

# DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER \_\_\_\_\_

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

WHEREAS pursuant to section 34 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;

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 deleting Exception RA2-11 and adding the following Exception Table:

4.15.3.XX	Exception: RA2-XX	Map # XX	By-law:
In a RA2-XX 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 Applying to Subject Lands</b>			
4.15.3.XX.1	Additional Permitted Uses: (1) <b>Place of Religious Assembly</b> (2) <b>Day Care</b>		
4.15.3.XX.2	Maximum <b>floor space index - apartment dwelling zone</b>		1.9
4.15.3.XX.3	Maximum <b>height - apartment dwelling</b>		43.8 metres or 12 storeys
4.15.3.XX.4	Minimum <b>front yard for that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0m</b>		8.7 metres
4.15.3.XX.5	Minimum <b>separation between buildings for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m.</b>		8.0 metres
4.15.3.XX.6	Minimum <b>separation between buildings for that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m</b>		8.0 metres
4.15.3.XX.7	Minimum <b>separation between buildings for that portion of the dwelling with a height greater than 26.0 metres</b>		8.0 metres
4.15.3.XX.8	Minimum <b>depth of landscape buffer along street line and residential lot line.</b>		2.3 metres
4.15.3.XX.9	Minimum number of resident parking spaces per unit.		0.8
4.15.3.XX.9	Minimum number of parking spaces for Place of Religious Assembly and Daycare uses.		77 spaces
4.15.3.XX.10	Apartments shall be permitted within 'Buildable Area C and D as shown on Schedule RA2-XX		
4.15.6.XX.10	All site development plans shall comply with Schedule RA5-XX of this Exception		

2. Map Number 08 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 "RA2-11", to "RA2-XX" the zoning of Rathwood Neighbourhood in the City of Mississauga, PROVIDED HOWEVER THAT the "RA2-XX" 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 "RA2-XX" zoning indicated thereon.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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MAYOR

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CLERK

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

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit two 12 storey apartment buildings with 250 residential units and FSI of 1.9.

This By-law amends the zoning of the property outlined in the attached Schedule "A" from "RA2-11 to "RA2-XX" (Residential Apartment – Exception).

Location of Lands Affected

The subject lands are located at the south west corner of Rathburn Road East and Tomken Road, as shown on the attached map designated as Schedule "A".

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