

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, to rezone the subject lands, described in Schedule XX, from Detached Dwellings – Typical Lots, with Site-Specific Exemptions (R3-69) to Townhouse Dwelling on a CEC – Private Road, RM6-XX, with site-specific exemptions.
2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.12.2.X	Exception: RM6-XX	Map 48W	By-law:
In a RM6-XX zone the permitted uses and applicable regulations shall be as specified for a RM6-X zone except that the regulations shall apply:			
Regulations			
4.12.2.2.X	Maximum number of dwelling units on all lands zoned RM6-XX		14
4.12.2.3.X	Maximum gross floor area – residential		0.30 times the lot area
4.12.2.4.X	Minimum lot area of a CEC- Corner Lot		150 m ²
4.12.2.5.X	Minimum lot frontage for a CEC-Corner Lot		7.5 m
4.12.2.6.X	Minimum front yard for an interior lot/ CEC-Corner Lot		3.5 m
4.12.2.7.X	Minimum exterior side yard for a lot with an exterior side lot line abutting a CEC-private road		1.6 m
4.12.2.8.X	Minimum exterior side yard for a lot with an exterior side lot line abutting a CEC-private road		1.5 m
4.12.2.9.X	Minimum rear yard for an interior/ CEC-Corner Lot		6.0 m
4.12.2.10.X	Maximum building height (to top of roof top terrace stairwell)		13.0 m
4.12.2.11.X	Minimum landscape area		20%
4.12.2.12.X	Maximum encroachment of awnings, window projections with or without a foundation and architectural features, such as, but not limited to, chimneys , pilasters and corbels outside the buildable area identified on Schedule RM6-3 of this Exception, into required front and rear yards		0.6 m
4.12.2.13.X	Maximum encroachment of a porch , exclusive of stairs, outside Buildable Areas 'A', 'B' and 'C' identified on Schedule RM6-X of this Exception into the required front yard		1.5 m

4.12.2.X	Exception: RM6-XX	Map 48W	By-law:
In a RM6-XX zone the permitted uses and applicable regulations shall be as specified for a RM6-X zone except that the regulations shall apply:			
4.12.2.14.X	Maximum encroachment of a balcony/deck outside the buildable area identified on Schedule RM6-X of this Exception, into the required rear yard		5.0 m
4.12.2.15.X	Covered porches, covered stairs , utilities and patios are permitted to encroach into the landscape buffer and required yard setback		1.5 m
4.12.2.16.X	Minimum number of additional CEC - visitor parking spaces to be provided within the common element area		4 (plus 1 accessibility parking spot)
4.12.2.17.X	All lot lines Etude Drive and Gorway Drive shall be deemed to be the front lot line		
4.12.2.18.X	Maximum driveway width		3.0 m
4.14.2.19.X	Minimum width of an internal road / aisle		6.0 m
4.14.2.20.X	Minimum setback between a parking space and structure below grated and any other lot line		1.0 m
4.14.2.21.X	Minimum number of resident parking spaces ratio per two-bedroom unit		1.30
4.14.2.22.X	Minimum number of visitor parking spaces ratio per two-bedroom unit		0.20
4.14.2.23.X	All site development plans shall comply with Schedule B of this Exception.		

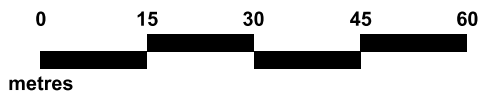
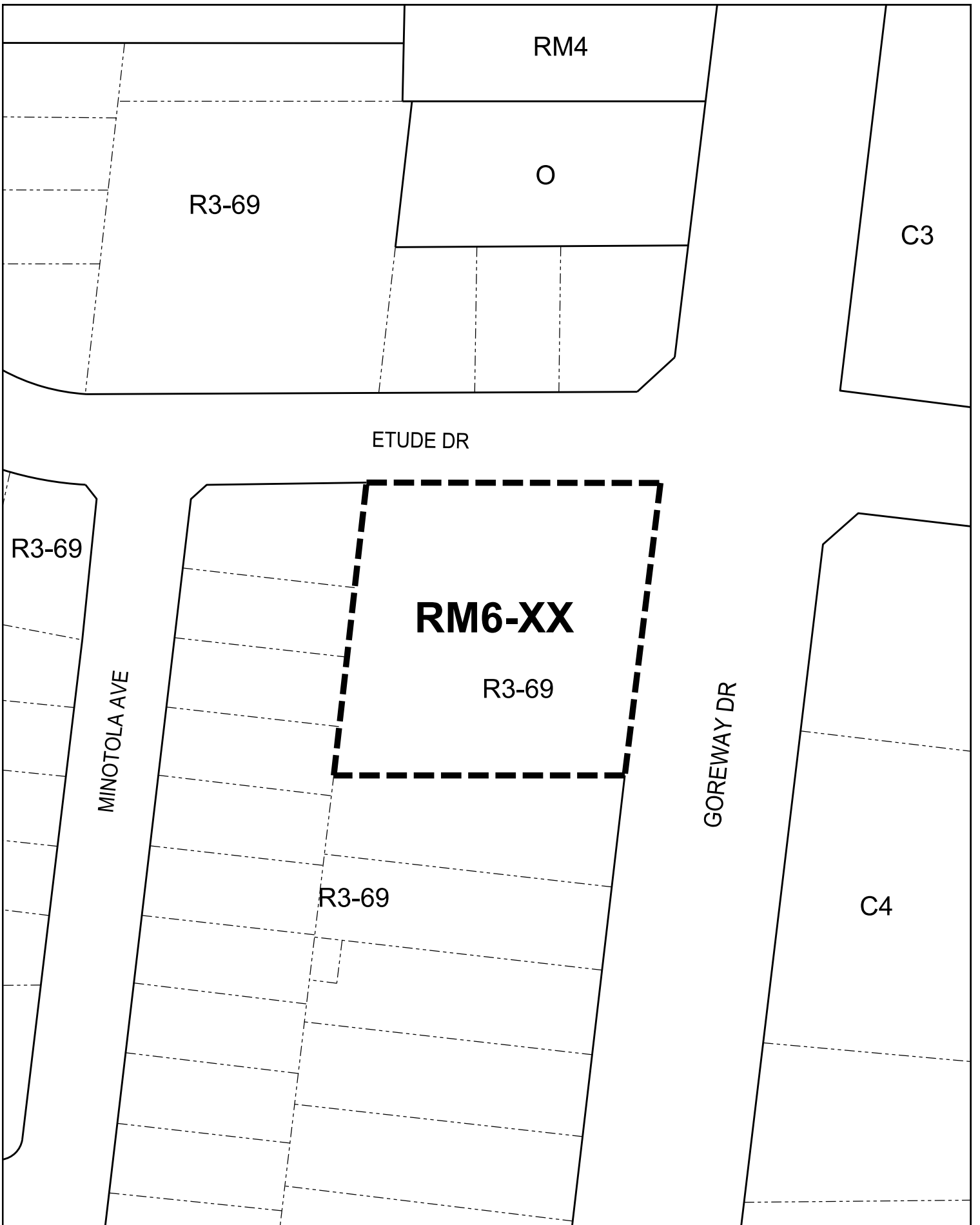
2. Map Number 48W of Schedule "A" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from " R3-69" to "RM6-XX", PROVIDED HOWEVER THAT the "RM6-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RM6-XX" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Official Plan Amendment Number XX is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2018.

MAYOR

CLERK
Page 2 of 5



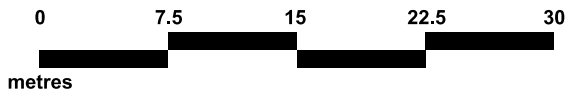
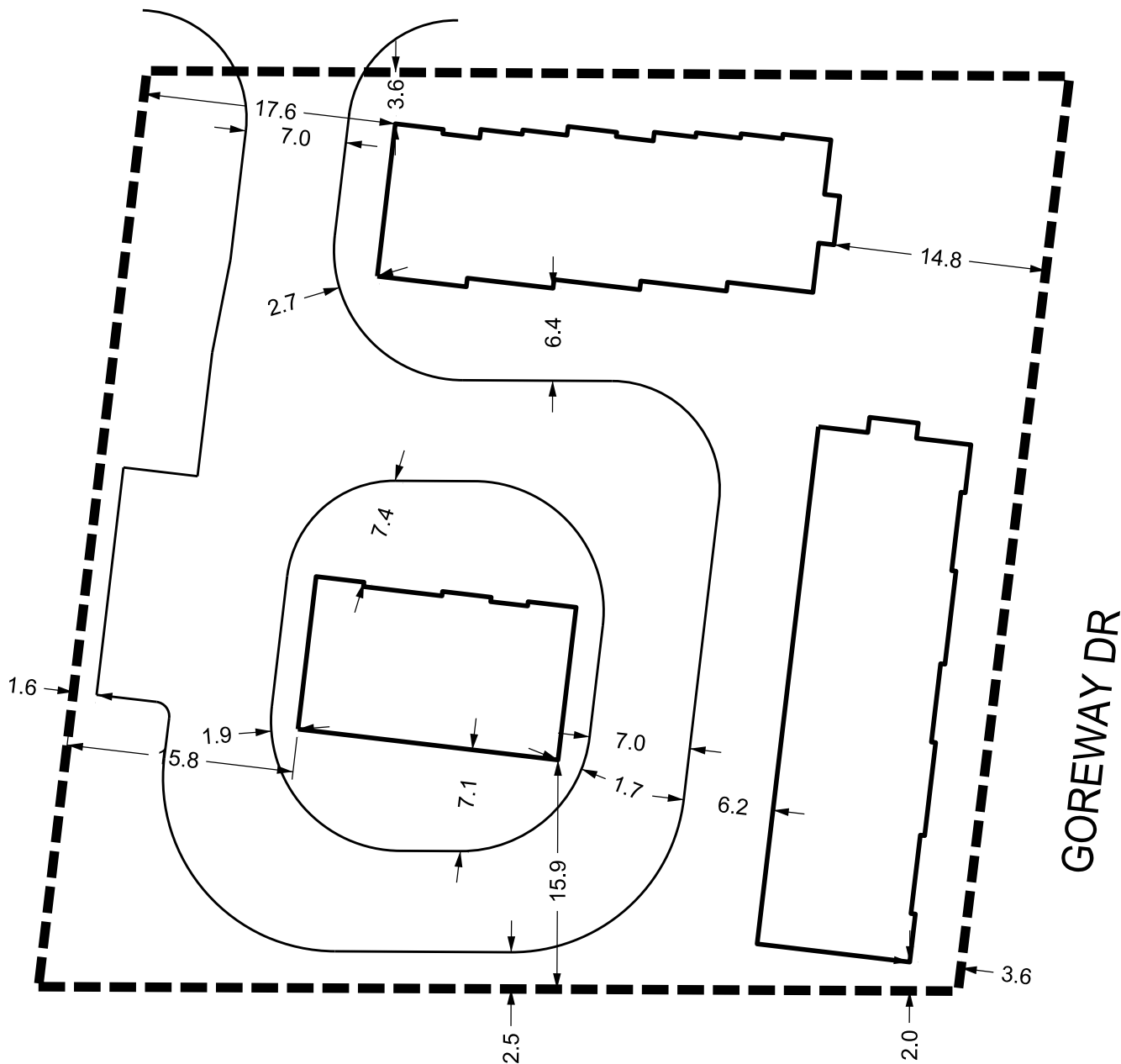
--- SUBJECT LANDS

**THIS IS SCHEDULE "A" TO
BY-LAW _____**

PASSED BY COUNCIL ON

CITY OF MISSISSAUGA

ETUDE DR



--- SUBJECT LANDS

THIS IS SCHEDULE "B" TO

BY-LAW _____

PASSED BY COUNCIL ON

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend the zoning of the property outlined on the attached Schedule "A" from " R3-69" to "RM6-XX" (Townhouse Dwellings on a CEC – Private Road – Exception).

Location of Lands Affected

Southwest corner of Etude Drive and Goreway Drive in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Mila Yeung of the City Planning and Building Department at 905-615-3200 ext. 5299.

<http://teamsites.mississauga.ca/sites/18/bylaws/oz14002by-law.mh.jmcc.docx>