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

WHEREAS pursuant to sections 34 and 36 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 which includes a holding provision;

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 Table:

4.3.3.26	Excep	otion: R7-26	Map 44E	By-law:			
In a R7-26 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:							
Regulations							
4.3.3.26.1	Minin	num lot area - inte	erior lot	215 m^2			
4.3.3.26.2	Minin	num lot frontage -	interior lot	9.1 m			
4.3.3.26.3		All site development plans shall comply with Schedule R7-26 of this Exception					
Holding Prov	vision						
	amend Part 1	dment to Map 44E 3 of this By-law, a llowing requirement delivery of an ex- with Municipal a	coned H-R7-26 by further of Schedule B contained in samended, upon satisfactions: ecuted Development Agreed Regional Infrastructure and on terms satisfactors	on of ement			
	(2)	the City of Missi submission of a I the required land easements includ satisfaction of the ("Region"); gratuitous dedica		rating , and the eel			
			st), as well as a 0.3 m reser				

4.3.3.26	Excep	tion: R7-26	Map 44E	By-law:		
Holding Provision (continued)	(4)	submission of a revised Functional Servicing and Stormwater Management Report to the satisfaction of the City's Transportation and Works Department and the Region;				
	(5)	submission of a revised Traffic Impact Study (TIS) to the satisfaction of the City's Transportation and Works Department, Municipal Parking Section, and the Region;				
	(6)					
	(7)	submission of rev Plans to the satisf	vised Grading and Servicin faction of the City's nd Works and Planning and	ng		
	(8)	submission of a r	evised Noise Feasibility So n of the City's Planning and			
	(9)	submission of a r Two Environmen Sewer Use By-lar documents requir	evised Phase One and Phantal Site Assessment, Storm Wacknowledgment and red for environmental e satisfaction of the City's	n		
	(10)	Transportation are submission of a real Tree Preservation	nd Works Department; evised Tree Inventory/Sur n Plan, and Arborist Repor e City's Planning and Build	t to the		

4.8.3.58	Exception: RM2-58	Map 44E	By-law:				
In a RM2-58 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:							
Regulations							
4.8.3.58.1	Minimum lot area - inte	erior lot	190 m^2				
4.8.3.58.2	A porch or deck may pridentified on Schedule R	oject outside the buildable M2-58 of this Exception	e area				
4.8.3.58.3	<u> </u>	ce 4.8.3.58.4 of this Except mply with the provisions 4.1.5 of this By-law	tion,				
4.8.3.58.4	All site development pla Schedule RM2-58 of this						

4.8.3.58	Except	tion: RM2-58	Map 44E	By-law:			
Holding Provi	ision						
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM2-58 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:						
	(1)	with Municipal a	Recuted Development Agree and Regional Infrastructure form and on terms satisfactorissauga ("City"):	e			
	(2)	submission of a the required land easements include	Draft Reference Plan illust I dedications, conveyances ding part block numbers, to be City and the Region of F	s, and the			
	(3)	gratuitous dedica ultimate 50.5 m	ation of lands to achieve the right-of-way of Regional F est), as well as a 0.3 m rese of the Region;	Road 5			
	(4)	submission of a and Stormwater satisfaction of th	revised Functional Servicing Management Report to the le City's Transportation and lent and the Region;				
	(5)	submission of a (TIS) to the satist Transportation a	revised Traffic Impact Stu- sfaction of the City's and Works Department, ng Section, and the Region				
	(6)	submission of a for the road and	detailed engineering subm access works impacting D ne satisfaction of the Regio	ission erry			
	(7)	submission of re Plans to the satis	vised Grading and Servici sfaction of the City's nd Works and Planning an	ng			
	(8)	submission of a	revised Noise Feasibility S n of the City's Planning an				
	(9)	submission of a Two Environme Sewer Use By-la documents required compliance to the Transportation a	revised Phase One and Pha ntal Site Assessment, Storman Acknowledgment and rated for environmental ne satisfaction of the City's and Works Department;	m related			
	(10)	Tree Preservatio	revised Tree Inventory/Sur on Plan, and Arborist Report of the City's Planning and ment.	• .			

4.12.2.39	Exception: RM6-39	Map 44E	By-law:		
		nd applicable regulations sl es /regulations shall apply:	nall be as specified for a		
Regulations					
4.12.2.39.1	The provisions containe By-law shall not apply	ed in Subsection 2.1.14 of the	nis		
4.12.2.39.2	Minimum lot area - int	erior lot	100 m^2		
4.12.2.39.3	Minimum lot area - CE	EC - corner lot	160 m^2		
4.12.2.39.4	Minimum setback from or CEC - sidewalk	a garage face to a CEC - 1	road 1.0 m		
4.12.2.39.5	For the purposes of this RM6-39 shall be consident CEC - road	By-law, all lands zoned lered a townhouse on a			
4.12.2.39.6	Maximum height		15.0 m and 3 storeys		
4.12.2.39.7	Minimum landscaped a	area	10% of the lot area		
4.12.2.39.8		visitor parking spaces pro 6-39, RM6-40 and RM11-8	vided 30		
4.12.2.39.9		spaces shall be provided wi a and on abutting lands zon			
4.12.2.39.10	Maximum driveway width 5.5 m				
4.12.2.39.11	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-40, RM11-8 and C2				
4.12.2.39.12	All site development plans shall comply with Schedule RM6-39 of this Exception				
Holding Prov	rision				
	or any part of the lands amendment to Map 44E	s to be removed from the waxoned H-RM6-39 by further of Schedule B contained in as amended, upon satisfactions:	er n		
	with Municipal s Schedules in a fo	kecuted Development Agree and Regional Infrastructure orm and on terms satisfacto issauga ("City");			
	(2) submission of a the required land easements include	Draft Reference Plan illustrated dedications, conveyances, ding part block numbers, to be City and the Region of Posterior	and the		
	(3) gratuitous dedic ultimate 50.5 m	ation of lands to achieve the right-of-way of Regional R est), as well as a 0.3 m reser of the Region;	load 5		

4.12.2.39	Exception: RM6-39	Map 44E	By-law:		
Holding Provision (continued)	and Stormwate satisfaction of t	and Stormwater Management Report to the satisfaction of the City's Transportation and Works Department and the Region; submission of a revised Traffic Impact Study (TIS) to the satisfaction of the City's Transportation and Works Department, Municipal Parking Section, and the Region; submission of a detailed engineering submission for the road and access works impacting Derry Road West, to the satisfaction of the Region; submission of revised Grading and Servicing Plans to the satisfaction of the City's Transportation and Works and Planning and Building Departments; submission of a revised Noise Feasibility Study to the satisfaction of the City's Planning and Building Department;			
	(5) submission of a (TIS) to the sat Transportation				
	(6) submission of a for the road and				
	(7) submission of r Plans to the sat Transportation				
	(8) submission of a to the satisfacti				
	Two Environm Sewer Use By- documents requ compliance to t				
	(10) submission of a Tree Preservati	a revised Tree Inventory/Su on Plan, and Arborist Repo of the City's Planning and	• -		

4.12.2.40	Exception: RM6-40	Map 44E	By-law:				
	In a RM6-40 zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses /regulations shall apply:						
Regulations							
4.12.2.40.1	Minimum lot area - CF	CC - corner lot	168 m^2				
4.12.2.40.2	Minimum lot frontage	- CEC - corner lot	7.2 m				
4.12.2.40.3	Maximum height		15.0 m and 3 storeys				
4.12.2.40.4	Minimum landscaped a	area	10% of the lot area				
4.12.2.40.5		sive of stairs and a balcony buildable area identified is Exception					
4.12.2.40.6		ck , or balcony shall complex Lines 12.1, 12.3, 12.4 and					
4.12.2.40.7		visitor parking spaces pro 5-39, RM6-40 and RM11-8					

4.12.2.40	Excep	tion: RM6-40	Map 44E	By-law:			
4.12.2.40.8	a com	CEC - visitor parking spaces shall be provided within a common element area and on abutting lands zoned RM6-39 and RM11-8					
4.12.2.40.9			es are permitted to RM6-39, RM11-8				
4.12.2.40.10		e development p ule RM6-40 of t	lans shall comply his Exception	with			
Holding Prov	ision						
	or any amend Part 1	part of the lands Iment to Map 44	is to be removed s zoned H-RM6-4 E of Schedule B c as amended, upon nents:	0 by further ontained in			
	(1)	with Municipal Schedules in a	executed Developed and Regional Inf form and on terms ssissauga ("City");	rastructure			
	(2)	submission of a the required lar easements inclu	a Draft Reference and dedications, conducting part block not the City and the R	nveyances, and umbers, to the			
	(3)	gratuitous dedi- ultimate 50.5 m	cation of lands to n right-of-way of l Vest), as well as a of of the Region;	Regional Road 5			
	(4)	submission of a and Stormwate satisfaction of t	a revised Function r Management Re the City's Transponent and the Region	port to the rtation and			
	(5)	submission of a (TIS) to the sat Transportation	a revised Traffic In isfaction of the Ci and Works Depar ting Section, and t	mpact Study ty's tment,			
	(6)	submission of a for the road and	a detailed engineer d access works im the satisfaction of	ring submission pacting Derry			
	(7)	Plans to the sat	revised Grading and isfaction of the Ci and Works and Pl rtments;	ty's			
	(8)	to the satisfacti Building Depar		anning and			
	(9)	Two Environm Sewer Use By- documents requ compliance to the	a revised Phase On ental Site Assessralaw Acknowledgra uired for environmenthe satisfaction of and Works Depar	nent, Storm nent and related nental the City's			
	(10)	submission of a	a revised Tree Involution Plan, and Arbo of the City's Plan	entory/Survey, orist Report to			

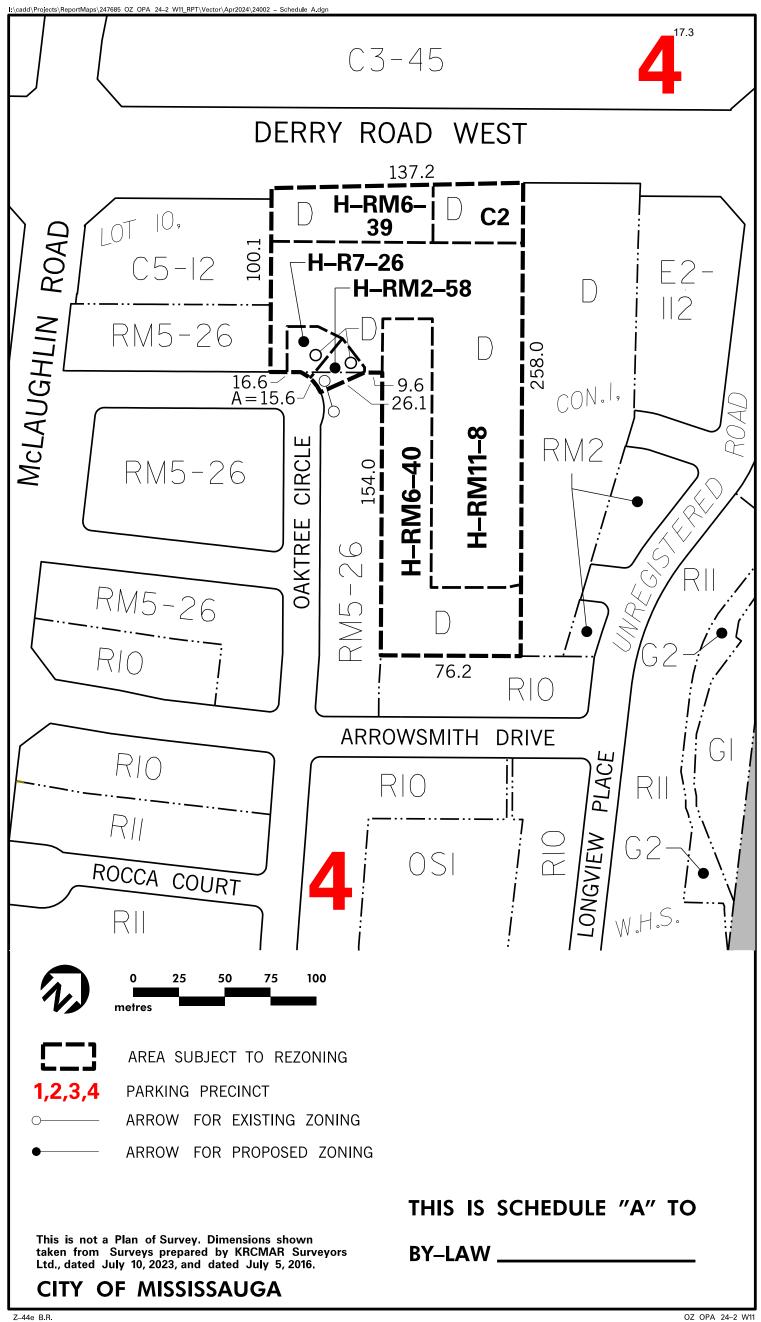
4.14A.2.8	Except	ion: RM11-8	Map 44E	By-law:			
In a RM11-8 zone the permitted uses and applicable regulations shall be as specified for a RM11 zone except that the following uses /regulations shall apply:							
Regulations							
4.14A.2.8.1		gulations of Line By-law shall not	12.6 contained in Table apply	4.14A.1			
4.14A.2.8.2	Minim	um lot frontage	- CEC - corner lot		7.6 m		
4.14A.2.8.3			outside the buildable are RM11-8 of this Exception				
4.14A.2.8.4	Except	ion, a balcony sl	nce 4.14A.2.8.9 of this nall comply with the reguntary Table 4.14A.1 of this By				
4.14A.2.8.5			visitor parking spaces p 6-39, RM6-40 and RM11		30		
4.14A.2.8.6	a comn	•	spaces shall be provided a and in abutting lands zo				
4.14A.2.8.7	Maxim	um driveway w	idth		3.0 m		
4.14A.2.8.8			s are permitted to be share M6-39, RM6-40 and C2	ed with			
4.14A.2.8.9	All site development plans shall comply with Schedule RM11-8 of this Exception						
Holding Prov	ision						
	or any j amenda Part 13	part of the lands nent to Map 44E	is to be removed from the zoned H-RM11-8 by furt E of Schedule B contained as amended, upon satisfacent:	her I in			
	` ,	with Municipal Schedules in a f the City of Miss	xecuted Development Ag and Regional Infrastructu form and on terms satisfac issauga ("City"); Draft Reference Plan illu	re ctory to			
	, ,	the required land easements inclu-	d dedications, conveyance ding part block numbers, ne City and the Region of	es, and to the			
		ultimate 50.5 m (Derry Road We the satisfaction of		Road 5 serve, to			
	(4)	and Stormwater satisfaction of the	revised Functional Service Management Report to the ne City's Transportation a ent and the Region;	he			

4.14A.2.8	Excep	tion: RM11-8	Map 44E	By-law:		
Holding Provision (continued)	(5)	submission of a revised Traffic Impact Study (TIS) to the satisfaction of the City's Transportation and Works Department, Municipal Parking Section, and the Region;				
	(6)	submission of a detailed engineering submission for the road and access works impacting Derry Road West, to the satisfaction of the Region;				
	(7)	submission of revised Grading and Servicing Plans to the satisfaction of the City's Transportation and Works and Planning and Building Departments;				
	(8)	submission of a revised Noise Feasibility Study to the satisfaction of the City's Planning and Building Department;				
	(9)	submission of a revised Phase One and Phase Two Environmental Site Assessment, Storm Sewer Use By-law Acknowledgment and related documents required for environmental compliance to the satisfaction of the City's Transportation and Works Department;				
	(10)	submission of a revised Tree Inventory/Survey, Tree Preservation Plan, and Arborist Report to the satisfaction of the City's Planning and Building Department.				

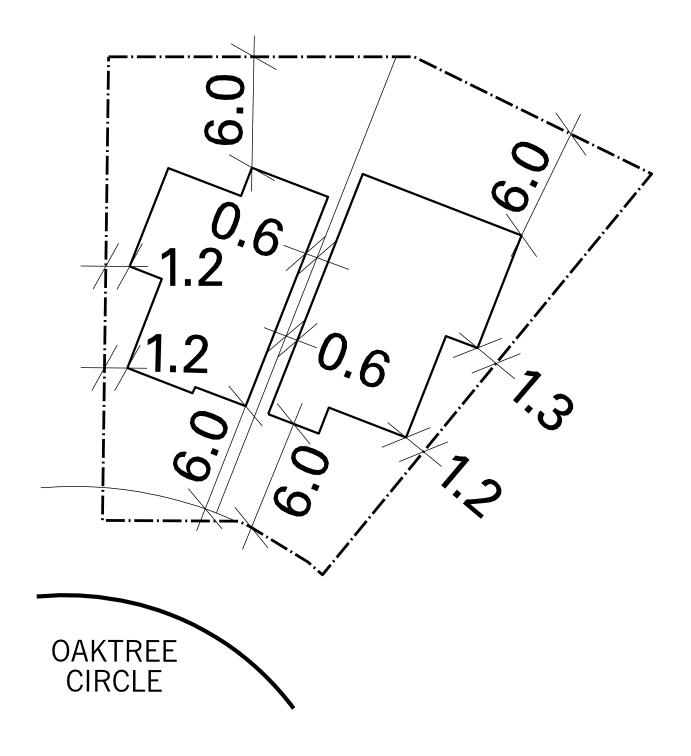
- 6. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RM5-26" and "D" to "H-R7-26", "H-RM2-58", "H-RM6-39", "H-RM6-40", "H-RM11-8" and "C2", the zoning of Part of Lot 10, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-R7-26", "H-RM2-58", "H-RM6-39", "H-RM6-40", "H-RM11-8" and "C2" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-R7-26", "H-RM2-58", "H-RM6-39", "H-RM6-40", "H-RM11-8" and "C2" zoning indicated thereon.
- 7. This By-law shall not come into force until Mississauga Official Plan Amendment Number 174 is in full force and effect.

ENACTED and PASSED this	day of	, 2024.
Approved by Legal Services City Solicitor City of Mississauga		
Katie Pfaff		MAYOR
Date: June 4, 2024		
File: OZ-OPA 24-2 W11		

CLERK



OZ OPA 24-2 W11



BUILDABLE AREA ZONE BOUNDARY

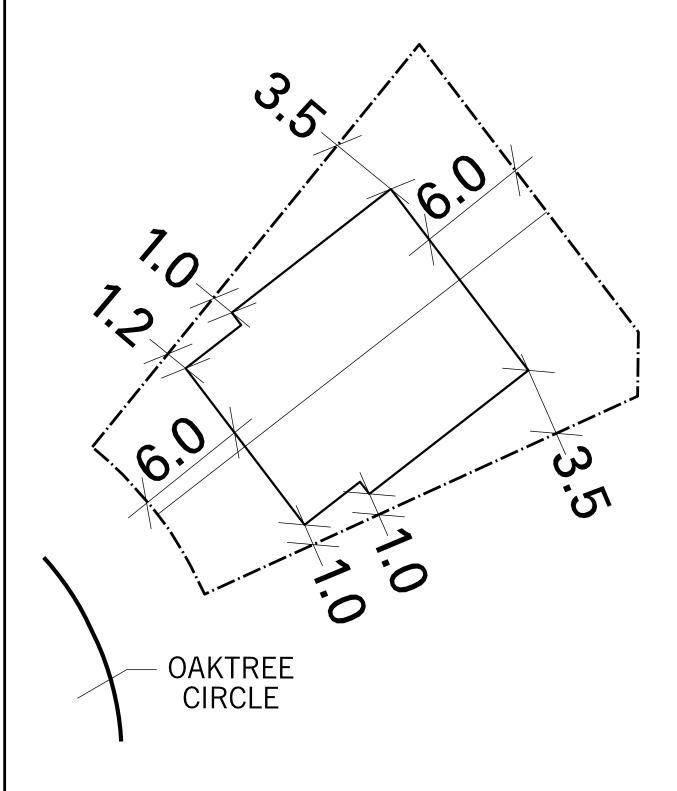


Note: All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "R7-26"

AS ATTACHED TO BY-LAW.



BUILDABLE AREA

--- ZONE BOUNDARY



Note: All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "RM2-58"

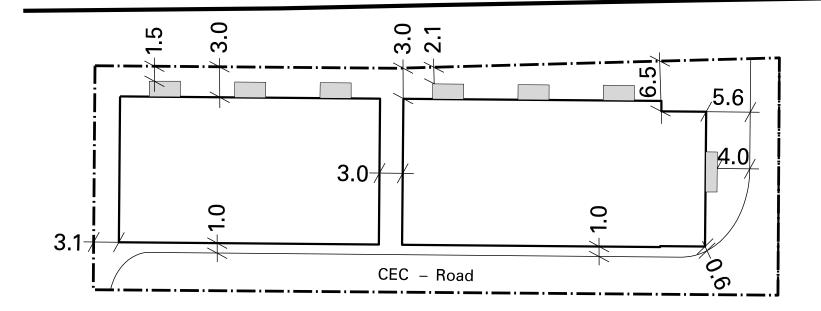
DERRY ROAD WEST



Note

All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey



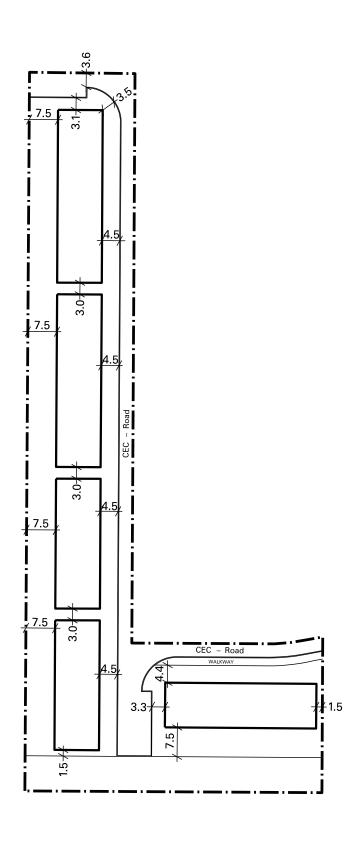
BUILDABLE AREA

-- ZONE BOUNDARY

PORCH

THIS IS SCHEDULE "RM6-39"

OAKTREE CIRCLE



BUILDABLE AREA

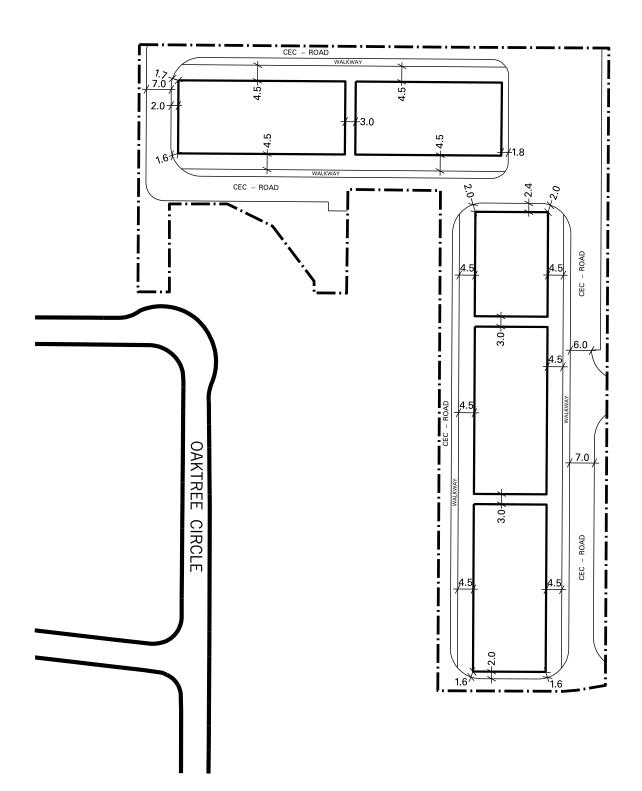
·—·— ZONE BOUNDARY



Note: All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "RM6-40"



BUILDABLE AREA

--- ZONE BOUNDARY



Note: All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "RM11-8"

APPENDIX "A" TO BY-LAW NUMBER

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a residential development consisting of a one storey commercial building, two detached dwellings, a semi-detached, 48 townhouses and 72 back to back townhouses on common element condominium roads.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RM5-26" (Street Townhouses - Exception) and "D" (Development) to "H-R7-26" (Detached Dwellings - Shallow Lots - Exception with a Holding Provision), "H-RM2-58" (Semi-Detached - Exception with a Holding Provision), "H-RM6-39" (Townhouses on a CEC - Road - Exception with a Holding Provision), "H-RM6-40" (Townhouses on a CEC - Road - Exception with a Holding Provision), "H-RM11-8" (Back to Back Townhouses on a CEC Road - Exception with a Holding Provision) and "C2" (Neighbourhood Commercial).

"D" permits a building or structure legally existing on the date of passing of Zoning By-law 0225-2007 and the existing legal use of such building or structure.

RM5-26 permits street townhouses and semi-detached.

Upon removal of the "H" provision, the "R7-26" zone will permit two detached dwellings on shallow lots, each with a minimum lot frontage of 9.1.

Upon removal of the "H" provision, the "RM2-58" zone will permit a semi-detached with minimum lot areas of 190 m².

Upon removal of the "H" provision, the "RM6-39" zone will permit 13 townhouses on a CEC - road with maximum building heights of 15.0 m and maximum driveway widths of 5.5 m.

Upon removal of the "H" provision, the "RM6-40" zone will permit 35 street townhouses on a CEC - road with maximum building heights of 15.0 m and reduced landscaped areas.

Upon removal of the "H" provision, the "RM11-8" zone will permit 72 back to back townhouses with maximum building heights of 15.0 m and maximum driveway widths of 5.5 m.

"C2" permits a variety of neighbourhood commercial uses.

Location of Lands Affected

South side of Derry Road West, east of McLaughlin Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Emma Bunting of the City Planning and Building Department at 905-615-3200 ext. 5759.

http://teamsites.mississauga.ca/sites/18/Bylaws/OZ-OPA~24-2~W11~(Bill~109).by-law.eb.tj.jmcc.docx