

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:

4.2.3.255	Exception: RS-255	Map # 08	By-law:
In a RS-255 zone the permitted uses and applicable regulations shall be as specified for a RS zone except that the following uses/regulations shall apply:			
Regulations			
4.2.3.255.1	Minimum lot area - corner lot		220 m ²
4.2.3.255.2	Minimum lot frontage - corner lot		7.8 m
4.2.3.255.3	Maximum lot coverage		52%
4.2.3.255.4	Minimum exterior side yard		1.2 m
4.2.3.255.5	Minimum rear yard - interior lot		6.0 m
4.2.3.255.6	Minimum rear yard - corner lot		4.2 m
4.2.3.255.7	Maximum height - highest ridge		12.0 m
4.2.3.255.8	Maximum projection of a balcony into the front yard		1.5 m

4.2.3.255	Exception: RS-255	Map # 08	By-law:
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RS-255 by further amendment to Map 08 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"> (1) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City"); (2) receipt of revised grading and servicing plans and site plan to the satisfaction of the City; (3) submission of a revised Noise and Vibration Feasibility Study to the satisfaction of the City's Planning and Building Department; (4) receipt of a letter from the Ministry of Citizenship and Multiculturalism confirming that the Stage 2 archaeological assessment concerns have met licensing and resource conservation requirements to the satisfaction of the City's Heritage Division. 			


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

4.12.2.41	Exception: RM6-41	Map # 08	By-law:
In a RM6-41 zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses /regulations shall apply:			
Regulations			
4.12.2.41.1	Minimum interior side yard - unattached side		1.2 m
4.12.2.41.2	Minimum rear yard		6.0 m
4.12.2.41.3	Maximum height - highest ridge		12.0 m
4.12.2.41.4	Maximum projection of a balcony into the front yard		1.5 m
4.12.2.41.5	Required number of visitor parking spaces		0
4.12.2.41.6	Minimum width of a CEC - road		6.0 m
4.12.2.41.7	Minimum width of a sidewalk		0.7 m

4.12.2.41	Exception: RM6-41	Map # 08	By-law:
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM6-41 by further amendment to Map 08 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"> (1) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City"); (2) receipt of revised grading and servicing plans and site plan to the satisfaction of the City; (3) submission of a revised Noise and Vibration Feasibility Study to the satisfaction of the City's Planning and Building Department; (4) receipt of a letter from the Ministry of Citizenship and Multiculturalism confirming that the Stage 2 archaeological assessment concerns have met licensing and resource conservation requirements to the satisfaction of the City's Heritage Division. 			

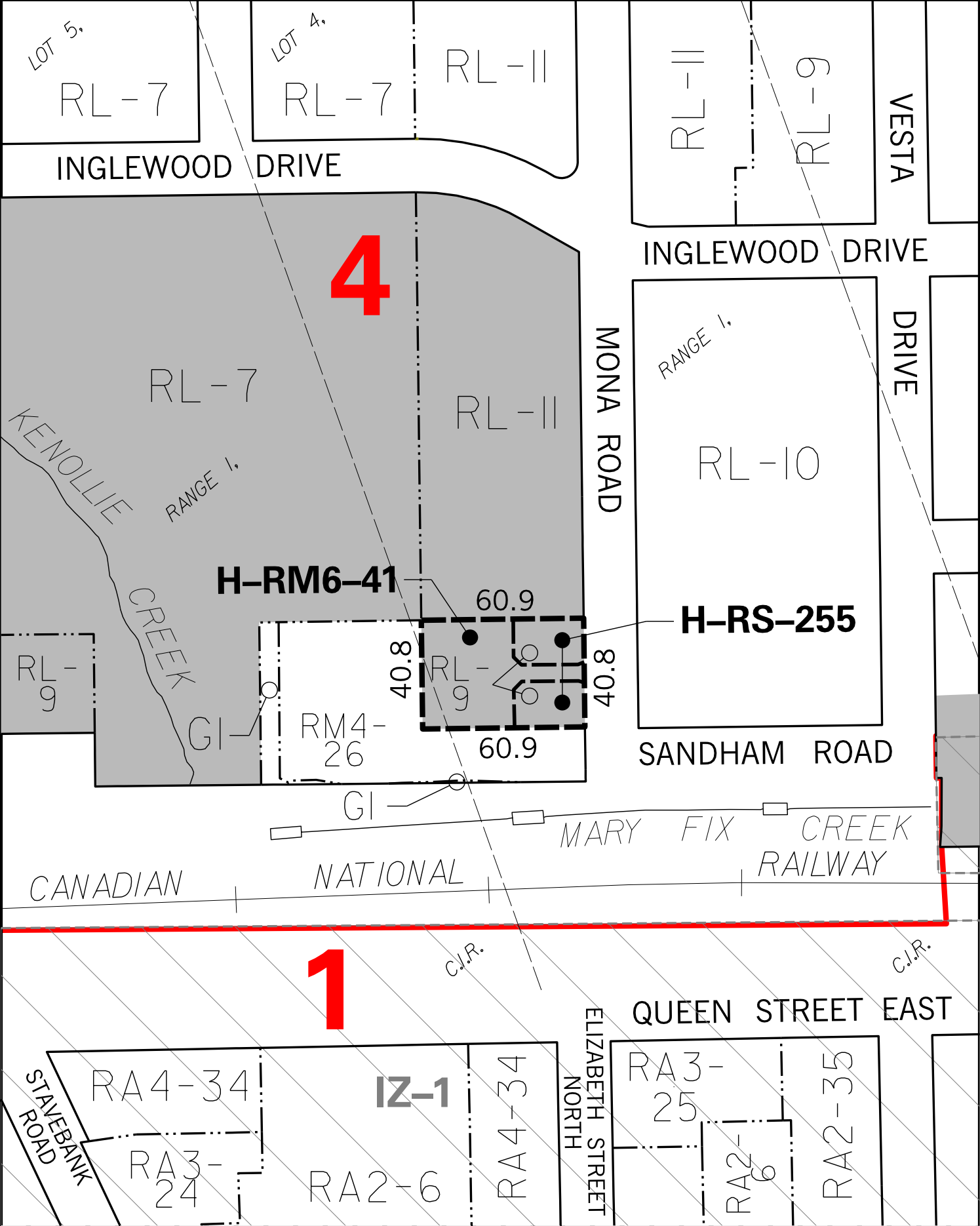
3.
Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RL-9" to "H-RS-255" and "H-RM6-41", the zoning of Part of Lots 4 and 5, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RS-255" and "H-RM6-41" 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-RS-255" and "H-RM6-41" zoning indicated thereon.
4.
This By-law shall not come into force until Mississauga Official Plan Amendment Number 200 is in full force and effect.

ENACTED and PASSED this _____ day of _____, 2025.

<div> <div> Approved by Legal Services City Solicitor City of Mississauga </div> <div>  </div> <div> Katie Pfaff </div> <div> Date: June 10, 2025 </div> <div> File: CD.OZ-25.03 </div> </div>
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MAYOR

CLERK



1,2,3,4



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AREA SUBJECT TO REZONING

PARKING PRECINCT

PARKING PRECINCT BOUNDARY

INCLUSIONARY ZONING AREA

INCLUSIONARY ZONING OVERLAY



ARROW FOR EXISTING ZONING

ARROW FOR PROPOSED ZONING

GREENLANDS OVERLAY

This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-41030.
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" 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 six townhouses on a common element condominium road and four semi-detached.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RL-9" (Residential Large Lot - Detached Dwellings and Semi-Detached - Typical Lots - Exception) to "H-RS-255" (Residential Small Lot - Detached Dwellings and Semi-Detached - Typical Lots - Exception with a Holding Provision) and "H-RM6-41" (Townhouses on a CEC - Road - Exception with a Holding Provision).

"RL-9" zone permits a detached dwelling, with exceptions to height, side yards, gross floor area, dwelling depth and garage projection.

Upon removal of the "H" provision, the "RS-255" zone will permit semi-detached, subject to regulations with respect to lot frontage, lot area, lot coverage, side and rear yard setbacks, and projections.

Upon removal of the "H" provision, the "RM6-41" zone will permit townhouses on a common element condominium road, subject to regulations with respect to side and rear yard setbacks, road width, sidewalk width and visitor parking.

Location of Lands Affected

West side of Mona Road, south of Inglewood 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 Lucas Petricca of the City Planning and Building Department at 905-615-3200 ext. 5733.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ-OPA 25-2 W1.by-law.lp.jmcc.docx>