

**The Corporation of the City of Mississauga**

**By-law Number \_\_\_\_\_**

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, respectively, 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 new Exception Table:

| 6.2.5.X   | Exception: C4-X   | Map # 08 | By-law:               |
|---|---|----------|-----------------------|
| In the C4-X zone, the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply: |   |          |                       |
| <b>Regulations</b>  |   |          |                       |
| 6.2.5.X.1   | The regulations of Lines 9.1, 11.1, 12.4 contained in Table 6.2.1 of this By-law shall not apply  |          |                       |
| 6.2.5.X.2   | Minimum <b>rear yard</b>  |          | 3.0 m                 |
| 6.2.5.X.3   | Maximum <b>height</b> exclusive of enclosed rooftop amenity space.  |          | 37.0 m and 10 storeys |
| 6.2.5.X.4   | Minimum depth of a <b>landscaped buffer</b> measured from any other lot line  |          | 3.0 m                 |
| 6.2.5.X.5   | Minimum number of resident <b>parking spaces</b> per dwelling unit  |          | 0.88                  |
| 6.2.5.X.6   | Minimum number of visitor <b>parking spaces</b> per dwelling unit   |          | 0                     |
| 6.2.5.X.7   | Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area – non-residential</b> for a <b>retail store</b> or <b>personal service establishment</b> |          | 0                     |

2. Map Number 8 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 “C4” to “C4-X”, the zoning of Part of the Town Plot of Port Credit, in the City of Mississauga, PROVIDED HOWEVER THAT the “C4-X” 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 “C4-X” zoning indicated thereon.

APPENDIX “A” TO BY-LAW NUMBER \_\_\_\_\_

### Explanation of the Purpose and Effect of the By-law

The purpose of this by-law is to permit an 11-storey mixed use building on the lands municipally addressed as 128 Lakeshore Road East (the 'subject lands').

This By-law removes the current C4 zoning provisions that apply to the subject lands in order to apply a C4 zone with special exceptions (C4-X).

### Location of Lands Affected

The lands are located at the north-west corner of the intersection of Lakeshore Road East and Ann Street, in the City of Mississauga, as shown on the attached Map designated as Appendix "B".



Further information regarding this By-law may be obtained from \_\_\_\_\_ of the City Planning and Building Department at \_\_\_\_\_.



Appendix A

# ZONING BY-LAW AMENDMENT

128 Lakeshore Rd E  
Mississauga, Ontario

-  Subject Lands
-  Lands to be Rezoned from C4 to C4-X

Date: Dec 17, 2021

File: 20427 - A

Drawn By: R.M.

Scale: 1:1,500



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## Appendix B

# LOCATION MAP

128 Lakeshore Rd E  
Mississauga, Ontario

## Legend

 Subject Lands

Date: Dec 17, 2021

File: 20427-A

Drawn By: R.M.

Scale: 1:2,500

