

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:

4.2.5.XX	Exception: R4-XX	Map # 38W	By-law:
In a R4-XX zone the permitted uses and applicable regulations shall be as specified for a R4 Zone except that the following uses/regulations shall apply:			
Regulations			
4.2.5.XX.1.	The regulations of Line 12.4 contained in Table 4.2.1 of this By-law shall not apply		
4.2.5.XX.2	Minimum lot area, interior lot		315 m ²
4.2.5.XX.3	Minimum front yard		4.5 m
4.2.5.XX.4	Minimum setback to front garage face		6.0 m
4.2.5.XX.5	Minimum rear yard unless otherwise shown on Schedule R4-XX of this Exception		7.0 m
4.2.5.XX.6	Minimum interior side yard unless otherwise shown on Schedule R4-XX of this Exception		1.2 m
4.2.5.XX.7	Maximum lot coverage		47%

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

4.12.2.XX	Exception: RM6-XX	Map # 38W	By-law:
In a RM6-XX zone the permitted uses and applicable regulations shall be as specified for a RM6 Zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.12.2.XX.1	Back to back townhouse dwellings		
Regulations			
4.12.2.XX.2	The regulations of Subsection 2.1.14 and Line 7.1 contained in Table 4.12.1 of this By-law shall not apply		
4.12.2.XX.3	Minimum rear yard		7.0 m
4.12.2.XX.4	Minimum exterior side yard		5.7 m
4.12.2.XX.5	Maximum encroachment of a balcony into the required rear yard		1.7 m
4.12.2.XX.6	Minimum width of a CEC – private road		6.0 m
4.12.2.XX.7	Maximum height		10.9 m
4.12.2.XX.8	Minimum aisle width		6.0 m
4.12.2.XX.9	Minimum width of a sidewalk		1.5 m
4.12.2.XX.10	Area ‘A’ as shown on Schedule RM6-XX of this Exception shall only contain back to back townhouse dwellings		
4.12.2.XX.11	“Back to Back Townhouse Dwelling” means one of more than two (2) attached dwelling units , not exceeding three (3) storeys in height which are divided vertically above grade by a party wall at least 5.0m in length and at least 2.0m in height , being located within a Common Element Condominium.		

4.12.2.XX	Exception: RM6-XX	Map # 38W	By-law:
In a RM6-XX zone the permitted uses and applicable regulations shall be as specified for a RM6 Zone except that the following uses /regulations shall apply:			
4.12.2.XX.12	Back to back townhouse dwellings contained within Area 'A' as shown on Schedule RM6-XX of this Exception shall comply with the following:		
	(1) Maximum number of dwelling units		4
	(2) Minimum lot area		105 m ²
	(3) Minimum lot frontage measured at the front lot line		5.0 m
	(4) Attached garage shall not be required		
	(5) All site development plans shall comply with Schedule RM6-XX of this Exception		
4.12.2.XX.13	Minimum number of resident parking spaces for back to back townhouse dwellings		7

3. Map Number 38W of Schedule "B" to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from "C3-12" to "R4-XX" and "RM6-XX" PROVIDED HOWEVER THAT the "R4-XX" and "RM6-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "R4-XX" and "RM6-XX" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2017.

Mayor

Clerk

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 “C3-12” to “R4-XX” and “RM6-XX”.

“C3-12” permits a restaurant and outdoor garden centre accessory to a retail store

“R4-XX” permits detached dwellings on 12 m wide lots

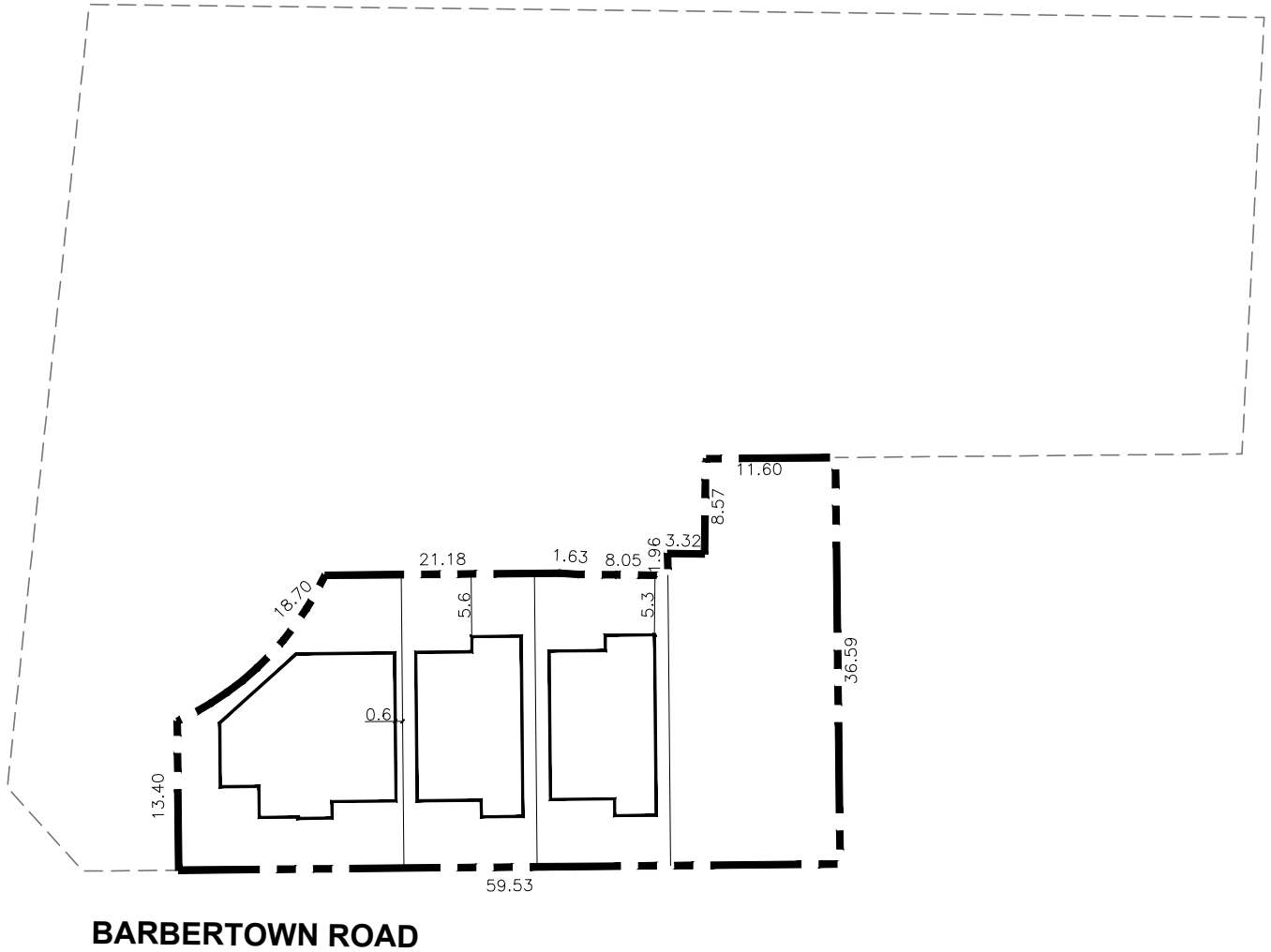
“RM6-XX” permits townhouses on a Common Element Condominium private road, and four back to back townhouses within the existing Barber house historical building

Location of Lands Affected

East side of Mississauga Road, north of Barbertown Road, 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.

MISSISSAUGA ROAD



LEGEND:



BUILDABLE AREA

NOTE: ALL MEASUREMENTS ARE IN METERS AND ARE MINIMUM SETBACKS, UNLESS OTHERWISE NOTED

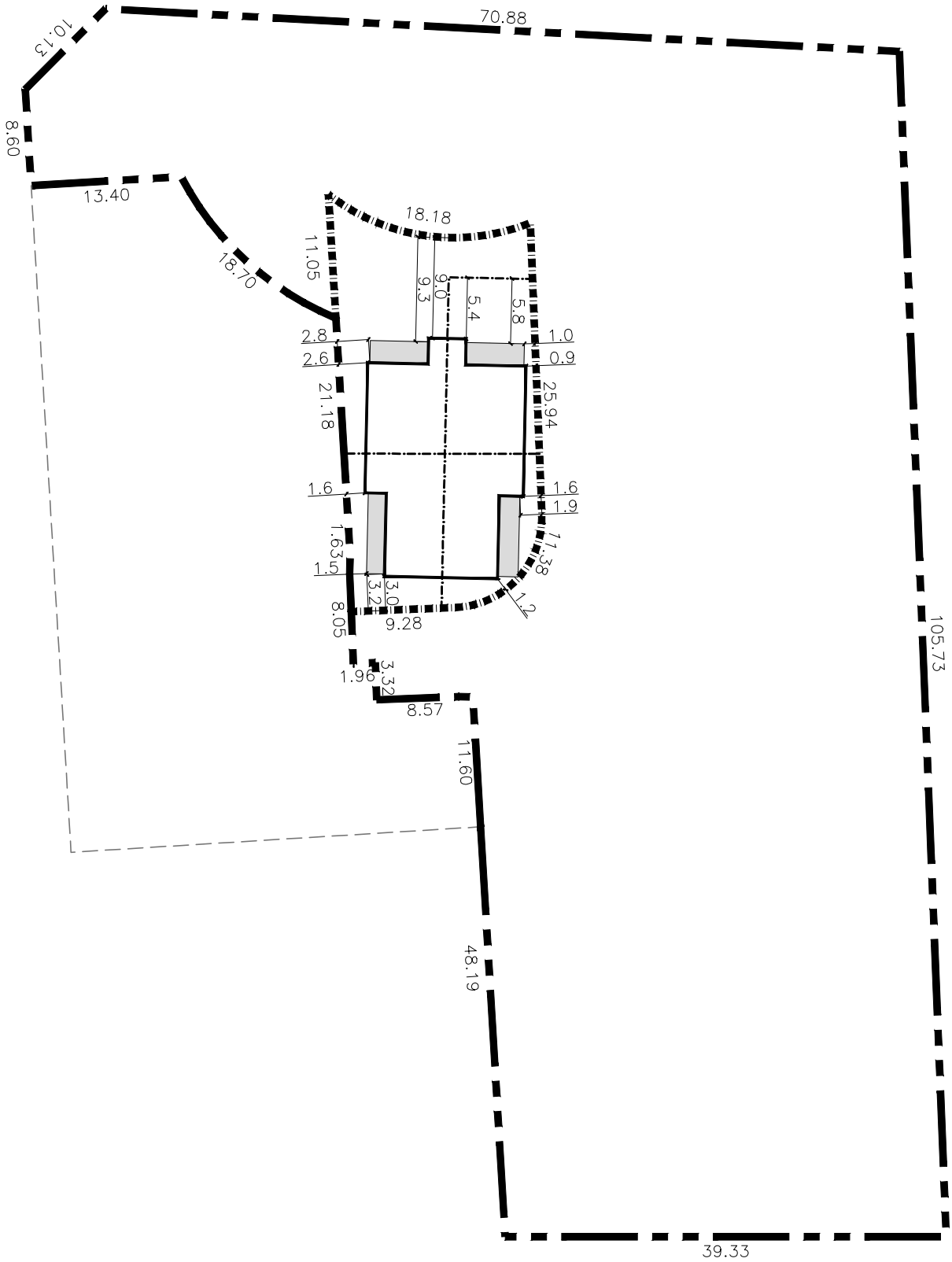


PART 1, PLAN OF PART OF LOT 1
CONCESSION 4, W.H.S.
CITY OF MISSISSAUGA
(GEOGRAPHIC TOWNSHIP OF TORONTO)
REGIONAL MUNICIPALITY OF PEEL

SCHEDULE EXCEPTION R4-XX
MAP XX

MISSISSAUGA ROAD

BARBERTOWN ROAD



LEGEND:



AREA 'A'



BUILDABLE AREA



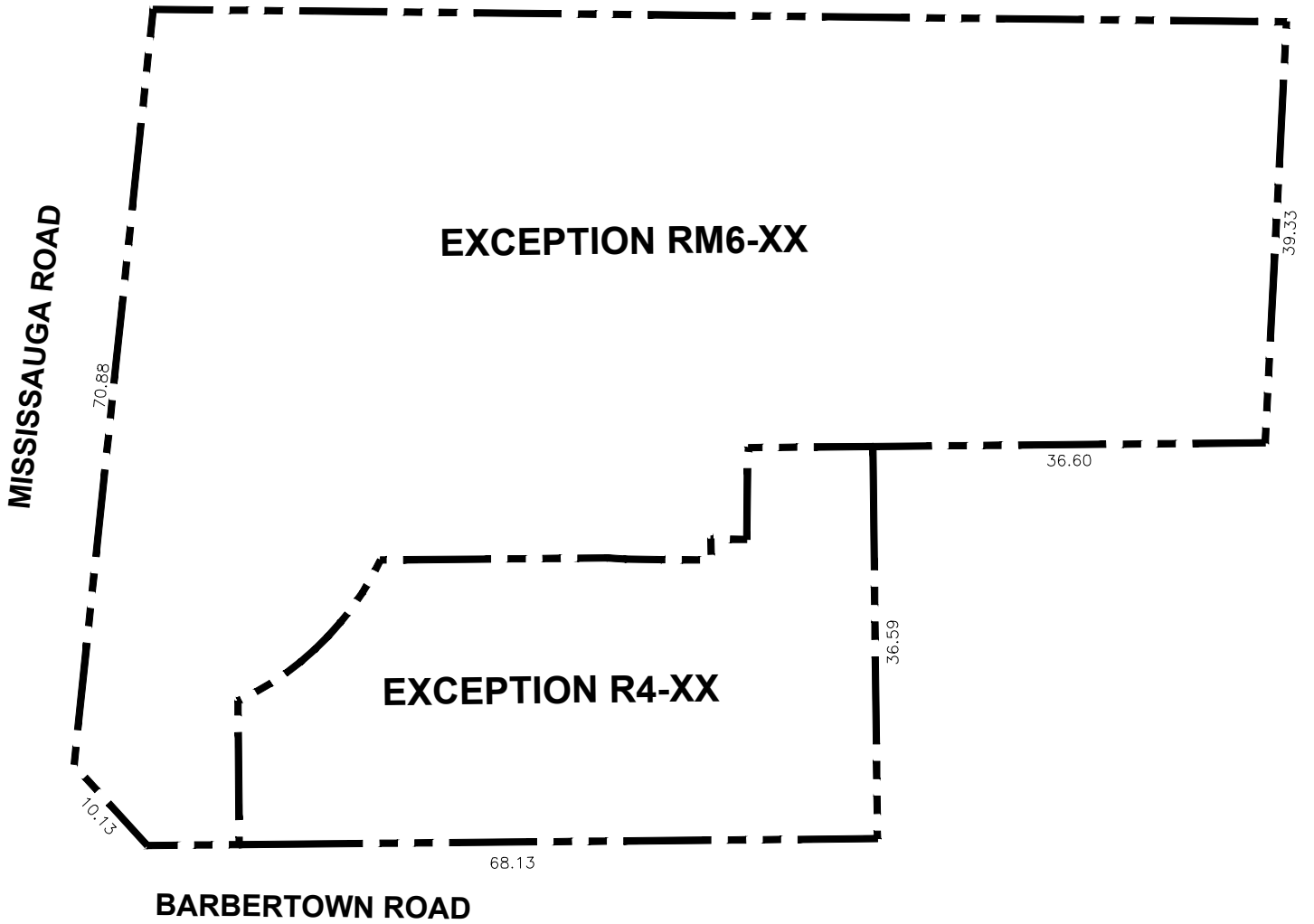
PORCH

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SCHEDULE EXCEPTION RM6-XX
 MAP XX



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