

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:

4.14.2.XX	Exception: RM9-XX	Map # 31	By-law: XX
In a RM9-XX zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply:			
Regulations			
4.14.2.XX.1	Minimum front yard	4.5 m	
4.14.2.XX.2	Minimum exterior side yard	4.56 m	
4.14.2.XX.3	Minimum interior side yard where any portion of the interior side lot line abuts a zone permitting detached dwellings and/or semi-detached	4.86 m	
4.14.2.XX.4	Minimum rear yard where the front wall of the building abuts the rear lot line	4.59 m	
4.14.2.XX.5	Minimum internal setbacks: (1) From the front wall of a building to a condominium road , sidewalk, walkway or parking space not located on a driveway (2) From a porch , exclusive of stairs, located at and accessible from the first storey or below the first storey, to a condominium road , sidewalk, walkway or parking space (3) From a side wall of any building to a walkway	0.0 m	
4.14.2.XX.6	From a front wall of a building to a front wall of another building on the same lot , where the building is less than or equal to three storeys	11.0 m	
4.14.2.XX.7	The area created by the minimum separation distance between buildings may include the required amenity area		
4.14.2.XX.8	Minimum width of a condominium road/aisle	6.0 m	
4.14.2.XX.9	Minimum landscaped buffer abutting any side and rear lot line	2.73 m	
4.14.2.XX.10	Minimum contiguous amenity area , excluding private outdoor space	241.45 m2	
4.14.2.XX.11	Minimum setback from an amenity area to a building and to any type of road	1.5 m	
4.14.2.XX.12	Minimum number of required electric vehicle ready parking spaces for back to back and stacked townhouse , without exclusive use garage and/or driveway	0	

2. Map Number 31 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 "RL" and

“G2” to "RM9-XX", the zoning of PT LTS 3, 4 RANGE 5, NDS, LT 2, PT LT 1, RP 498 - PT1 43R31060, PTS 1, 2 43R38445 & PLAN 498 LOT 3 & PLAN 498 LOT 4 & PLAN 498 LOT 4PT LTS 3, 4 RANGE 5, NDS, LT 2, PT LT 1, RP 498 - PT1 43R31060, PTS 1, 2 43R38445 & PLAN 498 LOT 3 & PLAN 498 LOT 4 & PLAN 498 LOT 4, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM9-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 in red.

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 stacked townhouse development on the lands identified on Schedule “A” as the “area subject to rezoning”.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RL" (Detached Dwellings and Semi-detached - Typical Lots) and “G2” (Greenlands) to "RM9-XX" (Stacked Townhouses - Exception).

The "RM9-XX" zone will permit a stacked townhouse development 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.