

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

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Council may amend a Zoning By-law;

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

1. By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.15.6.XX	Exception: RA5-XX	Map # 07	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 Zone except that the following <b>uses</b> /regulations shall apply:			
<b>Additional Permitted Uses</b>			
4.15.6.XX.1	Live/Work Units		
<b>Regulations</b>			
4.15.6.XX.2	The regulations of Subsections 2.1.14 and 2.1.30 of this By-law shall not apply		
4.15.6.XX.3	Maximum <b>floor space index – Apartment Zone</b>	5.0	
4.15.6.XX.4	Maximum projection of a <b>balcony</b> from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects	1.8 m	
4.15.6.XX.5	Minimum number of resident <b>parking spaces per dwelling unit</b>	0.85	
4.15.6.XX.6	Minimum number of visitor <b>parking spaces per dwelling unit</b>	0.10	
4.15.6.XX.7	Minimum number of non-residential <b>parking spaces</b>	0.00 space per 100m <sup>2</sup> gfa – non-residential	
4.15.6.XX.8	A shared parking arrangement shall be used for the calculation of required visitor/non-residential parking		
4.15.6.XX.9	“Live/ Work Unit” means a dwelling unit used partly for residential purposes and partly for <b>office, medical office, retail store, personal service establishment</b> , artist studio or art gallery/museum		
4.15.6.XX.10	A maximum of one <b>office, medical office, retail store, personal service establishment</b> , artist studio or art gallery/museum shall be permitted in each Live/Work unit		
4.15.6.XX.11	<b>office, medical office, retail store, personal service establishment</b> , artist studio or art gallery/museum shall only be located within the <b>first storey</b> of a two <b>storey</b> live/work <b>dwelling unit</b> abutting Lakeshore Road East		

4.15.6.XX	Exception: RA5-XX	Map # 07	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 Zone except that the following <b>uses</b> /regulations shall apply:			
4.15.6.XX.12	Maximum <b>gfa – non-residential</b> used for <b>office, medical office, retail store, personal service establishment</b> , artist studio or art gallery/museum		540 m <sup>2</sup>
4.15.6.XX.13	All site development shall comply with Schedule RA5-XX of this Exception		

2. Map Number 7 of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “C4” to “RA5-XX” PROVIDED HOWEVER THAT the “RA5-XX” zoning shall only apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “RA5-XX” zoning indicated thereon.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

APPENDIX "A" TO BY-LAW NO. \_\_\_\_\_

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a 12 storey apartment building with and limited commercial uses on the ground floor.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C4" to "RA5-XX.

The "C4" zone permits various retail, service and office uses

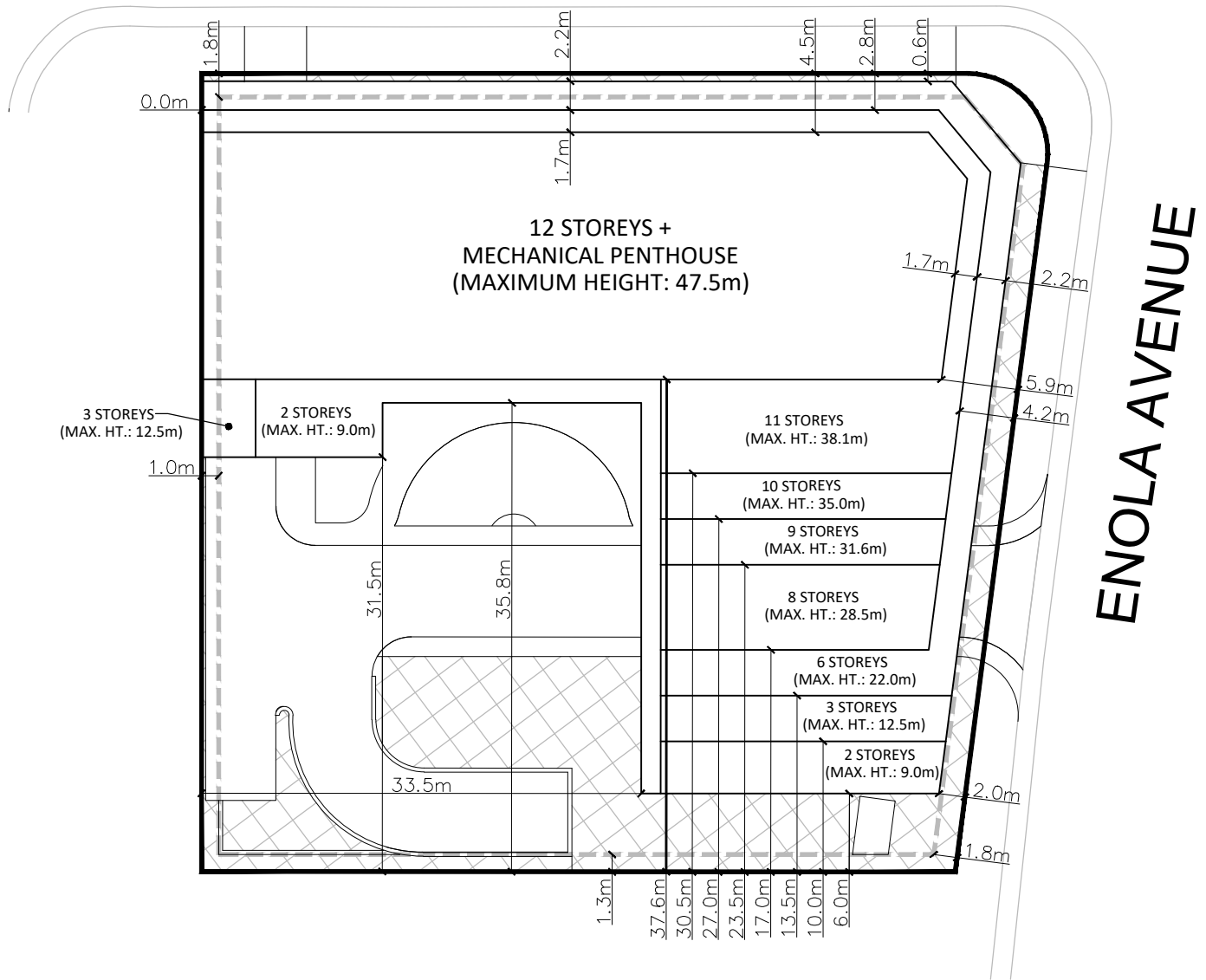
The "RA5-XX" zone permits an apartment with a maximum floor space index of 5.0, in compliance with Schedule RA5-XX

Location of Lands Affected

Property on the south west corner of Lakeshore Road East and Enola Avenue as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from XXXXXX of the City Planning and Building Staff at (905) 615-3200 x XXXX.

# LAKESHORE ROAD EAST






**ENOLA AVENUE**



**NOTE:**  
ALL MEASUREMENTS ARE IN METRES  
AND ARE MINIMUM SETBACKS,  
UNLESS OTHERWISE NOTED.

**LEGEND**

-  BUILDABLE AREA
-  LIMIT OF PARKING STRUCTURE
-  LANDSCAPE BUFFER

**SCHEDULE 'RA5-XX'**  
**MAP XX**