

# DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER \_\_\_\_\_

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

WHEREAS pursuant to section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law.

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 adding the following Exception Tables:

4.7.2. XX	EXCEPTION: R16-XX	Map#22
In a R16-XX zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:		
Regulations:		
4.7.2. XX. 1	Minimum LOT AREA - INTERIOR LOT	300m <sup>2</sup>
4.7.2. XX. 2	Minimum LOT FRONTAGE - INTERIOR LOT	10m
4.7.2. XX. 3	Maximum LOT COVERAGE	45%
4.7.2. XX. 4	Minimum FRONT YARD - INTERIOR LOT/ CEC - CORNER LOT	4.5m
4.7.2. XX.5	Minimum INTERIOR SIDE YARD	1.2 on one side of the lot, 0.61 on the other side
4.7.2. XX.6	Minimum REAR YARD SETBACK	7.5m
4.7.2. XX.7	Maximum driveway width	Width of garage door opening(s) plus 2.0m up to a maximum of 6.0m; if no garage door maximum width of 6.0m
4.7.2. XX.8	Minimum visitor parking	0

<b>4.2.6. XX</b>	<b>EXCEPTION: R5-XX</b>	<b>Map#22</b>
In a R5-XX zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:		
4.2.6. XX.1	Minimum LOT AREA – CORNER LOT	300m <sup>2</sup>
4.2.6. XX.2	Minimum LOT FRONTAGE - CORNER LOT	9m
4.2.6. XX.3	Minimum EXTERIOR SIDE YARD SET BACK - CORNER LOT	1.5m

### **HOLDING PROVISION**

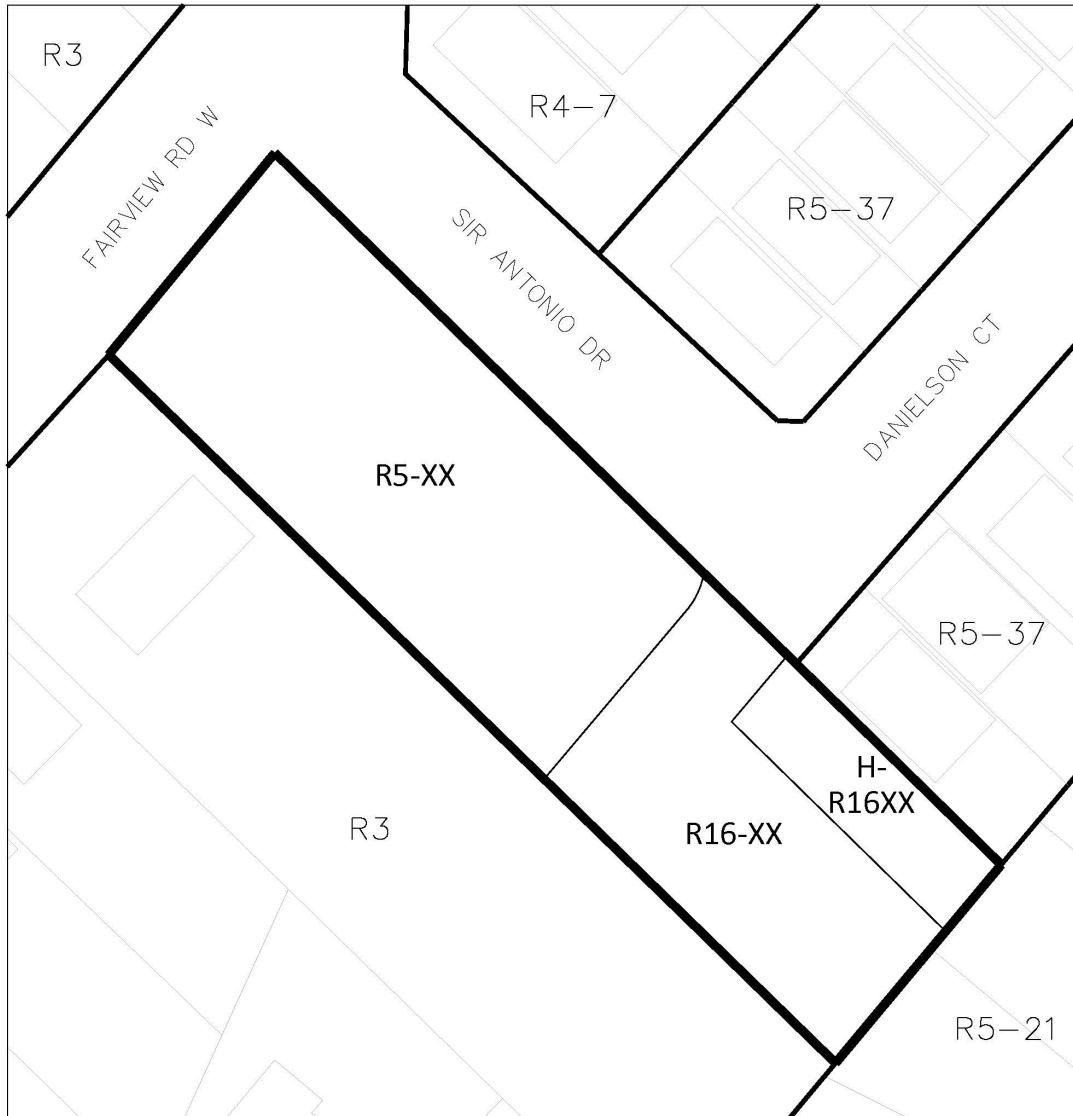
<b>4.7.2. XX</b>	<b>EXCEPTION: R16-XX</b>	<b>Map#22</b>
In a R16-XX zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:		
The holding symbol H is to be removed from the whole or any part of the lands zoned H-R16XX by further amendment to Map 22 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:		
(1) the owner shall have executed and delivered the required Development Agreement on terms satisfactory to the City which shall include appropriate provisions to the satisfaction of the Commissioner of Transportation and Works and the Commissioner of Planning and Building;		

2. Map Number 22 of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “R3” to “R5-XX”, “R16- XX”, and “H-R16-XX” PROVIDED HOWEVER THAT the “R5-XX”, “R16-XX”, and “HR16- XX” zonings shall only apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “R5-XX”, “R16-XX”, and “HR16- XX” zoning indicated thereon.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



THIS IS SCHEDULE "A" TO  
 BY LAW \_\_\_\_\_  
 PASSED BY COUNCIL

\_\_\_\_\_

APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_

**Explanation of the Purpose and Effect of the By-law:**

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R-3" to "R16-XX", and "R5-XX".

"R5-XX" permits detached dwellings.

"R16-XX" permits detached dwellings on a Common Element Condominium private road.

"H-R16-XX" reserves land for a future development.

**Location of Lands Affected:**

375m west of Hurontario Street on the south side of Fairview Road West at the southwest corner of Sir Antonio Drive in Ward 7, as shown on the attached Map designated as Schedule "A".

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