

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. Map Number 19 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 "RA2-1" to "RA3-1" the zoning of Block G, Registered Plan 733 in the City of Mississauga, PROVIDED HOWEVER THAT the "RA3-1" 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 "RA3-1" zoning indicated thereon.
2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is replacing the table at Article 4.15.4.1 with the following Exception Table:

0.0.0.0	Exception: RA3-1	Map # XX	By-law:
0.0.0.0.1	The regulations of Lines 5.0 contained in Table 4.15.1 of this By-Law shall not apply.		
0.0.0.0.2	Maximum floor space index – apartment zone		2.1
0.0.0.0.3	The regulations of Lines 3.0 contained in Table 3.1.2.1 of this By-Law shall not apply.		
0.0.0.0.4	Minimum number of resident parking spaces per dwelling unit for residents		0.55
0.0.0.0.5	Minimum number of resident parking spaces per dwelling unit for visitors		0.1

3. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception RA2-1 at Article 4.15.3.1 in its entirety.

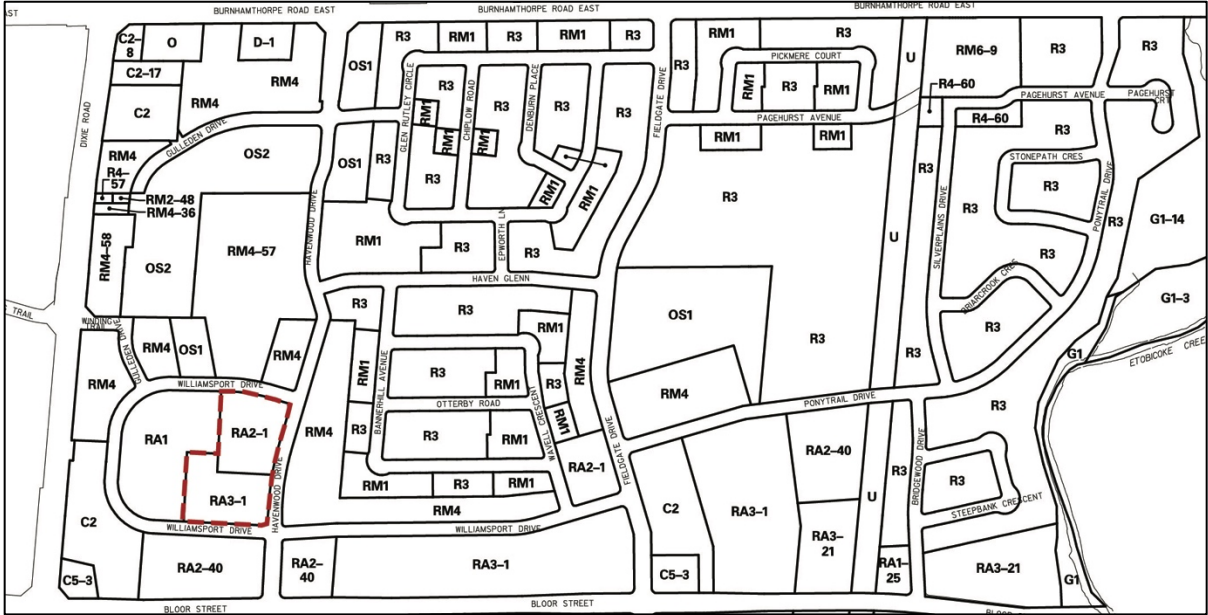
4. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number x is in full force and effect.

ENACTED and PASSED this _____ day of _____
2018.

MAYOR

CLERK

Schedule A



Mississauga Zoning By-law 0225-2007 Map **XX**

 Subject site

Zoning notation example:
RA2-1 = RA2 Exception 1

Subject property:
3480 Havenwood Drive and 1485 Williamsport Drive

Note: existing zoning delineated on the plan. Proposed zoning indicated by the dashed red line within the application.

Proposed rezoning from RA2-1 to RA3-1 to permit construction of two 8-storey rental apartment buildings at an FSI of 2.1 times the entire site.

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this by-law is to amend the zoning by-law number 0225-2007 for the lands known as 3480 Havenwood Drive and 1485 Williamsport Drive to permit two new purpose-built rental apartment buildings as infill in addition to two existing rental apartment buildings.

The proposed development includes two new 8-storey apartment buildings.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA-2-1 to "RA3-1".

"RA3-1" is further amended to permit an FSI of 2.1, and revised parking rates.

Location of Lands Affected

3480 Havenwood Drive and 1485 Williamsport Drive 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 _____XX_____ of the City Planning and Building Department at 905-615-3200 ext. _____.