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[City of Mississauga](#) | Planning and Building Department,  
Development and Design Division

**Re: Draft 'PB1-12' Zoning By-Law Amendment for 7060 Old Mill Lane Application**

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Ms. McInnes,

Attached below is a draft zoning by-Law amendment that we are proposing for application for 7060 Old Mill Lane. We have been consistent with City of Mississauga staff direction to keep the zoning as an exception to PB1 zoning in place over the subject lands. As previously noted, we are recommending that the common zoning exceptions for uses and regulations in Old Meadowvale Village, which is captured in the neighbouring and adjacent R1-32 exceptions, best reflects the concerns and character of the Village's heritage and character.

We have used the parameters of R1-32 as the basis for our proposed draft amendment, PB1-12 and have also used this in determining the lot line adjustment and building envelope that is consistent with our proposed language. The setbacks and restrictions outlined below are appropriate for the heritage of the sight and streetscape, and its uses fall within the Parkway Belt West amendment No. 172 granted to the property for General Complimentary Uses (i.e. detached dwelling). The supporting studies included in our application, as outlined through DARC pre-consultation, reflect the appropriateness of the citing and land use of the development envelope which conforms to the R1-32 zoning exception model.

We have assumed that our application would be the 12<sup>th</sup> exception for PB1 with the City's zoning by-law and have labeled and sequentially order the numbering here to reflect such numbering. All related matters to the applicability and appropriateness of the draft by-law are addressed in the Planning Justification Report, included in our full submission.

Regards,



**Jesse de Jager**  
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11.2.2.12	Exception: PB1-12	Map # 53E	By-law: xxxx-xxxx
In a PB1-12 zone the permitted uses and applicable regulations shall be as specified for a PB1 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Use</b>			
11.2.2.12.1	Lands zoned PB1-12 shall only be used for the following:  (1) One (1) <b>Detached Dwelling</b> and accessory <b>structures</b>		
<b>Regulations</b>			
11.2.2.12.2	A <b>detached dwelling</b> shall comply with the <b>R1</b> zone regulations identified in Subsection 4.2.1 of this By-law except that:		
11.2.2.12.3	The regulations of Sentence 3.1.1.7.1 of this By-law shall not apply		
11.2.2.12.4	Minimum <b>lot area</b>	1050 m <sup>2</sup>	
11.2.2.12.5	Minimum combined width of side <b>yards</b> :  (1) one <b>storey detached dwelling</b> 20% of the <b>lot frontage</b>  (2) two <b>storey detached dwelling</b> 27% of the <b>lot frontage</b>		
11.2.2.12.6	A <b>flat roof</b> shall not be permitted		
11.2.2.12.7	Maximum height – highest ridge: sloped roof	7.5 m	
11.2.2.12.8	Maximum <b>gross floor area - infill residential</b>	160 m <sup>2</sup> plus 0.10 times the lot area	
11.2.2.12.9	An attached <b>garage</b> shall not be permitted		
11.2.2.12.10	Maximum <b>floor area</b> of a detached <b>garage</b>	50 m <sup>2</sup>	
11.2.2.12.11	Maximum projection of the <b>front garage face</b> of a detached <b>garage</b> beyond any portion of the first floor <b>front wall</b> or <b>exterior side wall</b>		0.0 m <sup>2</sup>