

By-law No. XXXX-2023

To amend Zoning By-law Number 0225-2007, as amended, of the City of Mississauga with respect to the lands municipally known in the year 2023 as 5,7 and 9 Beverley Street (“Subject Lands”).

WHEREAS authority is given to the Council of a municipality by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws; and

WHEREAS Council of the City of Mississauga has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

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, to rezone the subject lands, described in Schedule A, from Detached Dwellings – Typical Lots, with Site-Specific Exemptions (R3-69) to Back-to-Back Townhouse Dwelling on a Street, **RM12-XX**, with site-specific exemptions.
2. By-law Number 0225-2007, as amended, is hereby further amended by adding the following Exception Table at the end of Part 4.14.B.X

| | | | |
|---|--|---------|---|
| 4.14.B.X | Exception: | Map# XX | By-law: XXXX-2022 |
| In a RM12-XX zone the permitted uses and applicable regulations shall be as specified for a RM12-XX zone except that the regulations shall apply: | | | |
| Regulations: | | | |
| Table XX | Maximum number of dwelling units on all lands zoned RM12-XX | | 16 |
| | Maximum Gross Floor Area – residential | | 1792 m ² |
| | Maximum Height | | 12.3m / 3 Storeys |
| | Minimum Front Yard Setback | | 4.3m |
| | Minimum Interior Side Yard Setback | | 2.7m |
| | Minimum Interior Side Yard Setback for a lot with an exterior side lot line abutting a CEC-private driveway | | 0.4m |
| | Parking | | Residential: 1.04 spaces / unit Visitors: 0.14 spaces / unit |

3. Map Number 49E of Schedule “A” to By-Law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from " R3-69" to "RM12-XX", PROVIDED HOWEVER THAT the "RM12-XX" 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 "RM12- XX" zoning indicated thereon.
4. This By-law shall not come into force until Mississauga Official Plan Amendment Number XX is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2023.

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 "R3-69", to "RM12-XX".

"R3-69" permits detached dwellings whereas "RM12-XX" permits back-to-back townhouses on a municipal street.

Location of Lands Affected

North side of Beverley Street and west of Airport Road, 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 Department at (905) 615-3200 x **XXXX**.