

**By-law No. XXXX-2023**

**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 2023 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-2018
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>			
Table 4.15.1	RA4 <b>Apartments</b> Regulations		
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
<b>Table 3.1.2.1</b>	Required Number of <b>Parking Spaces</b> for Rental Apartment in Precinct 4		
	Resident spaces per unit		0.73 spaces per Unit
	Minimum number of visitor parking spaces per dwelling unit of any size shall be		0.20 Spaces per Unit

3. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Section 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 \_\_\_\_\_ 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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

Explanation of the Purpose and Effect of the By-law

To permit a 5 storey Apartment Dwelling with 119 units and 119 square metres of commercial plans.

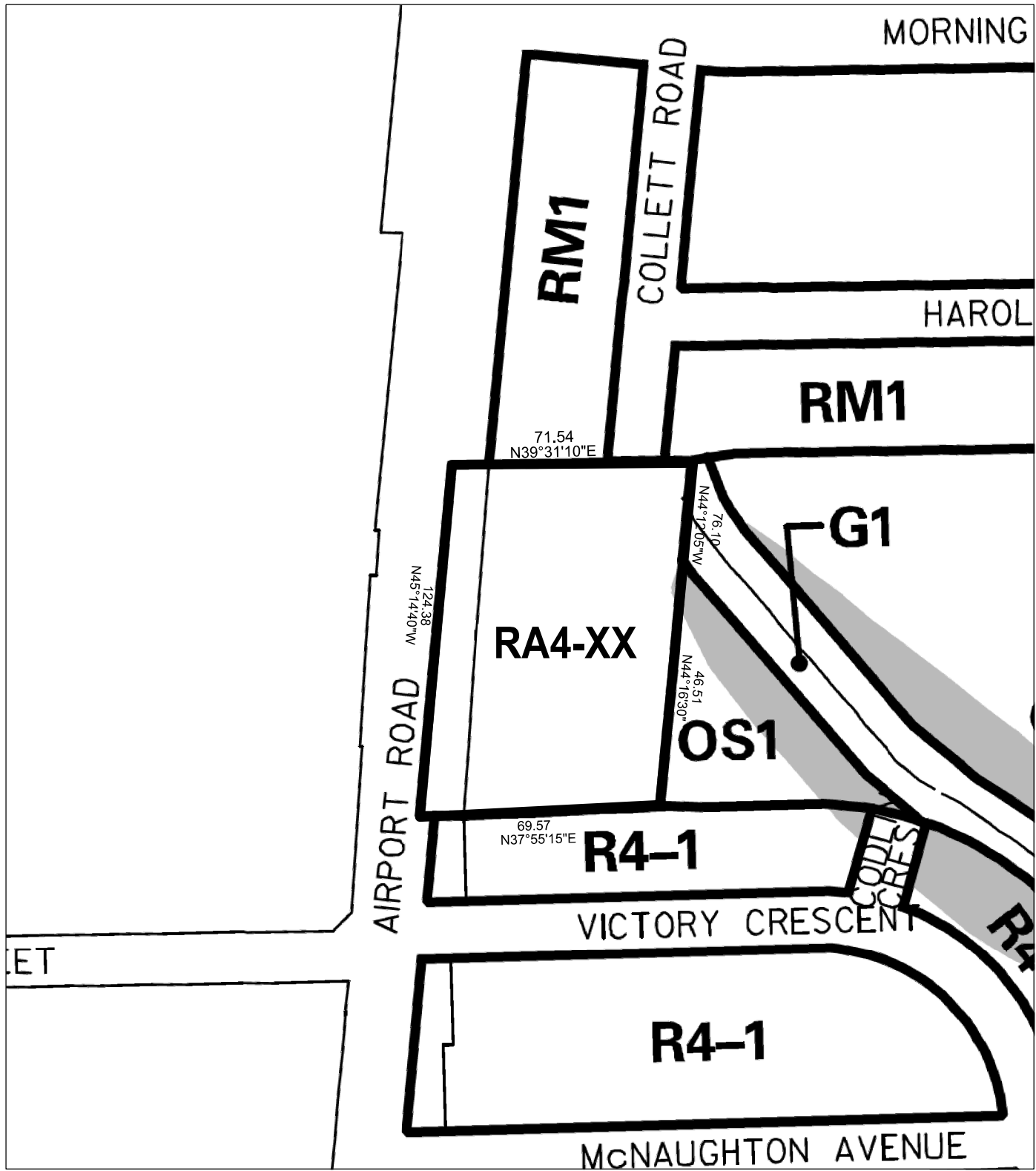
This By-law amends the zoning of the property outlined on the attached Schedule "A" from "(R3)" to "(Exemption RA4-XX, OS1 and G1).

"(Exemption RA4-XX)" permits an Apartment Dwelling with a maximum of 289 dwelling units and 158 square metres of commercial space and a maximum height of 29-storeys.

Location of Lands Affected

Municipally known as 86-90 Dundas Street East, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

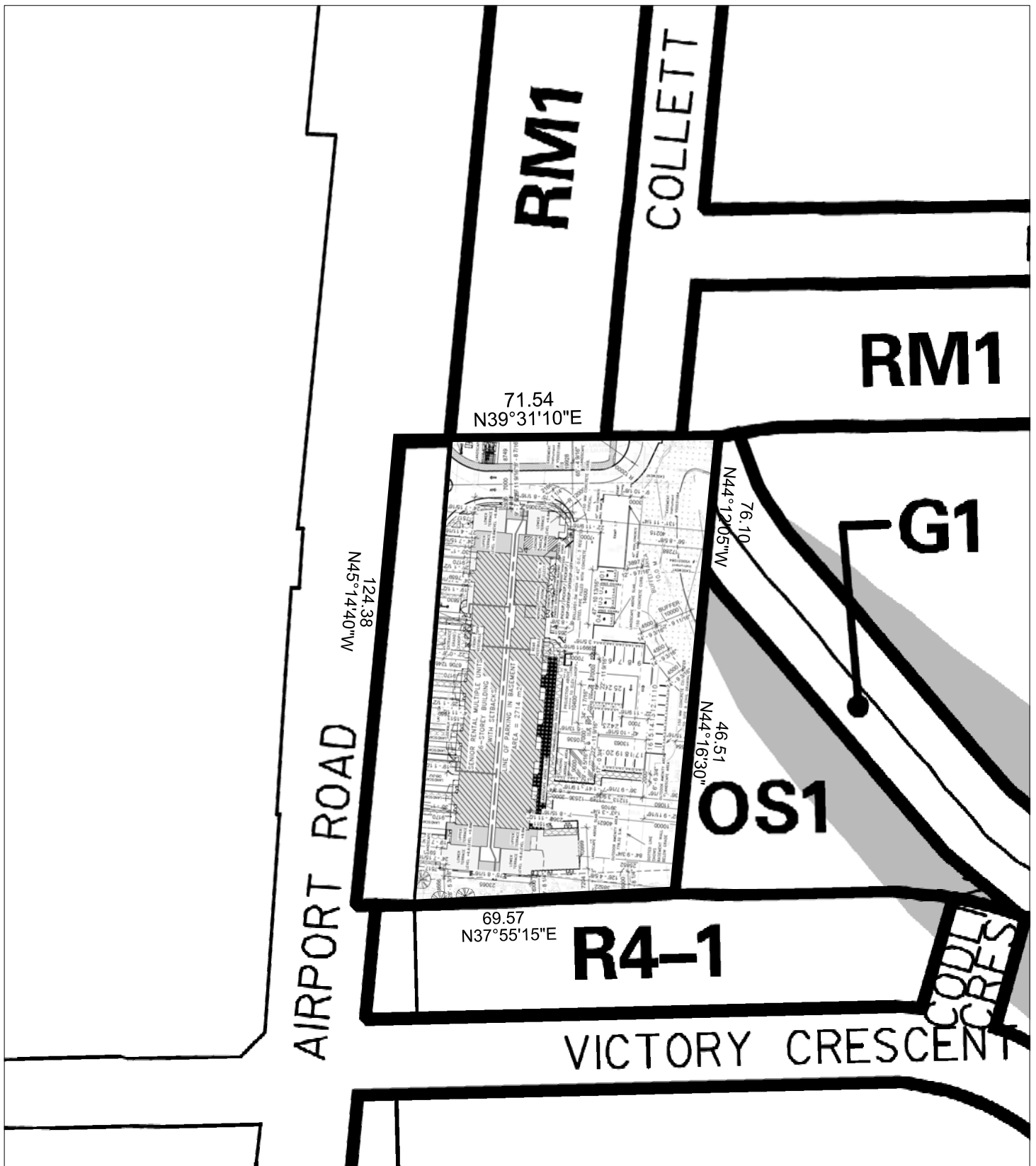
Further information regarding this By-law may be obtained from \_\_\_\_\_ of the City Planning and Building Department at 905-615-3200 extension \_\_\_\_\_.



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