

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;

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:

4.12.2.XX	Exception: RM6-XX	Map # 31	By-law:
In a RM6-XX zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.12.2.XX.1	(1)	Semi-detached on a CEC - road	
Regulations			
4.12.2.XX.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.12.2.XX.3	Uses contained in Sentence 4.12.2.XX.1 of this Exception shall be permitted in accordance with the provisions in Table 4.9.1		
4.12.2.XX.4	Notwithstanding Table 4.9.1, Uses contained in Sentence 4.12.2.XX.1 of this Exception shall be permitted a MINIMUM LOT FRONTAGE of: 5.9 m for an interior lot; and 8.3 m for a corner lot		
4.12.2.XX.6	Notwithstanding Table 4.9.1, Uses contained in Sentence 4.12.2.XX.1 of this Exception shall be permitted a MINIMUM EXTERIOR SIDE YARD of: 2.5 m for a lot with an exterior side lot line abutting a street		
4.12.2.XX.5	Notwithstanding Table 4.9.1, Uses contained in Sentence 4.12.2.XX.1 of this Exception shall be permitted a MAXIMUM HEIGHT of: 11.0m		
4.12.2.XX.6	MINIMUM LOT FRONTAGE: 4.5 m for an interior lot; and 6.8 m for a CEC – corner lot		
4.12.2.XX.7	MINIMUM DWELLING UNIT WIDTH		4.5 m
4.12.2.XX.8	MINIMUM FRONT YARD		4.4 m

4.12.2.XX.9	MINIMUM EXTERIOR SIDE YARD	
	3.2 m for a Lot with an exterior side lot line that is a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law	
	1.4 m for a Lot with an exterior side lot line butting a street	
4.12.2.XX.10	MINIMUM INTERIOR SIDE YARD	
	1.25 m for the unattached side	
4.12.2.XX.11	MINIMUM REAR YARD	
	3.0 m for interior lot / CEC – corner lot	
4.12.2.XX.12	MAXIMUM HEIGHT	11 m and 3 storeys
4.12.2.XX.13	MAXIMUM DRIVEWAY WIDTH	4.95 m
4.12.2.XX.14	Notwithstanding Table 3.1.2.1, for Condominium Detached Dwelling , Condominium Semi-Detached , Condominium Townhouse , Detached Dwelling on a CEC – Road , Semi-Detached on a CEC – Road , Townhouse on a CEC – Road , a minimum of 0.15 visitor spaces per unit shall be required.	

2. Map Number 31 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 "R16-9" to "RM6-XX", the zoning of Block 2, Plan 43M-2076, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM6-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 "RM6-XX" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number ____ is in full force and effect.

ENACTED and PASSED this _____day of _____, 2024.

MAYOR

CLERK

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a mix of semi-detached and townhouse uses on a CEC - road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R16-9" (Detached Dwellings on a CEC - Road - Exception) to "RM6-XX" (Townhouses on a CEC – Road - Exception).

"R16-9" permits only detached dwellings and those uses having legally existing on the date of the passing of By-law 0225-2007.

The "RM6-XX" zone will permit three storey semi-detached and townhouse dwelling uses, with site specific regulations.

Location of Lands Affected

The lands are located at the east side of Mississauga Road, south of Eglinton Avenue West, 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.