

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 adding the following Exception Table:

4.15.4.#	Exception: RA3-#	Map # 02	By-law:
In a RA3-# zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.#.1	Maximum Floor Space Index – Apartment Zone		4.42
4.15.4.#.2	Maximum Gross Floor Area – Apartment Zone		14 841 m ²
4.15.4.#.3	Maximum Height		29.2 m and 9 Storeys
4.15.4.#.4	Minimum Front Yard for all portions of the dwelling		0.5 m
4.15.4.#.5	Minimum Interior Side Yard where an interior side lot line abuts an Open Space Zone		3.0 m
4.15.4.#.6	Minimum Interior Side Yard where an interior side lot line abuts an Greenlands Zone		2.7 m
4.15.4.#.7	Maximum encroachment into a required yard of a canopy located on the first storey provided that each shall have a maximum width of 28.0 m		1.4 m
4.15.4.#.8	Minimum distance between the nearest parts of any Building or Structure to the centreline of the right-of-way on Lakeshore Road West		15.85 m
4.15.4.#.9	Minimum number of resident Parking Spaces per condominium apartment Dwelling Unit		1.10
4.15.4.#.10	Minimum number of visitor Parking Spaces per condominium apartment Dwelling Unit		0.20
4.15.4.#.11	Minimum setback from a Parking Structure completely below finished grade, inclusive of external access stairwells, to any Street Line		0.6 m
4.15.4.#.12	Minimum Landscaped Area		25% of the Lot Area
4.15.4.#.13	Minimum depth of a Landscaped Buffer abutting a Lot Line that is a Street Line		0.0 m

4.15.4.#	Exception: RA3-#	Map # 02	By-law:
In a RA3-# zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses /regulations shall apply:			
4.15.4.#.14	Minimum depth of a Landscaped Buffer abutting lands with an Open Space Zone		3.0 m
4.15.4.#.15	Minimum depth of a Landscaped Buffer abutting lands with an Greenlands Zone.		2.7 m
4.15.4.#.16	Notwithstanding Sentence 4.2.2.7.#.14 of this Exception, wind screens with a maximum height of 2.5 m are permitted within a required Landscaped Buffer abutting the Interior Side Lot Line		
4.15.4.#.17	All site development plans shall comply with Schedule RA3-# of this Exception		

2. Map Number 02 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 "RL-7" to "RA3-#" and "G2", the zoning of Part of Lot 1 Registered Plan C-89 and Part of Lot 22, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA3-#" 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 "RA3-#" and "G2" zoning indicated thereon.

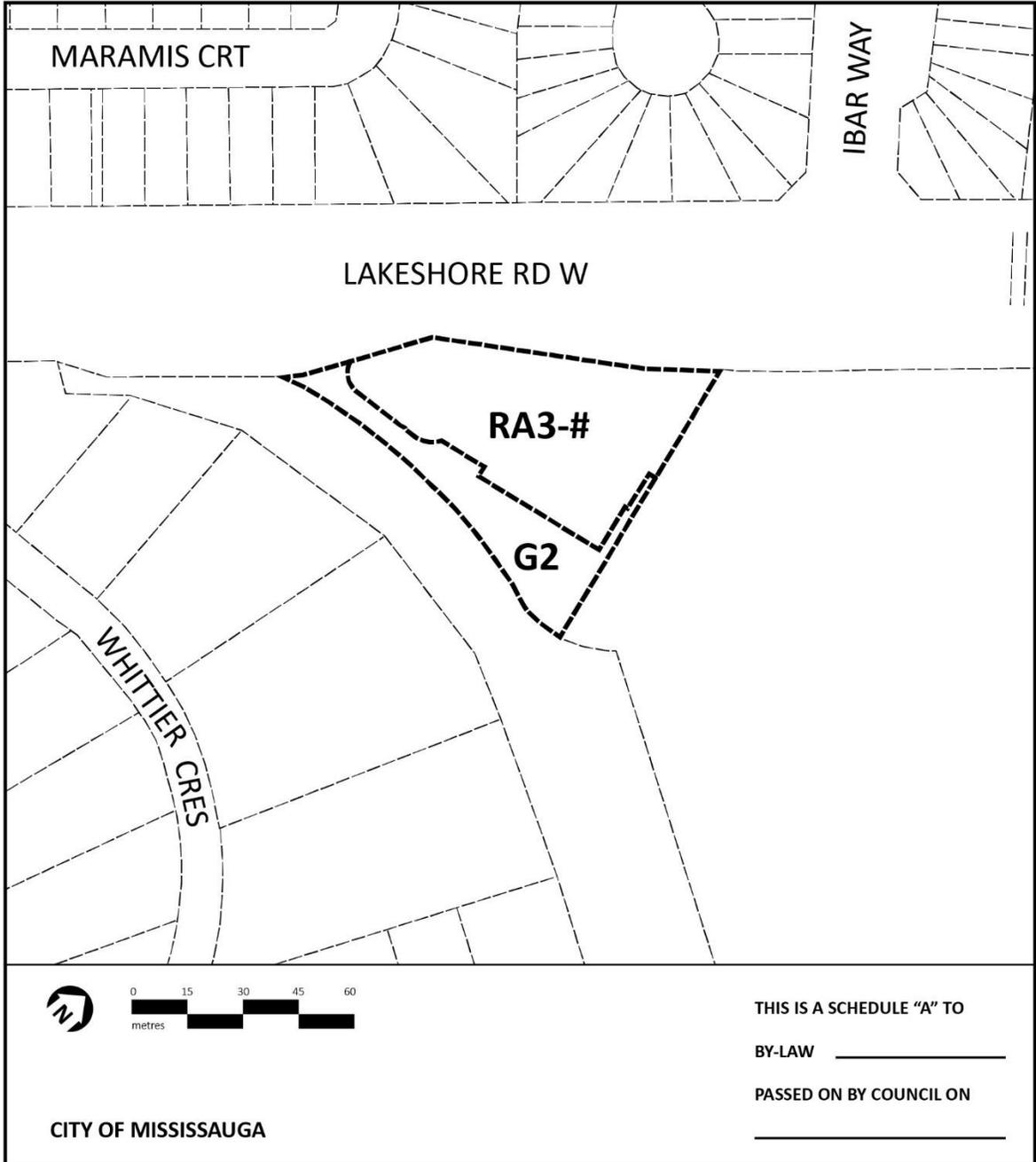
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number # is in full force and effect.

ENACTED and PASSED this _____ day of _____, 2026.

MAYOR

CLERK

Schedule "A"



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 a 9 storey apartment dwelling containing 161 dwelling units.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RL-7" (Detached Dwellings and Semi-Detached - Residential Large Lot - Exception) to "RA3-#" (Apartments - Exception) and "G2" (Greenlands – Natural Features).

"RL-7" permits detached dwellings and semi-detached, subject to regulations with respect to side yards, heights, gross floor area, garage projection, and dwelling unit depth.

"RA3-#" permits apartment dwellings, subject to regulations with respect to front yard setbacks, side yard setbacks, height, encroachments and parking requirements.

"G2" permits natural heritage features and conservation, subject to regulations with respect to accessory uses.

Location of Lands Affected

West of Ibar Way, east of Whittier Crescent 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 Paul Stewart of the City Planning and Building Department at 905-615-3200 ext. 8232.