

City of Mississauga
Corporate Report



<p>Date: September 4, 2020</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: BL.09-ZON (All Wards)</p>
	<p>Meeting date: September 30, 2020</p>

Subject

RECOMMENDATION REPORT (ALL WARDS)

Proposed Zoning By-law Amendments for Notes

File: BL.09-ZON

Recommendation

That the report dated September 4, 2020, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law for Notes, be adopted in accordance with the following:

1. The proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2, be approved, and that an implementing zoning by-law be brought to a future City Council meeting.

Background

A public meeting was held by the Planning and Development Committee on March 9, 2020, at which time an Information Report ([Information Report Link](#)) was received for information, with direction that notwithstanding planning protocol, the recommendation report be brought directly to a future Council meeting. Recommendation PDC-0017-2020 was then adopted by Council on March 25, 2020.

That the report dated February 14, 2020, from the Commissioner of Planning and Building regarding proposed zoning by-law amendments for Notes under File BL.09-ZON, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

Comments

No comments were made at the public meeting and no comments have been received by the Planning and Building Department.

PLANNING ANALYSIS SUMMARY

The proposed amendments, as outlined in the Information Report can be categorized as follows:

- Notes are no longer part of the by-law, with the exception of Table 4.5.1.
- Converting relevant Notes to regulations so that the only Notes remaining in the by-law are for information purposes
- Removing redundancies and conflicts, and consolidating regulations/Notes where appropriate

Since the public meeting, other zoning by-laws have been passed by Council, which affect some of the proposed amendments. Therefore, minor modifications have been made but those changes are administrative in nature, and do not affect the content and intent of the amendments.

Appendix 2 details the proposed zoning changes that were considered in the Information Report, as well as the minor changes described above.

Financial Impact

Not applicable.

Conclusion

In summary, the proposed zoning amendments for Notes are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments to Zoning By-law 0225-2007 conform with the policies of Mississauga Official Plan.
2. The proposed amendments will provide clarification on applicable zoning regulations, which will benefit the public and staff.
3. As Notes will no longer form part of the by-law, future changes will not require City-initiated zoning amendments. This should create efficiencies in administration and staff time.

Should the amendments be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Proposed Zoning By-law Amendments for Notes



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Jordan Lee, Planner