

Draft Zoning By-law Amendment – February 28, 2022

PROPOSED ZONING BY-LAW NO. xx-XXX

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 2022 as 2570 and 2590 Argyle 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. Map Number 15 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 "RA4-18" to "RA4-XX", the zoning of 2570 and 2590 Argyle Road, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA4-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest black line with the "RA4-XX" zoning indicated thereon;
2. By-law Number 0225-2007, as amended, is hereby further amended by adding the following Exception Table at the end of Part 4.15.5:

4.15.5.X	Exception: RA4-XX	Map # 15	By-law: xx-XXX
In an RA4-XX zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.5.XX.1	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
4.15.5.XX.2	The minimum dimensions of parking spaces, driveways and drive aisles , shall only apply to parking spaces, driveways and drive aisles constructed on the lot following the passing of By-law xx-XXX		
4.15.5.XX.3	Minimum number of visitor parking spaces per apartment dwelling unit		0.15
4.15.5.XX.4	Minimum number of resident parking spaces per apartment dwelling unit		1.0
4.15.5.XX.5	Up to 50 parking spaces constructed on the lot following the passing of By-law xx-XXX may have the following dimension: a) 50 parking spaces with a 2.6 m width and 5.2m length with a 6.4 m drive aisle		
4.15.5.XX.6	Maximum floor space index – apartment zone		1.9

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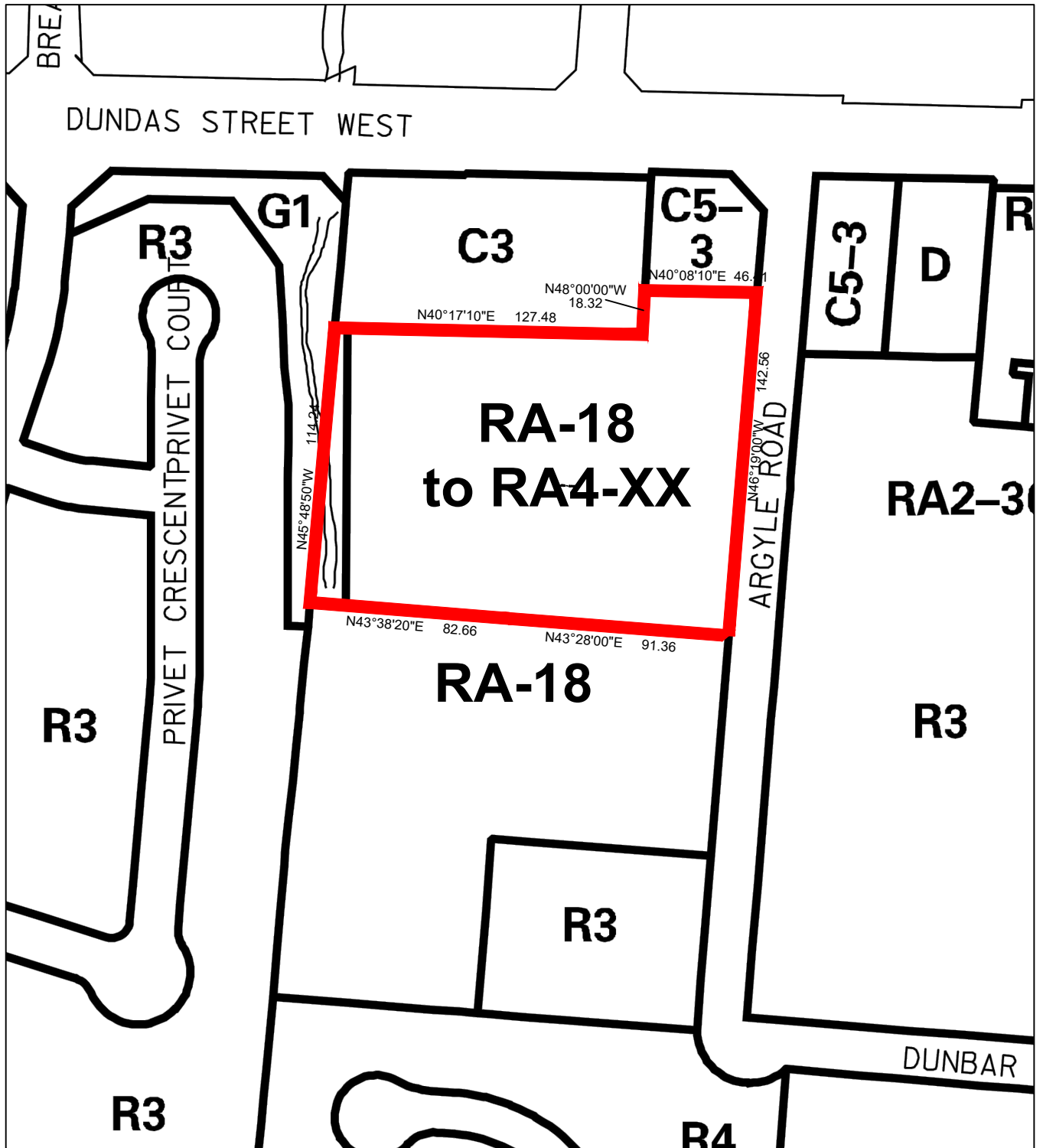
4.15.5.XX.7	Maximum gross floor area – apartment zone per storey for each storey above 12 storeys	1,420 sm
4.15.5.XX.8	Minimum setback from a parking structure above or partially above finished grade to any lot line	4.25 m
4.15.5.XX.9	Minimum setback from a waste enclosure/loading area to a street line	0.0 m
4.15.5.XX.10	Maximum height	48.5 m
4.15.5.XX.11	All site development plans shall comply with Schedule “B” of this Exception	

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 “A” outlined in the heaviest broken line with the “RA4-XX” zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2022.

MAYOR

CLERK



**PART OF BLOCK A
REGISTERED PLAN E-23
CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A" TO
ZONING BY-LAW AMENDMENT
NO. XXX**



Not to Scale

