

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

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Council may amend a Zoning By-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.3.2.XX	Exception: R7-XX	Map # 38E	By-law:
In a R7-XX zone the permitted uses and applicable regulations shall be as specified for a R7 Zone except that the following uses /regulations shall apply:			
Regulations			
4.12.2.XX.2	The regulations of Line 11.4 contained in Table 4.3.1 of this By-law shall not apply		
4.12.2.XX.3	Minimum rear yard		6.0 m

2. By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Exception Table:

4.12.2.XX	Exception: RM6-XX	Map # 38E	By-law:
In a RM6-XX 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.XX.1	The regulations of Subsection 2.1.14 and Lines 7.1, 7.2 and 8.3 contained in Table 4.12.1 of this By-law shall not apply		
4.12.2.XX.2	Minimum lot area CEC – corner lot		178 m ²
4.12.2.XX.3	Minimum lot frontage CEC – corner lot		6.5 m
4.12.2.XX.4	Minimum exterior side yard setback to a CEC – sidewalk		1.2 m
4.12.2.XX.5	Minimum interior side yard , unattached side		1.2 m
4.12.2.XX.6	Minimum rear yard		7.0 m
4.12.2.XX.7	Minimum rear yard abutting a street		4.0 m
4.12.2.XX.8	Minimum setback of a townhouse to a CEC – visitor parking space		2.5 m
4.12.2.XX.9	Minimum setback to an internal walkway		0.8 m
4.12.2.XX.10	Minimum front yard setback to a balcony located over a driveway		3.5 m
4.12.2.XX.11	Minimum width of a sidewalk		1.5 m
4.12.2.XX.12	Maximum driveway width for end dwelling units located on a lot abutting Britannia Road		6.2 m
4.12.2.XX.13	Maximum rear yard encroachment of a balcony		1.9 m
4.12.2.XX.14	External heating and air conditioning equipment may be located in a front yard provided they are located on a balcony		

3. Map Number 38E of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “R1”, “RM2-23” and “RM2-29” to “RM6-XX” and “RM2-29” to “R7-XX” PROVIDED HOWEVER THAT the “RM6-XX” and “R7-XX” zoning shall only apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “RM6-XX” and “R7-XX” zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2020.

Mayor

Clerk

APPENDIX “A” TO BY-LAW NO. _____

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the property outlined on the attached Schedule “A” from “R1”, “RM2-23” and “RM2-29” to “RM6-XX” and “R7-XX”.

“R1” permits a detached dwelling on a lot having a minimum lot frontage of 22.5 m (73.81 ft) and a minimum lot area of 750 m² (8,073 sq ft)

“RM2-23” permits a semi detached dwelling on a lot having a minimum lot frontage of 6.8 m (22.3 ft) and a minimum lot area of 200 m² (2,152 sq ft)

“RM2-29” permits a semi detached dwelling on a lot having a minimum lot frontage of 6.8 m (22.3 ft) and a minimum lot area of 200 m² (2,152 sq ft) or a detached dwelling on a lot having a minimum lot frontage of 9.75 m (31.98 ft) and a minimum lot area of 295 m² (3,175 sq ft)

“RM6-XX” permits townhouses on a Common Element Condominium private road, each lot having a minimum lot frontage of 5.0 m (16.4 ft) and a minimum lot area of 115 m² (1,237 sq ft)

“R7-XX” permits a detached dwelling on a lot having a minimum lot frontage of 9.75 m (31.98 ft) and a minimum lot area of 200 m² (2,152 sq ft)

Location of Lands Affected

South side of Britannia Road West, east of Cabrera Crescent, as shown on the attached Map designated as Schedule “A”.

Further information regarding this By-law may be obtained from XXXXXX of the City Planning and Building Staff at (905) 615-3200 x XXXX.

BRITANNIA ROAD WEST

CABRERA CRESCENT

R7-XX

RM6-XX

GALESWAY BOULEVARD



PART OF LOT 5, CONCESSION 3, W.H.S.
ALL OF LOTS 60 TO 69, BOTH INCLUSIVE &
ALL OF BLOCKS 70 & 71,
ALL OF BLOCK 75 (0.3 RESERVE),
CABRERA CRESCENT,
REGISTERED PLAN 43M-1563,
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL
