



## Notice of the Passing of a Zoning By-law

### City-Initiated By-law affecting all lands within the City of Mississauga

**Date of Decision:** February 3, 2021  
**Date of Notice:** February 11, 2021  
**Last Date of Appeal:** March 3, 2021

**TAKE NOTICE** that on February 3, 2021, the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law (By-law 0018-2021), under Section 34 of the Planning Act, R.S.O., 1990, c.P.13. Council has considered the written and oral submissions from the public on this matter.

**THE PURPOSE AND EFFECT** of this By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to make housekeeping amendments to relocate existing Notes that function as zoning regulations to appropriate sections of the By-law; and to remove Notes that are redundant, no longer relevant or create conflicts with existing regulations.

**IF YOU WISH TO APPEAL** to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at [olt.gov.on.ca](http://olt.gov.on.ca). An appeal of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1, no later than **March 3, 2021**, by mail, courier, or in person by booking an appointment at <https://reservation.frontdesksuite.com/mississauga/reservation> and selecting Other Inquiries.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council c/o the Planning and Building Department or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

1. set out reasons for the appeal;
2. be accompanied by a fee in the amount of \$1,100.00 per application (as of July 1, 2020) payable to the Minister of Finance, and
3. be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
4. Four (4) copies of the appeal package.

**MORE INFORMATION:** A copy of the Official Plan Amendment in its entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Jordan Lee** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X **5732**.

#### **Mailing Address for Filing a Notice of Appeal**

City of Mississauga  
Office of the City Clerk,  
300 City Centre Drive, 2<sup>nd</sup> Floor,  
Mississauga ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0018-2021

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. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing Subsection 1.1.18 as follows:

1.1.18 **Examples, and Illustrations and Notes**

Examples, and illustrations and notes, with the exception of notes from Table 4.5.1 contained in Subsection 4.5.1, are for the purpose of clarification and convenience, and do not form part of this By-law.

2. By-law Number 0225-2007, as amended, is further amended by changing Article 1.1.24.1 contained in Subsection 1.1.24 as follows:

1.1.24.1 Changes to the numbering, cross-referencing, format and arrangement of the notes, text, tables, schedules and maps;

3. By-law Number 0225-2007, as amended, is further amended by deleting Note (1) as it appears throughout Table 2.1.14.1 contained in Subsection 2.1.14.

4. By-law Number 0225-2007, as amended, is further amended by adding Article 2.1.14.5 to Subsection 2.1.14 as follows:

2.1.14.5 Where a buffer block and/or 0.3 m reserve is located between a designated right-of-way and a required yard/setback, the width of the buffer block and/or 0.3 m reserve shall be added to the minimum centreline setback requirement.

5. By-law Number 0225-2007, as amended, is further amended by moving Note (2) from the Notes section of Table 3.1.2.1 contained in Article 3.1.2.1 to Sentence 3.1.1.1.7 contained in Article 3.1.1.1 and changing as follows:

3.1.1.1.7 All required **parking spaces** must be available ~~accessible~~ to all users participating in any ~~the~~-shared parking arrangements and may not be reserved for specific users ~~a particular user or occupant~~. (0207-2008)

6. By-law Number 0225-2007, as amended, is further amended by moving Note (1) from the Notes section of Table 3.1.2.1 to Sentence 3.1.2.1.1 contained in Article 3.1.2.1 and changing as follows:

3.1.2.1.1 Visitor **parking spaces** shall not be required for an **apartment** legally **existing** within CC1 to CC4 zones for which a building permit has been issued on or before May 29, 2009. (0207-2008), (0174-2017)

7. By-law Number 0225-2007, as amended, is further amended by adding Notes (1) and (2) to the Notes section of Table 3.1.2.1 contained in Article 3.1.2.1 as follows:

- (1) See Sentence 3.1.2.1.1 of this By-law.
- (2) See Sentence 3.1.1.1.7 of this By-law.

8. By-law Number 0225-2007, as amended, is further amended by moving Notes (1), (4), (5) and (6) from the Notes section of Table 3.1.2.2 to Sentences 3.1.2.2.1 to 3.1.2.2.4 contained in Article 3.1.2.2 and changing as follows:

3.1.2.2.1 Where permanent fixed seating in an arena, **entertainment establishment** or **place of religious assembly** is an open-style bench ~~or pew~~, each 0.5 m of bench ~~or pew~~ is equal to one seat for the purpose of calculating required parking.

3.1.2.2.2 For the purpose of Article 3.1.2.2, a **manufacturing facility** (multiple-occupancy mixed use **building**) is a **building(s)**, occupied by more than one occupant located on one **lot**, primarily used for **manufacturing, warehouse/distribution** and/or **wholesaling facilities**, but may contain other non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities. Where the non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities exceed 50% of the total **gross floor area - non-residential** of the site, separate parking will be required for all **uses** in accordance with the regulations contained in Table 3.1.2.2 of this By-law. (0325-2008), (0379-2009), (0190-2014)

3.1.2.2.3 For the purpose of Article 3.1.2.2, a **warehouse/distribution facility, wholesaling facility** (multiple-Occupancy **building**) is a **building(s)** occupied by more than one occupant located on one **lot**, where the primary function of all occupants is warehousing, distribution or wholesaling. (0379-2009)

3.1.2.2.4 For the purpose of Article 3.1.2.2, where a single occupant **office building** includes a **manufacturing, warehouse/distribution** and/or **wholesaling facility** component and the **GFA - non-residential** of the **manufacturing, warehouse/distribution** and/or **wholesaling facility** component is greater than 10% of the total **GFA - non-residential** of the **building**, parking for the **manufacturing, warehousing/distribution** and/or **wholesaling facility** component shall be calculated in accordance with the applicable **manufacturing, warehousing/distribution** and/or **wholesaling facility** (single occupancy) regulations contained in Table 3.1.2.2 of this By-law. (0308-2011)

9. By-law Number 0225-2007, as amended, is further amended by adding Notes (1), (4), (5) and (6) to the Notes section of Table 3.1.2.2 contained in Article 3.1.2.2 as follows:

- (1) See Sentence 3.1.2.2.1 of this By-law.
- (4) See Sentence 3.1.2.2.2 of this By-law.
- (5) See Sentence 3.1.2.2.3 of this By-law.
- (6) See Sentence 3.1.2.2.4 of this By-law.

10. By-law Number 0225-2007, as amended, is further amended by changing Article 3.1.2.3 as follows:

3.1.2.3 Shared parking is to be calculated in compliance with Table 3.1.2.3 - Mixed Use Development Shared Parking Formula. ~~All required parking spaces must be accessible to all users participating in the shared parking arrangement and may not be reserved for specific users.~~

11. By-law Number 0225-2007, as amended, is further amended by moving Note (1) from the Notes section of Table 3.1.2.3 to Sentence 3.1.2.3.1 contained in Article 3.1.2.3 and changing as follows:

3.1.2.3.1 For the purpose of Article 3.1.2.3, the calculation for residential **uses** shall excludes resident **physicians, dentists, drugless practitioners, health professionals, retirement buildings and long-term care buildings.**  
(0174-2017)

12. By-law Number 0225-2007, as amended, is further amended by adding Note (2) to the title of Table 3.1.2.3 contained in Article 3.1.2.3 as follows:

**Table 3.1.2.3 - Mixed Use Development Shared Parking Formula <sup>(2)</sup>**

13. By-law Number 0225-2007, as amended, is further amended by adding Note (1) to the Notes section of Table 3.1.2.3 contained in Article 3.1.2.3 as follows:

- (1) See Sentence 3.1.2.3.1 of this By-law.

14. By-law Number 0225-2007, as amended, is further amended by adding the Note (2) to the Notes section of Table 3.1.2.3 contained in Article 3.1.2.3 as follows:

- (2) See Sentence 3.1.1.1.7 of this By-law.

15. By-law Number 0225-2007, as amended, is further amended by deleting Note (3) as it appears throughout Table 3.1.3.1 contained in Article 3.1.3.1.

16. By-law Number 0225-2007, as amended, is further amended by moving Notes (1), (2) and (3) from Table 3.1.3.1 contained in Article 3.1.3.1 to Sentences 3.1.3.1.1 to 3.1.3.1.3 contained Subsection 3.1.3 and changing as follows:

3.1.3.1.1 Where only one **accessible parking space** is required, a Type A **accessible parking space** shall be provided.

3.1.3.1.2 Where more than one **accessible parking space** is required:

- (1) if an even number of **accessible parking spaces** is required, an equal number of Type A and Type B **accessible parking spaces** must be provided;
- (2) if an odd number of **accessible parking spaces** is required, an equal number of Type A and Type B **accessible parking spaces** must be provided and the odd space may be a Type B **accessible parking space**.

See Illustration No. 15 - Section 1.3 - Illustrations

3.1.3.1.3 Where a shared parking arrangement is used for the calculation of required visitor/non-residential parking, the required **accessible parking space** requirement will be calculated on either the visitor component or non-residential component. (0144-2016)

17. By-law Number 0225-2007, as amended, is further amended by adding Notes (1) and (2) to the Notes section of Table 3.1.3.1 contained in Article 3.1.3.1 as follows:

- (1) See Sentence 3.1.3.1.1 of this By-law.
- (2) See Sentence 3.1.3.1.2 of this By-law.

18. By-law Number 0225-2007, as amended, is further amended by moving Notes (1), (2) and (3) from the Notes section of Table 4.1.2.2 contained in Article 4.1.2.2 to Articles 4.1.2.6, 4.1.2.7 and 4.1.2.8 contained in Subsection 4.1.2 and changing as follows:

4.1.2.6 The maximum **lot coverage** in an applicable zone is inclusive of the combined total area used for all **accessory buildings** and **structures**, as well as ~~including~~ a detached **garage**.

4.1.2.7 In zones where the **interior side yard** is regulated by the number of **storeys**, the **interior side yard** to an accessory **structure**, and a detached **garage** shall comply with the **yard** required for a one **storey** dwelling.

4.1.2.8 In zones having a combined width of **interior side yards** regulation, accessory **structures**, as well as a detached **garage** shall comply with the required **interior side yard** regulation and the combined width of **interior side yards** regulation.

19. By-law Number 0225-2007, as amended, is further amended by adding Notes (1), (2) and (3) to the Notes section of Table 4.1.2.2 contained in Article 4.1.2.2 as follows:

- (1) See Article 4.1.2.6 of this By-law.
- (2) See Article 4.1.2.7 of this By-law.
- (3) See Article 4.1.2.8 of this By-law.

20. By-law Number 0225-2007, as amended, is further amended by deleting Note (2) as it appears throughout Table 4.1.12.1 contained in Subsection 4.1.12.
21. By-law Number 0225-2007, as amended, is further amended by moving Notes (1) and (7) from the Notes section of Table 4.1.12.1 to Articles 4.1.12.5 and 4.1.12.6 contained in Subsection 4.1.12 and changing as follows:
  - 4.1.12.5 Only one attached **garage** or one detached **garage** shall be permitted per lot, except in RM4 and RM7 to RM12 zones.
  - 4.1.12.6 On two adjoining **lots** in a Residential Zone, a detached **garage** with a joint **party wall** is permitted.
22. By-law Number 0225-2007, as amended, is further amended by adding Notes (1) and (7) to the Notes section and deleting and substituting Notes (3), (4) and (5) to the Notes section of Table 4.12.1 contained in Subsection 4.12.1 as follows:
  - (1) See Article 4.1.12.5 of this By-law.
  - (3) See Article 4.1.2.6 of this By-law.
  - (4) See Article 4.1.2.7 of this By-law.
  - (5) See Article 4.1.2.8 of this By-law.
  - (7) See Article 4.1.12.6 of this By-law.

23. By-law Number 0225-2007, as amended, is further amended by changing Cells B6.1, B6.3, C6.3, D6.3, E6.3, B6.4, C6.4, D6.4, E6.4, B7.1, C7.1 and D7.1 of Table 4.2.1 contained in Subsection 4.2.1 as follows:

Column	A	B	C	D	E	F
Line 1.0	ZONES	R1	R2	R3	R4	R5
6.0	MINIMUM FRONT YARD					
6.1	Interior lot	9.0 m or 12.0 m where the lot abuts a lot with an existing front yard of 12.0 m or more on the same street <sup>(2)(7)</sup>	9.0 m <sup>(2)</sup>	7.5 m <sup>(2)</sup>	6.0 m <sup>(2)</sup>	4.5 m <sup>(2)</sup>
6.3	Garage face - interior lot (0379-2009), (0181-2018/LPAT Order 2019 February 15)	Equal to the front yard <sup>(8)</sup>	Equal to the front yard <sup>(8)</sup>	Equal to the front yard <sup>(8)</sup>	Equal to the front yard <sup>(8)</sup>	6.0 m
6.4	Garage face - corner lot (0379-2009), (0181-2018/LPAT Order 2019 February 15)	Equal to the front yard <sup>(8)</sup>	Equal to the front yard <sup>(8)</sup>	Equal to the front yard <sup>(8)</sup>	Equal to the front yard <sup>(8)</sup>	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD					
7.1	Garage face (0379-2009), (0181-2018/LPAT Order 2019 February 15)	Equal to the exterior side yard <sup>(9)</sup>	Equal to the exterior side yard <sup>(9)</sup>	Equal to the exterior side yard <sup>(9)</sup>	6.0 m <sup>(2)</sup>	6.0 m <sup>(2)</sup>

24. By-law Number 0225-2007, as amended, is further amended by deleting Notes (7), (8) and (9) from the Notes section of Table 4.2.1 contained in Article 4.2.1.
25. By-law Number 0225-2007, as amended, is further amended by deleting Note (8) as it appears throughout Table 4.3.1 contained in Article 4.3.1.

26. By-law Number 0225-2007, as amended, is further amended by adding Articles 4.4.1.1, 4.4.1.2 and 4.4.1.3 to Subsection 4.4.1 as follows:

4.4.1.1 The following exclusions will be permitted from the calculation of **lot coverage**:

- (1) A maximum of 12 m<sup>2</sup> of **porch** area on an **interior lot**;
- (2) A maximum of 20 m<sup>2</sup> of **porch** area on a **corner lot**;

4.4.1.2 **Accessory buildings and structures** shall not be located within an **exterior side yard**.

4.4.1.3 For properties zoned R10 or R11, the maximum **lot coverage** shall be 45% for **interior lots**, where the projection of a **garage** beyond the **main entry feature**, where provided, is less than or equal to 1.0 m; and the projection of a **garage** beyond the **main front entrance** is less than or equal to 2.5 m.

27. By-law Number 0225-2007, as amended, is further amended by changing Cells B5.0, C5.0, D5.0, E5.0, B6.1, B6.3, B6.4, B7.1, B9.1, and B9.2 of Table 4.4.1 contained in Subsection 4.4.1 as follows:

Column	A	B	C	D	E
Line 1.0	ZONES	R8	R9	R10	R11
5.0	MAXIMUM LOT COVERAGE	30% <sup>(2)</sup> <del>(3)</del> <sup>(4)</sup>	35% <sup>(2)</sup> <del>(3)</del> <sup>(4)</sup>	40% <sup>(2)</sup> <del>(3)</del> <sup>(4)</sup> <sup>(14)</sup>	40% <sup>(2)</sup> <del>(3)</del> <sup>(4)</sup> <sup>(14)</sup>
6.0	MINIMUM FRONT YARD				
6.1	Interior lot	9.0 m <sup>(5)</sup> <sup>(6)</sup>	4.5 m <sup>(5)</sup>	4.5 m <sup>(5)</sup>	4.5 m <sup>(5)</sup>
6.3	Garage face - interior lot (0379-2009), (0181-2018/ LPAT Order 2019 February 15)	Equal to the front yard and equal to or further from the front lot line than the main front entrance <sup>(7)</sup> <sup>(15)</sup>	6.0 m	6.0 m	6.0 m
6.4	Garage face - corner lot (0379-2009), (0181-2018/LPAT Order 2019 February 15)	Equal to the front yard <sup>(15)</sup>	6.0 m	6.0 m	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD				
7.1	Garage face (0379-2009), (0181-2018/LPAT Order 2019 February 15)	Equal to the exterior side yard <sup>(16)</sup>	6.0 m	6.0 m	6.0 m
9.0	MINIMUM COMBINED WIDTH OF SIDE YARDS - INTERIOR LOT				
9.1	One storey detached dwelling	20% of the lot frontage or n/a if Line 8.2 of this Table applies <sup>(8)</sup>			
9.2	Dwelling having more than one storey	27% of the lot frontage or n/a if Line 8.2 of this Table applies <sup>(8)</sup>			

28. By-law Number 0225-2007, as amended, is further amended by deleting Notes (2), (13) and (14) from the Notes section of Table 4.4.1 contained in Subsection 4.4.1 and substituting the following therefor:

- (2) See Article 4.4.1.1 of this By-law.  
 (13) See Article 4.4.1.2 of this By-law.  
 (14) See Article 4.4.1.3 of this By-law.

29. By-law Number 0225-2007, as amended, is further amended by deleting the Notes (3), (4), (6), (7), (8), (15) and (16) from the Notes section of Table 4.4.1 contained in Subsection 4.4.1.
30. By-law Number 0225-2007, as amended, is further amended by deleting Note (1) as it appears throughout Table 4.7.1 contained in Subsection 4.7.1.
31. By-law Number 0225-2007, as amended, is further amended by changing Cells B6.1 and B7.1 and deleting Line 9.1 from Table 4.8.1 contained in Subsection 4.8.1 as follows:

Column		A	B	C
Line		ZONES	RM1	RM2
1.0				
6.0		MINIMUM FRONT YARD		
6.1		Garage face (0379-2009), (0181-2018/LPAT Order 2019 February 15)	Equal to the front yard <sup>(8)</sup>	6.0 m
7.0		MINIMUM EXTERIOR SIDE YARD		
7.1		Garage face (0379-2009), (0181-2018/LPAT Order 2019 February 15)	Equal to the exterior side yard <sup>(9)</sup>	6.0 m
9.0		MINIMUM REAR YARD		
9.1		Rear yard on attached side (0190-2014)	0.0 m <sup>(10)</sup>	0.0 m <sup>(10)</sup>

32. By-law Number 0225-2007, as amended, is further amended by deleting Notes (8), (9) and (10) from the Notes section of Table 4.8.1 contained in Subsection 4.8.1.
33. By-law Number 0225-2007, as amended, is further amended by deleting Note (1) as it appears throughout Table 4.9.1 contained in Subsection 4.9.1.

34. By-law Number 0225-2007, as amended, is further amended by changing Cells B7.7, B7.8 and B9.3 of Table 4.10.1 contained in Subsection 4.10.1 as follows:

Column A		B
Line 1.0	ZONES	RM4
7.0	MINIMUM LOT LINE SETBACKS	
7.7	From a wing wall attached to a townhouse to a lot line (0181-2018/LPAT Order 2019 February 15)	3.0 m <sup>(2)</sup> and shall not be located closer to a street line than a townhouse
7.8	From heating and/or air conditioning equipment to a lot line	1.2 m <sup>(2)</sup> and shall not be located closer to a street line than a townhouse
9.0	MAXIMUM PROJECTIONS	
9.3	Platform with or without direct access to the ground with a driveway, condominium road and/or aisle beneath, attached to the rear wall of a townhouse (0181-2018/LPAT Order 2019 February 15)	6.0 m provided that the platform has a minimum 3.0 m setback to a lot line <sup>(1)(2)</sup>

35. By-law Number 0225-2007, as amended, is further amended by deleting Notes (2) and (3) from the Notes section of Table 4.10.1 contained in Subsection 4.10.1.
36. By-law Number 0225-2007, as amended, is further amended by deleting Notes (1) and (2) as they appear throughout Table 4.12.1 contained in Subsection 4.12.1.
37. By-law Number 0225-2007, as amended, is further amended by changing Cell B7.1 of Table 4.13.1 contained in Subsection 4.13.1 as follows:

Column A		B
Line 1.0	ZONES	RM7
7.0	MINIMUM FRONT YARD	
7.1	Garage face (0379-2009), (0181-2018/LPAT Order 2019 February 15)	Equal to the front yard <sup>(2)</sup>

38. By-law Number 0225-2007, as amended, is further amended by deleting Note (8) from the Notes section of Table 4.13.1 contained in Subsection 4.13.1.

39. By-law Number 0225-2007, as amended, is further amended by changing Cells A5.1, B5.1, C5.1, A5.2, B5.2, C5.2, A8.2, B8.2, B11.10, B11.12, B11.13, A15.4, B15.4 and C15.4 and adding Lines 5.2.1, 5.2.1.1 to 5.2.1.3 to Table 4.14.1 contained in Subsection 4.14.1 as follows:

Column A		B	C
Line 1.0	ZONES	RM9	RM10
5.0	MAXIMUM DWELLING HEIGHT		
5.1	MAXIMUM HEIGHT - HIGHEST RIDGE: sloped roof	17.0 m <sup>(4)</sup> and 4 storeys	15.0 m <sup>(4)</sup> and 3 storeys
5.2	MAXIMUM HEIGHT: flat roof	13.0 m and 4 storeys <sup>(9)</sup>	11.0 m and 3 storeys <sup>(9)</sup>
5.2.1	Calculation of maximum height shall be exclusive of structures for rooftop access, provided that the structure complies with the following:		
5.2.1.1	maximum height	3.0 m	3.0 m
5.2.1.2	maximum floor area	20.0 m <sup>2</sup>	20.0 m <sup>2</sup>
5.2.1.3	minimum setback from the exterior edge of the building	3.0 m	3.0 m
8.0	MINIMUM INTERIOR SIDE YARD		
8.2	Where the interior side lot line abuts a RM4, RM5, RM6, RM7 (only for duplex or triplex), RM8, RM9, RM10, RM11, or RM12 zone and the rear wall of the building abuts the interior side lot line	7.5 m <sup>(2)(9)</sup>	n/a
11.0	MINIMUM INTERNAL SETBACKS		
11.10	From a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to three storeys	12.0 m <sup>(4)</sup> or where there are buildings with different heights on one lot, the average of the required setbacks	12.0 m
11.12	From a front wall of a building to a front wall of another building on the same lot, where the building is four storeys	15.0 m <sup>(4)</sup> or where there are buildings with different heights on one lot, the average of the required setbacks	n/a
11.13	From a front wall of a building to a side wall of another building on the same lot	9.0 m <sup>(4)</sup> or where there are buildings with different heights on one lot, the average of the required setbacks	9.0 m
15.0	MINIMUM AMENITY AREA AND LANDSCAPED AREA		
15.4	Minimum contiguous amenity area, excluding private outdoor space	The greater of 2.8 m <sup>2</sup> per dwelling unit or 5% of the lot area <sup>(8)</sup>	The greater of 2.8 m <sup>2</sup> per dwelling unit or 5% of the lot area <sup>(8)</sup>

40. By-law Number 0225-2007, as amended, is further amended by deleting Notes (1), (3), (4), (8) and (9) from the Notes section of Table 4.14.1 contained in Subsection 4.14.1.
41. By-law Number 0225-2007, as amended, is further amended by changing Cells B2.1, B4.0, A5.1, B5.1, A5.2, B5.2, A12.7 and B12.7 and adding Lines 5.2.1, 5.2.1.1 to 5.2.1.3 to Table 4.14A.1 contained in Subsection 4.14A.1 as follows:

Column A		B
Line 1.0	ZONES	RM11
2.0	RESIDENTIAL	
2.1	Back to back townhouses on a CEC - road	✓ <sup>(+)</sup>
4.0	MINIMUM DWELLING UNIT WIDTH	5.0 m <sup>(+)</sup>
5.0	MAXIMUM HEIGHT	
5.1	MAXIMUM HEIGHT - HIGHEST RIDGE: sloped roof	15.0 m and 3 storeys <sup>(+)</sup>
5.2	MAXIMUM HEIGHT: flat roof	11.0 m and 3 storeys <sup>(+)</sup>
5.2.1	Calculation of maximum height shall be exclusive of structures for rooftop access, provided that the structure complies with the following:	
5.2.1.1	maximum height	3.0 m
5.2.1.2	maximum floor area	20.0 m <sup>2</sup>
5.2.1.3	minimum setback from the exterior edge of the building	3.0 m
12.0	CEC - ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS	
12.7	Minimum contiguous CEC - amenity area, excluding private outdoor space	The greater of 2.8 m <sup>2</sup> per dwelling unit or 5% of the lot area <sup>(+)</sup>

42. By-law Number 0225-2007, as amended, is further amended by deleting the Notes (1), (2), (9), (10) and (11) from the Notes section of Table 4.14A.1 contained in Subsection 4.14A.1.
43. By-law Number 0225-2007, as amended, is further amended by renumbering Lines 9.0 to 10.0, 9.1 to 10.1, 9.2 to 10.2, 9.3 to 10.3, 10.0 to 11.0, 10.1 to 11.1, 10.2 to 11.2 and 11.0 to 12.0 of Table 4.14B.1 contained in Subsection 4.14B.1.

44. By-law Number 0225-2007, as amended, is further amended by changing Cells A5.1, B5.1, B6.0, B7.0, A12.0 and B12.0 and adding Lines 9.0 and 9.1 to Table 4.14B.1 contained in Subsection 4.14B.1 as follows:

Column A		B
Line 1.0	ZONES	RM12
5.0	MAXIMUM HEIGHT	
5.1	MAXIMUM HEIGHT - HIGHEST RIDGE: sloped roof	15.0 m and 3 storeys <sup>(4)</sup>
6.0	MINIMUM FRONT YARD	4.5 m <sup>(2)(3)</sup>
7.0	MINIMUM EXTERIOR SIDE YARD	4.5 m <sup>(2)(3)</sup>
9.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS	
9.1	Air conditioning equipment is permitted to encroach into the required front or exterior side yard, provided it is located on a balcony	✓
12.0	Minimum contiguous private outdoor space, exclusive of landscaped area at grade	6.0 m <sup>2</sup> <sup>(7)</sup>

45. By-law Number 0225-2007, as amended, is further amended by deleting Notes (1), (3) and (7) from the Notes section of Table 4.14B.1 contained in Subsection 4.14B.1.
46. By-law Number 0225-2007, as amended, is further amended by adding Line 2.2 to Table 6.1.2.1 contained in Article 6.1.2.1 as follows:

Column A		B
Line	REGULATIONS	
2.0	MINIMUM SETBACKS:	
2.2	Minimum yard/setback to a fuel dispensing island weather canopy shall be measured to the face of the canopy	✓

47. By-law Number 0225-2007, as amended, is further amended by changing Cells F10.1 and D11.1 of Table 6.2.1 contained in Subsection 6.2.1 as follows:

Column	A		B	C	D	E	F
Line 1.0	ZONES		C1 Convenience Commercial	C2 Neighbourhood Commercial	C3 General Commercial	C4 Mainstreet Commercial	C5 Motor Vehicle Commercial
10.1	MAXIMUM GROSS FLOOR AREA - NON-RESIDENTIAL where a lot abuts a Residential Zone		2 000 m <sup>2</sup>	12 000 m <sup>2</sup>			300 m <sup>2</sup> , <sup>(6)</sup> not including the convenience retail and service kiosk
11.1	MAXIMUM HEIGHT	Sloped roof (0308-2011)	10.7 m and 2 storeys	20.0 m and 4 storeys	20.0 m and 4 storeys, <sup>(40)</sup> where a lot abuts a Residential Zone	16.0 m and 3 storeys	6.0 m and 2 storeys
		Flat roof (0308-2011)	9.0 m and 2 storeys	16.5 m and 4 storeys	16.5 m and 4 storeys, <sup>(40)</sup> where a lot abuts a Residential Zone	12.5 m and 3 storeys	6.0 m and 2 storeys

48. By-law Number 0225-2007, as amended, is further amended by deleting Note (5) from the Notes section of Table 6.2.1 contained in Subsection 6.2.1, and substituting the following therefor:

(5) See Table 6.1.2.1 of this By-law.

49. By-law Number 0225-2007, as amended, is further amended by deleting the Notes (6) and (10) from the Notes section of Table 6.2.1 contained in Subsection 6.2.1.

50. By-law Number 0225-2007, as amended, is further amended by adding Article 7.2.1.1 to Subsection 7.2.1 as follows:

7.2.1.1 For properties zoned CC1, additions which are constructed onto any **building or structure** legally **existing** on the date of passing of this By-law shall not be subject to the regulations of Lines 4.1 and 4.2 contained in Table 7.2.1 of this By-law for 100 City Centre Drive.

51. By-law Number 0225-2007, as amended, is further amended by deleting Note (4) from the Notes section of Table 7.2.1 contained in Subsection 7.2.1 and substituting the following therefor:

(4) See Article 7.2.1.1 of this By-law.

52. By-law Number 0225-2007, as amended, is further amended by adding Line 2.2 to Table 8.1.10.1 contained in Subsection 8.1.10 as follows:

Column A		B
Line	REGULATIONS	
2.0	MINIMUM SETBACKS:	
2.2	Minimum yard/setback to a fuel dispensing island weather canopy shall be measured to the face of the canopy	✓

53. By-law Number 0225-2007, as amended, is further amended by moving Notes (7), (8) and (12) from Table 8.2.1 to Articles 8.2.1.1 to 8.2.1.3 contained in Subsection 8.2.1 and changing as follows:

- 8.2.1.1 For properties zoned E2 or E3, an **interior side yard** is not required where an **interior side lot line** abuts a railway right-of-way that includes a spur line.
- 8.2.1.2 For properties zoned E2 or E3, a **rear yard** is not required where a **rear lot line** abuts a railway right-of-way that includes a spur line.
- 8.2.1.3 For properties zoned E1, a one **storey** free-standing **building** or **structure** used for a **financial institution** shall not be permitted within 100.0 m of Hurontario Street. (0191-2009, OMB Order 2010 May 05)

54. By-law Number 0225-2007, as amended, is further amended by deleting Note (10) and substituting the following therefor and adding Notes (7), (8) and (12) to the Notes section of Table 8.2.1 contained in Subsection 8.2.1 as follows:

- (7) See Article 8.2.1.1 of this By-law.
- (8) See Article 8.2.1.2 of this By-law.
- (10) See Table 8.1.10.1 of this By-law.
- (12) See Article 8.2.1.3 of this By-law.

55. By-law Number 0225-2007, as amended, is further amended by changing Cells D4.0 and D5.0 of Table 9.2.1 contained in Subsection 9.2.1 as follows:

Column A		B	C	D
Line	ZONES (0379-2009)	OS1 Open Space - Community Park	OS2 Open Space - City Park	OS3 Open Space - Cemetery
4.0	MINIMUM SETBACK OF A BUILDING OR STRUCTURE TO A LOT LINE	4.5 m <sup>(1)</sup>	4.5 m <sup>(1)</sup>	7.5 m, not including a tombstone <sup>(1) (2)</sup>
5.0	MINIMUM SETBACK OF A BUILDING OR STRUCTURE TO LOT LINE ABUTTING A RESIDENTIAL ZONE	6.0 m <sup>(1)</sup>	6.0 m <sup>(1)</sup>	15.0 m, not including a tombstone <sup>(1) (2)</sup>

56. By-law Number 0225-2007, as amended, is further amended by deleting Note (2) from the Notes section of Table 9.2.1 contained in Subsection 9.2.1.

57. The greyed-out text, identified in Sections 1 to 56 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

ENACTED and PASSED this 3<sup>rd</sup> day of February 2021.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MEM			
Date	2021	01	22

Bonnie Chaulsrie  
MAYOR

W. D. Rubin  
CLERK

## APPENDIX "A" TO BY-LAW NUMBER 0018-2021

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to relocate existing Notes that function as zoning regulations to appropriate sections of the By-law; and to remove Notes that are redundant, no longer relevant or create conflicts with existing regulations.

### Location of Lands Affected

All properties in the City of Mississauga.

Further information regarding this By-law may be obtained from Jordan Lee of the City Planning and Building Department at 905-615-3200 ext. 5732.

[http://teamsites.mississauga.ca/sites/18/Bylaws/BL.09-ZON notes by-law.jl.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/BL.09-ZON%20notes%20by-law.jl.jmcc.docx)