

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 Exception Table:

4.2.3.xx	Exception: RS-xx	Map #44E	By-law:
In an RS-xx zone the permitted uses and applicable regulations shall be as specified for a RS zone except that the following regulations shall apply:			
Regulations			
4.2.1.xx.C.4.0 Minimum Lot Frontage	4.2.1.xx.C.4.1 Interior Lot		8.0 m
4.2.1.xx.C.9.0 Minimum Rear Yard	4.2.1.xx.C.9.1 Interior Lot		4.40 m
4.2.1.xx.C.5.0 Maximum Lot Coverage			42%
4.2.1.xx.C.10.0 MAXIMUM HEIGHT - HIGHEST RIDGE sloped roof			10.7m
4.2.1.xx.C.11.0 MAXIMUM HEIGHT: flat roof			12.50m
Holding Provision			
The Holding Symbol "H" is to be removed from the whole or any part of the lands zoned H-RS-XXX by amendment to Map 44E of Schedule "B" contained in Part 4 of this By-law, as amended, upon the satisfaction of the following requirements to the satisfaction of the City of Mississauga and, where applicable, the Region of Peel:			
<ol style="list-style-type: none">1. Delivery of an executed Development Agreement, in a form and on terms satisfactory to the City and the Region of Peel to include the appropriate Development Agreement clauses for Schedule A, B, C, & D;2. Delivery of an approved Consent to Sever to create three residential lots and the retention and registration of an easement to create Part 4, providing for a mutual access driveway to be shared between Lot 1, Lot 2, and Lot 3;3. Submission of a Draft Reference Plan illustrating the required land dedications, conveyances and easements including part block numbers, to the satisfaction of the City and the Region of Peel;4. Submission of a complete and revised Record of Site Condition (RSC), Storm Sewer Use By-law Acknowledgment and related documents required for environmental compliance to the satisfaction of the City's Transportation and Works Department;5. Submission of a revised Landscape Restoration Plan, Buffer Planting Plans and Environmental Impact Study to the satisfaction of the City of Mississauga; and,6. Gratuitous dedication of lands from the top-of-bank of Fletcher's Creek shall be established to the satisfaction of the CVC and the City. The lands below the established Top-of-Bank, the Regional Storm Floodplain, natural features or within the stability and erosion component of the valley slope, whichever is greater, will deed gratuitously to CVC as the greenbelt/woodland and shall be zoned appropriately.7. Appropriate arrangements for lifting the 0.3m reserve from across the width of the proposed accesses: (i) Proposed access to Longview Place.			

2.

10.2.3.xx	Exception: G2-xx	Map #44E	By-law:
In an G2-xx zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the use /following regulations shall apply:			
Regulations			
10.2.3.3.1 Minimum natural protection area depth			10.0m

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 "RS-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 "RS-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 "RS-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 _____ 2026.

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 remove the existing “**D-4**” (**Development Zone**) designation and apply the “**H-RS-XXX**” (**Residential Small Lot – Exception with Holding Provision**) and “**G2**” (**Greenlands Zone**) designations to the subject property in order to permit the development of three single detached dwellings while protecting identified environmental features.

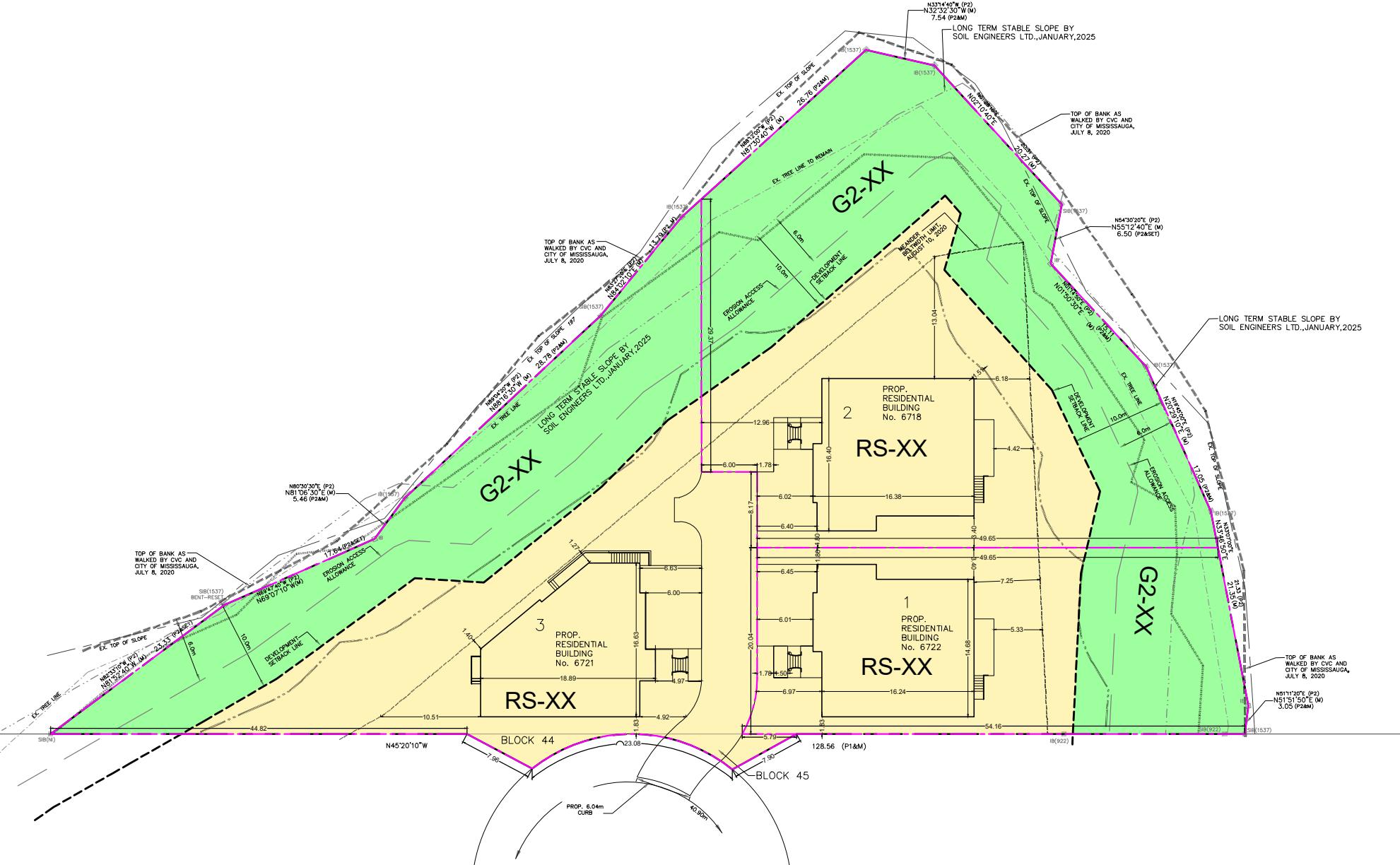
The effect of this By-law is to:

- Establish **site-specific standards** for Lots 1, 2, and 3 within the RS-XXX Exception Zone. While the majority of the proposed development complies with the RS Zone requirements, exceptions are required for:
 - Lot 2 frontage (8.17 m, whereas 9.75 m is required).
 - Rear yard setbacks for Lots 1 (5.15 m) and 2 (4.13 m, both less than the 7.0 m standard).
 - Maximum flat roof height, increased to 12.5 m (from 7.5 m) to accommodate modern architectural design.
- Apply a **Holding (H) provision**, requiring land dedications, a Development Agreement, and Consent to Sever with mutual access easement prior to the removal of the Holding Symbol.
- Zone the existing property line **Long Term Stable Slope development setback** to G2-xx (Greenlands Zone), consistent with By-law 0225-2007, and require a minimum **10.0 metre development setback** with no encroachments permitted for the Development Setback Line.

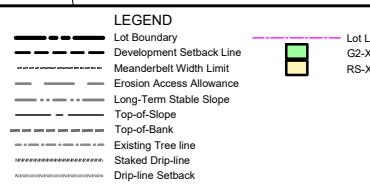
Location of Lands Affected

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 _____.



Zoning By-law Amendment XX Schedule A 6718, 6712, 6722 Longview Place, Mississauga



N.T.
Scale

Jan. 15, 2026

2025-0025
Drawing Number

GS

Zoning By-law Amendment XX Schedule B

6718, 6712, 6722 Longview Place, Mississauga

