

**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 Section 34 of the Planning Act,
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:

4.15.5.50	Exception RA4-50	Map # 17	By-law:_____-2021
In an RA4-50 zone the permitted uses and applicable regulations shall be as specified for an RA4-50 zone except that the following regulations shall apply:			
Additional Permitted Use			
4.15.5.50.1	Stacked Townhouses		
Regulations:			
4.15.5.50.2	For the purposes of this by-law, all lands zoned RA4-50 shall be considered one lot		
4.15.5.50.3	Maximum gross floor area - residential		19,000 m ²
4.15.5.50.4	Maximum number of apartment dwelling units		196
4.15.5.50.5	Maximum number of stacked townhouse dwelling units		20
4.15.5.50.6	Maximum height of apartment building		12 storeys
4.15.5.50.7	Natural Protection Area shall mean a forested area reserved for: protection of a natural heritage feature; restoration of natural conditions; landscape aesthetics; enhancement of the Mississauga Road streetscape.		
4.15.5.50.8	Natural Regeneration Area shall mean lands dedicated to restoration of natural conditions, ecosystem stability, and biodiversity, in accordance with a remediation plan aproved by the City and Credit Valley Conservation.		

4.15.5.50.9	No structures of any kind, including below grade parking, swimming pools, tennis courts or other recreation facilities shall be permitted on, within, or below the Natural Regeneration Area identified on Schedule RA4-50 of this Exception, except for the following: <ul style="list-style-type: none"> > hard-surface walkway, having a maximum width of 2 m; > chain link fence at the lot line, having a maximum height of 1.5 m.
4.15.5.50.10	All site development plans shall comply with Schedule RA4-50 of this Exception
2	Map Number 17 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 "G2" to "RA4-50", the zoning of part of lot 3 and 4, Range 1, south of Dundas Street, Racey Tract, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA4-50" zoning shall apply only to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "RA4-50" zoning indicated thereon.

<u>Holding Provisions</u>	
The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-50 by further amendment to Map 17 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:	
[1]	approval of Site Development and Landscape plans by the City's Commissioner of Planning and Building;
[2]	approval of Natural Protection and Natural Regeneration plans by the City's Commissioner of Planning and Building;
[3]	provision of adequate sanitary sewer, storm sewer, and water services with sufficient capacity to service the full development of the site;
[4]	provision of hydro-electric power service of sufficient capacity to service the full development of the site, to the satisfaction of Alectra Inc.;
[5]	payment to the City of all planning, processing, and administration fees in relation to development of the site;
[6]	payment of all applicable development levies or imposts, if any, required by the City, the Regional Municipality of Peel, or Alectra Inc., in accordance with the development levy policies applicable to the site, or the approval of those parties to the effect that satisfactory arrangements to secure payment of any such development levies or imposts have been made.

Schedule RA4-50

Map 17

