

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER.....

A by-law to amend By-law Number 0225-2007

WHEREAS pursuant to sections 34, 36 and 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may, respectively, pass a zoning by-law, impose a holding provision and require a public benefits contribution;

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 street to article 2.1.3.2:

7. Private Shared Road Access (Future Extension of Longview Place).

2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.4.5.xx	Exception: R11-xx	Map #44E	By-law:
In a R11-xx zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following regulations shall apply:			
Regulations			
<i>Detailed Zoning Regulations to be determined to permit the proposed development and built form.</i>			
4.4.5.xx.1	Maximum Lot Coverage		49%
4.4.5.xx.2	Maximum Height: Sloped Roof		12.70m
4.4.5.xx.3	Minimum Rear Yard		4.1m
4.4.5.xx.4	Maximum Driveway Width		8.7m

3. Map Number 44E 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 "D-4" to "R11-xx", the zoning of Part of Lot 10, Concession 1, West of Hurontario Street, City of Mississauga, Regional Municipality of Peel, PROVIDED HOWEVER THAT the "R11-xx" 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, outline in the heaviest broken line with the "R11-xx" zoning indicated thereon.
4. This By-law shall not come into force until Mississauga Official Plan Amendment Number xx is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2019.

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 the development of the subject property for residential single detached dwellings.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D-4" (Development) to "R11-xx" (Detached Dwellings – Garage Control Lots).

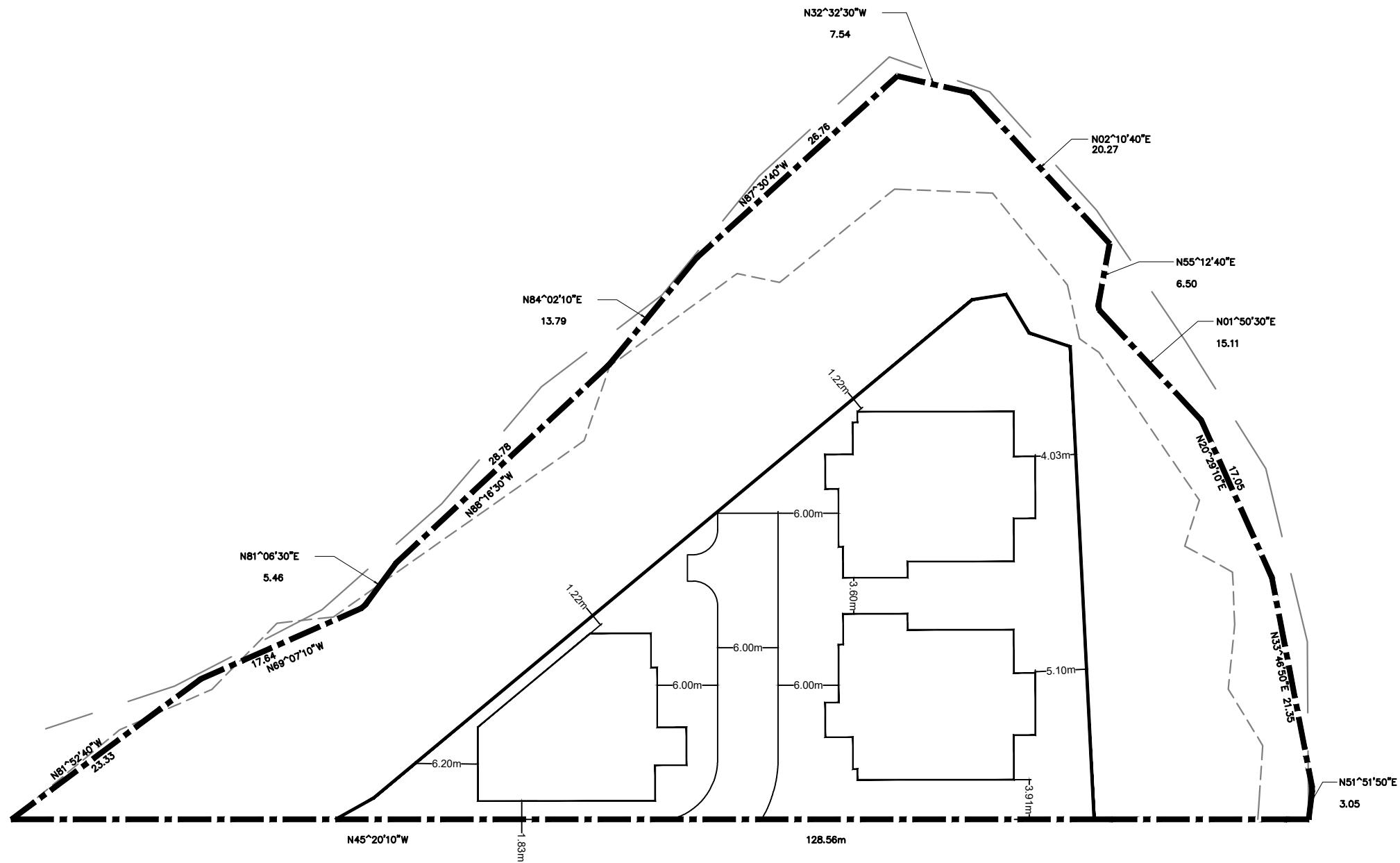
"D-4" does not permit detached dwellings.

"R11-xx" zone will permit single detached dwellings with a maximum lot coverage of 49% and a maximum height of 12.70 metres. There are also exceptions for **rear yard setback and driveway width**.

Location of Lands Affected

East side of Longview Place, South of Derry Road 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 _____ of the City Planning and Building Department at _____.



Proposed Zoning By-law Amendment XX Schedule A
0 Derry Road West, Mississauga

LEGEND

- Subject Site
- Lot Boundary
- Dripline
- Top of Bank

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NTS	Date	Drawing Number	Rev.	Drawn	Design
Scale	April 22, 2021	20122-SC29			

Zoning By-law Amendment XX Schedule B

0 Derry Road West, Mississauga

