

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER _____

A by-law to amend 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 0308-2011, as amended, being a City of Mississauga Zoning By-law, is to be deleted and replaced with the following exception table:

4.15.2.XX	Exception: RA2 – XX	Map # 18	By-law: XXX-2020
In a RA2-XX zone the applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.2.XX	Maximum Floor Space Index – Apartment Zone		1.6
4.15.2.XX	Maximum Front Yard Setback		10 m
4.15.2.XX	Maximum Exterior Side Yard Setback		8.5 m
4.15.2.XX	Maximum Interior Side Yard Setback		4.5 m
4.15.2.XX	Maximum Rear Yard Setback		8.5 m
4.15.2.XX	Maximum Balcony Projection		2 m
4.15.2.XX	Minimum Parking Space Setback to a Lot Line		1.5 m
4.15.2.XX	Minimum Landscape Buffer		1.5 m
4.15.2.XX	Minimum Landscape Area		35%
4.15.2.XX	Maximum Projection of a Balcony within a required Setback		1.5 m

2. 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 _____ 2021.

MAYOR

CLERK

DRAFT

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 various sections of the Zoning By-law pertaining to the subject lands municipally addressed as 2132 Dundas Street West. Changes include the following:

- Establish permission for cooking facilities within a retirement dwelling unit
- Establish a minimum front yard setback
- Establish a minimum rear yard setback
- Establish a maximum projection of a balcony located above the first storey
- Establish a maximum Floor Space Index
- Establish a maximum height
- Establish a minimum setback from surface parking spaces
- Establish a minimum landscaped area
- Establish a minimum depth of a landscaped buffer strip

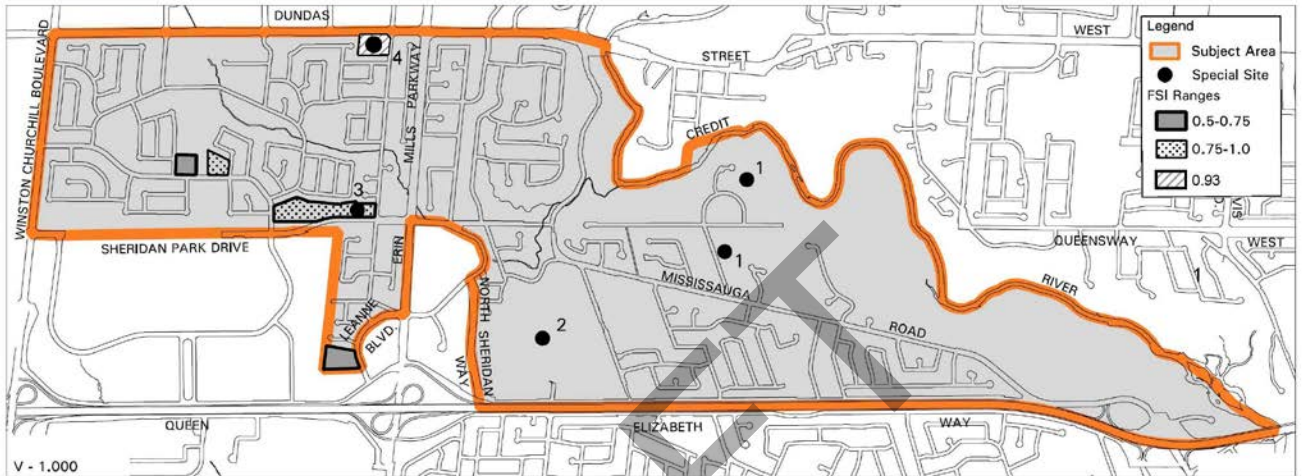
Location of Lands Affected

Lands located in Sheridan Neighbourhood Character Area in the City of Mississauga, as shown on the Attached Maps designated as Schedule “A” and Appendix “B”.

Further information regarding this By-law may be obtained from Ashlee Rivet, Planner, Development South, 905-615-3200 ext. 5751, ashlee.rivet@mississauga.ca

APPENDIX "B"

SCHEDULE "A" – LOCATION OF SUBJECT LANDS WITHIN THE SHERIDAN NEIGHBOURHOOD CHARACTER AREA



Map 16-22: Sheridan Neighbourhood Character Area