



Notice of Passing of a Zoning By-law

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

Date of Decision: January 18, 2023
Date of Notice: January 26, 2023
Last Date of Appeal: **February 15, 2023**

TAKE NOTICE that on January 18, 2023, the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law (0008-2023), 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, by:

- Adding new definitions for "Pressure Container" and "Void Area"
- Amending the definitions of "Gross Floor Area - Infill Residential", "Motor Vehicle Wash Facility - Commercial Motor Vehicle" and "Motor Vehicle Facility - Restricted"
- Adding new General Provision regulations for pressure containers
- Amending the General Provisions regulation regarding frontage on a street to also include a CEC - road
- Updating the designated right of way width schedules to align with the Official Plan
- Adding accessory use regulations for transit terminals
- Adding accessory building or structure setback regulation to the RM4 Base Zone
- Adding regulations to the RM9, RM10 and RM11 Base Zones to clarify the criteria for minimum sidewalk widths adjacent to a street, condominium road, private road or CEC - road
- Providing technical amendments to the RM11 Base Zone to be setback from a building rather than a lot.

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

- Definitions
- General Provisions
- RM4 Permitted Uses and Zone Regulations
- RM9 and RM10 Permitted Uses and Zone Regulations
- RM11 Permitted Uses and Zone Regulations.

A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

IF YOU WISH TO APPEAL to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1, no later than **February 15, 2023**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land 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 Ontario Land 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 the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>
- 3) be accompanied by a fee in the amount of \$310.00 per application, payable to the City of Mississauga.

MORE INFORMATION: A copy of the Zoning By-law in its entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices, or from **Trista James** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X5609.

Mailing Address for Filing a Notice of Appeal

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



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0008-2023

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 deleting the words "the area of void in a floor" from the definition of "**Gross Floor Area (GFA) - Infill Residential**" and substituting with the words "any **void areas**" 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 any void areas , 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), (0208-2022)
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2. By-law Number 0225-2007, as amended, is further amended by deleting the words "with automatically operated equipment" and adding the words "and/or interior cleaning" and "self-serve" to the definition of "**Motor Vehicle Wash Facility - Commercial Motor Vehicle**" in Section 1.2 as follows:

Motor Vehicle Wash Facility - Commercial Motor Vehicle	means a building, structure or part thereof, used for the washing and/or interior cleaning of commercial motor vehicles or trailers exceeding 3 000 kg in weight, with automatically operated equipment located wholly within an enclosed building, structure or part thereof, but shall not include self-serve time-pay washing facilities, coin-operated washing facilities, wand washing facilities or other manually operated equipment or facilities for the washing of commercial motor vehicles exceeding 3 000 kg in weight. (0325-2008), (0308-2011)
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3. By-law Number 0225-2007, as amended, is further amended by deleting the words "with automatically operated equipment" and adding the words "and/or interior cleaning" and "self-serve" to the definition of "**Motor Vehicle Wash Facility - Restricted**" in Section 1.2 as follows:

Motor Vehicle Wash Facility - Restricted	means a building, structure or part thereof, used for the washing and/or interior cleaning of motor vehicles with automatically operated equipment located wholly within an enclosed building, structure or part thereof, but shall not include self-serve time-pay washing facilities, coin-operated washing facilities, wand washing facilities or other manually operated equipment or facilities for the washing of motor vehicles . (0325-2008)
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4. By-law Number 0225-2007, as amended, is further amended by adding the following Definition to Section 1.2:

Pressure Container	means an outdoor container, not otherwise regulated by this By-law, installed in a fixed location, and designed to hold pressurized liquids or gases.
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5. By-law Number 0225-2007, as amended, is further amended by adding the following Definition to Section 1.2:

Void Area	means any conditioned empty space, above average grade , within a building , that has the potential to add additional gross floor area - infill residential without altering external dimensions.
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6. By-law Number 0225-2007, as amended, is further amended by adding Table 2.1.2.2.5 to Article 2.1.2.2 as follows:

Table 2.1.2.2.5 - Pressure Container

Column A		B
Line		
1.0	A pressure container shall comply with the following:	
1.1	No pressure container shall be located on a lot abutting a Downtown Core, Residential or C4 zone	✓
1.2	No pressure container shall be located in a front yard, interior side yard or exterior side yard	✓
1.3	Where a pressure container is accessory to a hospital, Lines 1.1 and 1.2 of this Table shall not apply	✓
1.4	Minimum setback of a pressure container accessory to a hospital, to a lot zoned Downtown Core, Residential or C4	10.0 m

11. By-law Number 0225-2007, as amended, is further amended by deleting the word "/or" from Cell A7.1 and adding Lines 7.9 and 7.9.1 to 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	
7.1	From the front, side and/or rear wall of a townhouse inclusive of stairs to a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law	7.5 m ⁽¹⁾
7.9	Notwithstanding the provisions contained in Table 4.1.2.2 of this By-law, minimum setback of an accessory building or structure to a streetline	4.5 m
7.9.1	Notwithstanding the provisions contained in Table 4.1.2.2 of this By-law, minimum setback of an accessory building or structure to an interior side lot line	2.5 m

12. By-law Number 0225-2007, as amended, is further amended by adding Line 14.5 to Table 4.14.1 contained in Subsection 4.14.1 as follows:

Column A		B	C
Line 1.0	ZONES	RM9	RM10
14.0	CONDOMINIUM ROADS, SIDEWALKS AND WALKWAYS		
14.5	Notwithstanding Line 14.4 of this Table, minimum width of a sidewalk adjacent to a street, condominium road, private road or CEC - road	2.0 m	2.0 m

13. By-law Number 0225-2007, as amended, is further amended by deleting the words "lot with any" and adding the words "building to a" to Cells A9.3 and A9.4 and adding Line 12.8 to Table 4.14A.1 contained in Subsection 4.14A.1 as follows:

Column A		B
Line 1.0	ZONES	RM11
9.0	ENCROACHMENTS, PROJECTIONS AND INTERNAL SETBACKS	
9.3	Minimum setback from a lot with any building to a side lot line abutting a CEC - road	4.5 m
9.4	Minimum setback from a lot with any building to a side lot line abutting a CEC - sidewalk	1.5 m
12.0	CEC - ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS	
12.8	Notwithstanding Line 12.5 of this Table, minimum width of a sidewalk adjacent to a street, condominium road, private road or CEC - road	2.0 m

14. The greyed-out text, identified in Sections 1 to 3, 7, 11 to 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 18th day of January, 2023.

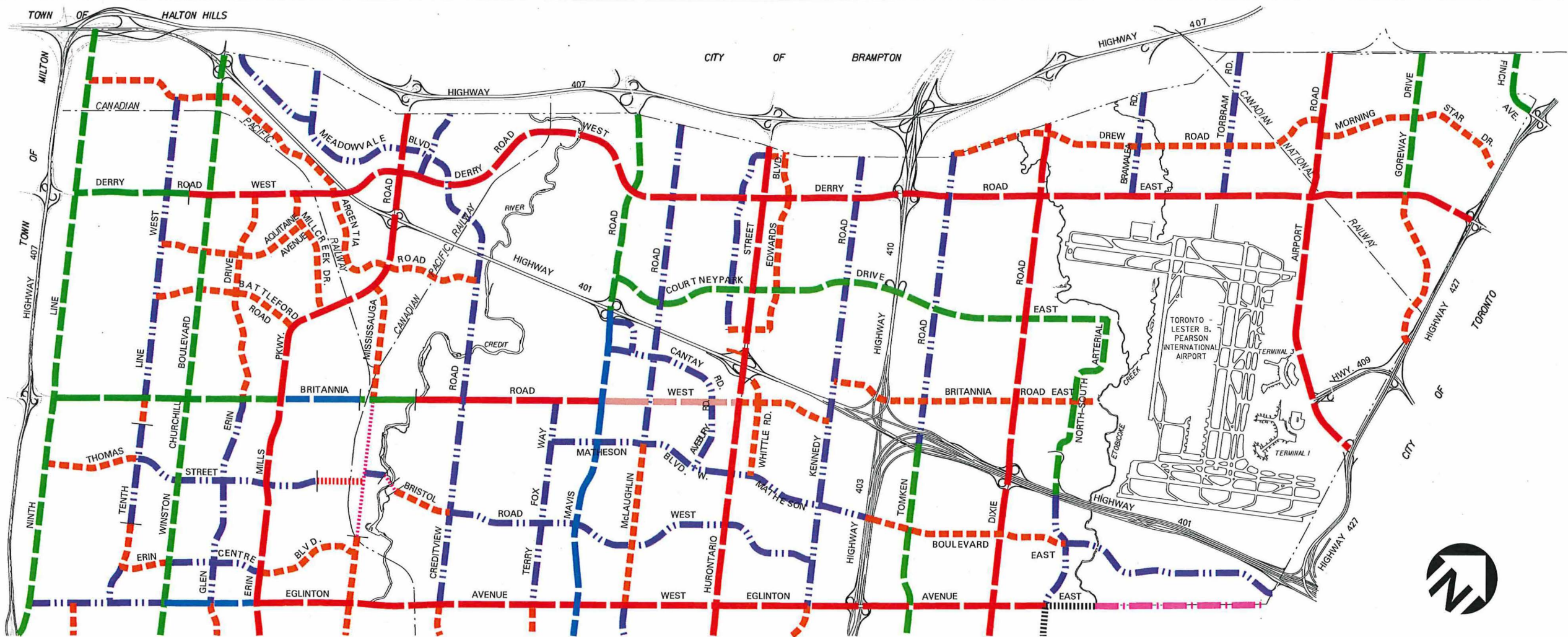
Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: January 9, 2023
File: BL.09-CIT

Bonnie Crombie

MAYOR

W. J. Brown

CLERK



DESIGNATED RIGHT-OF-WAY WIDTHS

THIS IS SCHEDULE "2.1.14(1)"

NOTE:

- These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate bus bays, transit stations along Major Transit Corridors, Bus Rapid Transit facility, Bus Rapid Transit stations, auxiliary lanes, side slopes, bicycle paths, streetscape works, etc.



Provincial Highway
and Interchange



67m



65m



60m



55m



50m



45m

44.5m

43.5m

42m

40m

36m

35m

30m-50m

30m

27.5m

26m-35m

26m

23m-26m

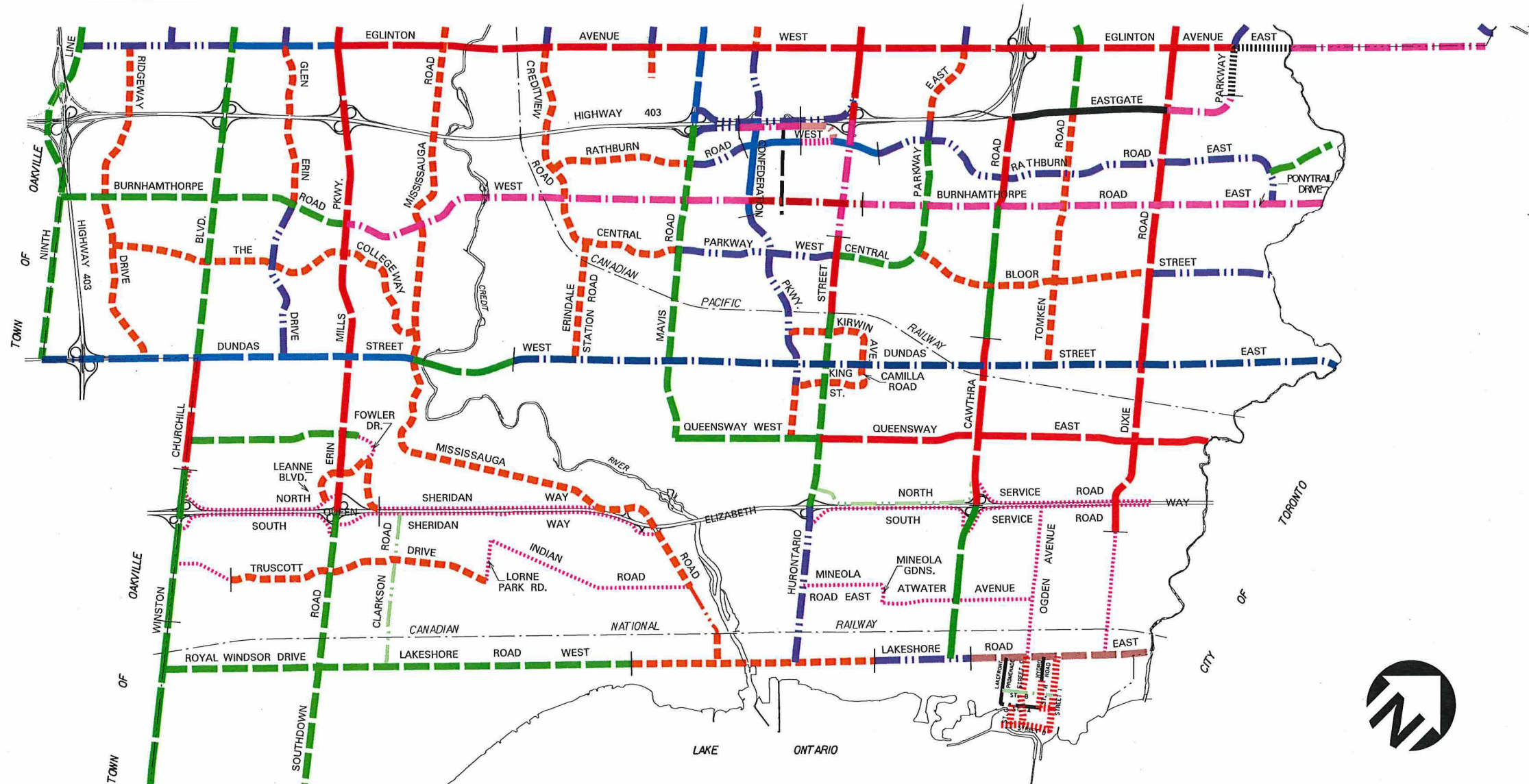
22m

20m-26m

AS ATTACHED TO BY-LAW 0008-2023

PASSED BY COUNCIL ON January 18, 2023

20m



DESIGNATED RIGHT-OF-WAY WIDTHS

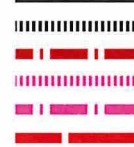
THIS IS SCHEDULE "2.1.14(2)"

AS ATTACHED TO BY-LAW 0008-2023

PASSED BY COUNCIL ON Jan 18 2023

NOTE:

1. These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate bus bays, transit stations along Major Transit Corridors, Bus Rapid Transit facility, Bus Rapid Transit stations, auxilliary lanes, side slopes, bicycle paths, streetscape works, etc.



Provincial Highway and Interchange	
	67m
	65m
	60m
	55m
	50m
	45m

	44.5m
	43.5m
	42m
	40m
	36m
	35m
	30m-50m

	30m
	27.5m
	26m-35m
	26m
	23m-26m
	22m
	20m-26m

20m



APPENDIX "A" TO BY-LAW NUMBER 0008-2023

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:

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Location of Lands Affected

All lands in the City of Mississauga.

Further information regarding this By-law may be obtained from Trista James of the City Planning and Building Department at 905-615-3200 ext. 5609.

<http://teamsites.mississauga.ca/sites/18/bylaws/bl.09-cit no. 16.by-law.rv.tj.jmcc.docx>