

**By-law No. XXXX-2021**

**To amend Zoning By-law Number 0225-2007, as amended, of the City of Mississauga with respect to the lands municipally known in the year 2021 as 7211 & 7233 Airport Road.**

WHEREAS authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws; and

WHEREAS Council of the City of Mississauga has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. Schedule 'B' of By-law Number 0225-2007, as amended, is hereby further amended by revising Map No. 48W in accordance with Schedule "1" attached to and forming part of this By-law
2. By-law Number 0225-2007, as amended, is hereby further amended by adding the following Exception Table at the end of Part 4.2.5:

4.15.1	Exception RA4	Map # XX	By-law: XXXX-2021
In a RA4 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
<b>Regulations</b>			
<b>Table 4.15.1</b>			
<b>RA4 Apartments Regulations</b>			
Minimum Front and Exterior Side Yards	(1) For that portion of a dwelling with a height less than or equal to 13.0 m		5.5 m
	(2) For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m		5.5 m
Minimum Interior Side Yard	(3) Where an interior lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached		6.0 m
Encroachments and Projections	(4) Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard		2.5 m
	(5) Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects		3.5 m
Minimum Landscaped Area, Landscaped Buffer and Amenity Area	(7) Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone		3.0 m
<b>Table 3.1.2.1</b>			
Required Number of <b>Parking Spaces</b> for Residential Units			
	Minimum number of resident parking spaces per one-bedroom dwelling unit shall be		0.80 Spaces per Unit
	Minimum number of resident parking spaces per two-bedroom dwelling unit shall be		1.0 Spaces per Unit
	Minimum number of visitor parking spaces per dwelling unit of any size shall be		0.10 Spaces per Unit

3. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Schedule RA4-XX attached hereto
4. Notwithstanding any existing or future severance, partition, or division of part of the lands, the provisions of this By-law shall continue to apply to the lands which are shown on the attached Schedule "1" outlined in the heaviest broken line with the "RA4-XX" zoning indicated thereon.

ENACTED and PASSED this \_\_\_\_\_ day  
of \_\_\_\_\_ 2021

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MAYOR

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CLERK

**APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

Explanation of the Purpose and Effect of the By-law

To permit a 6 storey Apartment Dwelling with 128 units and 228.70 square metres of commercial plans.

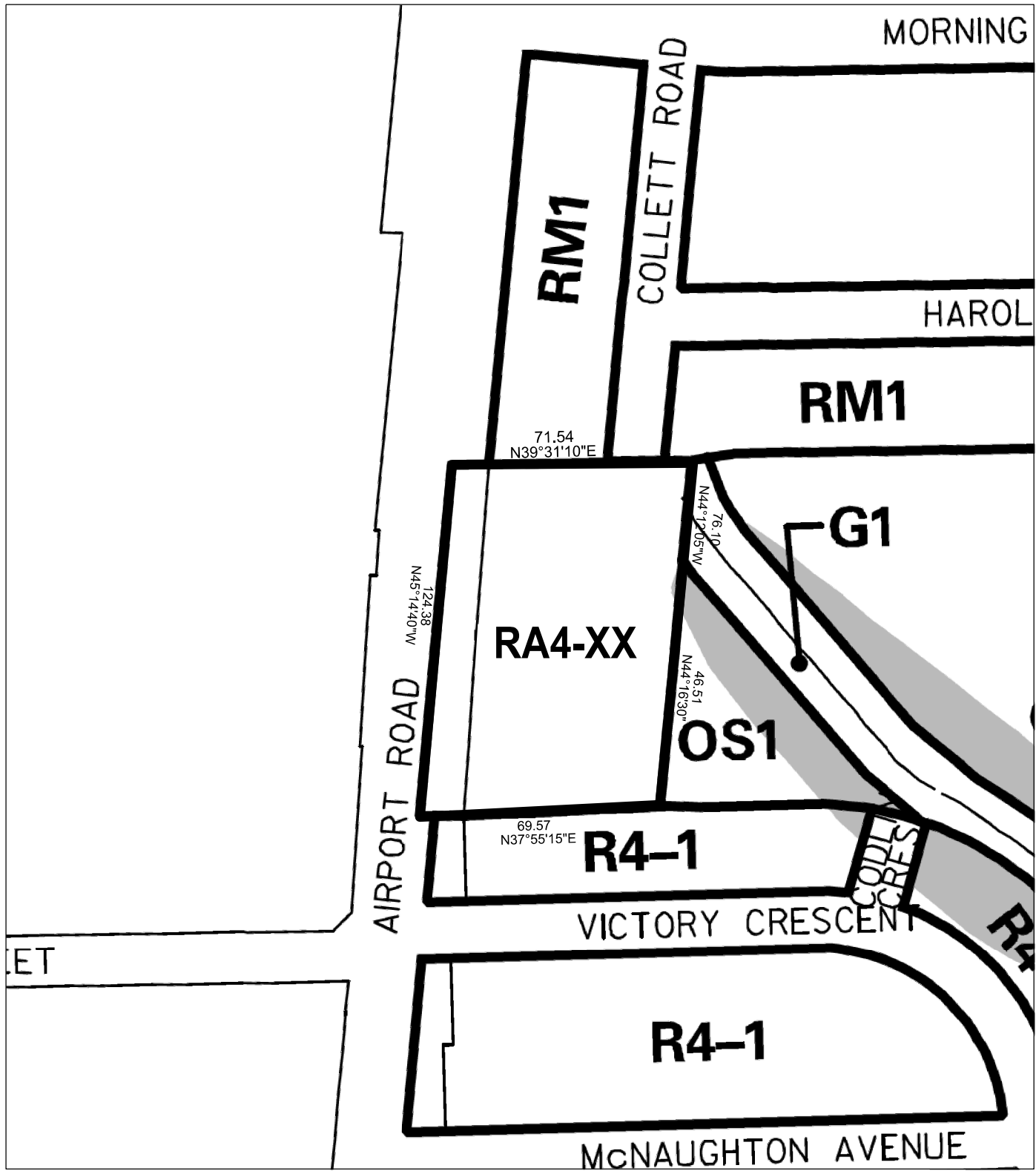
This By-law amends the zoning of the property outlined on the attached Schedule "A" from "(R3)" to "(Exemption RA4-XX, OS1 and G1).

"(Exemption RA4-XX)" permits an Apartment Dwelling with a maximum of 128 dwelling units and 230 square metres of commercial space and a maximum height of 6-storeys.

Location of Lands Affected

Municipally known as 7211-7233 Airport Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

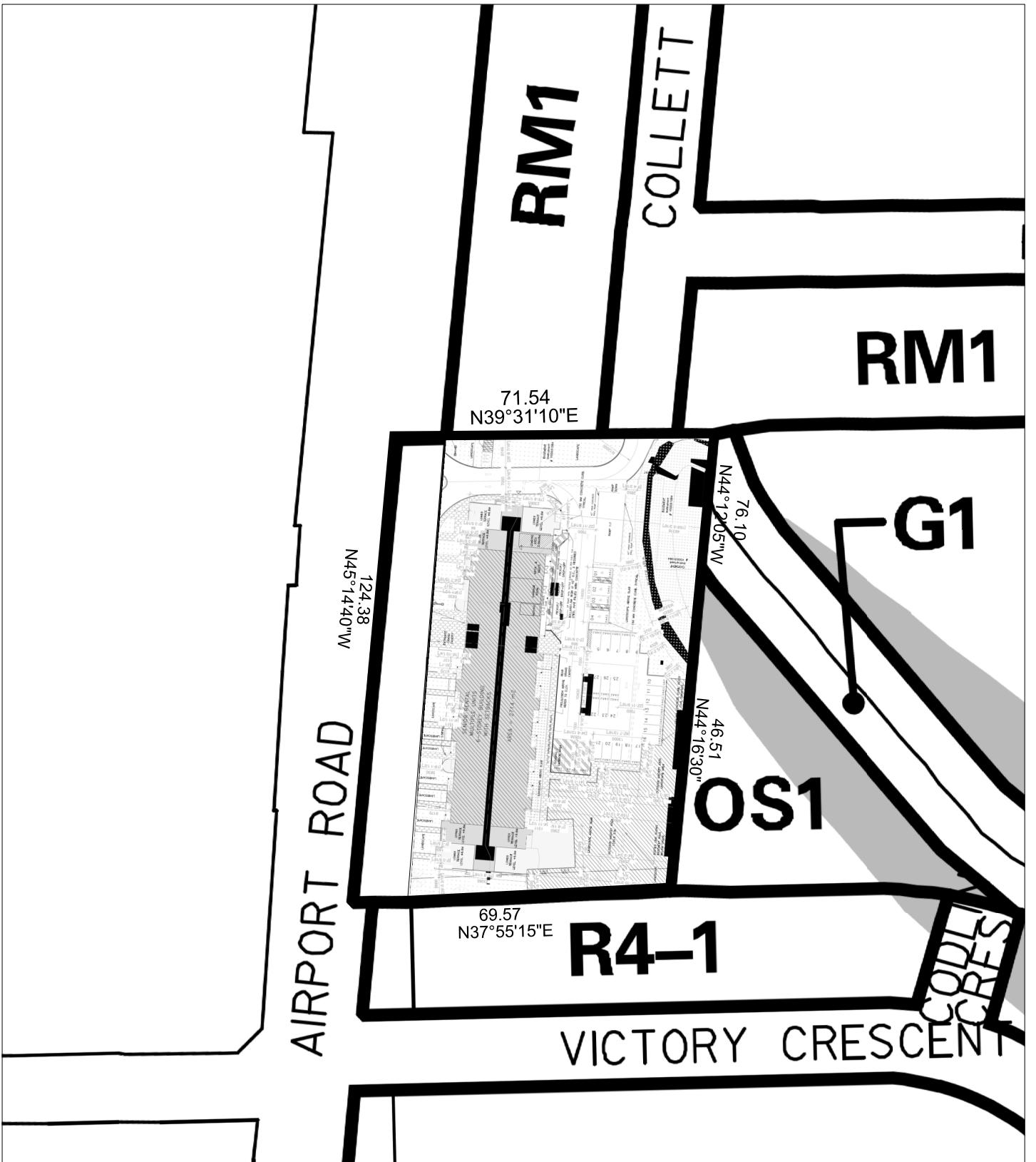
Further information regarding this By-law may be obtained from \_\_\_\_\_ of the City Planning and Building Department at 905-615-3200 extension \_\_\_\_\_.



Not to Scale

PART OF LOTS 99 AND 100  
REGISTERED PLAN 323

THIS IS SCHEDULE "1" TO ZONING  
BY-LAW AMENDMENT XX



Not to Scale

PART OF LOTS 99 AND 100  
REGISTERED PLAN 323

THIS IS SCHEDULE "2" TO ZONING  
BY-LAW AMENDMENT XX