



PLANNING ACT
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
A ZONING BY-LAW BY
THE CORPORATION OF THE CITY OF MISSISSAUGA
BILL 51

DATE OF NOTICE	July 9, 2014	
OPA NUMBER	OPA 22 (By-law 0191-2014)	
ZONING BY-LAW NUMBER	0192-2014	
DATE PASSED BY COUNCIL	July 2, 2014	
LAST DATE TO FILE APPEAL	July 29, 2014	
FILE NUMBER	CD.03.MEA	Ward 11
APPLICANT	City of Mississauga	
PROPERTY LOCATION	North and south of Old Derry Road, east and west of Second Line West	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

The Purpose and Effect: Is to amend the Meadowvale Village Neighborhood Character Area Policies to reflect the approved Meadowvale Village Heritage Conservation District Plan (2014), and to add and amend Detached Dwelling Zones within the area.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:

www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 22 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, at the address below, **no later than July 29, 2014.**

The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Diana Rusnov, Deputy Clerk
Legislative Services, Corporate Services Department
300 City Centre Drive, Mississauga, ON L5B 3C1

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THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0191-2014

A by-law to Adopt Mississauga Official Plan Amendment No. 22

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 22, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The following text and Maps "A", "B", "C" and "D" attached constitute Amendment No. 22 to Mississauga Official Plan, specifically the Meadowvale Village Neighbourhood Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 2 day of July, 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	23	6	14

MAYOR

CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0192-2014

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

WHEREAS pursuant to section 34 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 deleting Exception Table 4.2.2.32 and substituting the following therefor:

4.2.2.32	Exception R1-32	Map # 44W/45E/32W/33E	By-law
In a R1-32 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.32.1	The regulations of Sentence 3.1.1.7.1 of this By-law shall not apply		
4.2.2.32.2	Minimum lot area	1 050 m ²	
4.2.2.32.3	Minimum combined width of side yards:		
	(1) one storey detached dwelling	20% of the lot frontage	
	(2) two storey detached dwelling	27% of the lot frontage	
4.2.2.32.4	A flat roof shall not be permitted		
4.2.2.32.5	Maximum height - highest ridge: sloped roof	7.5 m	
4.2.2.32.6	Maximum gross floor area - infill residential	160 m ² plus 0.10 times the lot area	
4.2.2.32.7	An attached garage shall not be permitted		
4.2.2.32.8	Maximum floor area of a detached garage	50 m ²	
4.2.2.32.9	Maximum projection of the front garage face of a detached garage beyond any portion of the first floor front wall or exterior side wall	0.0 m	
4.2.2.32.10	Maximum driveway width	3.0 m	

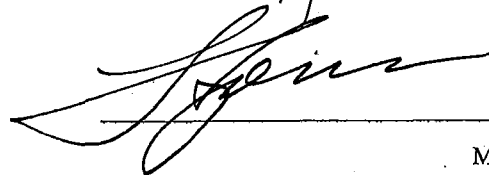
2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.2.50	Exception R1-50	Map # 53B	By-law
In a R1-50 zone the permitted uses and applicable regulations shall be as specified for a R1-32 zone except that the following regulation shall apply:			
Regulation			
4.2.2.50.1	Minimum lot area	900 m ²	


3. Map Number 53B 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 "R1-32" to "R1-50", the zoning of Part of Lot 11, Concession 3, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R1-50" 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 "R1-50" zoning indicated thereon.

ENACTED and PASSED this 2 day of July 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	23	6	14



MAYOR



CLERK

APPENDIX "A" TO BY-LAW NUMBER 0192-2014

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend the regulations of "R1-32" (Detached Dwellings - Typical Lots - Exception) pertaining to the Meadowvale Village Heritage Conservation District, as shown on the attached Appendix "B", north and south of Old Derry Road and east and west of Second Line West.

Further, this By-law adds a new Exception Zone, "R1-50" (Detached Dwellings - Typical Lots - Exception) to recognize two properties with smaller lot areas.

"R1-32" (Detached Dwellings - Typical Lots - Exception) includes the following changes:

- Establish a minimum lot area
- Establish minimum combined widths of side yards
- Amend the maximum height
- Establish a maximum gross floor area
- Establish a maximum floor area of a detached garage and a maximum driveway width

"R1-50" (Detached Dwellings - Typical Lots - Exception) permits detached dwellings with a smaller lot area than otherwise permitted in the Heritage Conservation District, as outlined on the attached Schedule "A".

Location of Lands Affected

North and south of Old Derry Road, east and west of Second Line West, in the City of Mississauga, as shown on the attached Maps designated as Schedule "A" and Appendix "B".

Further information regarding this By-law may be obtained from Marianne Cassin of the City Planning and Building Department at 905-615-3200 ext. 5534.

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