

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

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Council may amend a Zoning By-law;

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

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

4.13A.2.XX	Exception: RM8-XX	Map # 57	By-law:
In a RM8-XX zone the permitted uses and applicable regulations shall be as specified for a RM8 Zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.13A.2.XX.1	(1) Back to Back Townhouse on a condominium road (2) Townhouse on a condominium road (3) Street Townhouse (4) Rear-Lane Street Townhouse		
Regulations			
4.13A.2.XX.2	The regulations contained in subsections 2.1.14, 2.1.30, and 4.1.8, Articles 4.1.1.1, 4.1.5.1, 4.1.5.2, 4.1.5.3, 4.1.1.2, 4.1.9.4 and 4.1.12.3 of this By-law shall not apply.		

4.13A.2.XX	Exception: RM8-XX	Map # 57	By-law:
<p>In a RM8-XX zone the permitted uses and applicable regulations shall be as specified for a RM8 Zone except that the following uses/regulations shall apply:</p>			
<p>4.13A.2.XX.3 Notwithstanding anything in this By-law, the following encroachments, projections and setbacks shall be permitted</p> <ul style="list-style-type: none"> (a) A porch or deck, exclusive of stairs, may encroach a maximum of 2.0 m into a required front and/or exterior side yard (b) A minimum 0.3 m setback is required from stairs, providing access to a porch or deck, to a front and/or exterior side yard (c) A porch or deck, inclusive of stairs, may be located in a rear yard, provided that it is not closer than 1.5 m to any rear lot line and 0.6 m to any side lot line; 0.0 m from an interior side lot line for a lot with a dwelling requiring a 0.0m interior side yard (d) Where an attached garage is accessed by a driveway crossing a rear lot line from a public lane, the garage face shall have a minimum 5.5 m setback from the rear lot line (e) A building projection with windows or door, with or without a foundation, may encroach a maximum of 0.61m into a required front, exterior side and/or rear yard, provided that the building projection is not more than 4.0m wide (f) A balcony may encroach a maximum of 2.0 m into a required front and/or exterior side yard (g) A balcony, located above an attached garage which has its access from a lane, shall require a minimum 4.0 m rear yard setback (h) A window, fireplace, chimney, pilaster or corbel, window well, utility meter niche, eaves or any other architectural feature may encroach a maximum of 0.61 m into a required yard provided they are no closer than 0.6 m to the front lot line (i) Stairs and landings may encroach a maximum of 2.7 m into a required yard provided that is no closer than 0.3 m to lot line. (j) A required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard backing onto a lane, exterior side yard and/or front yard (k) A minimum 0.0 m setback is required to a sight triangle from any building, porch, stair or balcony (l) A maximum of one stair shall be permitted to encroach into the required 2.75 m unobstructed width or the required 5.2 m unobstructed length within an attached garage (m) A balcony may be located above an attached garage or driveway (n) Air conditioning equipment may be located in a required yard, other than a front yard (o) A minimum of 5.6 m² amenity area shall be provided per condominium dwelling unit 			

4.13A.2.XX	Exception: RM8-XX	Map # 57	By-law:
<p>In a RM8-XX zone the permitted uses and applicable regulations shall be as specified for a RM8 Zone except that the following uses/regulations shall apply:</p>			
<p>4.13A.2.XX.4 A back to back townhouse on a condominium road shall comply with the RM10 zone regulations contained in Subsection 4.14.1 of this By-law except that</p> <ul style="list-style-type: none"> (a) The regulations contained in Lines 3.0, 8.1, 8.2, 8.3, 9.1, 9.2, 11.7, 11.13, 13.1, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6 and 15.9 of Table 4.14.1 of this By-law shall not apply (b) Maximum height 15 m and 3 storeys plus mezzanine (c) Minimum front yard 3.0 m (d) Minimum exterior side yard 3.0 m (e) Minimum interior side yard unattached side 1.2 m (f) Minimum rear yard 0.0 m (g) Minimum setback from the front wall of a building to a condominium road, sidewalk walkway or parking space not located on a driveway 3.0 m (h) Minimum setback from a porch, exclusive of stairs, to a condominium road, sidewalk, walkway or parking space 1.0m (i) Maximum driveway width 3.5 m (j) Air conditioning equipment may be located in the front yard on a balcony <p><i>Preliminary only. Subject to change based on amended site plan</i></p>			

4.13A.2.XX	Exception: RM8-XX	Map # 57	By-law:
<p>In a RM8-XX zone the permitted uses and applicable regulations shall be as specified for a RM8 Zone except that the following uses/regulations shall apply:</p>			
<p>4.13A.2.XX.6 A street townhouse shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law except that:</p> <ul style="list-style-type: none"> (a) The regulations contained in Line 11.0 of Table 4.11.1 of this By-law shall not apply (b) Minimum dwelling unit: Interior lot area 144 m² Corner lot area 200 m² (c) Minimum rear yard 5.7 m (d) Minimum exterior side yard 3.0 m (e) Maximum height 15.0 m and 3 storeys plus mezzanine (f) Minimum landscaped area 20 % (g) A balcony may encroach a maximum of 3.1 m into a required rear yard (h) Maximum driveway width: Interior lot 3.5 m Corner lot 6.9 m <p style="text-align: center;"><i>Preliminary only. Subject to change based on amended site plan</i></p>			
<p>4.13A.2.XX.7 A dual front, rear lane street townhouse shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law</p> <ul style="list-style-type: none"> (a) The regulations contained in Lines 3.0, 4.0, 10.0, and 11.0 of Table 4.11.1 of this By-law shall not apply (b) Minimum dwelling unit: Interior lot area 100 m² Corner lot area 190 m² (c) Minimum dwelling unit width 6.4 m (d) Minimum front yard 3.0 m (e) Minimum rear yard to lane 5.0 m (f) Minimum rear yard from garage face to lane 5.5 m (g) Minimum exterior side yard 3.0 m (h) Maximum height 15.0 m and 3 storeys plus mezzanine <p style="text-align: center;"><i>Preliminary only. Subject to change based on amended site plan</i></p>			

2. Map Number 57 of Schedule “B” to By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from “D”, and PB1” to “RM8-XX”, “D”, and “PB1” the zoning of Part of Lot 1, Concession 9, New Survey, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the “RM8-XX”, “D”, and “PB1” zonings 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 “RM8-XX”, “D”, and “PB1” zonings indicated thereon.

ENACTED and PASSED this _____ day of _____ 2019.

Mayor

Clerk

DRAFT

APPENDIX “A” TO BY-LAW NO. _____

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the property outlined on the attached Schedule “A” from “D” and “PB1” to “RM8-XX”, “D”, and “PB1”

The “D” (Development) zone recognizes vacant lands not yet developed and/or permits the use that legally existed on the date of passing of the By-law to remain, until such time as the lands are rezoned in conformity with Mississauga Official Plan.

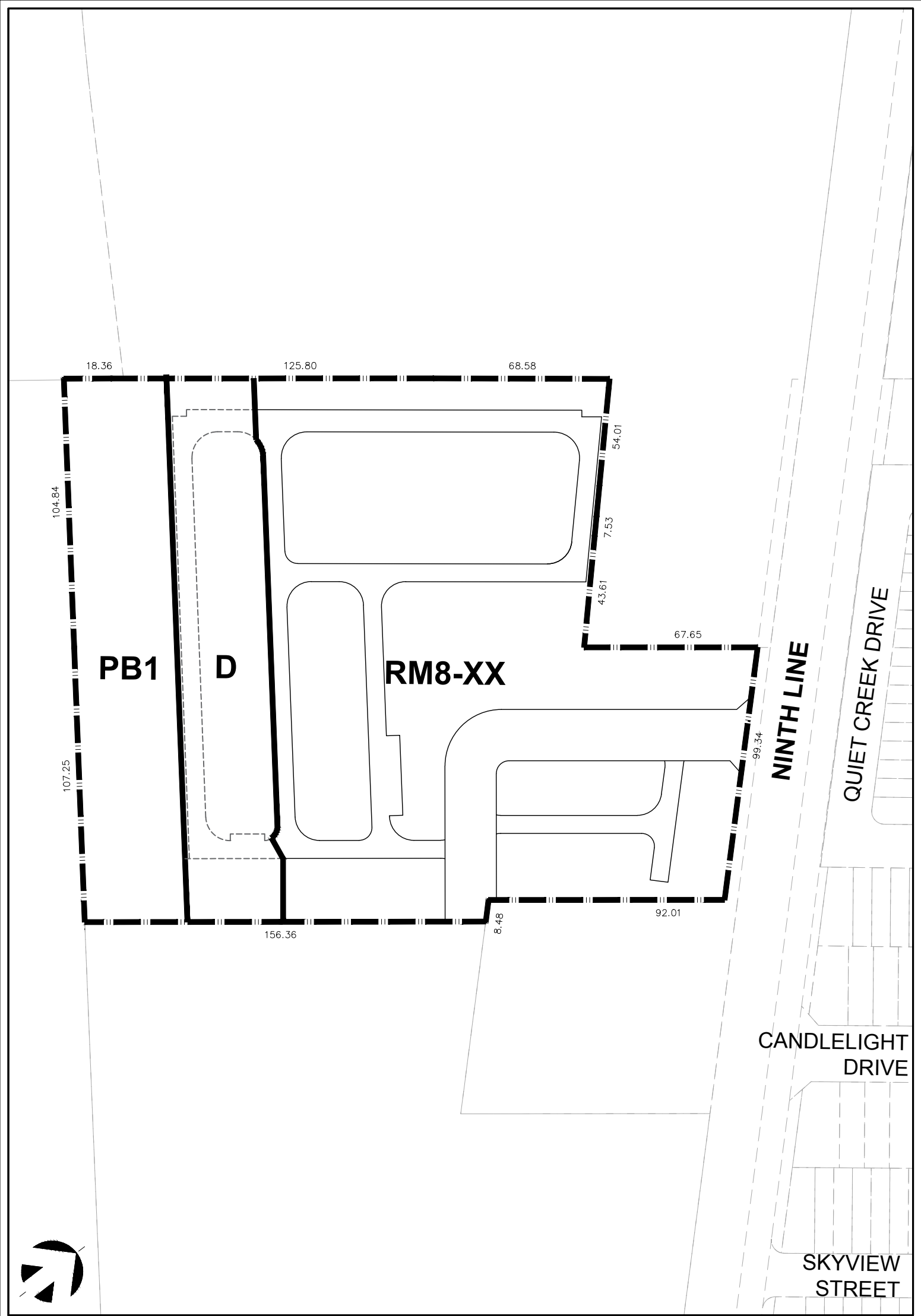
The “PB1” (Parkway Belt) zone permits a transitway, passive uses (trails) and conservation uses.

The “RM8-XX” zone permits townhouses, street townhouses, and back to back townhouses within a condominium development.

Location of Lands Affected

West side of Ninth Line, north of Eglinton Avenue, as shown on the attached Map designated as Schedule “A”.

Further information regarding this By-law may be obtained from XXXXXX of the City Planning and Building Staff at (905) 615-3200 x XXXX.



PART OF LOT 1
 CONCESSION 9, N.S.
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE "A" TO
 BY-LAW _____
 PASSED BY COUNCIL
