

Amendment No. __

to

Mississauga Official Plan

PURPOSE

The purpose of this amendment is to change the land use designation of the subject lands from Low Density Residential II to **Residential Medium Density with a Special Site 16.18.5.X** to permit detached homes along with townhouses.

LOCATION

The lands affected by this Amendment are known as 1444, 1450, 1445 and 1458 Cawthra Road and are located on the west side of Cawthra Road, south of the Queen Elizabeth Way and the South Service Road.

BASIS

The subject lands are designated as Residential Low Density II to permit detached dwellings, semi-detached dwellings, duplex dwelling and triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

The proposed amendment is to change the land use designation to **Residential Medium Density with a Special Site 16.18.5.X** to allow for a mix of four detached homes and four buildings containing twelve townhouses, all 3 storeys high fronting onto a private condominium road.

1. The proposed amendment meets the overall intent, goals, objectives and policies of Mississauga Official Plan as detached dwellings and townhouse are contextually appropriate due to those uses currently being found adjacent to and in proximity to the property.
2. The proposed designation is appropriate for the property and will not adversely impact or destabilize the surrounding land uses. The provided setbacks and layout are respectful of the adjacent properties.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density II **Residential Medium Density with a Special Site 16.18.5.X**

IMPLEMENTATION

Upon approval of this amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Draft Official Plan Amendment.

The subject lands will be rezoned in order to implement this amendment.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated -----.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment. This Amendment supplements the intent and policies of Mississauga Official Plan.

**THE CORPORATION OF THE CITY OF MISSISSAUGA
BY-LAW NUMBER _____**

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to Section 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 as Exception Table 4.12.2.#:

Zoning Map is amended to rezone the site from R3-1 to Exception RM6 #

4.12.2.# Exception RM6 - #	
In a RM6 - # zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses/regulations shall apply:	
Permitted Uses	Townhouses & Detached Homes
Minimum Lot Area - CEC Corner Lot	185 sq.m.
Minimum Lot Frontage - CEC Corner Lot	6.0 m
Minimum Exterior Side Yard - lot with an exterior side lot line abutting a CEC – private road	1.3 m
Minimum Interior Side Yard - Unattached Side	0.9 m
Maximum Height	9.5 m and 3 storeys
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front yard and exterior side yards	2.0 m
Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards	1.0 m
Minimum setback of a townhouse dwelling to a CEC – visitor parking space	2.0 m
Maximum driveway width	6.0 m