

## 900 and 904 Mississauga Heights Drive

City File: **OZ/OPZ-22-1**  
**and OZ 21-13**

Type of Application: Official Plan  
 Amendment and Zoning By-law  
 Amendment

**June 2023**

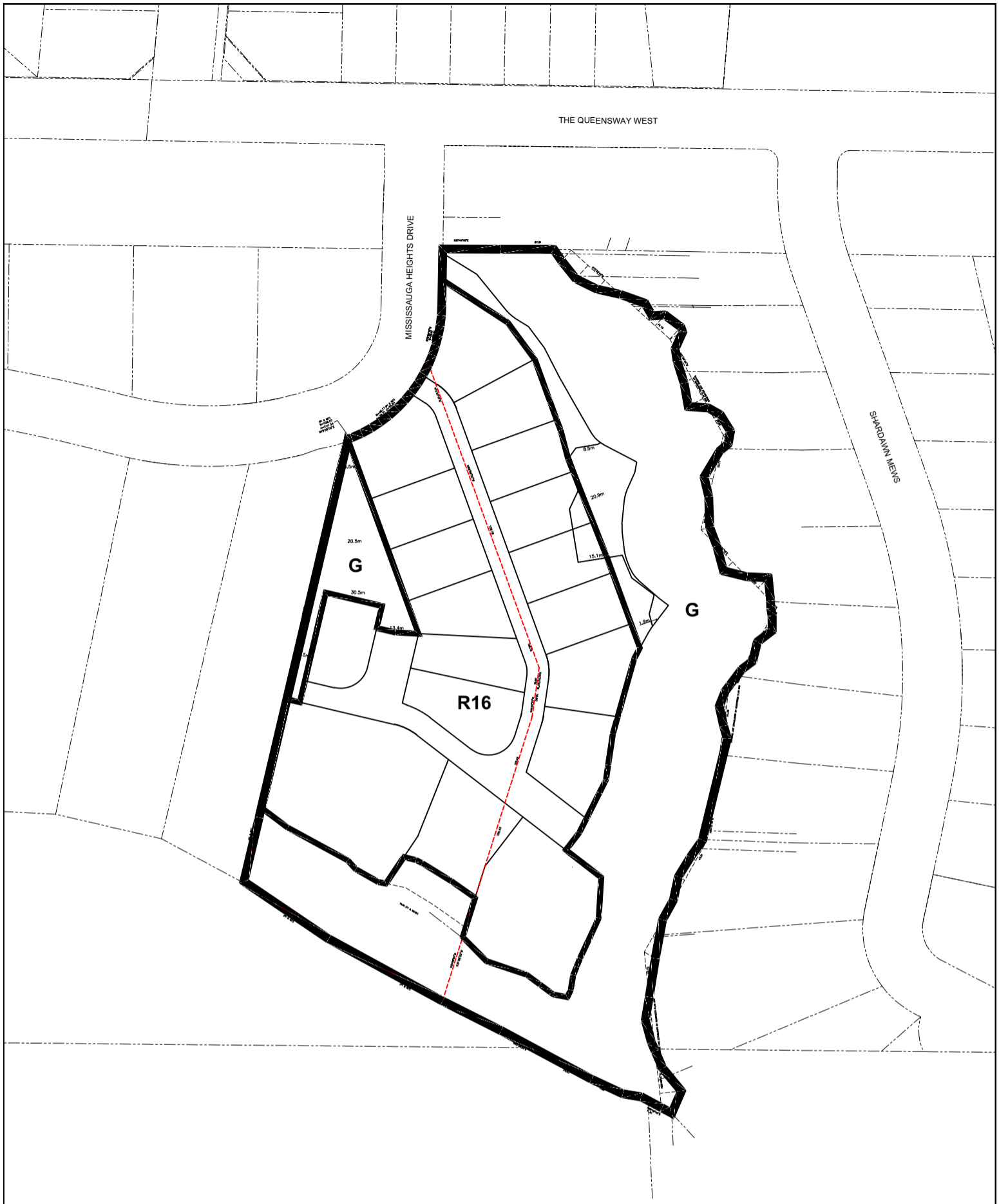
*Please note: Nothing in this document precludes our ability to add and/or change provisions throughout the planning process. We reserve the right to review any final by-laws prior to approval.*



Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
<b>Zone Regulations</b>				
<i>(...notwithstanding the Section(s) outlined in "Required Zoning Standard/Regulation" of the below, the following standards as shown in "Proposed Zoning Standard/Regulation" shall apply)</i>				
	Common Element Condominium	4.1.14.1		CEC - visitor parking spaces shall be provided within a common element area. ✓
	Setback to Greenlands Zones	4.1.8.1		The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required yard/setback ✓
<b>Permitted Uses (...in addition to those uses permitted in "ZONE", the uses in "Proposed Zoning Standard/Regulation" shall also be permitted on lands zoned "ZONE")</b>				
<b>Lot Regulations</b>				
	Minimum Lot Area	4.7.1 Line 3.0, Table 4.7.1		
	Interior Lot	4.7.1. Line 3.1, Table 4.7.1		550 m <sup>2</sup>
	CEC – Corner Lot	4.7.1. Line 3.2, Table 4.7.1		720 m <sup>2</sup> Relief Required – Lot 12, lot area – 576 m <sup>2</sup>
	Minimum Lot Frontage	4.7.1. Line 4.0, Table 4.7.1		

	Interior Lot	4.7.1. Line 4.0, Table 4.7.1		15.0 m	✓
	CEC – Corner Lot	4.7.1. Line 4.1, Table 4.7.1		19.5 m	Relief Required – Lot 1, lot frontage – 18.6 m
	Minimum Lot Coverage	4.7.1. Line 4.2, Table 4.7.1		35%	✓
	Minimum Front Yard	4.7.1. Line 6.0, Table 4.7.1			
	Interior lot/CEC – Corner Lot	4.7.1. Line 6.1, Table 4.7.1		7.5 m	6.0 m
	Minimum setback from a garage face to a street, CEC-road	4.7.1. Line 6.1, Table 4.7.1		7.5 m	6.0 m
	Minimum Exterior Side Yard	4.7.1. Line 7.0, Table 4.7.1			
	Lot with an exterior side lot line abutting a street	4.7.1. Line 7.1, Table 4.7.1		6.0 m	✓
	Lot with an exterior side lot line abutting a CEC - road	4.7.1. Line 7.2, Table 4.7.1		6.0 m	3.0 m
	Lot with an exterior side lot line abutting a CEC - sidewalk	4.7.1. Line 7.3, Table 4.7.1		3.3 m	No sidewalk being proposed.
	Minimum Interior Side Yard	4.7.1. Line 8.0, Table 4.7.1			
	Interior lot/corner lot	4.7.1. Line 8.1, Table 4.7.1		1.2 m plus 0.61 m for each additional storey or portion thereof above one storey	1.2 m
	Where interior side lot line is the rear lot line of abutting parcel	4.7.1. Line 8.2, Table 4.7.1		2.5 m	✓
	Minimum Rear Yard	4.7.1. Line 9.0, Table 4.7.1			
	Interior lot/CEC - corner lot	4.7.1. Line 9.1, Table 4.7.1		7.5 m	✓
	Maximum Height	4.7.1. Line 10.0, Table 4.7.1		10.7 m	✓
<b>ENCROACHMENTS AND PROJECTIONS</b>					
	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below	4.7.1. Line 11.1, Table 4.7.1		1.5 m	✓

	the first storey into the required front and exterior side yards				
	Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards	4.7.1. Line 11.2, Table 4.7.1		0.6 m	✓
	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey, or awning into the required rear yard	4.7.1. Line 11.3, Table 4.7.1		5.0 m	✓
	Maximum encroachment of a balcony, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard	4.7.1. Line 11.4, Table 4.7.1		1.0 m	✓
	Minimum setback of a detached dwelling to a CEC - visitor parking space	4.7.1. Line 11.5, Table 4.7.1		3.3 m	3.0 m
	Minimum setback of a detached dwelling to a CEC - amenity area	4.7.1. Line 11.6, Table 4.7.1		1.5 m	✓ (N/A)
<b>ATTACHED GARAGE, PARKING AND DRIVEWAY</b>					
	Attached garage	4.7.1. Line 12.1, Table 4.7.1		Permitted	✓
	Minimum parking spaces	4.7.1. Line 12.3, Table 4.7.1		2 spaces per dwelling unit	✓
	Minimum visitor parking spaces	4.7.1. Line 12.4, Table 4.7.1		0.25 spaces per dwelling unit	✓
	Maximum driveway width	4.7.1. Line 12.5, Table 4.7.1		Lesser of 8.5 m or 50% of the lot frontage	✓

CEC - ROAD, AISLES AND SIDEWALKS					
	Minimum width of a CEC - road	4.7.1. Line 13.1, Table 4.7.1		7.0 m	✓
	Minimum width of a CEC - road with an abutting parallel common visitor parking space	4.7.1. Line 13.2, Table 4.7.1		6.0 m	✓ (N/A)
	CEC - roads and aisles are permitted to be shared with abutting lands with the same R16 Base Zone and/or R16 Exception Zone	4.7.1. Line 13.3, Table 4.7.1		✓	✓
	Minimum width of a sidewalk	4.7.1. Line 13.4, Table 4.7.1		2.0 m	No sidewalk proposed.
SPECIAL EXCEPTIONS					
	Tree Preservation Area	New Regulation	N/A	N/A	The areas identified on Schedule R16-XX of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures, swimming pools, tennis courts or any like recreational facilities, except for fences along the lot lines, shall be permitted
	Tree Preservation Area – Setbacks: Minimum setback that includes and/or abuts a tree preservation area, measured from the limit of the tree preservation area, as defined in Schedule R16-XX	New Regulation	N/A	N/A	3.0 m



 SUBJECT PROPERTY TO BE REZONED FROM TO R16 & G  
 ZONE BOUNDARY



1:500

**LOCATION:**  
 900 MISSISSAUGA HEIGHTS DRIVE  
 PART OF LOTS 1 & 2,  
 REGISTERED PLAN 342  
 CITY OF MISSISSAUGA  
 REGIONAL MUNICIPALITY OF PEEL

**THIS IS SCHEDULE 'A'  
 TO BY-LAW AMENDMENT \_\_\_\_\_  
 PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2023.**

**SIGNING OFFICERS**

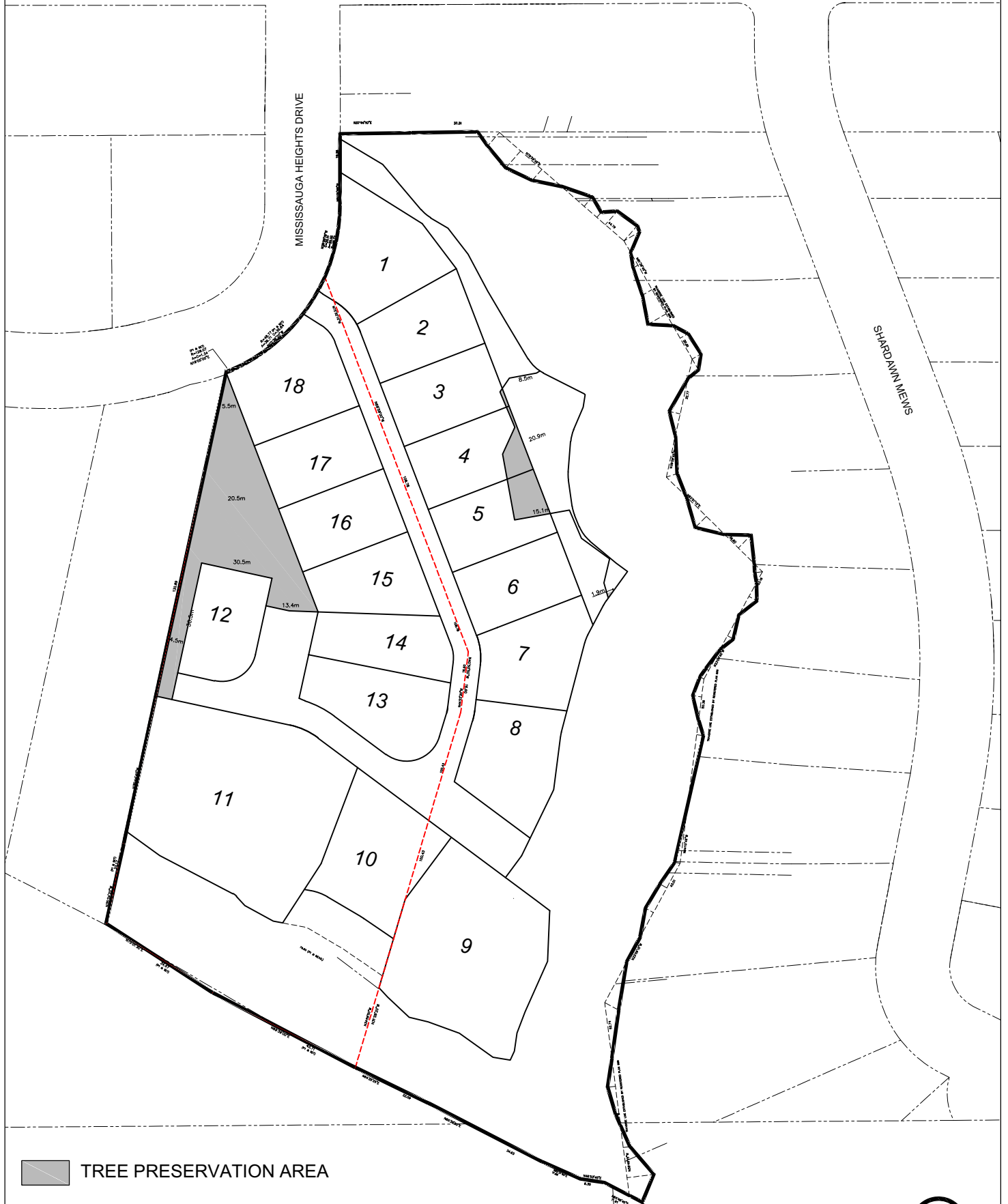
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

THE QUEENSWAY WEST

MISSISSAUGA HEIGHTS DRIVE

SHARDANNA MENS



TREE PRESERVATION AREA

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

