

Proposed Zoning Regulations

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Section 1.2: Definitions			
1	Corner Lot	Amend the definition to include "CEC – Road".	The existing definition was drafted prior to the incorporation of CEC – Roads (common element condominium – road) into the Zoning By-law. As a result, the definition does not consider situations where a corner lot abuts a CEC - Road.
2	Electric Vehicle Ready Parking Space	Amend the definition by removing third-party, electrical engineering sign-off criteria.	<p>Language found within the existing definition specifies final sign-off from an electrical engineer. Such wording results in the staff requiring this confirmation at the onset of their review; whereas, such third-party approval will not occur until much later in the construction process.</p> <p>The proposed amendment will ensure that confirmation is still obtained regarding electric vehicle ready parking spaces, while removing unnecessary delays.</p>
3	Exterior Side Lot Line	Amend the definition to include "CEC – Road".	Similar to #1 above.
4	Group Home	<p>Amend the definition to directly align with the legislative definition found within the Municipal Act.</p> <p><i>means a residence licensed or funded under a federal or provincial statute for the</i></p>	To ensure consistency with provincial legislation, staff are proposing to amend the Zoning By-law to incorporate verbatim the Municipal Act definition of Group Home.

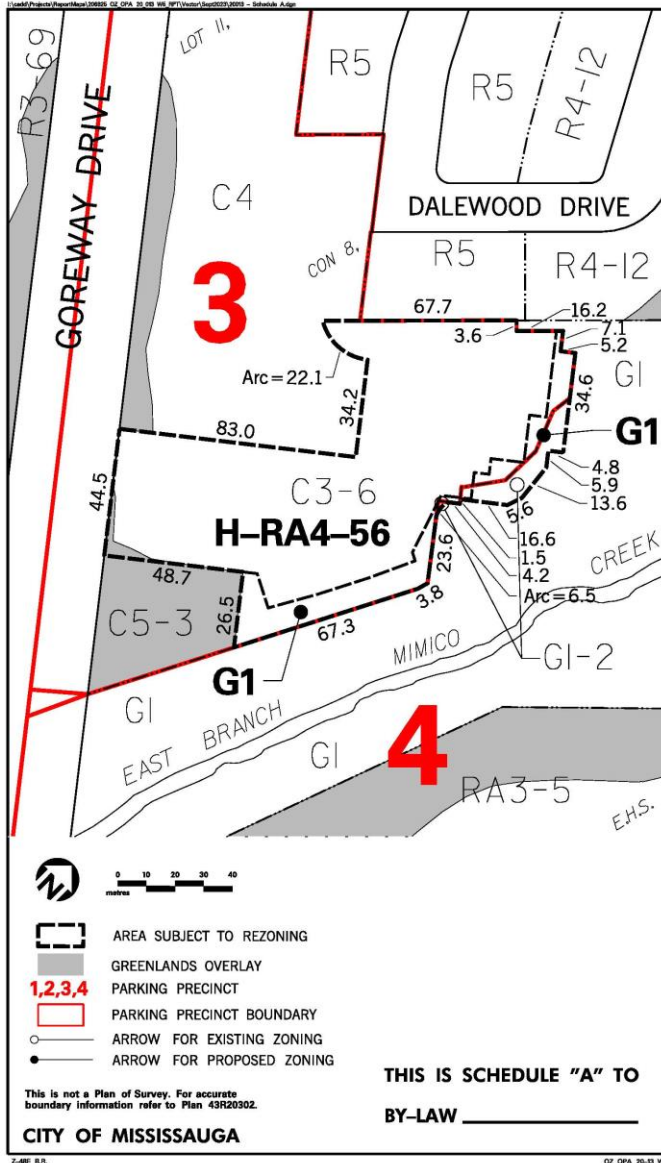
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		<i>accommodation of three to 10 persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.</i>	This proposed amendment will ensure that only provincially or federally licensed / funded operators will be permitted to manage a group home within the City. It also includes the number of residents permitted in the group home, exclusive of staff. Finally, it removes the exclusion of offenders or ex-offenders from the current definition.
5	Landscaped Buffer	Amend the definition to remove reference of "utility easement".	The Zoning By-law cannot regulate any type of easement or their location.
6	Street Line	Amend the definition to include "CEC – Road".	Similar to #1 above.
7	Terrace	Add a new definition. <i>means an accessible, external platform situated wholly on the rooftop of the structure below with no access to the ground.</i>	Clarification is needed when a terrace is located on the exterior of a building. Current definitions of balcony and rooftop balcony do not adequately address those scenarios.
Part 2: General Provisions			
8	2.1.3.2 - Frontage on a Street	Amend the regulation to include Meadow Wood Lane.	The Zoning By-law identifies several private lanes as possessing frontage on a street; permitting them the same as-of-right development opportunities as those located upon public right-of-way's. The entirety of Meadow Wood Lane has already been developed for residential purposes; is adequately serviced; and, is

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			of a similar composition to the other lanes which have already been identified by the Zoning By-law. The proposed amendment will allow the properties on Meadow Wood Lane to construct to the regulations of the By-law, without having to pursue a Minor Variance application to recognize their existence.
Part 3: Parking, Loading and Stacking Lane Regulations			
9	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Add a vacant-unit parking rate of 3.2 parking spaces per 100 m ² of non-residential gross floor area.	The Zoning By-law is silent as it pertains to parking rates for vacant units located within multi-tenant industrial buildings; leaving applicants with the ability to cancel their existing Certificate of Occupancy to pursue the lowest possible parking rate. The proposed amendment will result in a parking rate that staff consider as a reasonable rate to consider future possible uses, resulting in parking deficiencies being identified at the time of proposed development rather than tenant occupancy.

Part 4.1: General Provisions for Residential Zones			
10	4.1.21 - Height	<p>Allow height exclusions for rooftop amenity areas for apartment, long-term care, and retirement buildings.</p> <p>Add new regulations to: limit the height of any enclosed amenity structure to 4.5 m; cap the permitted coverage of such space to 30% of the rooftop area; and, setback all structures a minimum of 3.0 m from the rooftop's edge.</p>	<p>The proposed amendment results in the better utilization of amenity space, as well as being more reflective of contemporary urban design practices, while mitigating potential visual impacts that may result from the structure.</p>
Part 4.10: RM4 Zone (Townhouses)			
11	Table 4.10.1 - RM4 Permitted Uses and Zone Regulations	<p>Amend Lines 7.2, 7.8, and 8.1, to remove the instances of "/or".</p> <p>Amend Lines 9.4, 9.5, and 9.6, to remove the instances of "and/".</p>	<p>The existing language incorrectly utilizes the conjunction of "and/or", for the purposes of establishing points of measurement.</p> <p>The proposed amendments clarify the correct term in such instances.</p>

Part 10.2.2: G1 Exception Zones			
12	10.2.2.2 - Exception: G1-2	Remove the G1-2 Zone.	<p>As part of Application "OZ/OPA 20-13 W5 - 7085 Goreway Drive", Council approved the rezoning of the identified lands from C3-6 (Commercial) and G1-2 (Greenlands - Natural Hazard) to H-RA4-Exception (Apartment) and G1 (Greenlands – Natural). As a result, the G1-2 (Greenlands - Natural Hazard) zoning category no longer applies to any lands within the City; as such, its identification within the Zoning By-law serves no purpose.</p> <p>The proposed amendment will correct this omission by removing this exception zone.</p>

Part 13: Zoning Maps			
13	Z-Map 48E	Remove greenlands overlay from the identified lands.	<p>The greenlands overlay applies to lands designated Greenlands by the Mississauga Official Plan, but not zoned G1 or G2.</p> <p>As part of Application "OZ/OPA 20-13 W5 - 7085 Goreway Drive", Council approved the rezoning of the identified lands from C3-6 (Commercial) and G1-2 (Greenlands - Natural Hazard) to H-RA4-Exception (Apartment) and G1 (Greenlands – Natural). As a result of the lands subsequently being rezoned to G1 (Greenlands – Natural), the greenlands overlay is no longer suitable.</p> <p>The proposed amendment will correct this error by removing the overlay where appropriate. See Appendix 2, Page 6.</p>
Miscellaneous			
14	Various sections of the By-law	Remove permitted use: "Courier/Messenger".	<p>Staff no longer acknowledge the courier/messenger use (undefined); instead, categorizing such proposals as a warehouse/distribution facility in such instances.</p>



Removal of Greenlands Overlay, as per #13 above