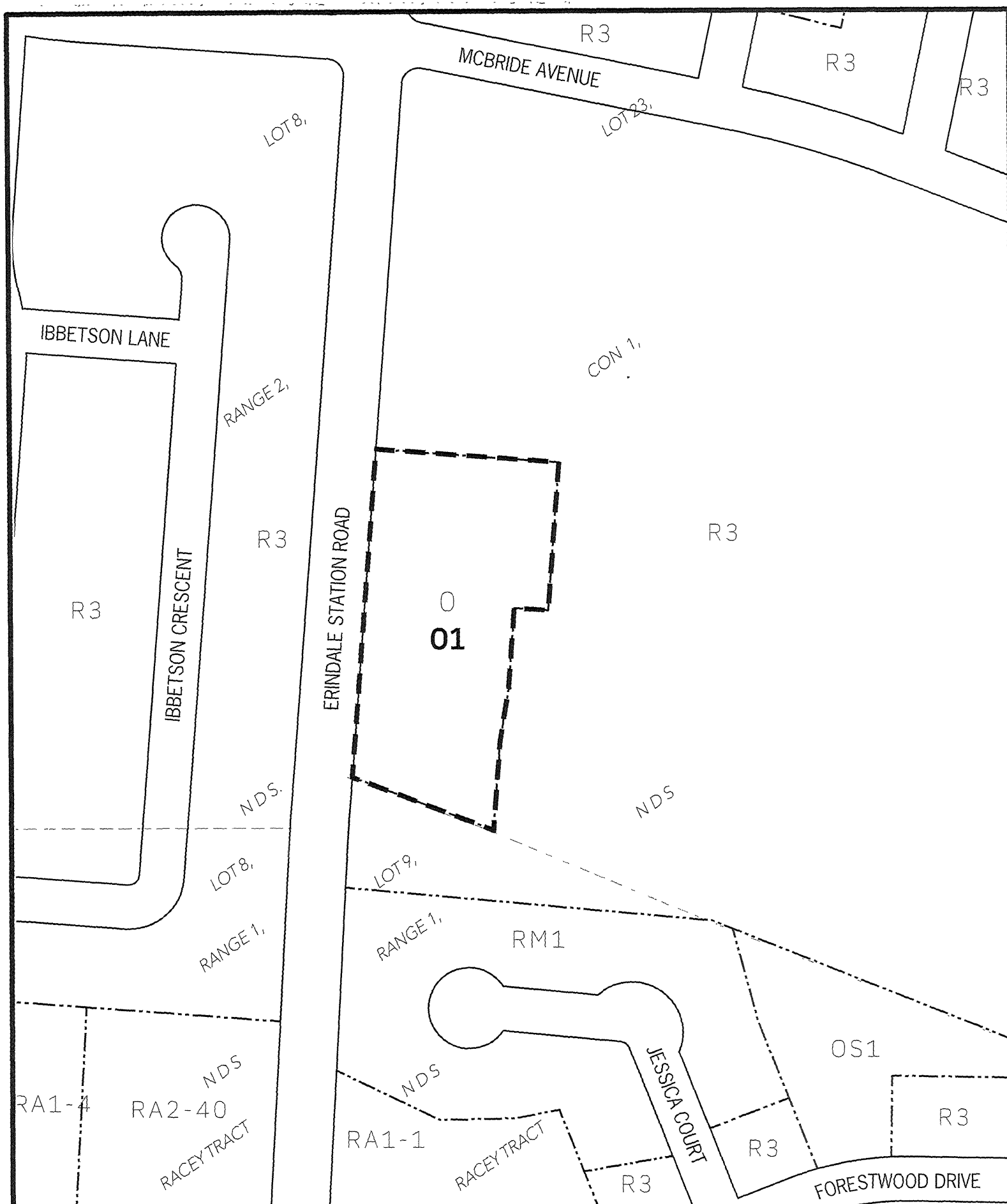
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BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020

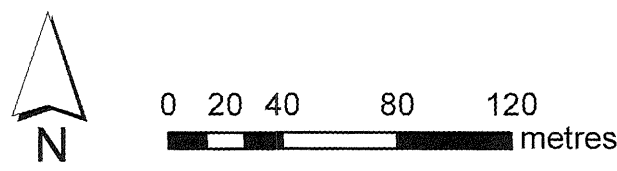
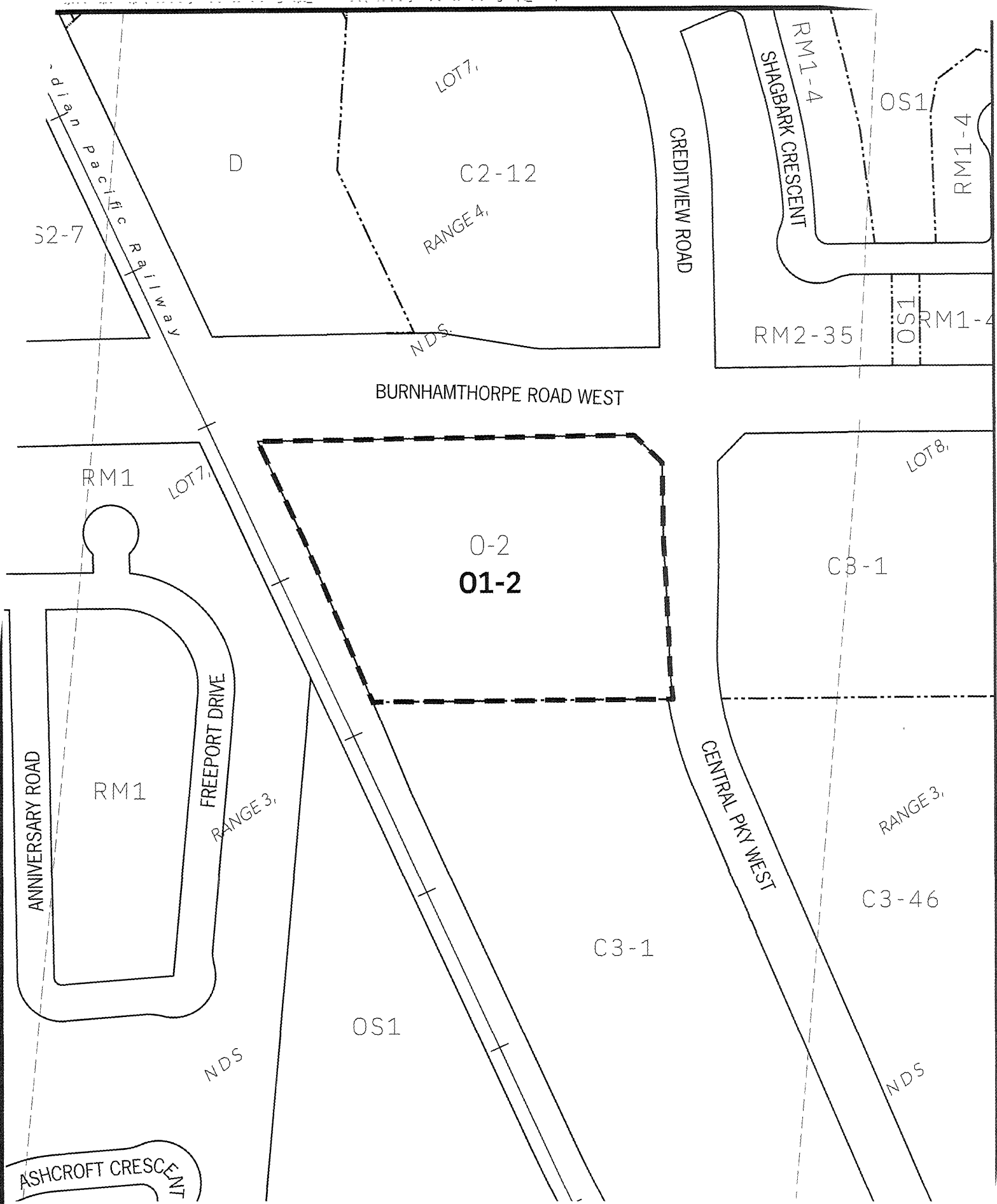




This is not a Plan of Survey.



THIS IS SCHEDULE "A16" TO
BY-LAW 0121-2020
PASSED BY COUNCIL ON
May 27, 2020



This is not a Plan of Survey.

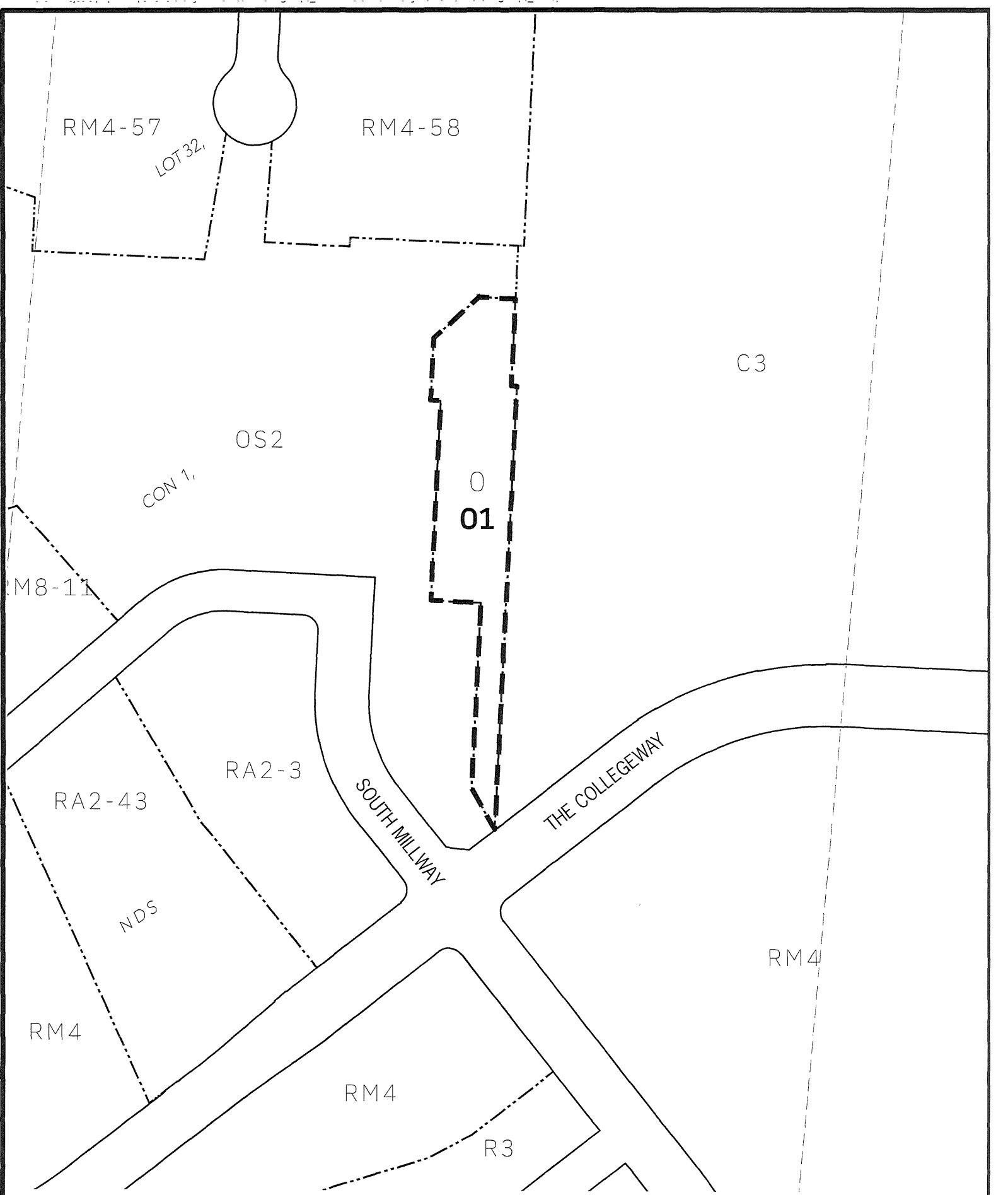


THIS IS SCHEDULE "A17" TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020



0 15 30 60 90 metres

This is not a Plan of Survey.

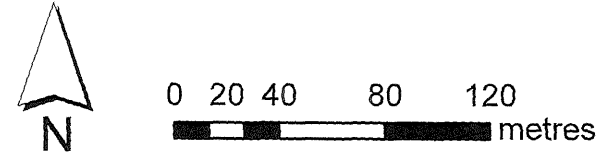
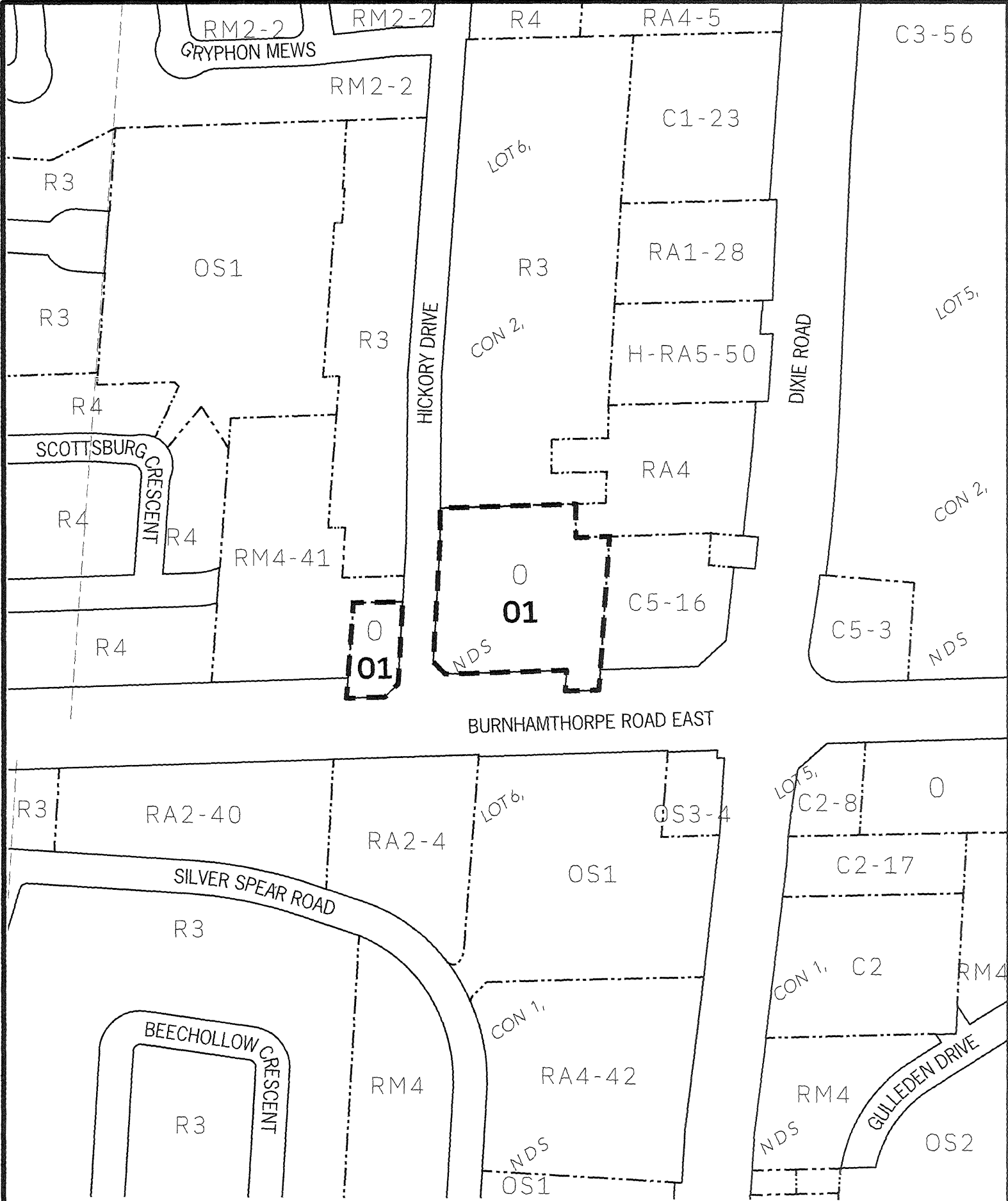
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BY-LAW 0121-2020

PASSED BY COUNCIL ON



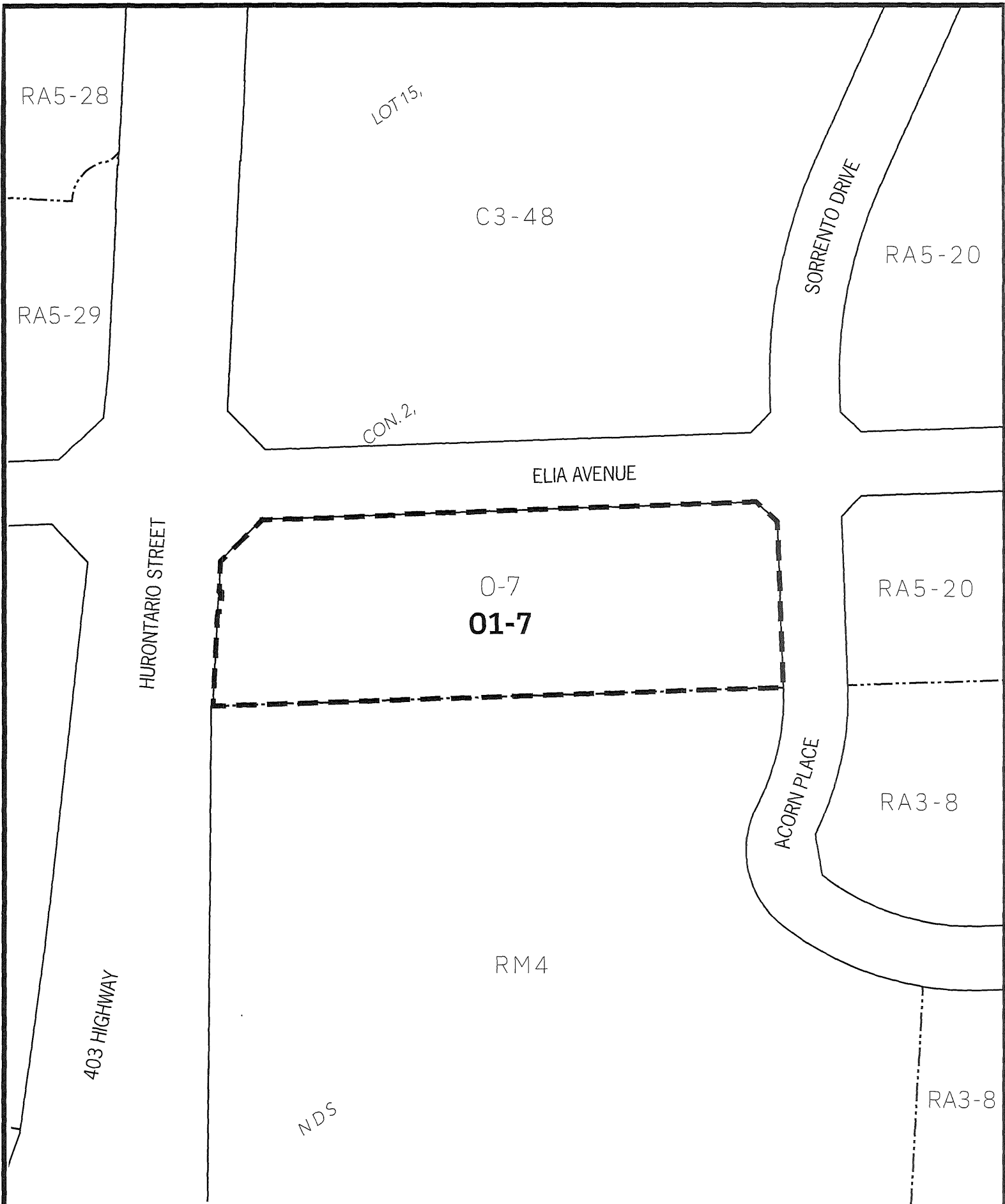
May 27, 2020



This is not a Plan of Survey.



THIS IS SCHEDULE "A19" TO
BY-LAW 0121-2020
PASSED BY COUNCIL ON
May 27, 2020



0 12.525 50 75 metres



GREENLANDS OVERLAY

This is not a Plan of Survey.



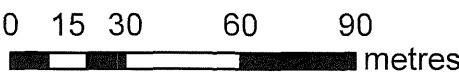
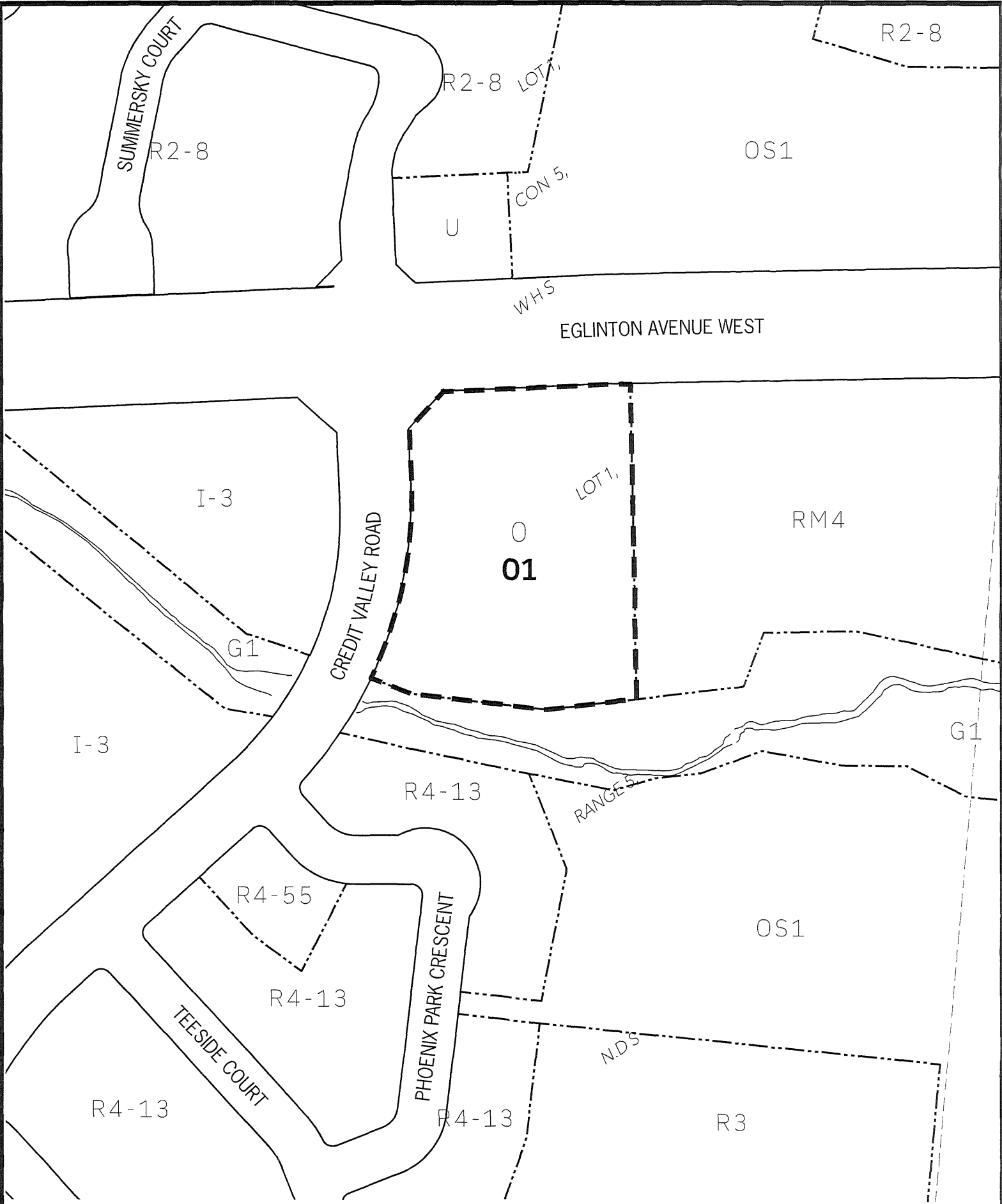
MISSISSAUGA

THIS IS SCHEDULE "A20" TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

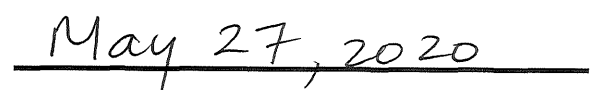
May 27, 2020

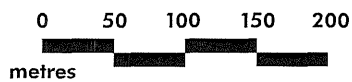


This is not a Plan of Survey.



THIS IS SCHEDULE "A22" TO
BY-LAW 0121-2020
PASSED BY COUNCIL ON
May 27, 2020

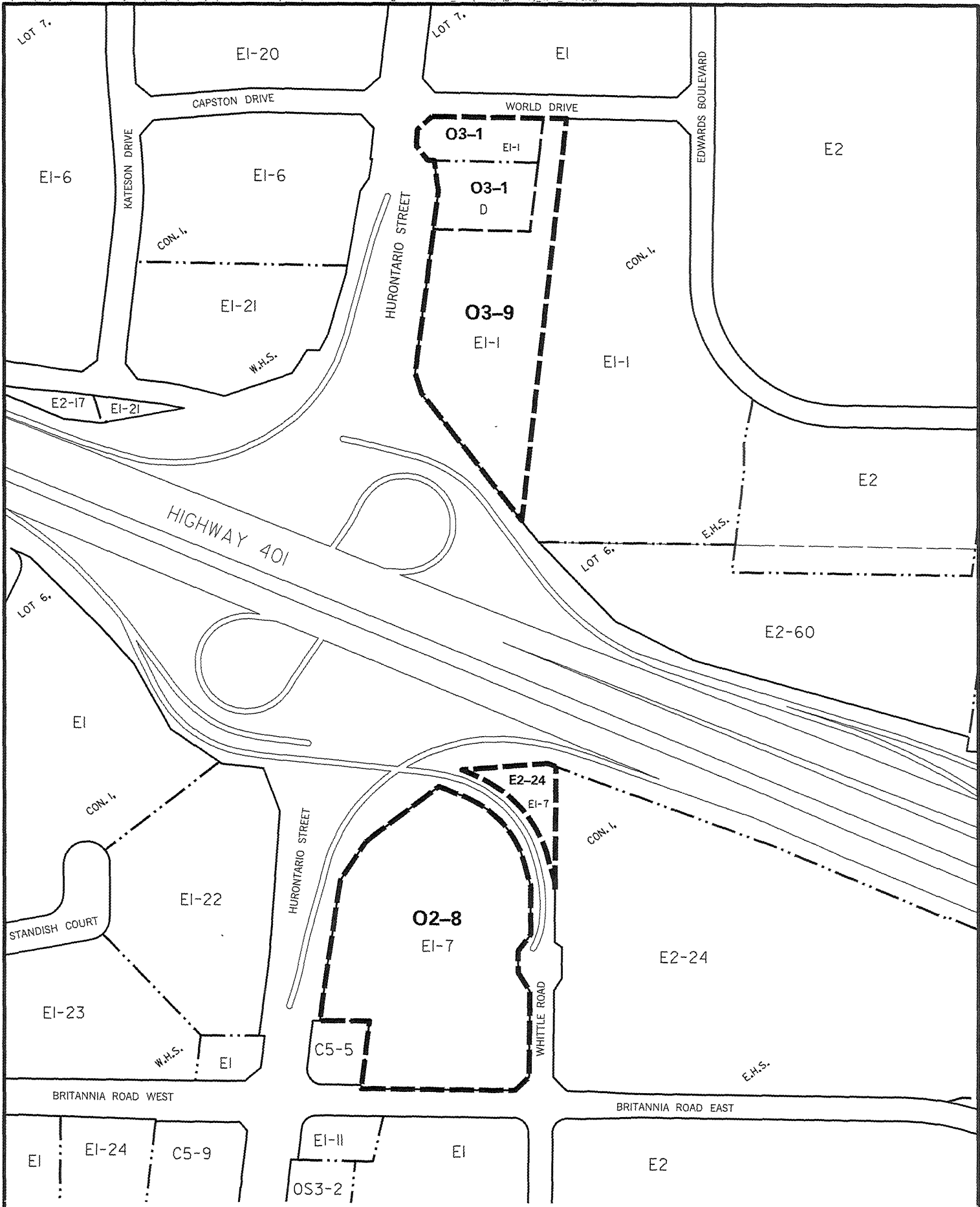




This is not a Plan of Survey.

PASSED BY COUNCIL ON

May 27, 2020



0 50 100 150 200
metres

This is not a Plan of Survey.

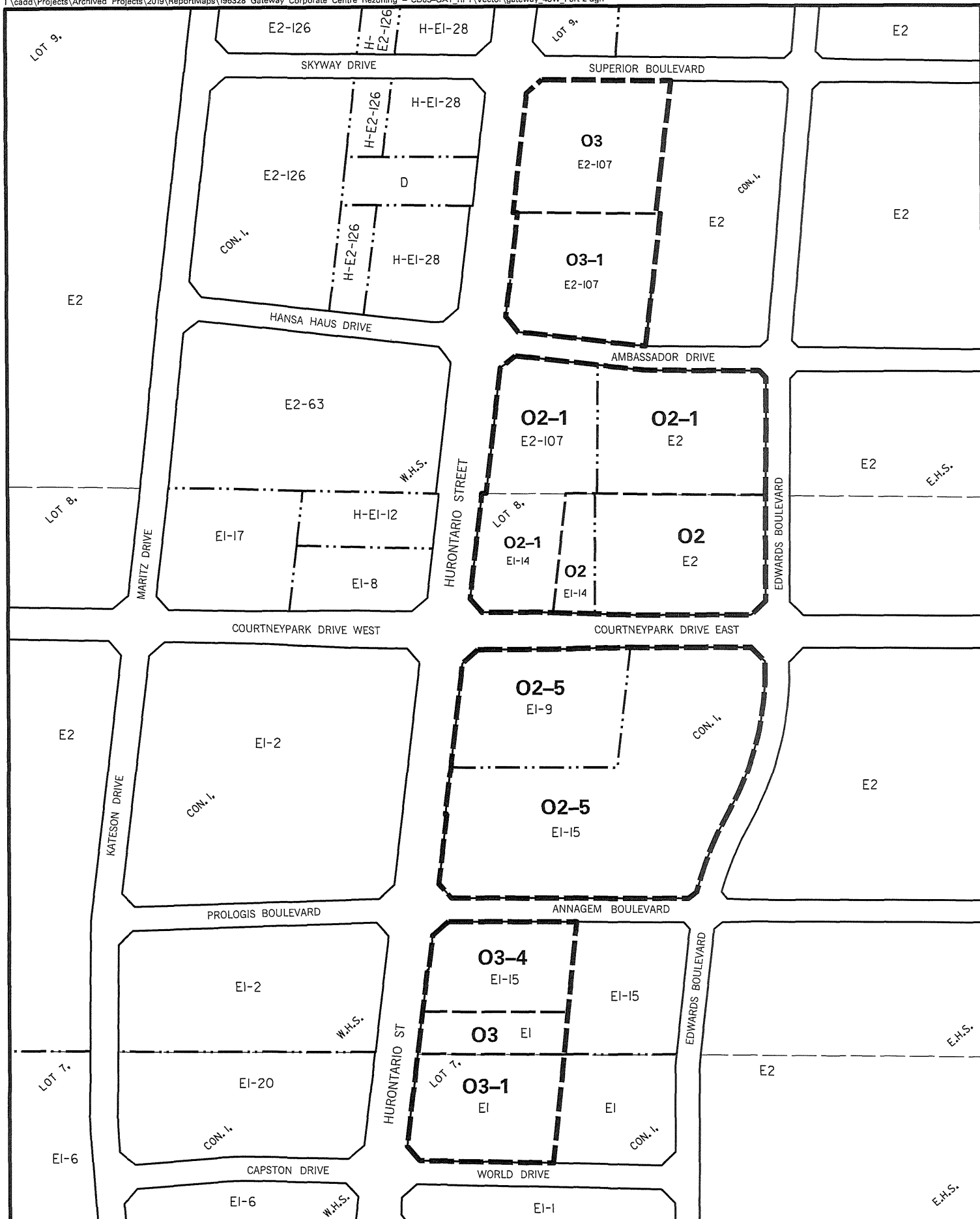
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A25" TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020



0 50 100 150 200
metres

This is not a Plan of Survey.

THIS IS SCHEDULE "A26" TO
BY-LAW 0121-2020

PASSED BY COUNCIL ON
May 27, 2020

CITY OF MISSISSAUGA

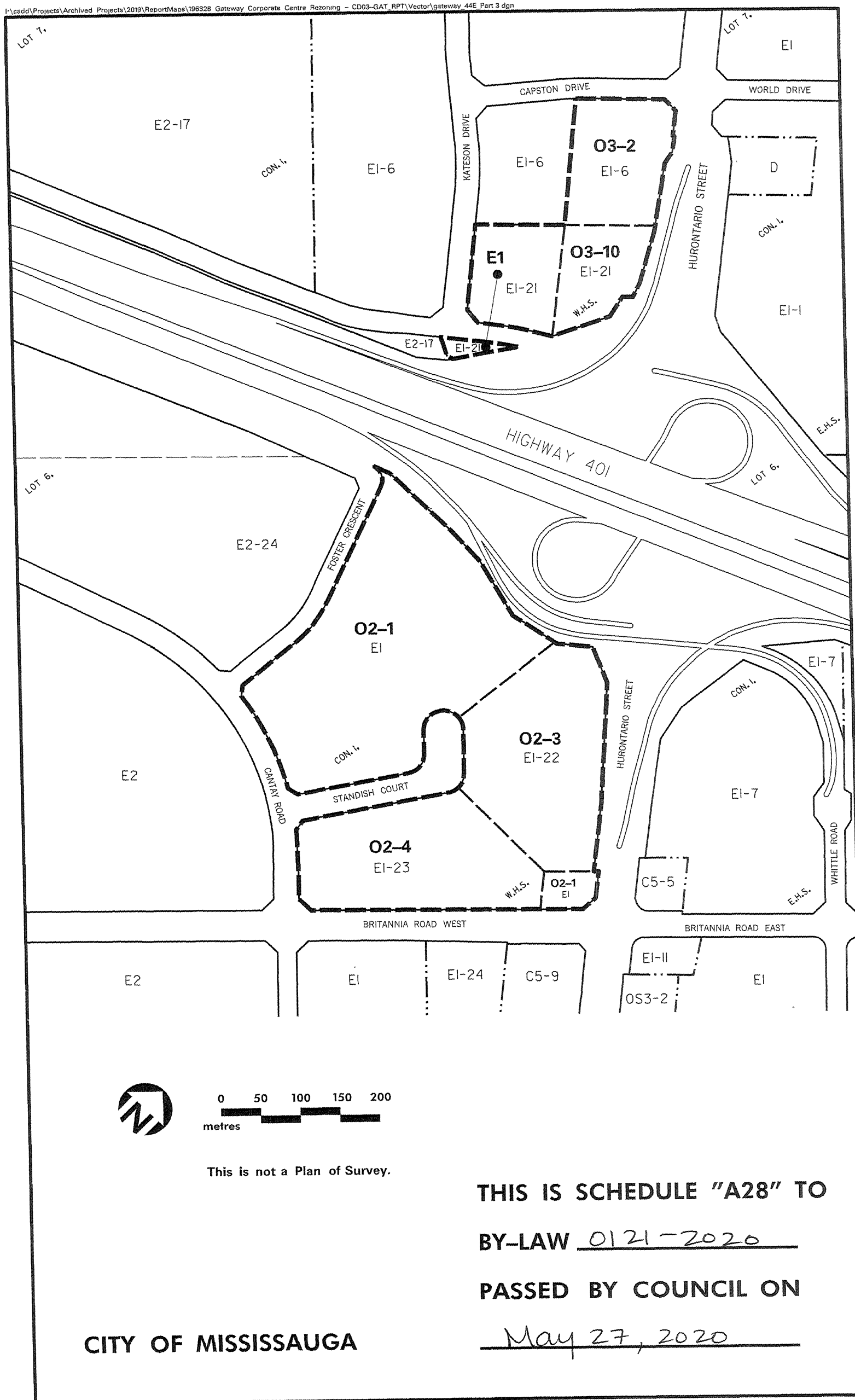


This is not a Plan of Survey.

THIS IS SCHEDULE "A27" TO
BY-LAW 0121-2020

PASSED BY COUNCIL ON
May 27, 2026

CITY OF MISSISSAUGA



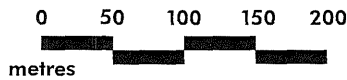
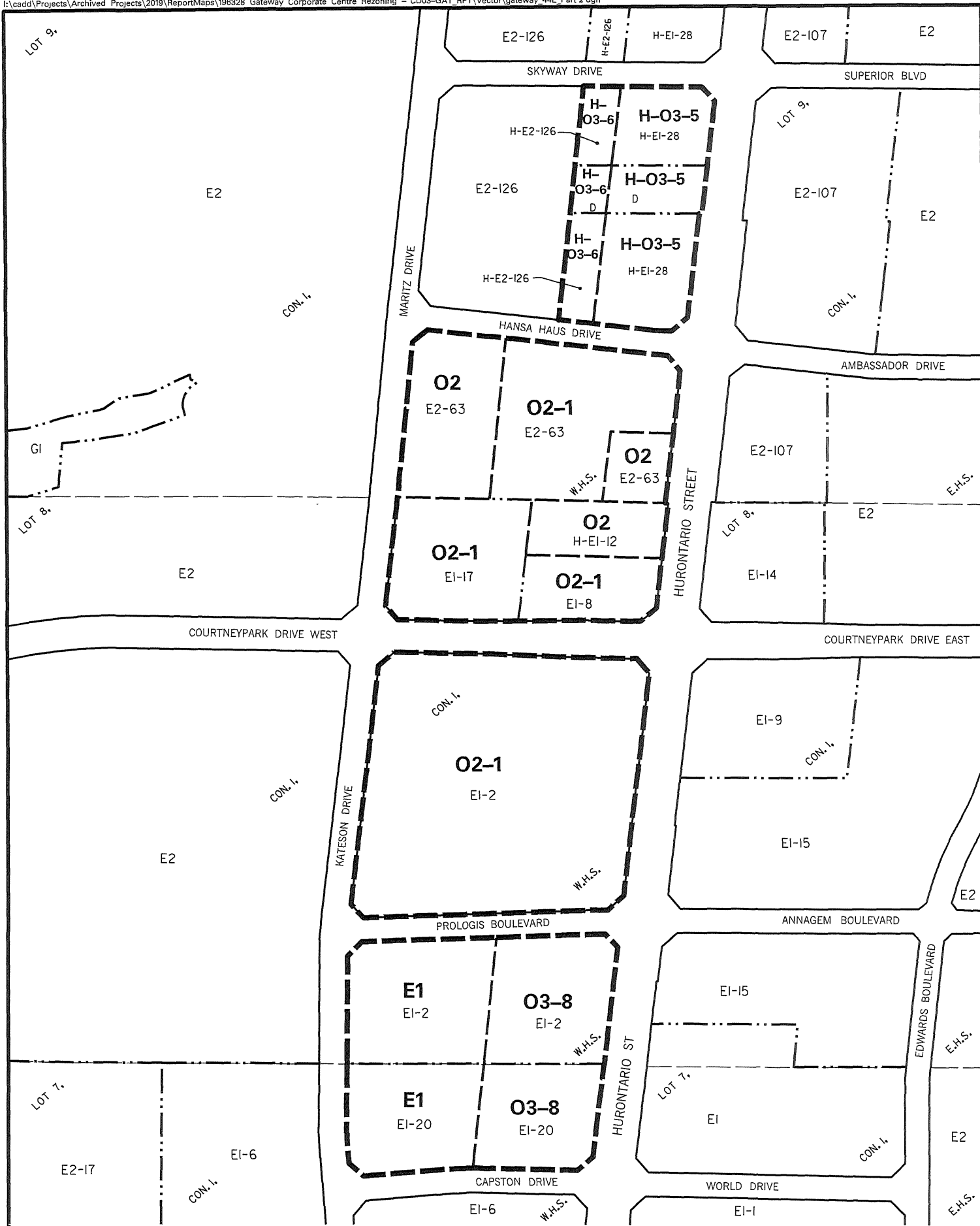
THIS IS SCHEDULE "A28" TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020

CITY OF MISSISSAUGA

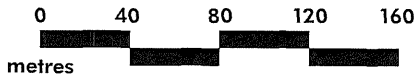
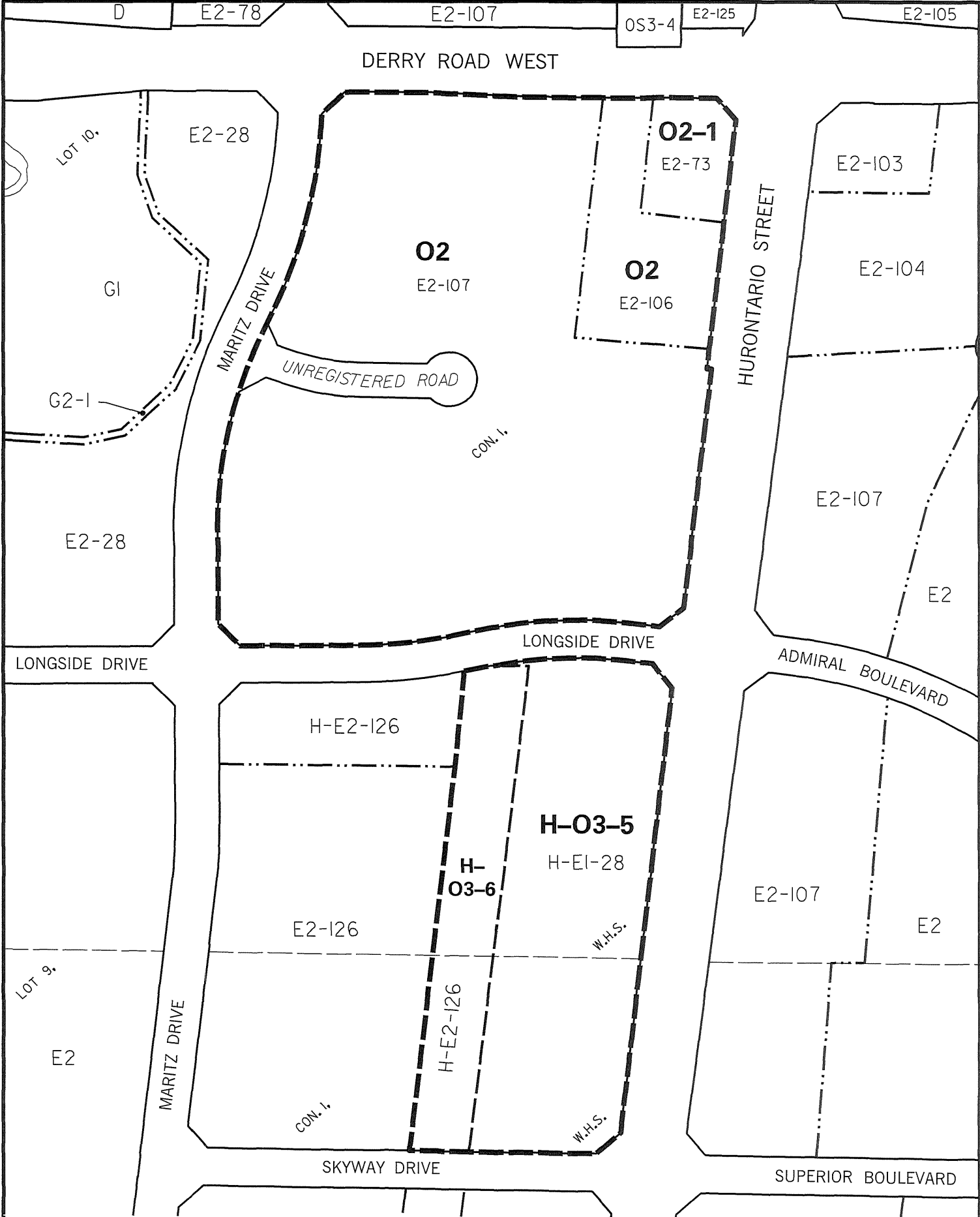


This is not a Plan of Survey.

THIS IS SCHEDULE "A29" TO
BY-LAW 0121-2020

PASSED BY COUNCIL ON
May 27, 2020

CITY OF MISSISSAUGA



GREENLANDS OVERLAY

This is not a Plan of Survey.

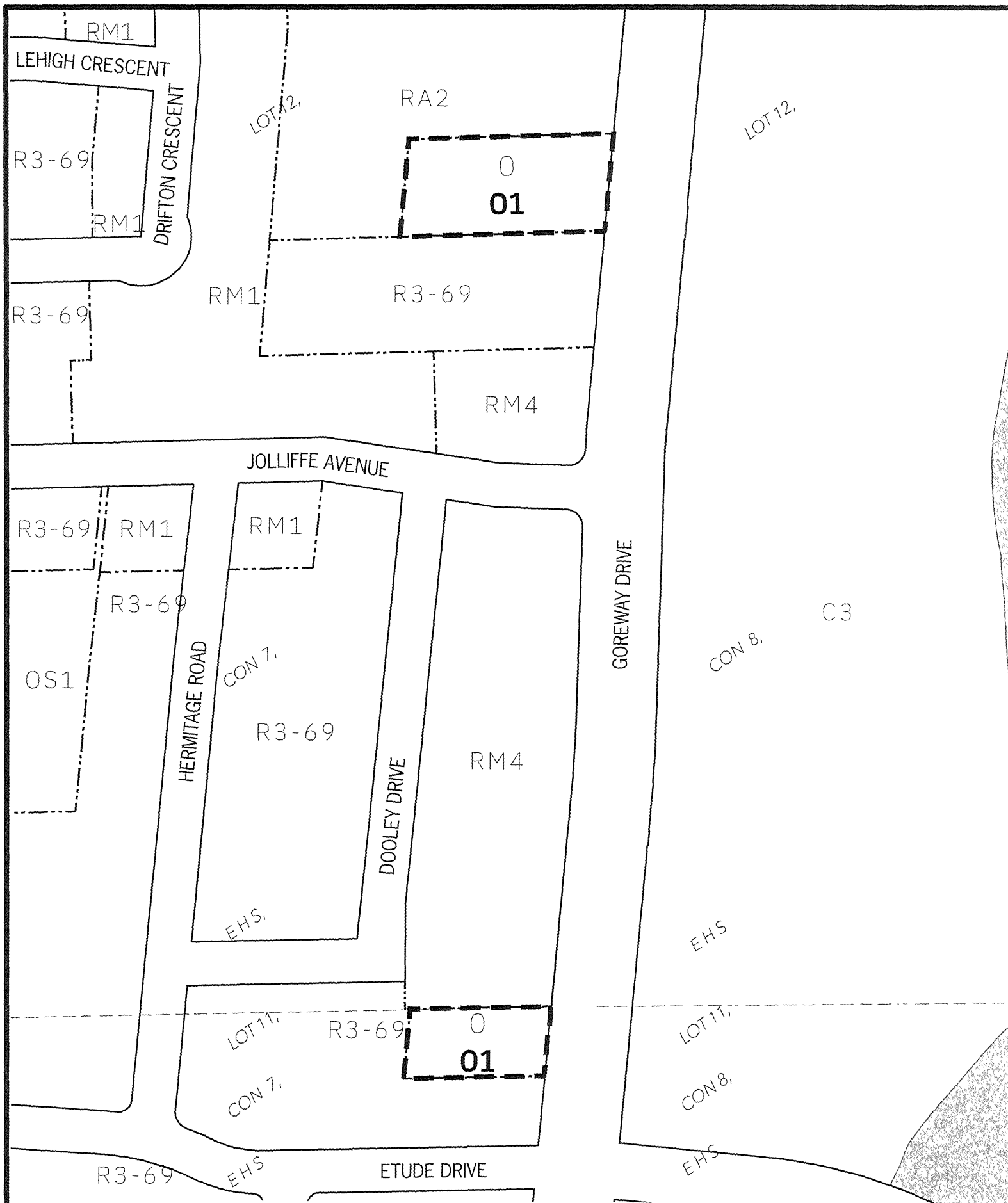
THIS IS SCHEDULE "A30" TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020

CITY OF MISSISSAUGA



0 15 30 60 90 metres



GREENLANDS OVERLAY

This is not a Plan of Survey.



MISSISSAUGA

THIS IS SCHEDULE "A31" TO

BY-LAW 0/21-2020

PASSED BY COUNCIL ON

May 27, 2020

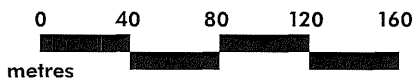
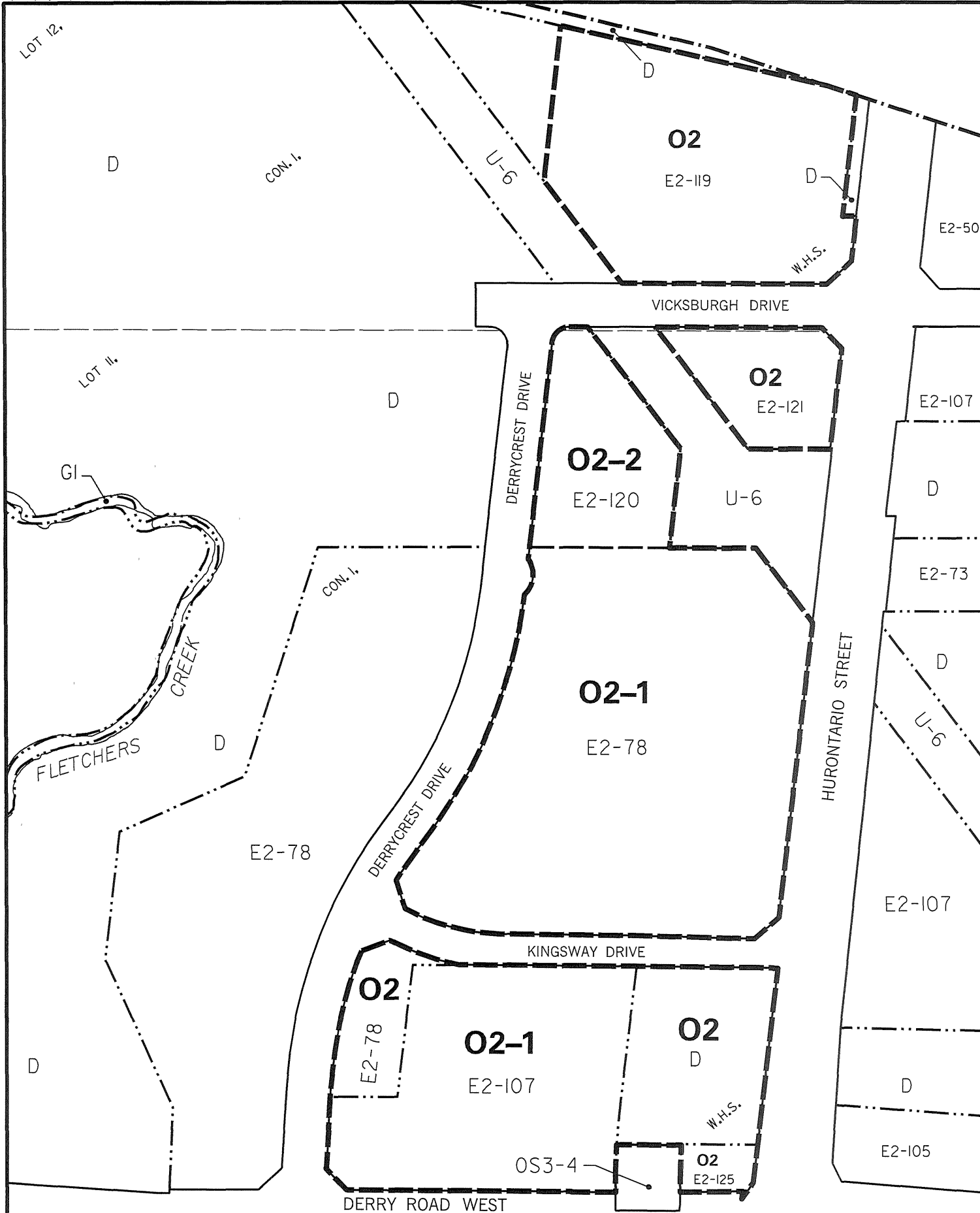
This is not a Plan of Survey.

THIS IS SCHEDULE "A32" TO
BY-LAW 0121-2026

PASSED BY COUNCIL ON

CITY OF MISSISSAUGA

May 27, 2020



GREENLANDS OVERLAY

This is not a Plan of Survey.

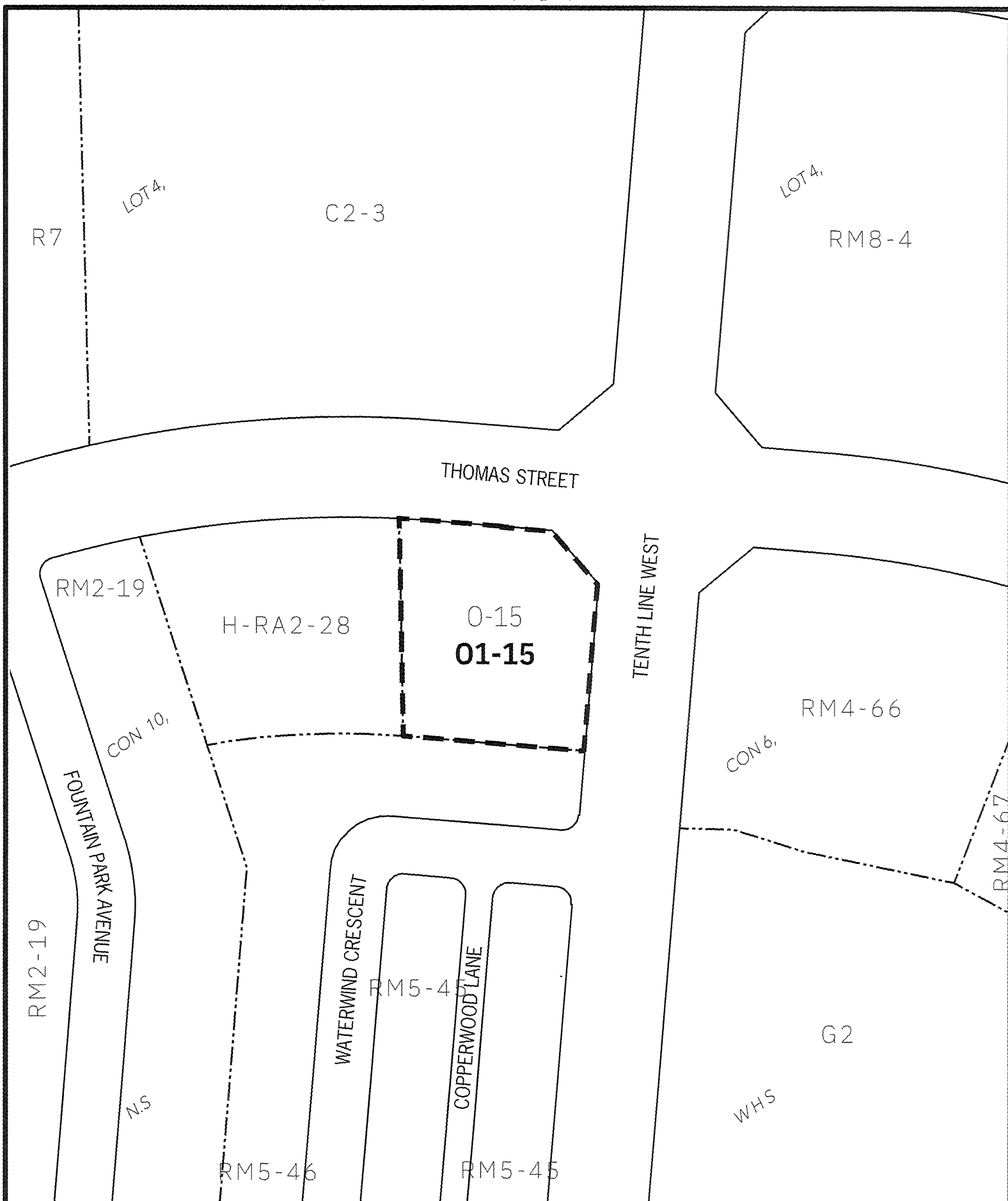
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A33" TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020



0 10 20 40 60 metres

This is not a Plan of Survey.

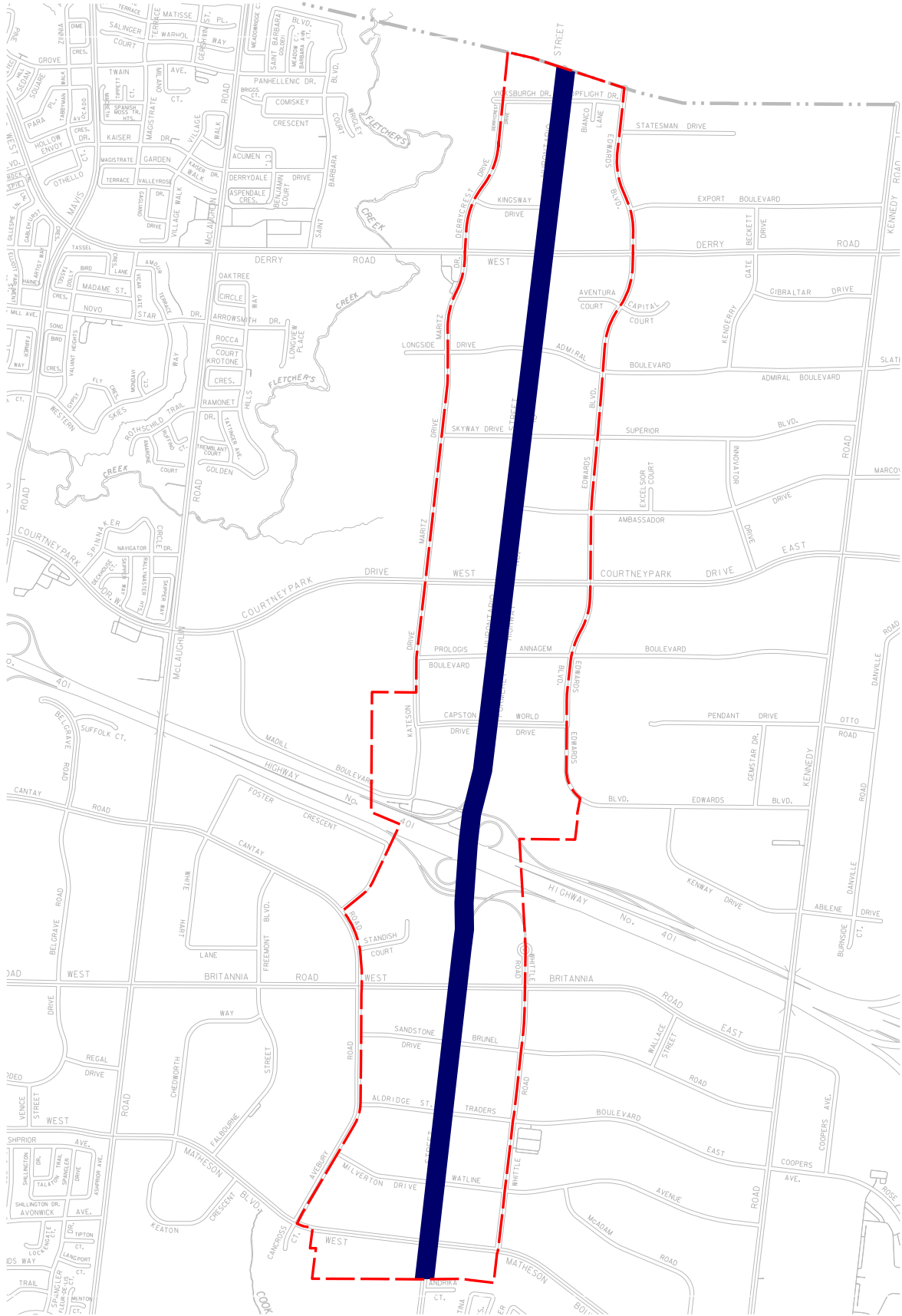


THIS IS SCHEDULE "A34" TO

BY-LAW 0121-2020

PASSED BY COUNCIL ON

May 27, 2020



 GATEWAY CORPORATE CENTRE BOUNDARY

 HURONTARIO STREET



Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

This is not a Plan of Survey.

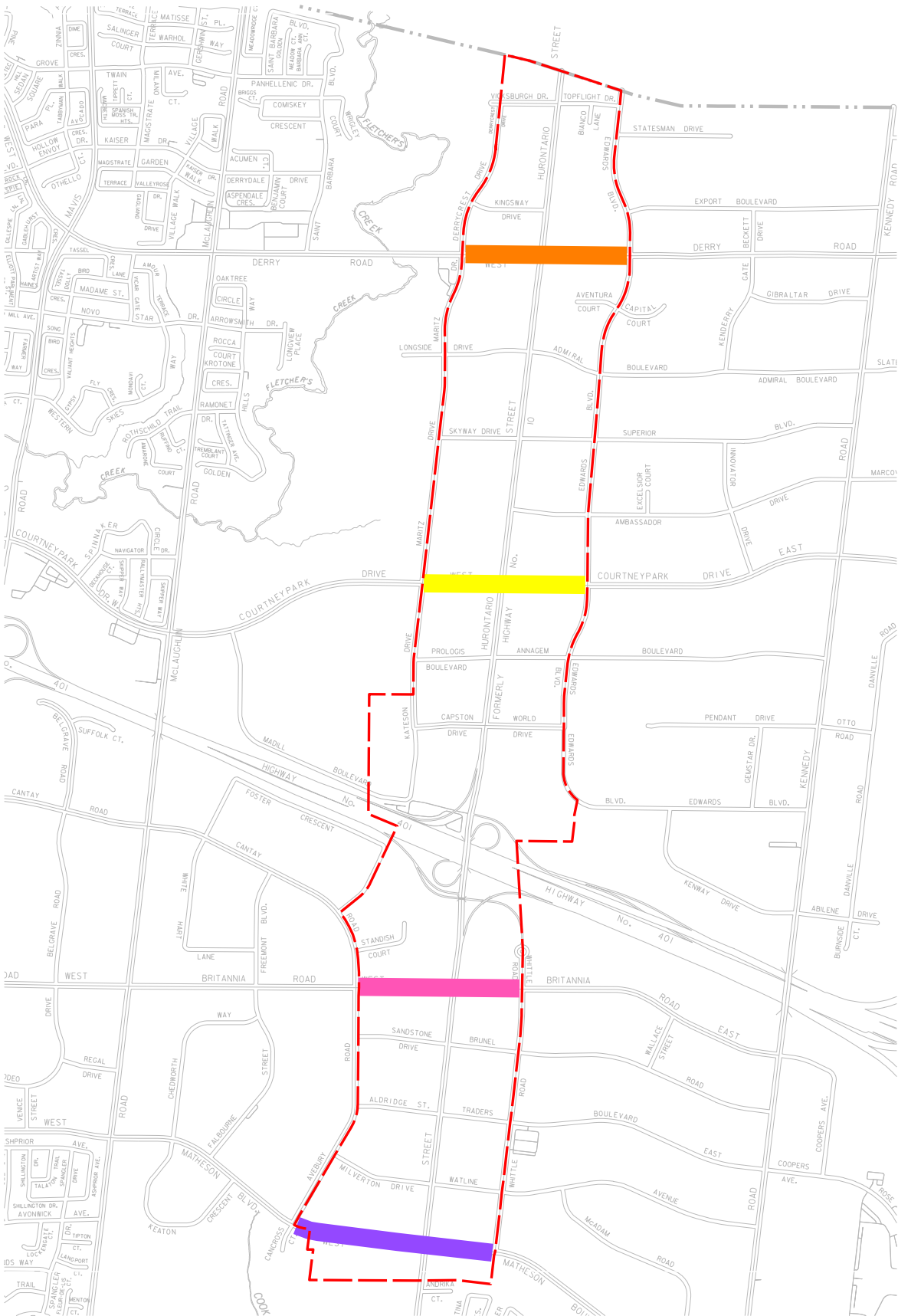
THIS IS SCHEDULE "5.2.1(1)"






AS ATTACHED TO BY-LAW

0121-2020

PASSED BY COUNCIL ON

May 27, 2020



-  GATEWAY CORPORATE CENTRE BOUNDARY
-  Derry Road West
Derry Road East
-  Courtneypark Drive West
Courtneypark Drive East
-  Britannia Road West
Britannia Road East
-  Matheson Blvd. West
Matheson Blvd. East



Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "5.2.1(2)"
AS ATTACHED TO BY-LAW
PASSED BY COUNCIL ON

0121-2020

May 27, 2020

APPENDIX "A" TO BY-LAW NUMBER 0121-2020

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend the Mississauga Zoning By-law 0225-2007, as amended, to introduce two new Office Zones. Amendments include the following:

- change all O zones to O1 zones where it appears in the By-law
- 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
- establish a minimum height of three storeys for O2 zones and two storeys for O3 zones
- introduce lot frontage, setback, driveway, aisle, parking space and loading space requirements
- require a consistent, uninterrupted streetwall and glazing along Hurontario Street, Derry Road East and West, Courtneypark Drive East and West, Britannia Road East and West, and Matheson Boulevard East and West

Location of Lands Affected

Lands located in the Gateway Corporate Centre Character Area and properties zoned O outside of the Gateway Corporate Centre, in the City of Mississauga, as shown on the attached Maps designated as Schedules "A1" to "A34".

Further information regarding this By-law may be obtained from Christian Binette of the City Planning and Building Department at 905-615-3200 ext. 5753.

[http://teamsites.mississauga.ca/sites/18/Bylaws/CD 03-GAT by-law.cb.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/CD%2003-GAT%20by-law.cb.jmcc.docx)