

By-law No. XXXX-2019

To amend Zoning By-law Number 0225-2007, as amended of the City of Mississauga with respect to the lands municipally known as 1200 Old Derry Road.

WHEREAS authority is given to the Council of a municipality by Section 34 of the

Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws; and

WHEREAS Council of City of Mississauga has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*,

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. Map Number 45E 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-8 and G1-7)" to "(Exception R2-XX, Exception R11-XX, Exception RM2-XX, OS1, Exception OS1-XX, B, and Exception G1-7)", the zoning of 1200 Old Derry Road, in the City of Mississauga, PROVIDED HOWEVER THAT the "(Exception R2-XX, Exception R11-XX, Exception RM2-XX, OS1, Exception OS1-XX, B, and Exception G1-7)" 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 "(R2-XX, R11-XX, RM2-XX, OS1, OS1-XX, B, and G1-7)" zoning indicated thereon. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by substituting the following, therefore:

4.2.3.X	Exception R2-XX	Map # 45E	By-law: XXXX-2019
In an R2-XX zone the permitted uses and applicable regulations shall be as specified for an R2 zone except that the following uses/ regulations shall apply:			
Regulations			
4.2.3.X.1	Maximum Lot Coverage		50%
4.2.3.X.2	Minimum Front Yard – interior lot and corner lot		4.5 m
4.2.3.X.3	Minimum Front Yard Garage Face – interior lot and corner lot		6.0 m
4.2.3.X.4	Minimum Exterior Side Yard		4.5 m
4.2.3.X.5	Minimum Exterior Side Yard Garage Face		6.0 m
4.2.3.X.6	Minimum Interior Side Yard – interior lot and corner lot		1.2 m
4.2.3.X.7	Minimum Rear Yard – interior lot		7.0 m
4.2.3.X.8	Articles 4.1.5.6 and 4.1.8.1 of this By-law shall not apply to a deck.		

4.4.5.X	Exception R11-XX	Map # 45E	By-law: XXXX-2019
In an R11-XX zone the permitted uses and applicable regulations shall be as specified for an R11 zone except that the following uses/ regulations shall apply:			
Regulations			
4.4.5.X.1	Maximum Lot Coverage		52%
4.4.5.X.2	Minimum Front Yard Garage Face – interior lot and corner lot		5.8 m
4.4.5.X.3	Minimum Exterior Side Yard Garage Face		5.8 m
4.4.5.X.4	Minimum Interior Side Yard – corner lot		0.61 m
4.4.5.X.5	Minimum Rear Yard – interior lot and corner lot		7.0 m
4.4.5.X.6	Articles 4.1.5.6 and 4.1.8.1 of this By-law shall not apply to a deck.		

4.8.3.X	Exception RM2-XX	Map # 45E	By-law: XXXX-2019
In an RM2-XX zone the permitted uses and applicable regulations shall be as specified for an RM2 zone except that the following uses/ regulations shall apply:			
Regulations			
4.8.3.X.1	Maximum Lot Coverage		52%
4.8.3.X.2	Minimum Front Yard Garage Face		5.8 m
4.8.3.X.3	Minimum Exterior Side Yard Garage Face		5.8 m
4.8.3.X.4	Minimum Rear Yard		7.0 m
4.8.3.X.5	Articles 4.1.5.6 and 4.1.8.1 of this By-law shall not apply to a deck.		

9.2.2.X	Exception OS1-XX	Map # 45E	By-law: XXXX-2019
In an OS1-XX zone the permitted uses and applicable regulations shall be as specified for an OS1 zone except that the following uses/ regulations shall apply:			
Permitted Uses			
9.2.2.X.1	Lands zoned Exception OS1-XX shall only be used for the following:		
	(1) Walkway		

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

To permit 260 single-detached and 62 semi-detached dwellings, for a total of 322 dwellings, and parkland and view corridors to the Credit Valley, a walkway, and noise fence/berm.

This By-law amends the zoning of the property outlined in the attached Schedule "A" from "(D8 and Exception G1-7)" to "(Exception R2-XX, Exception R11-XX, Exception RM2-XX, OS1, Exception OS1-XX, B, and Exception G1-7)".

Location of Lands Affected

Municipally known as 1200 Old Derry 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 _____ of the City Planning and Building Department at 905-615-3200 extension _____.

