



NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

Date of Notice	July 3, 2025	
By-law Number	0114-2025	
Date Passed by Council	June 25, 2025	
Last Day to Appeal	July 23, 2025	
File Number	CD.06-INC	All Wards
Applicant	City of Mississauga	
Property Location	All lands in the City of Mississauga	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law Amendment, 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THE PURPOSE AND EFFECT of this By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, by: removing outdated definitions and associated zoning regulations; creating new Residential Large and Small Lot Exception Zones; identifying new maximum lot coverage permissions for additional residential units; including additional residential units within railway right-of-way setbacks; permitting below-grade entrances in front and exterior side yards; and, removing minimum size-related regulations for garages. 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, a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>. An appeal may be filed using the OLT e-file service <https://olt.gov.on.ca/e-file-service/> (first-time users will need to register for a My Ontario Account) by selecting **Mississauga (City): Clerk and Secretary–Treasurer** as the Approval Authority. Alternatively, you may submit an appeal to the City Clerk in person or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1 no later than **4:30pm on July 23, 2025**. The filing of an appeal after 4:30pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to city.clerk@mississauga.ca. An appeal will be processed once all fees are received.

Who can file an appeal

Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council's decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

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 of the City of Mississauga 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 the 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 to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. (An appellant may request a reduction of the filing fee to \$400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to <https://olt.gov.on.ca/appeals-process/fee-chart/>.)
3. include the processing fee prescribed under the User Fees and Charges By-law in the amount of \$328.88 per application, payable by certified cheque to the City of Mississauga. This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

Additional Information

A copy of the Zoning By-law Amendment in its entirety can be found on the City's website at www.mississauga.ca/portal/cityhall/publicnotices.

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**.



Sacha Smith
Manager/Deputy Clerk,
Secretariat and Access & Privacy
300 City Centre Drive, Mississauga ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 014-2025

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 definitions of "**Duplex**" and "**Triplex**" from Section 1.2.
2. By-law Number 0225-2007, as amended, is further amended by deleting the terms "**Duplex**" and "**Triplex**" where they appear throughout By-law 0225-2007.
3. By-law Number 0225-2007, as amended, is further amended by deleting Article 4.1.1.12 contained in Subsection 4.1.1.
4. By-law Number 0225-2007, as amended, is further amended by deleting Lines 2.2 and 2.3 contained in Table 4.1.12.1.
5. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.2.3.191.
6. By-law Number 0225-2007, as amended, is further amended by deleting Subsections 4.13.1 and 4.13.2.
7. By-law Number 0225-2007, as amended, is further amended by deleting the Base Zone "RM7" where it appears throughout By-law 0225-2007.

8. By-law Number 0225-2007, as amended, is further amended by deleting the following Sentences and Clauses:

- Sentence 4.1.1.7(1) contained in Subsection 4.1.1
- Sentence 4.1.1.8(1) contained in Subsection 4.1.1
- Sentence 4.2.3.190.1 in Exception Table 4.2.3.190
- Clauses 4.10.2.54.1(3) and 4.10.2.54.2(2) in Exception Table 4.10.2.54
- Sentence 4.10.2.64.5 in Exception Table 4.10.2.64
- Clauses 4.15.3.48.1(2), 4.15.3.48.1(3), and 4.15.3.48.2(2) in Exception Table 4.15.3.48
- Clauses 12.3.3.5.1(2), 12.3.3.5.1(3), and 12.3.3.5.2(2) in Exception Table 12.3.3.5

9. By-law Number 0225-2007, as amended, is further amended by deleting Article 4.1.1.9 contained in Subsection 4.1.1 and substituting the following therefor:

4.1.1.9 The maximum **lot coverage** of a **lot** containing an **attached ARU** and/or **detached ARU** shall be the greater value of 45%, or the permitted maximum **lot coverage** identified in the Base Zone, Exception Zone or Exception Zone Schedule.

10. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 4.1.5.8.1 contained in Subsection 4.1.5 and substituting the following therefor:

4.1.5.8.1 Stairs, stairwells or retaining walls to facilitate an entrance below grade at any point shall be permitted in **front** and **exterior side yards** and may encroach:

- (1) a maximum of 1.2 m into a required **front yard**, provided that the **front yard** is a minimum of 6.5 m; and
- (2) a maximum of 1.2 m into a required **exterior side yard**, provided that the **exterior side yard** is a minimum of 6.0 m.

11. By-law Number 0225-2007, as amended, is further amended by adding the words "**attached ARU** and/or **detached ARU** " to Subsection 4.1.7 contained in Section 4.1 as follows:

4.1.7 The minimum setback from the closest exterior wall of a **dwelling unit, attached ARU** and/or **detached ARU** to a railway right-of-way shall be 30.0 m.
(0111-2019/LPAT Order 2021 March 09)

12. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.2.2.211 and substituting the following therefor:

4.2.2.211	Exception: RL-211	Map # 21	By-law:
In a RL-211 zone the applicable regulations shall be as specified for a RL-217 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.2.2.211.1	Lands zoned RL-211 shall only be used for the following: (1) Fourplex		
Regulations			
4.2.2.211.2	The regulations contained in Article 4.1.9.3 of this By-law shall not apply		
4.2.2.211.3	No dwelling units , or portions thereof shall be located below grade		
4.2.2.211.4	Maximum number of dwelling units on all lands zoned RL-211	4	
4.2.2.211.5	Minimum lot frontage	18.0 m	
4.2.2.211.6	Maximum lot coverage	30%	
4.2.2.211.7	Maximum gross floor area	400 m ²	
4.2.2.211.8	Maximum area of a deck above an attached garage	10 m ²	
4.2.2.211.9	Minimum area used for tenant facilities	166 m ²	
4.2.2.211.10	The area used for tenant facilities shall be measured from the centre line of joint interior partitions and from the exterior of outside walls of the building or structure		
4.2.2.211.11	Minimum front yard	15.0 m	
4.2.2.211.12	Minimum interior side yard - interior lot	1.7 m	
4.2.2.211.13	Minimum rear yard	11.0 m	
4.2.2.211.14	Maximum height - highest ridge: sloped roof	10.7 m	
4.2.2.211.15	Minimum landscaped area	40%	
4.2.2.211.16	Minimum number of resident parking spaces per dwelling unit	1.36	
4.2.2.211.17	Minimum number of visitor parking spaces per dwelling unit	0.20	
4.2.2.211.18	Maximum driveway width	Lesser of 8.5 m or 50% of lot frontage	
4.2.2.211.19	Minimum aisle width	6.0 m	
4.2.2.211.20	"Gross Floor Area" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of the exterior wall of the building or structure at the level of each storey exclusive of any part of the building or structure used for tenant facilities, stairs or garbage storage		
4.2.2.211.21	"Tenant Facilities" means any part of a building or structure used for furnace rooms, laundry rooms, garbage storage rooms or general storage rooms		

13. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.2.217	Exception: RL-217	Map # 06, 07, 08, 39E	By-law:
All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law and in a RL-217 zone the permitted uses and applicable regulations shall be as specified as follows:			
Permitted Uses			
4.2.2.217.1	(1) Detached Dwelling (2) Semi-detached in compliance with the RS zone regulations contained in Table 4.2.1 of this By-law		
Regulations			
4.2.2.217.2	Minimum lot area - interior lot		460 m ²
4.2.2.217.3	Minimum lot area - corner lot		500 m ²
4.2.2.217.4	Minimum lot frontage - interior lot		12.0 m
4.2.2.217.5	Minimum lot frontage - corner lot		16.5 m
4.2.2.217.6	Maximum lot coverage		40%
4.2.2.217.7	Maximum gross floor area - residential		0.60 times the lot area
4.2.2.217.8	Minimum front yard		6.0 m
4.2.2.217.9	Minimum front yard - garage face		Equal to the front yard
4.2.2.217.10	Minimum exterior side yard		4.5 m
4.2.2.217.11	Minimum exterior side yard - garage face		6.0 m
4.2.2.217.12	Minimum interior side yard - interior lot		1.2 m on one side and 3.0 m on the other side
4.2.2.217.13	Minimum interior side yard - corner lot		1.2 m
4.2.2.217.14	Minimum rear yard		7.5 m
4.2.2.217.15	Maximum height		10.7 m and 3 storeys
4.2.2.217.16	Minimum landscaped area - percentage of total lot area		25%
4.2.2.217.17	Minimum landscaped area - percentage of front yard area		50%
4.2.2.217.18	Attached garage		Permitted
4.2.2.217.19	Minimum parking spaces		✓
4.2.2.217.20	Maximum number of parking spaces, or portions thereof, permitted in the front yard		2
4.2.2.217.21	Minimum setback between surface parking spaces and/or aisles and a rear lot line except when located within a detached garage		3.0 m
4.2.2.217.22	Maximum driveway width		✓
4.2.2.217.23	Minimum aisle width		n/a
4.2.2.217.24	Accessory buildings and structures		✓

14. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.2.218	Exception: RL-218	Map # 08	By-law:
In a RL-218 zone the permitted uses and applicable regulations shall be as specified for a RL-217 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.218.1	Each detached dwelling or semi-detached shall have access to Broadview Avenue over a right-of-way located at the rear of the property		
4.2.2.218.2	Minimum interior side yard	0.3 m on one side and 0.75 m on the other side	
4.2.2.218.3	Maximum height - highest ridge of a detached dwelling or semi-detached: sloped roof	9.5 m	
4.2.2.218.4	Maximum height of a semi-detached: flat roof	7.5 m	
4.2.2.218.5	Maximum height of eaves of a semi-detached: from average grade to lower edge of eaves	6.4 m	
4.2.2.218.6	Maximum dwelling unit depth	20.0 m	

15. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.2.219	Exception: RL-219	Map # 07	By-law:
In a RL-219 zone the applicable regulations shall be as specified for a RL-217 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.2.219.1	Lands zoned RS-219 shall only be used for the following:		
	(1) Private School		
Regulation			
4.2.2.219.2	A private school shall comply with the provisions contained in Article 2.1.9.2 of this By-law		

16. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.2.220	Exception: RL-220	Map # 06, 07	By-law:
In a RL-220 zone the permitted uses and applicable regulations shall be as specified for a RL-217 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.2.2.220.1	(1)	Street Townhouse	
Regulations			
4.2.2.220.2	A detached dwelling shall comply with the RL zone regulations contained in Table 4.2.1 of this By-law		
4.2.2.220.3	A semi-detached shall comply with the RL zone regulations contained in Table 4.2.1 of this By-law		

17. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.2.221	Exception: RL-221	Map # 39E	By-law:
In a RL-221 zone the permitted uses and applicable regulations shall be as specified for a RL-217 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.221.1	Maximum number of dwelling units		4
4.2.2.221.2	Minimum lot area		815 m ²
4.2.2.221.3	Maximum gross floor area - residential		1.0 times the lot area
4.2.2.221.4	Minimum interior side yard - corner lot		2.4 m
4.2.2.221.5	Maximum driveway width		Lesser of 8.5 m or 50% of lot frontage
4.2.2.221.6	Minimum aisle width		6.0 m
4.2.2.221.7	Minimum landscaped area		30% of total lot area

18. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.2.222	Exception: RL-222	Map # 39E	By-law:
In a RL-222 zone the permitted uses and applicable regulations shall be as specified for a RL-217 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.2.222.1	Lands zoned RL-222 shall only be used for the following: (1) Medical Office - Restricted (2) Dwelling unit located above the first storey		
Regulations			
4.2.2.222.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.2.2.222.3	Maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practice at any one time	2	
4.2.2.222.4	Maximum number of dwelling units	3	
4.2.2.222.5	Maximum total gross floor area for all buildings and structures	430 m ²	
4.2.2.222.6	Maximum gross floor area - non-residential used for a medical office - restricted	162 m ²	
4.2.2.222.7	Minimum front yard	2.8 m	
4.2.2.222.8	Minimum interior side yard	3.0 m	
4.2.2.222.9	Minimum rear yard	20.2 m	
4.2.2.222.10	Maximum height	10.7 m and 2 storeys	
4.2.2.222.11	Minimum number of parking spaces for a medical office - restricted	9	
4.2.2.222.12	Minimum number of parking spaces per dwelling unit	1.36	
4.2.2.222.13	Minimum setback from a detached garage to a rear lot line	1.2 m	
4.2.2.222.14	Minimum setback between surface parking spaces and/or aisles and a rear lot line except when located within a detached garage	1.0 m	
4.2.2.222.15	Driveways and aisles may be shared with abutting lands to the north		
4.2.2.222.16	Minimum aisle width	6.4 m	

19. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.2.223	Exception: RL-223	Map # 08	By-law:
In a RL-223 zone the permitted uses and applicable regulations shall be as specified for a RL-217 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.2.2.223.1	(1) Fourplex		
Regulations			
4.2.2.223.2	Maximum lot coverage of a fourplex		50%
4.2.2.223.3	Maximum gross floor area - residential of a fourplex		1.3 times the lot area
4.2.2.223.4	Minimum exterior side yard of a fourplex		1.9 m
4.2.2.223.5	Minimum exterior side yard - garage face of a fourplex		4.6 m
4.2.2.223.6	Minimum rear yard of a fourplex		1.2 m
4.2.2.223.7	Maximum height of a fourplex		11.2 m and 3 storeys
4.2.2.223.8	Maximum height - highest ridge of a detached dwelling or semi-detached: sloped roof		9.5 m
4.2.2.223.9	Maximum height of a semi-detached: flat roof		7.5 m
4.2.2.223.10	Maximum height of eaves of a semi-detached: from average grade to lower edge of eaves		6.4 m
4.2.2.223.11	Maximum dwelling unit depth of a detached dwelling, or semi-detached		20.0 m
4.2.2.223.12	Minimum number of parking spaces per fourplex unit		1.25

20. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.2.224	Exception: RL-224	Map # 08	By-law:
In a RL-224 zone the permitted uses and applicable regulations shall be as specified for a RL-217 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.2.224.1	Lands zoned RL-224 shall only be used for the following: (1) Detached Dwelling (2) Semi-Detached		
Regulations			
4.2.2.224.2	A detached dwelling legally existing on the date of passing of this By-law shall comply with the RL-217 zone regulations of this By-law except that: (1) no floor level of any habitable room may be located below average grade (2) maximum gross floor area - residential 280 m ² (3) maximum height 9.2 m and 2 storeys (4) minimum landscaped area 24% of the lot area (5) minimum aisle width 5.0 m (6) maximum projection of a porch and external stairs outside the buildable area identified on Schedule RL-224 of this Exception into the required front yard 3.2 m (7) all site development plans shall comply with Schedule RL-224 of this Exception		
4.2.2.224.3	A detached dwelling shall comply with the RS zone regulations contained in Table 4.2.1 of this By-law except that: (1) garage projection: maximum projection of a garage beyond the front wall or exterior side wall of the second storey 0.0 m		
4.2.2.224.4	A semi-detached shall comply with RS zone regulations contained in Table 4.2.1 of this By-law		

21. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.3.283	Exception: RS-283	Map # 07	By-law:
In a RS-283 zone the applicable regulations shall be as specified for a RS zone except that the following uses/regulations shall apply:			
Permitted Use			
4.2.3.283.1	Lands zoned RS-283 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.2.3.283.2	Minimum front yard		8.0 m
4.2.3.283.3	Minimum interior side yard		2.0 m
4.2.3.283.4	Minimum rear yard		9.5 m
4.2.3.283.5	Maximum height - highest ridge: sloped roof		9.5 m
4.2.3.283.6	Maximum setback of the first floor front wall or exterior side wall of a semi-detached from the garage face where a main entry feature is provided		1.8 m
4.2.3.283.7	Maximum height of eaves: from average grade to lower edge of eaves		6.4 m
4.2.3.283.8	Maximum projection of the garage beyond any portion of the front wall or exterior side wall of the first storey		0.0 m
4.2.3.283.9	Maximum driveway width		3.8 m

22. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.3.284	Exception: RS-284	Map # 06, 07, 08	By-law:
In a RS-284 zone the permitted uses and applicable regulations shall be as specified for a RS zone except that the following uses/regulations shall apply:			
Regulations			
4.2.3.284.1	Maximum height - highest ridge of a detached dwelling or semi-detached: sloped roof		9.5 m
4.2.3.284.2	Maximum height of eaves of a semi-detached: from average grade to lower edge of eaves		6.4 m

23. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.15.2.35 and substituting the following therefor:

4.15.2.35	Exception: RA1-35	Map # 08	By-law: 0181-2018/ LPAT Order 2019 February 15
In a RA1-35 zone the applicable regulations shall be as specified for a RL-217 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.15.2.35.1	Lands zoned RA1-35 shall only be used for the following:		
	(1) Building legally existing on the date of passing of this By-law		

24. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.15.2.36 and substituting the following therefor:

4.15.2.36	Exception: RA1-36	Map # 08	By-law: 0181- 2018/LPAT Order 2019 February 15
In a RA1-36 zone the permitted uses and applicable regulations shall be as specified for a RS zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.15.2.36.1	(1) Detached dwelling legally existing on the date of passing of this By-law		
	(2) Semi-detached legally existing on the date of passing of this By-law		

25. By-law Number 0225-2007, as amended, is further amended by adding the defined term "**Detached Dwelling**" to Clause 6.2.5.20.1(1) in Exception Table 6.2.5.20.

26. The greyed-out text, identified in Section 11 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

27. Map Number 06 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RM7-5" to "RL-217" and "RS-284", the zoning of Parts of Lot 8, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-217" and "RS-284" zoning shall only apply to the lands which are shown on the attached Schedule "A1", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-217" and "RS-284" zoning indicated thereon.

28. Map Number 06 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-6" to "RL-220", the zoning of Part of Lots 10 and 11, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-220" zoning shall only apply to the lands which are shown on the attached Schedule "A2", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-220" zoning indicated thereon.
29. Map Number 07 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-4" to "RL-219", the zoning of Part of Lot D, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-219" zoning shall only apply to the lands which are shown on the attached Schedule "A3", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-219" zoning indicated thereon.
30. Map Number 07 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-5" to "RL-217", "RM7-5" to "RS-284" and "RM7-2" to "RS-283", the zoning of Parts of Lots A and D, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-217", "RS-284" and "RS-283" zoning shall only apply to the lands which are shown on the attached Schedule "A3", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-217", "RS-284" and "RS-283" zoning indicated thereon.
31. Map Number 08 of Schedule "B" to By-law Number 0225-2007, being a City of Mississauga Zoning By-law, as amended, is amended by changing thereon from "RS-191" to "RL-224" and "RM7-3" to "RL-218", the zoning of Part of Lot 12, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-224" and "RL-218" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-224" and "RL-218" zoning indicated thereon.

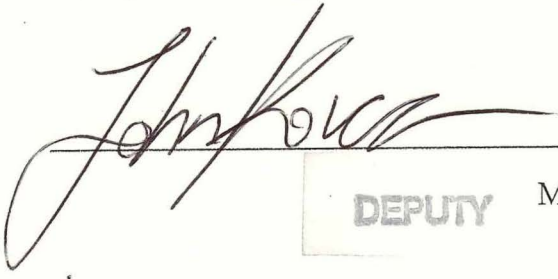
32. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-5" to "RS-284", the zoning of Parts of Lots 8 to 13, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RS-284" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RS-284" zoning indicated thereon.
33. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-5" to "RL-217", the zoning of Parts of Lots 8 to 13, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-217" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-217" zoning indicated thereon.
34. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-9" to "RL-223", the zoning of Part of Lot 10, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-223" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-223" zoning indicated thereon.
35. Map Number 39E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law; is amended by changing thereon from "RM7-1" to "RS" and "RM7-8" to "RL-222", the zoning of Part of Lots 2 and 3, Concession 5, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RS" and "RL-222" zoning shall only apply to the lands which are shown on the attached Schedule "A5", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RS" and "RL-222" zoning indicated thereon.


36. Map Number 39E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-7" to "RL-221", the zoning of Part of Lot 5, Concession 5, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-221" zoning shall only apply to the lands which are shown on the attached Schedule "A6", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-221" zoning indicated thereon.

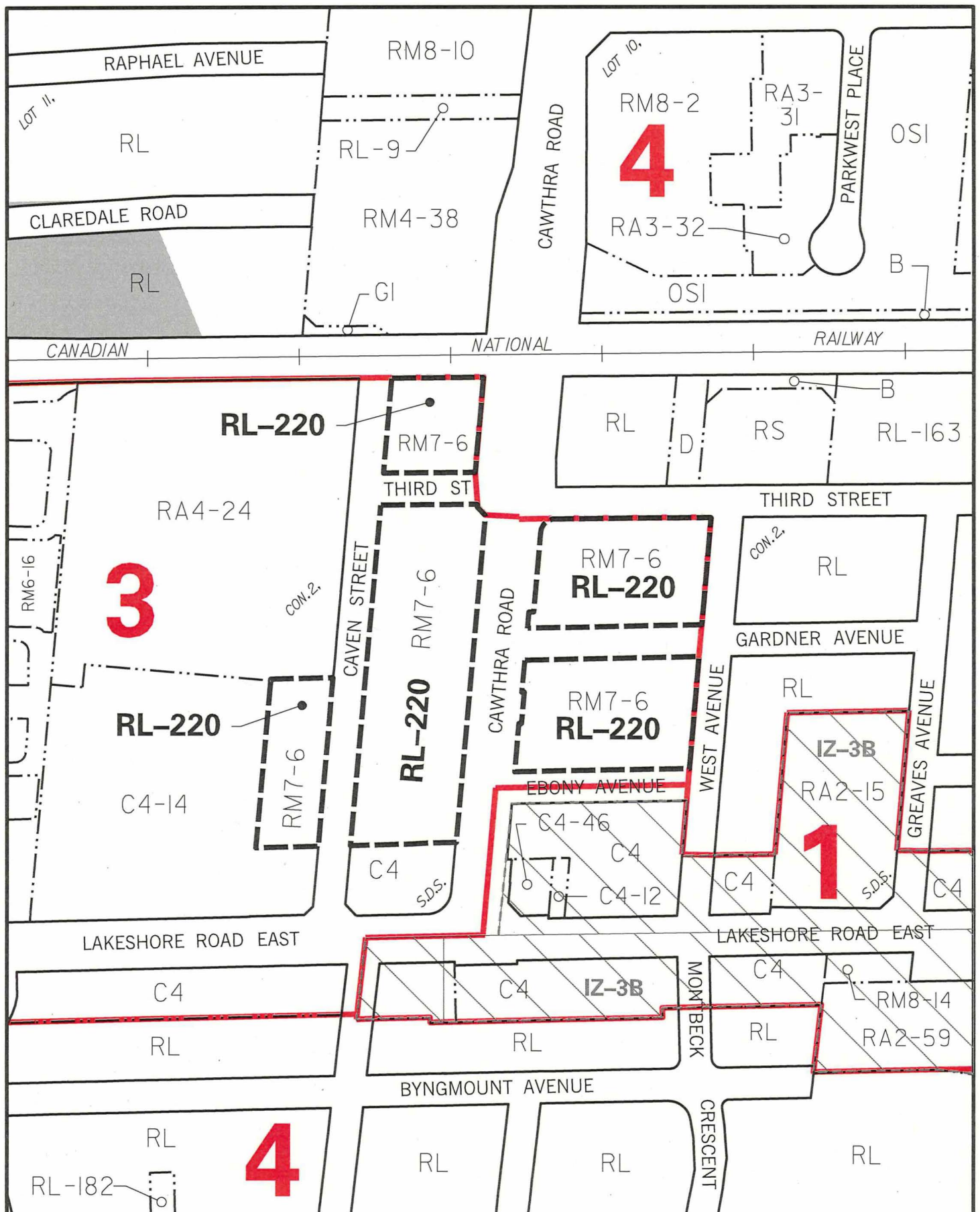
ENACTED and PASSED this 25th day of June, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: June 13, 2025
File: LA.25-22.193


DEPUTY MAYOR


CLERK



AREA SUBJECT TO REZONING

1,2,3,4

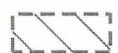
PARKING PRECINCT



PARKING PRECINCT BOUNDARY

IZ-#

INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY



GREENLANDS OVERLAY

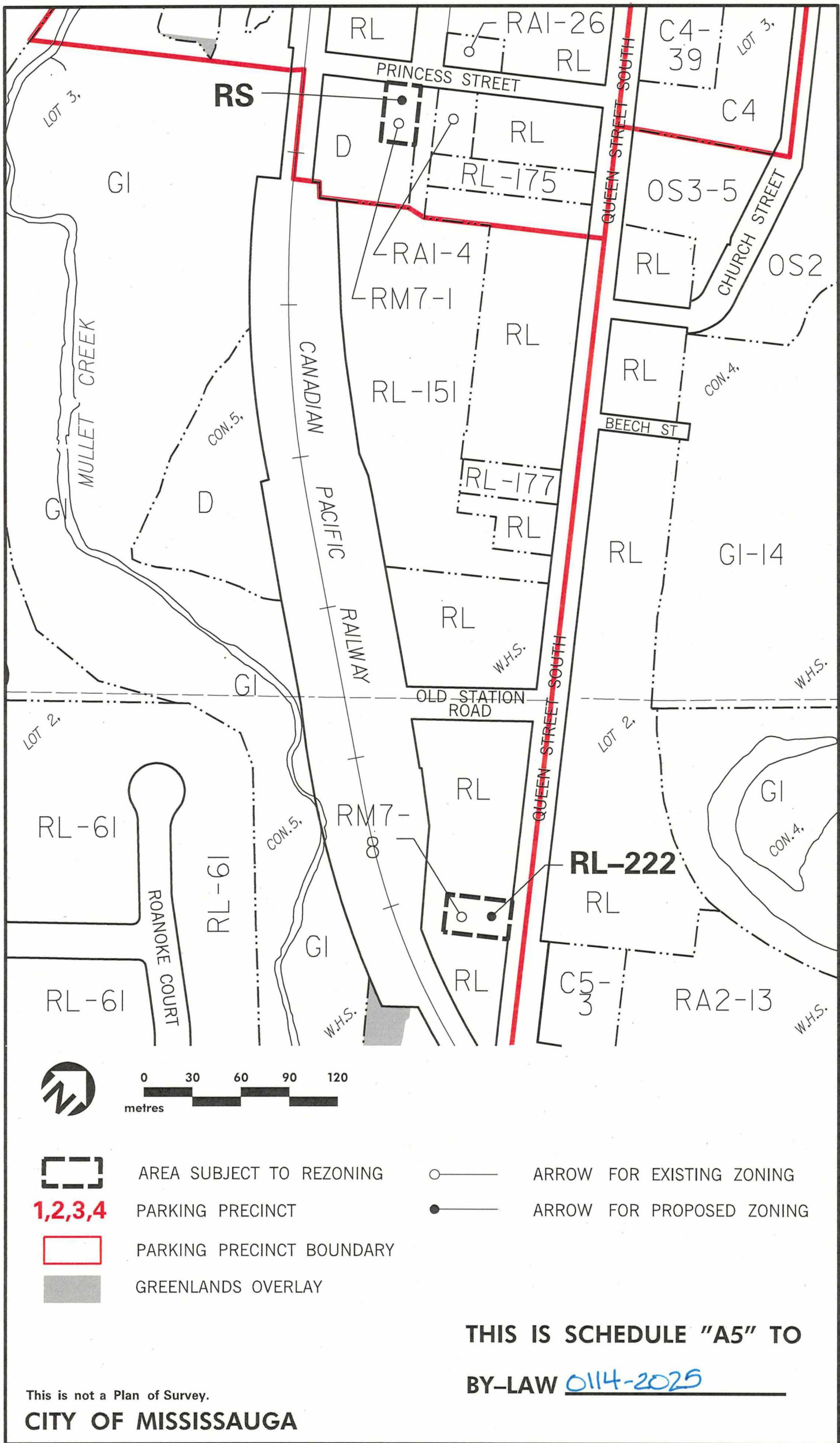
○ — ARROW FOR EXISTING ZONING

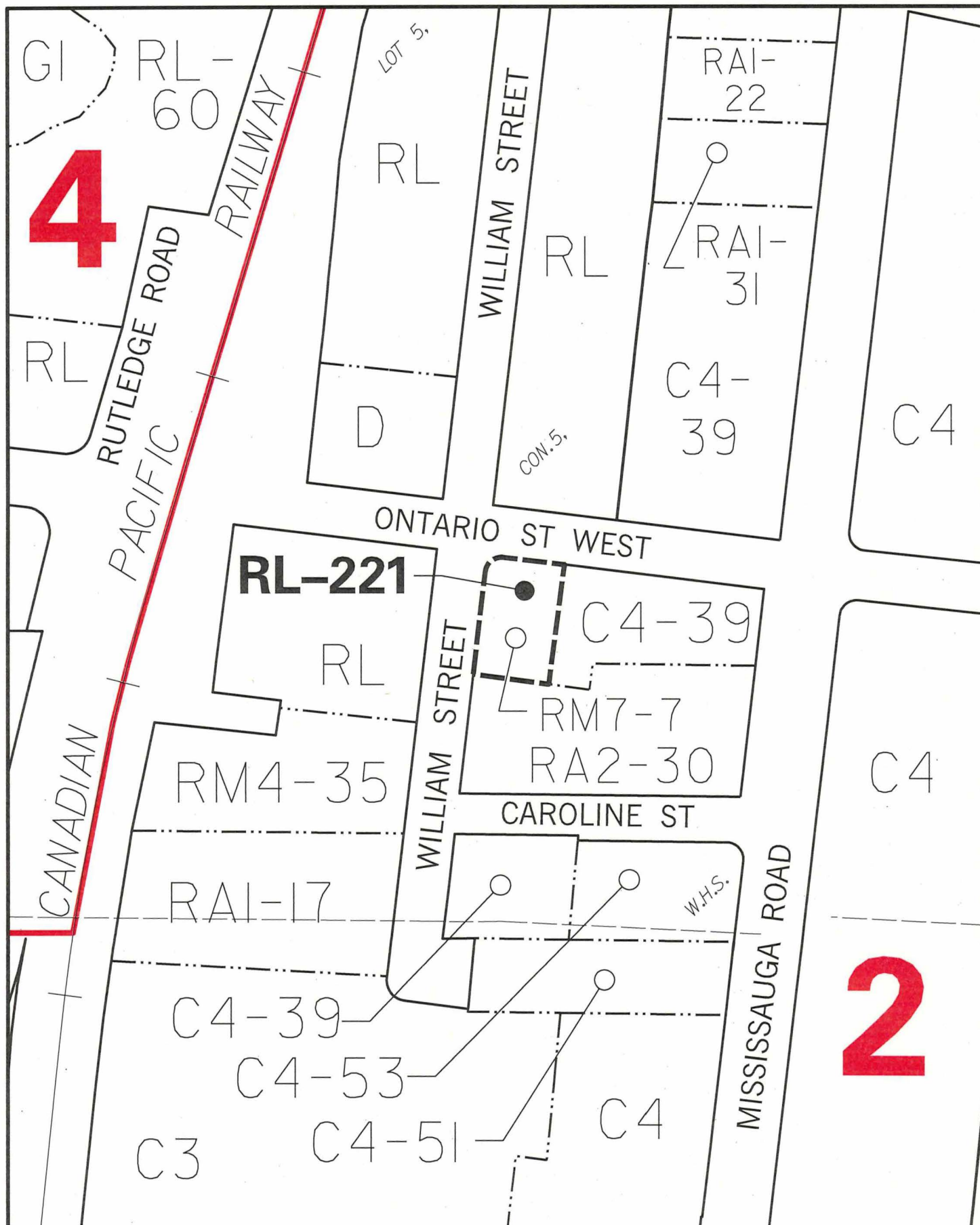
● — ARROW FOR PROPOSED ZONING

**THIS IS SCHEDULE "A2" TO
BY-LAW a14-2025**

This is not a Plan of Survey.

CITY OF MISSISSAUGA





AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



ARROW FOR EXISTING ZONING



ARROW FOR PROPOSED ZONING

THIS IS SCHEDULE "A6" TO

BY-LAW 0114-2025

This is not a Plan of Survey.

CITY OF MISSISSAUGA

BEN MACHREE DRIVE

N54°55'00"W

R = 88.07

A = 15.78

C = 15.76

6.0 m
min.

0.5 m
min.

N19°48'30"E 43.37

2.0 m
min.

11.0 m min.

N70°11'30"N
15.20

WOOD DECK


3.5 m
min.

N19°48'30"E 47.52



Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.

This is not a Plan of Survey

-  BUILDABLE AREA
-  ZONE BOUNDARY

THIS IS SCHEDULE "RL-224"

AS ATTACHED TO BY-LAW 0114-2025

APPENDIX "A" TO BY-LAW NUMBER 0114-2025

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: removing outdated definitions and associated zoning regulations; creating new Residential Large and Small Lot Exception Zones; identifying new maximum lot coverage permissions for additional residential units; including additional residential units within railway right-of-way setbacks; permitting below-grade entrances in front and exterior side yards; and, removing minimum size-related regulations for garages.

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

- Administration, Interpretation, Enforcement and Definitions
- General Provisions for Residential Zones
- RL and RS zones (Residential Large Lot and Residential Small Lot - Detached Dwellings and Semi-Detached - Typical Lots)
- RM4 zones (Townhouses)
- RM7 zones (Detached, Semi-Detached, Duplex and Triplex)
- RA1 and RA2 zones (Apartments)
- C4 zones (Mainstreet Commercial)
- D zones (Development)

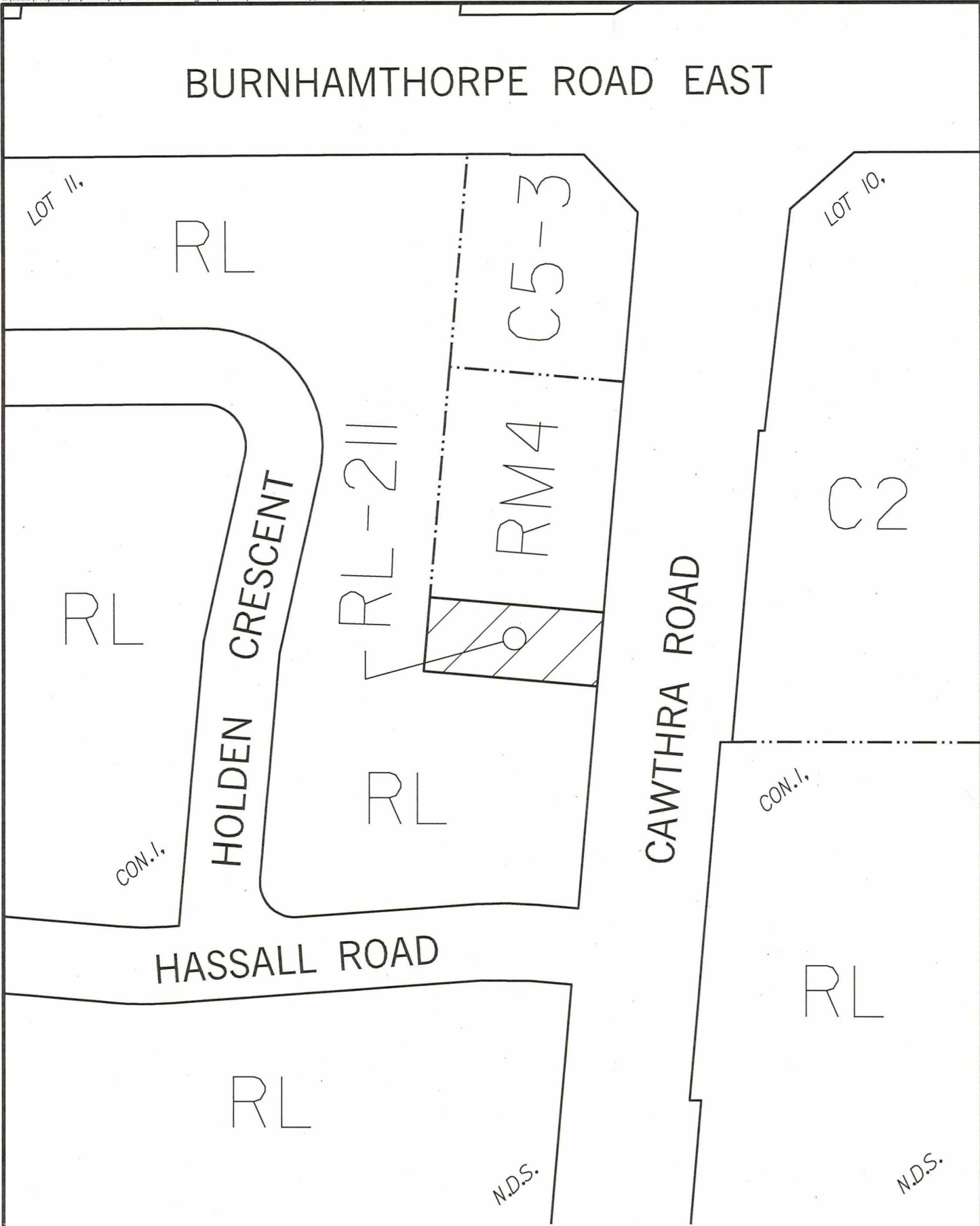
This By-law also amends the zoning provisions of the "RL-211" zone (Residential Large Lot - Detached Dwellings and Semi-Detached - Typical Lots - Exception), "RA1-35" zone (Apartments - Exception) and the "RA1-36" zone (Apartments - Exception), which applies to the properties outlined on the attached Appendices "B1", "B2" and "B3".

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/cd.06-inc all wards.by-law.rv.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/cd.06-inc%20all%20wards.by-law.rv.jmcc.docx)



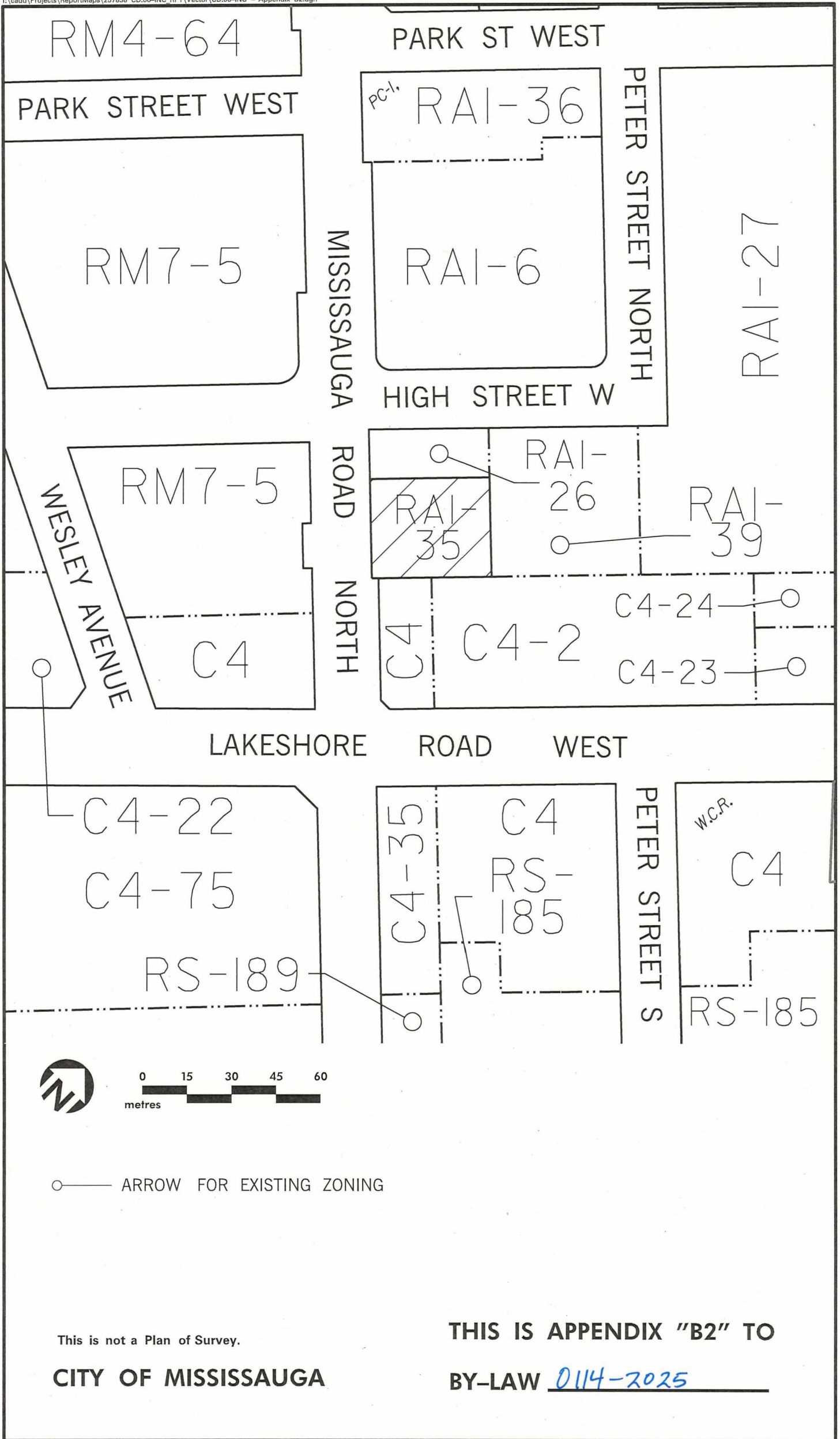
○ — ARROW FOR EXISTING ZONING

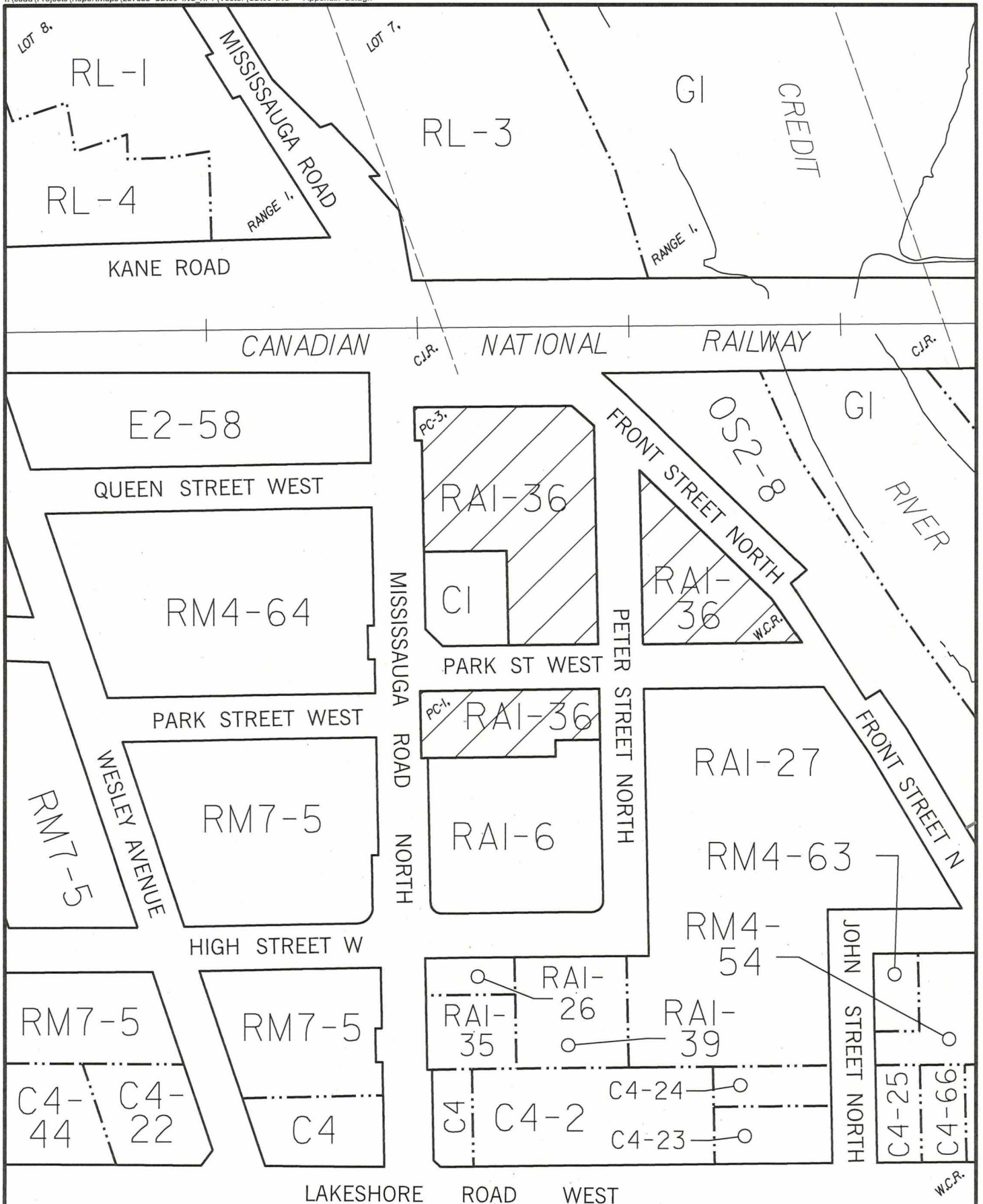
This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B1" TO

BY-LAW 0114-2025





This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B3" TO
BY-LAW 0114-2025