

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

WHEREAS pursuant to section 34 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;

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 deleting Exception Table 4.2.2.48.
2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.7.2.16	Exception: R16-16	Map # 17	By-law:
In a R16-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a R16 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.7.2.16.1	The provisions contained in Article 4.1.5.13 of this By-law shall not apply		
4.7.2.16.2	The provisions contained in Subsection 4.1.8 of this By-law shall not apply to the encroachment of a <b>porch, deck, balcony, chimney</b> , awning, window, pilaster or corbel, window well, or stairs with a maximum of three risers		
4.7.2.16.3	Minimum <b>lot area - interior lot</b>	225 m <sup>2</sup>	
4.7.2.16.4	Minimum <b>lot area - CEC - corner lot</b>	245 m <sup>2</sup>	
4.7.2.16.5	Minimum <b>lot frontage - interior lot/CEC - corner lot</b>	10.0 m	
4.7.2.16.6	Maximum <b>lot coverage</b>	53%	
4.7.2.16.7	Minimum <b>front yard - interior lot/CEC - corner lot</b>	4.5 m	
4.7.2.16.8	Minimum setback from a <b>garage face</b> to a <b>street, CEC - road</b> or CEC - sidewalk	6.0 m	
4.7.2.16.9	Minimum <b>interior side yard - lot</b> with an <b>exterior side lot line</b> abutting a <b>CEC - road</b>	0.6 m	
4.7.2.16.10	Minimum <b>interior side yard - interior lot</b>	1.2 m on one side of the <b>lot</b> and 0.6 m on the other side	
4.7.2.16.11	Minimum <b>interior side yard</b> where <b>interior side lot line</b> is the <b>rear lot line</b> of abutting parcel	1.2 m	

4.7.2.16	Exception: R16-16	Map # 17	By-law:
4.7.2.16.12	Minimum <b>rear yard - interior lot/CEC - corner lot</b>		6.0 m
4.7.2.16.13	Maximum <b>height</b>		12.6 m
4.7.2.16.14	Notwithstanding Sentence 4.7.2.16.19 of this Exception, maximum encroachment of a <b>porch</b> or <b>deck</b> inclusive of stairs into the required <b>front</b> and <b>exterior side yards</b>		1.5 m
4.7.2.16.15	Notwithstanding Sentence 4.7.2.16.19 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>		0.6 m
4.7.2.16.16	Notwithstanding Sentence 4.7.2.16.19 of this Exception, maximum encroachment of a <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
4.7.2.16.17	Notwithstanding Sentence 4.7.2.16.19 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>		1.8 m
4.7.2.16.18	Notwithstanding Sentence 4.7.2.16.19 of this Exception, <b>accessory buildings</b> and <b>structures</b> shall comply with the provisions contained in Subsection 4.1.2 of this By-law		
4.7.2.16.19	Site development related to any <b>buildable areas</b> shall comply with Schedule R16-16 of this Exception		

3. Map Number 17 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 "R1-48" to "R16-16" and "G1", and by deleting therefrom portions of the Greenlands Overlay from the zoning of Part of Lot 3, Range 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R16-16" and "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A", and the Greenlands Overlay shall not apply to portions of 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 "R16-16" and "G1" zoning indicated thereon and the Greenlands Overlay deleted therefrom.

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

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

Katie Pfaff
Date: November 28, 2024
File: CD.OZ-24.05

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



1,2,3,4



ARROW FOR PROPOSED ZONING



11

## GREENLANDS OVERLAY

IZ-#

INCLUSIONARY ZONING AREA



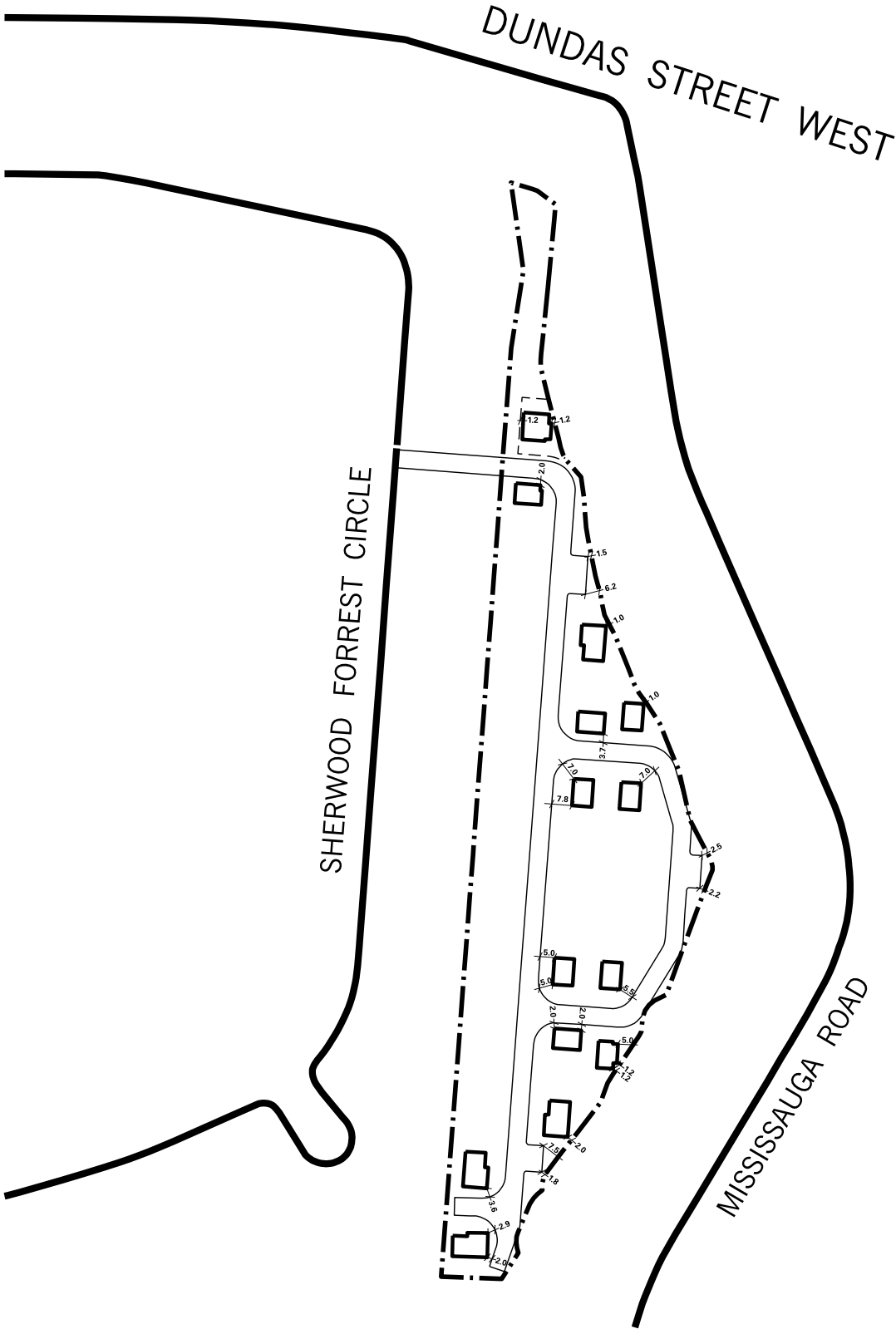
## INCLUSIONARY ZONING OVERLAY



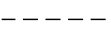
**THIS IS SCHEDULE "A" TO**

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

**This is not a Plan of Survey. Dimensions shown taken from Surveys prepared by R-PE Surveying Ltd., dated July 10, 2023, and dated August 3, 2023.**

**CITY OF MISSISSAUGA**



-  **BUILDABLE AREA**
-  **ZONE BOUNDARY**
-  **LOT 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 "R16-16"**  
**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 56 detached dwellings on a CEC - road. Additional regulations include reduced minimum lot areas, lot frontages, increased lot coverage, height and other regulations.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R1-48" (Detached Dwellings - Typical Lots - Exception) to "R16-16" (Detached Dwellings on a CEC - Road - Exception) and "G1" (Greenlands - Natural Hazards).

"R1-48" permits a detached dwelling, and a legally existing retirement building and convent, subject to the regulations specified for the R1 Base Zone.

"G1" permits flood control, stormwater management, erosion management, and natural heritage features and areas conservation uses.

The "R16-16" permits detached dwellings on a CEC - road, subject to regulations with respect to area, lot frontage, lot coverage, front, side and rear yard setbacks, and maximum height.

### Location of Lands Affected

South of Dundas Street West, west of Mississauga 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 24-9 W8.by-law.lp.rv.jmcc.docx>