

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:

4.7.2.14	Exception: R16-14	Map # 03	By-law:
<p>In a R16-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a R16 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Regulations</b></p>			
4.7.2.14.1	<p>The provisions contained in Article 4.1.5.6 and the regulations of Lines 11.5 and 11.6 contained in Table 4.7.1 of this By-law shall not apply</p>		
4.7.2.14.2	Minimum <b>lot area - interior lot</b>	450 m <sup>2</sup>	
4.7.2.14.3	Maximum <b>lot coverage</b>	45%	
4.7.2.14.4	<p>Lots '4' and '5' identified on Schedule R16-14 of this Exception shall be considered <b>interior lots</b></p>		
4.7.2.14.5	Maximum <b>height - highest ridge: sloped roof</b>	9.5 m	
4.7.2.14.6	Maximum <b>height: flat roof</b>	7.7 m	
4.7.2.14.7	<p>Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of a <b>porch</b> or <b>deck</b> inclusive of stairs located at and accessible from the <b>first storey</b> or below the <b>first storey</b> into the required <b>front</b> and <b>exterior side yards</b></p>		1.5 m
4.7.2.14.8	<p>Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of an awning, window, <b>chimney</b>, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required <b>front</b> and <b>exterior side yards</b></p>		0.6 m

4.7.2.14	Exception: R16-14	Map # 03	By-law:
4.7.2.14.9	Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of a <b>porch</b> or <b>deck</b> inclusive of stairs located at and accessible from the <b>first storey</b> or below the <b>first storey</b> , or awning into the required <b>rear yard</b>		5.0 m
4.7.2.14.10	Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of a <b>balcony</b> , window, <b>chimney</b> , pilaster or corbel, window well and stairs with a maximum of three risers, into the required <b>rear yard</b>		1.0 m
4.7.2.14.11	Minimum number of <b>parking spaces</b> per <b>dwelling unit</b>		3
4.7.2.14.12	Notwithstanding Sentence 4.7.2.14.13 of this Exception, <b>accessory buildings</b> and <b>structures</b> are permitted and shall comply with the regulations contained in Subsection 4.1.2 of this By-law		
4.7.2.14.13	All site development plans shall comply with Schedule R16-14 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-R16-14 by further amendment to Map 03 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 in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City");</li> <li>(2) submission of Low Impact Development (LID) details to the satisfaction of the City and Credit Valley Conservation ("CVC");</li> <li>(3) receipt of a revised grading plan and section drawings to the satisfaction of the City and CVC;</li> <li>(4) receipt of a revised servicing plan to the satisfaction of the City and CVC;</li> <li>(5) submission of landscape plans and a tree inventory plan to the satisfaction of the City;</li> <li>(6) submission of a buffer planting, restoration and compensation plan to the satisfaction of the City and CVC;</li> <li>(7) submission of a Phase Two Environmental Site Assessment and reliance letter to the satisfaction of the City's Transportation and Works Department;</li> <li>(8) submission of a signed and certified letter by a qualified professional regarding the suitability of fill materials located on-site and that land to be dedicated to the City is environmentally suitable for the proposed use to the satisfaction of the City's Transportation and Works Department;</li> </ol>			

4.7.2.14	Exception: R16-14	Map # 03	By-law:
Holding Provision (continued)	(9)	receipt of an Environmental Compliance Approval for the proposed municipal stormwater works;	
	(10)	receipt of a survey prepared by an Ontario Land Surveyor to the satisfaction of the City's Transportation and Works Department;	
	(11)	submission of a Draft Reference Plan illustrating the lands to be dedicated to the satisfaction of the City;	
	(12)	the dedication of lands zoned G2 into public ownership to the satisfaction of the City.	

2. Map Number 03 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 "R2-5" to "H-R16-14" and "G2", the zoning of Part of Lot 28, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-R16-14" and "G2" 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-R16-14" and "G2" zoning indicated thereon.

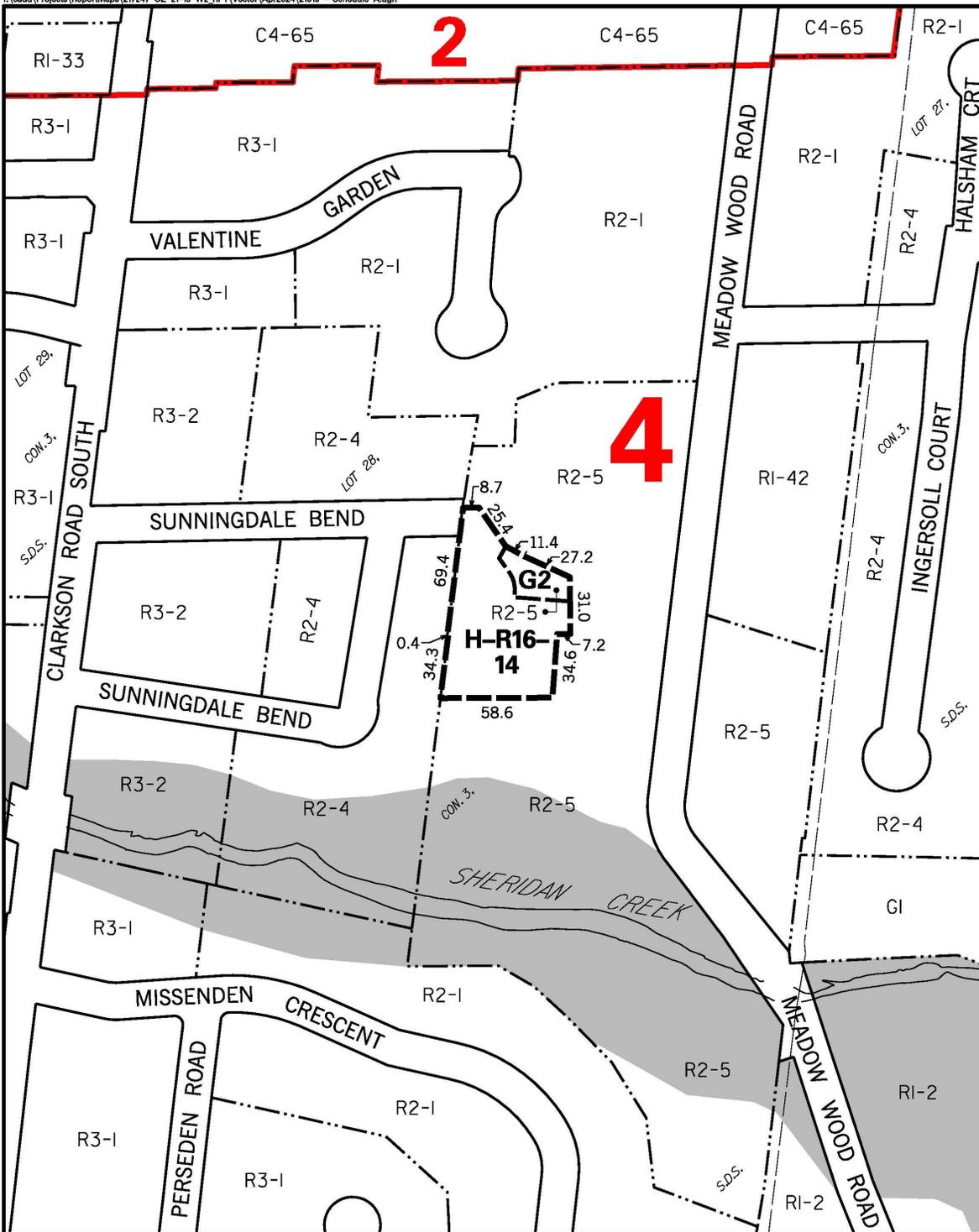
ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: June 14, 2024
File: OZ 21-19 W2

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



AREA SUBJECT TO REZONING

**1,2,3,4**

PARKING PRECINCT



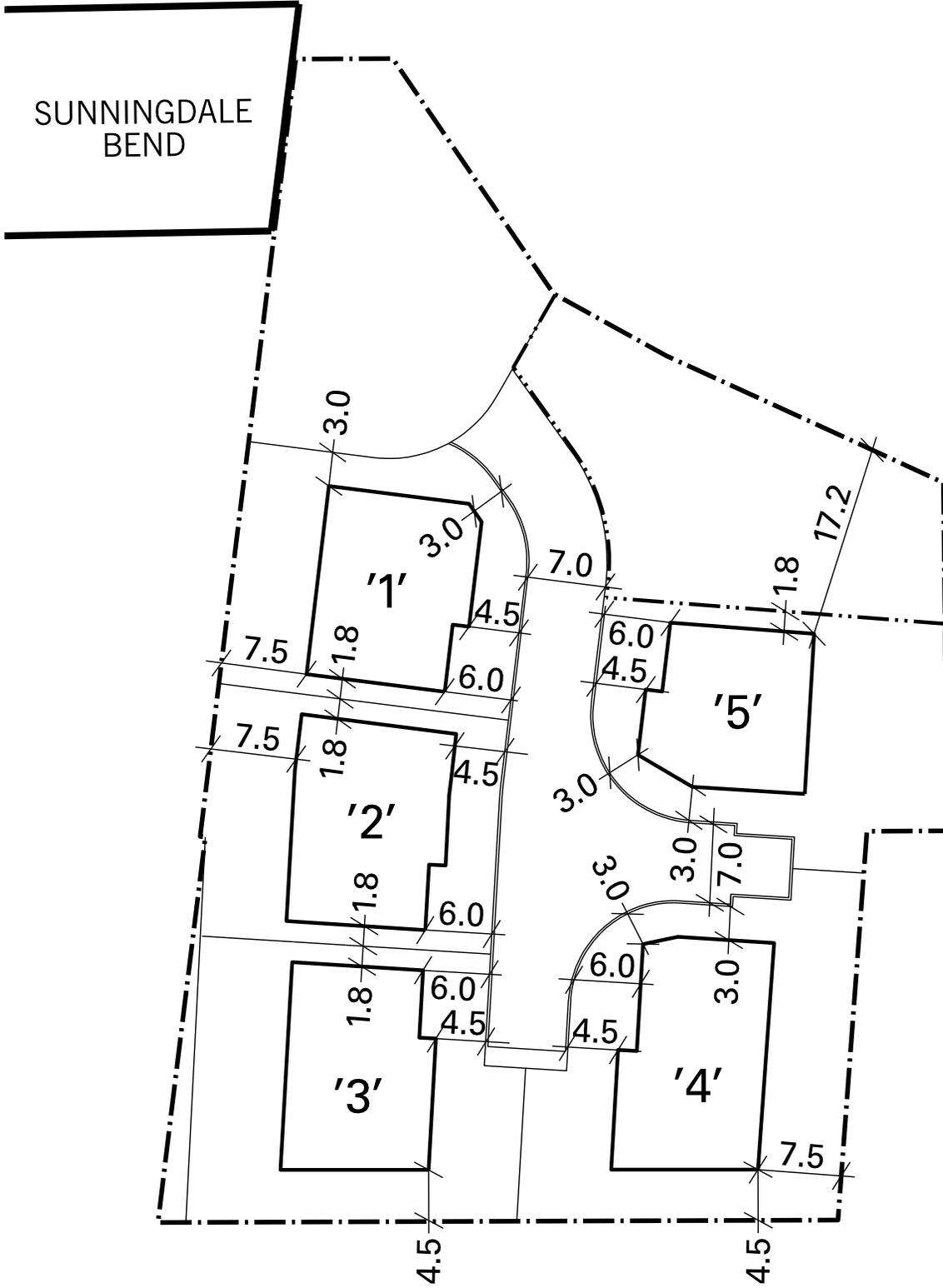
PARKING PRECINCT BOUNDARY

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Tarasick McMillan Kubicki Ltd., dated October 20, 2020.

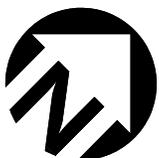
**THIS IS SCHEDULE "A" TO**

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

**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 "R16-14"**  
**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 five detached dwellings on a CEC - road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R2-5" (Detached Dwellings - Typical Lots - Exception) to "H-R16-14" (Detached Dwellings on a CEC - Road - Exception with a Holding Provision) and "G2" (Greenlands - Natural Features).

"R2-5" permits a detached dwelling on a public street with a minimum lot frontage of 30.0 m and is also subject to the R2 infill residential exception regulations.

Upon removal of the "H" provision, the "R16-14" zone will permit five detached dwellings on a CEC - road. Additional regulations include reduced minimum yards, increased lot coverage and flat roof height.

### Location of Lands Affected

East side of Sunningdale Bend, west of Meadow Wood 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 Lucas Petricca of the City Planning and Building Department at 905-615-3200 ext. 5733

<http://teamsites.mississauga.ca/sites/18/bylaws/oz 21-19 w2.by-law.lp.jmcc.docx>