

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 adding the following Exception Table:

4.15.3.XX	Exception: RA2-XX	Map # XX	By-law:
In a RA2-XX zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.XX.1	The provisions of Article 4.1.15.1 of this By-law shall not apply and the regulations of Lines 4.15.3.33.3, 4.15.3.33.7, 4.15.3.33.8, 4.15.3.33.11, 4.15.3.33.16, 4.15.3.33.17, 4.15.3.33.18, 4.15.3.33.19, contained in Table 4.15.3.33 of this By-Law shall not apply		
4.15.3.XX.2	Maximum number of apartment dwelling units in the Buildable Area identified on Schedule RA2-XX of this Exception		34
4.15.3.XX.3	Maximum floor space index - apartment dwelling zone		2.73
4.15.3.XX.4	Maximum gross floor area - apartment dwelling zone permitted in the Buildable Area identified on Schedule RA2-XX of this Exception		6,316m ²
4.15.3.XX.5	No minimum gross floor area - non-residential is required		
4.15.3.XX.6	Maximum height above established grade where the distance from the rear lot line is 0 m to 14.7 m		8.8 m and 2 storeys
4.15.3.XX.7	Maximum height above established grade where the distance from the rear lot line is greater than 14.7 m		35 m and 10 storeys

4.15.3.XX	Exception: RA2-XX	Map # XX	By-law:
In a RA2-XX zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
<p>4.15.3.XX.8 All site development plans shall comply with the regulations of Line 4.15.3.33.26 contained in Table 4.15.3.33, except as follows:</p> <ul style="list-style-type: none"> - for the minimum building separation between Buildable Area 'A' and Buildable Area 'B', where a minimum distance of 15 metres is permitted; and - for the underground parking, a setback of 1.5 metres is to be provided from the western most zone boundary. 			

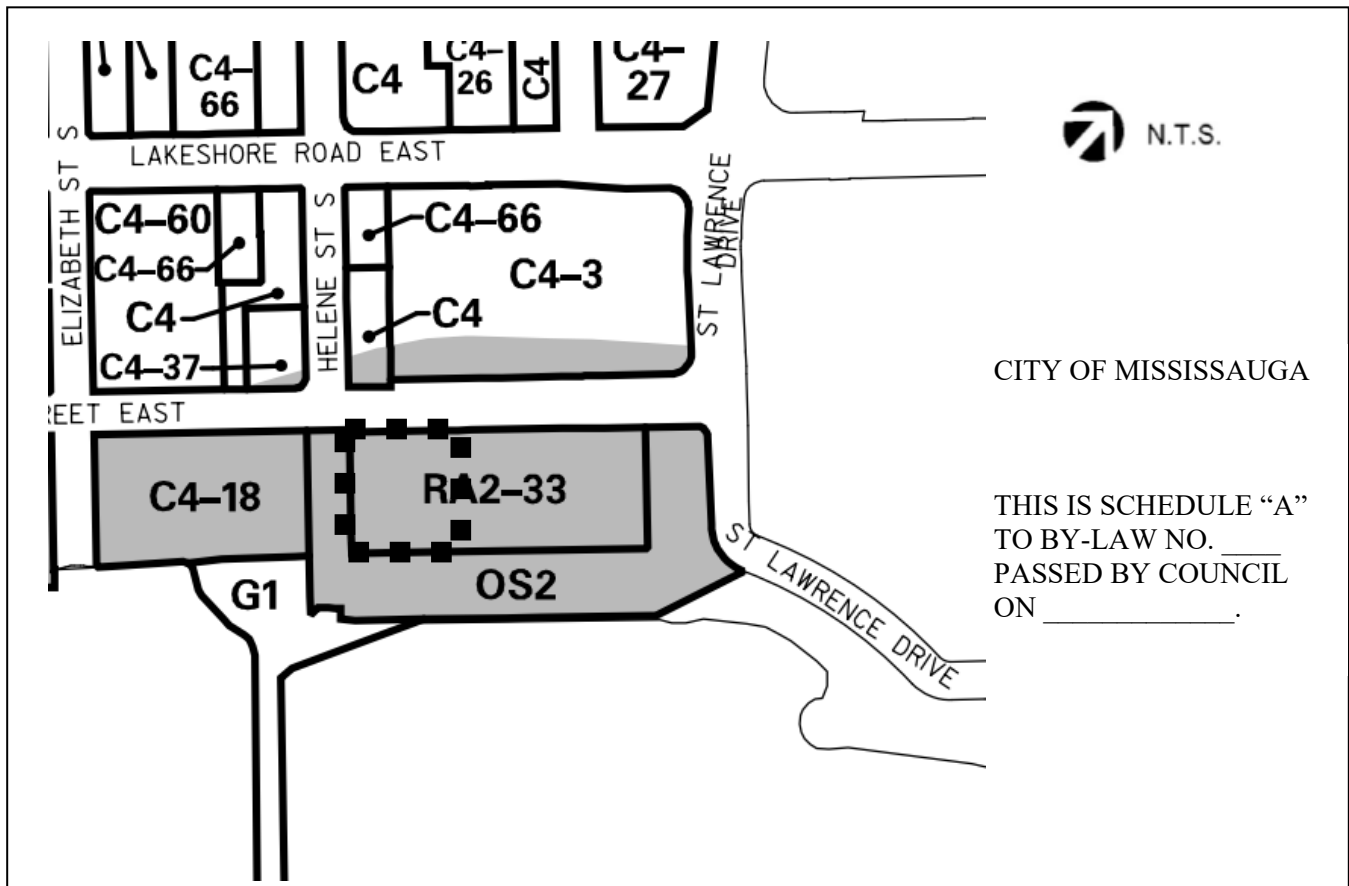
2. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RA2-33" to "RA2-XX" the zoning of 55 Port Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA2-XX" zoning shall only apply to the lands 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.

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

ENACTED and PASSED this _____ day of _____ 201_.

MAYOR

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 amend the Zoning By-law Number 0225-2007 for the lands known as 55 Port Street East to permit a residential apartment building with a maximum height of ten storeys. The proposed development includes a 10-storey apartment building with a total of 35 residential units. The "RA2-XX" zone category permits an apartment dwelling with increased height and gross floor area.

Location of Lands Affected

The subject lands are located on the south-eastern corner of Port Street East and Helene Street South 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 _____ XX _____
of the City Planning and Building Department at 905-_____ ext. _____.