

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2025

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

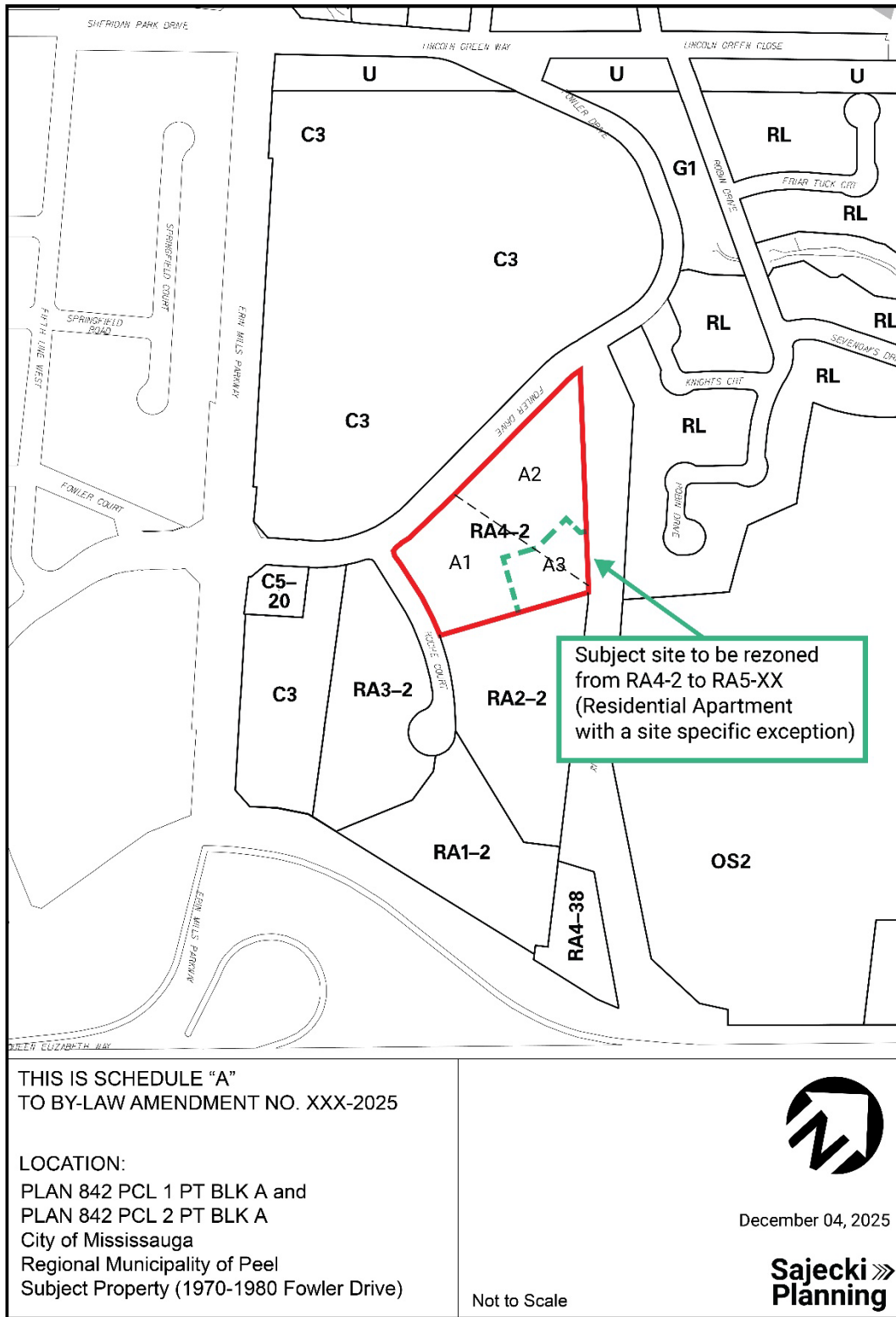
WHEREAS pursuant to Section 34 and 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Council of a local municipality may pass a zoning by-law;

NOW THEREFORE, the Council of the Corporation of the City of Mississauga ENACTS as follows:

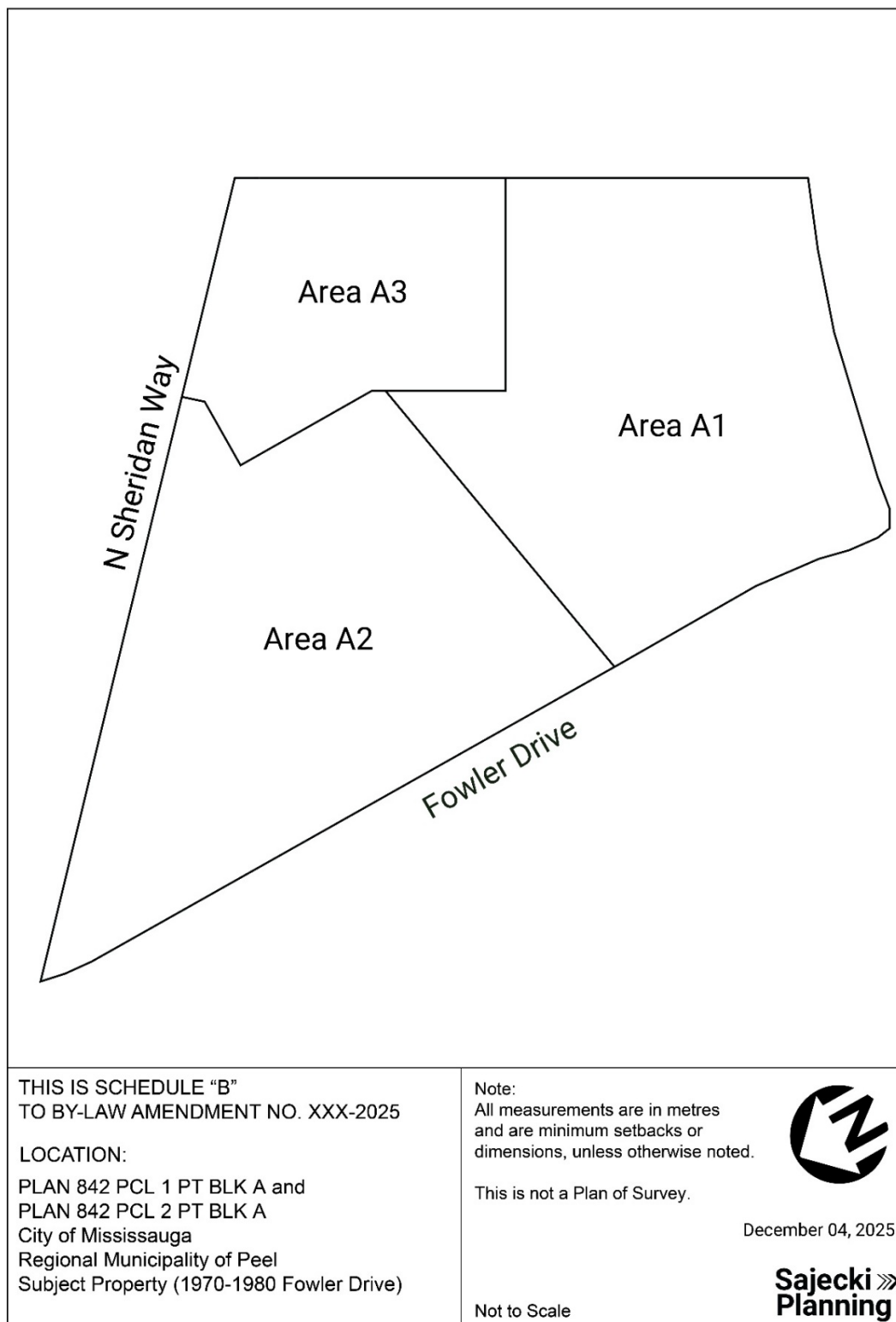
1. The lands subject to this By-law consist of Plan of Part of Block A Registered Plan 842, City of Mississauga, as shown on Schedule “A”, “B”, and “C” attached hereto, and that Schedule “A”, “B”, and “C” form part of this By-law.
2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by rezoning the lands subject to this By-law from “RA4-2” to “RA5-XX” on Area ‘A3’, as shown on Schedule “A” and “B” of this By-law, with the following exceptions:

4.15.6.XX	Exception RA5-XX	Map #XX	By-law: XXX-2025
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
<b>Regulations</b>			
4.15.6.XX.1	Minimum <b>aisle</b> width		6.0 m
4.15.6.XX.2	Minimum number of resident <b>parking spaces</b> per rental apartment <b>dwelling unit</b>		0.85 resident spaces per unit
4.15.6.XX.3	Minimum number of visitor <b>parking spaces</b> per rental apartment <b>dwelling unit</b>		0.1 visitor spaces per unit
4.15.6.XX.4	Maximum <b>Floor Space Index – Apartment Zone</b>		4.2
4.15.6.XX.5	Maximum <b>height</b> of all buildings and structures excluding the mechanical penthouse and elevator machine room.		79 m and 24-Storeys
4.15.6.XX.6	Minimum <b>front yard</b> for that portion of the dwelling with a <b>height</b> less than or equal to 20.0 m		7.0 m
4.15.6.XX.7	Maximum encroachment of a <b>balcony</b> located above the <b>first storey</b> into a required <b>yard</b>		1.5 m
4.15.6.XX.8	Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects		2.6 m
4.15.6.XX.9	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to any <b>lot line</b>		1.0 m
4.15.6.XX.10	Minimum depth of a <b>landscaped buffer</b> along the western <b>lot line</b> .		0.0 m
4.15.6.XX.11	Minimum percentage of total required <b>amenity area</b> to be provided in one contiguous area.		33%
4.15.6.XX.12	All site development plans shall comply with building envelopes and setbacks in Schedule “C” of this Exception.		

**SCHEDULE “A” (EXCEPTION SCHEDULE RA5-XX ZONE)**



**SCHEDULE “B” (EXCEPTION SCHEDULE RA5-XX ZONE)**



**SCHEDULE “C” (EXCEPTION SCHEDULE RA5-XX ZONE)**

