

THE CORPORATION OF THE CITY OF MISSISSAUGA
BY-LAW NUMBER 0225-2016

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 Sentence 4.2.5.1.1 and substituting the following therefor, and adding Sentences 4.2.5.1.6, 4.2.5.1.7, 4.2.5.1.8, 4.2.5.1.9, 4.2.5.1.10 and 4.2.5.1.11 to Exception Table 4.2.5.1 as follows:

4.2.5.1	Exception: R4-1	Map # 48W	By-law
Regulations			
4.2.5.1.1	Maximum lot coverage		30%
4.2.5.1.6	Maximum height - highest ridge: sloped roof		9.0 m
4.2.5.1.7	Maximum height: flat roof		7.5 m
4.2.5.1.8	Maximum height of eaves: from average grade to lower edge of the eaves		6.4 m
4.2.5.1.9	Maximum gross floor area - infill residential		100 m ² plus 0.2 times the lot area
4.2.5.1.10	Garage projection: maximum projection of the garage beyond the front wall or exterior side wall of the first storey		2.0 m
4.2.5.1.11	Maximum dwelling unit depth		20.0 m

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

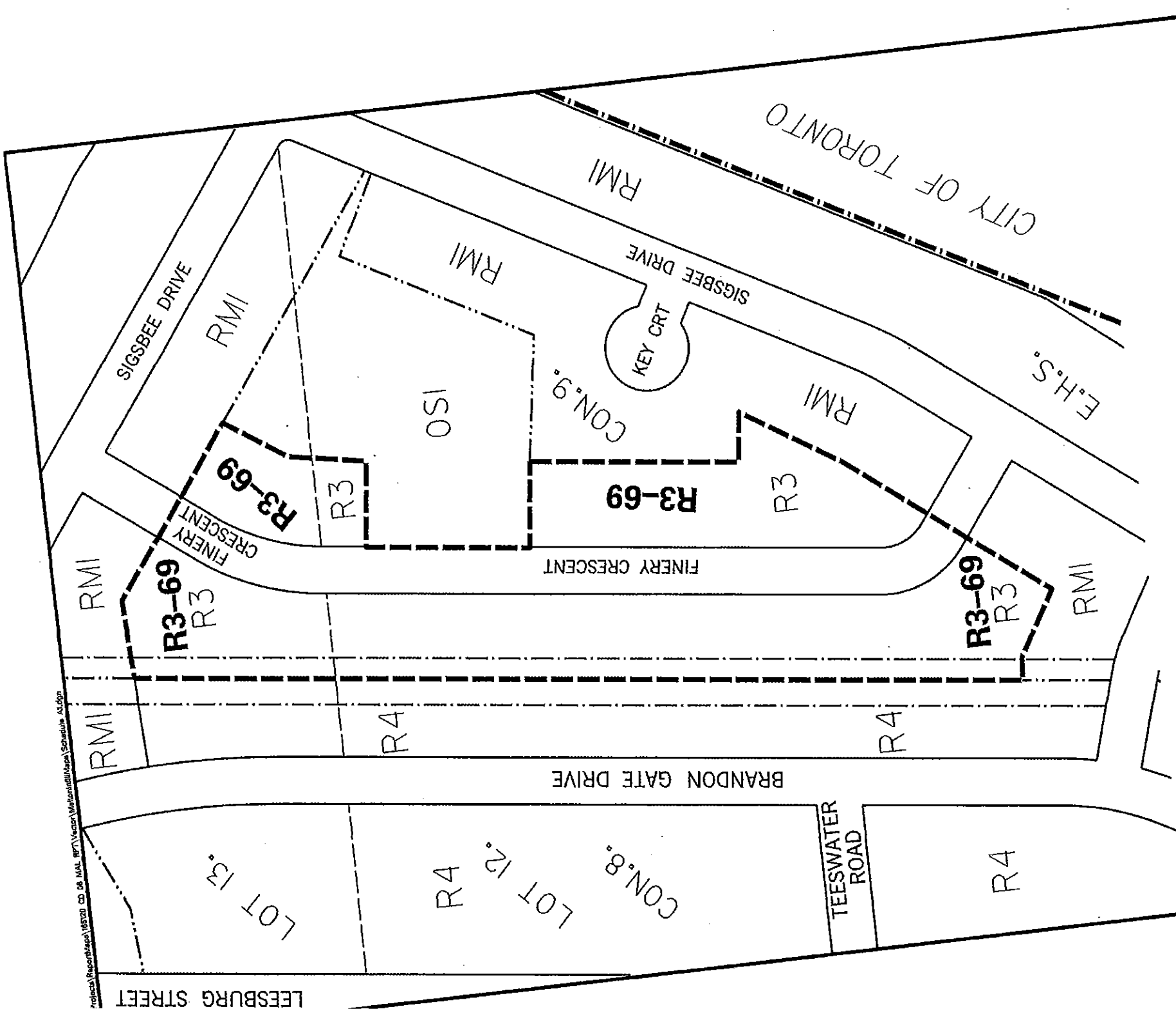
4.2.5.64	Exception: R4-64	Map # 48E-48W	By-law
In a R4-64 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.5.64.1	Maximum lot coverage		35%
4.2.5.64.2	Minimum interior side yard		1.2 m + 0.61 m for each additional storey or portion thereof above one (1) storey
4.2.5.64.3	Maximum height - highest ridge: sloped roof		9.0 m
4.2.5.64.4	Maximum height: flat roof		7.5 m
4.2.5.64.5	Maximum height of eaves: from average grade to lower edge of the eaves		6.4 m
4.2.5.64.6	Maximum gross floor area - infill residential		150 m ² plus 0.2 times the lot area
4.2.5.64.7	Garage projection: maximum projection of the garage beyond the front wall or exterior side wall of the first storey		2.0 m
4.2.5.64.8	Maximum dwelling unit depth		20.0 m

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

4.8.2.27	Exception: RM1-27	Map # 48E-48W	By-law
In a RM1-27 zone the applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.8.2.27.1	Lands zoned RM1-27 shall only be used for the following:		
	(1) Detached dwelling in compliance with the R4-64 zone regulations		
	(2) Semi-Detached Dwelling		

4. Map Number 47 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 "R3" to "R3-69", the zoning of Part of Lots 12 and 13, Concession 9, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-69" zoning shall only apply to the lands which are shown on the attached Schedule "A1", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-69" zoning indicated thereon.
5. Map Number 47 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "R3" to "R3-69", the zoning of Part of the Road Allowance between Concessions 8 and 9, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-69" zoning shall only apply to the lands which are shown on the attached Schedule "A1", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-69" zoning indicated thereon.
6. Map Number 48E 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 "R3" and "R4" to "R3-69" and "R4-64", the zoning of Part of Lot 14, Concession 8, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-69" and "R4-64" zoning shall only apply to the lands which are shown on the attached Schedule "A2", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-69" and "R4-64" zoning indicated thereon.
7. Map Number 48E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "R3", "R4" and "RM1" to "R3-69", "R4-64" and "RM1-27", the zoning of Part of Lots 11, 12 and 13, Concession 8, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-69", "R4-64" and "RM1-27" zoning shall only apply to the lands which are shown on the attached Schedule "A3", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-69", "R4-64" and "RM1-27" zoning indicated thereon.

8. Map Number 48E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "R4" to "R4-64", the zoning of Part of the Road Allowance between Concessions 8 and 9, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R4-64" zoning shall only apply to the lands which are shown on the attached Schedule "A3", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R4-64" zoning indicated thereon.
9. Map Number 48W 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 "R3" to "R3-69", the zoning of Part of Lots 13 and 14, Concession 7, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-69" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-69" zoning indicated thereon.
10. Map Number 48W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "R3" and "RM1" to "R3-69" and "RM1-27", the zoning of Part of Lot 12, Concession 7, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-69" and "RM1-27" zoning shall only apply to the lands which are shown on the attached Schedule "A5", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-69" and "RM1-27" zoning indicated thereon.
11. Map Number 48W of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "R3" and "R4" to "R3-69" and "R4-64", the zoning of Part of Lot 11, Concession 7, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-69" and "R4-64" zoning shall only apply to the lands which are shown on the attached Schedule "A6", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-69" and "R4-64" zoning indicated thereon.
12. Map Number 49E 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 "R3" to "R3-69", the zoning of Part of Lots 11 and 12, Concession 6, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-69" zoning shall only apply to the lands which are shown on the attached Schedule "A7", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-69" zoning indicated thereon.



ROAD ALLOWANCE

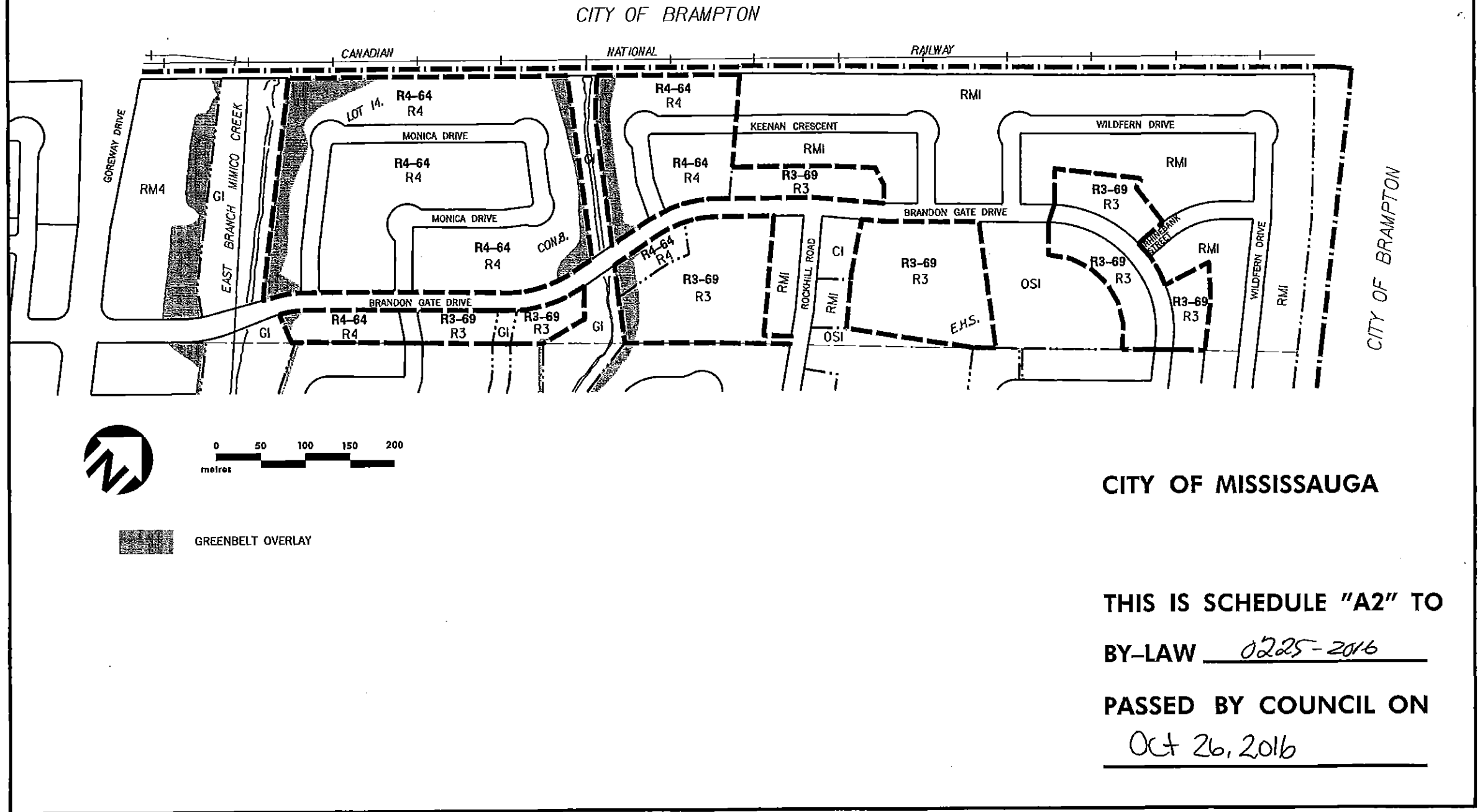
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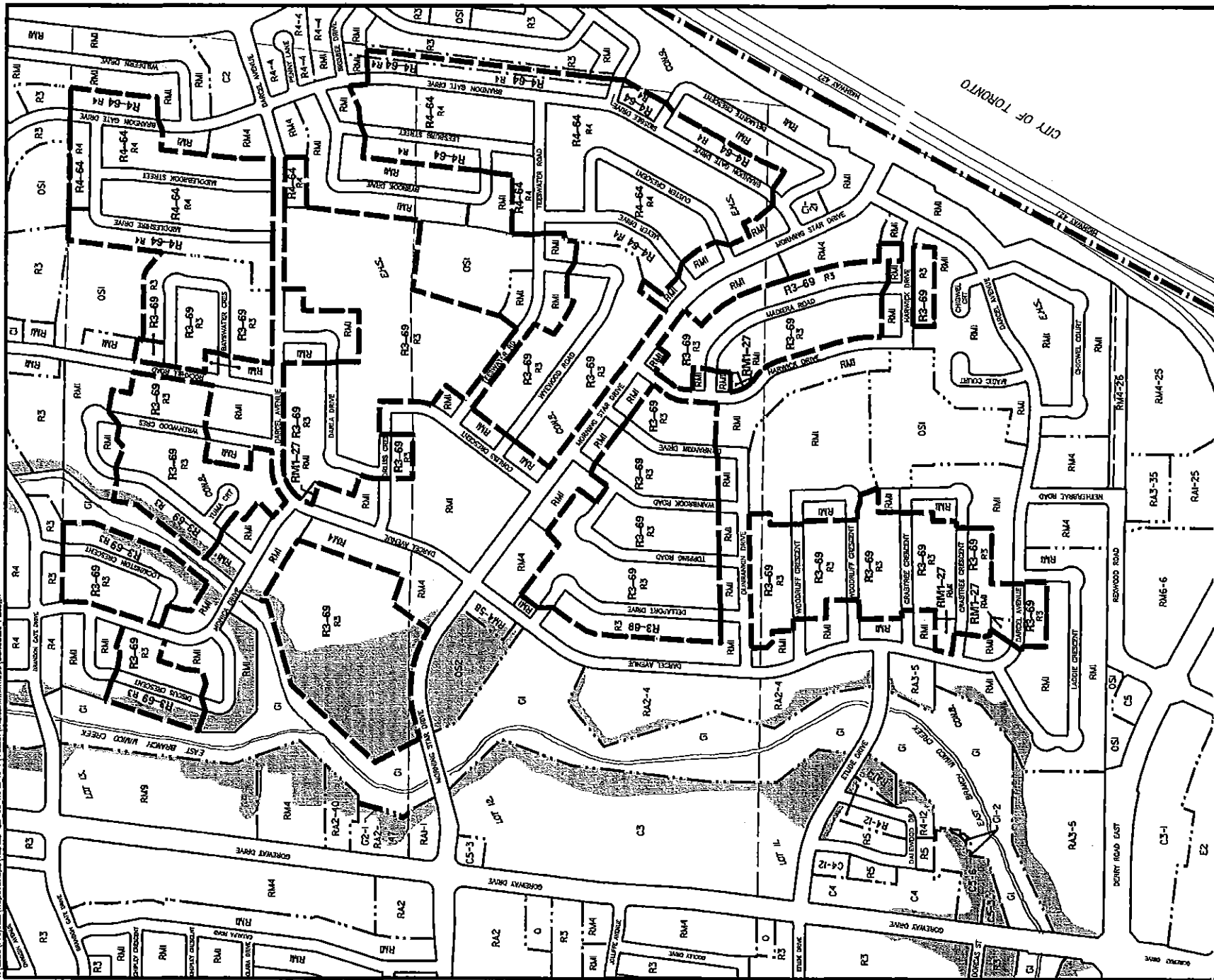
BY-LAW 0225-2016

PASSED BY COUNCIL ON

OCT 26, 2016

CITY OF MISSISSAUGA





 GREENBELT OVERLAY

 ROAD ALLOWANCE

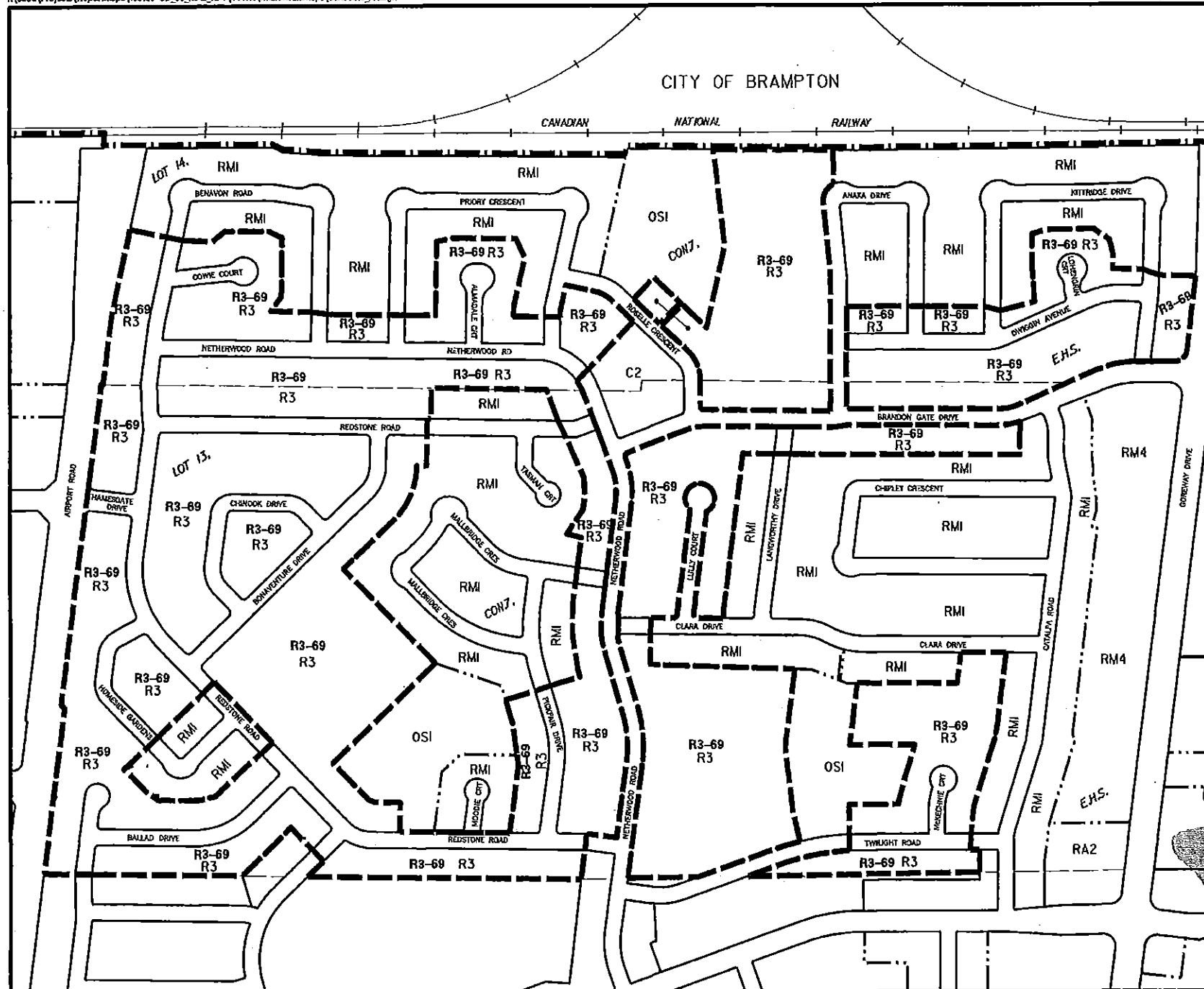
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BY-LAW 0225-2016

PASSED BY COUNCIL ON

Oct 26, 2016

CITY OF MISSISSAUGA



0 50 100 150 200
metres



GREENBELT OVERLAY

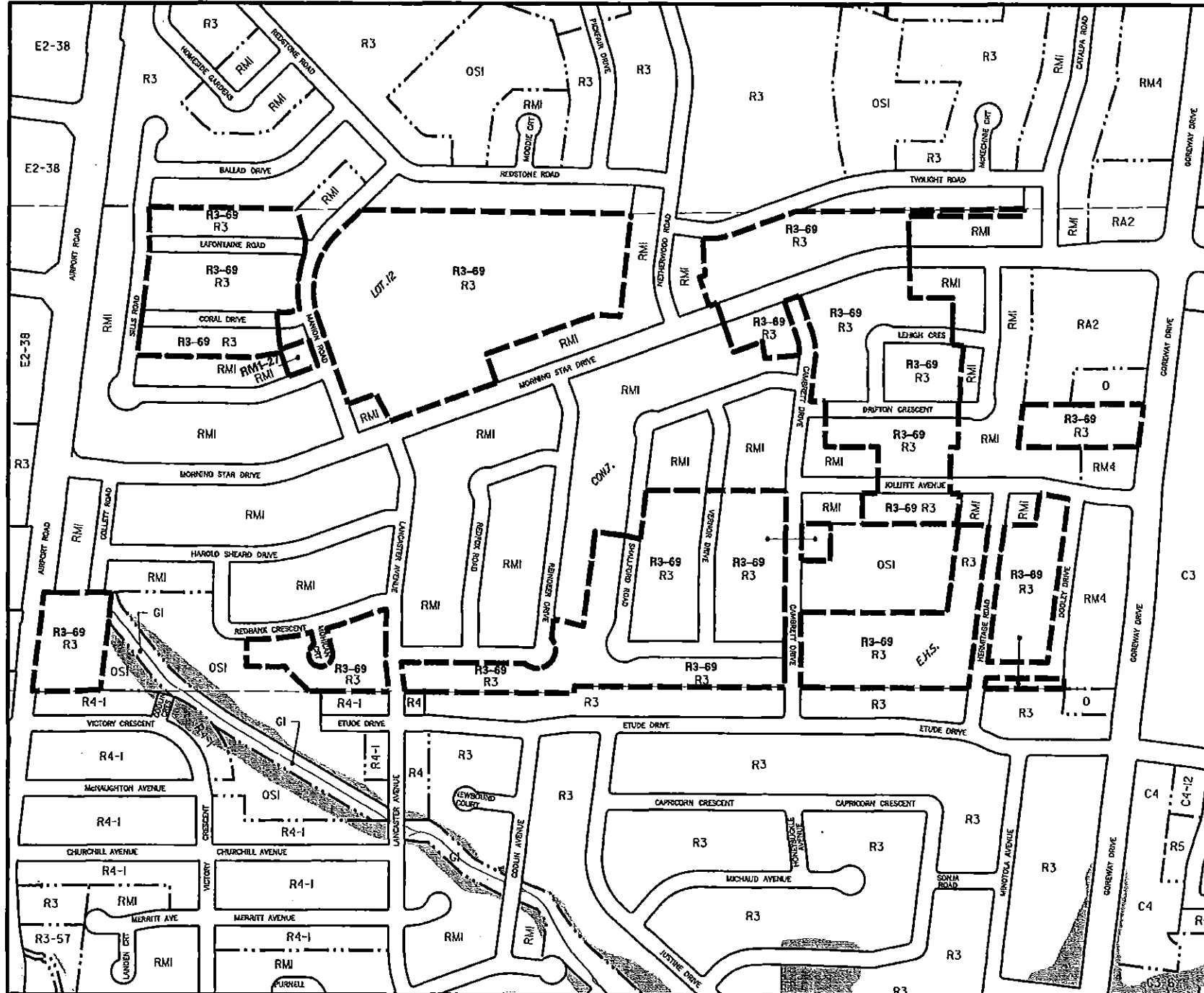
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A4" TO

BY-LAW 0225-2016

PASSED BY COUNCIL ON

OCT 26, 2016



GREENBELT OVERLAY

CITY OF MISSISSAUGA

THIS IS SCHEDULE "A5" TO

BY-LAW 6225-2016

PASSED BY COUNCIL ON

OCT 26, 2016



Team	Metres
A	100
B	150
C	120
D	180
E	200

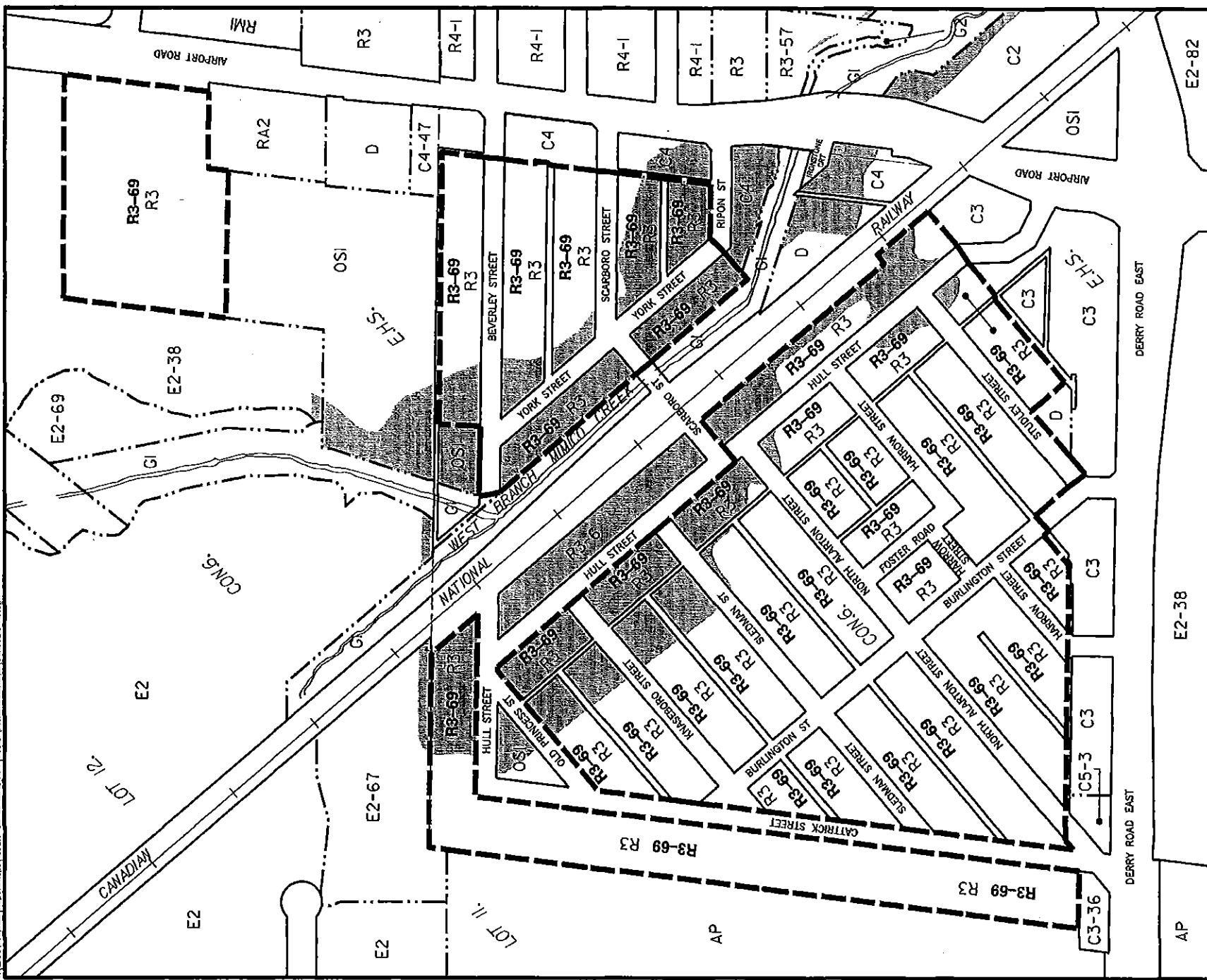


GREENBELT OVERLAY

CITY OF MISSISSAUGA

THIS IS SCHEDULE "A6" TO
BY-LAW 0225-2016

PASSED BY COUNCIL ON
OCT 26, 2016



0 50 100 150 200
metres



GREENBELT OVERLAY

THIS IS SCHEDULE "A7" TO

BY-LAW 0225-2016

PASSED BY COUNCIL ON

Oct 26, 2016

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER

0225-2016

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to introduce infill housing zone regulations to detached dwellings in the Malton area of Ward 5.

This By-law amends the zoning of the properties outlined on the attached Schedules "A1" to "A7" from "R3" (Typical Lots - Detached Dwellings), "R4" (Typical Lots - Detached Dwellings), and "RM1" (Semi-Detached Dwellings), to "R3-69" (Typical Lots - Detached Dwellings - Exception), "R4-64" (Typical Lots - Detached Dwellings - Exception) and "RM1-27" (Semi-Detached Dwellings - Exception).

This By-law also amends the zoning provisions of the "R4-1" zone (Typical Lots - Detached Dwellings - Exception) which applies to the properties outlined on the attached Appendix "B".

"R3" permits detached dwellings on lots with a minimum lot frontage of 15.0 m for interior lots and 19.5 m for corner lots.

"R4" permits detached dwellings on lots with a minimum lot frontage of 12.0 m for interior lots and 16.5 m for corner lots.

"R4-1" permits detached dwellings generally in compliance with the "R4" zone regulations, with additional zoning provisions.

"RM1" permits detached dwellings in compliance with the "R4" zone regulations and semi-detached dwellings.

"R3-69" permits detached dwellings with additional zone regulations to control building mass and height.

"R4-1" (revised) permits detached dwellings with additional zone regulations to control building mass and height.

"R4-64" permits detached dwellings with additional zone regulations to control building mass and height.

"RM1-27" (Semi-Detached Dwellings - Exception) permits either detached dwellings in accordance with the "R4-64" zone regulations or semi-detached dwellings.

Location of Lands Affected

Various low density Residential Zones in the Malton area of Ward 5, in the City of Mississauga, as shown on the attached Maps designated as Schedules "A1" to "A7".

Properties with the "R4-1" zone in the Malton area of Ward 5, in the City of Mississauga, as shown on the attached Map designated as Appendix "B", which illustrates text changes only.

Further information regarding this By-law may be obtained from Jordan Lee of the City Planning and Building Department at 905-615-3200 ext. 5732.

ENACTED and PASSED this 26 day of October 2016.

APPROVED AS TO FORM City Solicitor MISSISSAUGA		
MJT		
Date	12	10 16

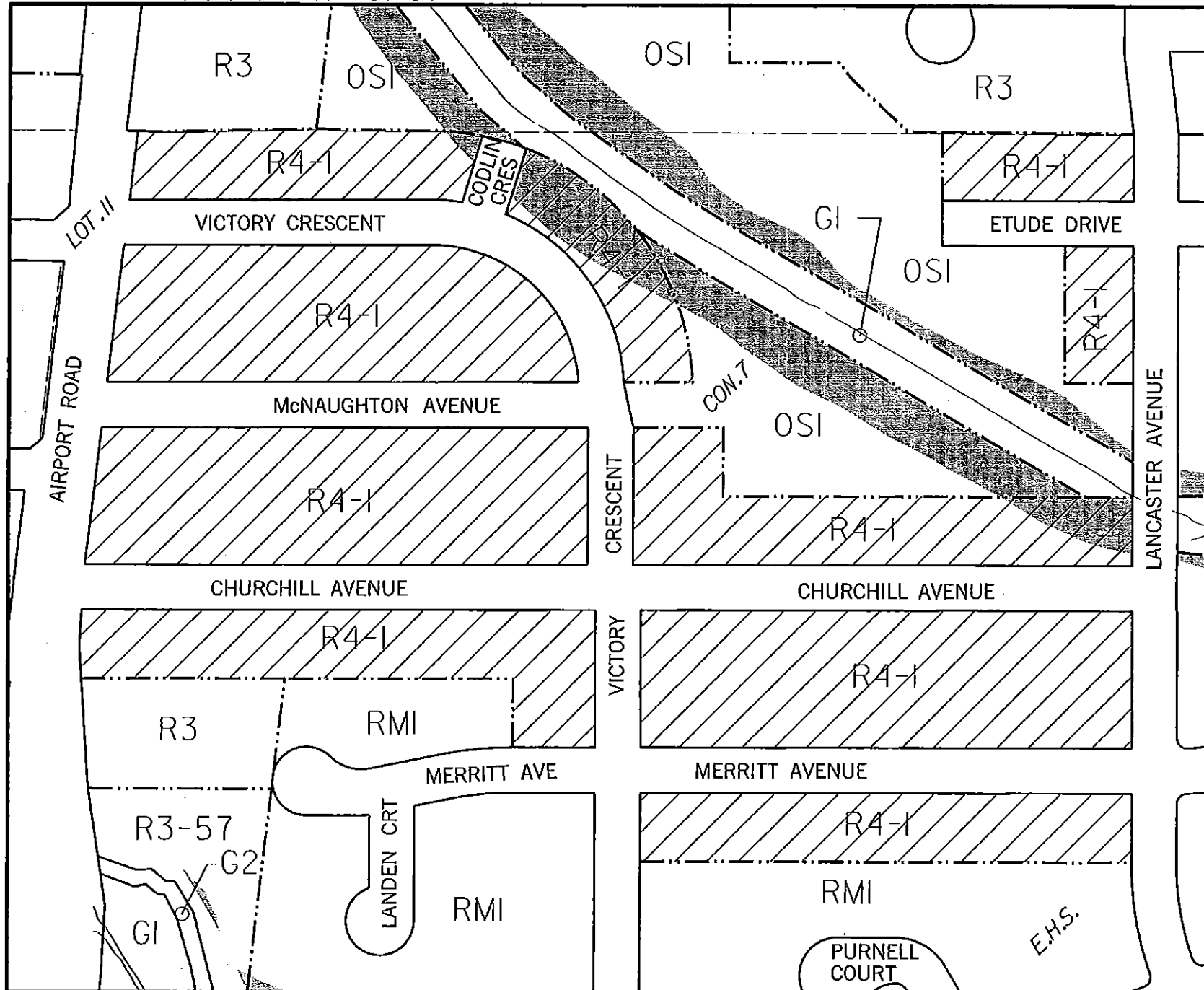
Bonnie Crombie

MAYOR

Crystal Green

CLERK

<http://eamsites.mississauga.ca/sites/18/bylaws/cd.06-mal.jl.jmcc.docx>



This is not a Plan of Survey.



GREENBELT OVERLAY

CITY OF MISSISSAUGA

THIS IS APPENDIX "B" TO
BY-LAW 0225-2016
PASSED BY COUNCIL ON
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