

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:

4.2.6.52	Exception: R5-52	Map # 22	By-law:
In a R5-52 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a R5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.2.6.52.1	Minimum <b>lot area - corner lot</b> that abuts a <b>CEC - road</b>		320 m <sup>2</sup>
4.2.6.52.2	Minimum <b>lot frontage - corner lot</b> that abuts a <b>CEC - road</b>		9.4 m
4.2.6.52.3	Minimum <b>exterior side yard - corner lot</b> with an <b>exterior side lot line</b> abutting <b>CEC - road</b>		1.5 m
4.2.6.52.4	Minimum <b>setback</b> of a <b>detached dwelling</b> to a <b>sight triangle</b>		1.8 m
4.2.6.52.5	Minimum <b>setback</b> of a <b>porch</b> to a <b>sight triangle</b>		0.8 m


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

4.7.2.15	Exception: R16-15	Map # 22	By-law:
In a R16-15 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:			
<b>Regulations</b>			
4.7.2.15.1	Minimum <b>lot area - interior lot</b>		350 m <sup>2</sup>
4.7.2.15.2	Minimum <b>lot frontage - interior lot</b>		10.0 m
4.7.2.15.3	Maximum <b>lot coverage</b>		40%

4.7.2.15	Exception: R16-15	Map # 22	By-law:
4.7.2.15.4	Minimum <b>interior side yard</b>		1.2 m on one side of the <b>lot</b> and 0.6 m on the other side
4.7.2.15.5	Minimum <b>accessible parking spaces</b>		0
4.7.2.15.6	Minimum visitor <b>parking spaces</b>		0
4.7.2.15.7	Maximum <b>driveway</b> width		6.0 m
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-R16-15 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:</p> <ul style="list-style-type: none"> <li>(1) completion of a turnaround facility on the adjacent lands located at 130 Fairview Road West, along with an extension to the <b>CEC - road</b> as required, to the satisfaction of the City of Mississauga ("City");</li> <li>(2) conveyance of a public access easement, permitting access on the adjacent lands located at 130 Fairview Road West for the turnaround facility, and the extension of the <b>CEC - road</b> as required, to the satisfaction of the City.</li> </ul>			

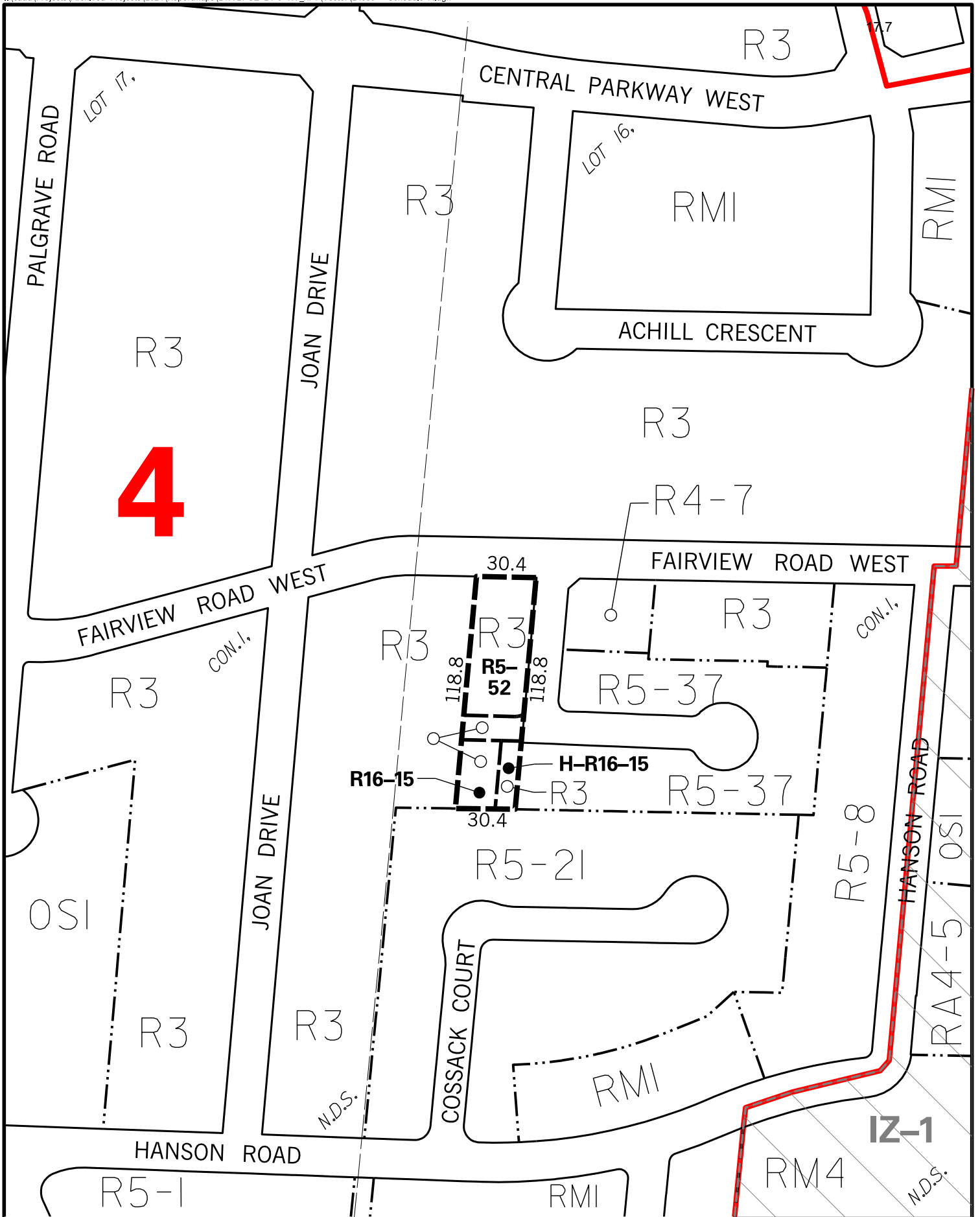
3. Map Number 22 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R3" to "R5-52", "H-R16-15" and "R16-15", the zoning of Part of Lot 16, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R5-52", "H-R16-15" and "R16-15" 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 "R5-52", "H-R16-15" and "R16-15" zoning indicated thereon.

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

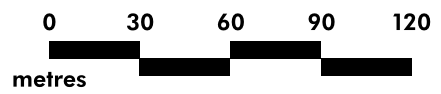
<p>Approved by Legal Services <b>City Solicitor</b> City of Mississauga</p>

<p>Katie Pfaff</p>
<p>Date: November 15, 2024</p>
<p>File: <a href="#">CD.OZ-24.12</a></p>



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



-  AREA SUBJECT TO REZONING
- 1,2,3,4** PARKING PRECINCT
-  PARKING PRECINCT BOUNDARY
- IZ-#** INCLUSIONARY ZONING AREA
-  INCLUSIONARY ZONING OVERLAY



-  ARROW FOR EXISTING ZONING
-  ARROW FOR PROPOSED ZONING

This is not a Plan of Survey. Dimensions shown taken from Plan of Subdivision R.P.-334, dated April 23, 1946.

**CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_\_**

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

The purpose of this By-law is to permit six detached dwellings on a public road and three detached dwellings on a common element condominium (CEC) road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Detached Dwellings - Typical Lots) to "R5-52" (Detached Dwellings - Typical Lots - Exception), "H-R16-15" (Detached Dwellings on a CEC - Road - Exception with a Holding Provision), and "R16-15" (Detached Dwellings on a CEC - Road - Exception).

"R3" permits detached dwellings on a public road.

"R5-52" permits detached dwellings on a public road, subject to regulations with respect to area, frontage, and exterior side yard setbacks.

Upon removal of the "H" provision, the "R16-15" zone will permit detached dwellings on a CEC - road, subject to regulations with respect to area, frontage, coverage, side yard setbacks, driveway width, visitor parking spaces, and accessible parking spaces.

"R16-15" will permit detached dwellings on a CEC - road, subject to regulations with respect to area, frontage, coverage, side yard setbacks, driveway width, visitor parking spaces, and accessible parking spaces.

### Location of Lands Affected

South side of Fairview Road West, east of Joan Drive, 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 Jaspreet Sidhu of the City Planning and Building Department at 905-615-3200 ext. 5061.

[http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 24-6 W7 \(Bill 185\).by-law.js.rv.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 24-6 W7 (Bill 185).by-law.js.rv.jmcc.docx)