



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0208-2022

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 adding the following Definition to Section 1.2:

Buildable Area	means the three dimensional space on a lot within which all buildings and structures or parts thereof must be located and which is defined by delineation on an Exception Zone Schedule.
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2. By-law Number 0225-2007, as amended, is further amended by bolding the defined term "**Buildable Area**" where it appears throughout By-law 0225-2007.
3. By-law Number 0225-2007, as amended, is further amended by deleting the wording "on a diagonal" from the definition of "**Context Grade**" and adding the wording "at an angle of 135°" to the definition in Section 1.2 as follows:

Grade:	
Context Grade	means, with reference to a townhouse, back to back townhouse or stacked townhouse , the average of 12 grade points, eight of which are taken around the perimeter of the site and four of which are based on the location of the proposed building(s) : <ol style="list-style-type: none">(1) two points at the centreline of the street extending from the side property lines;(2) two points located 10 cm outside the subject site from where the side property lines meet the front property line;(3) two points located 10 cm outside the subject site at the midpoint of the side property lines;(4) two points located 10 cm outside the subject site, measured out from the side property lines, from where the side and rear property lines meet;(5) four points located at the corners of the proposed building, taken at 6.4 m distance on a diagonal at an angle of 135° from the exterior corners of each proposed building. (0181-2018/LPAT Order 2019 February 15)

4. By-law Number 0225-2007, as amended, is further amended by adding the wording "including the area of void in a floor," to the definition of "**Gross Floor Area (GFA) - Infill Residential**" in Section 1.2 as follows:

Gross Floor Area (GFA) - Infill Residential	means the sum of the areas of each storey of a building, including the area of void in a floor, above average grade, measured from the exterior of outside walls, including an attached garage and any part of the building, above and below grade, used for motor vehicle parking. (0174-2017)
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5. By-law Number 0225-2007, as amended, is further amended by adding the wording "pergolas and" to the definition of "**Lot Coverage**" in Section 1.2 as follows:

Lot Coverage	means the percentage of the lot area covered by all buildings, structures or parts thereof, at or above average grade or established grade, exclusive of overhanging eaves of 0.45 m or less, and outdoor swimming pools, but inclusive of pergolas and decks greater than 10 m ² and higher than 0.61 m above established grade. For lots having two or more zones, lot coverage shall be deemed to apply to only that portion of the lot that is located within each specified zone. (0325-2008)
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6. By-law Number 0225-2007, as amended, is further amended by deleting the wording "road allowance" from the definition of "**Sight Triangle**" and adding the word "street" to the definition in Section 1.2 as follows:

Sight Triangle	means the area between the point of intersection of the front lot line and side lot line when projected into the road allowance street, and the property line, inclusive of the 0.3 m reserve.
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7. By-law Number 0225-2007, as amended, is further amended by deleting the wording "does not abut a Residential Zone" and adding the wording "is a minimum of 7.5 m from a zone that permits residential uses" to Sentence 2.1.30.2(2) contained in Subsection 2.1.30 as follows:

- (2) the exterior edge of the rooftop balcony does not abut a Residential Zone is a minimum of 7.5 m from a zone that permits residential uses and the building is located in a Non-Residential Zone.

8. By-law Number 0225-2007, as amended, is further amended by deleting the wording "**driveways** and" from Sentence 3.1.1.8.1 contained in Article 3.1.1.8 as follows:

- 3.1.1.8.1 Access to and from parking and loading spaces shall be provided by unobstructed on-site driveways or driveways and aisles. (0297-2013)

9. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.5.12 to Subsection 4.1.5 as follows:

4.1.5.12 A window well may encroach a maximum of 1.2 m into a required **rear yard**.

10. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.5.13 to Subsection 4.1.5 as follows:

4.1.5.13 No projections outside of a **buildable area** shall be permitted unless specified through a site specific Exception Zone or Exception Schedule. Where a projection is permitted, the portion of the projection that is outside of the **buildable area** shall not be considered a **yard** encroachment.

11. By-law Number 0225-2007, as amended, is further amended by adding the wording "or detached" to Article 4.1.12.3 contained in Subsection 4.1.12 as follows:

4.1.12.3 A **deck** is not permitted on top, above or projecting from an attached or detached **garage**. (0112-2019)

12. By-law Number 0225-2007, as amended, is further amended by adding Subsection 4.1.22 to Section 4.1 as follows:

4.1.22 **Maximum Gross Floor Area - Infill Residential**

The **gross floor area (GFA) infill - residential** may be reduced by the area of void in a floor, to a maximum of 10% of the permitted maximum **gross floor area (GFA) infill - residential**.

13. By-law Number 0225-2007, as amended, is further amended by deleting the word "shall" and adding the word "may" to Article 10.1.1.4 contained in Subsection 10.1.1 as follows:

10.1.1.4 **Parking areas** are permitted accessory to **natural heritage features and areas conservation** and ~~shall~~ may be constructed of a permeable type of material to minimize impacts on the natural environment.

14. The greyed-out text, identified in Sections 3 to 8, 11 and 13 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 10th day of August, 2022.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal E. Minkowski
Date: July 28, 2022
File: BL.09-CIT

Bonnie Crombie
MAYOR

W. T. Rusm
CLERK

APPENDIX "A" TO BY-LAW NUMBER 0208-2022

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, by: adding/revising definitions; delete outdated terminology; add window well encroachment regulations; identify setback regulations for rooftop balconies within Non-Residential Zones; add buildable area regulations; amend driveway accessibility regulations; prohibit decks associated with detached garages; amend the calculation of (GFA) infill - residential; and, remove permeable material requirements within Greenlands Zones.

Amendments include revisions to the following parts of the Zoning By-law:

- Definitions
- General Provisions
- Parking, Loading, Stacking Lane and Bicycle Parking Regulations
- General Provisions for Residential Zones
- Greenland Zones

Location of Lands Affected

All lands in the City of Mississauga.

Further information regarding this By-law may be obtained from Rob Vertolli of the City Planning and Building Department at 905-615-3200 ext. 8248.

<http://teamsites.mississauga.ca/sites/18/bylaws/bl.09-cit.city-initiated.no.14.by-law.rv.jmcc.docx>