

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER.....

A by-law to amend By-law Number 0225-2007

WHEREAS pursuant to sections 34, 36 and 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may, respectively, pass a zoning by-law, impose a holding provision and require a public benefits contribution;

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:

4.13.3.xx	Exception: RM9-xx	Map #15	By-law:
In a RM9-xx zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following regulations shall apply:			
Regulations			
<i>Detailed Zoning Regulations to be determined to permit the proposed development and built form.</i>			
4.13.3.xx.1	Maximum Floor Space Index		1.5
4.13.3.xx.2	Maximum Height: Flat Roof		16.0 m and 4 storeys
4.13.3.xx.3	Minimum Front Yard		3.5 m
4.13.3.xx.4	Minimum internal setback from a rear wall of a building to a side wall of another building on the same lot		9m
4.13.3.xx.5	Minimum internal setback from a side wall of any building to a walkway		0.0 m
4.13.3.xx.6	Minimum setback of parking structure below finished grade to any lot line		2.0 m (to the ramp)
4.13.3.xx.7	Minimum internal setback from the front wall of a building to condominium road, sidewalk, walkway or parking space not located on a driveway		3.3m
4.13.3.xx.8	Minimum internal setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey to a condominium road, sidewalk, walkway or parking space		0m
4.13.3.xx.9	Maximum projection of a balcony, awning or deck, exclusive of stairs, from the outermost face or faces of the building		3.4m
4.13.3.xx.10	Minimum landscape buffer abutting any side and rear lot line		2.3 m
4.13.3.xx.11	Minimum setback from an amenity area to a building and to any type of road.		0.0m
4.13.3.xx.12	Minimum setback of rooftop amenity space from all exterior edges of a building adjacent to low density residential development		0.0 m
4.13.3.xx.13	Minimum contiguous private outdoor space per unit when located on a balcony		3.8 m ²
4.13.3.xx.14	Minimum number of parking spaces		150
	Parking rate per # of bedrooms:		1 Bedroom at 1.1 spaces per unit 2 Bedroom at 1.3 spaces per unit 3 bedroom at 1.4 spaces per unit 0.25 visitor spaces

	per unit
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2. 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 "R3" to "RM9-xx", the zoning of Part of Block A of Registered Plan E-23, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM9-xx" 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, outline in the heaviest broken line with the "RM9-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 _____ 2019.

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 the development of the subject lands for back to back stacked townhouses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Residential Detached) to "RM9-xx" (Back to Back Stacked Townhouses).

"R3" permits detached dwelling.

"RM9-xx" zone will permit back to back stacked townhouses with a maximum floor space index of 1.5 and a maximum height of 16 metres. There are also exceptions for setbacks, encroachments, parking and required amenity area.

Location of Lands Affected

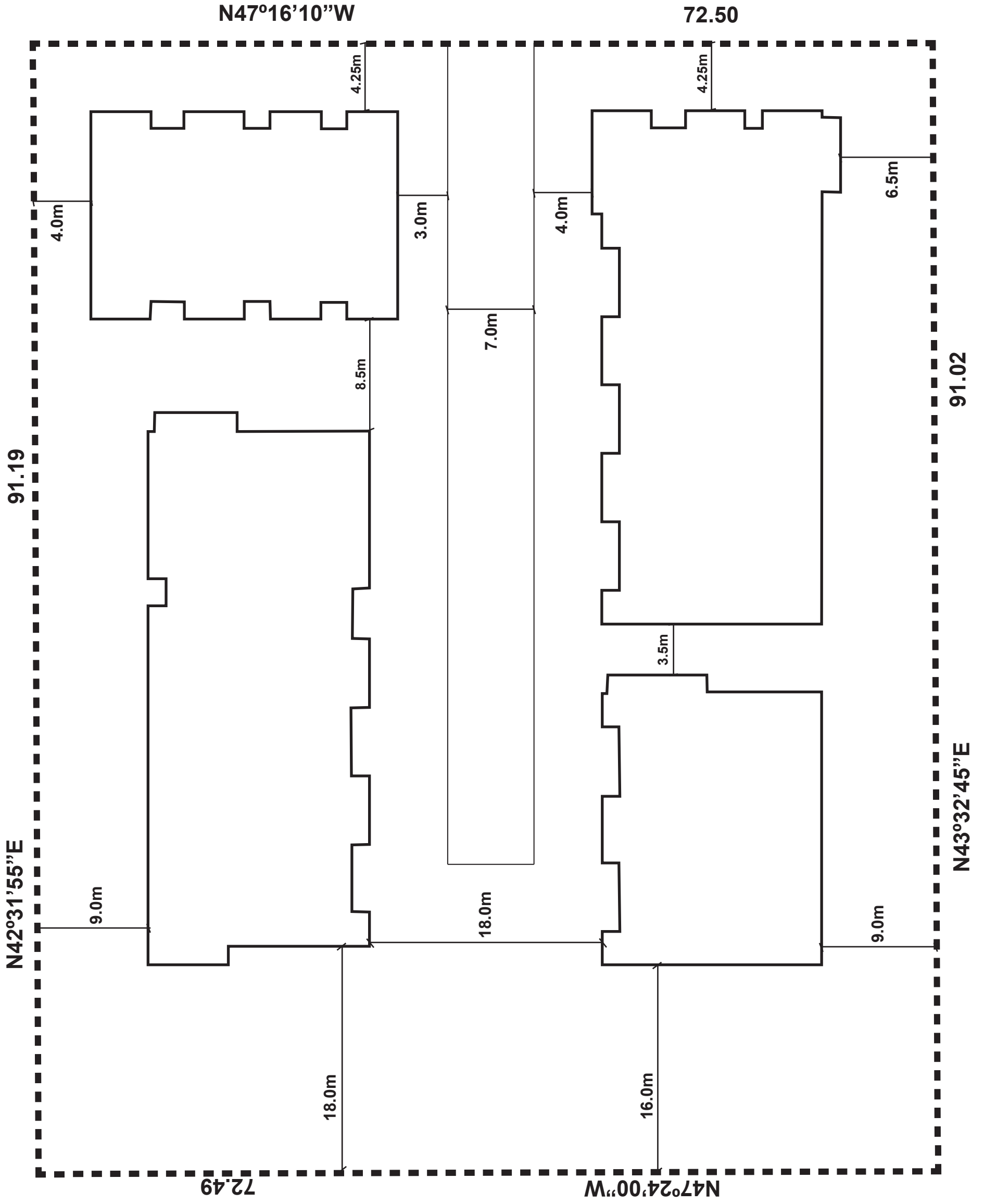
West side of Argyle Road, south of Dundas Street, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from _____ of the City Planning and Building Department at _____.

Schedule A RM9-xx

2512-2532 Argyle Road

Argyle Road



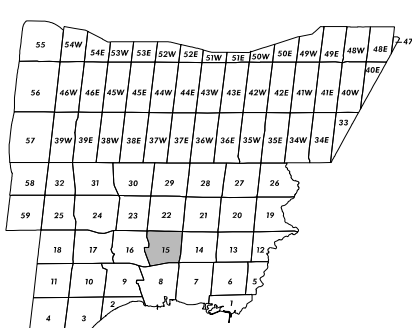
Zoning By-law Amendment ?? Schedule 1

2512-2532 Argyle Road, Mississauga



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Greenlands Overlay
 Zoning Notation Example:
 R4-12 = R4-Exception 12

Zoning Map 15
 Schedule "B" To
 By-law No. 0225-2007
 Revised: 2017 July 31