



## NOTICE OF PASSING OF A ZONING BY-LAW

DATE OF NOTICE	July 4, 2024	
BY-LAW NUMBER	0131-2024	
DATE PASSED BY COUNCIL	June 26, 2024	
LAST DATE TO FILE APPEAL	July 24, 2024	
FILE NUMBER	OZ 21-19	Ward 2
APPLICANT	Glen Schnarr & Associates Inc.	
PROPERTY	East side of Sunningdale Bend, west of Meadow Wood 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 five detached dwellings on a CEC - road. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R2-5" (Detached Dwellings - Typical Lots - Exception) to "H-R16-14" (Detached Dwellings on a CEC - Road - Exception with a Holding Provision) and "G2" (Greenlands – Natural Features). 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 in person, by email: [city.clerk@mississauga.ca](mailto:city.clerk@mississauga.ca), by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1, no later than **July 24, 2024**. **An appeal filed by email will be accepted once the appeal fees are received.**

### WHO CAN FILE AN APPEAL

Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council's decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

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 of the City of Mississauga 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 \$319.30 per application, 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](http://www.mississauga.ca/portal/cityhall/publicnotices), or from **Lucas Petricca** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X **5733**.

Sacha Smith  
Manager/Deputy Clerk,  
Secretariat and Access & Privacy  
300 City Centre Drive, Mississauga ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0131-2024

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to sections 34 and 36 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 which includes a holding provision;

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:

4.7.2.14	Exception: R16-14	Map # 03	By-law:
In a R16-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a R16 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.7.2.14.1	The provisions contained in Article 4.1.5.6 and the regulations of Lines 11.5 and 11.6 contained in Table 4.7.1 of this By-law shall not apply		
4.7.2.14.2	Minimum <b>lot area - interior lot</b>	450 m <sup>2</sup>	
4.7.2.14.3	Maximum <b>lot coverage</b>	45%	
4.7.2.14.4	Lots '4' and '5' identified on Schedule R16-14 of this Exception shall be considered <b>interior lots</b>		
4.7.2.14.5	Maximum <b>height - highest ridge: sloped roof</b>	9.5 m	
4.7.2.14.6	Maximum <b>height: flat roof</b>	7.7 m	
4.7.2.14.7	Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of a <b>porch</b> or <b>deck</b> inclusive of stairs located at and accessible from the <b>first storey</b> or below the <b>first storey</b> into the required <b>front</b> and <b>exterior side yards</b>		1.5 m
4.7.2.14.8	Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of an awning, window, <b>chimney</b> , pilaster or corbel, window well, and stairs with a maximum of three risers, into the required <b>front</b> and <b>exterior side yards</b>		0.6 m



4.7.2.14	Exception: R16-14	Map # 03	By-law:
4.7.2.14.9	Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of a <b>porch</b> or <b>deck</b> inclusive of stairs located at and accessible from the <b>first storey</b> or below the <b>first storey</b> , or awning into the required <b>rear yard</b>		5.0 m
4.7.2.14.10	Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of a <b>balcony</b> , window, <b>chimney</b> , pilaster or corbel, window well and stairs with a maximum of three risers, into the required <b>rear yard</b>		1.0 m
4.7.2.14.11	Minimum number of <b>parking spaces</b> per <b>dwelling unit</b>		3
4.7.2.14.12	Notwithstanding Sentence 4.7.2.14.13 of this Exception, <b>accessory buildings</b> and <b>structures</b> are permitted and shall comply with the regulations contained in Subsection 4.1.2 of this By-law		
4.7.2.14.13	All site development plans shall comply with Schedule R16-14 of this Exception		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-R16-14 by further amendment to Map 03 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City");</li> <li>(2) submission of Low Impact Development (LID) details to the satisfaction of the City and Credit Valley Conservation ("CVC");</li> <li>(3) receipt of a revised grading plan and section drawings to the satisfaction of the City and CVC;</li> <li>(4) receipt of a revised servicing plan to the satisfaction of the City and CVC;</li> <li>(5) submission of landscape plans and a tree inventory plan to the satisfaction of the City;</li> <li>(6) submission of a buffer planting, restoration and compensation plan to the satisfaction of the City and CVC;</li> <li>(7) submission of a Phase Two Environmental Site Assessment and reliance letter to the satisfaction of the City's Transportation and Works Department;</li> <li>(8) submission of a signed and certified letter by a qualified professional regarding the suitability of fill materials located on-site and that land to be dedicated to the City is environmentally suitable for the proposed use to the satisfaction of the City's Transportation and Works Department;</li> </ol>			



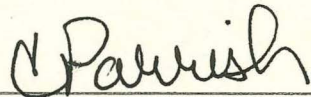
4.7.2.14	Exception: R16-14	Map # 03	By-law:
Holding Provision (continued)	(9)	receipt of an Environmental Compliance Approval for the proposed municipal stormwater works;	
	(10)	receipt of a survey prepared by an Ontario Land Surveyor to the satisfaction of the City's Transportation and Works Department;	
	(11)	submission of a Draft Reference Plan illustrating the lands to be dedicated to the satisfaction of the City;	
	(12)	the dedication of lands zoned G2 into public ownership to the satisfaction of the City.	

2. Map Number 03 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 "R2-5" to "H-R16-14" and "G2", the zoning of Part of Lot 28, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-R16-14" and "G2" 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 "H-R16-14" and "G2" zoning indicated thereon.

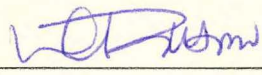
ENACTED and PASSED this 26<sup>th</sup> day of June, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: June 14, 2024
File: OZ 21-19 W2

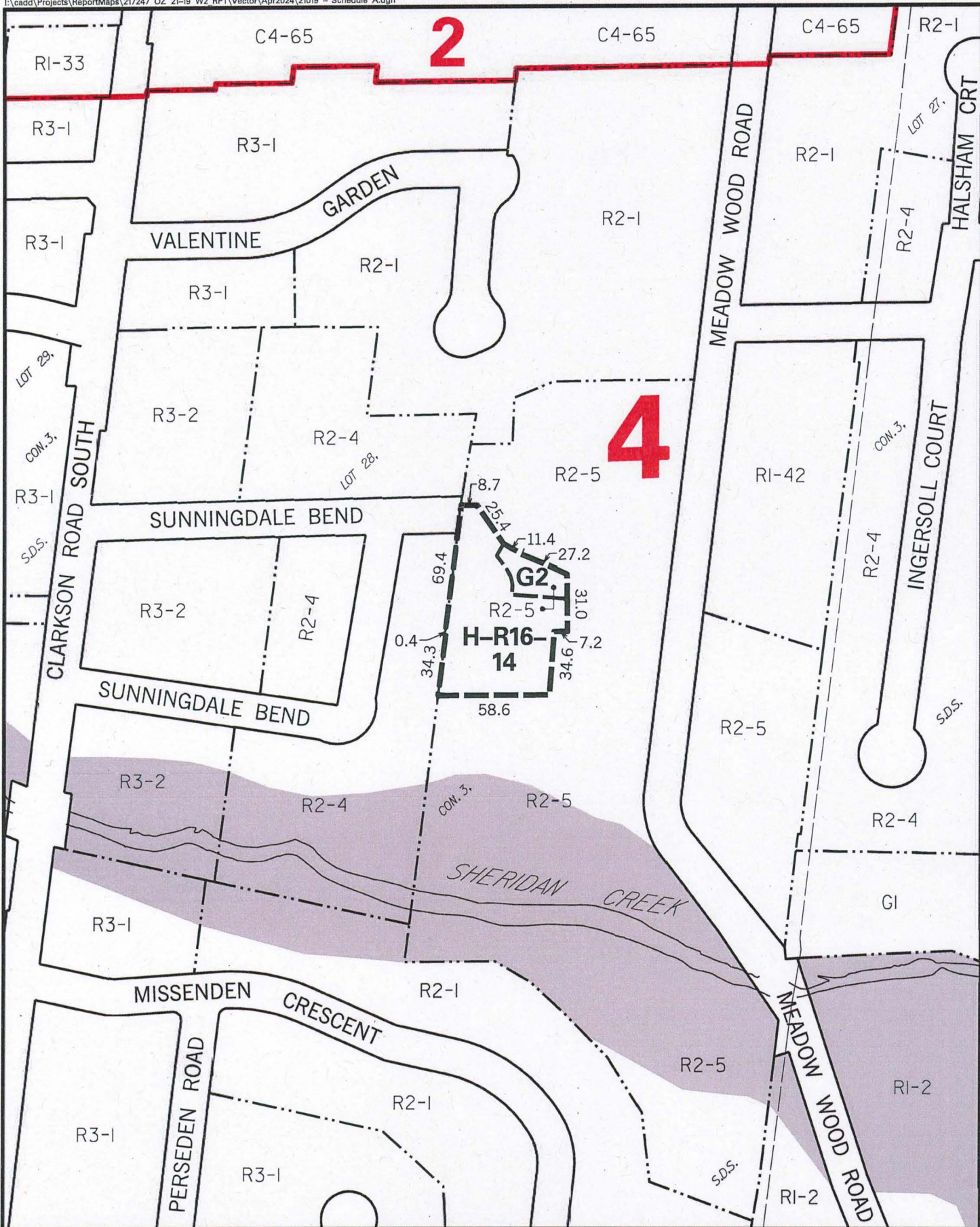


MAYOR



CLERK





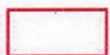
0 50 100 150  
metres



AREA SUBJECT TO REZONING

**1,2,3,4**

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

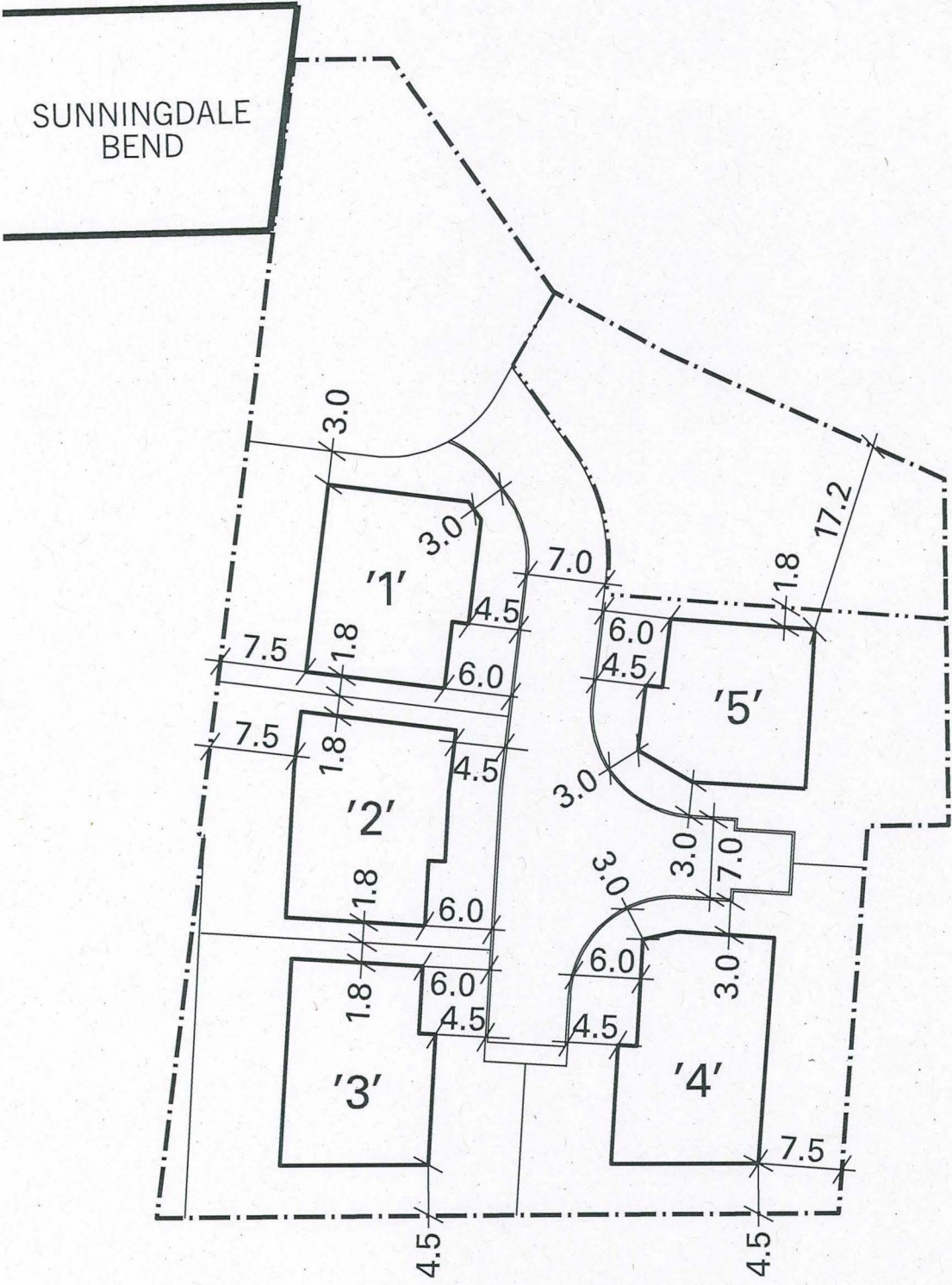
This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Tarasick McMillan Kubicki Ltd., dated October 20, 2020.



**CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A" TO**

**BY-LAW** 0131-2024





-  BUILDABLE AREA
-  ZONE BOUNDARY



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

This is not a Plan of Survey.

THIS IS SCHEDULE "R16-14"

AS ATTACHED TO BY-LAW 0131-2024

## APPENDIX "A" TO BY-LAW NUMBER 0131-2024

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit five detached dwellings on a CEC - road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R2-5" (Detached Dwellings - Typical Lots - Exception) to "H-R16-14" (Detached Dwellings on a CEC - Road - Exception with a Holding Provision) and "G2" (Greenlands - Natural Features).

"R2-5" permits a detached dwelling on a public street with a minimum lot frontage of 30.0 m and is also subject to the R2 infill residential exception regulations.

Upon removal of the "H" provision, the "R16-14" zone will permit five detached dwellings on a CEC - road. Additional regulations include reduced minimum yards, increased lot coverage and flat roof height.

### Location of Lands Affected

East side of Sunningdale Bend, west of Meadow Wood 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 Lucas Petricca of the City Planning and Building Department at 905-615-3200 ext. 5733

<http://teamsites.mississauga.ca/sites/18/bylaws/oz 21-19 w2.by-law.lp.jmcc.docx>