



NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

City Initiated By-law affecting lands located city-wide within the City Of Mississauga

Date of Notice	August 7, 2025
By-law Number	0127-2025
Date Passed by Council	July 30, 2025
Last Day to Appeal	August 27, 2025
File Number	BL.09-CIT, All Wards (Residential Lot Consolidation Update)
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, to add two development sites (as approved by Council) to the list of City's Inclusionary Zoning (IZ) exclusion sites and to align the IZ regulations with amended O. Reg. 232/18 regarding terms and percentage requirements, rezone certain RL Base Zone lots to restore previously permitted R4 detached dwelling standards that were unintentionally excluded through past consolidation efforts, amend the RL Lot Infill Exception Table to clarify that the minimum combined width of side yards applies only to interior lots, and correct a zoning map label by rezoning lands on Map 03 from RS-234 to RL-9. 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 August 27, 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

No person or public body may appeal regulations related to Inclusionary Zoning that may form part of this Zoning By-law Amendment in accordance with provisions of the *Planning Act*.

For all other regulations forming part of this Zoning By-law Amendment, 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 Trista James of the City Planning and Building Department at 905-615-3200 ext. 5609.



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 0127-2025

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 adding Clauses 2.1.34.1(5)(11) and 2.1.34.1(5)(12) as follows:
 - (11) up to 83 units approved by Mississauga City Council through By-law 0116-2023
 - (12) up to 164 units approved by Mississauga City Council through By-law 0206-2023
2. By-law Number 0225-2007, as amended, is further amended by changing Cells B2.0 and B5.0 of Table 2.1.34.2 contained in Subsection 2.1.34 as follows:

Column	A	B	C
Line 1.0	IZ AREA	AFFORDABLE OWNERSHIP HOUSING UNITS	AFFORDABLE RENTAL HOUSING UNITS
2.0	IZ-1	7% 5%	3.5%
3.0	IZ-2	5%	2.5%
4.0	IZ-3A and IZ-3B	4%	2%
5.0	IZ-4	10% 5%	5%

3. By-law Number 0225-2007, as amended, is further amended by deleting the words "30 years" and substituting the words "25 years" in Sentence 2.1.34.3(1) contained in Subsection 2.1.34.
4. By-law Number 0225-2007, as amended, is further amended by deleting the words "99 years" and substituting the words "25 years" in Sentence 2.1.34.3(2) contained in Subsection 2.1.34.

5. By-law Number 0225-2007, as amended, is further amended by deleting the words "99 year" and substituting the words "25 year" in Sentences 2.1.34.5(1) and 2.1.34.5(2) contained in Subsection 2.1.34.
6. By-law Number 0225-2007, as amended, is further amended by adding the words "**interior lots** having a **lot frontage** equal to or greater than 18.0 m" to Cells A2.1 and A2.2 of Table 4.2.2 contained in Subsection 4.2.2 as follows:

Column A		B
Line		
2.0	MINIMUM COMBINED WIDTH OF SIDE YARDS	
2.1	One storey dwelling - interior lots having a lot frontage equal to or greater than 18.0 m	20% of the lot frontage
2.2	Dwelling with more than one storey - interior lots having a lot frontage equal to or greater than 18.0 m	27% of the lot frontage

7. By-law Number 0225-2007, as amended, is further amended by adding Clause 4.2.2.190.1(1) in Exception Table 4.2.2.190 as follows:

4.2.2.190	Exception: RL-190	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.190.1	A detached dwelling shall comply with the RS zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum setback to a sight triangle	0.0 m

8. By-law Number 0225-2007, as amended, is further amended by adding Clauses 4.2.2.192.1(2), 4.2.2.192.1(4) and 4.2.2.192.1(5) in Exception Table 4.2.2.192 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.192	Exception: RL-192	Map # 26, 29, 30	By-law: 0379-2009, 0174-2017,0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.192.1	Detached Dwelling:		
	(1)	minimum lot area - interior lot	275 m ²
	(2)	minimum lot area - corner lot	500 m ²
	(3)	minimum lot frontage - interior lot	9.0 m
	(4)	minimum lot frontage - corner lot	16.5 m
	(5)	maximum lot coverage	40%
	(6)	minimum front yard	4.5 m
	(7)	minimum exterior side yard	4.5 m
	(8)	minimum setback to garage face	6.0 m
	(9)	maximum driveway width	6.0 m

9. By-law Number 0225-2007, as amended, is further amended by adding Clause 4.2.2.193.1(5) in Exception Table 4.2.2.193 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.193	Exception: RL-193	Map # 30	By-law: 0379-2009, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.193.1	Detached Dwelling:		
	(1)	minimum lot area - interior lot	370 m ²
	(2)	minimum lot area - corner lot	460 m ²
	(3)	minimum lot frontage - interior lot	12.0 m
	(4)	minimum lot frontage - corner lot	15.0 m
	(5)	maximum lot coverage	40%
	(6)	minimum rear yard where lands abut an OS1 zone	6.0 m
	(7)	minimum front yard	4.5 m
	(8)	minimum exterior side yard	4.5 m
	(9)	minimum setback to garage face	6.0 m

10. By-law Number 0225-2007, as amended, is further amended by adding Clauses 4.2.2.194.1(1), 4.2.2.194.1(2), 4.2.2.194.1(4) and 4.2.2.194.1(5) in Exception Table 4.2.2.194 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.194	Exception: RL-194	Map # 56	By-law: 0379-2009, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.194.1	Detached Dwelling:		
(1)	minimum lot area - interior lot		365 m ²
(2)	minimum lot area - corner lot		500 m ²
(3)	minimum lot frontage - interior lot		9.0 m
(4)	minimum lot frontage - corner lot		16.5 m
(5)	maximum lot coverage		40%
(6)	maximum gross floor area - residential		0.6 times the lot area
(7)	minimum front yard		4.5 m
(8)	minimum exterior side yard		4.5 m
(9)	minimum setback to garage face		6.0 m
(10)	maximum driveway width		6.0 m

11. By-law Number 0225-2007, as amended, is further amended by adding Clauses 4.2.2.196.2(1) and 4.2.2.196.2(2) in Exception Table 4.2.2.196 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.196	Exception: RL-196	Map # 31	By-law: 0174-2017, 0048-2025
Regulations			
4.2.2.196.2	Detached Dwelling:		
(1)	minimum lot area - interior lot		365 m ²
(2)	minimum lot area - corner lot		500 m ²
(3)	minimum lot frontage - interior lot		9.0 m
(4)	minimum lot frontage - corner lot		12.0 m
(5)	minimum landscaped area		25% of the lot area
(6)	maximum driveway width		6.0 m
(7)	<i>deleted</i>		
(8)	<i>deleted</i>		

12. By-law Number 0225-2007, as amended, is further amended by adding Clause 4.2.2.197.1(3) in Exception Table 4.2.2.197 as follows:

4.2.2.197	Exception: RL-197	Map # 57	By-law: 0325-2008, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.197.1	A detached dwelling shall comply with the RS zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(3)	minimum setback to a sight triangle	0.0 m

13. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.198.3 in Exception Table 4.2.2.198 as follows:

4.2.2.198	Exception: RL-198	Map # 37W	By-law: 0174-2017, 0048-2025
Regulations			
4.2.2.198.3	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum lot area - interior lot	365 m ²
	(2)	minimum lot area - corner lot	500 m ²
	(3)	minimum lot frontage - interior lot	12.0 m
	(4)	minimum lot frontage - corner lot	16.5 m
	(5)	maximum lot coverage	40%
	(6)	minimum front yard	6.0 m
	(7)	minimum exterior side yard	4.5 m
	(8)	minimum setback to garage face	6.0 m

14. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.200.3 in Exception Table 4.2.2.200 as follows:

4.2.2.200	Exception: RL-200	Map # 20	By-law: 0048-2025
Regulations			
4.2.2.200.3	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:		
(1)	minimum lot area - interior lot		365 m ²
(2)	minimum lot area - corner lot		500 m ²
(3)	minimum lot frontage - interior lot		12.0 m
(4)	minimum lot frontage - corner lot		16.5 m
(5)	maximum lot coverage		40%
(6)	minimum front yard		6.0 m
(7)	minimum exterior side yard		4.5 m
(8)	minimum setback to garage face		6.0 m

15. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.201.3 in Exception Table 4.2.2.201 as follows:

4.2.2.201	Exception: RL-201	Map # 09	By-law: 0379-2009, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.201.3	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:		
(1)	minimum lot area - interior lot		365 m ²
(2)	minimum lot area - corner lot		500 m ²
(3)	minimum lot frontage - interior lot		12.0 m
(4)	minimum lot frontage - corner lot		16.5 m
(5)	maximum lot coverage		40%
(6)	minimum front yard		6.0 m
(7)	minimum exterior side yard		4.5 m
(8)	minimum setback to garage face		6.0 m

16. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.202.4 in Exception Table 4.2.2.202 as follows:

4.2.2.202	Exception: RL-202	Map # 55	By-law: 0174-2017, 0048-2025
Regulations			
4.2.2.202.4	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:		
(1)	minimum lot area - interior lot		365 m ²
(2)	minimum lot area - corner lot		500 m ²
(3)	minimum lot frontage - interior lot		12.0 m
(4)	minimum lot frontage - corner lot		16.5 m
(5)	maximum lot coverage		40%
(6)	minimum front yard		6.0 m
(7)	minimum exterior side yard		4.5 m
(8)	minimum setback to garage face		6.0 m

17. By-law Number 0225 2007, as amended, is further amended by adding Sentence 4.2.2.207.5 in Exception Table 4.2.2.207 as follows:

4.2.2.207	Exception: RL-207	Map # 09	By-law: 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.207.5	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:		
(1)	minimum lot area - interior lot		365 m ²
(2)	minimum lot area - corner lot		500 m ²
(3)	minimum lot frontage - interior lot		12.0 m
(4)	minimum lot frontage - corner lot		16.5 m
(5)	maximum lot coverage		40%
(6)	minimum front yard		6.0 m
(7)	minimum exterior side yard		4.5 m
(8)	minimum setback to garage face		6.0 m

18. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.209.3 in Exception Table 4.2.2.209 as follows:

4.2.2.209	Exception: RL-209	Map # 16, 27	By-law: 0174-2017, 0048-2025
Regulations			
4.2.2.209.3	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:		
(1)	minimum lot area - interior lot		365 m ²
(2)	minimum lot area - corner lot		500 m ²
(3)	minimum lot frontage - interior lot		12.0 m
(4)	minimum lot frontage - corner lot		16.5 m
(5)	maximum lot coverage		40%
(6)	minimum front yard		6.0 m
(7)	minimum exterior side yard		4.5 m
(8)	minimum setback to garage face		6.0 m

19. By-law Number 0225-2007, as amended, is further amended by adding Clauses 4.2.2.210.1(2) and 4.2.2.210.1(4) in Exception Table 4.2.2.210 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.210	Exception: RL-210	Map # 30	By-law: 0379-2009, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.210.2	Detached Dwelling:		
(1)	minimum lot area - interior lot		275 m ²
(2)	minimum lot area - corner lot		500 m ²
(3)	minimum lot frontage		9.0 m
(4)	maximum lot coverage		40%
(5)	minimum front yard		4.5 m
(6)	minimum exterior side yard		4.5 m
(7)	minimum setback to garage face		6.0 m
(8)	maximum driveway width		6.0 m

20. By-law Number 0225-2007, as amended, is further amended by adding Clause 4.2.2.213.1(8) in Table 4.2.2.213 as follows:

4.2.2.213	Exception: RL-213	Map # 57	By-law: 0455-2007, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.213.1	A detached dwelling shall comply with the RS zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(8)	minimum setback to a sight triangle	0.0 m

21. By-law Number 0225-2007, as amended, is further amended by adding the words "except that:" to Sentence 4.2.2.214.1 and adding Clause 4.2.2.214.1(1) in Exception Table 4.2.2.214 as follows:

4.2.2.214	Exception: RL-214	Map # 57	By-law: 0117-2014, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.214.1	A detached dwelling shall comply with the RS zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum setback to a sight triangle	0.0 m

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

4.2.2.228	Exception: RL-228	Map # 03, 06, 07, 11, 12, 15, 16, 20, 21, 23, 25, 26, 27, 31, 32, 39E, 46W, 47, 48E, 48W, 54W, 55	By-law:
In a RL-228 zone the permitted uses and applicable regulations shall be as specified for a RL zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.228.1	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum lot area - interior lot	365 m ²
	(2)	minimum lot area - corner lot	500 m ²
	(3)	minimum lot frontage - interior lot	12.0 m
	(4)	minimum lot frontage - corner lot	16.5 m
	(5)	maximum lot coverage	40%
	(6)	minimum front yard	6.0 m
	(7)	minimum exterior side yard	4.5 m
	(8)	minimum setback to garage face - exterior side yard	6.0 m

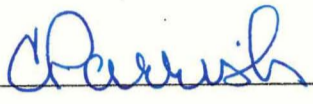
23. Map Numbers 03, 06, 07, 11, 12, 15, 16, 20, 21, 23, 25, 26, 27, 31, 32, 39E, 46W, 47, 48E, 48W, 54W and 55 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, are amended by changing thereon certain lands zoned "RL" to "RL-228", PROVIDED HOWEVER THAT the "RL-228" zoning shall only apply to the lands which are shown on the attached Schedules "A1" to "A22", which are deemed to be an integral part of this By-law.
24. Map Number 03 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RS-234" to "RL-9", PROVIDED HOWEVER THAT the "RL-9" 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.

25. The greyed-out text, identified in Sections 2, 6 to 12, 19 to 21 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 30th day of July, 2025.

Approved by Legal Services City Solicitor City of Mississauga

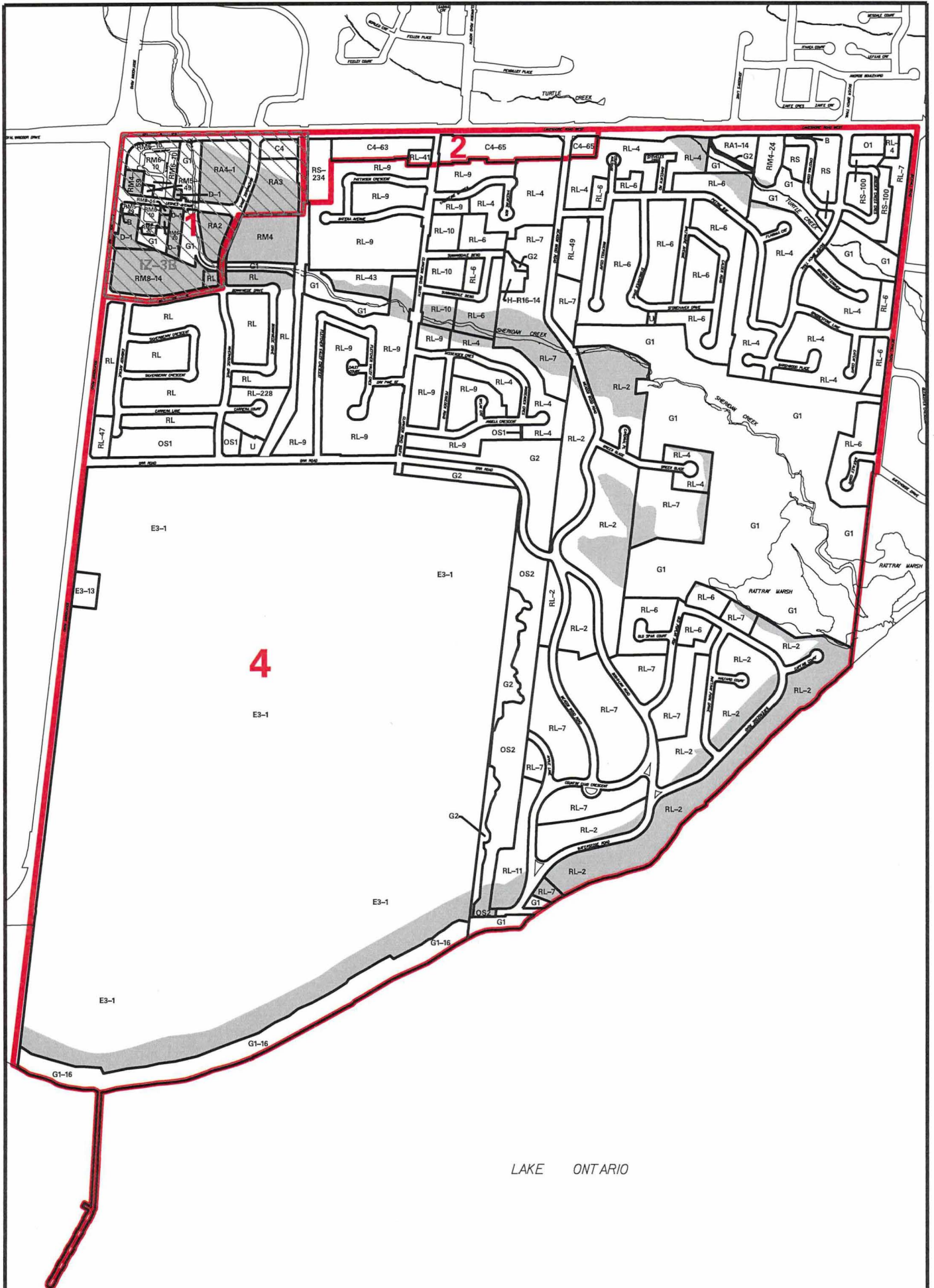
Katie Pfaff
Date: July 28, 2025
File: LA.25-24.106



MAYOR



CLERK



1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



IZ-#

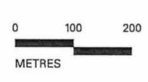
INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY



GREENLANDS OVERLAY

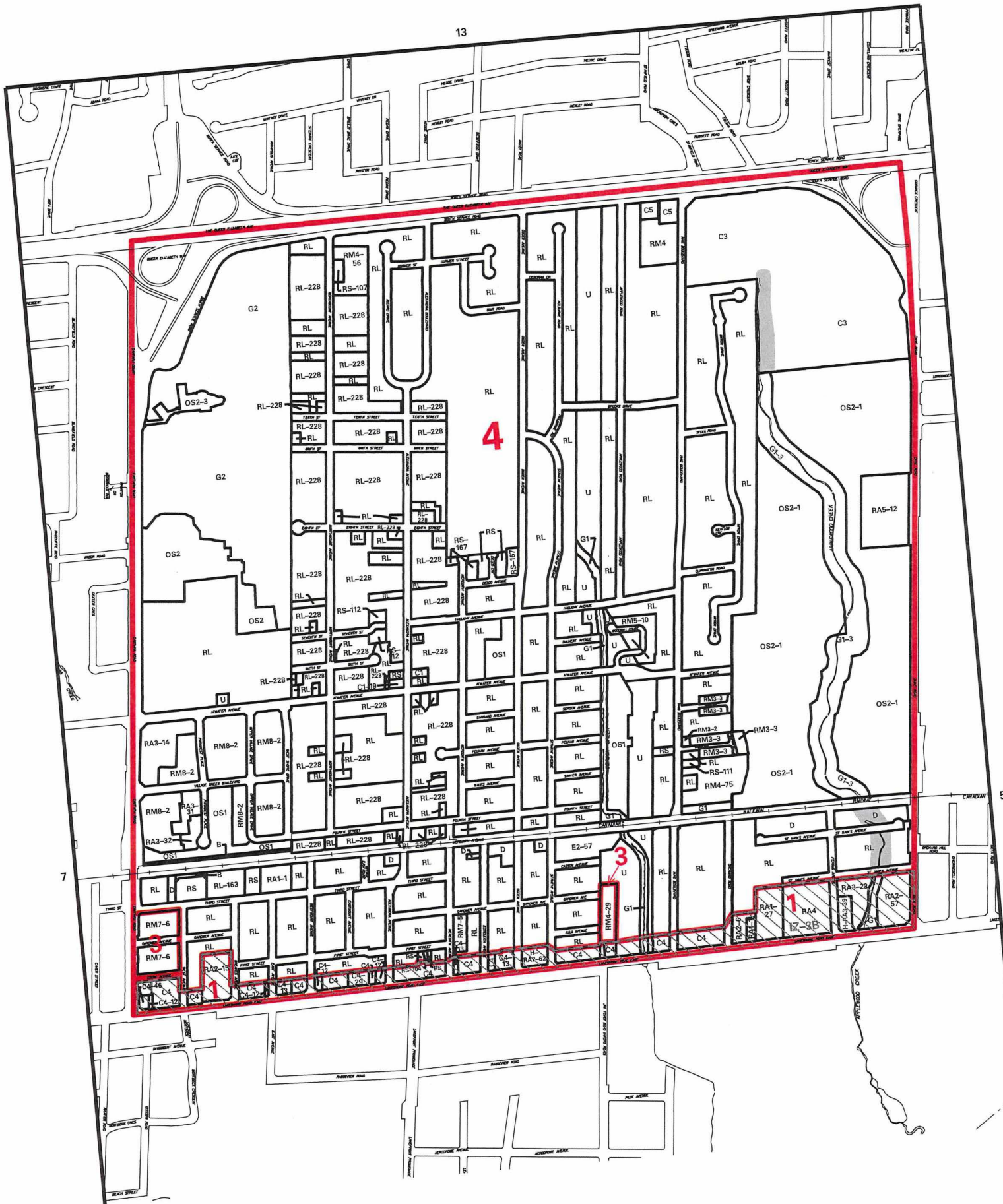





THIS IS SCHEDULE "A1" TO

BY-LAW 0127-2015

This is not a Plan of Survey.

CITY OF MISSISSAUGA



- 1,2,3,4** PARKING PRECINCT
-  PARKING PRECINCT BOUNDARY
- IZ-#** INCLUSIONARY ZONING AREA
-  INCLUSIONARY ZONING OVERLAY
-  GREENLANDS OVERLAY

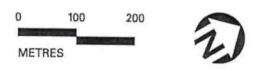


**THIS IS SCHEDULE "A2" TO
BY-LAW 0127-2005**

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CITY OF MISSISSAUGA

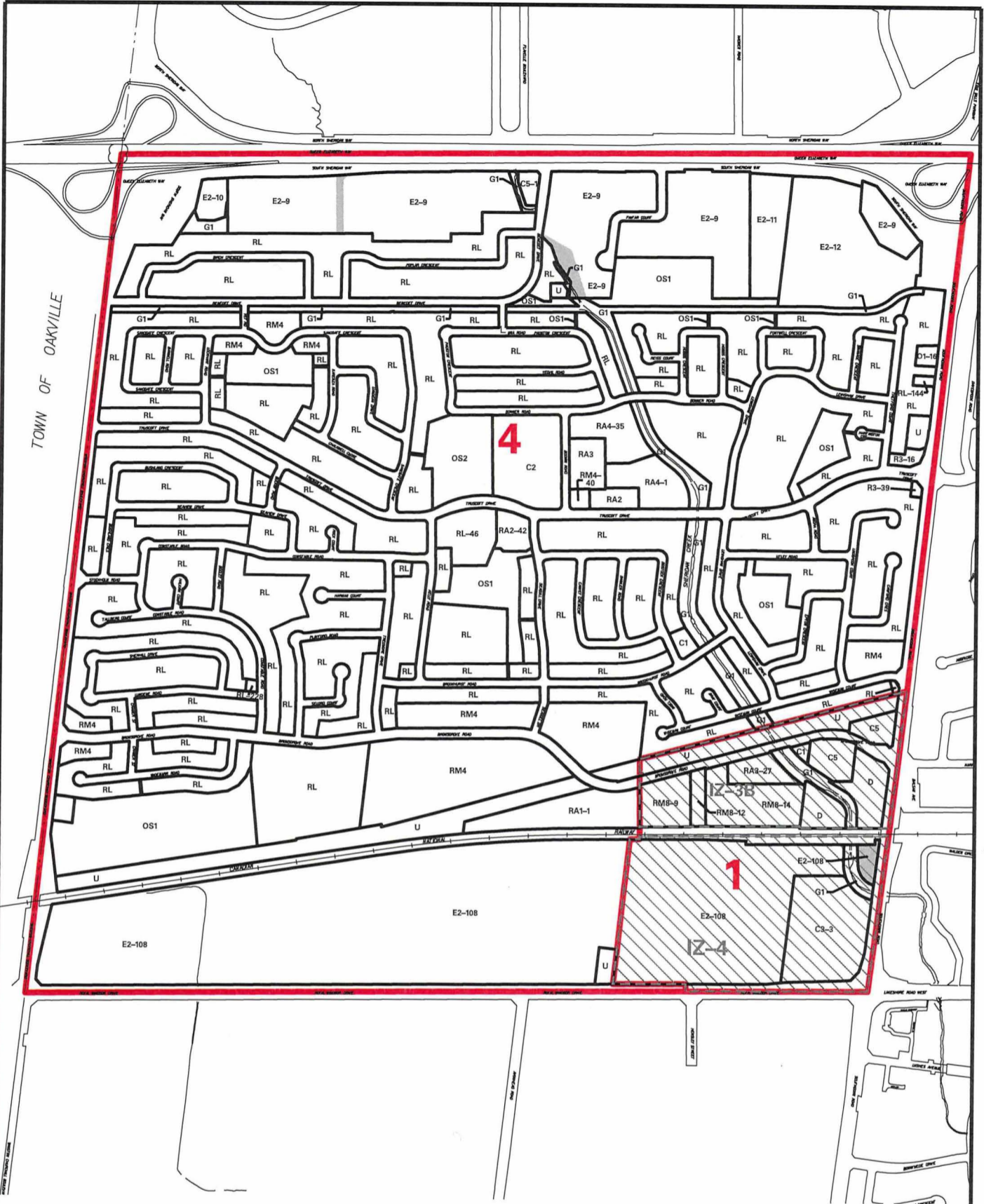


- 1,2,3,4** PARKING PRECINCT
- PARKING PRECINCT BOUNDARY
- IZ-#** INCLUSIONARY ZONING AREA
- INCLUSIONARY ZONING OVERLAY
- GREENLANDS OVERLAY



This is not a Plan of Survey.
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A3" TO
BY-LAW 0127-2025



1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

IZ-#

INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY



GREENLANDS OVERLAY

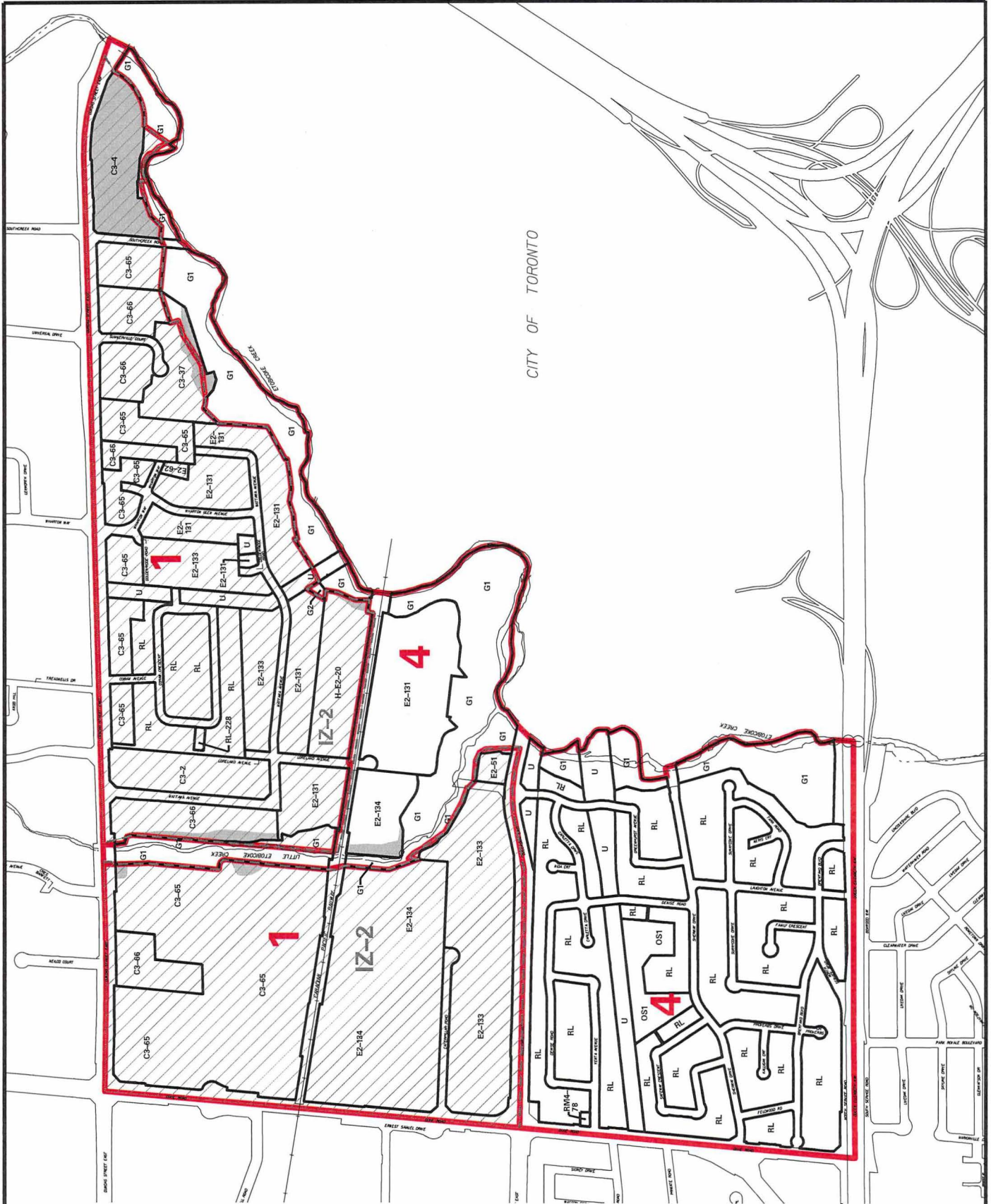



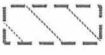

This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "A4" TO

BY-LAW 0127-2025



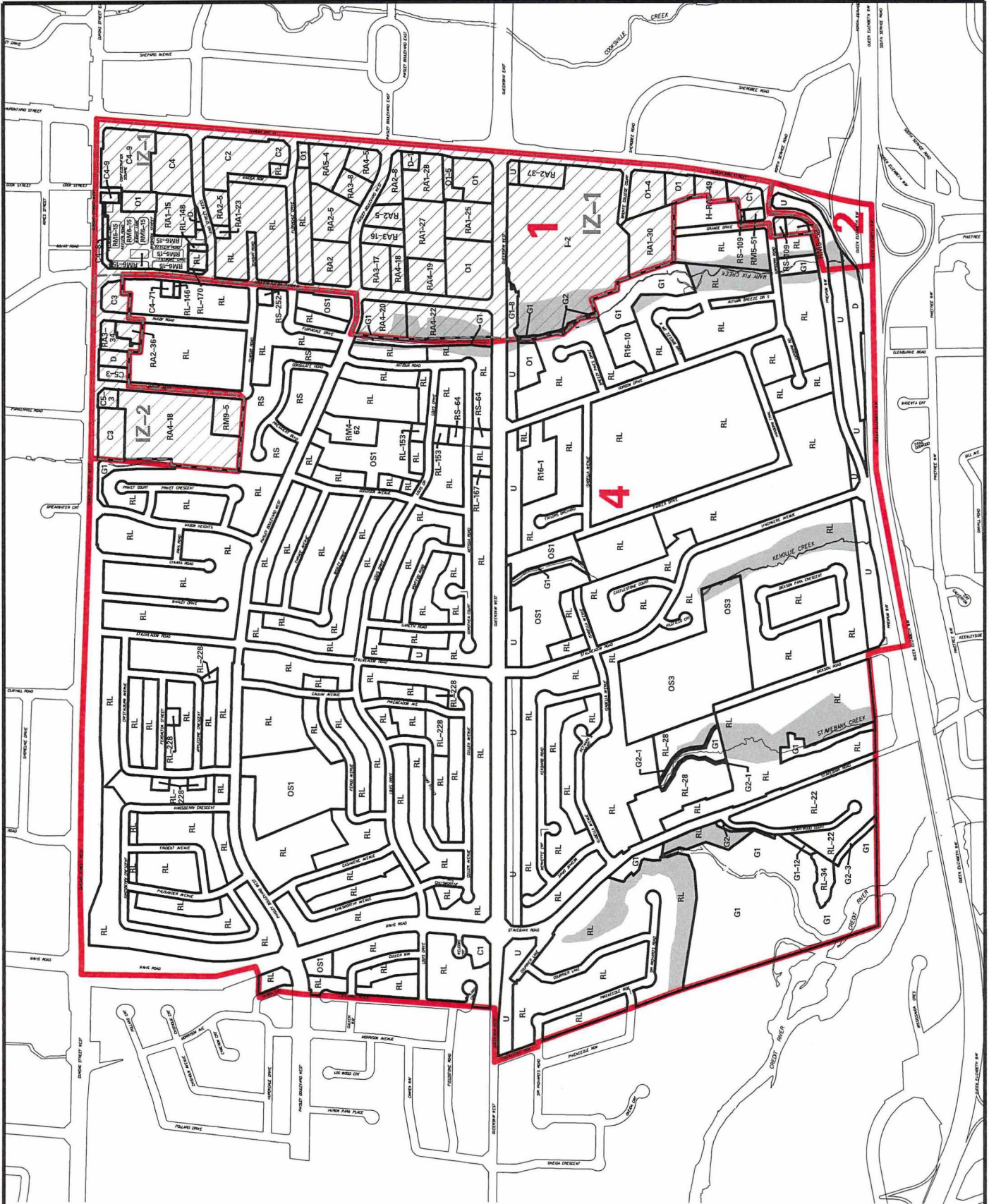
- 1,2,3,4** PARKING PRECINCT
-  PARKING PRECINCT BOUNDARY
- IZ-#** INCLUSIONARY ZONING AREA
-  INCLUSIONARY ZONING OVERLAY
-  GREENLANDS OVERLAY

This is not a Plan of Survey.

CITY OF MISSISSAUGA



THIS IS SCHEDULE "A5" TO
BY-LAW 0127-2025



1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY



GREENLANDS OVERLAY

This is not a Plan of Survey.


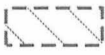

CITY OF MISSISSAUGA



THIS IS SCHEDULE "A6" TO

BY-LAW 0127-2025



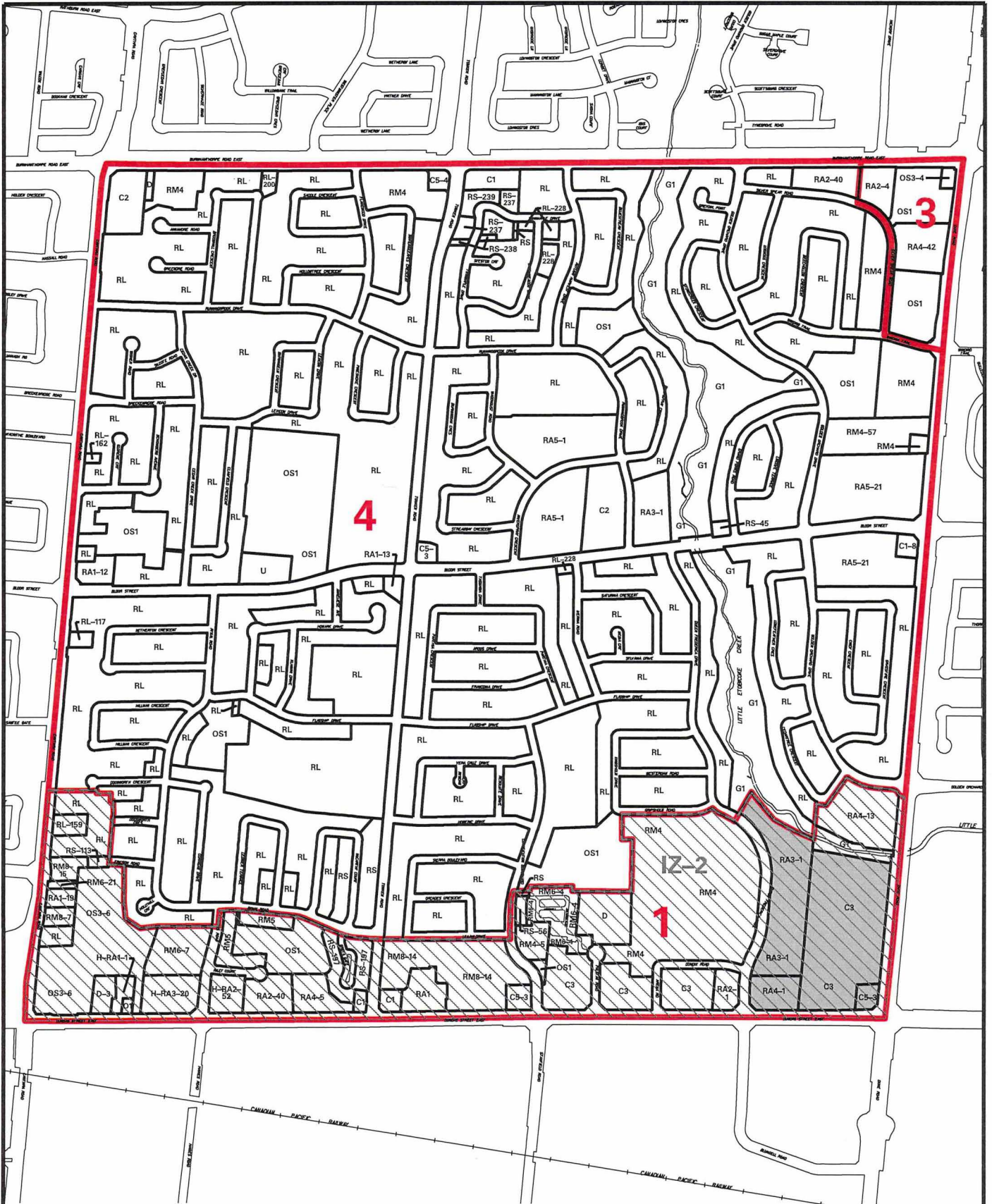
- 1,2,3,4** PARKING PRECINCT
-  PARKING PRECINCT BOUNDARY
- IZ-#** INCLUSIONARY ZONING AREA
-  INCLUSIONARY ZONING OVERLAY
-  GREENLANDS OVERLAY



This is not a Plan of Survey.

CITY OF MISSISSAUGA


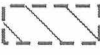

**THIS IS SCHEDULE "A7" TO
BY-LAW 0127-2025**



21

19

1

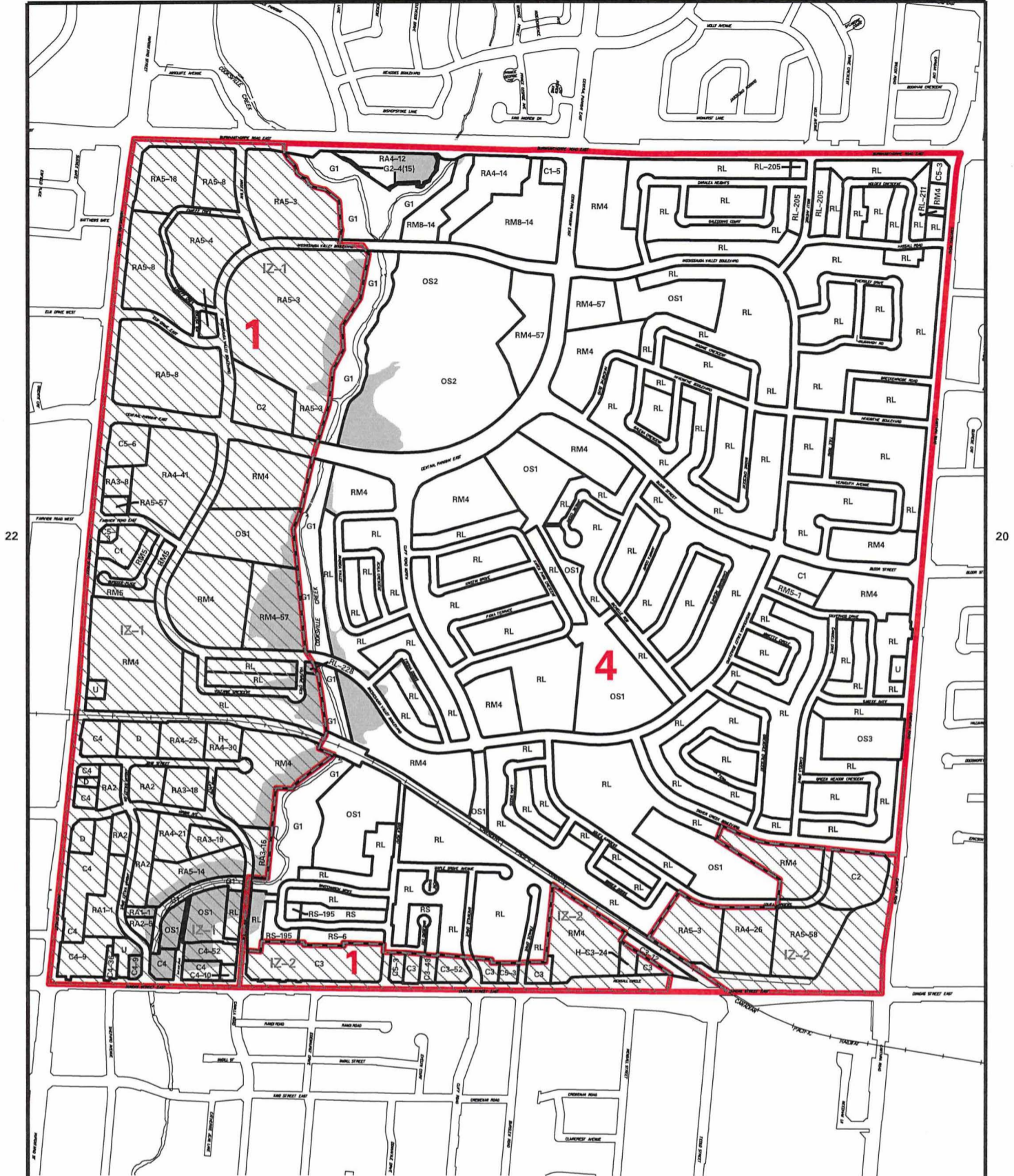
- 1,2,3,4** PARKING PRECINCT
-  PARKING PRECINCT BOUNDARY
- IZ-#** INCLUSIONARY ZONING AREA
-  INCLUSIONARY ZONING OVERLAY
-  GREENLANDS OVERLAY



**THIS IS SCHEDULE "A8" TO
BY-LAW _____**

This is not a Plan of Survey.

CITY OF MISSISSAUGA



22

20

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



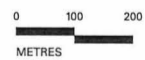
IZ-# INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY



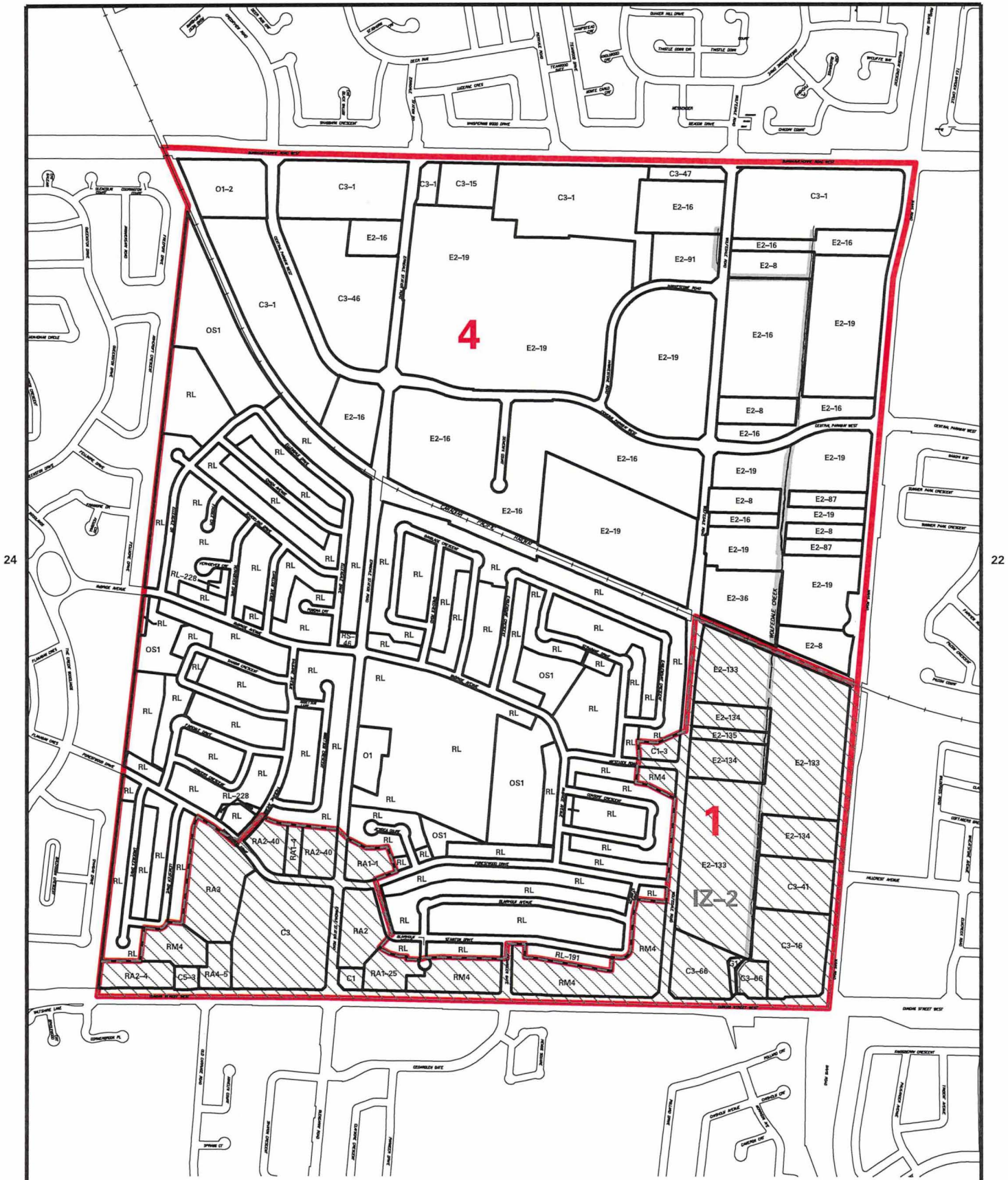
GREENLANDS OVERLAY



**THIS IS SCHEDULE "A9" TO
BY-LAW 0127-2025**

This is not a Plan of Survey.

CITY OF MISSISSAUGA



24

22

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

IZ-#

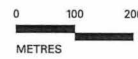
INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY



GREENLANDS OVERLAY

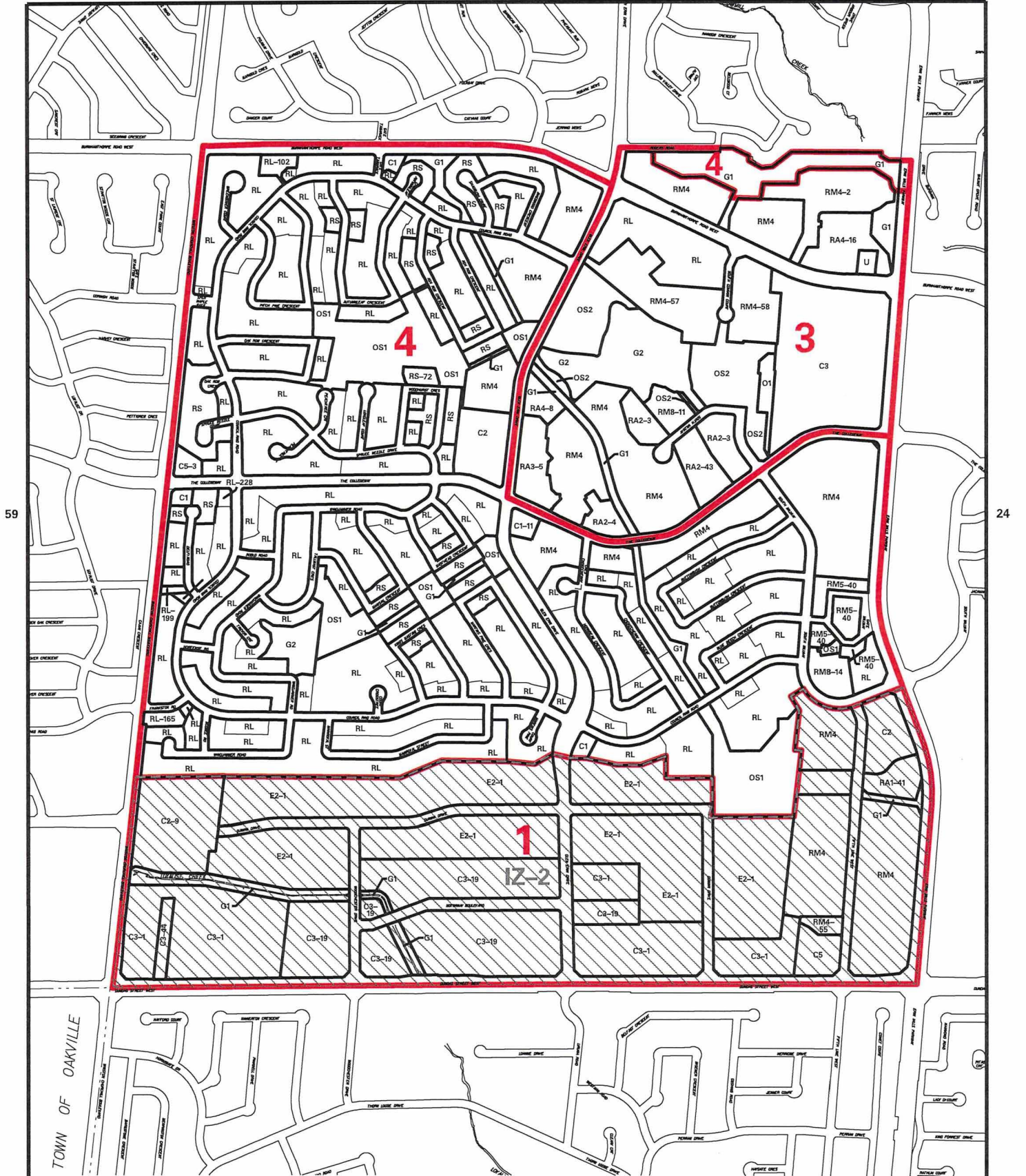


THIS IS SCHEDULE "A10" TO

BY-LAW 0127-2025

This is not a Plan of Survey.

CITY OF MISSISSAUGA



59

24

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

IZ-#

INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY



THIS IS SCHEDULE "A11" TO

BY-LAW 0127-2025

This is not a Plan of Survey.

CITY OF MISSISSAUGA



- 1,2,3,4** PARKING PRECINCT
- PARKING PRECINCT BOUNDARY
- GREENLANDS OVERLAY

This is not a Plan of Survey.

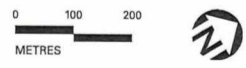
CITY OF MISSISSAUGA

**THIS IS SCHEDULE "A12" TO
BY-LAW 0127-2025**



28

26



- 1,2,3,4** PARKING PRECINCT
- PARKING PRECINCT BOUNDARY
- GREENLANDS OVERLAY

THIS IS SCHEDULE "A13" TO
BY-LAW 0127 2025

This is not a Plan of Survey.
CITY OF MISSISSAUGA



- 1,2,3,4** PARKING PRECINCT
- PARKING PRECINCT BOUNDARY
- GREENLANDS OVERLAY

This is not a Plan of Survey.

CITY OF MISSISSAUGA



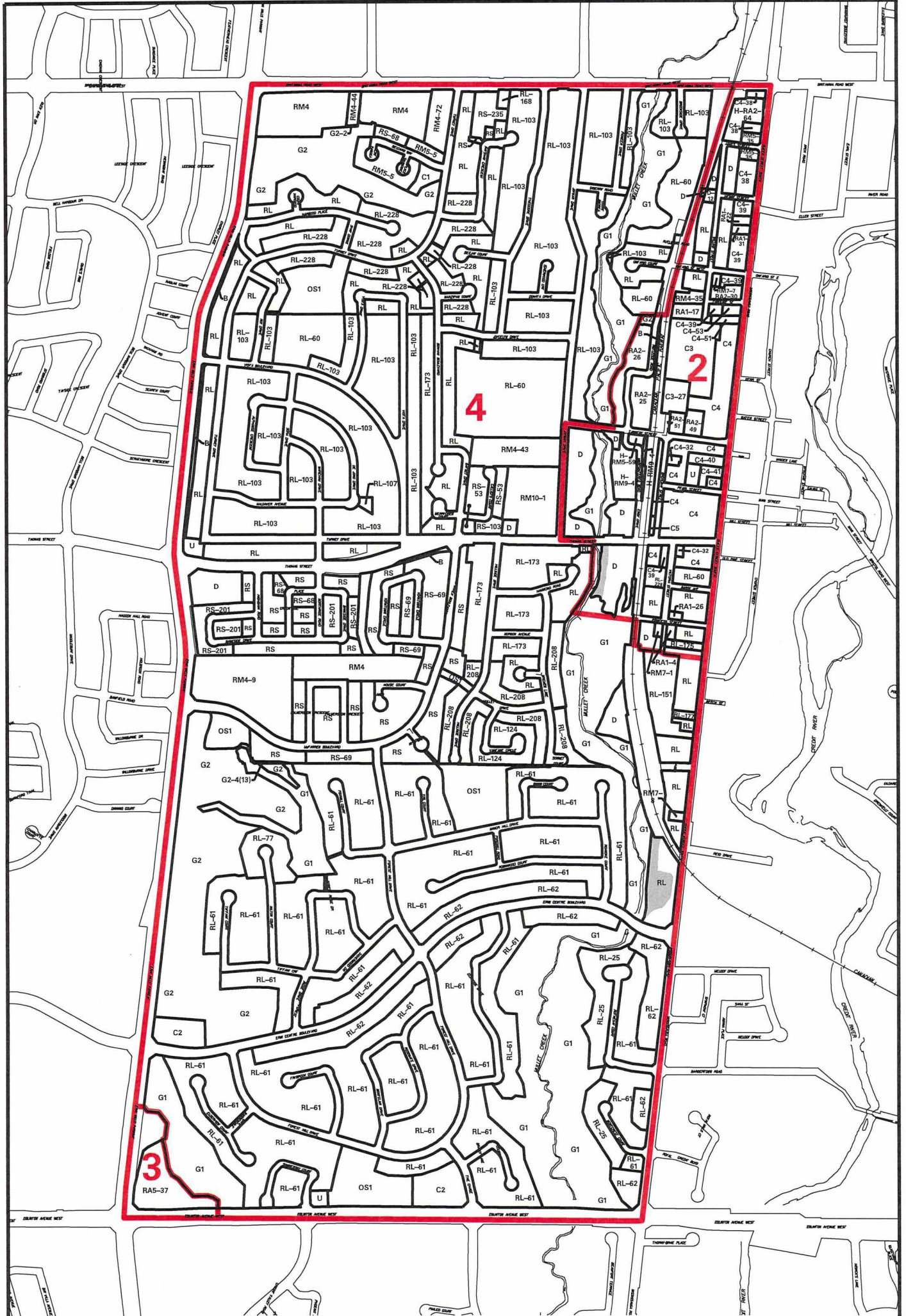
THIS IS SCHEDULE "A14" TO
BY-LAW 0127-2025



- 1,2,3,4** PARKING PRECINCT
- PARKING PRECINCT BOUNDARY

This is not a Plan of Survey.
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A15" TO
BY-LAW 0127-2025



39W

38W

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



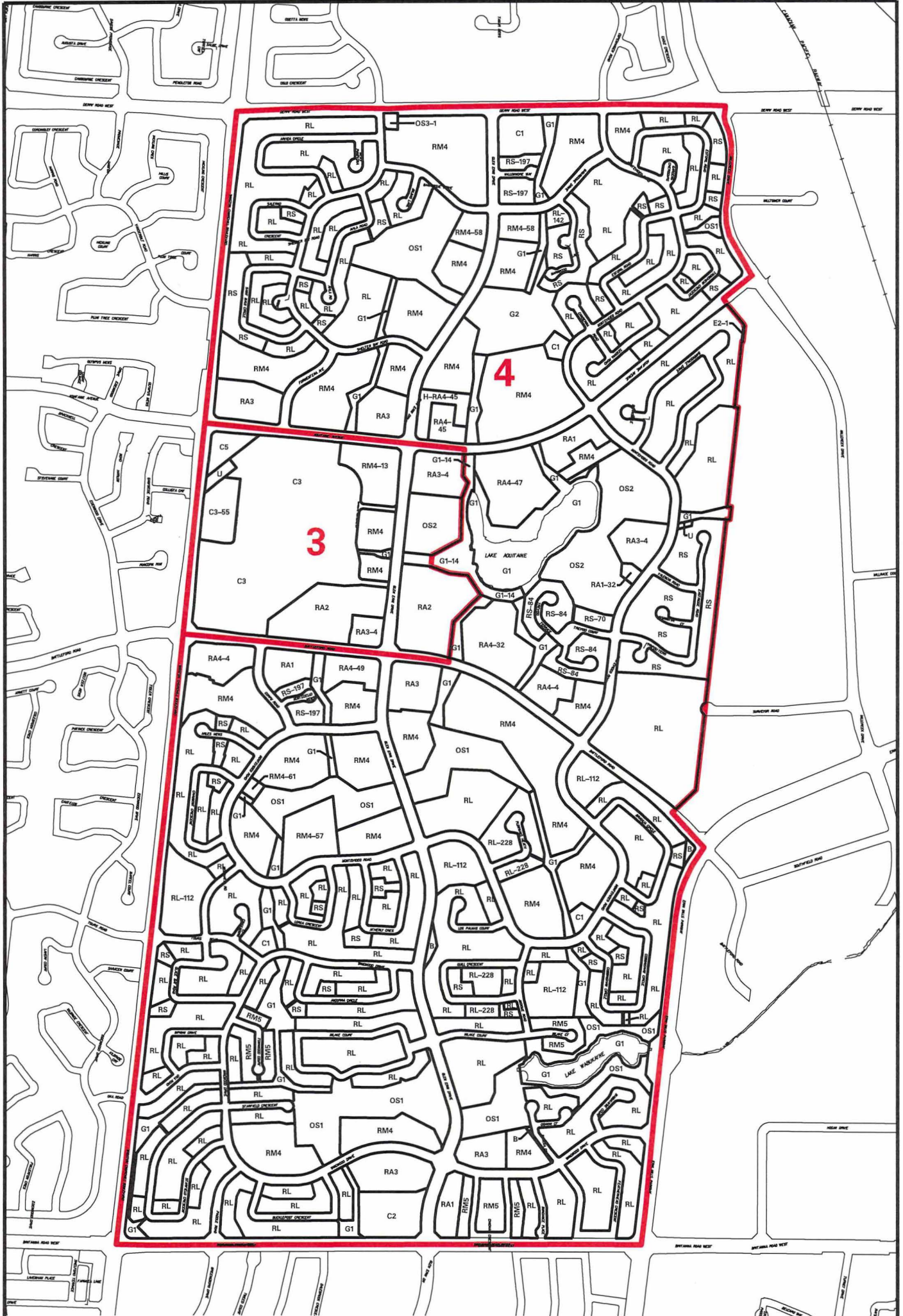
GREENLANDS OVERLAY



THIS IS SCHEDULE "A16" TO
 BY-LAW 0127-2025

This is not a Plan of Survey.

CITY OF MISSISSAUGA



56

46E

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



This is not a Plan of Survey.

CITY OF MISSISSAUGA

**THIS IS SCHEDULE "A17" TO
BY-LAW 0127-2025**

48E



1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

This is not a Plan of Survey.

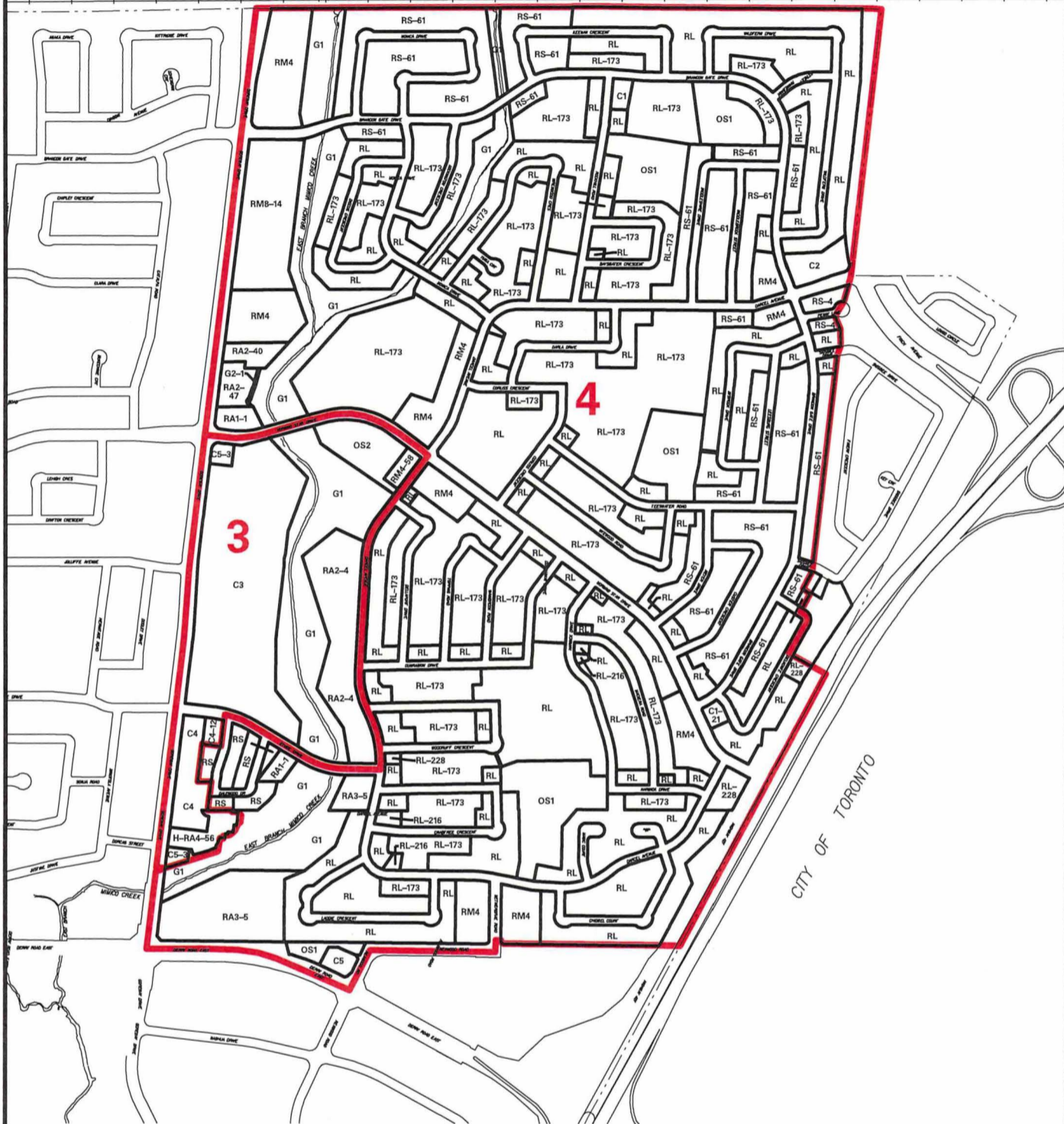
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A18" TO

BY-LAW 0127-2025

48W

47

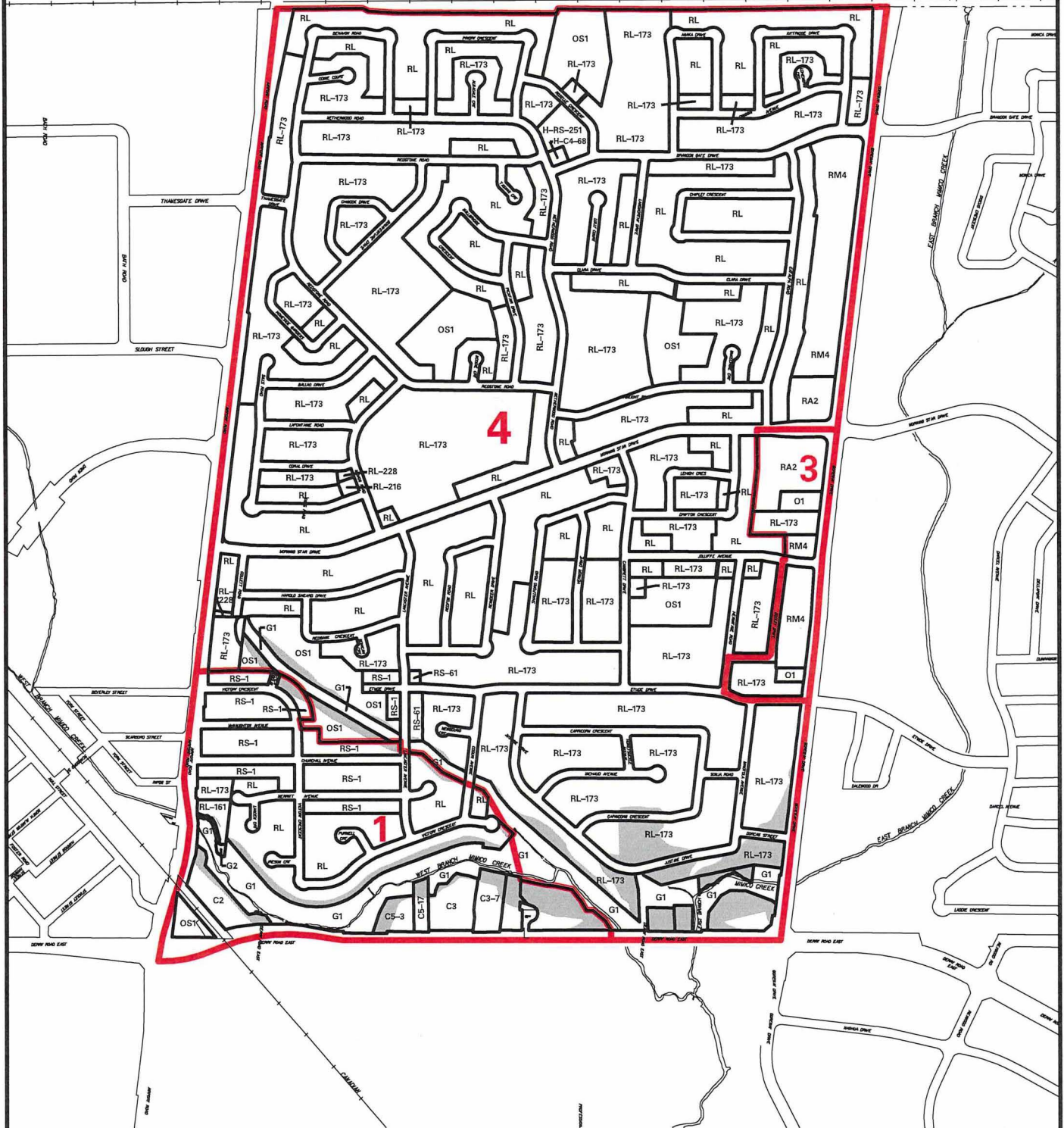


- 1,2,3,4** PARKING PRECINCT
- PARKING PRECINCT BOUNDARY



This is not a Plan of Survey.
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A19" TO
BY-LAW 0127-2025



1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



GREENLANDS OVERLAY



THIS IS SCHEDULE "A20" TO
BY-LAW 0127-2025

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CITY OF MISSISSAUGA



54W

- 1,2,3,4** PARKING PRECINCT
- PARKING PRECINCT BOUNDARY
- IZ-#** INCLUSIONARY ZONING AREA
- INCLUSIONARY ZONING OVERLAY



This is not a Plan of Survey.

CITY OF MISSISSAUGA

**THIS IS SCHEDULE "A22" TO
BY-LAW 0127-2025**

APPENDIX "A" TO BY-LAW NUMBER 0127-2025

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, to add two development sites (as approved by Council) to the list of City's Inclusionary Zoning (IZ) exclusion sites and to align the IZ regulations with amended O. Reg. 232/18 regarding terms and percentage requirements, rezone certain RL Base Zone lots to restore previously permitted R4 detached dwelling standards that were unintentionally excluded through past consolidation efforts, amend the RL Lot Infill Exception Table to clarify that the minimum combined width of side yards applies only to interior lots, and correct a zoning map label by rezoning lands on Map 03 from RS-234 to RL-9.

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

- Part 2: General Provisions
- Part 4.2: RL and RS Zones (Detached Dwellings and Semi-Detached - Typical Lots)
- Zoning Maps: 03, 06, 07, 11, 12, 15, 16, 20, 21, 23, 25, 26, 27, 31, 32, 39E, 46W, 47, 48E, 48W, 54W and 55, as shown on the attached Maps designated as Schedules "A1" to "A22"

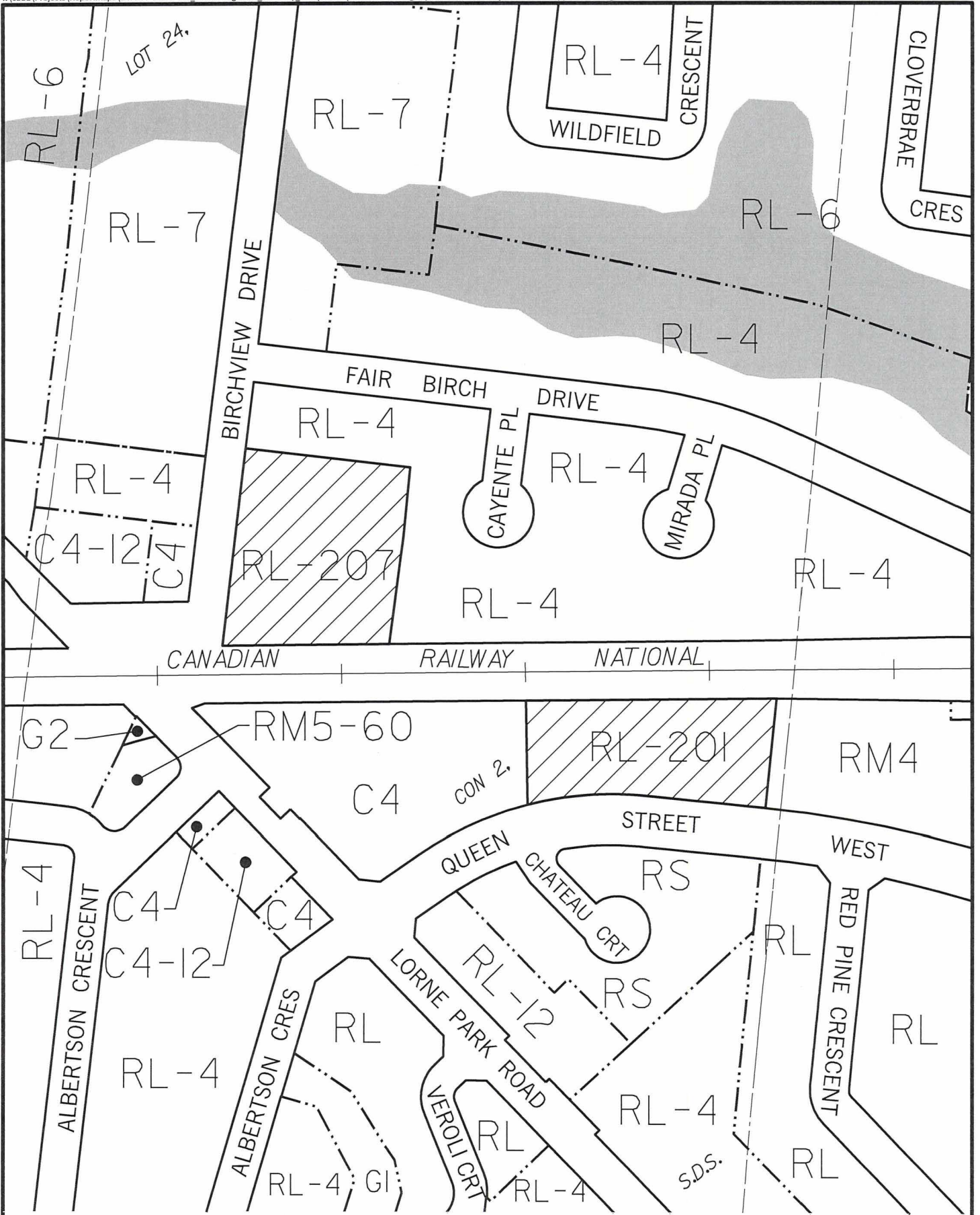
This By-law also amends the zoning provisions of the "RL-190", "RL-192", "RL-193", "RL-194", "RL-196", "RL-197", "RL-198", "RL-200", "RL-201", "RL-202", "RL-207", "RL-209", "RL-210", "RL-213", "RL-214" zones, which applies to the properties outlined on the attached Appendices "B1" and "B12(5)".

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 All Wards.by-law.lot consolidation update.tj.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/BL.09-CIT%20All%20Wards.by-law.lot%20consolidation%20update.tj.jmcc.docx)



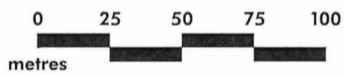
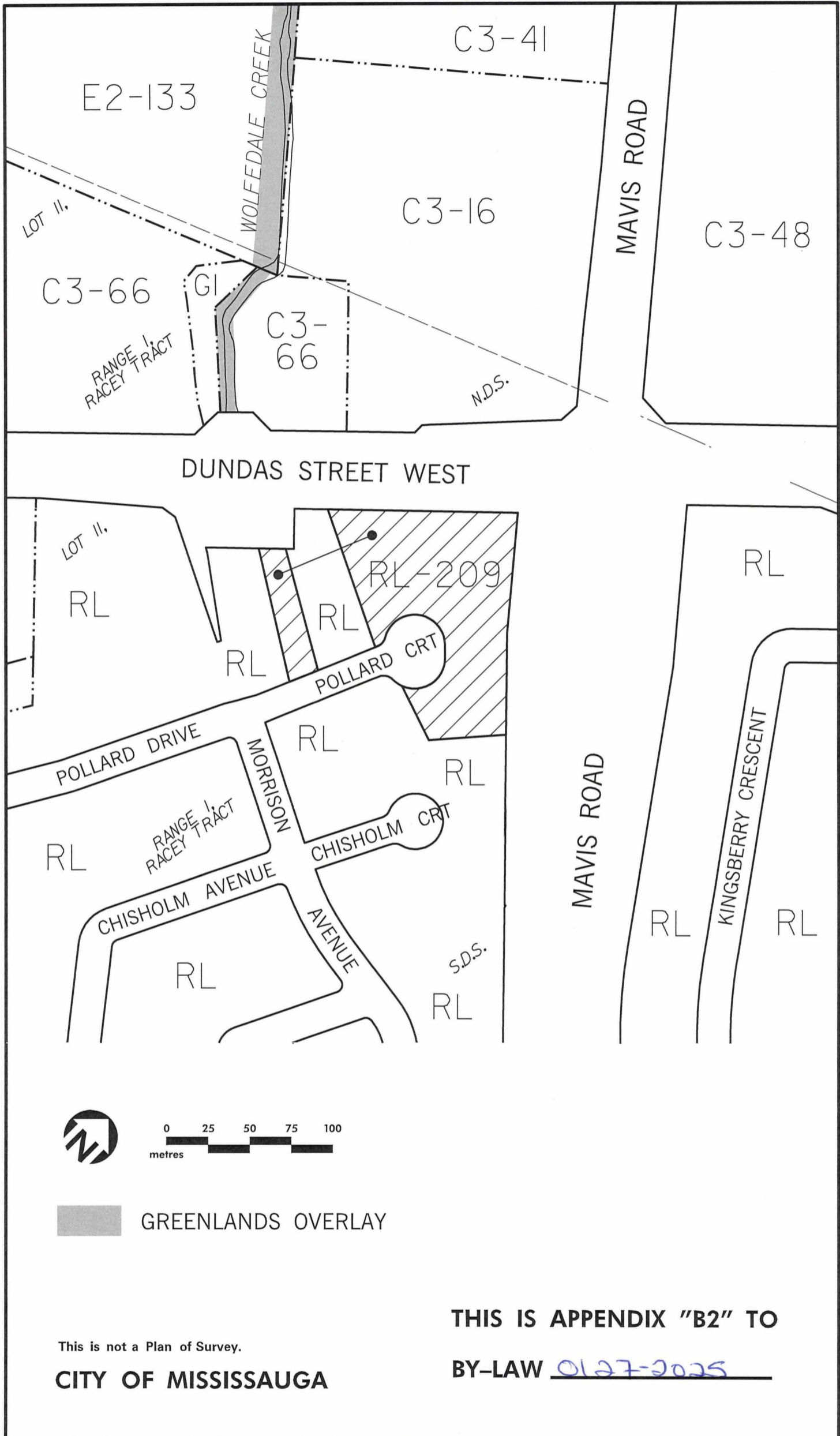
GREENLANDS OVERLAY

This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B1" TO

BY-LAW 0127-2025



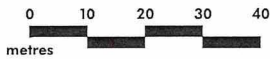
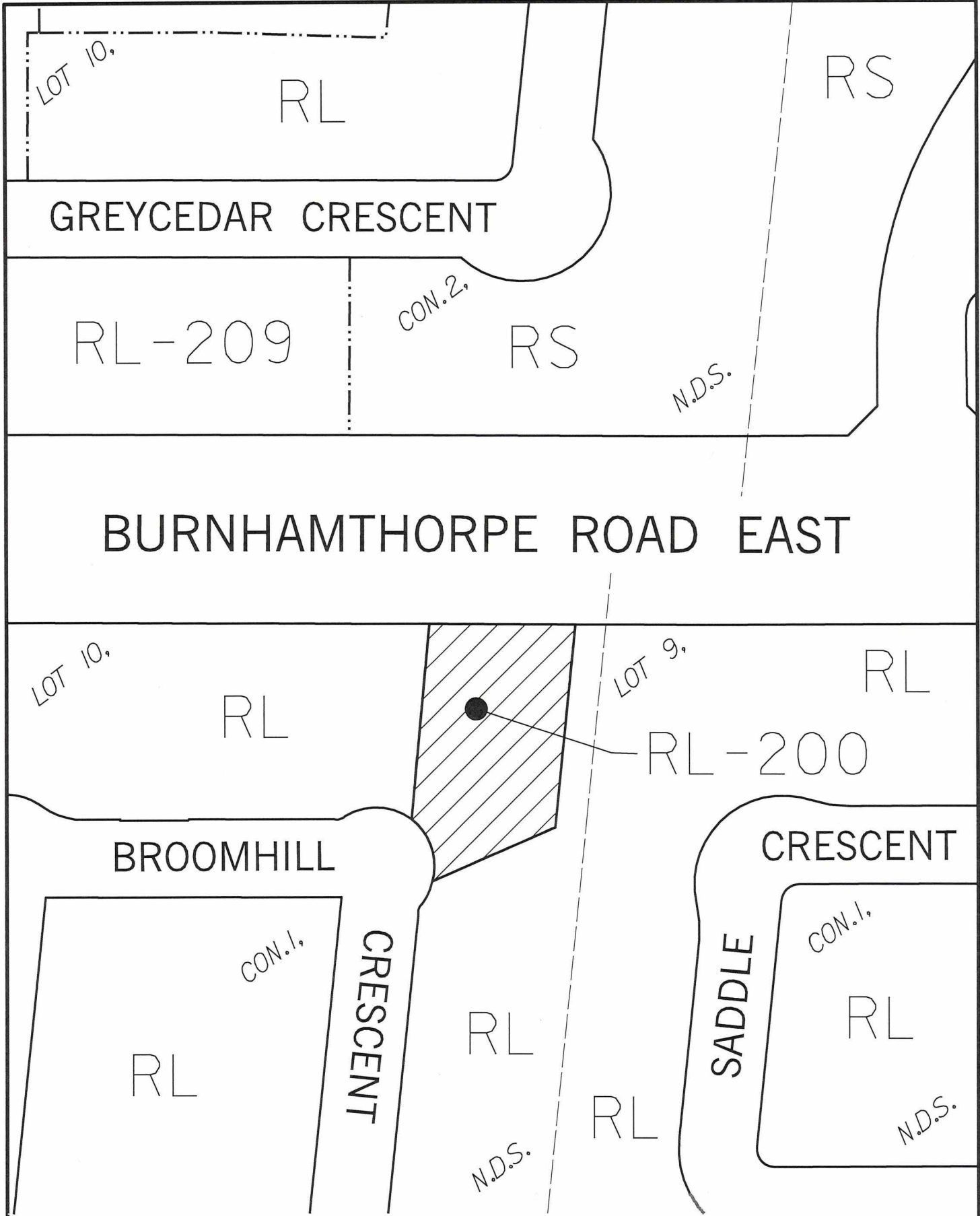
GREENLANDS OVERLAY

This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B2" TO

BY-LAW 0127-2025

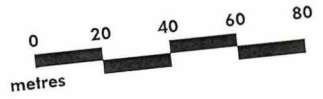
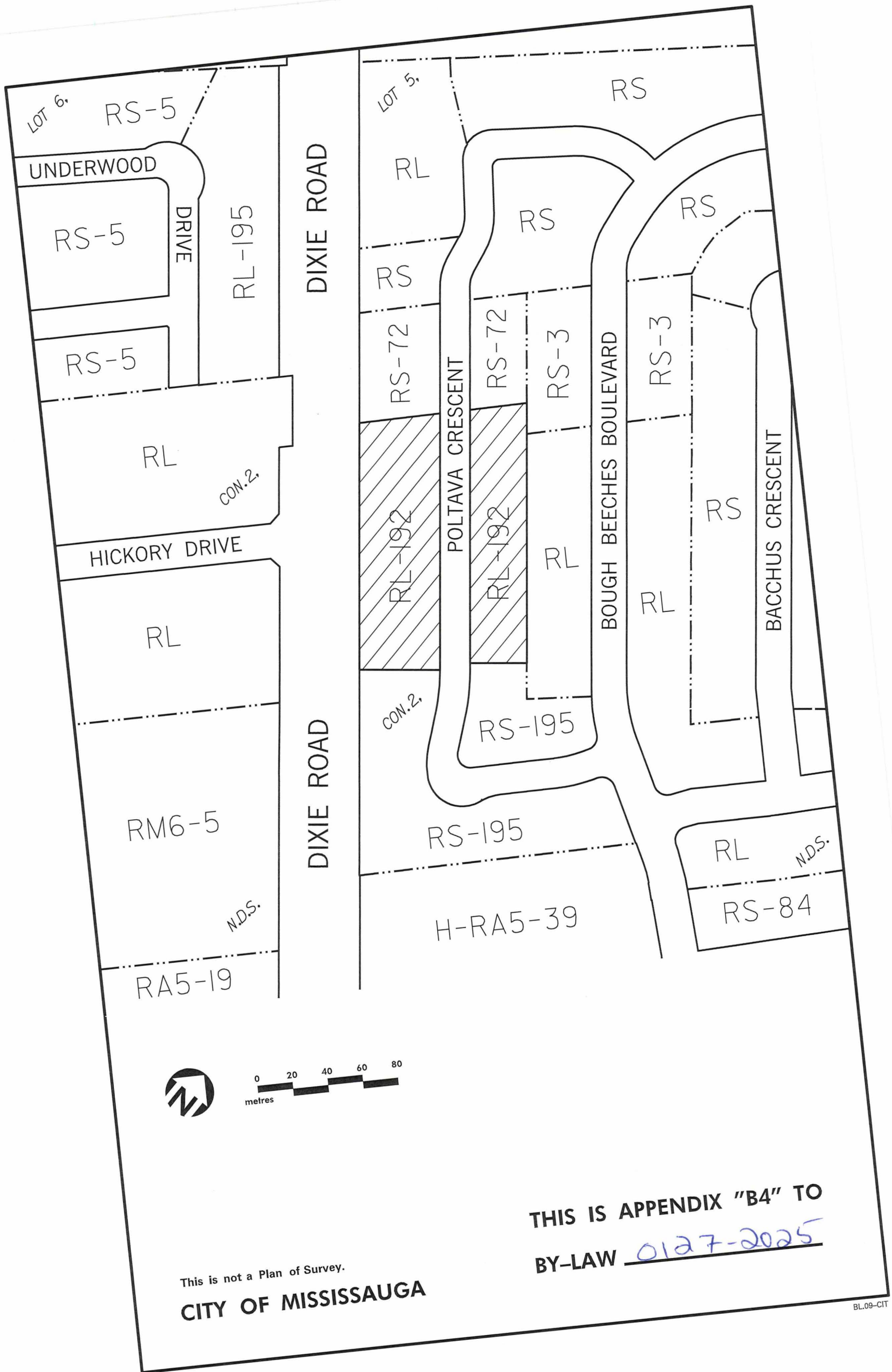


This is not a Plan of Survey.

CITY OF MISSISSAUGA

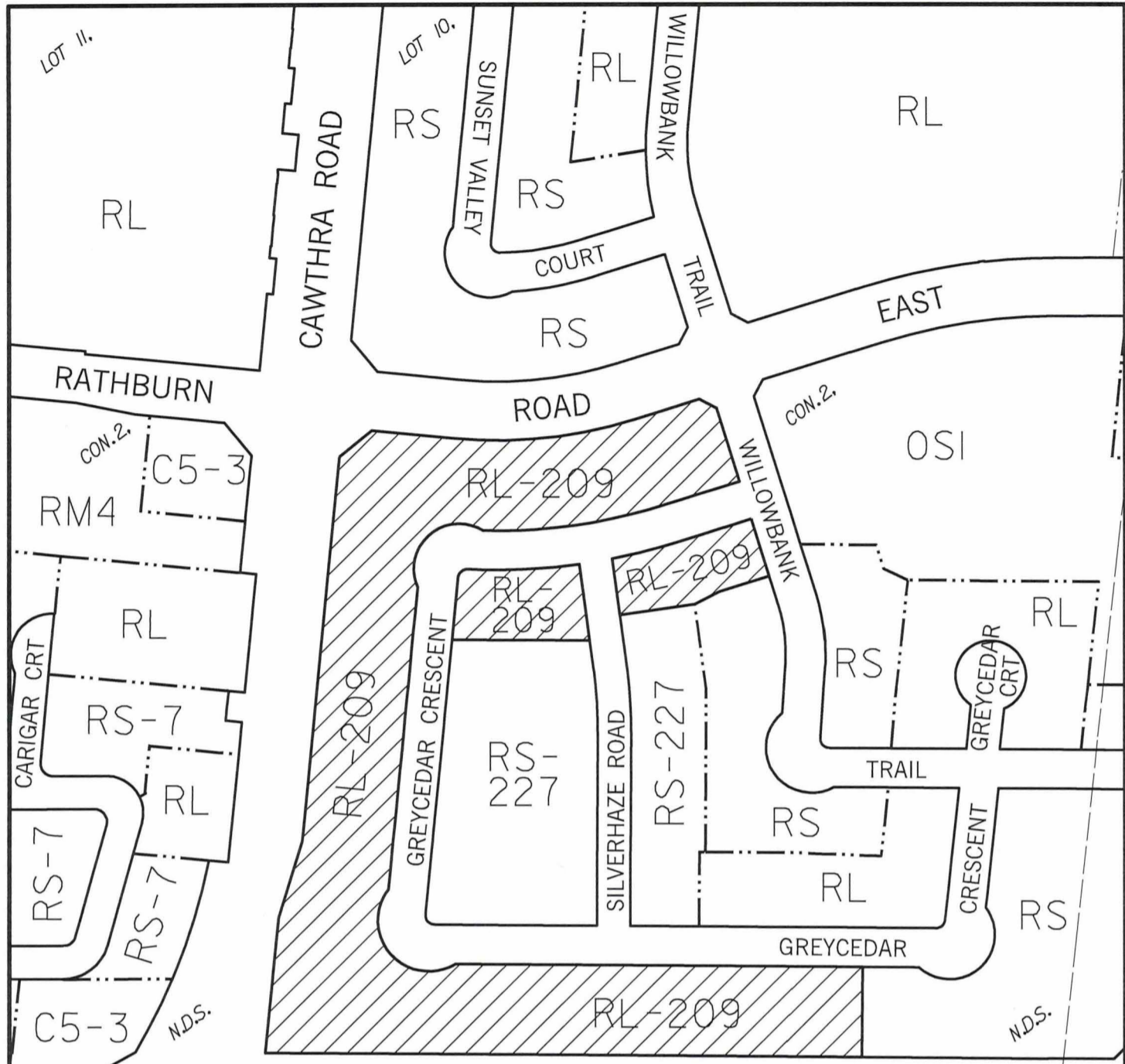
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BY-LAW 0127-2025

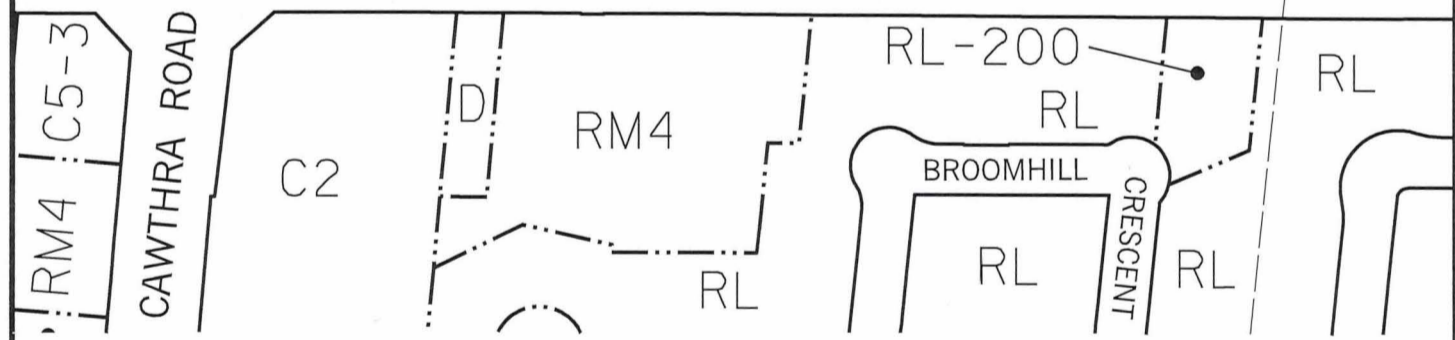


THIS IS APPENDIX "B4" TO
 BY-LAW 0127-2025

This is not a Plan of Survey.
CITY OF MISSISSAUGA



BURNHAMTHORPE ROAD EAST

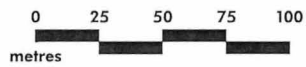
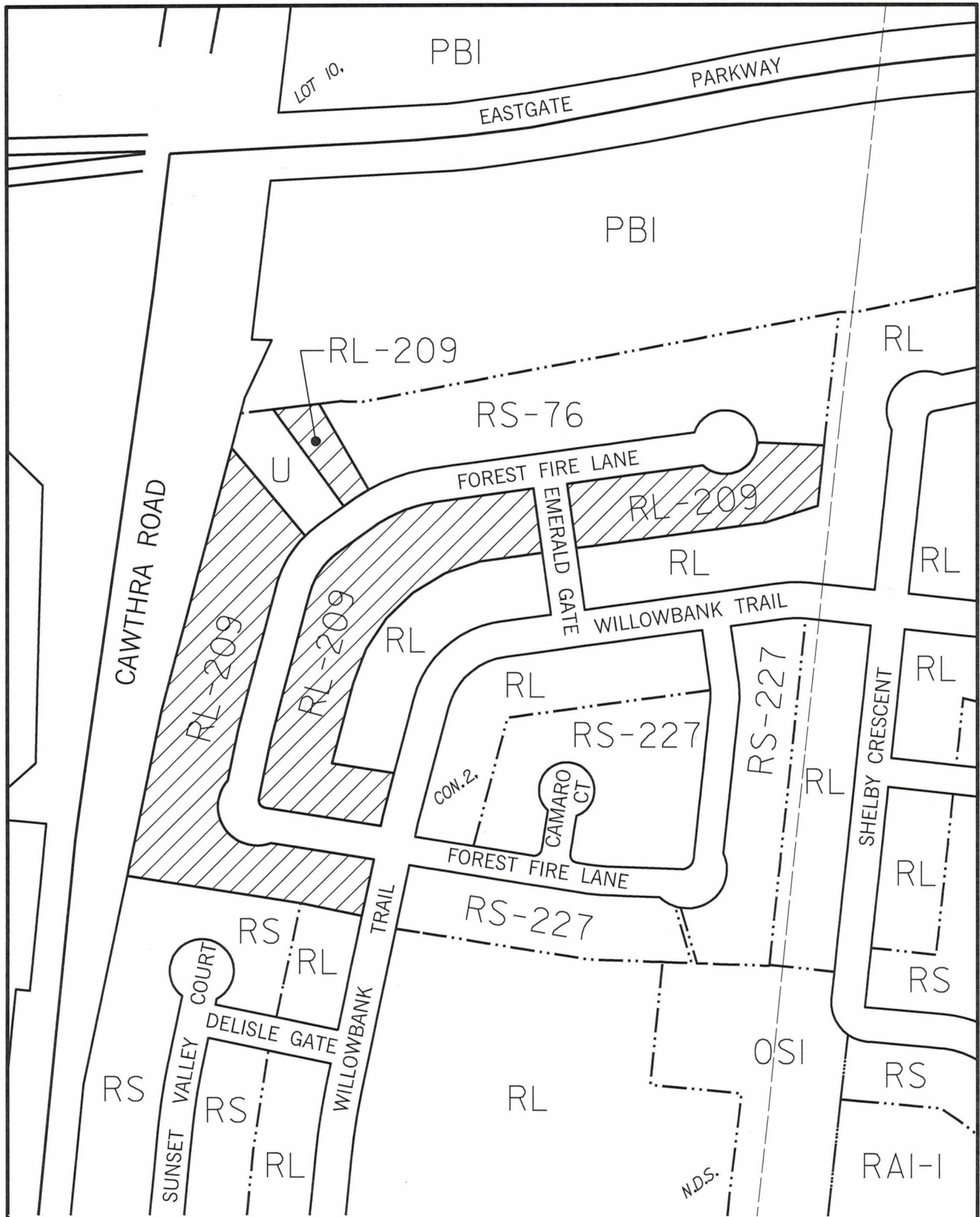


This is not a Plan of Survey.

CITY OF MISSISSAUGA

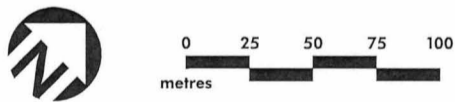
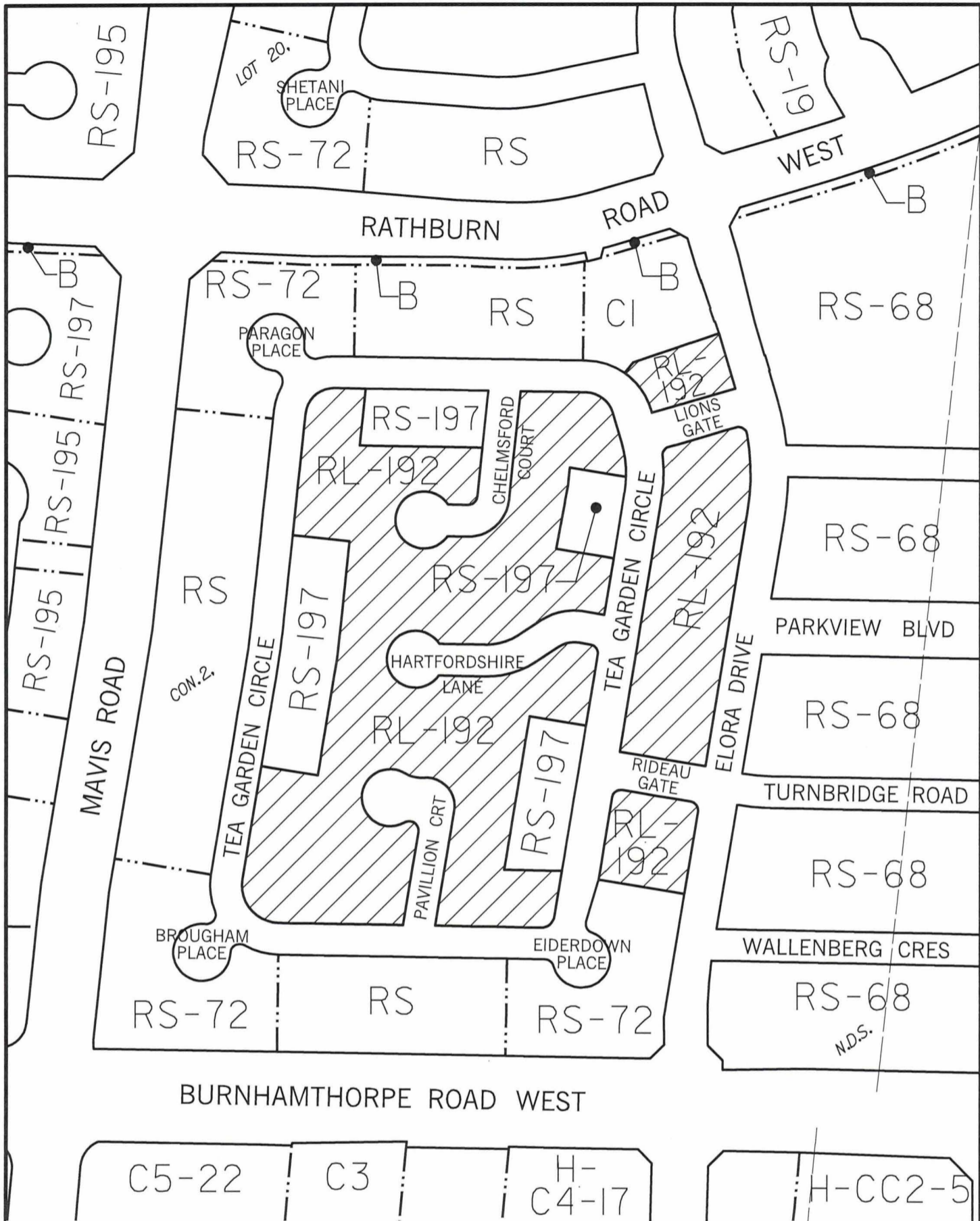
THIS IS APPENDIX "B5(1)" TO

BY-LAW 0127-2025



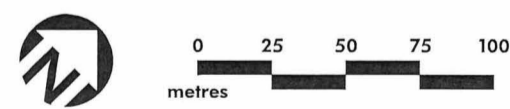
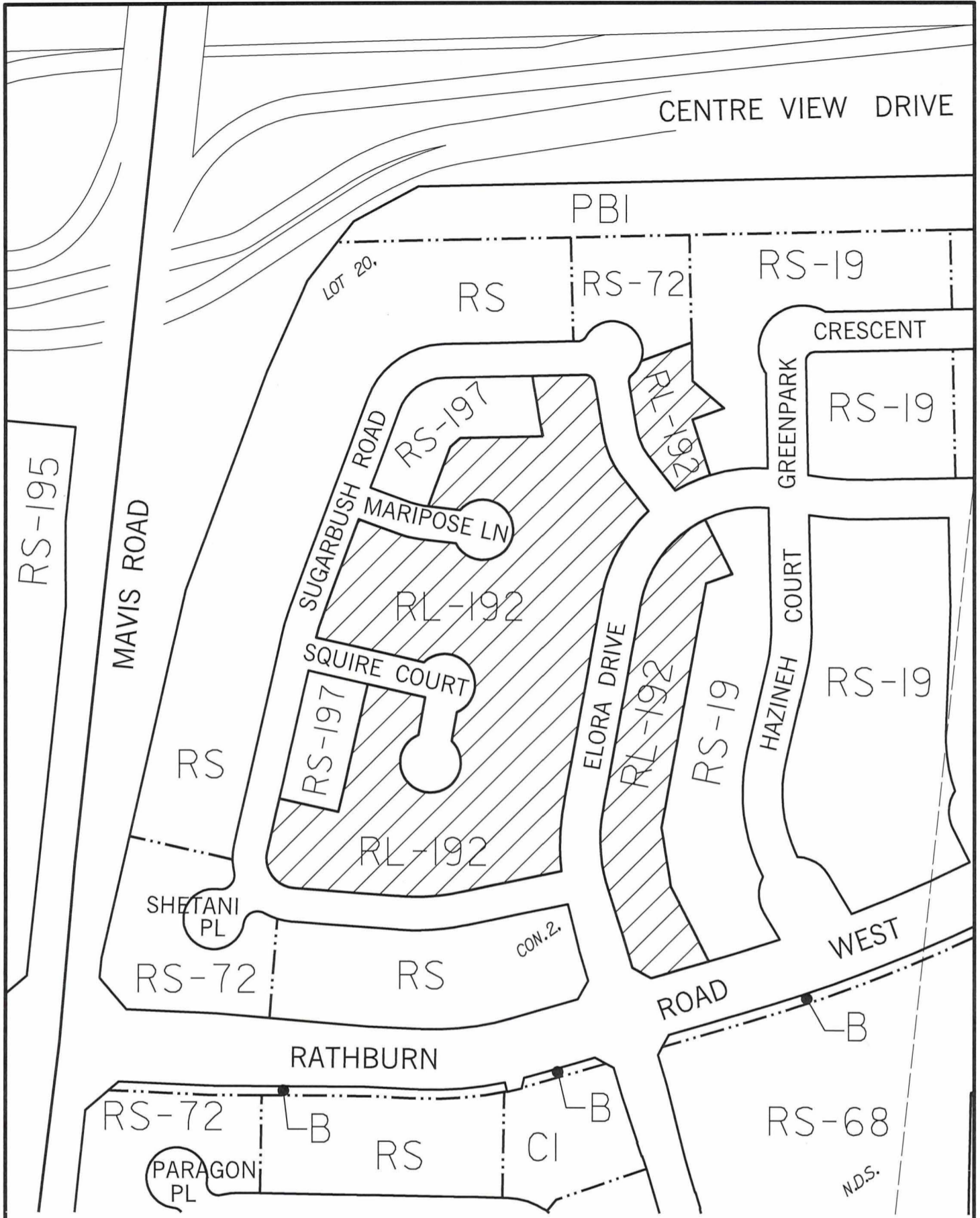
This is not a Plan of Survey.
CITY OF MISSISSAUGA

THIS IS APPENDIX "B5(2)" TO
BY-LAW 0127-2025



This is not a Plan of Survey.
CITY OF MISSISSAUGA

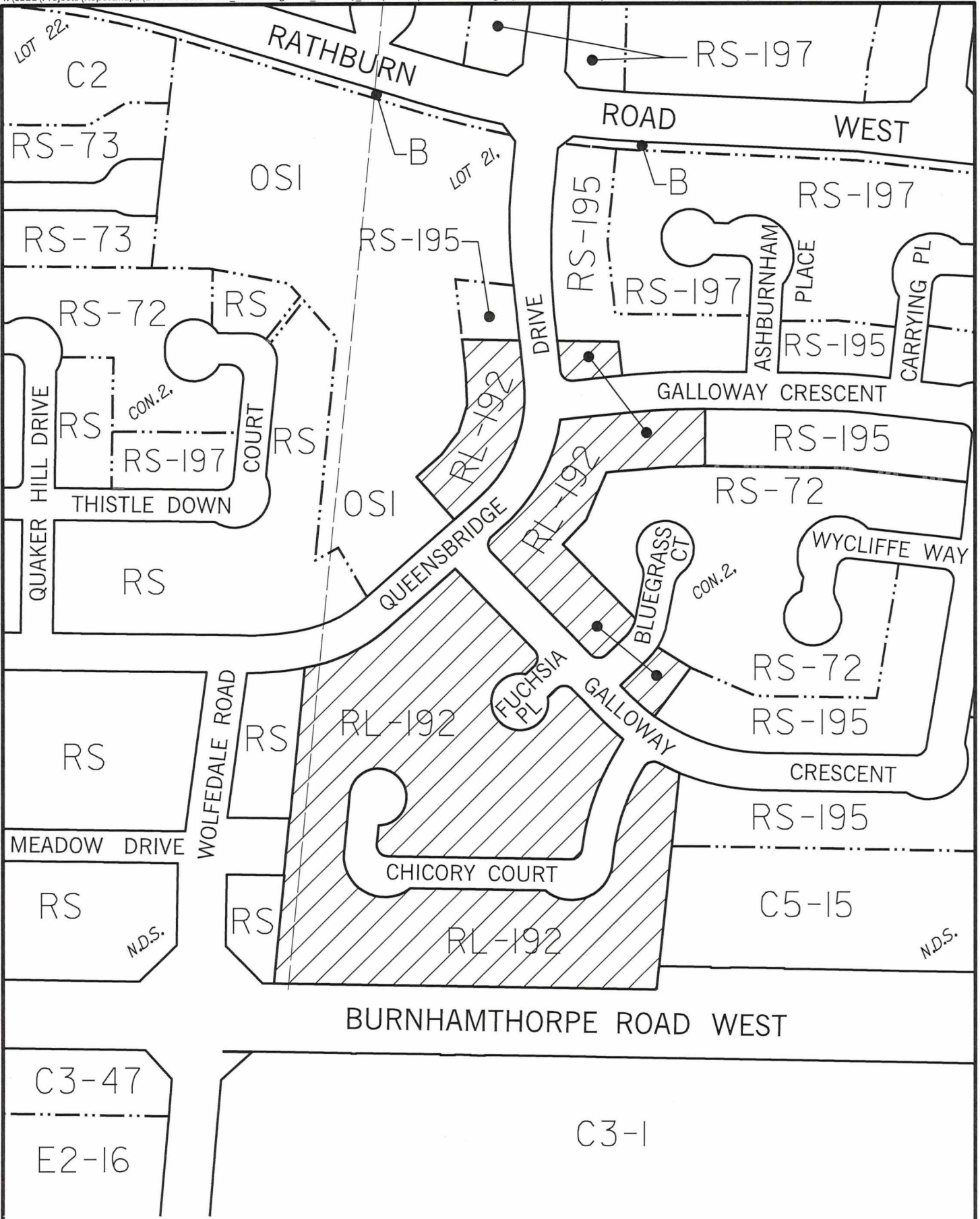
THIS IS APPENDIX "B6(1)" TO
BY-LAW 5002-2010



This is not a Plan of Survey.

CITY OF MISSISSAUGA

**THIS IS APPENDIX "B6(2)" TO
BY-LAW 0127-2025**

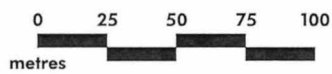
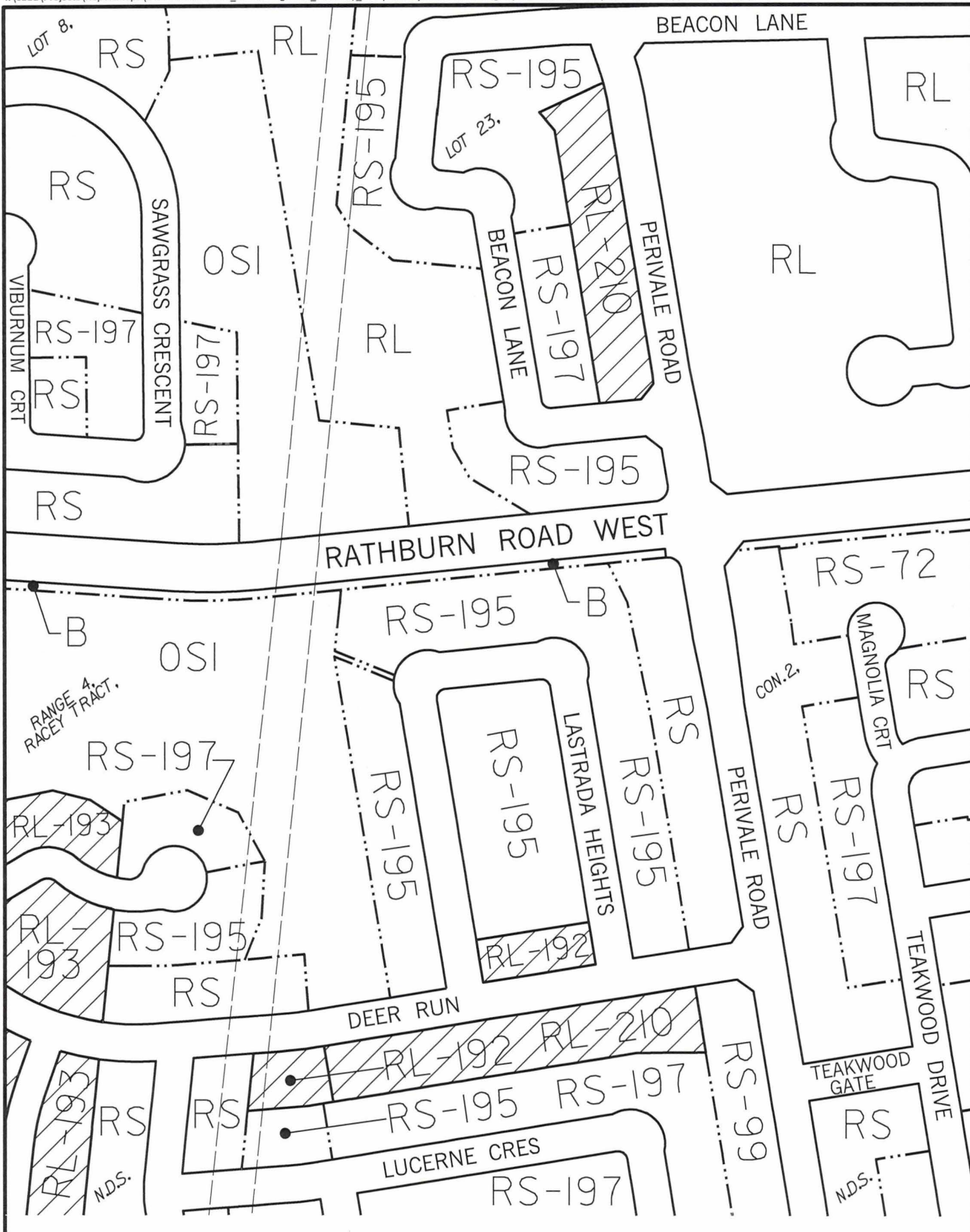


This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B7(1)" TO

BY-LAW 0127-2025

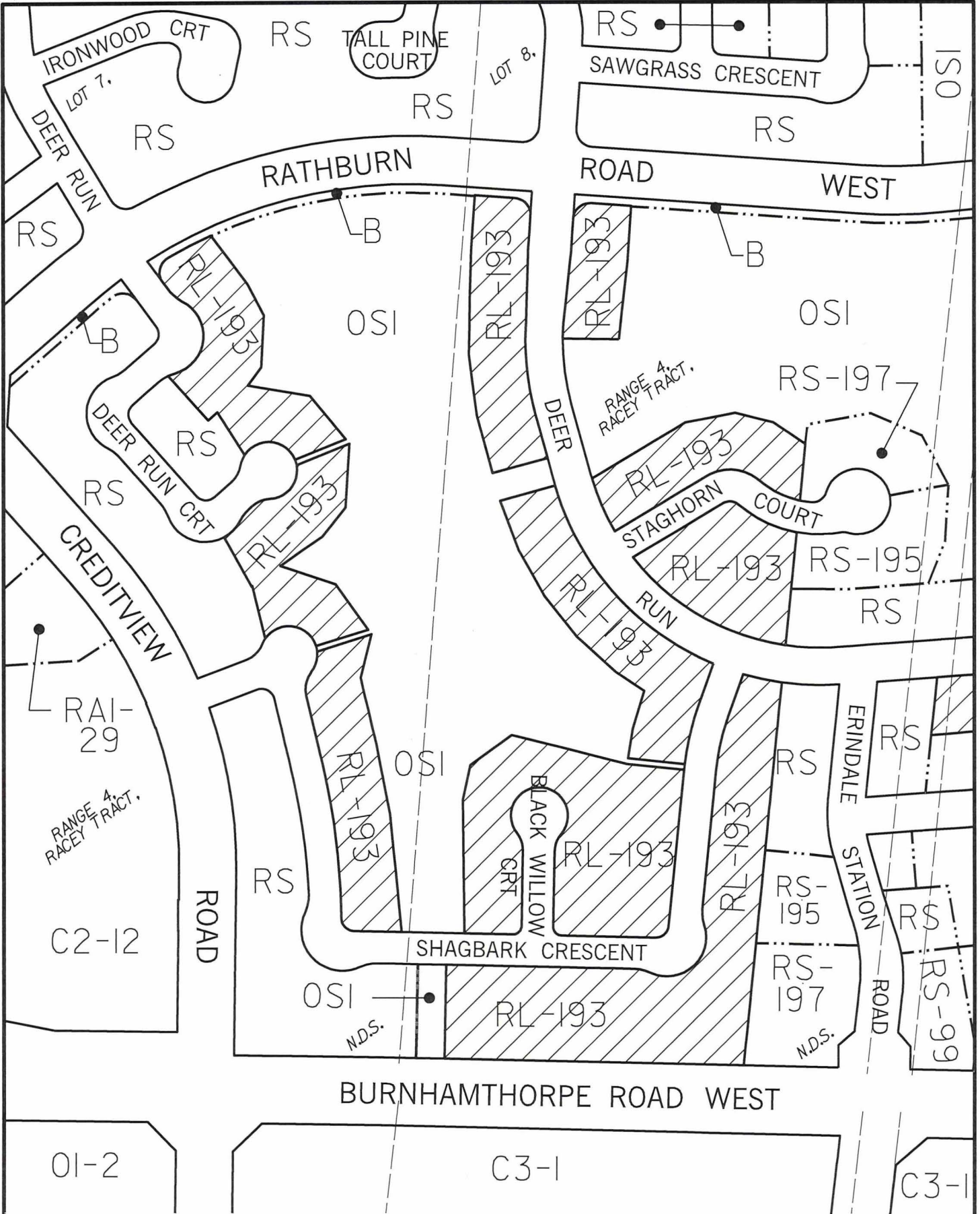


This is not a Plan of Survey.

CITY OF MISSISSAUGA

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BY-LAW 0127-2025

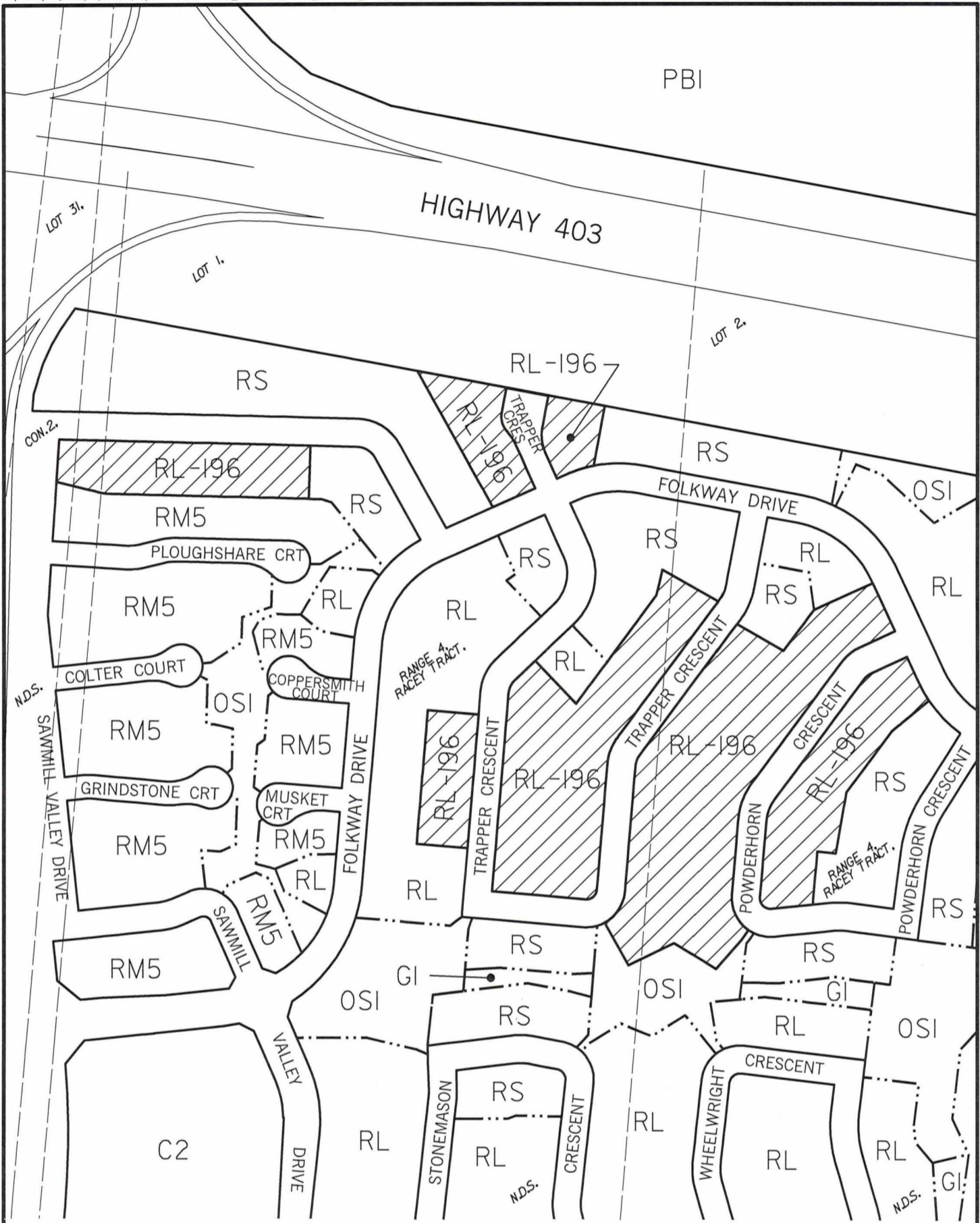


This is not a Plan of Survey.

CITY OF MISSISSAUGA

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BY-LAW 0127-2025

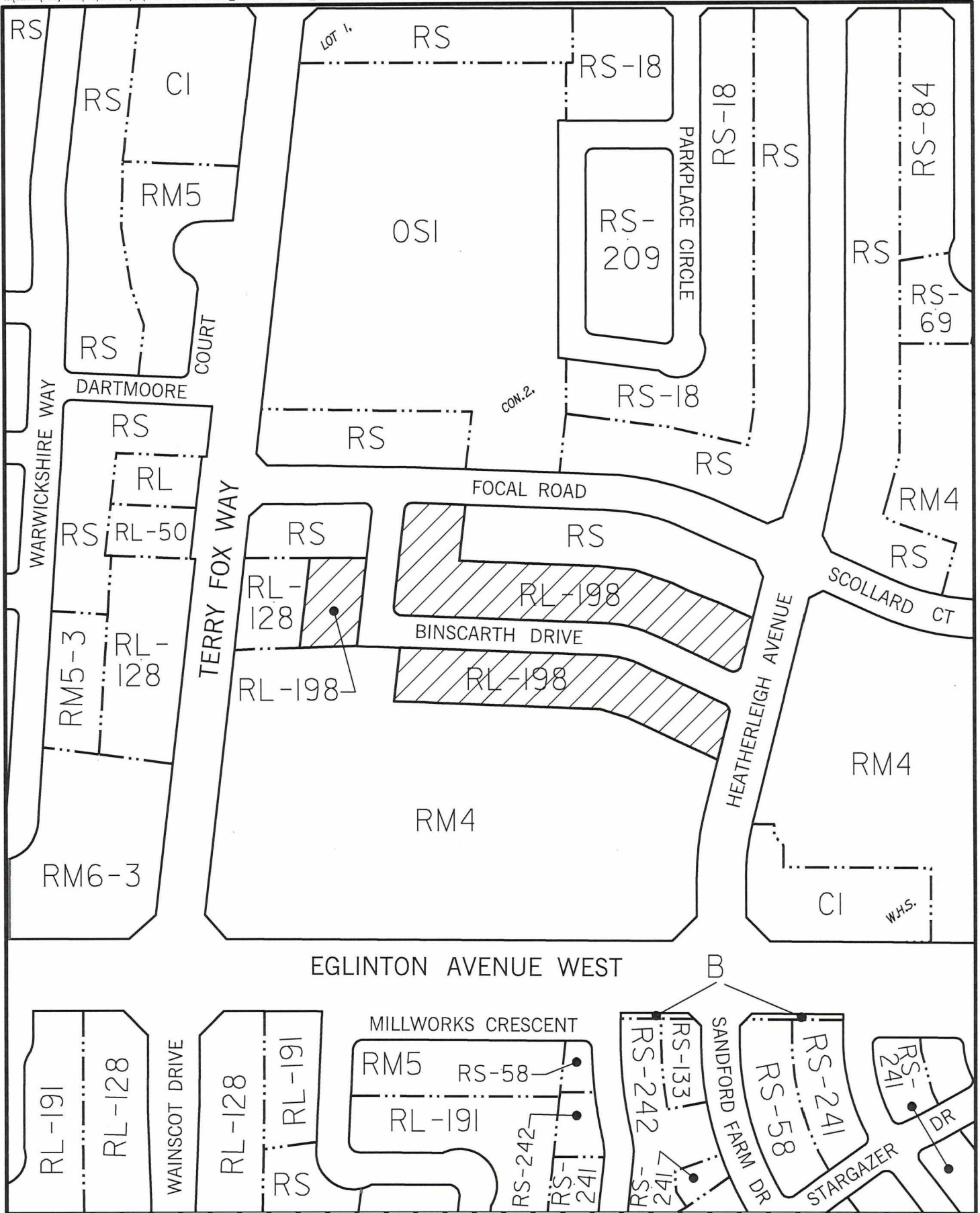


This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B8" TO

BY-LAW 0127-2025

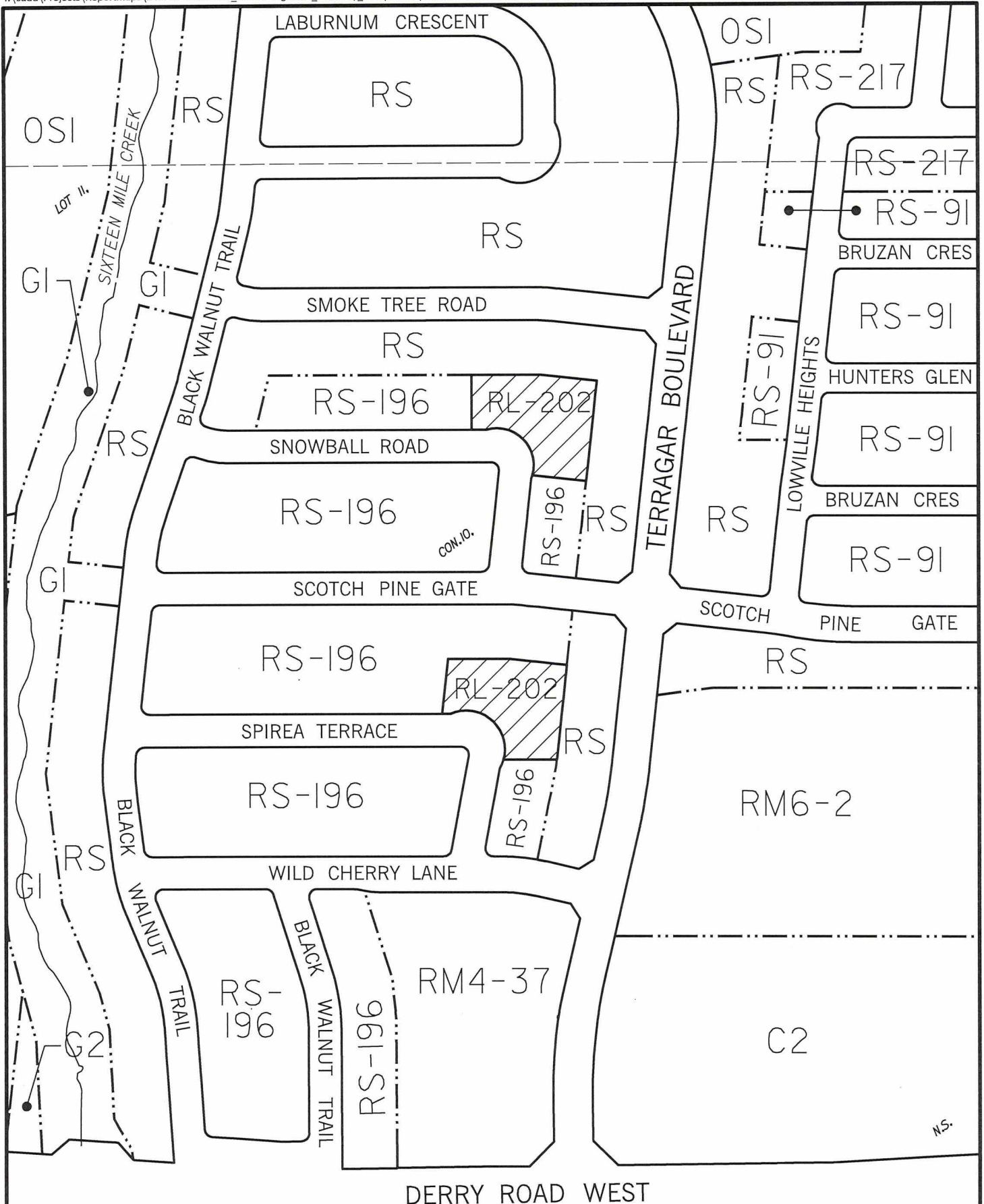


This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B9" TO

BY-LAW 0127-2025

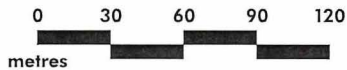
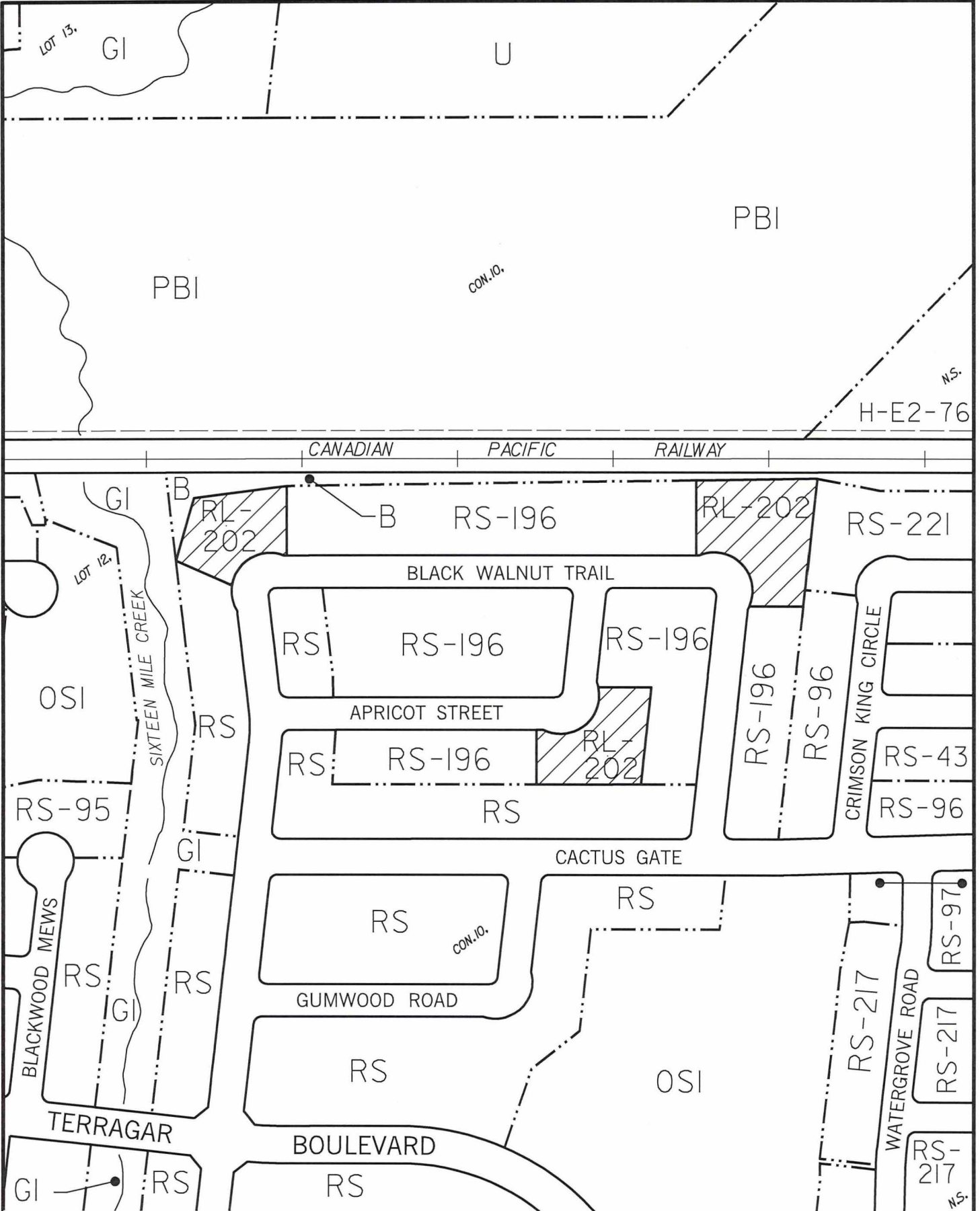


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CITY OF MISSISSAUGA

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BY-LAW 0127-2025

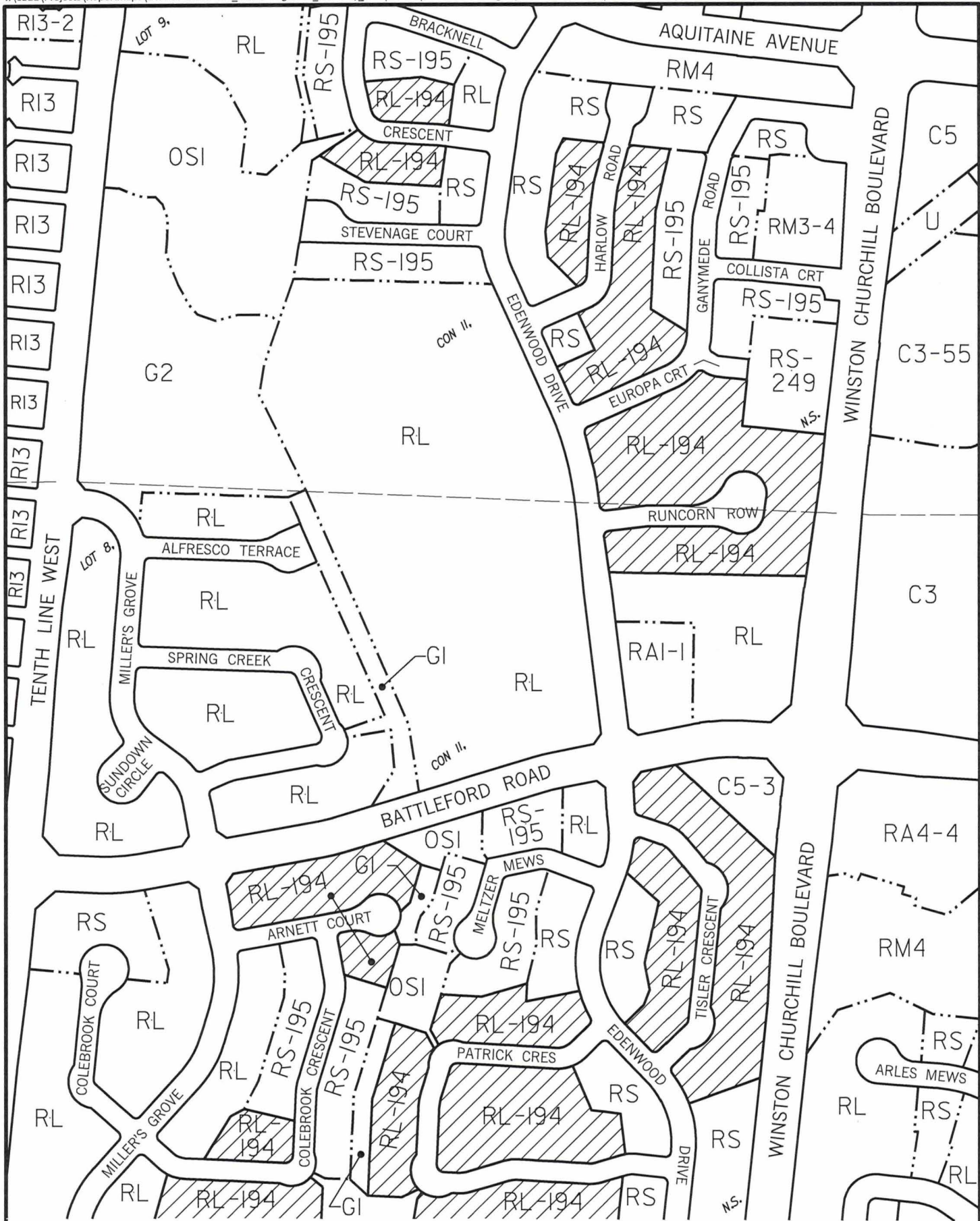


This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B10(2)" TO

BY-LAW 027-2005

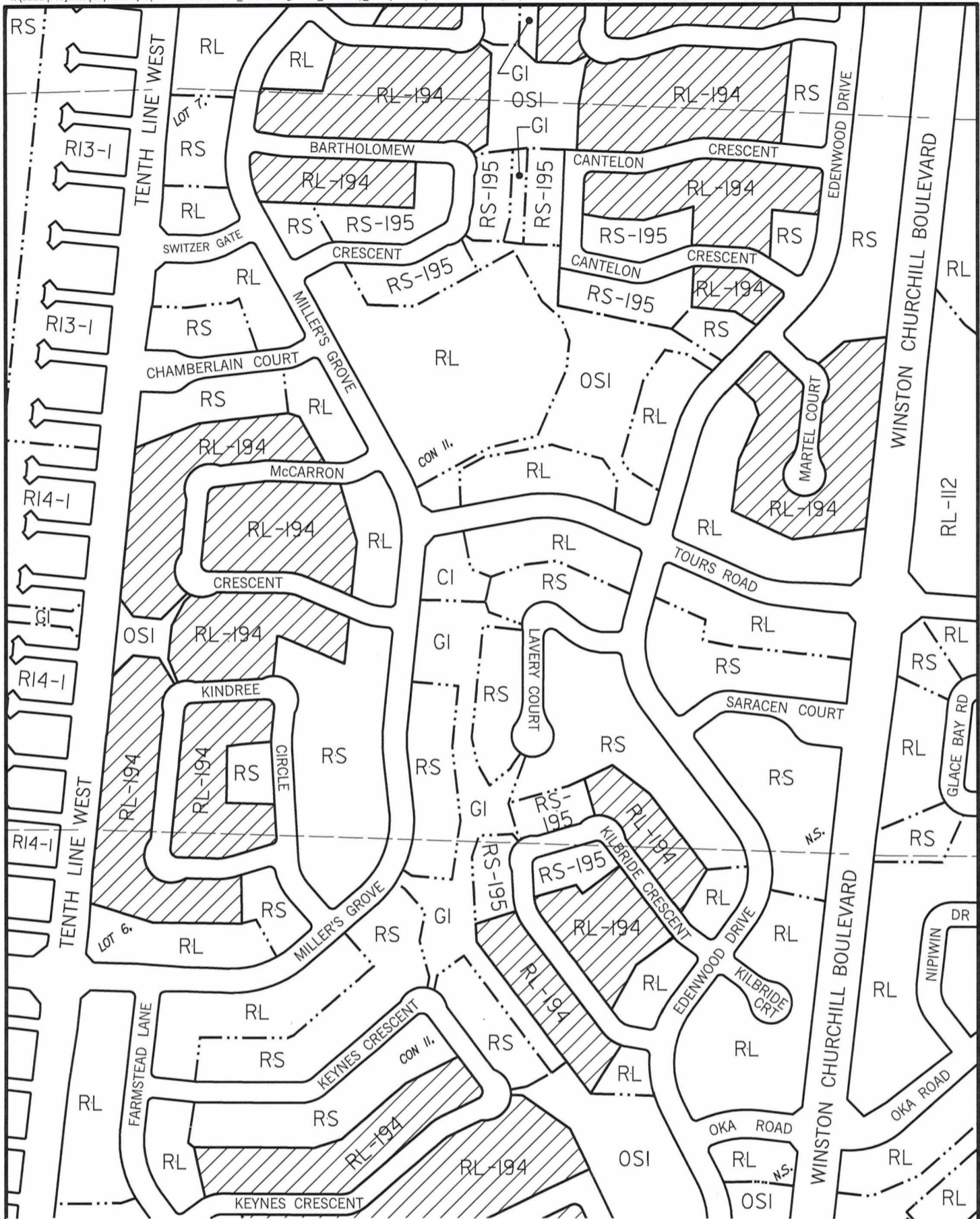


This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B11(2)" TO

BY-LAW 0127-2025

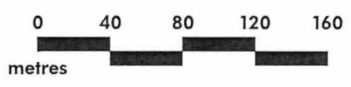
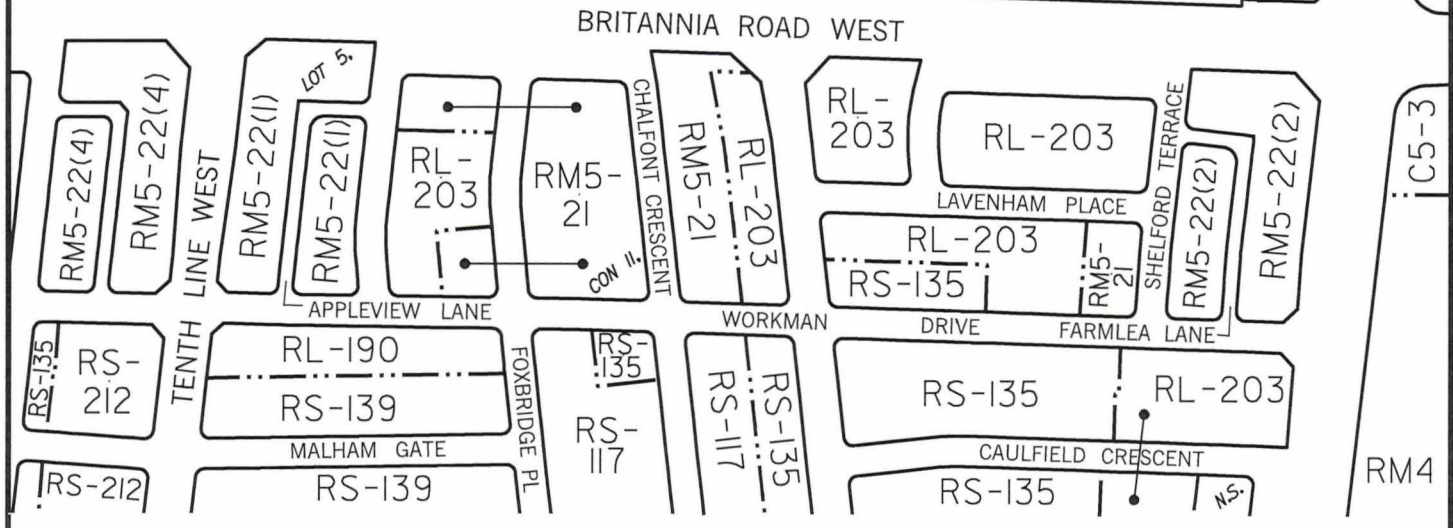
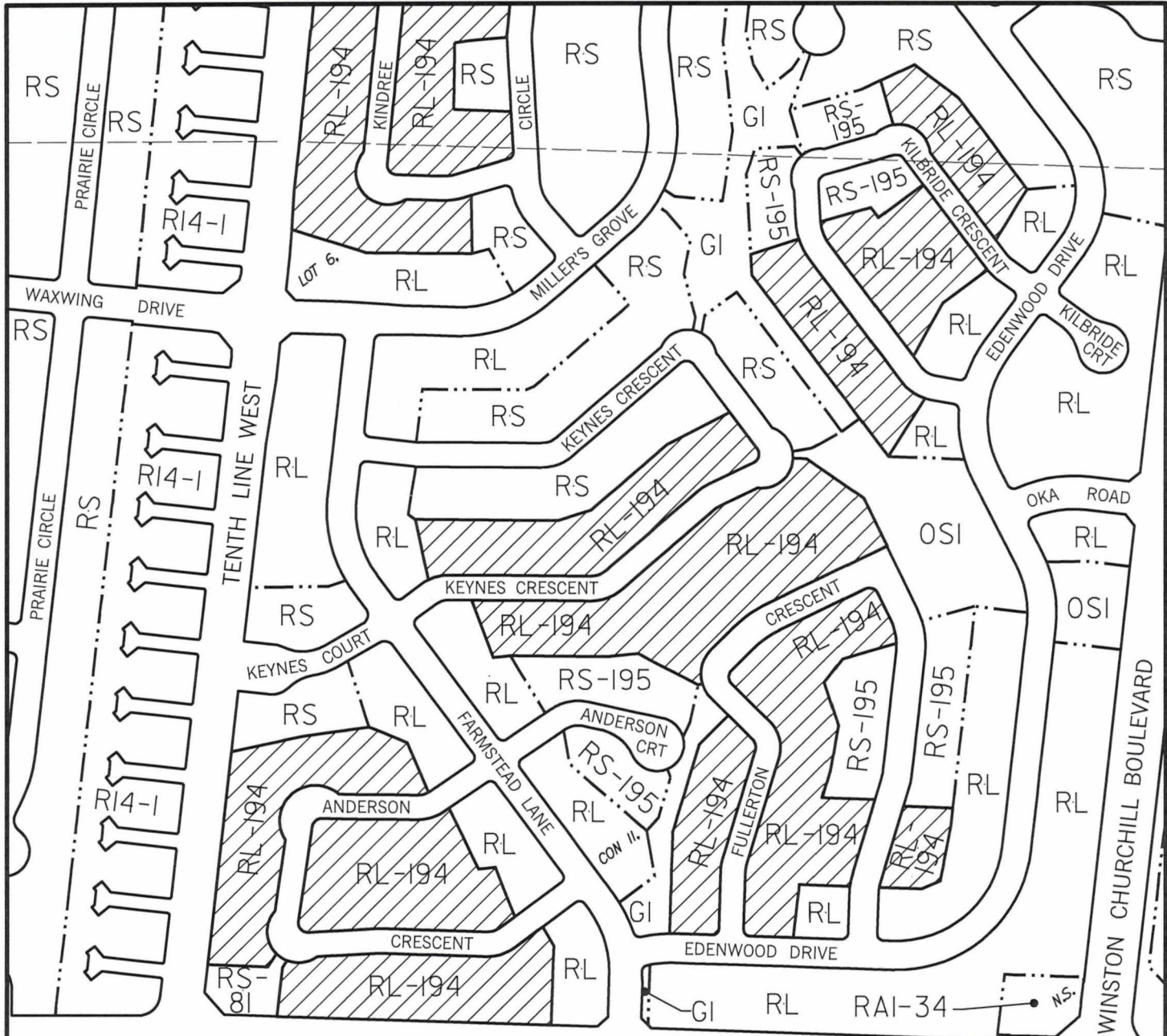


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CITY OF MISSISSAUGA

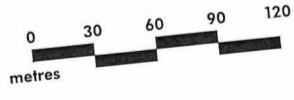
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BY-LAW 0127-2025



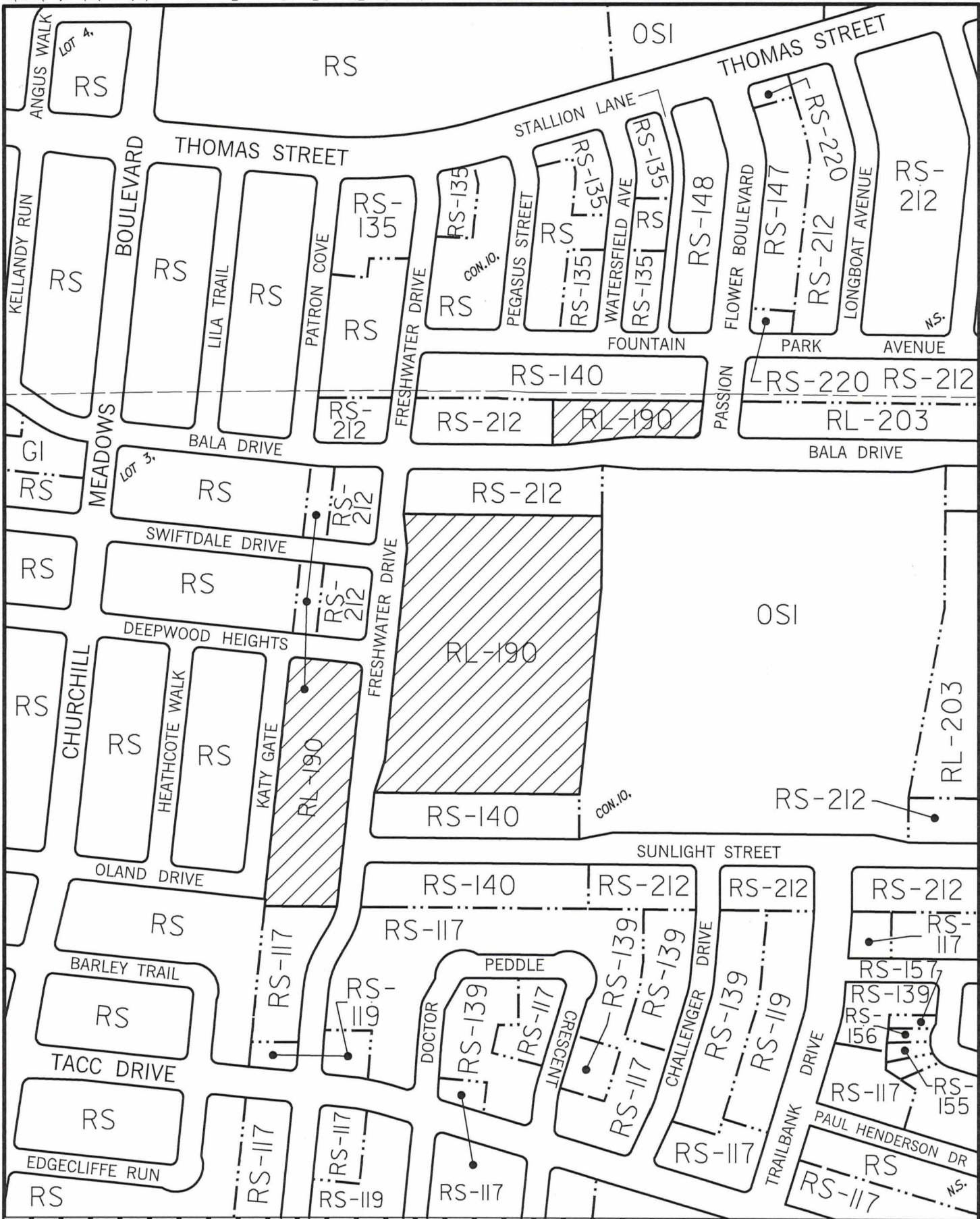
This is not a Plan of Survey.
CITY OF MISSISSAUGA

THIS IS APPENDIX "B11(4)" TO
BY-LAW 0127-2025



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CITY OF MISSISSAUGA

**THIS IS APPENDIX "B12(1)" TO
BY-LAW 0127-2025**

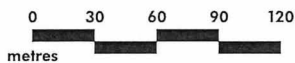
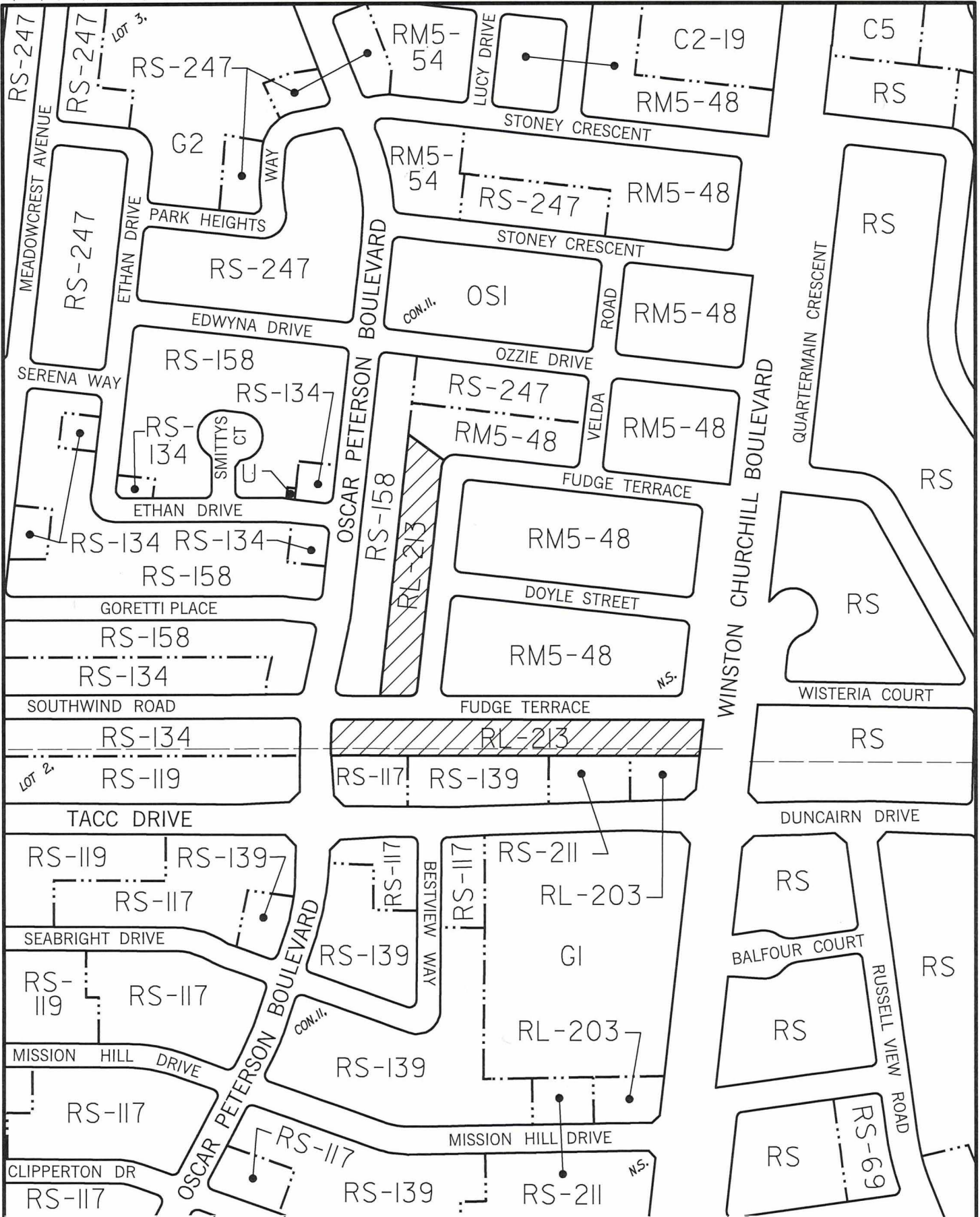


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CITY OF MISSISSAUGA

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BY-LAW 0127-2025

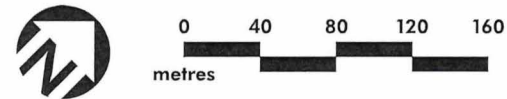
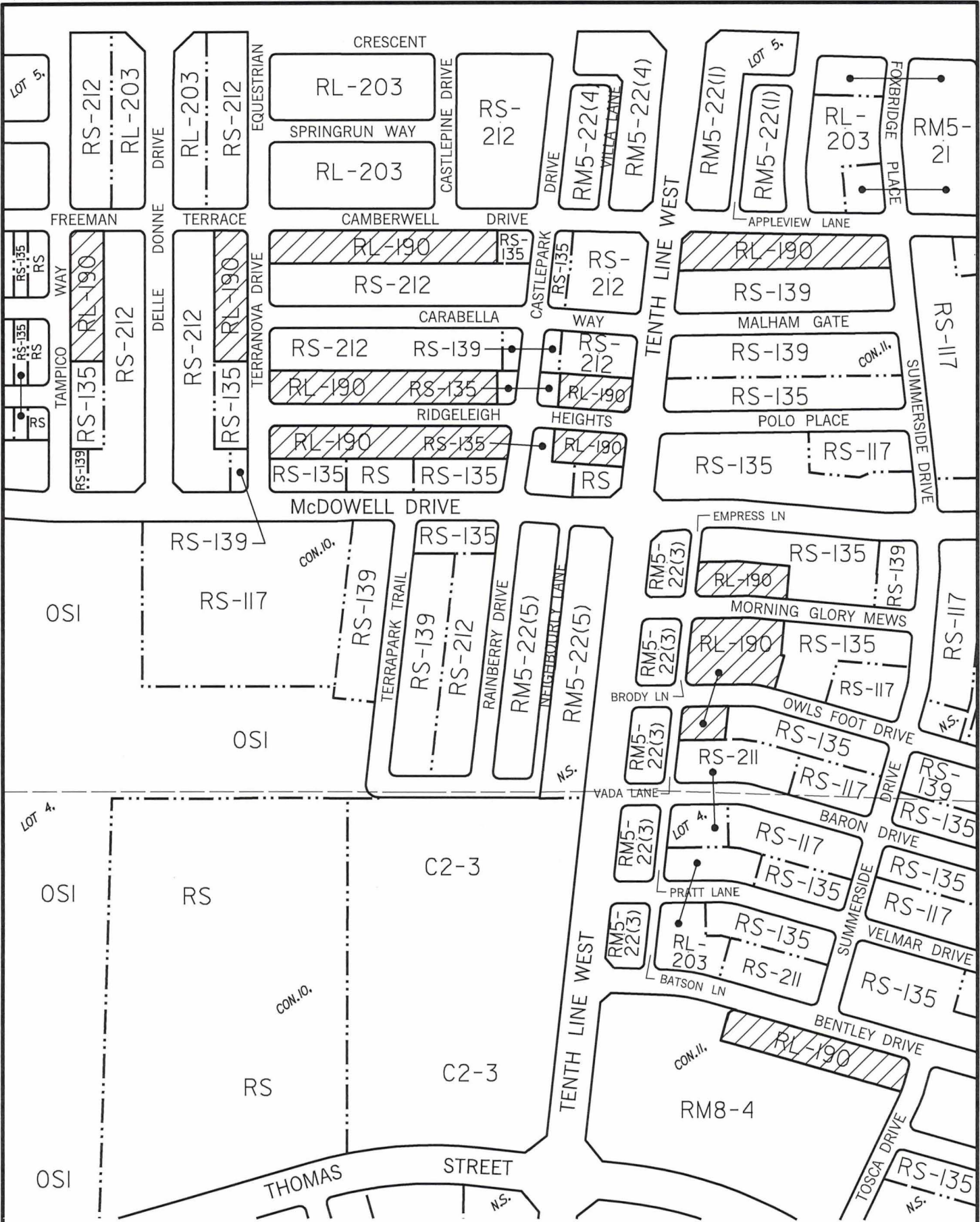


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CITY OF MISSISSAUGA

THIS IS APPENDIX "B12(3)" TO

BY-LAW 0127-2025



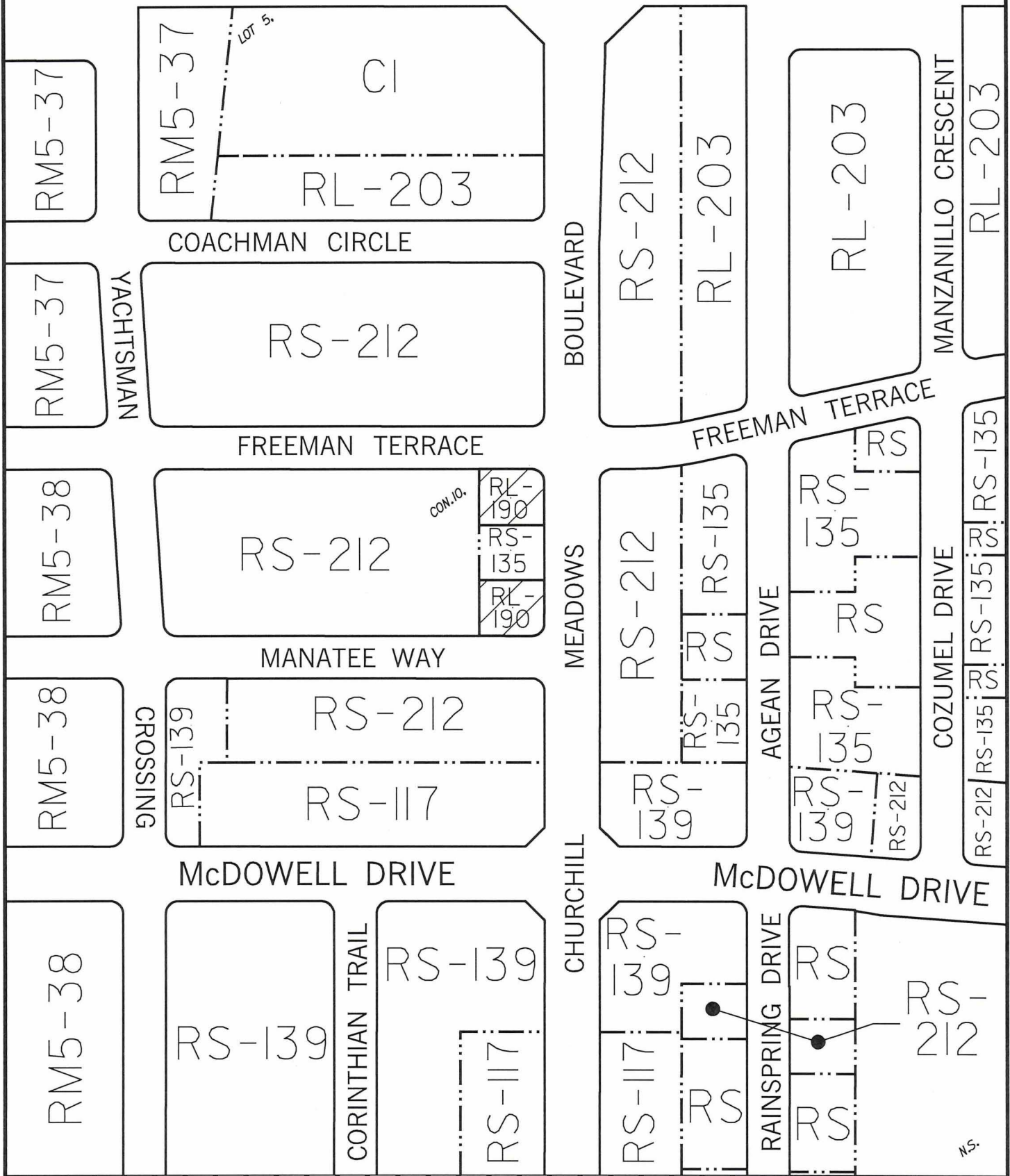
This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B12(4)" TO

BY-LAW 0127-2025

BRITANNIA ROAD WEST



This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B12(5)" TO

BY-LAW 0127-2025