



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0195-2014

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

WHEREAS pursuant to section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may enact a by-law to remove a holding symbol or provision;

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

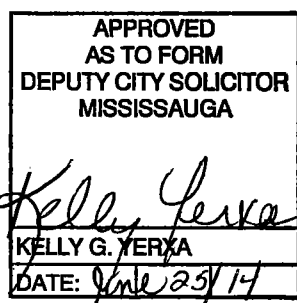
1. Map Number 14 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "H-RA4-28" to "RA4-28", the zoning of Part of Lot 13, Plan B27, designated as Parts 3, 4 and 5 on Reference Plan 43R-35145, in the City of Mississauga (the "Lands"), PROVIDED HOWEVER THAT the "RA4-28" 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 "RA4-28" zoning indicated thereon.
2. The conditions to be fulfilled in order change the "H-RA4-28" to "RA4-28", the zoning of Part of Lot 13, Plan B27, designated as Parts 3, 4 and 5 on Reference Plan 43R-35145, in the City of Mississauga, have been partially fulfilled. The following remaining conditions shall be fulfilled through the site plan and site plan agreement process pursuant to section 41 of the *Planning Act*:
 - i) provision of any outstanding technical studies and reports including a composite utilities plan, a functional servicing, drainage and grading plan, and a plan recommending specific storm water management and low impact development techniques to the satisfaction of the City of Mississauga and the Region of Peel;
 - ii) payment of all outstanding Transportation and Works Department securities to guarantee the installation of air conditioning units in accordance with the approved noise report;

- iii) delivery of an executed Development Agreement in a form and on terms satisfactory to the City addressing and agreeing to the installation or placement of all required municipal boulevard works, including the provision of required securities and addressing and agreeing to the imposition and implementation of: requirements/conditions prior to Site Plan approval, warning clauses, phasing and development provisions and such other provisions the City may require in relation to the proposed development;
- iv) (a) submission of a Record of Site Condition and Final Clean Up Report and letter of reliance for review and approval by the City. Any associated remediation recommended by the consultant must be completed, and;
- (b) for those lands where no residential uses are permitted, this condition may be satisfied by receipt by the City of Mississauga of written confirmation from a Qualified Person (QP) as defined by Ont. Reg. 153/04, as amended, that the site complies with all applicable Ministry of the Environment standards, to the satisfaction of the City. Should such written confirmation not be provided to the City's sole satisfaction, iv (a) shall apply;
- v) The City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.

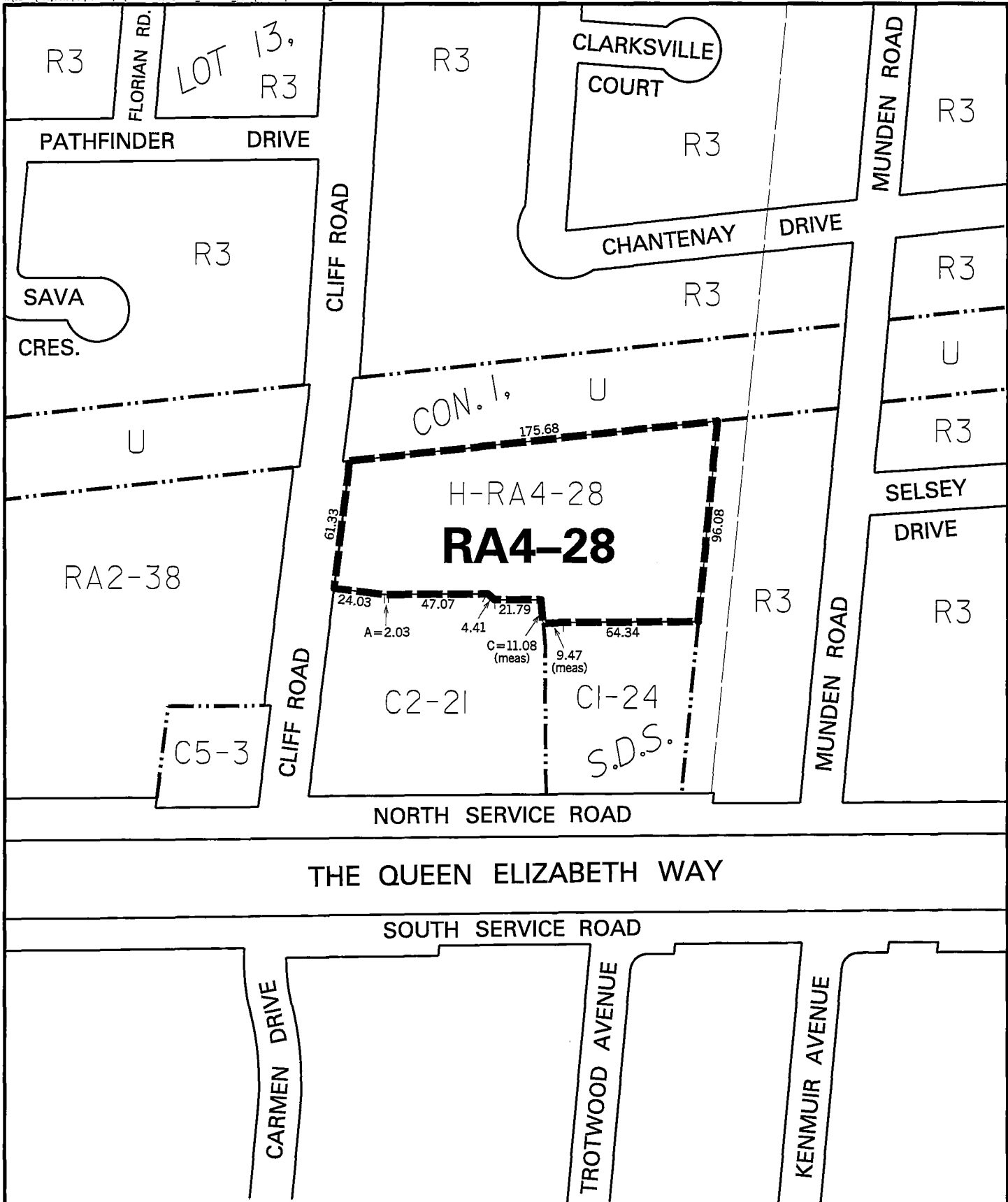
ENACTED and PASSED this 2 day of July 2014.



MAYOR



CLERK



0 25 50 75 100
metres

This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-35145.

CITY OF MISSISSAUGA

**THIS IS SCHEDULE "A" TO
BY-LAW 0195-2014**

**PASSED BY COUNCIL ON
July 2, 2014**

APPENDIX "A" TO BY-LAW NUMBER 0195-2014

Explanation of the Purpose and Effect of the By-law

This By-law removes the holding provision on the property outlined on the attached Schedule "A" from "H-RA4-28" (Apartment Dwellings – Exception with a Holding Provision) to "RA4-28" (Apartment Dwellings – Exception).

Upon removal of the "H" provision, "RA4-28" zoning permits 54 townhouse dwelling units with a maximum gross floor area of 8 100 m² and a retirement building with a maximum 140 retirement dwelling units and a maximum gross floor area of 10 702 m².

Location of Lands Affected

Land located on the east side of Cliff Road, north of North Service Road, 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 David Breveglieri of the City Planning and Building Department at 905-615-3200 ext. 5551.

NOTE:

PURSUANT TO SECTION 36 OF THE *PLANNING ACT*, R.S.O. 1990, c.P.13, AS AMENDED, THIS BY-LAW SHALL COME INTO FORCE UPON THE DATE OF ENACTMENT BY CITY COUNCIL.

K:\PLAN\DEVCONTL\GROUP\WPDATA\BYLAWS\HOZ 13 002 cliff rd.db.docx