

Draft Zoning By-law Amendment – September 2024

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 uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations Applying to Subject Lands			
4.15.3.XX.1	Additional Permitted Uses: (1) Place of Religious Assembly (2) Day Care		
4.15.3.XX.2	Maximum floor space index - apartment zone		1.90
4.15.3.XX.3	Maximum height - apartment dwelling		44.0 metres or 12 storeys
4.15.3.XX.4	Minimum Amenity Area		5.6 square metres per unit
4.15.3.XX.5	Minimum Front and Exterior Side Yards		7.5 metres
4.15.3.XX.6	Minimum Interior Side Yard		23.0 metres
4.15.3.XX.7	Minimum Rear Yard		18.0 metres
4.15.3.XX.8	Minimum 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		8.0 metres
4.15.3.XX.9	Minimum 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		8.0 metres
4.15.3.XX.10	Minimum separation between buildings for that portion of the dwelling with a height greater than 26.0 metres		8.0 metres
4.15.3.XX.11	Minimum depth of landscape buffer along street line and residential lot line.		2.0 metres
4.15.3.XX.12	Minimum number of resident parking spaces per unit.		0.8
4.15.3.XX.13	Minimum number of parking spaces for Place of Religious Assembly and Daycare uses.		77 spaces
4.15.3.XX.14	The lands identified in Schedule RA5-XX of this Exception shall be considered as one lot for the purposes of applying the provisions of By-law No. 0225-2007 despite any severance, partition, or division of the lands.		

2. Map Number X 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 _____ 2024.

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 permit two additional 12 storey apartment buildings with 250 residential units and FSI of 1.9 On the lands municipally addressed as 924 Rathburn Road and 4094 Tomken Road (the ‘subject lands’).

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. _____.