



MISSISSAUGA

NOTICE OF PASSING OF A ZONING BY-LAW

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| DATE OF NOTICE | July 14, 2022 | |
| BY-LAW NUMBER | 0162-2022 | |
| DATE PASSED BY COUNCIL | July 6, 2022 | |
| LAST DATE TO FILE APPEAL | August 3, 2022 | |
| FILE NUMBER | OZ 19/014 | Ward 1 |
| APPLICANT | KLM Planning Partners Inc. | |
| PROPERTY | East of Dixie Road, south of South Service Road, 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 19 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 "R3-75" (Detached Dwellings - Typical Lots - Exception) to "R16-11" (Detached Dwellings on a CEC - Road - Exception). 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 to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1, no later than **August 3, 2022**.

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.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.

MORE INFORMATION: A copy of the Zoning By-law in its entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices, or from **Robert Ruggiero** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X5725.

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 ...0162-2022

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 adding the following Exception Table:

| | | | |
|---|---|---|---------|
| 4.7.2.11 | Exception: R16-11 | Map # 05 | By-law: |
| In a R16-11 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.7.2.11.1 | Minimum lot area - interior lot | 250 m ² | |
| 4.7.2.11.2 | Minimum lot area - CEC - corner lot | 275 m ² | |
| 4.7.2.11.3 | Minimum lot frontage - interior lot | 11.0 m | |
| 4.7.2.11.4 | Minimum lot frontage - CEC - corner lot | 12.0 m | |
| 4.7.2.11.5 | Maximum lot coverage | 45% | |
| 4.7.2.11.6 | Minimum front yard | 4.5 m | |
| 4.7.2.11.7 | Minimum setback from a garage face to a street , CEC - road or CEC - sidewalk | 6.0 m | |
| 4.7.2.11.8 | Minimum exterior side yard - lot with an exterior side lot line abutting a CEC - road | 4.5 m | |
| 4.7.2.11.9 | Minimum interior side yard | 1.2 m on one side of the lot and 0.6 m on the other side | |
| 4.7.2.11.10 | Maximum height | 11.2 m | |
| 4.7.2.11.11 | Maximum encroachment of a balcony into the required rear yard | 1.5 m | |
| 4.7.2.11.12 | Notwithstanding Sentence 1.1.2.3.2 of this By-law, only development located within Areas 'A', 'B', 'C', and 'D' as identified on Schedule R16-11 of this Exception shall be subject to the buildable area | | |

2. Map Number 05 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 "R3-75" to "R16-11", the zoning of Part of Lot 5, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R16-11" 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 "R16-11" zoning indicated thereon.

ENACTED and PASSED this 6th day of July, 2022.

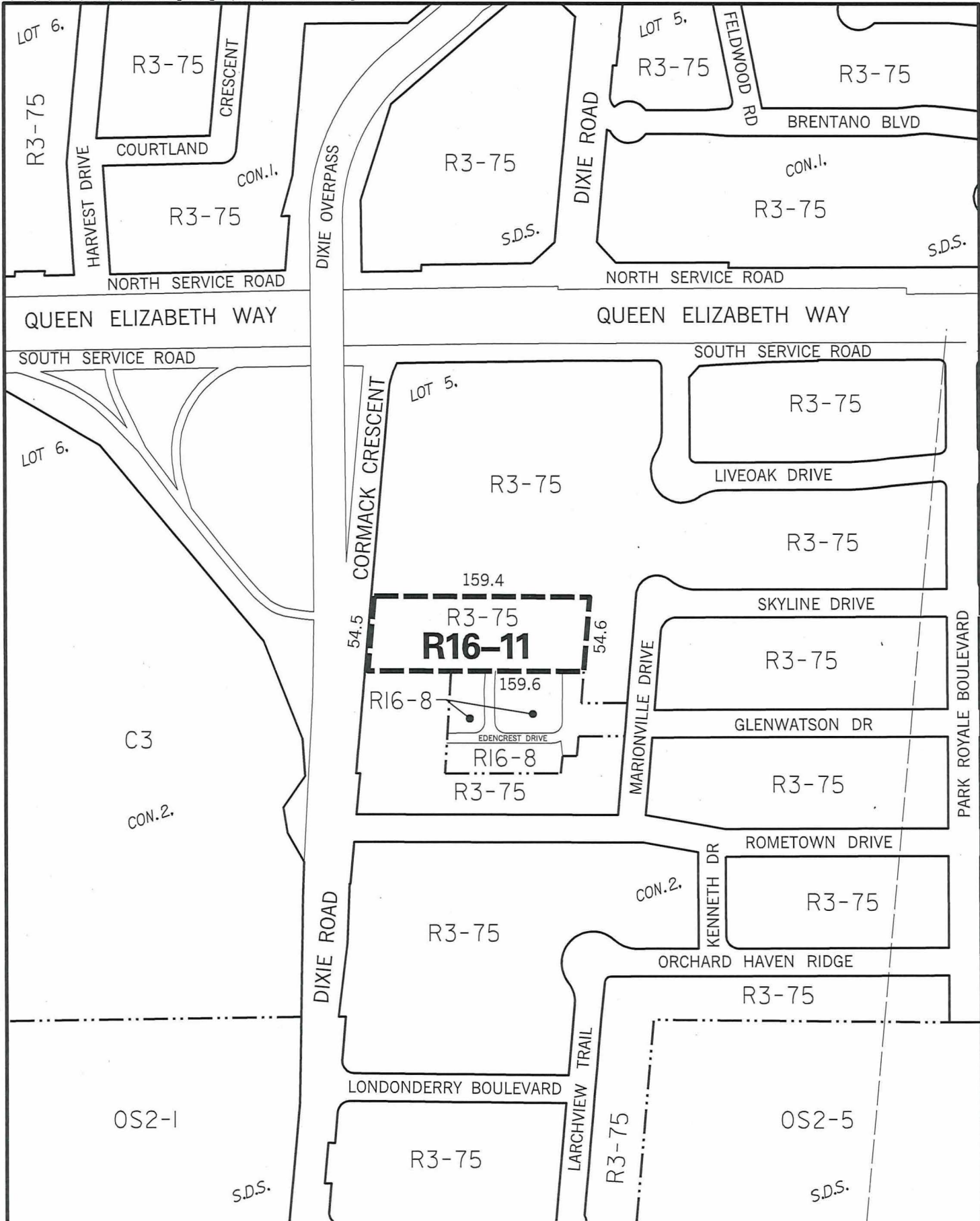
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|---|
| Approved by Legal Services City Solicitor City of Mississauga |
| MEM |
| Michal E. Minkowski |
| Date: June 24, 2022 |
| File: OZ 19/014 W1 |



MAYOR



CLERK



This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Tarasick, McMillan Ltd., dated July 25, 2001.

CITY OF MISSISSAUGA

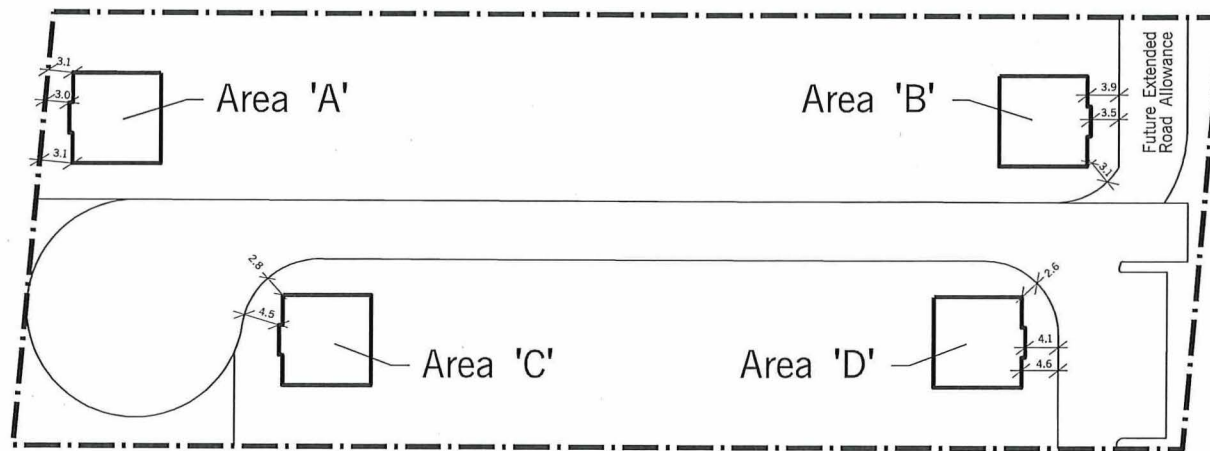
THIS IS SCHEDULE "A" TO

BY-LAW 0162-2022

PASSED BY COUNCIL ON

July 6, 2022

CORMACK CRESCENT



Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

This is not a Plan of Survey

 Buildable Area

THIS IS SCHEDULE "R16-11"

AS ATTACHED TO BY-LAW 0162-2022

PASSED BY COUNCIL ON July 6, 2022

APPENDIX "A" TO BY-LAW NUMBER 0162 - 2022

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 19 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 "R3-75" (Detached Dwellings - Typical Lots - Exception) to "R16-11" (Detached Dwellings on a CEC - Road - Exception).

"R3-75" permits detached dwellings on a public road, subject to regulations with respect to height and dwelling unit depth.

"R16-11" permits detached dwellings on a CEC - road, subject to regulations with respect to reduced lot area, frontage and setbacks.

Location of Lands Affected

East of Dixie Road, south of South Service 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 Robert Ruggiero of the City Planning and Building Department at 905-615-3200 ext. 5725.

[http://teamsites.mississauga.ca/sites/18/bylaws/oz 19 014 w1.by-law.rr.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/oz%2019%20014%20w1.by-law.rr.jmcc.docx)