

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.XX	Exception: R16-XX	Map # 03	By-law:
In a R16-XX 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.XX.1	The regulations of Lines 11.5 and 11.6 contained in Table 4.7.1 of this By-law shall not apply		
4.7.2.XX.2	The regulations in Section 4.1.8 of this By-law shall not apply.		
4.7.2.XX.3	The regulations of Lines 11.1, 11.2, 11.3, 11.4 and 14.0 contained in Table 4.7.1 of this By-law shall apply		
4.7.2.XX.4	Maximum number of dwelling units on all lands zoned R16-XX		5
4.7.2.XX.5	Maximum lot coverage		45 %
4.7.2.XX.6	Minimum lot area CEC		490 m ²
4.7.2.XX.7	Minimum required parking spaces		3 spaces per dwelling unit
4.7.2.XX.8	MAXIMUM HEIGHT – HIGHEST RIDGE: Sloped roof		9.5 m
4.7.2.XX.9	MAXIMUM HEIGHT – HIGHEST RIDGE: Flat roof		7.5 m
4.7.2.XX.10	Fences shall not be permitted within 1.5m of the condominium road between lots 4 & 5.		
4.7.2.XX.11	For the purpose of the calculation of Average Grade in this by-law exception, the definition of Street will be defined as follows: Street shall mean the private condominium road.		
4.7.2.XX.12	All site development shall comply with Schedule R16-XX of this Exception		
Holding Provision			

4.7.2.XX	Exception: R16-XX	Map # 03	By-law:
<p>In a R16-XX zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:</p>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-R16XX by further amendment to Map 3 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) the owner shall have executed and delivered the required Development Agreement on terms satisfactory to the City which shall include appropriate provisions to the satisfaction of the Commissioner of Transportation and Works and the Commissioner of Planning and Building to provide for and ensure that the municipal cul-de-sac outlined on Schedule R16XX is constructed prior to or concurrently with Buildable Area outlined on Schedule R16XX;</p>			

2. Map Number X of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “R2-5” to “R16-XX”, “H-R16-XX”, and “G2” PROVIDED HOWEVER THAT the “R16-XX”, “H-R16-XX”, and “G2” zonings shall only apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “R16-XX”, “H-R16-XX”, and “G2” zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2023

MAYOR

CLERK

SUNNINGDALE
BEND

H-R16XX

G2

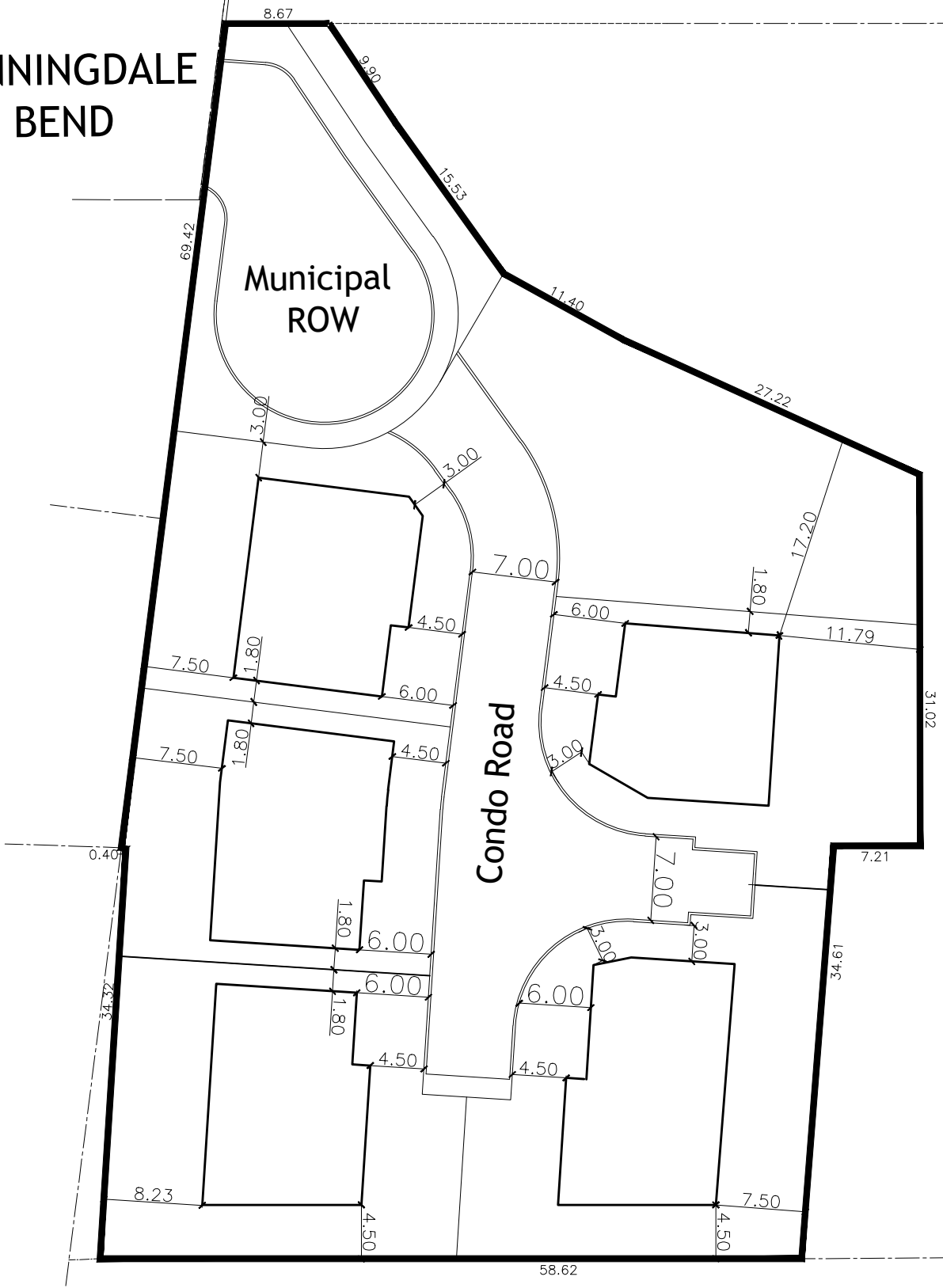
R16-XX




PART OF LOTS 8, 9, & 10
REGISTERED PLAN D-13
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

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

**SUNNINGDALE
BEND**



NOTE:
- ALL MEASUREMENTS ARE IN METRES AND ARE
MINIMUM SETBACKS, UNLESS OTHERWISE NOTED.

LEGEND
 BUILDABLE AREA

APPENDIX "A" TO BY-LAW NUMBER _____

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 "R2-5" to "R16-XX", "H-R16-XX", and "G2".

"R2-5" permits detached dwellings.

"R16-XX" permits detached dwellings on a Common Element Condominium private road.

"H-R16-XX" reserves land for a municipal right of way

"G2" reserves land for a restoration area that will be dedicated to the City.

Location of Lands Affected

West of Meadow Wood Road, east of Sunningdale Bend on the south side of Lakeshore Road West, approximately 130 meters north of the Sheridan Creek, 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 XXXX of the City Planning and Building Department at 905-615-3200 ext. XXXX.