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PURPOSE

The purpose of this Part is to provide a number of Employment Zones, that allow for a variety of business operations, including various industrial operations, in appropriate locations throughout the City.<sup>1</sup>

**8.1 GENERAL PROVISIONS FOR EMPLOYMENT ZONES**

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Employment Zones shall also apply:

**8.1.1 Uses to be Located within a Building**

Unless otherwise permitted, all **uses** in an E1 or an E2 zone shall be located wholly within a **building, structure** or part thereof.

8.1.1.1 All **uses** pertaining to cannabis production shall be located wholly within a **building, structure**, or part thereof. (0055-2015), (0100-2023)

**8.1.2 Accessory Uses in Employment Zones**

(0325-2008), (0379-2009), (LPAT Order 2020 December 14), (0111-2019/LPAT Order 2021 March 09)

8.1.2.1 An **accessory use** shall only be permitted accessory to an **office building** or **medical office building** and shall be contained wholly within the **office building** or **medical office building**.

8.1.2.1.1 Permitted **accessory uses** shall include laboratories and associated facilities for medical diagnostic and dental purposes, medical supply and equipment store, pharmacy, **motor vehicle rental facility**, **retail store** less than 600 m<sup>2</sup> and a **service establishment**. In an E1 zone, permitted **accessory uses** shall also include a **restaurant** and **take-out restaurant**. In an E1 and E2 zone, permitted **accessory uses** shall also include a **day care**.

8.1.2.1.2 A maximum of 20% of the total **gross floor area - non-residential** of an **office building** or **medical office building** may be used for **accessory uses**.

8.1.2.1.3 An accessory **day care** shall only be permitted in an E1 and E2 zone, subject to the provisions contained in Subsection 2.1.23 of this By-law.

**8.1.3 Accessory Retail Sales and/or Accessory Retail Display in Employment Zones**

8.1.3.1 In an E1 to E3 zone, a maximum of 20% of the total **gross floor area - non-residential** of a Business Activity **use** contained in Table 8.2.1 of this By-law, may be used for accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products, other than **motor vehicles**, provided:  
(0379-2009), (0297-2013), (0100-2023)

- (1) the accessory retail sales, leasing and/or rental, accessory retail display and/or installation are only those products which are manufactured within a **manufacturing facility**, repaired within a **repair establishment**, wholesaled within a **wholesaling facility**, or distributed from a **warehouse/distribution facility**;
- (2) such area is wholly within an enclosed **building, structure** or part thereof;
- (3) such area is located within the same unit as the principal permitted **use**; and,
- (4) sentence 8.1.3.1(1) of this By-law shall not apply to recreational cannabis producers; and accessory retail sales, accessory retail display and/or installation shall be limited to products purchased from the Ontario Cannabis Store.

<sup>1</sup> The purpose statement is for clarification purposes and does not form part of this By-law.

8.1.3.1.1 The area within any **building, structure** or part thereof used for accessory retail sales and/or accessory retail display of products shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition and closed doors.

**8.1.4 Accessory Dwelling Unit in E2 and E3 Zones**

8.1.4.1 One **dwelling unit** for caretaking and/or security staff shall be permitted accessory to a Business Activity **use** contained in Table 8.2.1 of this By-law.

8.1.4.2 An accessory **dwelling unit** shall have a maximum **gross floor area - residential** of 70 m<sup>2</sup>.

**8.1.5 Outdoor Storage in an E2 Zone**

8.1.5.1 **Outdoor storage** in an E2 zone is permitted accessory to a Business Activity **use** contained in Table 8.2.1 of this By-law, subject to the following:

8.1.5.1.1 **Outdoor storage** shall not exceed 5% of the **lot area**, or 10% of the **gross floor area - non-residential** of the **building, structure** or part thereof, whichever is the lesser and shall be located on the same **lot**;

8.1.5.1.2 **Outdoor storage** shall not be located closer to any **street line** than any portion of a **building, structure** or part thereof;

8.1.5.1.3 The area to be used for **outdoor storage** shall not be located within the **front yard** or **exterior side yard**;

8.1.5.1.4 A fence, having a minimum **height** of 2.4 m shall be required for screening around the perimeter of the area to be used for **outdoor storage**.

**8.1.6 Outdoor Display in an E2 Zone**

8.1.6.1 The provisions contained in Subsection 8.1.5 of this By-law shall not prevent the outdoor display of new products produced or distributed on a **lot**, by a Business Activity **use** contained in Table 8.2.1 of this By-law, subject to the following:

8.1.6.1.1 The total area used for outdoor display shall not exceed 5% of the **lot area**;

8.1.6.1.2 Outdoor display shall not be located closer to any **street line** than any portion of a **building, structure** or part thereof.

**8.1.7 Outdoor Storage and Outdoor Display E3 Zones**

8.1.7.1 The **outdoor storage** and/or outdoor display of goods shall not be situated closer to any **street line** than any portion of a **building, structure** or part thereof.

8.1.7.2 The area to be used for **outdoor storage** shall not be located within the **front yard** or **exterior side yard**.

8.1.7.3 A fence, having a minimum **height** of 2.4 m shall be required around the perimeter of the area to be used for **outdoor storage**.

8.1.7.4 Where there are no **buildings, or structures** on a **lot** and the **lot** is used for **outdoor storage**, the minimum required **yards** of the E3 zone regulations shall apply. (0379-2009)

**8.1.8 Drive-Through**  
(0018-2015)

8.1.8.1 A drive-through is permitted accessory to a **financial institution** in an E2 and E3 zone.  
(0018-2015)

8.1.8.2 *deleted by 0018-2015*

**8.1.9** *deleted by 0018-2015*

**8.1.10 Regulations for Motor Vehicle Service Uses in an Employment Zone**

8.1.10.1 A **building, structure** or part thereof, used for a **gas bar, motor vehicle service station, motor vehicle wash facility - restricted, or motor vehicle wash facility - commercial motor vehicle**, shall comply with the regulations contained in Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone. (0325-2008), (0379-2009)

**Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone**  
(0379-2009), (0018-2021)

Column A		B
Line	REGULATIONS	
<b>1.0</b>	<b>MINIMUM LOT FRONTAGE:</b>	
1.1	<b>Interior lot</b>	36.0 m
1.2	<b>Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - commercial motor vehicle</b>	45.0 m
1.3	<b>Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - commercial motor vehicle in combination with any other permitted use</b>	60.0 m
1.4	<b>Corner lot</b>	48.0 m
1.5	<b>Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - commercial motor vehicle</b>	60.0 m
1.6	<b>Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - commercial motor vehicle in combination with any other permitted use</b>	70.0 m
<b>2.0</b>	<b>MINIMUM SETBACKS:</b>	
2.1	From a <b>lot line</b> to a fuel pump	6.0 m
2.2	Minimum <b>yard</b> /setback to a fuel dispensing island weather canopy shall be measured to the face of the canopy	✓



**8.2 E1 TO E3 ZONES (EMPLOYMENT)**

**8.2.1 E1 to E3 Permitted Uses and Zone Regulations**

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

**Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations**

(0358-2007), (0325-2008), (0191-2009/OMB Order 2010 May 05), (0379-2009), (0297-2013), (0050-2013/LPAT Order 2020 June 08) (0190-2014), (0018-2015), (0055-2015), (0018-2021), (0111-2019/LPAT Order 2021 March 09), (0121-2020/LPAT Order 2021 March 11), (0100-2023), (0217-2023)

Column	A	B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
<b>PERMITTED USES</b>				
2.0	EMPLOYMENT			
2.1	OFFICE			
2.1.1	Medical Office	✓	✓	✓
2.1.2	Office	✓	✓	✓
2.2	BUSINESS ACTIVITIES			
2.2.1	Broadcasting/Communication Facility		✓	✓
2.2.2	Manufacturing Facility	✓	✓	✓
2.2.3	Science and Technology Facility	✓	✓	✓
2.2.4	Transportation Facility		<i>deleted by 0190-2014</i>	✓
2.2.5	Truck Terminal		✓	✓
2.2.6	Warehouse/Distribution Facility	✓	✓	✓
2.2.7	Wholesaling Facility		✓	✓
2.2.8	Waste Processing Station		✓ (1)	✓ (1)
2.2.9	Waste Transfer Station		✓ (1)	✓ (1)
2.2.10	Composting Facility		✓ (1)	✓ (1)
2.2.11	Power Generating Facility			✓
2.2.12	Outdoor Storage/Outdoor Display			✓
2.2.13	Self Storage Facility		✓	✓
2.2.14	Contractor Service Shop		✓	✓
2.2.15	Contractor's Yard			✓
2.2.16	Vehicle Pound Facility			✓
2.2.17	Medicinal Product Manufacturing Facility	✓ (14)	✓ (14)	✓ (14)
2.2.18	Medicinal Product Manufacturing Facility - Restricted	✓	✓	✓
2.2.19	Plant-Based Manufacturing Facility	✓ (14)	✓ (14)	✓ (14)
2.3	COMMERCIAL			
2.3.1	Restaurant		✓	✓
2.3.2	Convenience Restaurant		✓ (13)	✓
2.3.3	Take-out Restaurant		✓	✓
2.3.4	Commercial School	✓	✓	✓

Table 8.2.1 continued on next page

**Part 8 - Employment Zones**

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
<b>Table 8.2.1 continued from previous page</b>				
2.3.5	<b>Financial Institution</b>	✓ (12)	✓ (13)	✓ (13)
2.3.6	<b>Veterinary Clinic</b>	✓	✓	✓
2.3.7	<b>Animal Care Establishment</b>		✓	✓
2.4	<b>MOTOR VEHICLE SERVICE</b>			
2.4.1	<b>Motor Vehicle Body Repair Facility</b>			✓
2.4.2	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>			✓
2.4.3	<b>Motor Vehicle Repair Facility - Commercial Motor Vehicle</b>		<i>deleted by 0379-2009</i>	✓
2.4.4	<b>Motor Vehicle Repair Facility - Restricted</b>		✓	✓
2.4.5	<b>Motor Vehicle Rental Facility</b>		✓	✓
2.4.6	<b>Motor Vehicle Wash Facility - Commercial Motor Vehicle</b>		<i>deleted by 0379-2009</i>	✓
2.4.7	<b>Motor Vehicle Wash Facility - Restricted</b>		✓	✓
2.4.8	<b>Gas Bar</b>		✓ (1)(2)(13)	✓ (1)(2)(13)
2.4.9	<b>Motor Vehicle Service Station</b>		✓ (13)	✓
2.4.10	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b>		✓ (1)	✓ (1)
2.5	<b>HOSPITALITY</b>			
2.5.1	<b>Banquet Hall/Conference Centre/ Convention Centre</b>	✓	✓	✓
2.5.2	<b>Night Club</b>		✓ (1)(3)	✓ (1)(3)
2.5.3	<b>Overnight Accommodation</b>	✓	✓	✓
2.6	<b>OTHER</b>			
2.6.1	<b>Adult Video Store</b>		✓ (1)	✓ (1)
2.6.2	<b>Adult Entertainment Establishment</b>		✓ (1)	✓ (1)
2.6.3	<b>Animal Boarding Establishment</b>		✓ (1)	✓ (1)
2.6.4	<b>Active Recreational Use</b>	✓	✓	✓
2.6.5	<b>Body-Rub Establishment</b>		✓ (1)	✓ (1)
2.6.6	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>			
2.6.7	<b>Truck Fuel Dispensing Facility</b>		✓	✓
2.6.8	<b>Entertainment Establishment</b>	✓	✓	✓
2.6.9	<b>Recreational Establishment</b>	✓	✓	✓
2.6.10	<b>Funeral Establishment</b>		✓ (4)	✓ (4)
2.6.11	<b>Private Club</b>		✓	✓
2.6.12	<b>Repair Establishment</b>		✓	✓
2.6.13	<b>Parking Lot</b>		✓	✓
2.6.14	University/College	✓	✓	✓
2.6.15	Courier/Messenger Service	✓	✓	✓
<b>ZONE REGULATIONS</b>				
<b>3.0</b>	<b>MINIMUM LOT FRONTAGE</b>	30.0 m	30.0 m <sup>(9)</sup>	30.0 m <sup>(9)</sup>
<b>4.0</b>	<b>MAXIMUM FLOOR SPACE INDEX - NON-RESIDENTIAL - OFFICES AND/OR MEDICAL OFFICES</b>	n/a	1.0	0.5

Table 8.2.1 continued on next page

**Part 8 - Employment Zones**

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
<b>Table 8.2.1 continued from previous page</b>				
<b>5.0</b>	<b>MINIMUM FRONT YARD</b>	4.5 m <sup>(5)</sup>	7.5 m <sup>(5)(10)</sup>	7.5 m <sup>(5)(10)</sup>
5.1	Where the opposite side of the <b>street</b> on which the <b>lot</b> fronts is a Residential Zone	n/a	30.0 m <sup>(10)</sup>	30.0 m <sup>(10)</sup>
<b>6.0</b>	<b>MAXIMUM SETBACK</b>			
6.1	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			
6.2	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			
6.3	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			
<b>7.0</b>	<b>MINIMUM EXTERIOR SIDE YARD</b>	4.5 m <sup>(5)</sup>	7.5 m <sup>(5)(10)</sup>	7.5 m <sup>(5)(10)</sup>
7.1	Where the opposite side of the <b>street</b> on which the <b>lot</b> fronts is a Residential Zone	n/a	15.0 m <sup>(10)</sup>	15.0 m <sup>(10)</sup>
<b>8.0</b>	<i>deleted by 0191-2009/OMB Order 2010 May 05</i>			
<b>9.0</b>	<b>MINIMUM INTERIOR SIDE YARD</b>			
9.1	<b>Lot</b> with a <b>lot frontage</b> less than or equal to 75.0 m	4.5 m <sup>(5)</sup>	the greater of 10% of the frontage of <b>lot</b> , or 4.5 m <sup>(5)(7)(10)</sup>	the greater of 10% of the frontage of <b>lot</b> , or 4.5 m <sup>(5)(7)(10)</sup>
9.2	<b>Lot</b> with a <b>lot frontage</b> greater than 75.0 m	4.5 m <sup>(5)</sup>	7.5 m <sup>(5)(7)(10)</sup>	7.5 m <sup>(5)(7)(10)</sup>
9.3	<b>Yard</b> abutting a Residential Zone	4.5 m <sup>(5)</sup>	15.0 m <sup>(10)</sup>	15.0 m <sup>(10)</sup>
<b>10.0</b>	<b>MINIMUM REAR YARD</b>	4.5 m <sup>(5)</sup>	7.5 m <sup>(5)(8)(10)</sup>	7.5 m <sup>(5)(8)(10)</sup>
10.1	<b>Yard</b> abutting a Residential Zone	4.5 m <sup>(5)</sup>	15.0 m <sup>(10)</sup>	15.0 m <sup>(10)</sup>
<b>11.0</b>	<b>MINIMUM HEIGHT</b>	n/a	n/a	n/a
<b>12.0</b>	<b>MINIMUM LANDSCAPED BUFFER</b>			
12.1	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that abuts a Residential Zone	7.0 m <sup>(11)</sup>	7.0 m <sup>(11)</sup>	7.0 m <sup>(11)</sup>
12.2	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that is a <b>street line</b>	4.5 m <sup>(11)</sup>	4.5 m <sup>(11)</sup>	4.5 m <sup>(11)</sup>
12.3	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> where the <b>lot line</b> abuts an Institutional, Office, Commercial, Downtown Core, Parkway Belt, or Buffer Zone, or any combination of zones thereof	3.0 m <sup>(11)</sup>	3.0 m <sup>(11)</sup>	3.0 m <sup>(11)</sup>
12.4	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof	0.0 m <sup>(11)</sup>	0.0 m <sup>(11)</sup>	0.0 m <sup>(11)</sup>
12.5	Minimum depth of a <b>landscaped buffer</b> measured from any other <b>lot line</b>	4.5 m <sup>(11)</sup>	4.5 m <sup>(11)</sup>	4.5 m <sup>(11)</sup>

Table 8.2.1 continued on next page

**Part 8 - Employment Zones**

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
<b>Table 8.2.1 continued from previous page</b>				
13.0	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			
14.0	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			

- NOTES:**
- (1) See also Article 2.1.2.1 of this By-law.
  - (2) See also Table 2.1.2.2.3 of this By-law.
  - (3) See also Table 2.1.2.2.1 of this By-law.
  - (4) See also Table 2.1.2.2.2 of this By-law.
  - (5) See also Subsection 2.1.17 of this By-law.
  - (6) *deleted by 0121-2020/LPAT Order 2021 March 11*
  - (7) See Article 8.2.1.1 of this By-law.
  - (8) See Article 8.2.1.2 of this By-law.
  - (9) See also Subsection 8.1.10 of this By-law
  - (10) See Table 8.1.10.1 of this By-law.
  - (11) See also Subsection 2.1.25.
  - (12) See Article 8.2.1.3 of this By-law.
  - (13) See also Subsection 2.1.29 of this By-law.
  - (14) See also Article 8.1.1.1 of this By-law.

- 8.2.1.1 For properties zoned E2 or E3, an **interior side yard** is not required where an **interior side lot line** abuts a railway right-of-way that includes a spur line. *(0018-2021)*
- 8.2.1.2 For properties zoned E2 or E3, a **rear yard** is not required where a **rear lot line** abuts a railway right-of-way that includes a spur line. *(0018-2021)*
- 8.2.1.3 For properties zoned E1, a one **storey** free-standing **building** or **structure** used for a **financial institution** shall not be permitted within 100.0 m of Hurontario Street. *(0191-2009/OMB Order 2010 May 05), (0018-2021)*

**Part 8 - Employment Zones**

8.2.3.12	Exception: E2-12	Map # 11, 27, 45W, 53W	By-law:
In an E2-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.12.1	(1) <b>Public School</b> (2) <b>Day Care</b>		
<b>Regulations</b>			
8.2.3.12.2	The provisions of Lines 2.0 to 10.0 contained in Table 2.1.9.1 of this By-law shall apply		
8.2.3.12.3	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.12.4	Maximum <b>floor space index office</b>		0.5
8.2.3.12.5	Minimum depth of a <b>landscaped buffer</b> abutting a G1 zone		7.0 m

8.2.3.13	Exception: E2-13	Map # 27	By-law: <i>deleted by 0111-2019/LPAT Order 2021 March 09, 0128-2023</i>
In an E2-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.13.1	The provisions of Line 2.0 contained in Table 2.1.17.1 of this By-law shall not apply		
8.2.3.13.2	Minimum <b>rear yard</b>		5.5 m
8.2.3.13.3	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> where the <b>lot line</b> abuts a Development Zone		0.6 m

**Exception E2-13 continued on next page**

8.2.3.13	Exception: E2-13	Map # 27	By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09, 0128-2023</i>
<b>Exception E2-13 continued from previous page</b>			
8.2.3.13.4	Stairs and landings shall be permitted within a required <b>landscaped buffer</b> abutting a southerly <b>lot line</b>		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-13 by further amendment to Map 27 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) execution of a Development Agreement with Municipal Infrastructure Schedules in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City");</li> <li>(2) receipt of environmental documents, including a reliance letter for the Phase One Environmental Site Assessment, a Storm Sewer Use By-law Acknowledgement form, and a letter certified by a qualified person, stating that the land to be dedicated to the City is environmentally suitable for the proposed <b>use</b> to the satisfaction of the City's Transportation and Works Department;</li> <li>(3) receipt of an updated Environmental Noise Impact Study, including detailed drawings and cross-sections showing the required noise barrier to the satisfaction of the City's Planning and Building Department;</li> <li>(4) receipt of an updated Functional Servicing and Stormwater Management Report, to the satisfaction of the City's Transportation and Works Department;</li> <li>(5) receipt of a satisfactory Draft Reference Plan showing the future right-of-way lands and woodlot to be dedicated to the City's Transportation and Works Department and Community Services Department;</li> <li>(6) gratuitous dedication of the natural heritage feature inclusive of the buffer, and required right-of-ways to the City;</li> <li>(7) receipt of an amended Arborist Report and Tree Protection Plan, to the satisfaction of the City's Community Services Department;</li> <li>(8) receipt of a Restoration Plan to the satisfaction of the City's Community Services Department.</li> </ol>			