



## MISSISSAUGA

### NOTICE OF PASSING OF A ZONING BY-LAW

DATE OF NOTICE	October 19, 2023	
BY-LAW NUMBER	0159-2023	
DATE PASSED BY COUNCIL	October 13, 2023	
LAST DATE TO FILE APPEAL	November 8, 2023	
FILE NUMBER	OZ 22-4	Ward 10
APPLICANT	Korsiak Urban Planning	
PROPERTY	North of Viola Desmond Drive, west of Ninth Line, in the City of Mississauga	

**TAKE NOTICE** that the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law, under Section 34 of the Planning Act, R.S.O., 1990, c.P.13. Council has considered the written and oral submissions from the public on this matter.

**THE PURPOSE AND EFFECT** of this By-law is to permit a six storey apartment containing 205 dwelling units. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "H-RA2-24" (Apartments - Exception with a Holding Provision) and "G2" (Greenlands - Natural Features). A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

**IF YOU WISH TO APPEAL** to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed in person, by email: [city.clerk@mississauga.ca](mailto:city.clerk@mississauga.ca), by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1, no later than **November 8, 2023**. **An appeal filed by email will be accepted once the appeal fees are received.**

Only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council c/o the Planning and Building Department or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>
- 3) be accompanied by a fee in the amount of \$310.00 per application, payable to the City of Mississauga.

**MORE INFORMATION:** A copy of the Zoning By-law in its entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices), or from **Matthew Shilton** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X **5299**.

Sacha Smith  
Manager/Deputy Clerk,  
Secretariat and Access & Privacy  
300 City Centre Drive, Mississauga ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0159-2023

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to sections 34 and 36 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 which includes a holding provision;

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:

4.15.3.24	Exception: RA2-24	Map #57	By-law:
In a RA2-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.3.24.1	The provisions contained in Subsections 2.1.14 and 4.1.8 of this By-law shall not apply		
4.15.3.24.2	Maximum <b>floor space index - apartment zone</b>	2.2	
4.15.3.24.3	Maximum <b>height</b>	20.0 m and 6 storeys	
4.15.3.24.4	Notwithstanding Sentence 4.15.3.24.22 of this Exception, minimum <b>front yard</b> for that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m	7.8 m	
4.15.3.24.5	Notwithstanding Sentence 4.15.3.24.22 of this Exception, minimum <b>interior side yard</b> for that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m abutting a Residential Zone	19.5 m	
4.15.3.24.6	Notwithstanding Sentence 4.15.3.24.22 of this Exception, minimum <b>interior side yard</b> for that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m abutting lands with a Greenlands Zone	6.7 m	



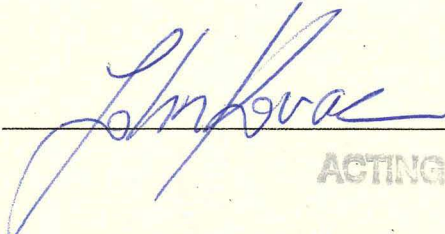
4.15.3.24	Exception: RA2-24	Map #57	By-law:
4.15.3.24.7	Notwithstanding Sentence 4.15.3.24.22 of this Exception, maximum projection of a <b>porch, balcony</b> located on the <b>first storey</b> , staircase or landing, measured from the outermost face or faces of the <b>building</b> from which the <b>porch, balcony</b> , staircase or landing projects		3.2 m
4.15.3.24.8	Notwithstanding Sentence 4.15.3.24.22 of this Exception, maximum projection of a <b>balcony</b> located on the second, third, fourth, and sixth <b>storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects		1.8 m
4.15.3.24.9	Notwithstanding Sentence 4.15.3.24.22 of this Exception, maximum projection of a <b>balcony</b> located on the fifth <b>storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects, and abutting a <b>front lot line</b>		4.6 m
4.15.3.24.10	Notwithstanding Sentence 4.15.3.24.22 of this Exception, maximum projection of a <b>balcony</b> located on the fifth <b>storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects, and abutting a southerly <b>interior side lot line</b>		5.8 m
4.15.3.24.11	Minimum setback from surface <b>parking spaces</b> or <b>aisles</b> to the <b>front lot line</b>		7.5 m
4.15.3.24.12	Minimum setback from surface <b>parking spaces</b> or <b>aisles</b> to the <b>rear lot line</b>		3.0 m
4.15.3.24.13	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to a Greenlands Zone		2.0 m
4.15.3.24.14	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to the <b>front lot line</b>		1.1 m
4.15.3.24.15	Minimum <b>aisle</b> width		6.0 m
4.15.3.24.16	Minimum <b>landscaped area</b>		30% of the lot area
4.15.3.24.17	Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b>		3.0 m
4.15.3.24.18	Minimum depth of a <b>landscaped buffer</b> abutting lands with a Greenlands Zone		2.0 m
4.15.3.24.19	Minimum depth of a <b>landscaped buffer</b> abutting a RM5-58 zone		4.0 m
4.15.3.24.20	Maximum parallel length of a <b>driveway</b> and walkway permitted in the required <b>landscaped buffer</b> abutting the <b>rear lot line</b>		30.0 m
4.15.3.24.21	Minimum percentage of total required <b>amenity area</b> to be provided in one contiguous area		38%

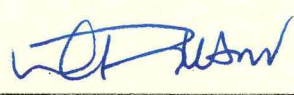


4.15.3.24	Exception: RA2-24	Map #57	By-law:
4.15.3.24.22	All site development plans shall comply with Schedule RA2-24 of this Exception		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-24 by further amendment to Map 57 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga.</p>			

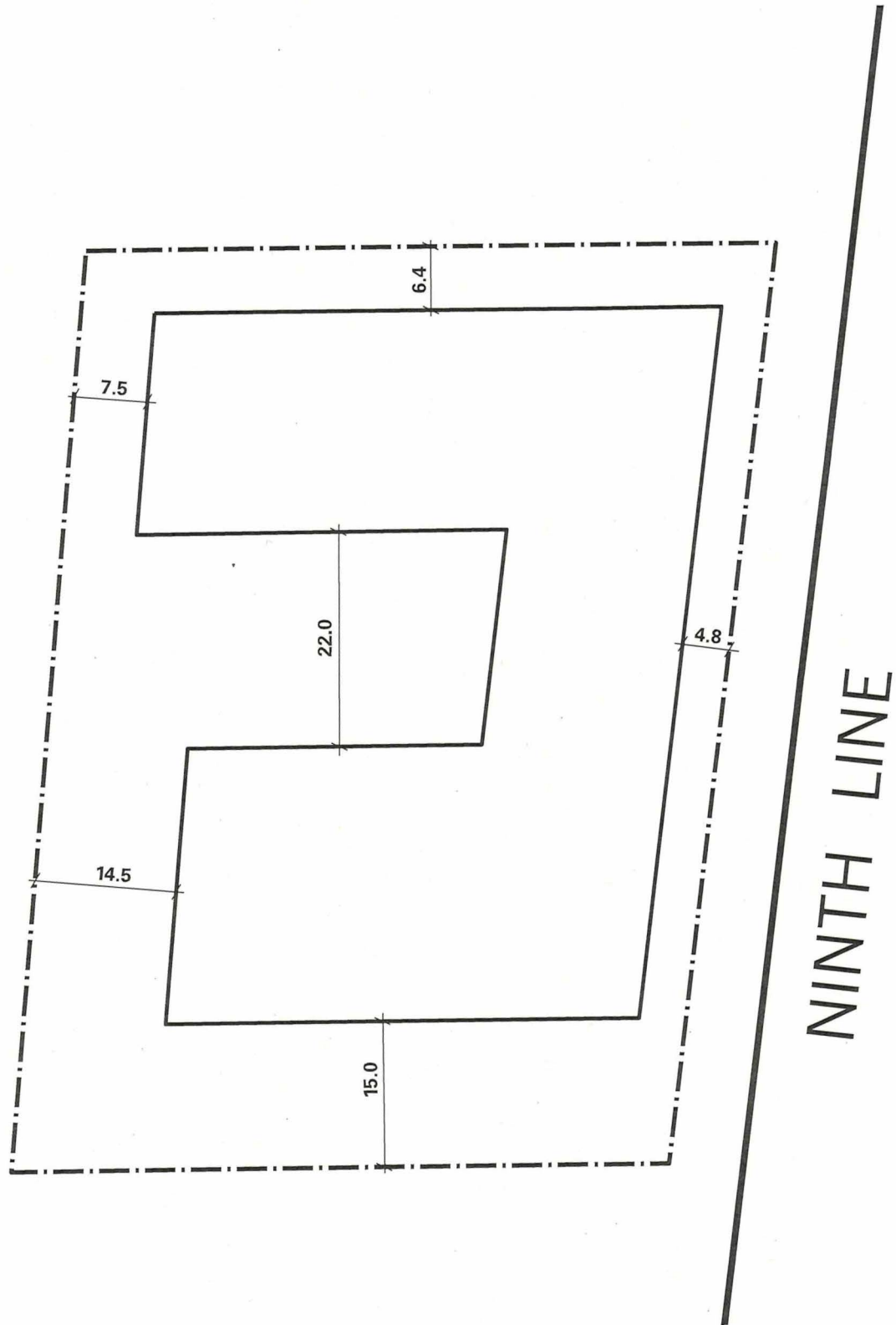
2. Map Number 57 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "D" to "H-RA2-24" and "G2", the zoning of Part of Lot 1, Concession 9, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RA2-24" and "G2" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-RA2-24" and "G2" zoning indicated thereon.

ENACTED and PASSED this 13<sup>th</sup> day of October, 2023.

  
\_\_\_\_\_  
**ACTING** MAYOR

  
\_\_\_\_\_  
CLERK

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
<b>MEM</b>
Michal Minkowski
Date: October 3, 2023
File: OZ 22-04 W10



□ BUILDABLE AREA  
- - - ZONE BOUNDARY



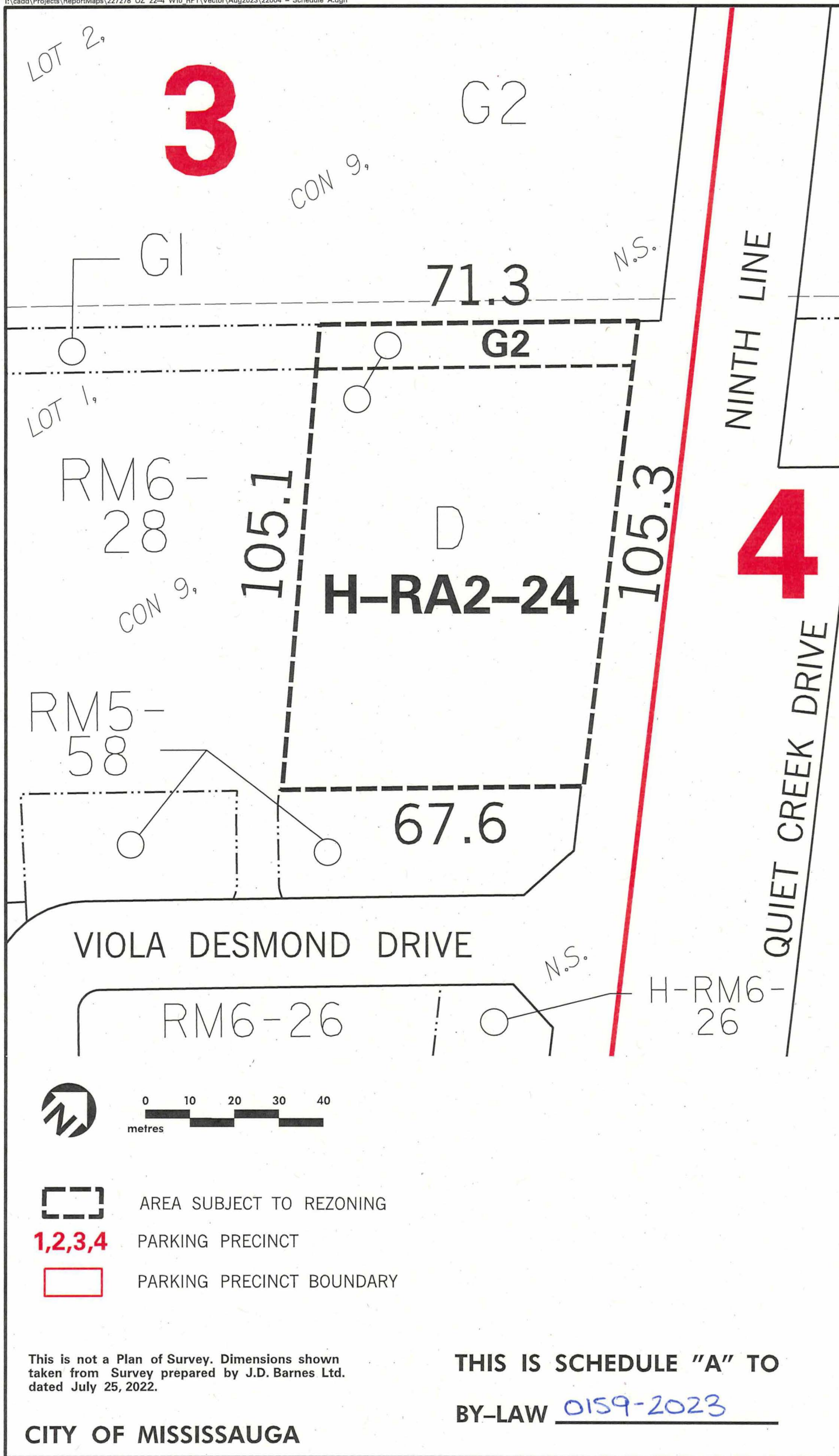
Note:  
All measurements are in metres  
and are minimum setbacks or  
dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "RA2-24"

AS ATTACHED TO BY-LAW 0159-2023





## **APPENDIX "A" TO BY-LAW NUMBER 0159-2023**

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a six storey apartment containing 205 dwelling units.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "H-RA2-24" (Apartments - Exception with a Holding Provision) and "G2" (Greenlands - Natural Features).

"D" only permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure.

Upon removal of the "H" provision, the "RA2-24" zone will permit a six storey apartment with specific regulations for yards, setbacks, and parking.

"G2" permits natural protection area, natural heritage features and areas conservation.

### Location of Lands Affected

North of Viola Desmond Drive, west of Ninth Line, 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 Matthew Shilton of the City Planning and Building Department at 905-615-3200 ext. 5299.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 22-4 W10.by-law.cm.ms.jmcc.docx>