

City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1



(905) 896-5622  
FAX: (905) 896-5638

2006 February

SUMMARY OF THE CITY OF MISSISSAUGA ZONING CATEGORIES

The City of Mississauga Zoning By-Law consists of four By-laws:

- By-law 5500, as amended, of the former Town of Mississauga
- By-law 1227, as amended, of the former Town of Port Credit
- By-law 65-30, as amended, of the former Town of Streetsville
- By-law 1965-136, as amended, of the former Town of Oakville  
(for the area bounded by Highway 401, Winston Churchill Boulevard, Dundas Street West and Ninth Line)  
Lands being rezoned and incorporated into By-law 5500

---

**THE FOLLOWING DESCRIPTIONS OF VARIOUS ZONING CATEGORIES IN THE FOUR BY-LAWS ARE VERY GENERAL, AND, THEREFORE, FOR ACCURACY AND INTERPRETATION, REFERENCE SHOULD BE MADE TO THE ACTUAL BY-LAWS. PLEASE CONSULT THE CITY PLANNING AND BUILDING DEPARTMENT (BUILDING DIVISION) REGARDING INQUIRIES AND INTERPRETATION OF THE ZONING BY-LAWS.**

---

BY-LAW 5500

MISSISSAUGA ZONING CATEGORIES

(main permitted uses are indicated only)

AGRICULTURAL ZONE

"A" Agricultural Uses

CITY CENTRE ZONES

"CC1" Business, Professional and Administrative Offices; Apartments; Commercial Uses (with restrictions); Conference Facilities; Health Care Facilities; Educational Facilities; Places of Religious Assembly; Outdoor Patios Accessory to Restaurants, Convenience Restaurants, and Take-out Restaurant; Parks; Parking Lots

"CC2" Business, Professional and Administrative Offices; Apartments; Hotels; Conference Facilities; Health Care Facilities; Educational Facilities; Place of Religious Assembly; Parks; Parking Lots; Accessory Uses (associated with Business, Professional and Administrative Offices; Apartments; Hotels; Conference Facilities)

"CC3" Business, Professional and Administrative Offices; Apartments, Row Dwellings, and Street Row Dwellings; Hotels; Conference Facilities; Health Care Facilities; Educational Facilities; Place of Religious Assembly; Parks; Parking Lots; Accessory Uses (associated with Business, Professional and Administrative Offices; Apartments; Hotels; Conference Facilities)

"CC4" Business, Professional and Administrative Offices; Apartments, Hotels; Conference Facilities; Health Care Facilities; Educational Facilities; Place of Religious Assembly; Parks; Parking Lots; Accessory Uses (associated with Business, Professional and Administrative Offices; Apartments; Hotels; Conference Facilities)

"CCOS" Public Parks; Below Grade Parking Structures

ONE-FAMILY DETACHED DWELLING ZONES

"RR" Detached Dwellings (30 m min. Lot frontages)

"RS" Detached Dwellings (22.5 m min. Lot frontages)

"R1" Detached Dwellings (22.5 m min. Lot frontages)

"R2" Detached Dwellings (18 m min. Lot frontages)

"R3" Detached Dwellings (15 m min. Lot frontages)

"R4" Detached Dwellings (15 m min. Lot frontages)

"R4(12)" Detached Dwellings (12 m min. Lot frontages)

"R5" Detached Dwellings (9.75 m min. Lot frontages)

RESIDENTIAL LANE ZONES

"RL1" Detached Dwellings on Modular Lots (Min. ½ Module Area 2 430 m<sup>2</sup>)

"RL2" Detached Dwellings on Modular Lots (Min. ½ Module Area 1 930 m<sup>2</sup>)

"RL3" Detached Dwellings on Modular Lots (Min. ½ Module Area 1 710 m<sup>2</sup>)

"RL4" Detached Dwellings on Modular Lots (Min. ½ Module Area 1 480 m<sup>2</sup>)

"RL5" Detached Dwellings on Modular Lots (Min. ½ Module Area 1 380 m<sup>2</sup>)

"RL6" Detached Dwellings on Modular Lots (Min. ½ Module Area 1 180 m<sup>2</sup>)

### RESIDENTIAL GARAGE CONTROL ZONES

"RG2"	Detached Dwellings with Controlled Garage Projections (18 m min. Lot frontages)
"RG3"	Detached Dwellings with Controlled Garage Projections (15 m min. Lot frontages)
"RG4"	Detached Dwellings with Controlled Garage Projections (13.6 m min. Lot frontages)
"RG4(12)"	Detached Dwellings with Controlled Garage Projections (12 m min. Lot frontages)
"RG5"	Detached Dwellings with Controlled Garage Projections (9.75 m min. Lot frontages)
"RGM1"	Semi-Detached Dwellings with Controlled Garage Projections (18 m min. Lot frontages)
"RGM2"	Semi-Detached Dwellings with Controlled Garage Projections (13.6 m min. Lot frontages)
"RGM5"	Semi-Detached Dwellings with Controlled Garage Projections (13.6 m min. Lot frontages) Street Row Dwellings with Controlled Garage Projections (6.85 m min. Lot frontages)

### MULTIPLE FAMILY ZONES

"RM1"	Semi-Detached Dwellings (18 m min. Lot frontages)
"RM2"	Semi-Detached Dwellings (15 m min. Lot frontages)
"RM3D1"	Duplex, Triplex and Double Duplex Dwellings
"RM3D2"	Multiple Horizontal Dwellings
"RM4"	Apartments
"RM5"	Row Dwellings and Street Row Dwellings
"RM6"	Apartments, Row Dwellings, Duplex and Double Duplex Dwellings
"RM7D2"	Apartments (Max. G.F.A. 0.50 times the lot area)
"RM7D3"	Apartments (Max. G.F.A. 0.75 times the lot area)
"RM7D4"	Apartments (Max. G.F.A. 1.0 times the lot area)
"RM7D5"	Apartments (Max. G.F.A. 1.5 times the lot area)

### COMMERCIAL ZONES

"C1"	Various Commercial Uses
"C2"	Various Commercial Uses
"CVC"	Clarkson Village Commercial Uses
"EC"	Various Commercial Uses (Established Commercial Zone)
"NC"	Various Commercial Uses (Neighbourhood Commercial Zone)
"DC"	Various Commercial Uses (District Commercial Zone)

### AUTOMOBILE COMMERCIAL ZONES

"AC"	Service Station
"AC1"	Bank, Motel, Offices
"ACS"	Service Station
"AC2"	Retail Sales of Antiques, Garden Ornaments, Nursery Stock, Farm Products and Local Craftwork and Veterinary Clinic
"AC3"	Automobile Sales and Service
"AC4"	Car Wash and Service Station
"AC5"	Restaurant and Convenience Restaurant
"AC6"	Gas Bar and Service Station

HIGHWAY COMMERCIAL ZONE

"HC" Various Commercial Uses

COMMERCIAL AND MANUFACTURING ZONES

"CM1" Commercial and Manufacturing Uses

"CM2" Commercial and Manufacturing Uses

"CM3" Commercial and Manufacturing Uses

RESTRICTED COMMERCIAL ZONES

"RC" Public, Institutional, Office, Apartments and Restricted Commercial Uses

Suffix L1, L2, L3 Maximum gross floor area of non-residential buildings

Suffix D2, D3, D4, D5 Maximum gross floor area of residential buildings

INDUSTRIAL ZONES

"M1" Industrial Uses (Limited Outside Storage)

"M2" Industrial Uses (Outside Storage)

"M2a" Salvage Yards

"MC" Mixed Industrial and Commercial Uses

"MC1" Manufacturing and Commercial Uses

"M3" Industrial Uses (Non-Obnoxious)

"M5" Industrial Uses (Obnoxious by Noise)

OPEN SPACE ZONES

"O1" Park, Golf Course

"O2" Park, Golf Courses and Radio or Television Transmission Towers

"O3" Cemeteries, Hydro Electric Transmission Lines

GREENBELT ZONE

"G" Park or Conservation Purposes

PARKWAY BELT ZONES

"PB1" Public Works, Public Parks, Conservation Purposes

"PB2" Agricultural Uses, Public Works, Conservation Purposes, Public or Private Parks, Cemeteries, Mausoleums, Columbarium or Crematoriums, Public or Private Golf Courses

"PB3" Public or Private Parks, Conservation Purposes

INSTITUTIONAL ZONE

"I" General Hospital, Health Care Facility

HOLDING ZONES

"H+ZONE" Holding Category for Future Use of Land, Subject to a further Zoning Amendment

SPECIAL SECTION ZONES

Section Number Suffix Zoning Designations with Special Provisions for Specific Sites

BY-LAW 1227

PORT CREDIT ZONING CATEGORIES

(main permitted uses are indicated only)

RESIDENTIAL ZONES

"R1"	Detached Dwellings (12 m lot frontages)
"R2"	Detached, Duplex, Triplex Dwellings
"R3"	Detached, Duplex, Triplex, Double Duplex, Double Triplex, Fiveplex Dwellings
"R4"	Detached, Duplex, Triplex, Double Duplex, Double Triplex, Fiveplex Dwellings and Apartments
"R5"	Row Dwellings, Street Row Dwellings

COMMERCIAL ZONES

"C1"	Limited Retail Commercial Uses
"C2"	Offices and Limited Retail Commercial Uses
"C3"	Offices with Retail Commercial Uses on Ground Floor Only
"C4"	Retail Commercial Uses, Offices, Bank, Restaurant, Hotel, Automobile Sales and Service, Service Station, Car Wash
"C5"	Offices, Bank, Restaurant, Hotel and Apartments
"C6"	Automobile Sales and Service, Car Wash and Service Station
"AC6"	Gas Bar and Service Station

INDUSTRIAL ZONES

"M"	Industrial Uses (Non-Obnoxious)
"M1"	Industrial Uses (Non-Obnoxious and no Commercial Storage of Petroleum Products)
"T"	Railway and Warehouse
"H"	Harbour, Warehouse, Trucking Terminal and Railroad

OPEN SPACE ZONES

"P"	Park and Marina
"P1"	Pipelines Accessory to "M1" Uses

INSTITUTIONAL ZONE

"I"	Institutional Uses
-----	--------------------

HOLDING ZONES

"H+ZONE"	Holding Category for Future Use of Land, Subject to a further Zoning Amendment
----------	--

SPECIAL SECTION ZONES

Section Number Suffix	Zoning Designations with Special Provisions for Specific Sites
-----------------------	--

BY-LAW 65-30

STREETSVILLE ZONING CATEGORIES

(main permitted uses are indicated only)

OPEN SPACE ZONE

"OS" Park

RESIDENTIAL ZONES

"R1" Detached Dwellings (22.5 m lot frontages)

"R2" Detached Dwellings (18 m lot frontages)

"R3" Detached Dwellings (15 m lot frontages)

"R4" Detached, Semi-Detached, Duplex, Double Duplex, Group Dwellings

"R5" Apartments (1.5 times lot area)

SCHOOL ZONE

"S" Schools, Church

COMMERCIAL ZONES

"C1" Retail Commercial Uses

"C2" Shopping Centre

"C3" Highway Commercial Uses

"AC6" Gas Bar and Service Station

INDUSTRIAL ZONES

"M1" Light Industrial Uses (No Open Storage and Non-Obnoxious)

"M2" Heavy Industrial Uses (Open Storage and Non-Obnoxious)

"M3" General Industrial Uses

CEMETERY ZONE

"G" Cemetery

FLOOD ZONE

"F" Flood Control and Conservation Purposes

HOLDING ZONES

"H" Holding Category (Certain Agricultural Uses Allowed)

"H+ZONE" Holding Category for Future Use of Land, Subject to a further Zoning Amendment

TRANSITIONAL ZONES

"TR4", "TR5" Transitional Zones, Detached Dwellings, Public and Institutional Uses, Existing Residential and Commercial Uses

SPECIAL SECTION ZONES

Zoning Categories Suffix Special Provisions for Specific Sites

Section Number Suffix Zoning Designations with Special Provisions for Specific Sites

BY-LAW 1965-136

OAKVILLE ZONING CATEGORIES (In the City of Mississauga)

(main permitted uses are indicated only)

- |      |                         |
|------|-------------------------|
| "A"  | Agricultural Uses       |
| "C5" | Highway Commercial Uses |