



NOTICE OF THE PASSING OF A ZONING BY-LAW

DATE OF NOTICE	July 8, 2021	
BY-LAW NUMBER	0180-2021	
DATE PASSED BY COUNCIL	June 30, 2021	
LAST DATE TO FILE APPEAL	July 28, 2021	
FILE NUMBER	CD.03-MEA	Ward 11
APPLICANT	City of Mississauga	
PROPERTY	Northeast corner of Old Mill Lane and Old Derry Road and lands within the Meadowvale Village Heritage Conservation District, in the City of Mississauga	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law, under Section 34 of the Planning Act, R.S.O., 1990, c.P.13. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of this By-law is to permit permeable materials to be used for driveways on properties within the Meadowvale Village Heritage Conservation District (MVHCD), consistent with permissions for other properties within the MVHCD. A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

IF YOU WISH TO APPEAL, a copy of an appeal form is available from the OLT website at olt.gov.on.ca. Only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council c/o the Planning and Building Department or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

An appeal of the by-law must be filed by mail or courier service addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1, no later than **July 28, 2021**.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by a fee in the amount of \$1,100.00 per application, payable to the Minister of Finance, and
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Zoning By-law in its entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices, or from **Stephanie Bacani** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X3148.

Sacha Smith,
Manager & Deputy Clerk
City of Mississauga, Legislative Services
300 City Centre Drive
Mississauga, Ontario L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0180-2021

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 renumbering Sentence 4.2.2.49.1 to 4.2.2.49.2 and adding Sentence 4.2.2.49.1 to Exception Table 4.2.2.49 as follows:

4.2.2.49	Exception: R1-49	Map # 53E	By-law:
Regulations			
4.2.2.49.1	The regulations of Sentence 3.1.1.7.1 of this By-law shall not apply		

2. By-law Number 0225-2007, as amended, is further amended by changing Sentence 4.4.2.2.2 in Exception Table 4.4.2.2 as follows:

4.4.2.2	Exception: R8-2	Map # 52W	By-law: 0174-2017
Regulations			
4.4.2.2.2	The provisions contained in Article 2.1.2.1 and the regulations of Sentence 3.1.1.7.1 of this By-law shall not apply		

3. By-law Number 0225-2007, as amended, is further amended by renumbering Sentence 6.2.2.13.3 to 6.2.2.13.4 and adding Sentence 6.2.2.13.3 to Exception Table 6.2.2.13 as follows:

6.2.2.13	Exception: C1-13	Map # 45E	By-law: 0018-2015
Regulations			
6.2.2.13.3	The regulations of Sentence 3.1.1.7.1 of this By-law shall not apply		

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

12.1.3.8	Exception: U-8	Map # 53E	By-law:
In an U-8 zone the permitted uses and applicable regulations shall be as specified for an U zone except that the following uses/regulations shall apply:			
Regulation			
12.1.3.8.1	The regulations of Sentence 3.1.1.7.1 of this By-law shall not apply		

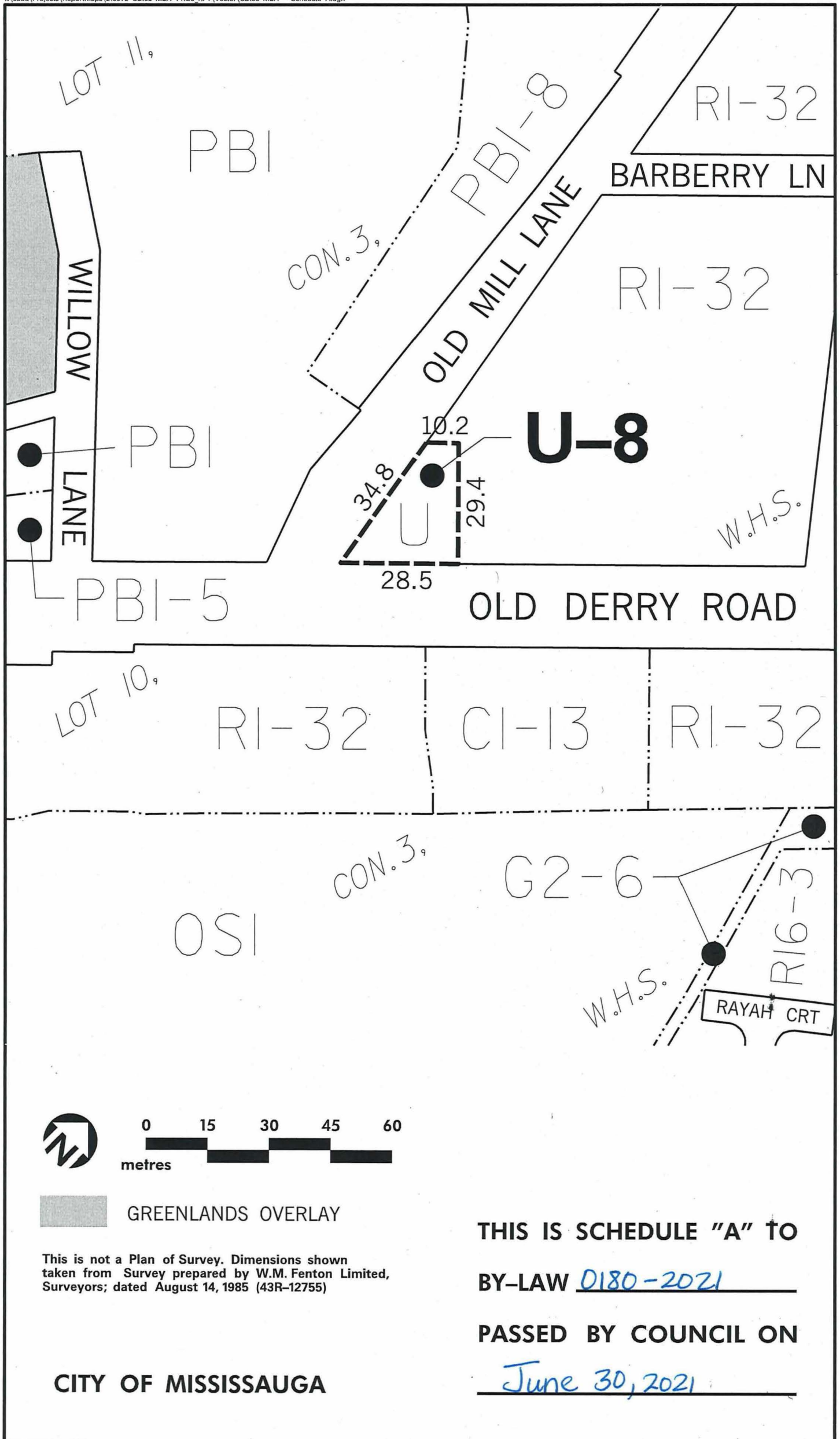
5. The greyed out text, identified in Section 2 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.
6. Map Number 53E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "U" to "U-8", the zoning of Part of Lot 11, Concession 3, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "U-8" 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 "U-8" zoning indicated thereon.

ENACTED and PASSED this 30th day of June 2021.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: June 14, 2021
File: CD.03-MEA

Bonnie Crombie
MAYOR

L. O. Ruben
CLERK



APPENDIX "A" TO BY-LAW NUMBER 0180-2021

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit permeable materials to be used for driveways on properties within the Meadowvale Village Heritage Conservation District (MVHCD), consistent with permissions for other properties within the MVHCD.

This by-law amends the zoning provisions of the "R1-49" (Detached Dwellings - Typical Lots - Exception), "R8-2" (Detached Dwellings - Garage Control Lots - Exception) and "C1-13" (Convenience Commercial - Exception) zones, which apply to the properties outlined on Appendix "B".

"R1-49" permits a detached dwelling in compliance with the R3 zone regulations.

"R1-49" (revised) permits a detached dwelling in compliance with the R3 zone regulations and shall also permit permeable materials to be used for driveways.

"R8-2" permits a detached dwelling and additional non-residential and apartment uses provided they are located within the existing heritage building.

"R8-2" (revised) permits a detached dwelling and additional non-residential and apartment uses provided they are located within the existing heritage building and shall also permit permeable materials to be used for driveways.

"C1-13" permits an existing motor vehicle service station, existing detached dwelling, retail store in an existing detached dwelling and a dwelling unit located above a retail store in an existing detached dwelling.

"C1-13" (revised) permits an existing motor vehicle service station, existing detached dwelling, retail store in an existing detached dwelling and a dwelling unit located above a retail store in an existing detached dwelling and shall also permit permeable materials to be used for driveways.

This By-law also amends the zoning of the property outlined on the attached Schedule "A" from "U" (Utility) to "U-8" (Utility - Exception).

"U" permits an utility building, water treatment facility, sewage treatment plant and electric transformer and distribution facility.

"U-8" permits an utility building, water treatment facility, sewage treatment plant and electric transformer and distribution facility and shall also permit permeable materials to be used for driveways.

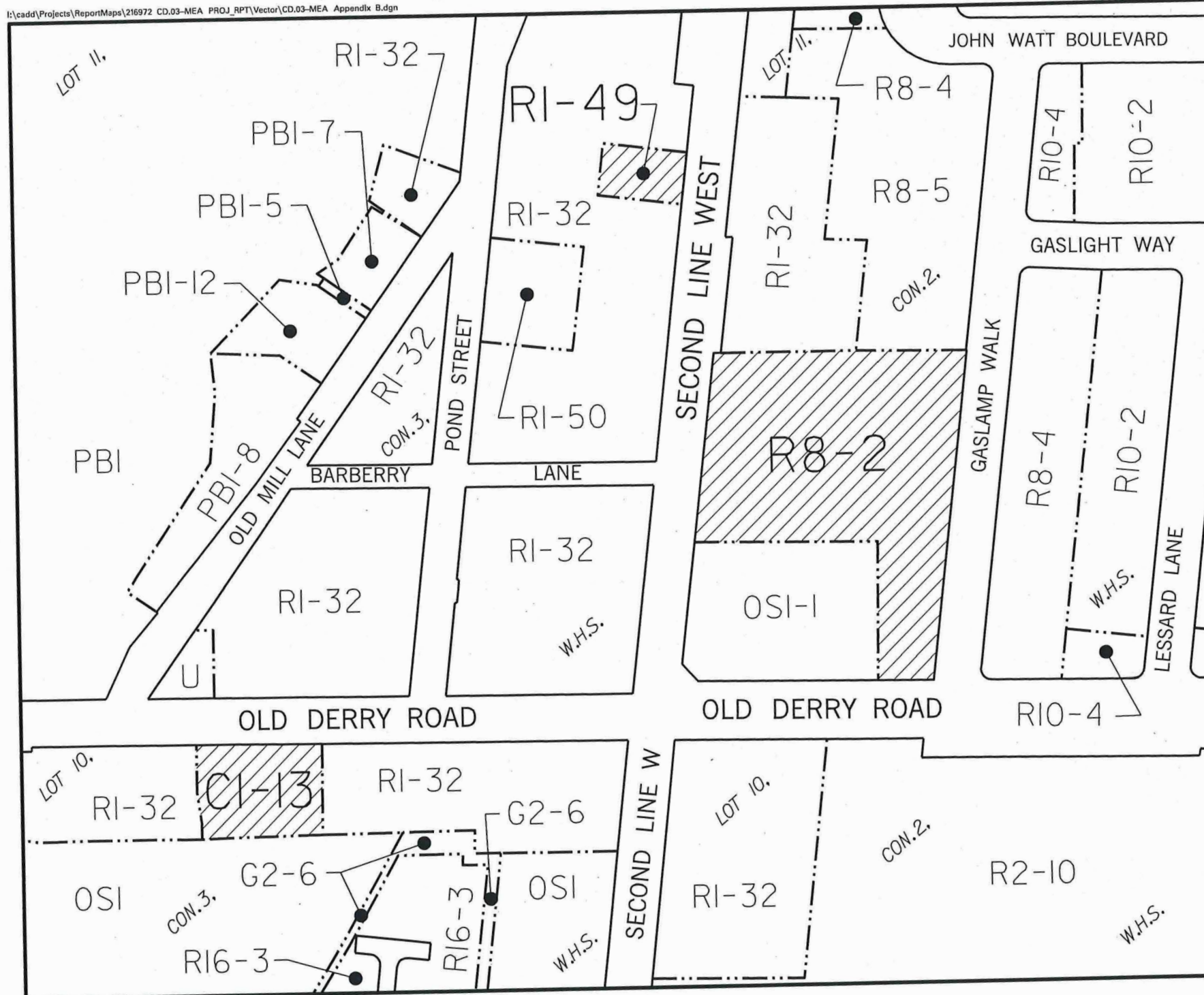
Location of Lands Affected

Northeast corner of Old Mill Lane and Old Derry Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Lands within the Meadowvale Village Heritage Conservation District, in the City of Mississauga, as shown on the attached Map designated as Appendix "B", which illustrates text changes only.

Further information regarding this By-law may be obtained from Stephanie Bacani of the City Planning and Building Department at 905-615-3200 ext. 3148.

<http://teamsites.mississauga.ca/sites/18/Bylaws/CD.03-MEA.by-law.sjb.jmcc.docx>



0 25 50 75 100

metres

This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B" TO
BY-LAW 0180-2021
PASSED BY COUNCIL ON
June 30, 2021