

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

WHEREAS pursuant to sections 34, 36 and 37 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 adding the following Exception Table:

4.15.5.X	Exception: RA4-X	Map # 22	By-law:
In a RA4-X zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.X.1	The provisions contained in Articles 4.1.15.1 and Lines 5, 8, 13.5, in Table 4.15.1 of this By-law shall not apply		
4.15.5.X.2	Additional permitted accessory uses shall include a Restaurant and a Take-out Restaurant		
4.15.5.X.3	Maximum total number of dwelling units		395
4.15.5.X.4	Maximum floor space index - apartment dwelling zone , measured over the lot area prior to road widening(s)		3.5

4.15.5.X	Exception: RA4-X	Map # 22	By-law:
4.15.5.X.5	Maximum total gross floor area - apartment dwelling zone		31,500 m ²
4.15.5.X.6	Minimum front yard and exterior side yard setback		2.0 m
4.15.5.X.7	Minimum number of resident parking spaces per dwelling unit		0.85
4.15.5.X.8	Minimum number of visitor/non-residential parking spaces per unit		0.15
4.15.5.X.9	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line unless otherwise identified on Schedule RA4-X of this Exception		0.0 m
4.15.5.X.10	Minimum depth of a landscaped buffer abutting a lot line that is a street line		0.0 m

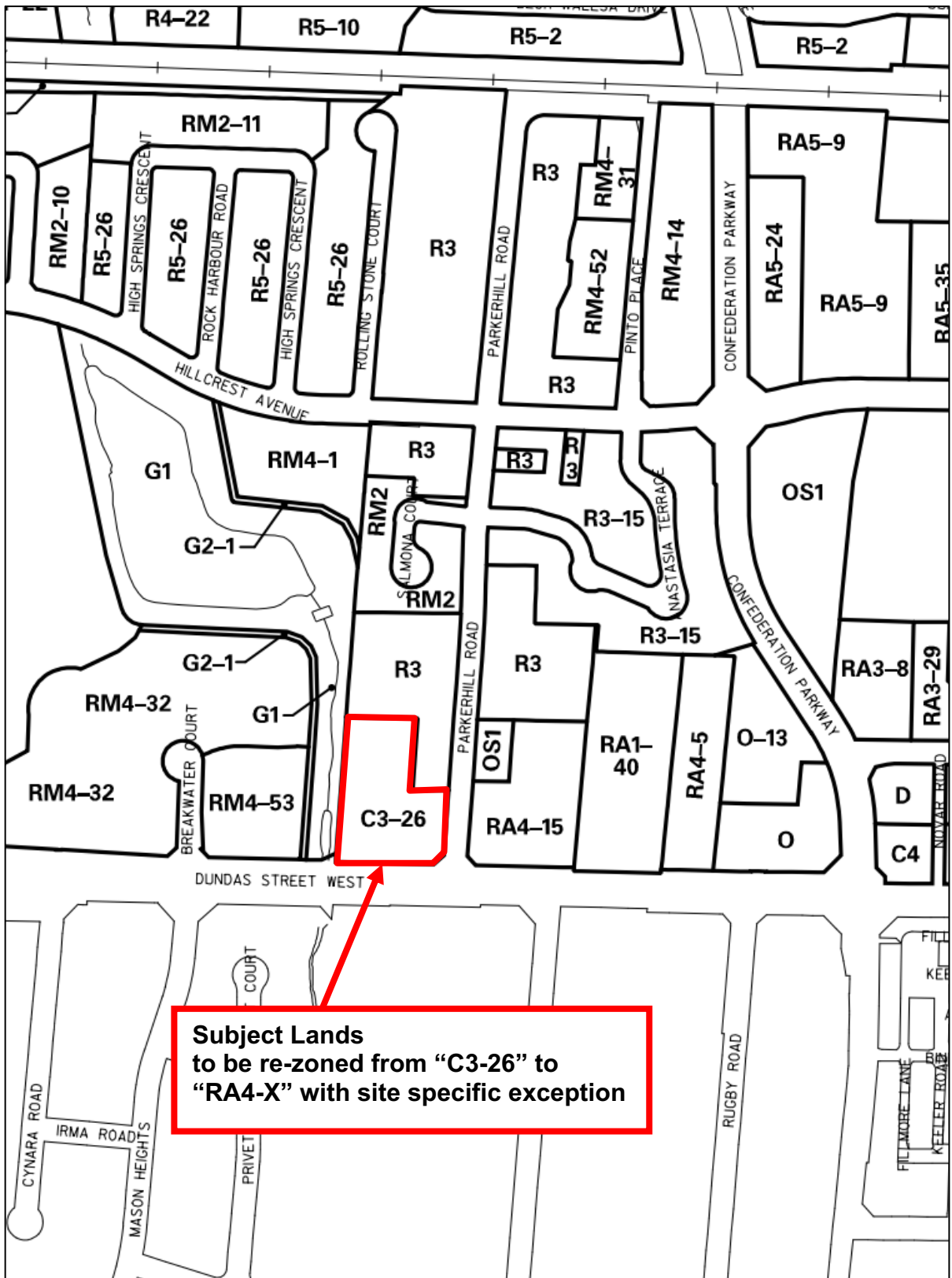
2. Map Number 22 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "C3-26" to "RA4-X", the zoning of Part of Lot 17, Concession 1, North of Dundas Street and Part of Lots 1 and 2, Registered Plan B-25, in the City of Mississauga as shown on the attached Schedule "A".
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number X is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2021.

MAYOR

CLERK

Schedule "A"



APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of the By-law is to permit a 14 storey mixed-use apartment building.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C3-26" (General Commercial - Exception) to "RA4-X" (Apartment Dwellings - Exception).

"C3-26" permits the retail store plaza legally existing on the date of passing of this By-law.

"RA4-X" permits the 14 storey commercial and retail apartment building.

Location of Lands Affected

Located on lands municipally addressed as 255 Dundas Street West at the northwest intersection of Dundas Street and Parkerhill Road, as shown on the attached Map designated as Schedule "A".

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

[http://teamsites.mississauga.ca/sites/18/bylaws/oz13022zblamentment with h.mh.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/oz13022zblamentment%20with%20h.mh.jmcc.docx)