

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:

4.15.5.56	Exception: RA4-56	Map # 48E	By-law:
In a RA4-56 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
4.15.5.56.1	(1) Retail Store (2) Restaurant (3) Take-Out Restaurant (4) Service Establishment (5) Financial Institution (6) Office		
Regulations			
4.15.5.56.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1, Subsections 2.1.14, 4.1.8 and Article 4.1.15.1 of this By-law shall not apply		
4.15.5.56.3	Uses contained in Sentence 4.15.5.56.1 of this Exception shall not be located above the first storey		
4.15.5.56.4	The uses contained in Sentence 4.15.5.56.1 of this Exception shall only be located within a building, structure or part thereof, used for an apartment, long-term care building, retirement building , or any combination thereof		
4.15.5.56.5	Maximum floor space index - apartment zone		2.3
4.15.5.56.6	Minimum gross floor area - non-residential used for any use or combination of uses contained in Sentence 4.15.5.56.1 of this Exception		370 m ²
4.15.5.56.7	Notwithstanding Sentence 4.15.5.56.13 of this Exception, maximum projection of a balcony measured from the outermost face or faces of the building from which the balcony projects		2.0 m

4.15.5.56	Exception: RA4-56	Map # 48E	By-law:
4.15.5.56.8	Minimum landscaped area		34% of the lot area
4.15.5.56.9	Minimum depth of landscaped buffer abutting lands with a Residential Zone		3.0 m
4.15.5.56.10	Minimum depth of a landscaped buffer abutting lands zoned C5-3		0.0 m
4.15.5.56.11	Minimum depth of a landscaped buffer abutting lands zoned G1		0.0 m
4.15.5.56.12	Maximum parallel length of a walkway permitted in the required landscaped buffer abutting a C4 zone along the northerly lot line		10.0 m
4.15.5.56.13	All site development plans shall comply with Schedule RA4-56 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-56 by further amendment to Map 48E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City"); (2) satisfactory arrangements with the City's Transportation and Works Department for the appropriate storm sewer outlet design required to service the lands and external flows; (3) provision of a public vehicular and pedestrian access easement in favour of the City, to protect for future interconnectivity with the lands to the south, municipally known as 7075 Goreway Drive, to the satisfaction of the City; (4) the dedication of lands zoned G1 into public ownership to the satisfaction of the City; (5) submission of an updated Functional Servicing Report, Environmental Impact Statement, and Grading Plan. 			

2. Map Number 48E 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 "C3-6" and "G1-2" to "H-RA4-56" and "G1", and by deleting therefrom a portion of the Greenlands Overlay from the zoning of Part of Lot 11, Concession 8, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RA4-56" and "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A", and the Greenlands Overlay shall not apply to a portion of 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-RA4-56" and "G1" zoning indicated thereon and the Greenlands Overlay deleted therefrom.

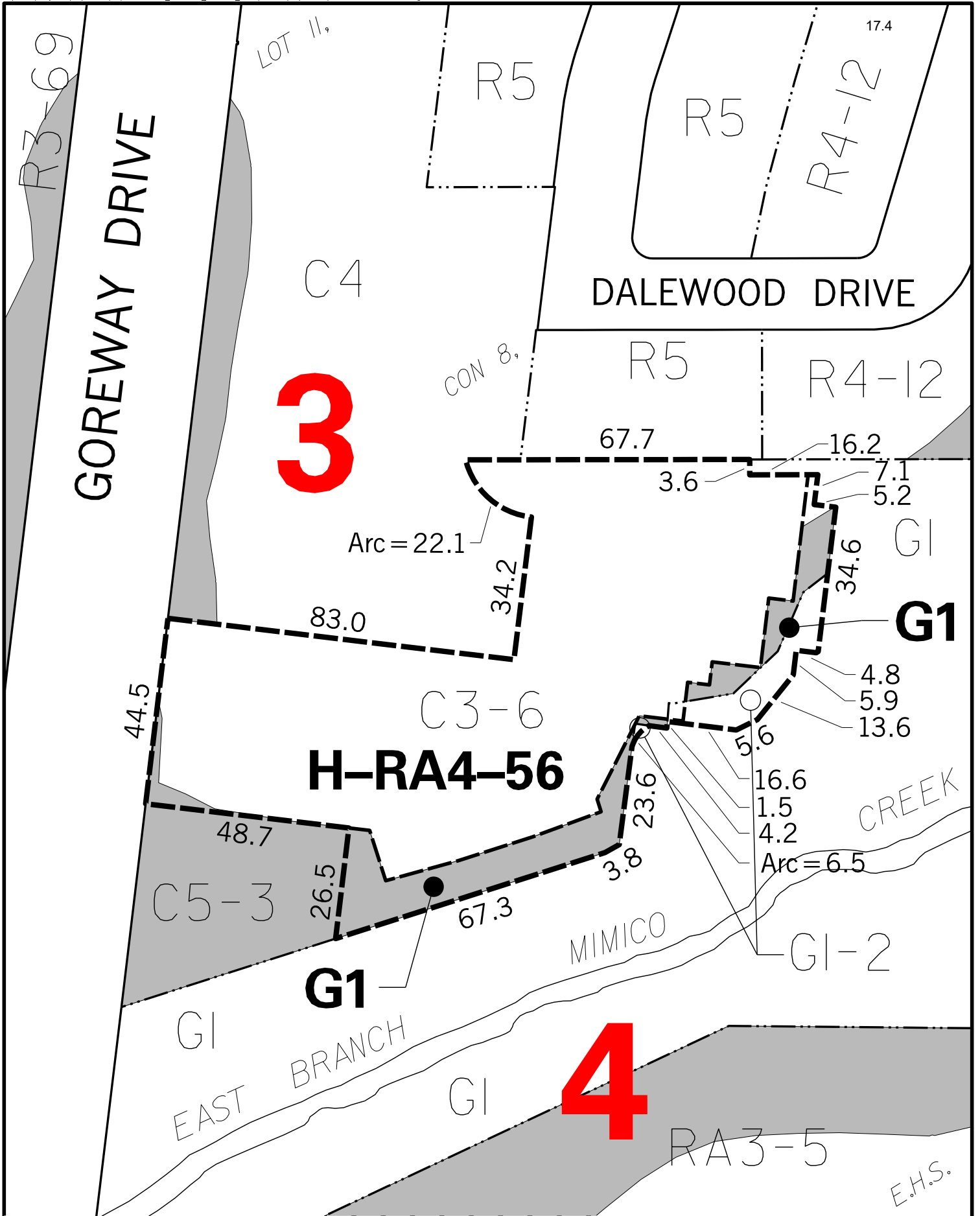
- 3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 162 is in full force and effect.

ENACTED and PASSED this _____ day of _____, 2023.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: September 29, 2023
File: OZ 20-013 W5

MAYOR

CLERK



AREA SUBJECT TO REZONING



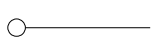
GREENLANDS OVERLAY

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



ARROW FOR EXISTING ZONING

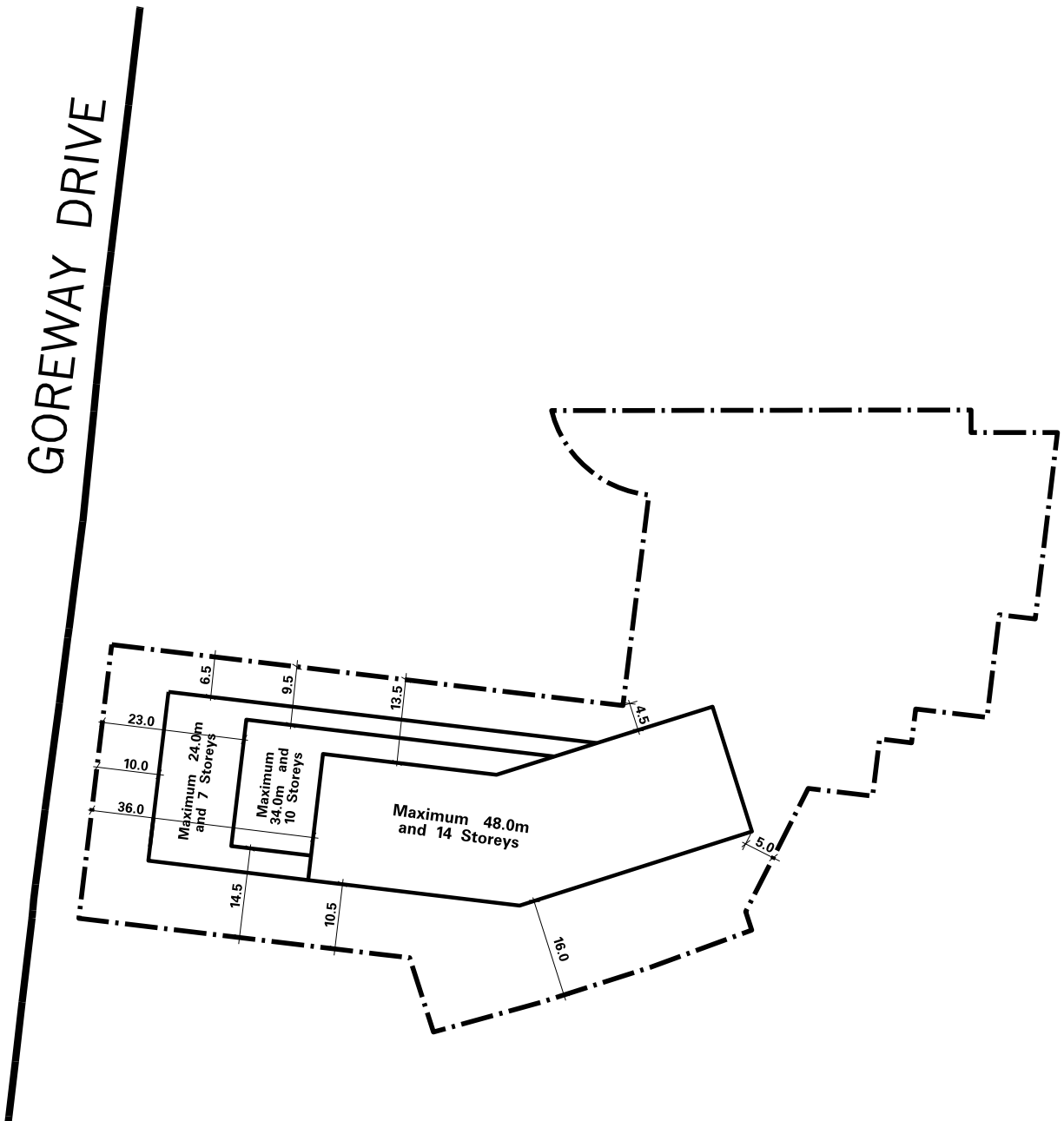




ARROW FOR PROPOSED ZONING

This is not a Plan of Survey. For accurate boundary information refer to Plan 43R20302.

**THIS IS SCHEDULE "A" TO
BY-LAW _____**

CITY OF MISSISSAUGA



-  BUILDABLE AREA
-  ZONE BOUNDARY



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

THIS IS SCHEDULE "RA4-56"

AS ATTACHED TO BY-LAW _____

This is not a Plan of Survey.

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 14 storey apartment with commercial uses on the ground floor.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C3-6" (General Commercial - Exception) and "G1-2" (Greenlands - Natural Hazards - Exception) to "H-RA4-56" (Apartments - Exception with a Holding Provision) and "G1" (Greenlands - Natural Hazards).

"C3-6" only permits a retail store.

"G1" permits flood control, stormwater management, erosion management and natural heritage features and areas conservation.

Upon removal of the "H" provision, the "RA4-56" zone will permit a 14 storey apartment with specific regulations for yards and setbacks.

Location of Lands Affected

East side of Goreway Drive, south of Dalewood Drive, 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 Shaesta Hussen of the City Planning and Building Department at 905-615-3200 ext. 5532.