

WHEREAS Mississauga Official Plan states that special care will be taken with development along scenic routes to preserve and complement the scenic historic character of the street;

AND WHEREAS Mississauga Official Plan identifies lands fronting, flanking and/or abutting Mississauga Road, between the Canadian Pacific Railway, located south of Reid Drive, and Lakeshore Road West as part of a designated scenic route;

AND WHEREAS Mississauga Official Plan states that the existing and planned non-residential uses along Mississauga Road, between the Canadian Pacific Railway, located south of Reid Drive, and Melody Drive, will be developed with the highest design and architectural quality;

AND WHEREAS Zoning By-law 0225-2007 permits a range of uses in the Motor Vehicle Commercial (C5) and Motor Vehicle Commercial - Exception (C5) zones;

AND WHEREAS recent motor vehicle service development activity along Mississauga Road has raised awareness about the potential incompatibility of uses in Motor Vehicle Commercial - Exception (C5 - 3) zone along the Mississauga Road scenic route related to matters such as the preservation of the scenic historical character of the street, number of driveway entrances and building design, massing and setbacks;

AND WHEREAS the opportunity to implement the Mississauga Road scenic route planning vision is an important priority for the City;

AND WHEREAS that in order to protect the planning vision for the Mississauga Road scenic route from being undermined due to incompatible development it is in the public interest to enact an interim control by-law in order to create breathing space for an appropriate planning study to be carried out to review whether the existing zoning and Official Plan policies warrant amendments in light of the scenic route policy objectives;

THEREFORE BE IT RESOLVED that:

1. The Planning and Building Department be directed to undertake a study of Zoning By-law 0225-2007 provisions, as amended, and related Mississauga Official Plan policies for the lands zoned Motor Vehicle Commercial - Exception (C5 - 3) fronting, flanking and/or abutting Mississauga Road south of the Canadian Pacific Railway to determine appropriate permitted uses, regulations and applicable land use policies.
2. City Council enact an interim control by-law pursuant to Section 38 of the *Planning Act* for a period of one year for the lands zoned Motor Vehicle Commercial - Exception (C5 - 3) fronting, flanking and/or abutting Mississauga Road, south of the Canadian Pacific Railway as the City conducts the land use study described in paragraph 1.

*George*