

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2022

To Amend Zoning By-Law Number 0225-2007, As Amended of the City Of Mississauga With Respect To the Lands municipally known as 1407 Lakeshore Road East

WHEREAS pursuant to Section 34 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; and

WHEREAS Council of City of Mississauga has provided adequate information to the public and has held as 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. Map Number 5 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 “RA2-X” PROVIDED HOWEVER THAT the “RA2-X” zoning shall only apply to the lands which are shown on the attached Schedule “A” shaded in grey.
2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table

4.15.3.x	Exception RA2-X	Map #5	By-law: XXXX-2022
In a RA2-X zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.3.XX.1	Retail store, personal service establishment, and financial institution		
Regulations			
4.15.3.XX.2	Non-residential shall only be located on the ground floor of an Apartment		
4.15.3.XX.3	Maximum Floor Space Index - Apartment Zone	3.35	
4.15.3.XX.4	Maximum Height	30.0 m and 9 storeys	
4.15.3.XX.5	The regulations of Lines 8.1 to 8.4 contained in Table 4.15.1 of this By-law shall not apply		
4.15.3.XX.6	Minimum Front Yard	3.0 m	
4.15.3.XX.7	Minimum Exterior Side Yard	2.9 m	

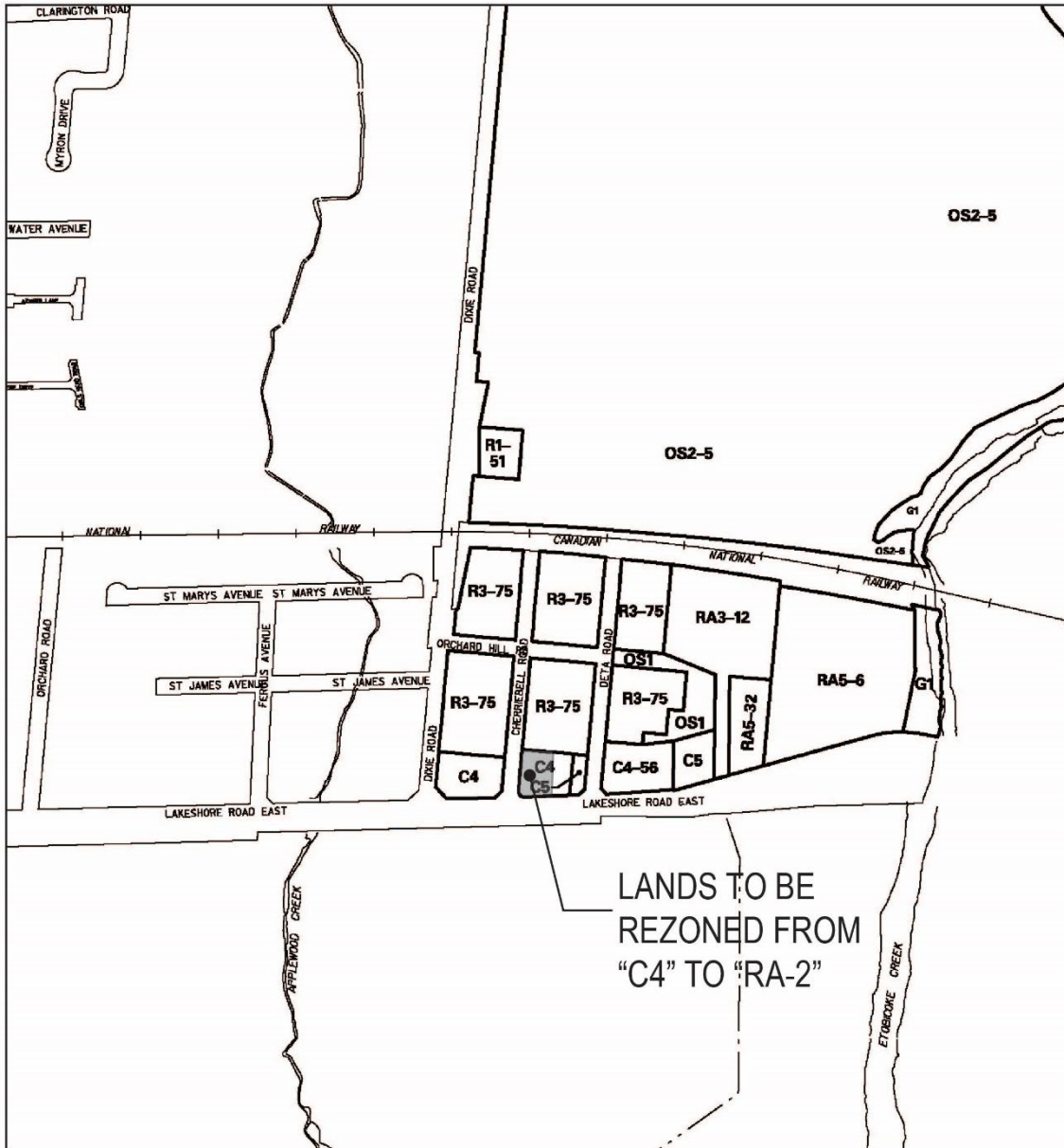
4.15.3.XX.8	The regulations of Lines 9.1 to 9.6 contained in Table 4.15.1 of this By-law shall not apply	
4.15.3.XX.9	Interior side yard for that portion of the dwelling with a height less than or equal to 12.5 m	0.0 m
4.15.3.XX.10	Interior side yard for that portion of the dwelling with a height greater than 12.5 m and less than or equal to 18.5 m	1.4 m
4.15.3.XX.11	Interior side yard for that portion of the dwelling with a height greater than 18.5 m	5.5 m
4.15.3.XX.12	The regulations of Line 10.6 in Table 4.15.1 of the By-law shall not apply	
4.15.3.XX.13	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	1.8 m
4.15.3.XX.14	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	2.0 m
4.15.3.XX.15	Minimum number of resident parking spaces per dwelling unit	0.73
4.15.3.XX.16	Minimum number of visitor parking spaces per dwelling unit	0.18
4.15.3.XX.17	Provision of parking spaces for non-residential uses	To be shared with visitor parking spaces
4.15.3.XX.18	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	0.8 m
4.15.3.XX.19	Notwithstanding the regulations of section 3.1.4.1 Loading Space Regulations of this By-law, one loading space will be provided with a shared loading space for non-residential and residential uses	
4.15.3.XX.20	The regulations of Line 15.1 and 15.3 in Table 4.15.1 of this By-law shall not apply	
4.15.3.XX.21	Minimum depth of a landscaped buffer abutting a rear lot line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5 m
4.15.3.XX.22	The regulations of Line 15.6 in Table 4.15.1 of this By-law shall not apply	

3. 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 _____ 2022

Mayor

Clerk



LANDS TO BE
 REZONED FROM
 "C4" TO "RA-2"

THIS IS SCHEDULE "A"
AS ATTACHED TO BY-LAW _____
PASSED BY COUNCIL ON _____



Not to Scale