



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0203-2023

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, is further amended by deleting the definition of "**Group Home**" in Section 1.2 and substituting the following therefor:

**Group Home**

means a residence licensed or funded under a federal or provincial statute for the accommodation of three to 10 persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

2. By-law Number 0225-2007, as amended, is further amended by deleting the words "utility easement" from the definition of "**Landscaped Buffer**" in Section 1.2 as follows:

**Landscaped Buffer**

means a continuous, open, unobstructed width of land substantially parallel to and adjoining a **lot line** that is intended for the growth and maintenance of plant material including trees, shrubs and other landscape features such as retaining walls. The landscaped buffer may include signage, ~~utility easement~~ and lighting and may be traversed by a **driveway** and/or walkway, the angle of which must be at least 60° but no greater than 120° measured from the applicable **lot line**.  
(0325-2008)

3. By-law Number 0225-2007, as amended, is further amended by adding the words "**CEC - roads**," to the definition of "**Corner Lot**" in Section 1.2 as follows:

**Lot**

**Corner Lot**

means a **lot** situated at the intersection of two or more **streets**, **private roads**, **CEC - roads**, or any combination thereof, having an angle of intersection of not more than 135°.

See Illustration No. 7 - Section 1.3 - Illustrations

4. By-law Number 0225-2007, as amended, is further amended by adding the words "**CEC - road**" to the definition of "**Exterior Side Lot Line**" in Section 1.2 as follows:

**Lot**

**Exterior Side Lot Line**

means the **lot line**, other than the **front** or **rear lot line**, that divides a **corner lot** from the **street**, **CEC - road**, or **private road**. (0379-2009)

5. By-law Number 0225-2007, as amended, is further amended by changing the wording of the definition of "**Electric Vehicle Ready Parking Space**" in Section 1.2 as follows:

**Parking:**

**Electric Vehicle Ready Parking Space**

means an unobstructed rectangular area, exclusive of any **aisle** or **driveway**, for the temporary parking of a **motor vehicle** and contains ~~an energized outlet to allow for the installation of electric vehicle charging infrastructure, for which a letter, signed and sealed by an electrical engineer, confirming the design of the energized outlet meets, at a minimum, Level 2 electric vehicle charging criteria as defined by SAE International's J1772 standard has been received the~~ infrastructure including an energized outlet for a minimum Level 2 **electric vehicle** charging equipment as defined by SAE International's J1772. (0117-2022)

6. By-law Number 0225-2007, as amended, is further amended by adding the words "**CEC - road**" to the definition of "**Street line**" in Section 1.2 as follows:

**Street line**

means the limit of a **street** and the dividing line between a **lot** and a **street**, **CEC - road**, or **private road**.

7. By-law Number 0225-2007, as amended, is further amended by adding the following Definition to Section 1.2:

<b>Terrace</b>	means an accessible, external platform situated wholly on the rooftop of the <b>structure</b> below with no access to the ground.
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8. By-law Number 0225-2007, as amended, is further amended by adding the words "of this By-law," and Sentence 2.1.3.2(7) to Article 2.1.3.2 contained in Subsection 2.1.3 as follows:

2.1.3.2 Notwithstanding Article 2.1.3.1 of this By-law, a lot in a Residential Zone may have frontage on the following **private roads**: (0297-2013)

- (1) Any road shown on Registered Plan A-23, B-88, or C-89 on Map 02;
- (2) The Pines;
- (3) Madigan's Lane;
- (4) Oak Lane;
- (5) Cedar Creek Lane;
- (6) Glatt's Lane;
- (7) Meadow Wood Lane

9. By-law Number 0225-2007, as amended, is further amended by renumbering Line 58.0 to 59.0 and adding Line 58.0 to Table 3.1.2.2 as follows:

Column A		B	C	D	E	F
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
58.0	Vacant Unit	spaces per 100 m <sup>2</sup> GFA - non-residential	3.2	3.2	3.2	3.2

10. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.21.2 to Subsection 4.1.21 as follows:

**4.1.21 Height**

4.1.21.1 Notwithstanding any other provisions of this By-law, the calculation of **height** for **apartment, long-term care and retirement buildings and stacked townhouses**, shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum **height** of the top of such elements is no higher than 6.0 m above the **height** limit otherwise applicable.  
(0174-2017), (0111-2019/LPAT Order 2021 March 09)

4.1.21.2 Notwithstanding any other provisions of this By-law, the calculation of **height** for **apartment, long-term care and retirement buildings**, shall be exclusive of an enclosed rooftop **amenity area** provided that:

- (1) the enclosed **amenity area** does not occupy more than 30% of the rooftop
- (2) it is setback a minimum of 3.0 m from the outermost edge of the rooftop; and,
- (3) the **height** of such element is no higher than 4.5 m above the **height** limit otherwise applicable.

11. By-law Number 0225-2007, as amended, is further amended by deleting the word "or" from Cells A7.2, A7.8 and A8.1 and the word "and" from Cells A9.4, A9.5 and A9.6 contained in Subsection 4.10.1 as follows:

Column A		B
Line 1.0	ZONES	RM4
7.0	MINIMUM LOT LINE SETBACKS	
7.2	From the front and/or side wall of a <b>townhouse</b> to all other <b>street lines</b>	4.5 m <sup>(1)</sup>
7.8	From heating and/or air conditioning equipment to a <b>lot line</b>	1.2 m and shall not be located closer to a <b>street line</b> than a <b>townhouse</b>
8.0	MINIMUM INTERNAL SETBACKS	
8.1	From a front and/or side wall of a <b>townhouse</b> to a <b>condominium road</b> , sidewalk or visitor <b>parking space</b>	4.5 m
9.0	MAXIMUM PROJECTIONS	
9.4	An awning attached to the front and/or side wall of a <b>townhouse</b>	0.6 m <sup>(1)</sup>
9.5	<b>Balcony</b> attached to the front, side and/or rear wall of a <b>townhouse</b>	1.0 m <sup>(1)</sup>
9.6	Window, <b>chimney</b> , pilaster or corbel, window well, and stairs with a maximum of three risers, attached to the front, side, and/or rear wall of a <b>townhouse</b>	0.6 m <sup>(1)</sup>

12. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 5.1.3.1(15) contained in Article 5.1.3.1 as follows:

**5.1.3 Uses Accessory to a Permitted Use in O2 and O3 Zones**

5.1.3.1 The following **uses** are permitted accessory to a permitted **use** in an O2 and O3 zone:  
(0111-2019/LPAT Order 2021 March 09), (0121-2020/LPAT Order 2021 March 11)

(15) ~~Courier/Messenger Service~~

13. By-law Number 0225-2007, as amended, is further amended by deleting Line 2.6.15 contained in Table 8.2.1 as follows:

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
2.6	OTHER			
2.6.15	Courier/Messenger Service	✓	✓	✓

14. By-law Number 0225-2007, as amended, is further amended by deleting Clause 8.2.3.7.1(13) in Exception Table 8.2.3.7 as follows:

8.2.3.7	Exception: E2-7	Map # 44E	By-law: 0325-2008, 0379-2009, <i>deleted by</i> 0097-2016/OMB Order 2016 December 01, 0201-2019, 0111-2019/ LPAT Order 2021 March 09
<b>Permitted Uses</b>			
8.2.3.7.1	Lands zoned E2-7 shall only be used for the following:		
	(13) — <del>Courier/Messenger Service</del>		

15. By-law Number 0225-2007, as amended, is further amended by deleting Clause 8.2.3.101.1(15) in Exception Table 8.2.3.101 as follows:

8.2.3.101	Exception: E2-101	Map # 18	By-law: 0248-2009, 0097-2016/OMB Order 2016 December 01
<b>Permitted Uses</b>			
8.2.3.101.1	Lands zoned E2-101 shall only be used for the following:		
	(15) — <del>Courier/Messenger Service</del>		

16. The greyed-out text, identified in Sections 2 to 6, 8, 10 to 12 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 13<sup>th</sup> day of December, 2023.

Bonnie Crombie  
MAYOR

W. T. Minkowski  
CLERK

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
<b>MEM</b>
Michal Minkowski
Date: December 4, 2023
File: LA.25.MIN / BL.09-CIT (All Wards)

## **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 Mississauga Zoning By-law 0225-2007, as amended, by: adding/revising definitions; deleting outdated terminology; identifying Meadow Wood Lane as having frontage on a street; adding a vacant-unit parking rate; creating regulations to permit rooftop amenity areas for apartment, long-term care, and retirement buildings; providing clarification to the RM4 Permitted Uses and Zone Regulations Table; and, removing instances of the courier/messenger use.

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
- RM4 Permitted Uses and Zone Regulations
- Uses Accessory to a Permitted Use in O2 and O3 Zones
- E1 to E3 Permitted Uses and Zone Regulations
- E2 Exception 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.17.by-law.rv.jmcc.docx>