

Draft Zoning By-law Amendment – August 16, 2023

PROPOSED ZONING BY-LAW NO. xx-XXX

To amend Zoning By-law Number 0225-2007, as amended, of the City of Mississauga with respect to the lands municipally known in the year 2023 as 2570 and 2590 Argyle Road.

WHEREAS authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws; and

WHEREAS Council of the City of Mississauga has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. Map Number 15 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 "RA4-18" to "RA4-XX" and from "RA4-18" to "G1", the zoning of 2570 and 2590 Argyle Road, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA4-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest black line with the "RA4-XX" zoning indicated thereon;
2. By-law Number 0225-2007, as amended, is hereby further amended by adding the following Exception Table at the end of Part 4.15.5: **[NTD – the references in RED are referencing the BY-law provisions being modified]**

4.15.5.X	Exception: RA4-XX	Map # 15	By-law: xx-XXX
In an RA4-XX zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.XX.1	A rooftop balcony may be set back 0.0 metres from all exterior edges of a building or structure. [2.1.30.1]		
4.15.5.XX.1	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects [4.1.5.10 and Table 4.15.1, 11.3]	2.0 m	
4.15.5.XX.2	The minimum dimensions of parking spaces, driveways and drive aisles , and the requirement for electrical vehicle parking spaces shall only apply to parking spaces, driveways and drive aisles constructed on the lot following the passing of By-law xx-XXX		
4.15.5.XX.3	Minimum number of visitor parking spaces per apartment dwelling unit [Table 3.1.2.1]	0.15	
4.15.5.XX.4	Up to 6 parking spaces constructed on the lot following the passing of By-law xx-XXX may have the following dimensions if they obstructed on one side: A) 2.6 m width and 5.2m length with a 7.0 m drive aisle [3.1.1.4.3]		

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4.15.5.XX.5	Up to 35 parking spaces constructed on the lot following the passing of By-law xx-XXX may have the following dimension: A) 2.6 m width and 5.2m length with a 6.7 m drive aisle [3.1.1.5.1]	
4.15.5.XX.6	Minimum setback for all buildings, structures, and parking areas to all lands zoned G1. [4.1.8.1]	3.0
4.15.5.XX.6	Maximum floor space index – apartment zone [Table 4.15.1, 5.0]	1.9
4.15.5.XX.7	Maximum gross floor area – apartment zone per storey for each storey above 12 storeys [Table 4.15.1, 6.0]	1,450 sm
4.15.5.XX.8	Minimum setback from a parking structure above or partially above finished grade to any lot line [Table 4.15.1, 13.4]	4.4 m
4.15.5.XX.9	Minimum depth of a landscape buffer abutting lands within a Greenlands Zone [Table 4.1.5, 15.2]	3.0 m
4.15.5.XX.10	Minimum percentage of total required amenity area to be provided in one contiguous area [Table 4.1.5, 15.5]	30%
4.15.5.XX.10	Maximum height [Table 4.1.5, 7.0]	43.5 m and 14 storeys
4.15.5.XX.11	All site development plans shall comply with Schedule “B” of this Exception	

3. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Schedule RA4-XX attached hereto.

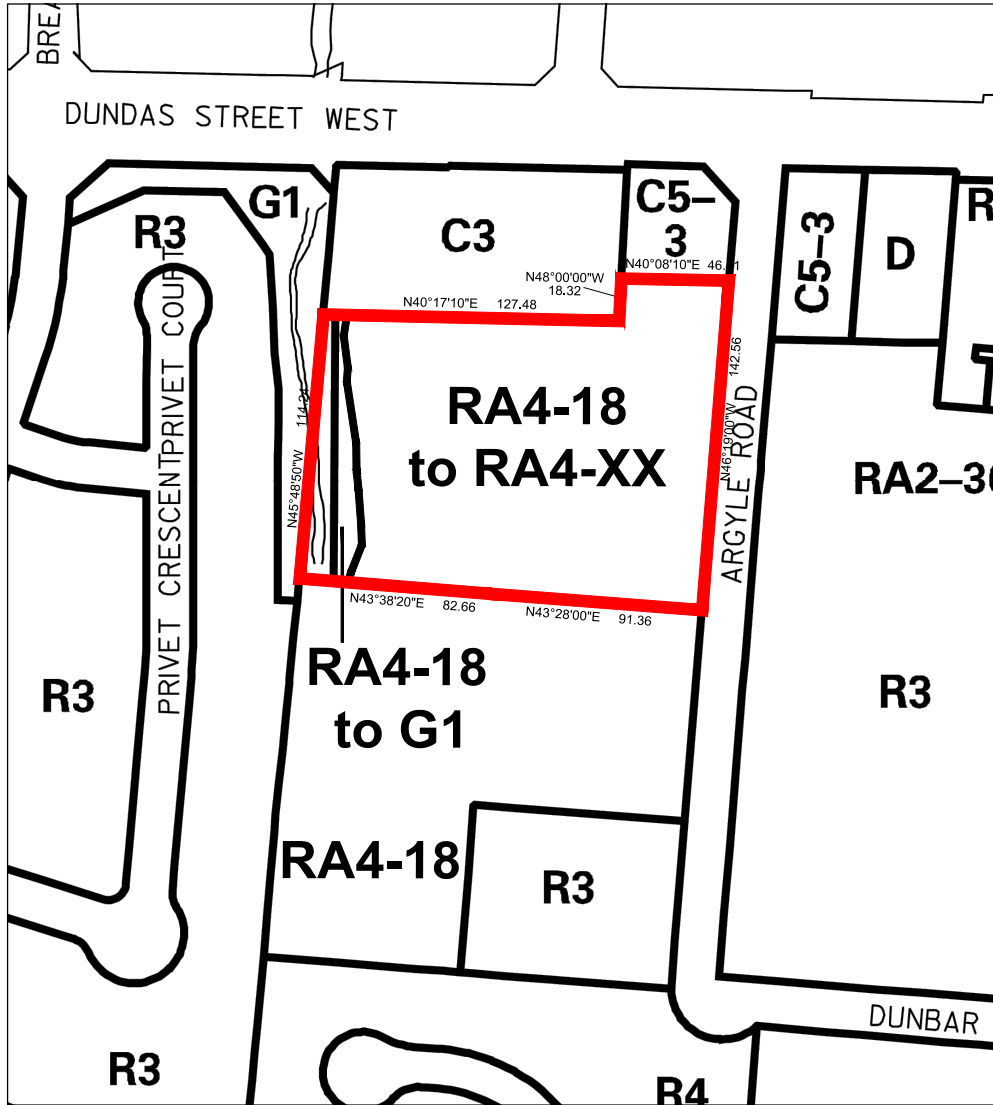
4. Notwithstanding any existing or future severance, partition, or division of part of the lands, the provisions of this By-law shall continue to apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “RA4-XX” zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2023.

MAYOR

CLERK

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PART OF BLOCK A
REGISTERED PLAN E-23
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO
ZONING BY-LAW AMENDMENT
NO. XXX



Not to Scale

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