

A by-law to amend By-law Number 0293-2006, as amended,
being the Site Plan Control By-law.

WHEREAS pursuant to section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may by by-law, designate the whole or any part of the municipality as a Site Plan Control Area, where in the Official Plan the area is shown or described as a proposed Site Plan Control Area;

AND WHEREAS the Corporation of the City of Mississauga enacted By-law 0293-2006, as amended, being a Site Plan Control By-law;

AND WHEREAS it is desirable to update the Site Plan Control By-law in light of recent statutory changes to the *Planning Act*, and to effect certain housekeeping amendments;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0293-2006, as amended, is hereby amended by renumbering Subsections 1(e) to 1(i) to Subsections 1(f) to 1(j) and adding Subsection 1(e) as follows:
 - (e) "LAND LEASE COMMUNITY HOME" means any dwelling that is a permanent structure where the owner of the dwelling leases the land used or intended for use as the site for the dwelling, but does not include a mobile home;
2. By-law Number 0293-2006, as amended, is further amended by deleting Subsection 4(a) and substituting the following therefor:
 - (a) All development or redevelopment for residential purposes containing 10 residential units or less; and
3. By-law Number 0293-2006, as amended, is further amended by deleting Subsections 4(b) and 4(d) and renumbering Subsection 4(c) to 4(b).

4. By-law Number 0293-2006, as amended, is further amended by deleting Section 5 and substituting the following therefor:

To address the provisions contained in section 19.14 of the Official Plan for the City of Mississauga, plans, drawings, and other material submitted in support of an application for site plan approval shall be required to address matters in accordance with section 41 of the *Planning Act*, including but not limited to:

- (a) the massing and conceptual design of the proposed building;
- (b) the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;
- (c) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;
- (d) matters relating to building construction required under a by-law referred to in section 97.1 of the *Municipal Act, 2001*;
- (e) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;
- (f) facilities designed to have regard for accessibility for persons with disabilities; and,
- (g) the appearance of the elements, facilities and works on the land or any adjoining highway under a municipality's jurisdiction to the extent that the appearance impacts matters of health, safety, accessibility, sustainable design or the protection of adjoining lands.

5. By-law Number 0293-2006, as amended, is further amended by deleting the zones "R1-29", "R1-47", "R3-14", "R9-1", "RM2-48", "RM2-54" "D-6", and "D-7" from Subsection 6(a) as follows:

- (a) All development and redevelopment on lands zoned ~~"R1-29", "R1-47", "R3-14", "R9-1", "RM2-48", "RM2-54", "E3-15", "D-6", "D-7"~~; (0162-2007), (0238-2007), (0185-2010), (0145-2012), (0030-2016)

6. By-law Number 0293-2006, as amended, is further amended by deleting the municipal addresses "and 124, 126, 130 and 132 Dunbar Road;" and adding the word "and" to Subsection 6(c) as follows:

- (c) All development or redevelopment on the lands with municipal addresses 1355 Aerowood Drive; and 6865 Century Avenue; Block B, Registered Plan M-13; ~~and 124, 126, 130 and 132 Dunbar Road;~~ (0282-2014), (0085-2021)

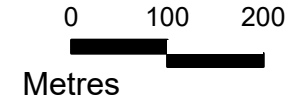
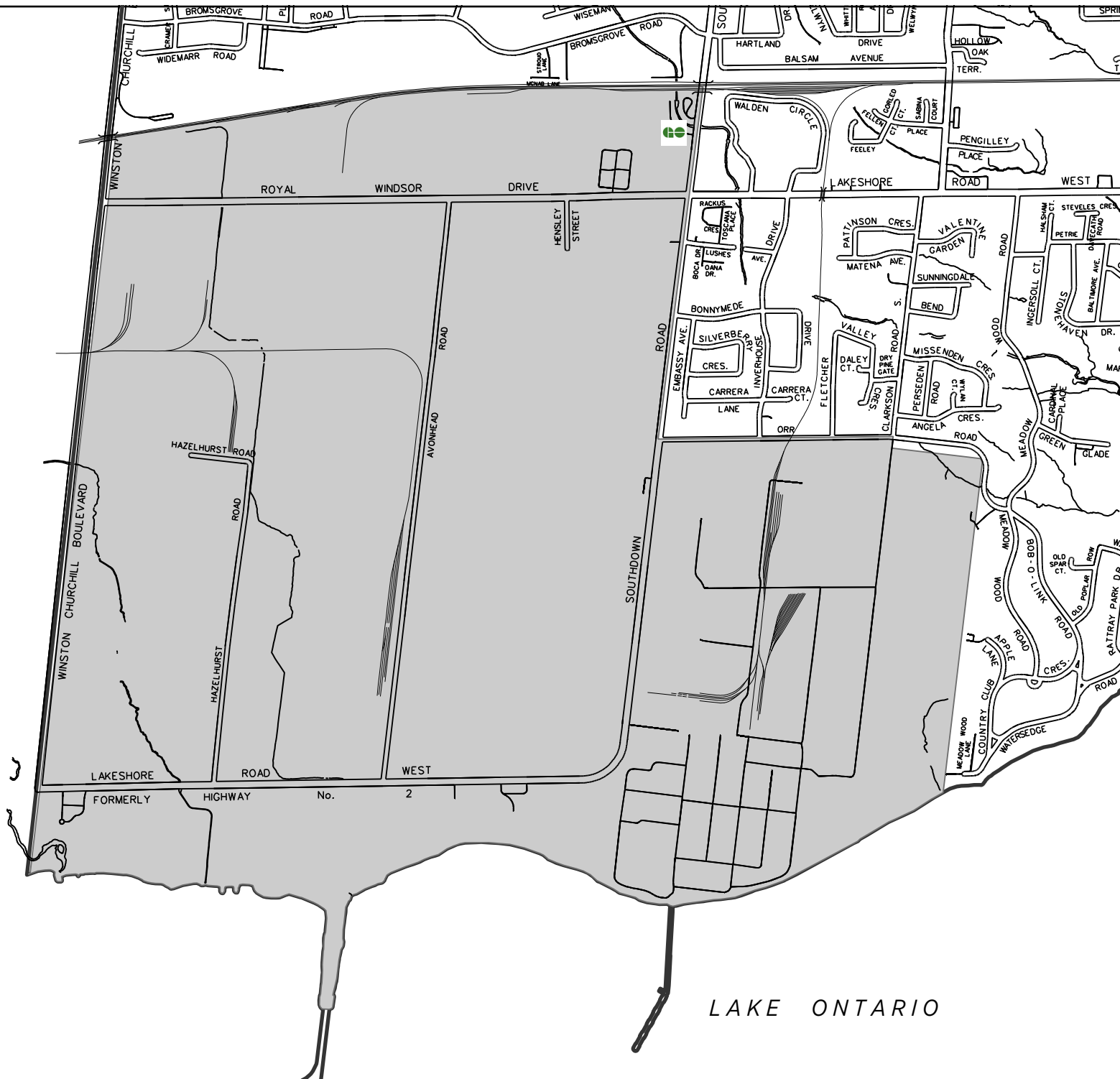
7. By-law Number 0293-2006, as amended, is further amended by deleting the number "10 m²" and substituting with the number "15 m²" in Subsection 6(d) as follows:
 - (d) All buildings and structures on lands zoned "U" (Utility) having a floor area greater than ~~10 m²~~ 15 m²; (0238-2007)
8. By-law Number 0293-2006, as amended, is further amended by deleting Subsections 6(g), (h), (j), (k), (l), and (u).
9. By-law Number 0293-2006, as amended, is further amended by adding Subsection 6(w) as follows:
 - (w) All residential development or redevelopment for the purposes of land lease community homes.
10. By-law Number 0293-2006, as amended, is further amended by deleting Schedule 3 and the attached revised Schedule 3 is substituted therefor.
11. By-law Number 0293-2006, as amended, is further amended by deleting Schedules 4, 5, 7, 8, 9, 13, 13A, 13B and 13C.
12. The greyed-out text, identified in Sections 5, 6 and 7 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

ENACTED and PASSED this _____ day of _____, 2024

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal E. Minkowski
Date: April 19, 2024
File: CD.21-SIT

MAYOR

CLERK



 SITE PLAN CONTROL AREA

CITY OF MISSISSAUGA
THIS IS SCHEDULE "3" TO
BY-LAW 0293-2006
AS AMENDED BY
BY-LAW _____