

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	Exception: R7-26	Map 44E	By-law:
In a R7-26 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a R7 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.3.3.26.1	Minimum <b>lot area - interior lot</b>		215 m <sup>2</sup>
4.3.3.26.2	Minimum <b>lot frontage - interior lot</b>		9.1 m
4.3.3.26.3	All site development plans shall comply with Schedule R7-26 of this Exception		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-R7-26 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:</p> <ol style="list-style-type: none"> <li>(1) delivery of an executed Development Agreement with Municipal and Regional Infrastructure Schedules in a form and on terms satisfactory to the City of Mississauga ("City");</li> <li>(2) submission of a Draft Reference Plan illustrating the required land dedications, conveyances, and easements including part block numbers, to the satisfaction of the City and the Region of Peel ("Region");</li> <li>(3) gratuitous dedication of lands to achieve the ultimate 50.5 m right-of-way of Regional Road 5 (Derry Road West), as well as a 0.3 m reserve, to the satisfaction of the Region;</li> </ol>			

4.3.3.26	Exception: 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)	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.	

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.8.3.58	Exception: RM2-58	Map 44E	By-law:
In a RM2-58 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.8.3.58.1	Minimum <b>lot area - interior lot</b>		190 m <sup>2</sup>
4.8.3.58.2	A <b>porch</b> or <b>deck</b> may project outside the <b>buildable area</b> identified on Schedule RM2-58 of this Exception		
4.8.3.58.3	Notwithstanding Sentence 4.8.3.58.4 of this Exception, a <b>porch</b> or <b>deck</b> shall comply with the provisions contained in Subsection 4.1.5 of this By-law		
4.8.3.58.4	All site development plans shall comply with Schedule RM2-58 of this Exception		

4.8.3.58	Exception: RM2-58	Map 44E	By-law:
<b>Holding Provision</b>			
<p>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:</p> <ol style="list-style-type: none"> <li>(1) delivery of an executed Development Agreement with Municipal and Regional Infrastructure Schedules in a form and on terms satisfactory to the City of Mississauga ("City");</li> <li>(2) submission of a Draft Reference Plan illustrating the required land dedications, conveyances, and easements including part block numbers, to the satisfaction of the City and the Region of Peel ("Region");</li> <li>(3) gratuitous dedication of lands to achieve the ultimate 50.5 m right-of-way of Regional Road 5 (Derry Road West), as well as a 0.3 m reserve, to the satisfaction of the Region;</li> <li>(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;</li> <li>(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;</li> <li>(6) submission of a detailed engineering submission for the road and access works impacting Derry Road West, to the satisfaction of the Region;</li> <li>(7) submission of revised Grading and Servicing Plans to the satisfaction of the City's Transportation and Works and Planning and Building Departments;</li> <li>(8) submission of a revised Noise Feasibility Study to the satisfaction of the City's Planning and Building Department;</li> <li>(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;</li> <li>(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.</li> </ol>			

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.12.2.39	Exception: RM6-39	Map 44E	By-law:
In a RM6-39 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM6 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.12.2.39.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.12.2.39.2	Minimum <b>lot area - interior lot</b>	100 m <sup>2</sup>	
4.12.2.39.3	Minimum <b>lot area - CEC - corner lot</b>	160 m <sup>2</sup>	
4.12.2.39.4	Minimum setback from a <b>garage face</b> to a <b>CEC - road</b> or CEC - sidewalk	1.0 m	
4.12.2.39.5	For the purposes of this By-law, all lands zoned RM6-39 shall be considered a <b>townhouse</b> on a <b>CEC - road</b>		
4.12.2.39.6	Maximum <b>height</b>	15.0 m and 3 <b>storeys</b>	
4.12.2.39.7	Minimum <b>landscaped area</b>	10% of the <b>lot area</b>	
4.12.2.39.8	Total number of shared visitor <b>parking spaces</b> provided for all lands zoned RM6-39, RM6-40 and RM11-8	30	
4.12.2.39.9	CEC - visitor <b>parking spaces</b> shall be provided within a <b>common element</b> area and on abutting lands zoned RM6-40 and RM11-8		
4.12.2.39.10	Maximum <b>driveway</b> width	5.5 m	
4.12.2.39.11	<b>CEC - roads</b> and <b>aisles</b> 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		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM6-39 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:</p> <ol style="list-style-type: none"> <li>(1) delivery of an executed Development Agreement with Municipal and Regional Infrastructure Schedules in a form and on terms satisfactory to the City of Mississauga ("City");</li> <li>(2) submission of a Draft Reference Plan illustrating the required land dedications, conveyances, and easements including part block numbers, to the satisfaction of the City and the Region of Peel ("Region");</li> <li>(3) gratuitous dedication of lands to achieve the ultimate 50.5 m right-of-way of Regional Road 5 (Derry Road West), as well as a 0.3 m reserve, to the satisfaction of the Region;</li> </ol>			

4.12.2.39	Exception: RM6-39	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)	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.	

4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.12.2.40	Exception: RM6-40	Map 44E	By-law:
In a RM6-40 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM6 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.12.2.40.1	Minimum <b>lot area - CEC - corner lot</b>		168 m <sup>2</sup>
4.12.2.40.2	Minimum <b>lot frontage - CEC - corner lot</b>		7.2 m
4.12.2.40.3	Maximum <b>height</b>		15.0 m and 3 <b>storeys</b>
4.12.2.40.4	Minimum <b>landscaped area</b>		10% of the <b>lot area</b>
4.12.2.40.5	A <b>porch</b> or <b>deck</b> , inclusive of stairs and a <b>balcony</b> may project outside the <b>buildable area</b> identified on Schedule RM6-40 of this Exception		
4.12.2.40.6	Notwithstanding Sentence 4.12.2.40.10 of this Exception, a <b>porch</b> , <b>deck</b> , or <b>balcony</b> shall comply with the regulations of Lines 12.1, 12.3, 12.4 and 12.5 contained in Table 4.12.1 of this By-law		
4.12.2.40.7	Total number of shared visitor <b>parking spaces</b> provided for all lands zoned RM6-39, RM6-40 and RM11-8		30

4.12.2.40	Exception: RM6-40	Map 44E	By-law:
4.12.2.40.8	CEC - visitor <b>parking spaces</b> shall be provided within a <b>common element</b> area and on abutting lands zoned RM6-39 and RM11-8		
4.12.2.40.9	CEC - <b>roads</b> and <b>aisles</b> are permitted to be shared with abutting lands zoned RM6-39, RM11-8 and C2		
4.12.2.40.10	All site development plans shall comply with Schedule RM6-40 of this Exception		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM6-40 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:</p> <ol style="list-style-type: none"> <li>(1) delivery of an executed Development Agreement with Municipal and Regional Infrastructure Schedules in a form and on terms satisfactory to the City of Mississauga ("City");</li> <li>(2) submission of a Draft Reference Plan illustrating the required land dedications, conveyances, and easements including part block numbers, to the satisfaction of the City and the Region of Peel ("Region");</li> <li>(3) gratuitous dedication of lands to achieve the ultimate 50.5 m right-of-way of Regional Road 5 (Derry Road West), as well as a 0.3 m reserve, to the satisfaction of the Region;</li> <li>(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;</li> <li>(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;</li> <li>(6) submission of a detailed engineering submission for the road and access works impacting Derry Road West, to the satisfaction of the Region;</li> <li>(7) submission of revised Grading and Servicing Plans to the satisfaction of the City's Transportation and Works and Planning and Building Departments;</li> <li>(8) submission of a revised Noise Feasibility Study to the satisfaction of the City's Planning and Building Department;</li> <li>(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;</li> <li>(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.</li> </ol>			

5. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:


4.14A.2.8	Exception: RM11-8	Map 44E	By-law:
In a RM11-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM11 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.14A.2.8.1	The regulations of Line 12.6 contained in Table 4.14A.1 of this By-law shall not apply		
4.14A.2.8.2	Minimum <b>lot frontage - CEC - corner lot</b>		7.6 m
4.14A.2.8.3	A <b>balcony</b> may project outside the <b>buildable area</b> identified on Schedule RM11-8 of this Exception		
4.14A.2.8.4	Notwithstanding Sentence 4.14A.2.8.9 of this Exception, a <b>balcony</b> shall comply with the regulations of Line 9.2 contained in Table 4.14A.1 of this By-law		
4.14A.2.8.5	Total number of shared visitor <b>parking spaces</b> provided for all lands zoned RM6-39, RM6-40 and RM11-8		30
4.14A.2.8.6	CEC - visitor <b>parking spaces</b> shall be provided within a <b>common element</b> area and in abutting lands zoned RM6-39 and RM6-40		
4.14A.2.8.7	Maximum <b>driveway</b> width		3.0 m
4.14A.2.8.8	<b>CEC - roads and aisles</b> are permitted to be shared with abutting lands zoned RM6-39, RM6-40 and C2		
4.14A.2.8.9	All site development plans shall comply with Schedule RM11-8 of this Exception		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM11-8 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <ol style="list-style-type: none"> <li>(1) delivery of an executed Development Agreement with Municipal and Regional Infrastructure Schedules in a form and on terms satisfactory to the City of Mississauga ("City");</li> <li>(2) submission of a Draft Reference Plan illustrating the required land dedications, conveyances, and easements including part block numbers, to the satisfaction of the City and the Region of Peel ("Region");</li> <li>(3) gratuitous dedication of lands to achieve the ultimate 50.5 m right-of-way of Regional Road 5 (Derry Road West), as well as a 0.3 m reserve, to the satisfaction of the Region;</li> <li>(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;</li> </ol>			

4.14A.2.8	Exception: 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 <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: June 4, 2024
File: OZ-OPA 24-2 W11

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



C3-45

**4**

DERRY ROAD WEST

MCLAUGHLIN ROAD

LOT 10,

C5-12

100.1

H-RM6-39

C2

H-R7-26

H-RM2-58

RM5-26

16.6  
A=15.6

9.6  
26.1

RM5-26

OAKTREE CIRCLE

154.0

H-RM6-40

H-RM11-8

258.0

CON.1,

RM2

E2-112

UNREGISTERED ROAD

RM5-26

R10

RM5-26

76.2

R10

ARROWSMITH DRIVE

R10

R11

ROCCA COURT

R11

**4**

R10

OSI

R10

LONGVIEW PLACE

R11

G2

W.H.S.



AREA SUBJECT TO REZONING

**1,2,3,4**

PARKING PRECINCT



ARROW FOR EXISTING ZONING



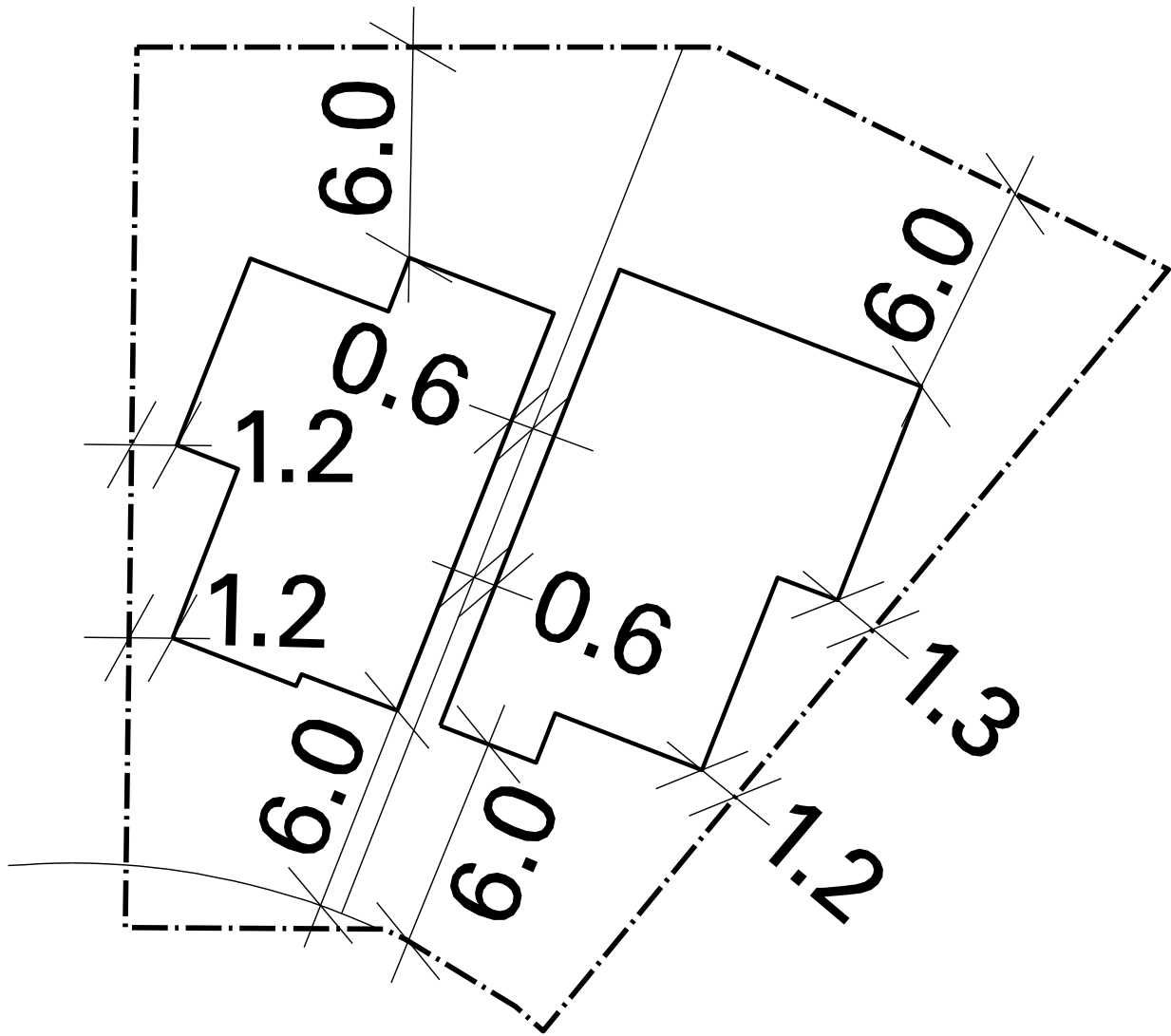
ARROW FOR PROPOSED ZONING


THIS IS SCHEDULE "A" TO

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

This is not a Plan of Survey. Dimensions shown taken from Surveys prepared by KRCMAR Surveyors Ltd., dated July 10, 2023, and dated July 5, 2016.

CITY OF MISSISSAUGA



-  BUILDABLE AREA
-  ZONE BOUNDARY

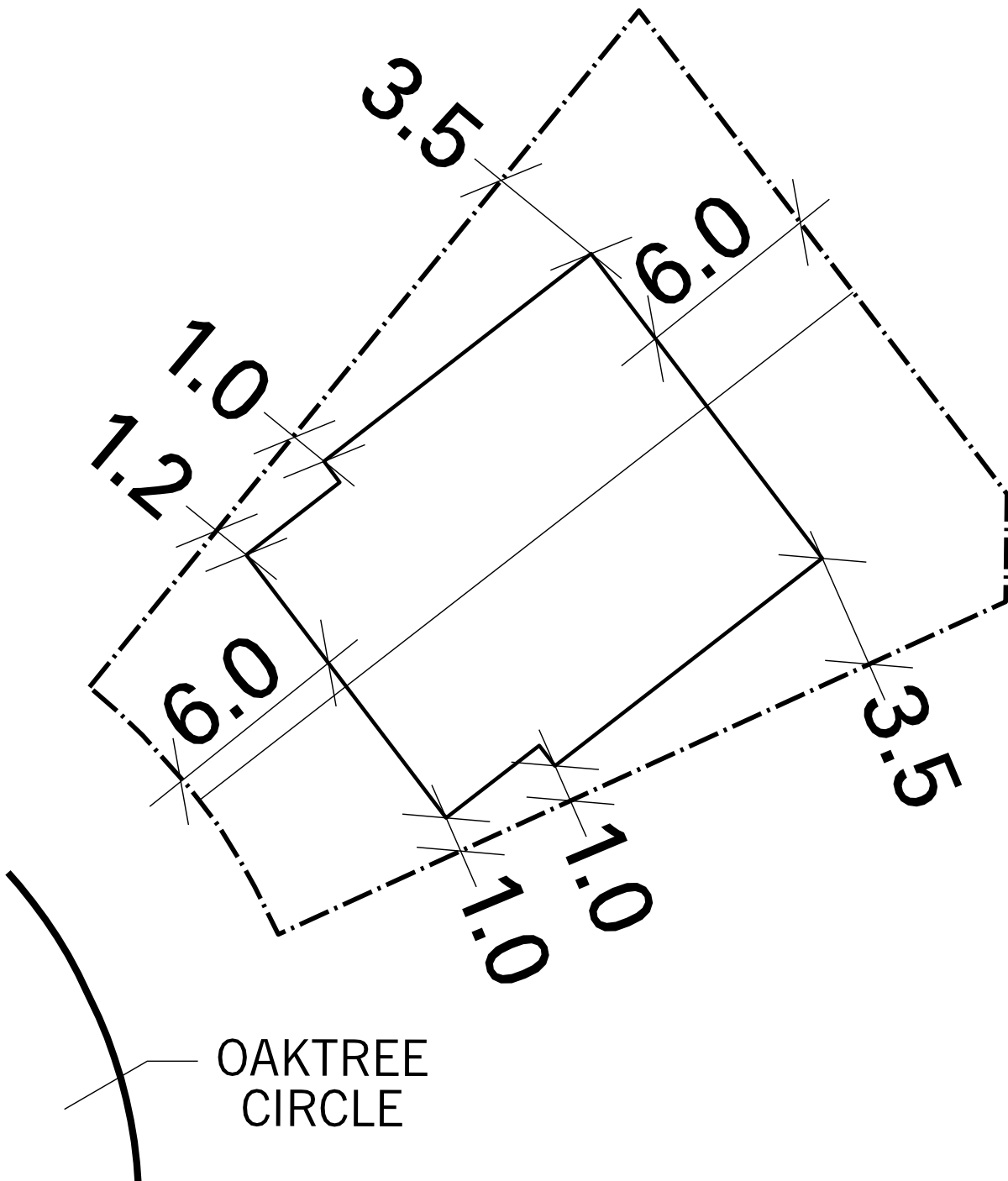




Note:  
All measurements are in metres  
and are minimum setbacks or  
dimensions, unless otherwise noted.

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"**

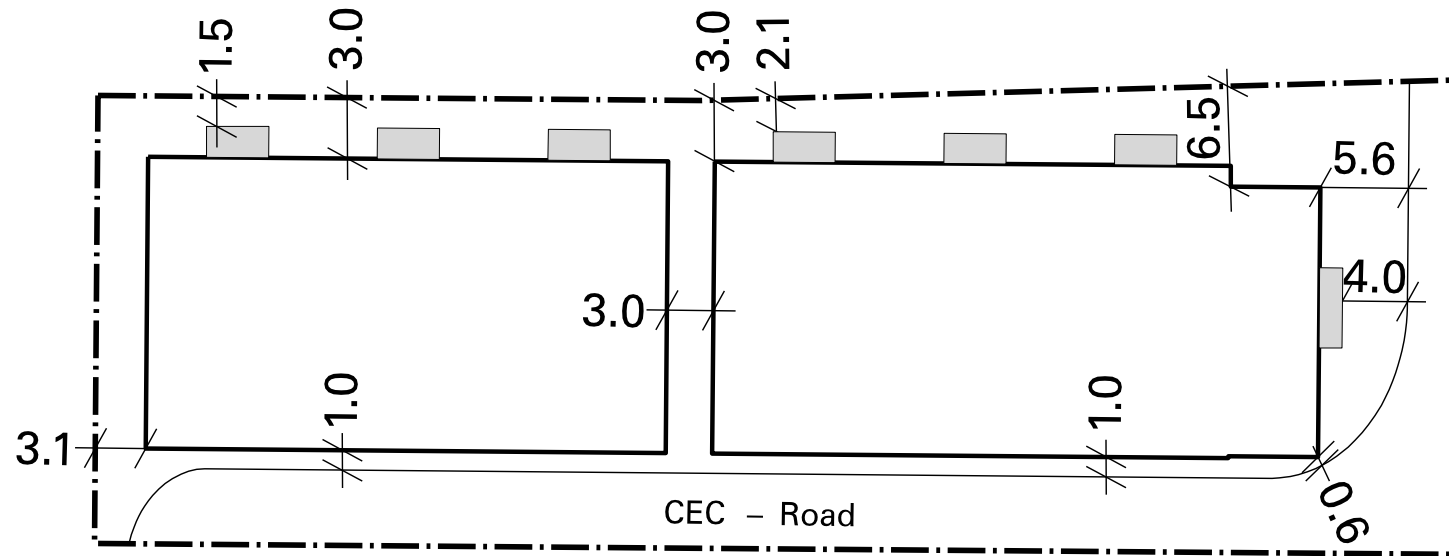
**AS ATTACHED TO BY-LAW \_\_\_\_\_**

# 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**

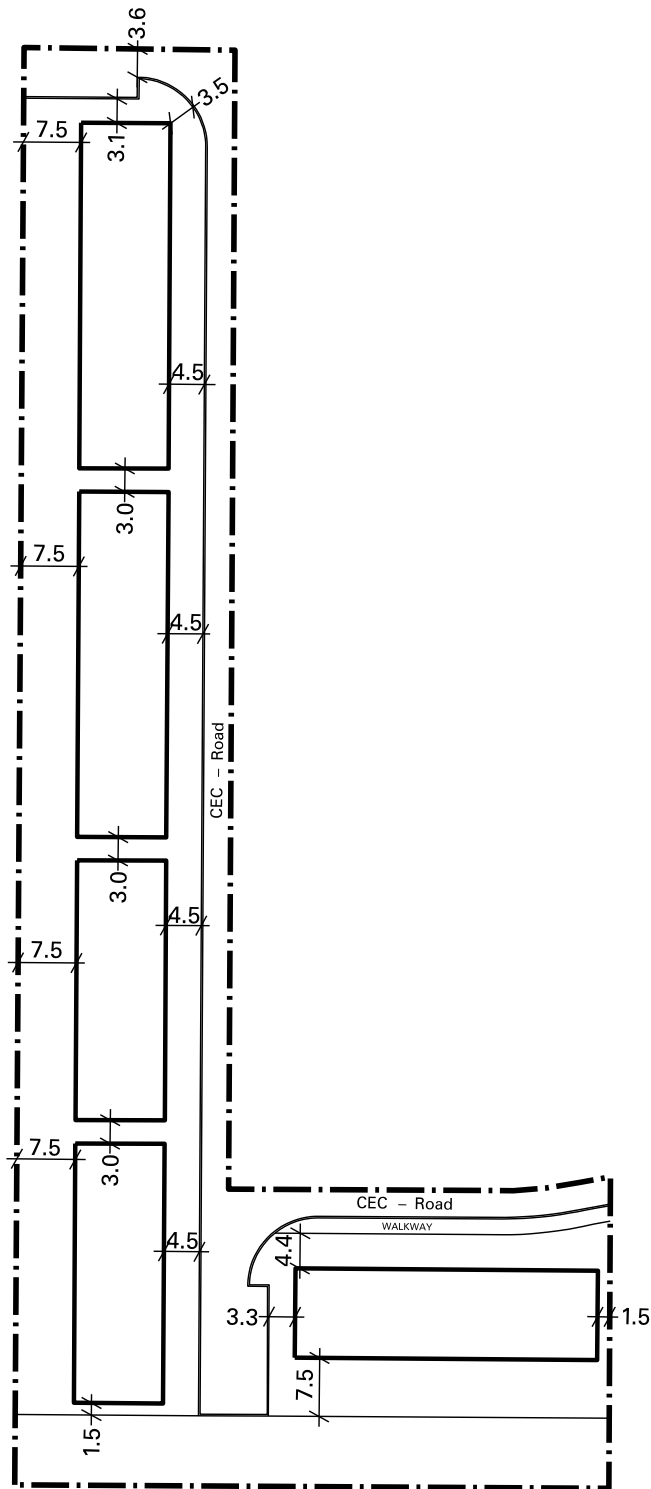
 **ZONE BOUNDARY**

 **PORCH**

**THIS IS SCHEDULE "RM6-39"**

**AS ATTACHED TO BY-LAW \_\_\_\_\_**

# OAKTREE CIRCLE



**BUILDABLE AREA**



**ZONE BOUNDARY**

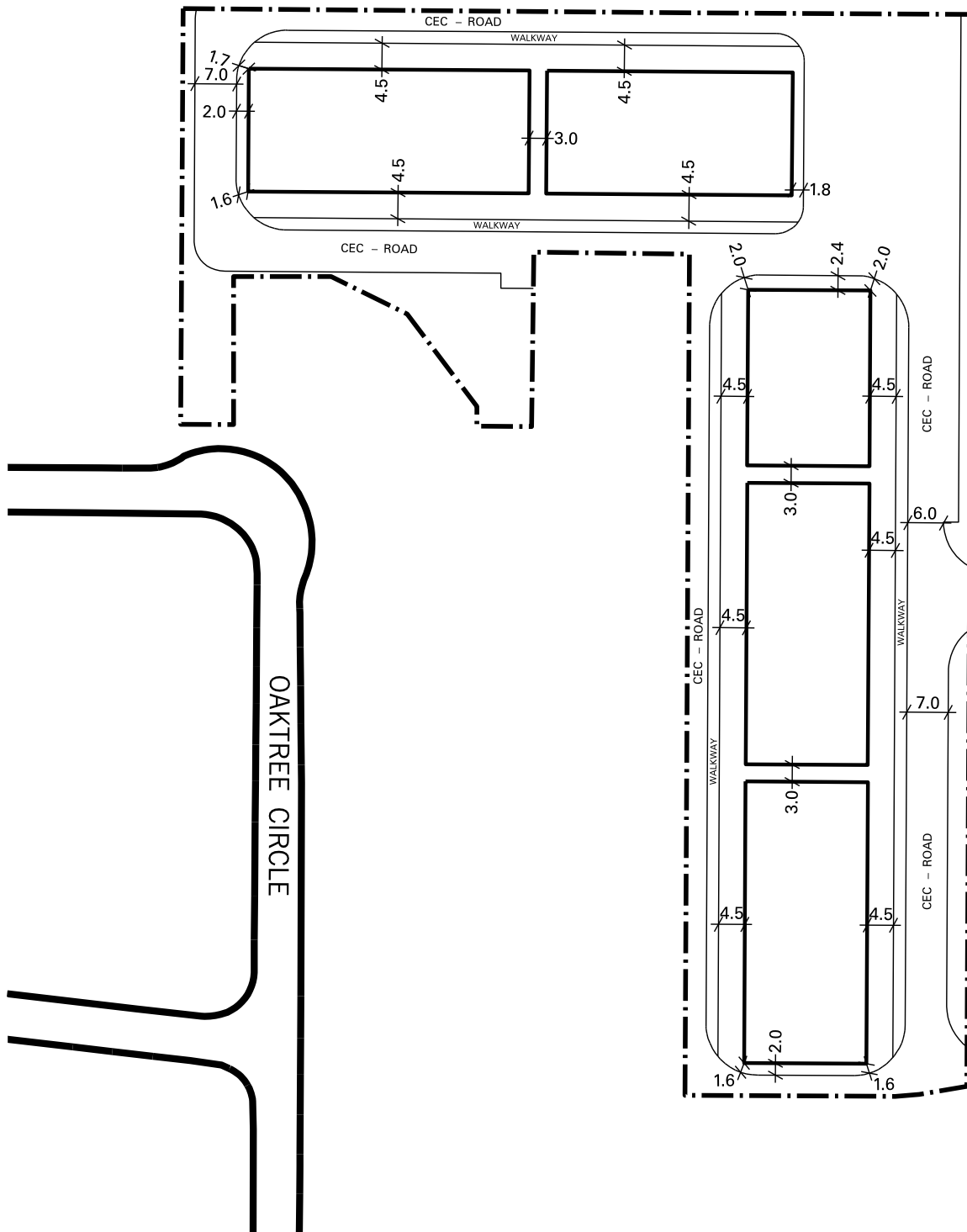


Note:  
All measurements are in metres  
and are minimum setbacks or  
dimensions, unless otherwise noted.

This is not a Plan of Survey.

**THIS IS SCHEDULE "RM6-40"**

**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 "RM11-8"**  
**AS ATTACHED TO BY-LAW \_\_\_\_\_**

## **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 m<sup>2</sup>.

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