

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 1041 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;

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 6 to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from “C4” to “RA-2” entirely
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 #6	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 uses shall only be located on the ground floor of an Apartment		
4.15.3.XX.3	Maximum Floor Space Index - Apartment Zone	3.9	
4.15.3.XX.4	Maximum Height	33.5 m and 10 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	2.0 m	
4.15.3.XX.8	The regulations of Line 10.6 in Table 4.15.1 of the By-law shall not apply		

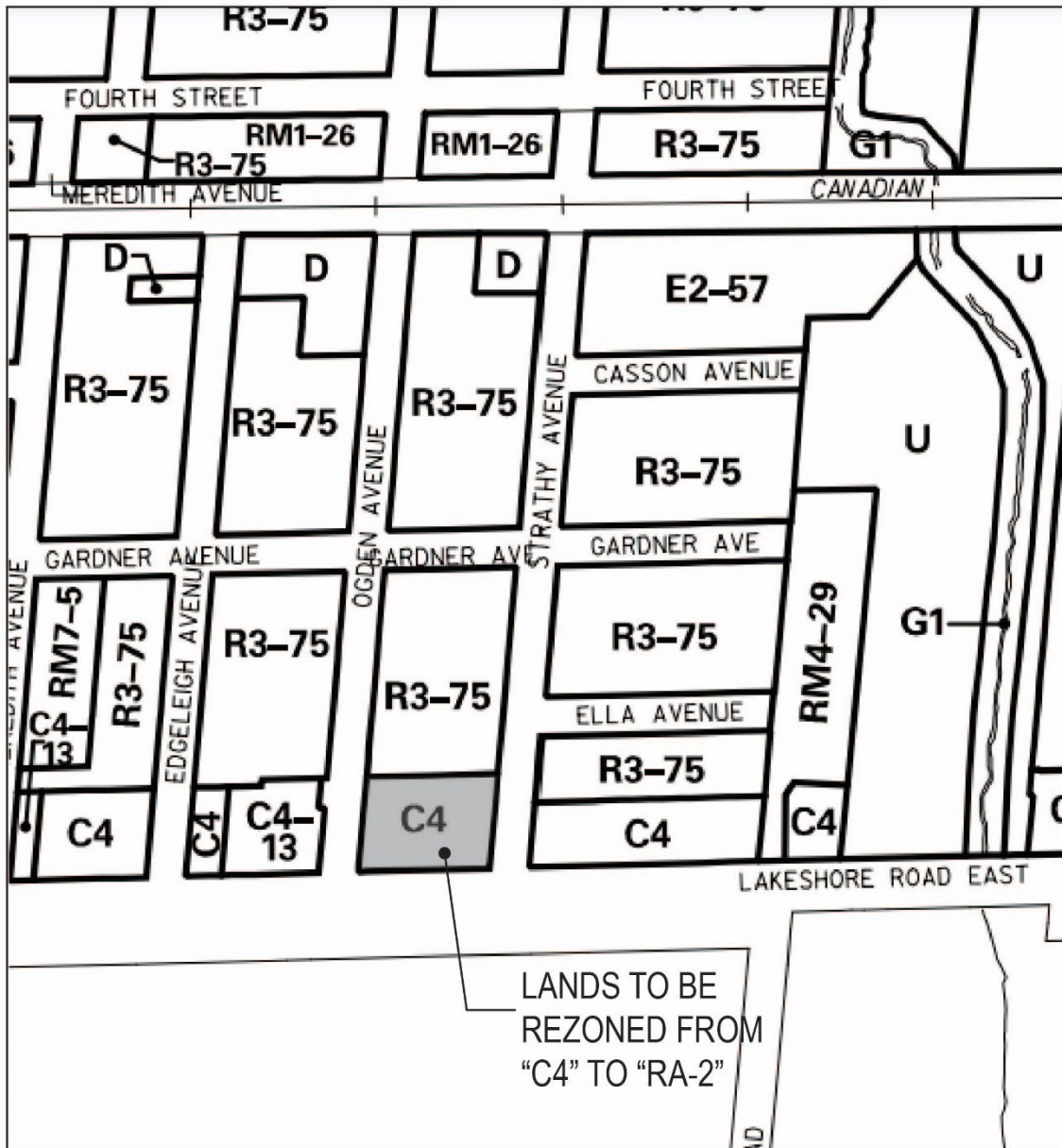
4.15.3.XX.9	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	2.0 m
4.15.3.XX.10	Minimum number of resident parking spaces per dwelling unit	0.75
4.15.3.XX.11	Minimum number of visitor parking spaces per dwelling unit	0.15
4.15.3.XX.12	Provision of parking spaces for non-residential uses	To be shared with visitor parking spaces
4.15.3.XX.13	The regulations of Line 13.5 in Table 4.15.1 of this By-law shall not apply	
4.15.3.XX.14	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.15	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to the front lot line	3.0 m
4.15.3.XX.16	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to the rear lot line	2.9 m
4.15.3.XX.17	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to the exterior side lot line	2.0 m
4.15.3.XX.18	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 retail and residential uses	
4.15.3.XX.19	The regulations of Line 15.1 to 15.3 in Table 4.15.1 of this By-law shall not apply	
4.15.3.XX.20	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.21	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



THIS IS SCHEDULE "A"

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



Not to Scale