

THE CORPORATION OF THE CITY OF MISSISSAUGA BY-LAW NUMBER (2) 27 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 Line IZ AREA 1.0		В	C
		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:

Colum	nn A	В
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 Regulations	Exception: RL-190	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0048-2025			
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 sett	back 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	Excep	otion: 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	Deta	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 fro	nt yard	4.5 m	
	(7)	minimum ext	erior side yard	4.5 m	
	(8)	minimum setl	back to garage face	6.0 m	
	(9)	maximum dri	iveway 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	Excep	tion: 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	Detac	hed Dwelling:		
	(1)	minimum lot a	rea - interior lot	370 m^2
	(2)	minimum lot a	rea - corner lot	460 m ²
× -	(3)	minimum lot f	rontage - interior lot	12.0 m
	(4)	minimum lot f	rontage - corner lot	15.0 m
	(5)	maximum lot	coverage	40%
	(6)	minimum rear OS1 zone	yard where lands abut an	6.0 m
	(7)	minimum fron	at yard	4.5 m
	(8)	minimum exte	rior side yard	4.5 m
	(9)	minimum setb	ack 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	Except	ion: 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	Detacl	ned Dwelling:		~
	(1)	minimum lot a	rea - interior lot	365 m^2
	(2)	minimum lot a	rea - corner lot	500 m^2
,	(3)	minimum lot fi	rontage - interior lot	9.0 m
	(4)	minimum lot f	rontage - corner lot	16.5 m
	(5)	maximum lot coverage		40%
	(6)	maximum gros	ss floor area - residential	0.6 times the lot area
	(7)	minimum fron	t yard	4.5 m
	(8)	minimum exte	rior side yard	4.5 m
	(9)	minimum setback to garage face		6.0 m
	(10)	maximum driv	reway 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	Excep	otion: RL-196	Map # 31	By-law: 0174-2017, 0048-2025		
Regulations	Regulations					
4.2.2.196.2	Deta	ched Dwelling:				
	(1)	minimum lot a	rea - interior lot	365 m ²		
	(2)	minimum lot a	rea - corner lot	500 m^2		
*	(3)	minimum lot f	rontage - interior lot	9.0 m		
	(4)	minimum lot f	rontage - corner lot	12.0 m		
	(5)	minimum land	scaped area	25% of the lot area		
	(6)	maximum driv	eway width	6.0 m		
-	(7)	deleted				
	(8)	deleted	à.			

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 Regulations	Exception: RL-197	Map # 57	By-law: 0325-2008, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025			
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 seth	back 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	RL zones regulations	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	minimum lot area - corner lot 500 m ²				
	(3) minimum lot	minimum lot frontage - interior lot 12.0 m				
	(4) minimum lot	minimum lot frontage - corner lot 16.5 m				
	(5) maximum lot	coverage	40%			
	(6) minimum fro	nt yard	6.0 m			
*	(7) minimum ext	erior side yard	4.5 m			
	(8) minimum set	back 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	Except	tion: RL-200	Map # 20	By-law: 0048-2025		
Regulations						
4.2.2.200.3	RL zo	L zones regulations contained in Subsection 4.2.1 f this By-law except that:				
	(1)	minimum lot a	minimum lot area - interior lot 365 m ²			
	(2)	minimum lot a	minimum lot area - corner lot 500 m ²			
	(3)	minimum lot frontage - interior lot 12.0 m				
	(4)	minimum lot f	minimum lot frontage - corner lot 16.5 m			
	(5)	maximum lot	coverage	40%		
	(6)	minimum fron	t yard	6.0 m		
	(7)	minimum exte	rior side yard	4.5 m		
	(8)	minimum setba	ack 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	Ехсерт	tion: 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	regula	etached dwelling shall comply with the RL zones lations contained in Subsection 4.2.1 of this aw except that:				
	(1)	minimum lot area - interior lot 365 m ²				
	(2)	minimum lot a	rea - corner lot	500 m^2		
	(3)	minimum lot f	rontage - interior lot	12.0 m		
	(4)	minimum lot f	rontage - corner lot	16.5 m		
	(5)	maximum lot	coverage	40%		
	(6)	minimum fron	t yard	6.0 m		
	(7)	minimum exte	rior side yard	4.5 m		
9	(8)	minimum setba	ack 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	Excep	otion: RL-202	Map # 55	By-law: 0174-2017, 0048-2025			
Regulations							
4.2.2.202.4	regula	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 a	minimum lot area - interior lot 365 m ²				
а	(2)	minimum lot a	minimum lot area - corner lot 500 m				
	(3)	minimum lot f	minimum lot frontage - interior lot 12.0 m				
	(4)	minimum lot f	minimum lot frontage - corner lot 16.5 m				
	(5)	maximum lot	maximum lot coverage 40%				
	(6)	minimum from	minimum front yard 6.0				
	(7)	minimum exte	minimum exterior side yard 4.5 m				
	(8)	minimum setb	ack 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	Ехсер	tion: RL-207	Map # 09	By-law: 018 LPAT Order February 15,	2019
Regulations					
4.2.2.207.5	regula		shall comply with the RL n Subsection 4.2.1 of this		
	(1)	minimum lot area - interior lot			365 m^2
	(2)	minimum lot a	irea - corner lot		500 m ²
	(3)	minimum lot f	rontage - interior lot		12.0 m
	(4)	minimum lot f	rontage - corner lot		16.5 m
	(5)	maximum lot	coverage		40%
	(6)	minimum from	it yard		6.0 m
	(7)	minimum exte	rior side yard		4.5 m
	(8)	minimum setb	ack 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	Except	tion: RL-209	Map # 16, 27	By-law: 0174 0048-2025	-2017,
Regulations		RES			
4.2.2.209.3	RL zo	ached dwelling shall comply with the nes regulations contained in Subsection 4.2.1 By-law except that:			
	(1)	minimum lot area - interior lot 365 m ²			
	(2)	minimum lot area - corner lot 500 m ²			500 m^2
	(3)	minimum lot frontage - interior lot 12.0 m			12.0 m
	(4)	minimum lot frontage - corner lot 16.5 m			16.5 m
_	(5)	maximum lot o	coverage	22 28	40%
	(6)	minimum fron	t yard		6.0 m
	(7)	minimum exte	rior side yard		4.5 m
	(8)	minimum setba	ack to garage face	2	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	Ехсер	tion: RL-210	Map # 30	0174-2 LPAT	7: 0379-2009, 017, 0181-2018/ Order 2019 ry 15, 0048-2025
Regulations					
4.2.2.210.2	Detached Dwelling:				
	(1)	minimum lot area - interior lot		ž.	275 m ²
	(2)	minimum lot area - corner lot			500 m^2
	(3)	minimum lot frontage		5	9.0 m
	(4)	maximum lot	coverage		40%
	(5)	minimum fron	at yard		4.5 m
	(6)	minimum exte	rior side yard		4.5 m
	(7)	minimum setba	ack to garage face		6.0 m
	(8)	maximum driv	veway 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 setb	eack 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 setba	ack to a sight triangle	0.0 m	

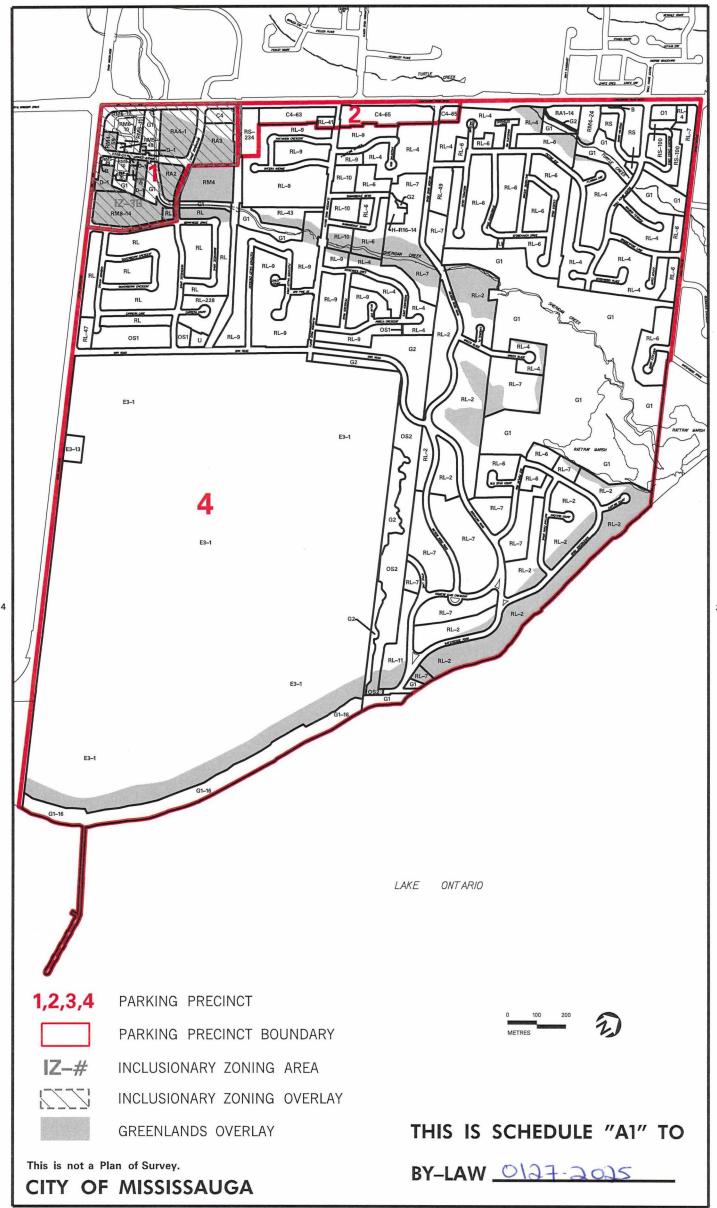
22. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

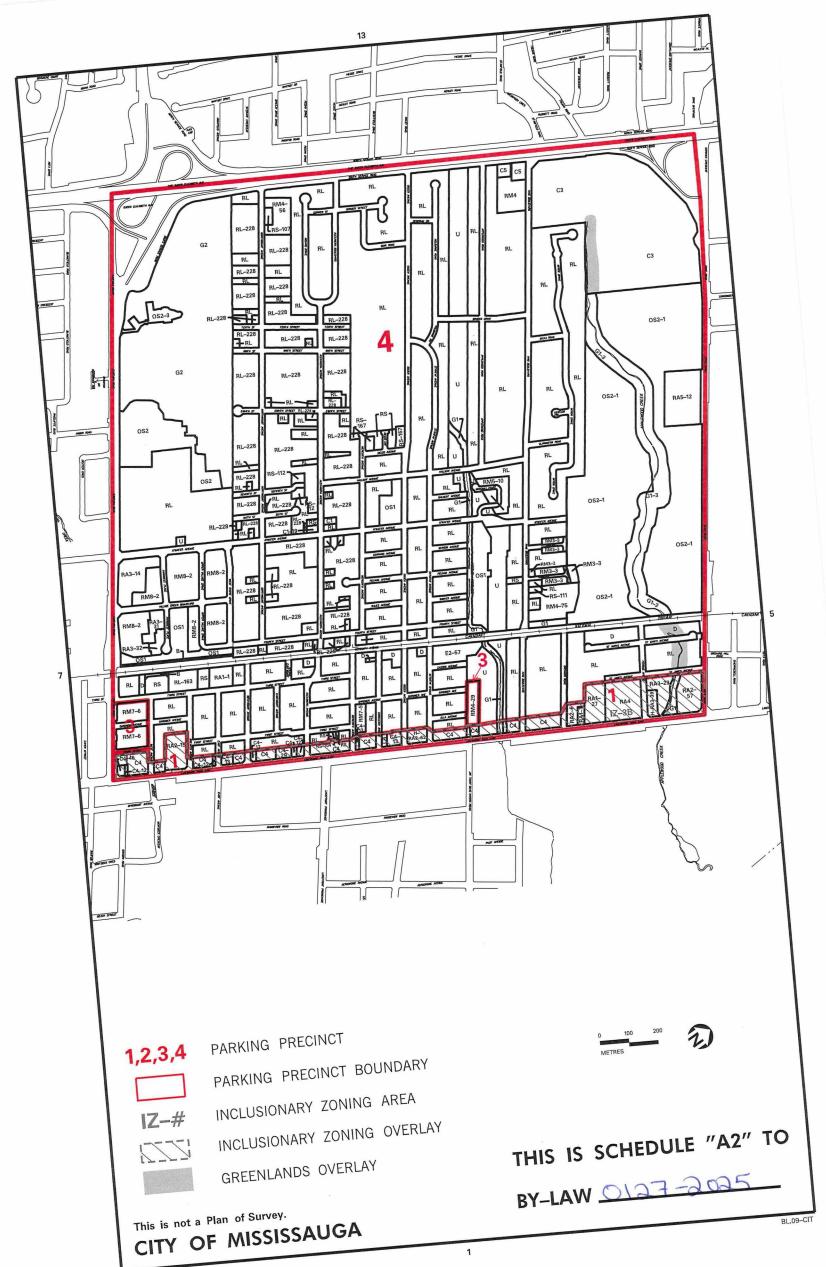
4.2.2.228	Except	ion: RL-228	Map # 03, 06, 07, 11, 12, 15, 16, 20, 21, 23, 25, 26, 27, 31, 32, 39E, 46W, 47, 48E, 48W, 54W, 55	By-law:		
In a RL-228 zone the permitted uses and applicable regulations shall be as specified for a RL zone except that the following uses /regulations shall apply:						
Regulations						
4.2.2.228.1	regulat	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 ar	ea - 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 exter	ior side yard		4.5 m	
. *	(8)	minimum setbae exterior side ya	ck to garage face - ard		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.

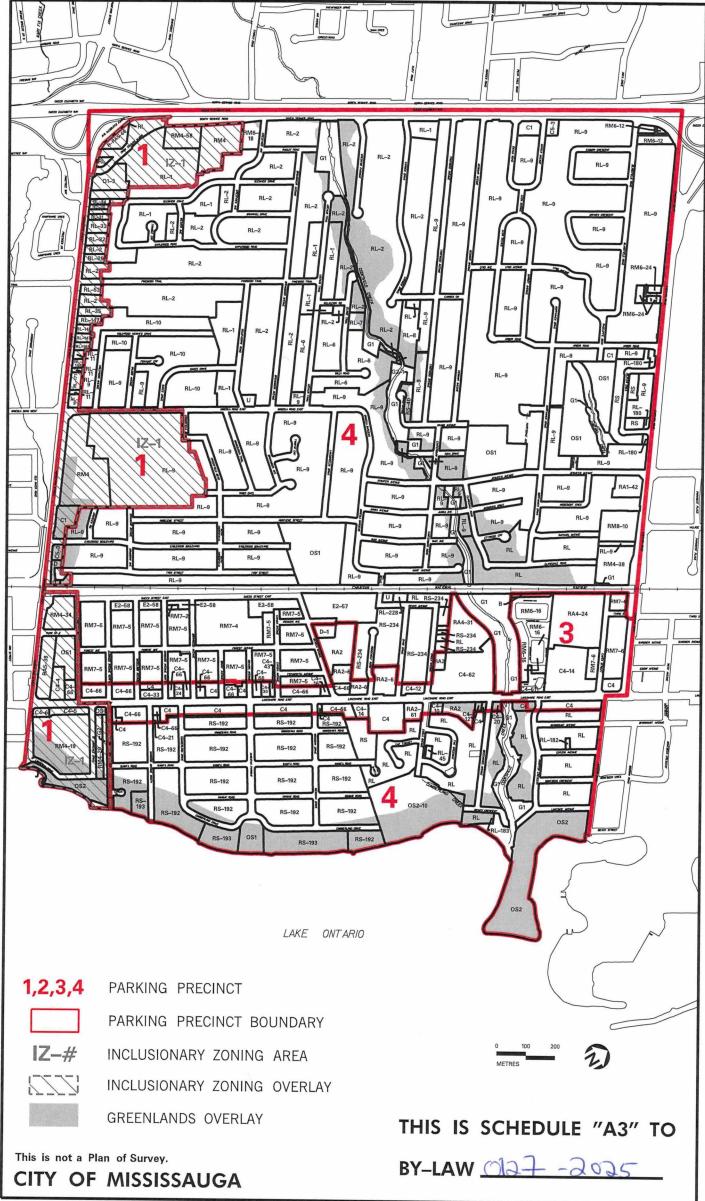
25. The greyed-out text, identified in Sections 2, 6 to 12, 19 to 21 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

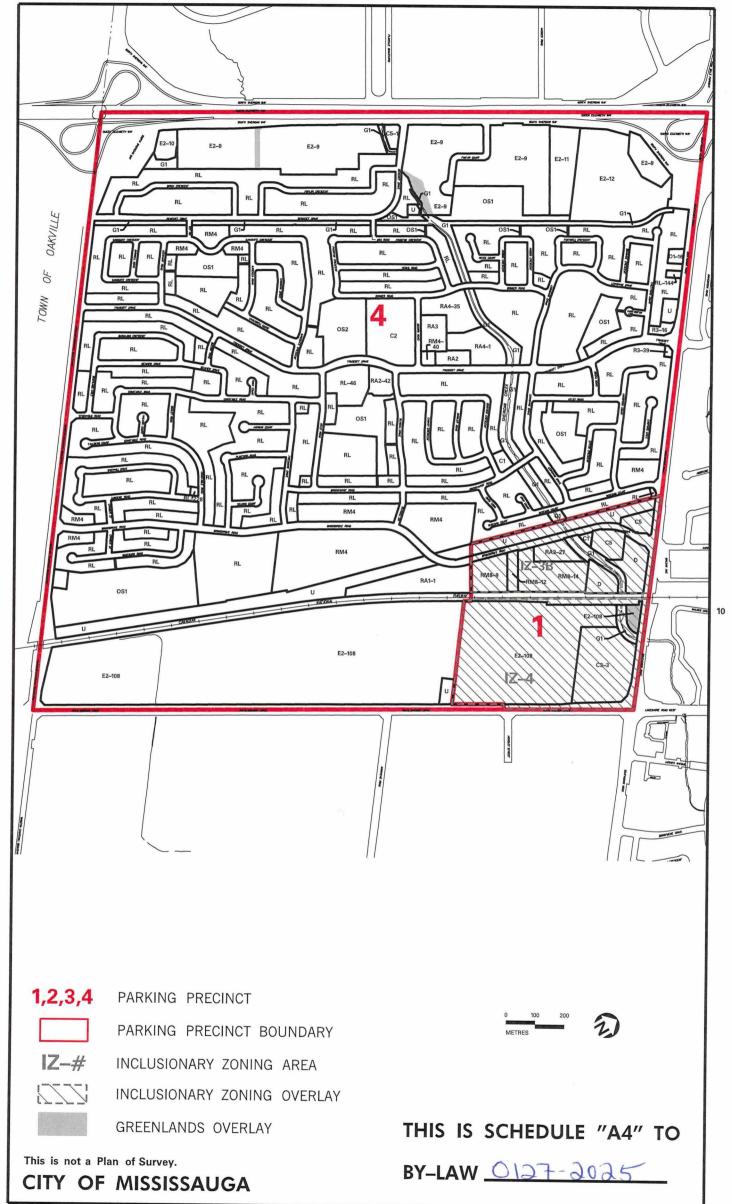
ENACTED and PASSED this 30th	day of	July	, 2025.
Approved by Legal Services City Solicitor City of Mississauga	Management	Parish	MAYOR
KABI .	*		WATOR
Katie Pfaff		WORNOW	
Date: July 28, 2025		,	CLERK
File I A OF 04 406			CLLIUI

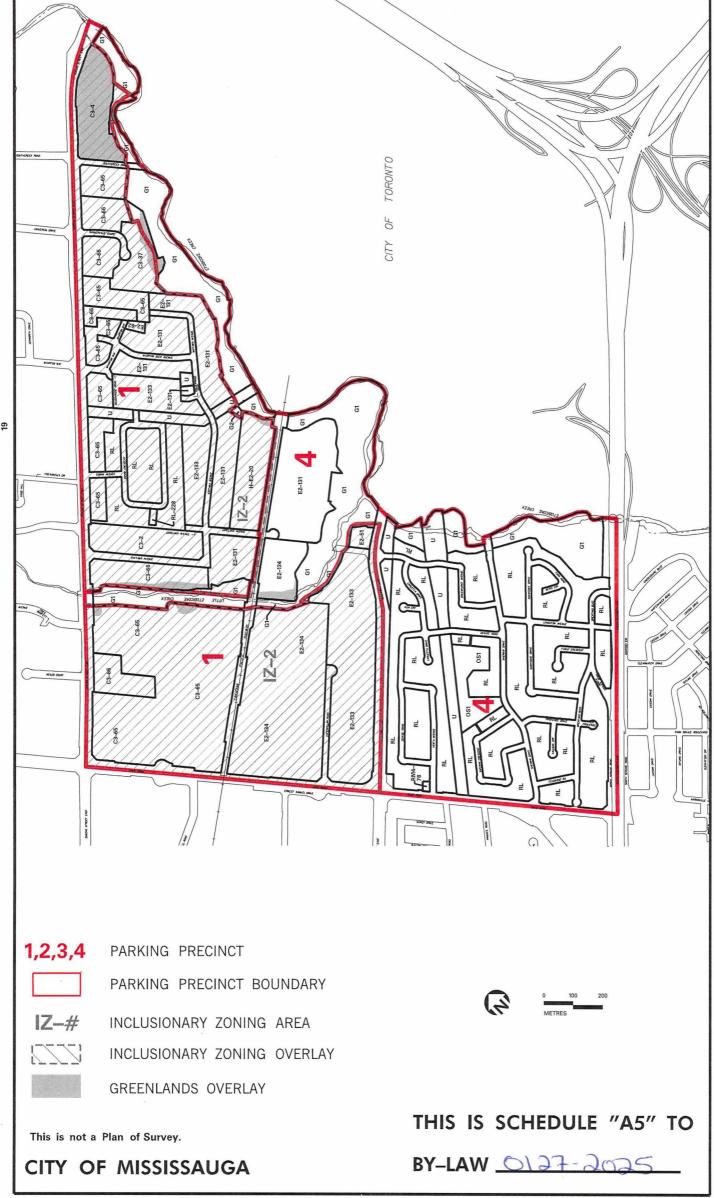




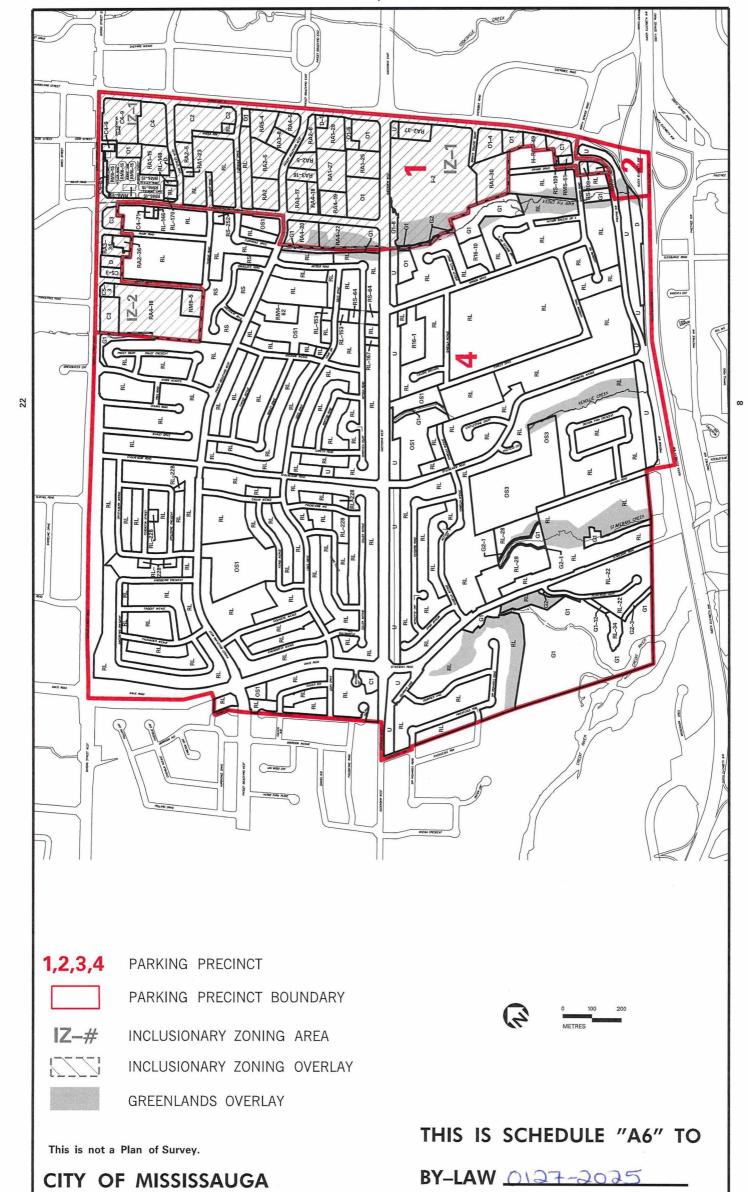
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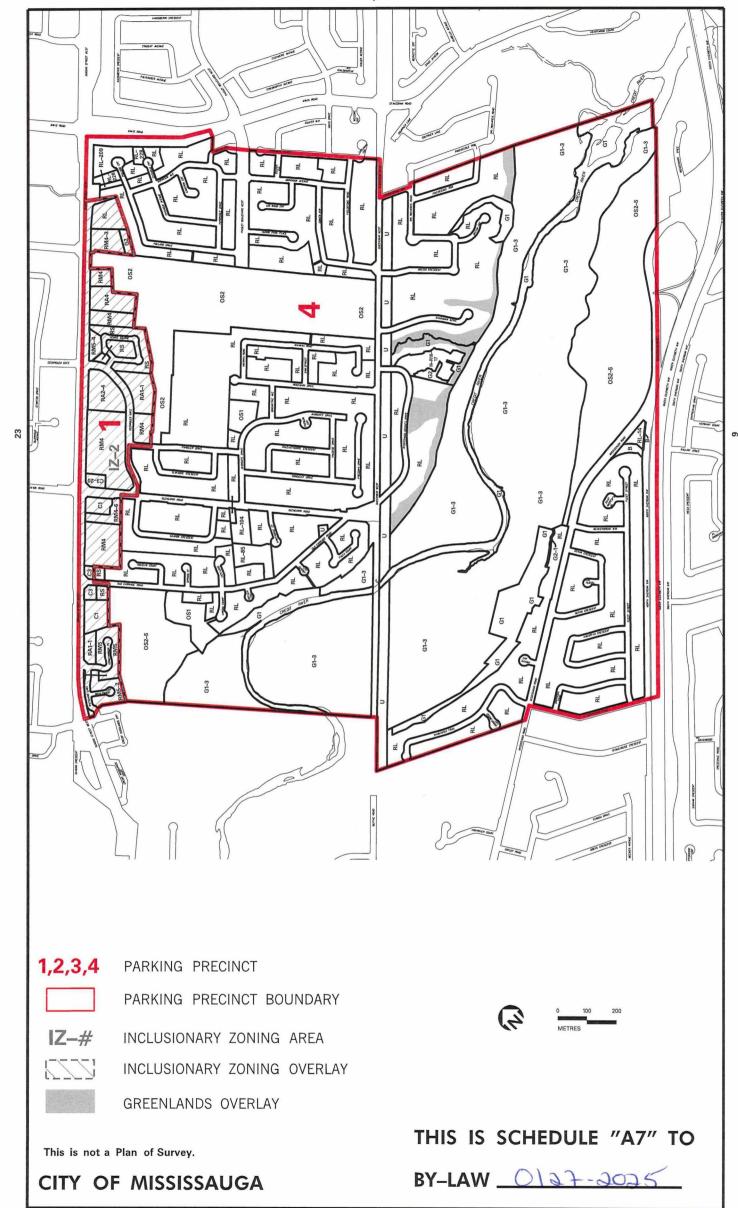


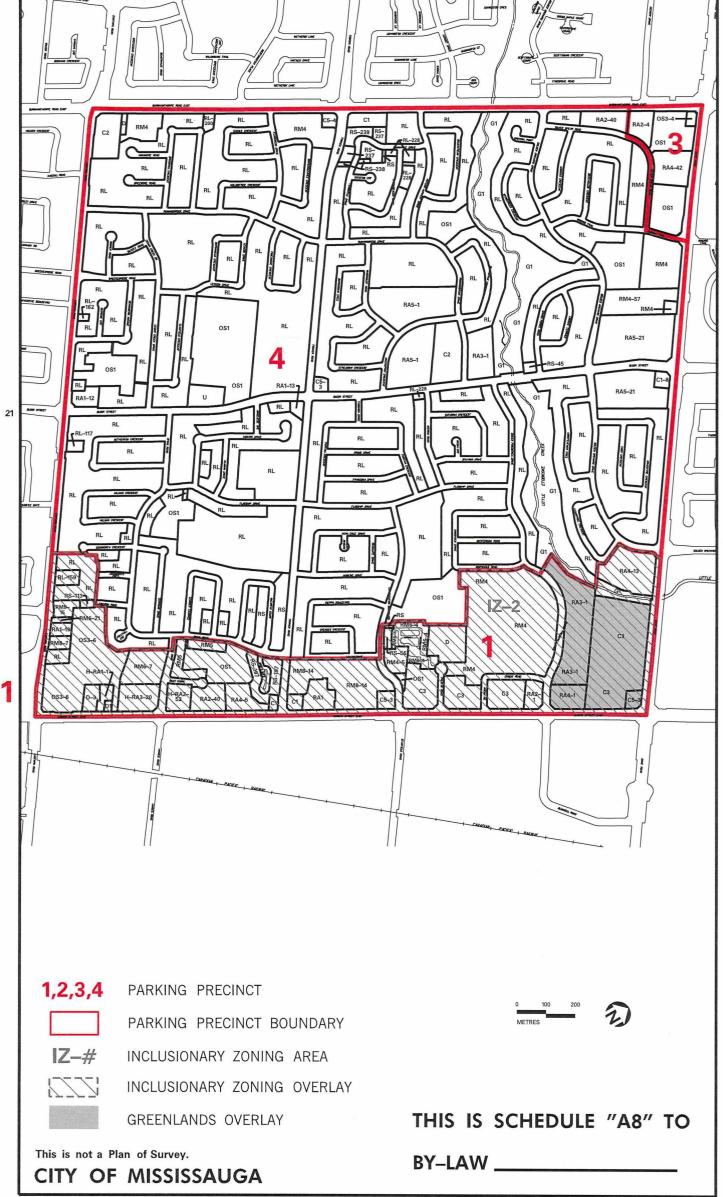


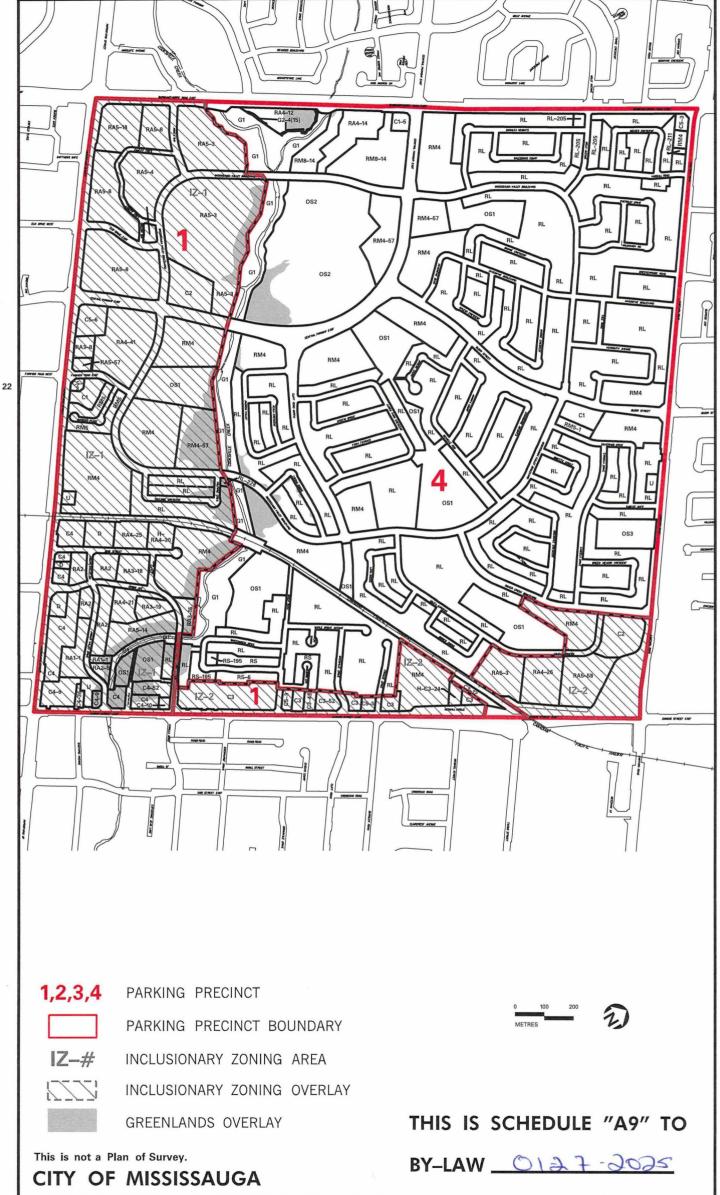


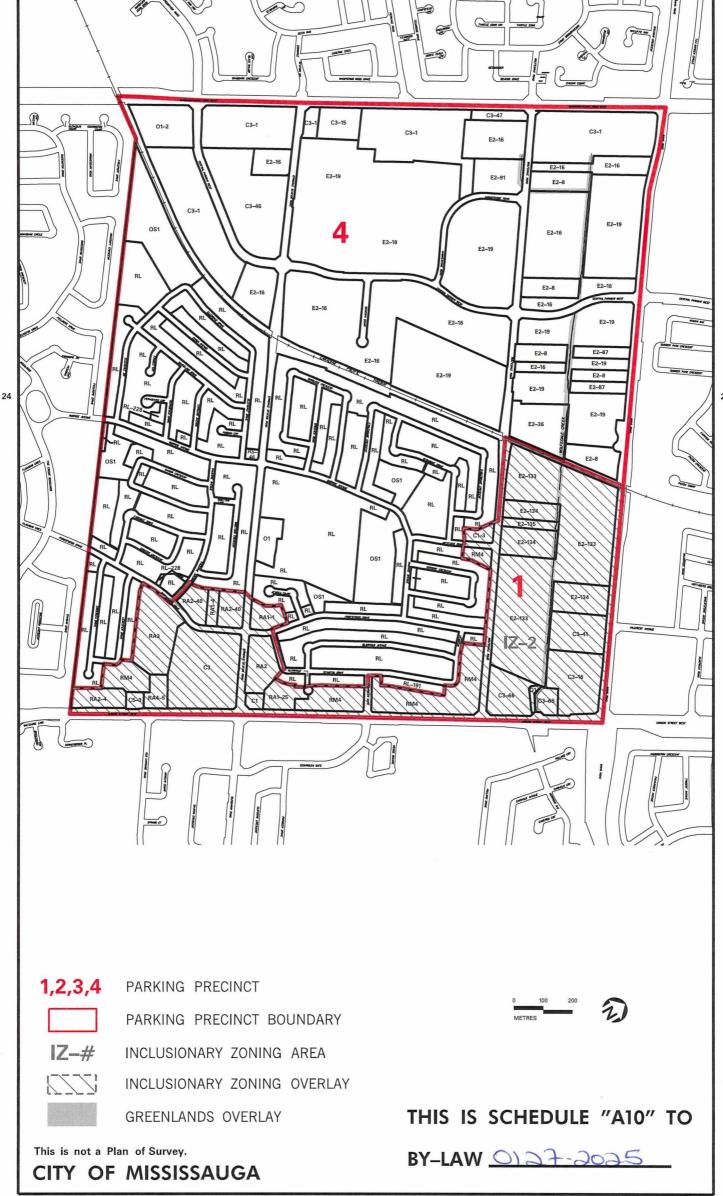


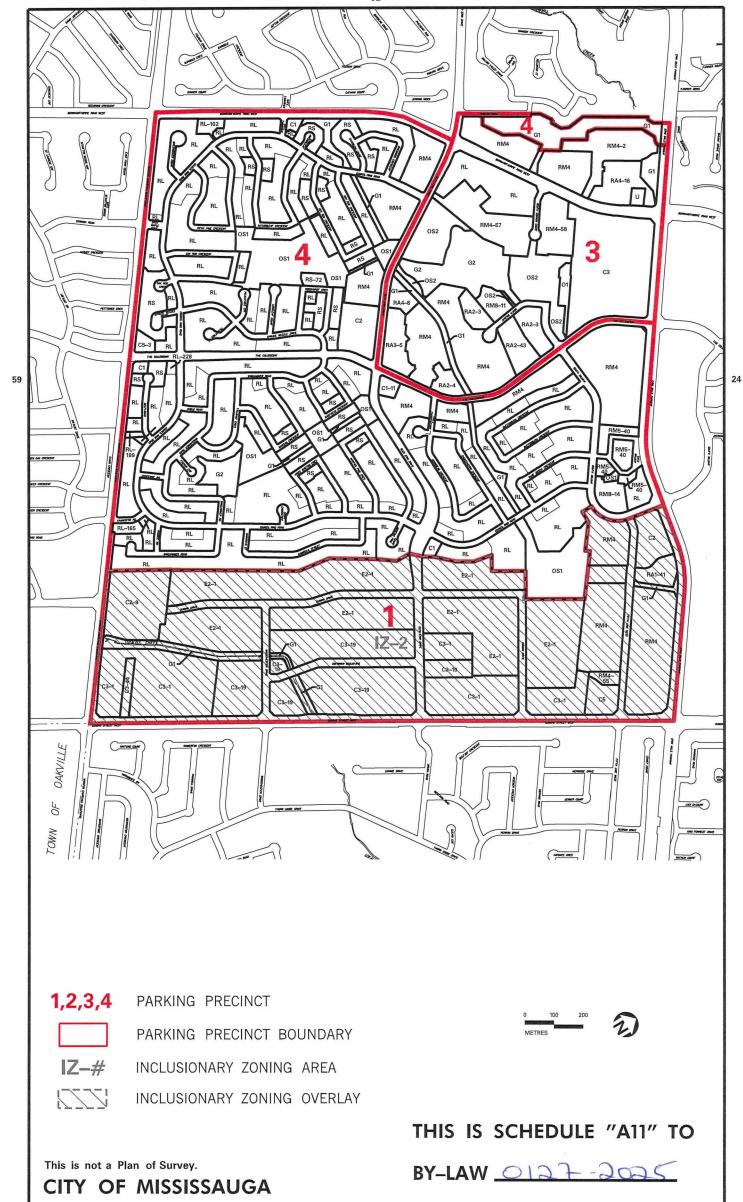
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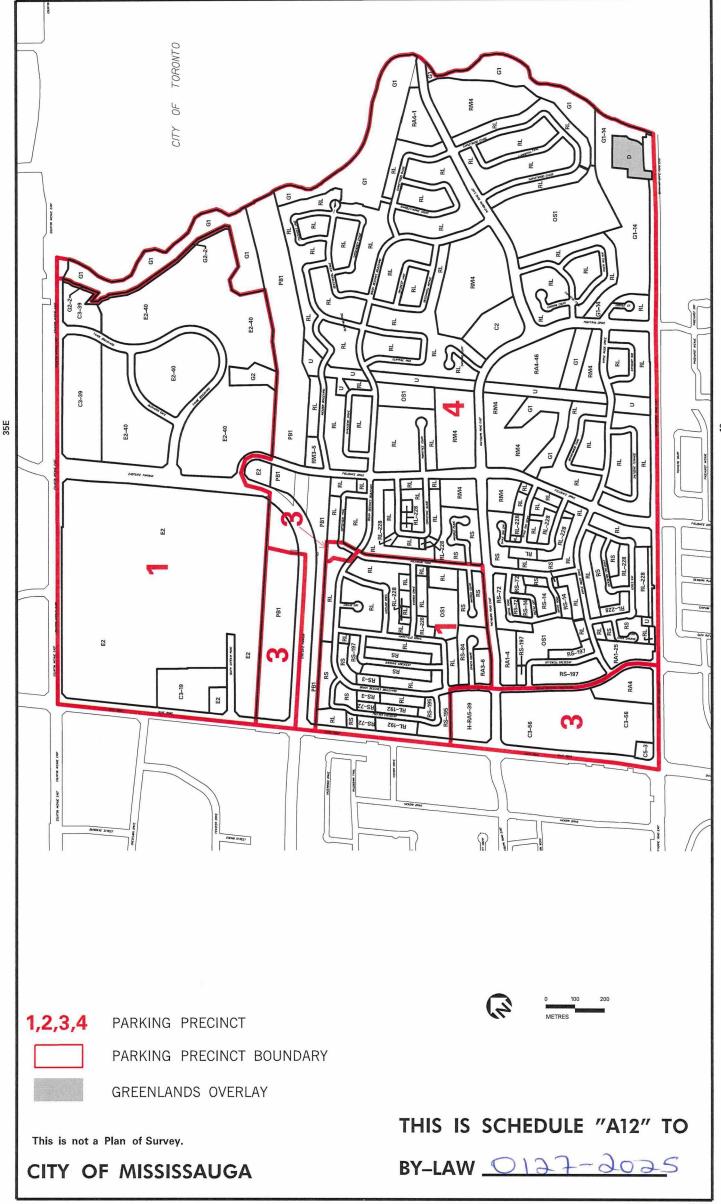


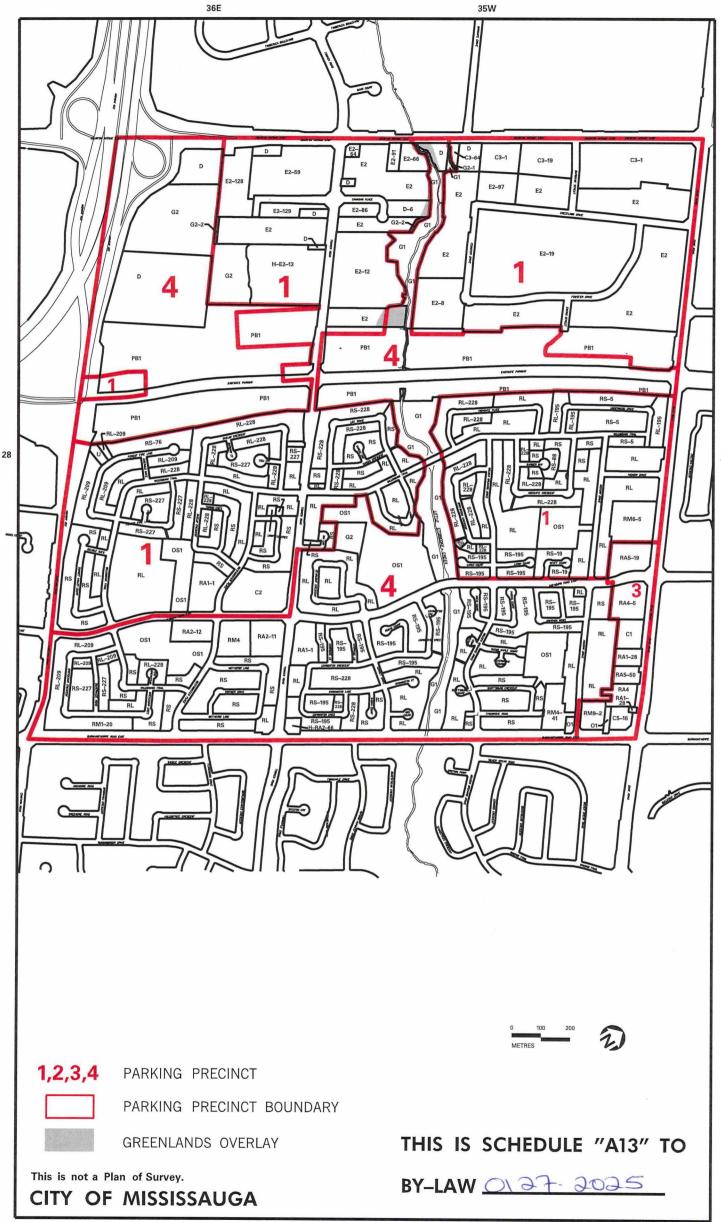


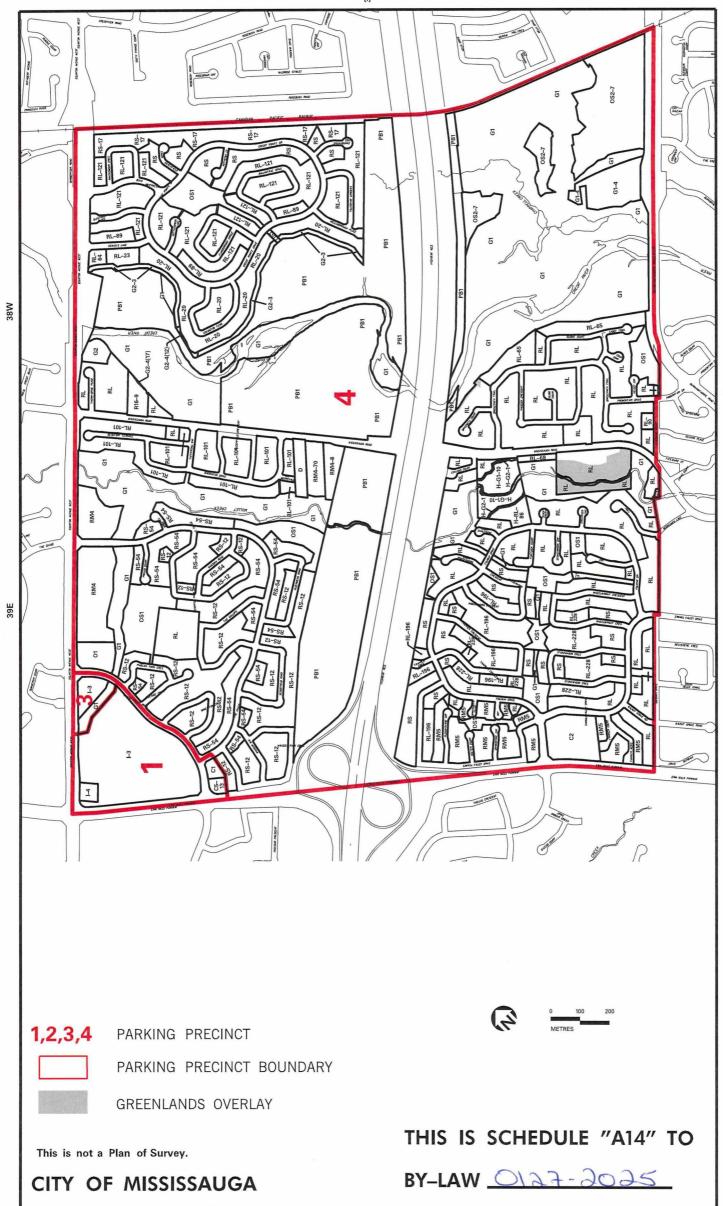


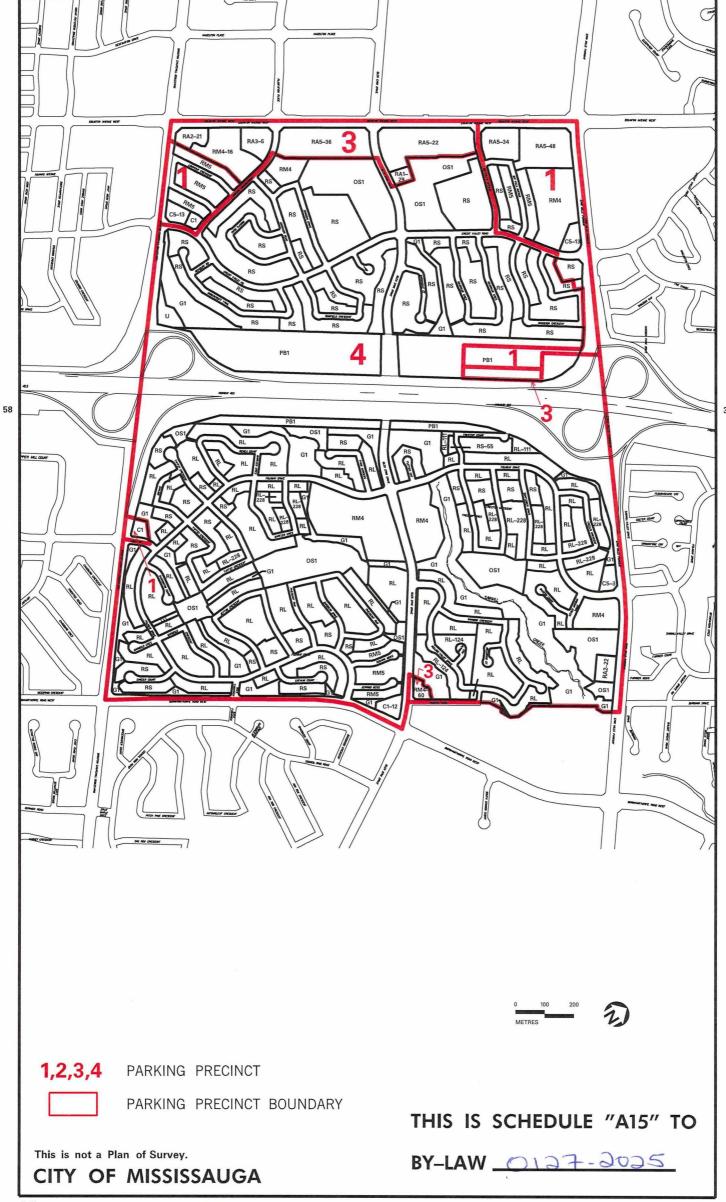


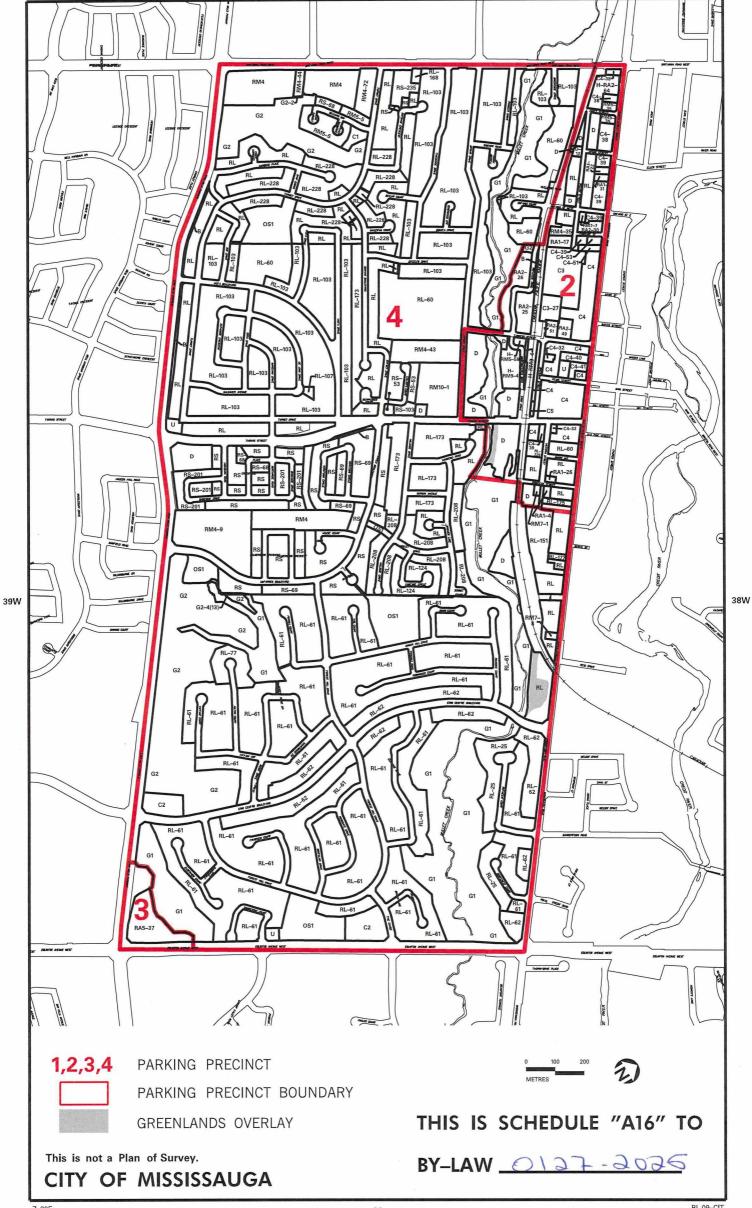


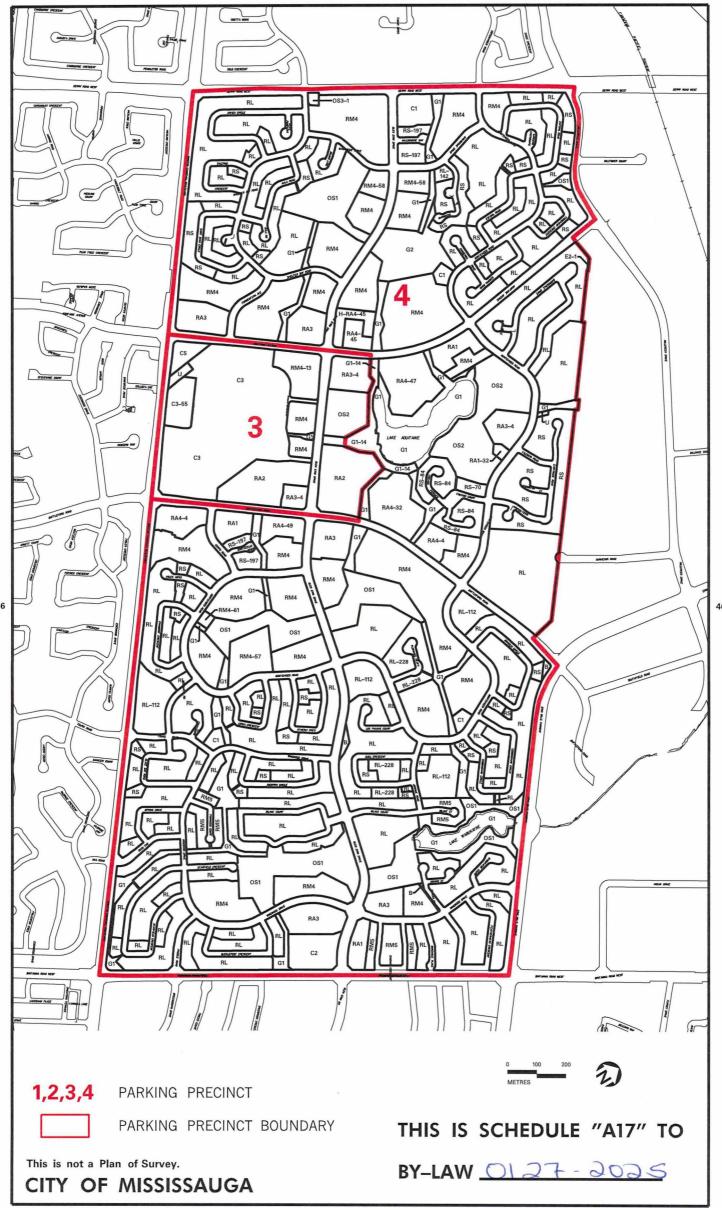


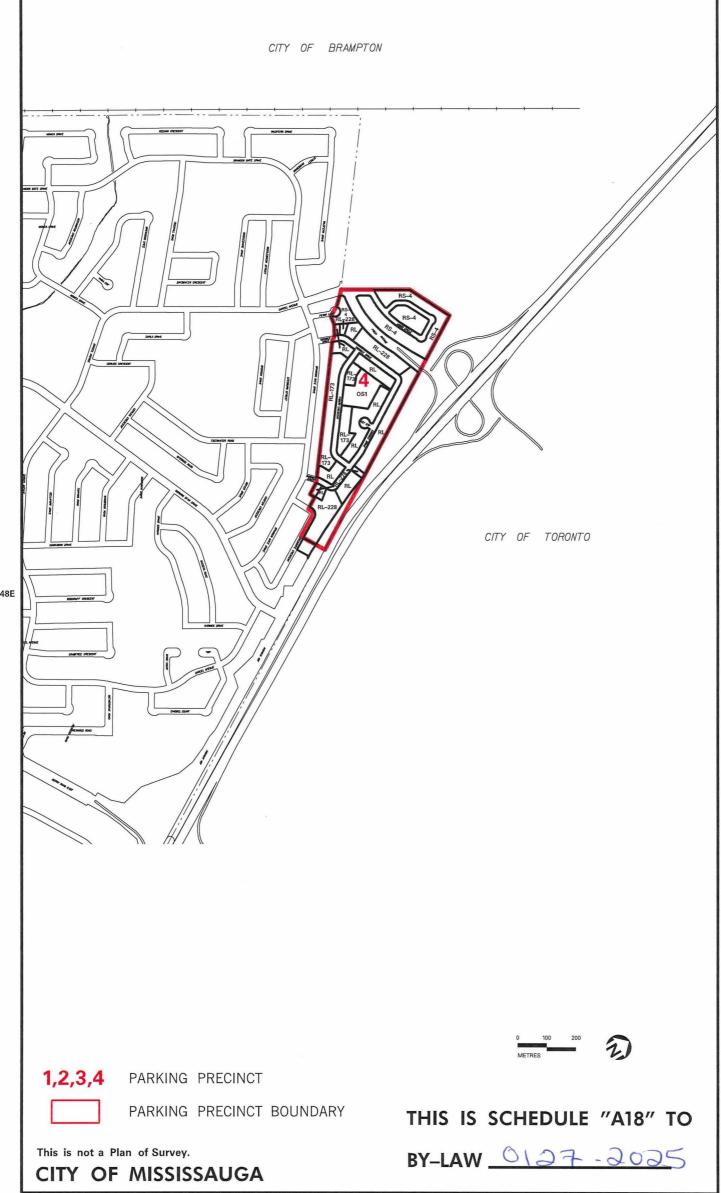


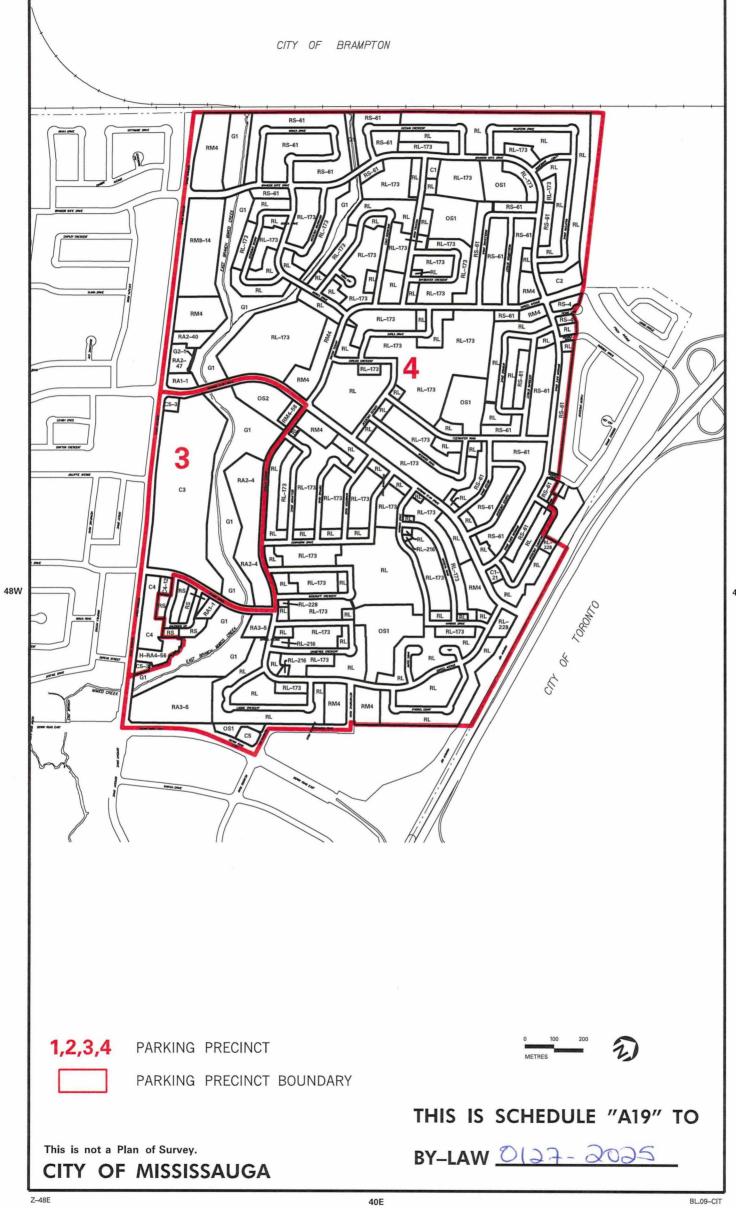


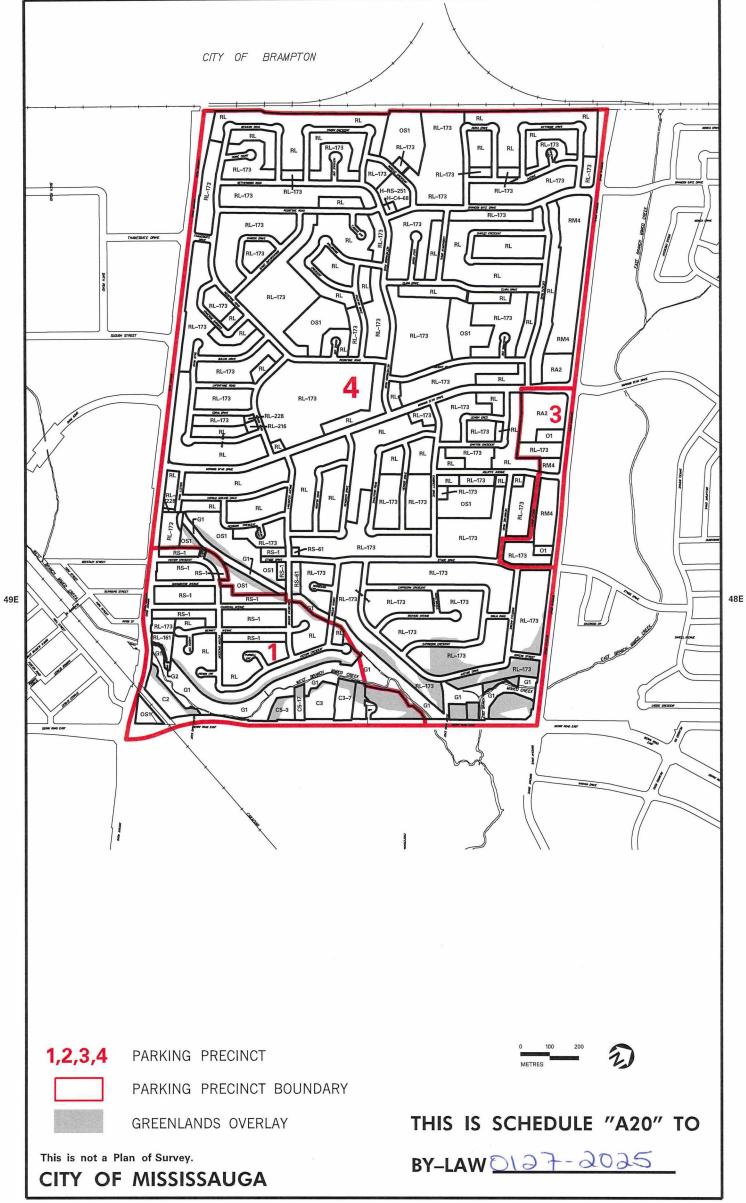


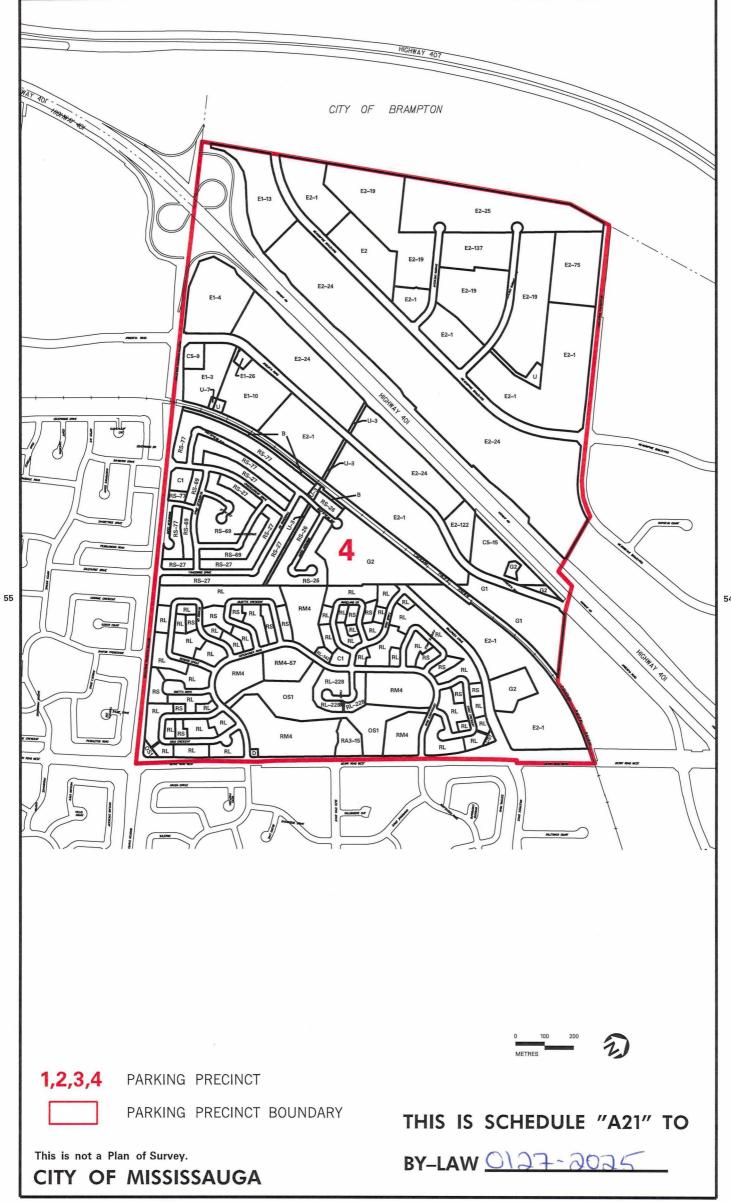














APPENDIX "A" TO BY-LAW NUMBER 0137-2025

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 the 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"

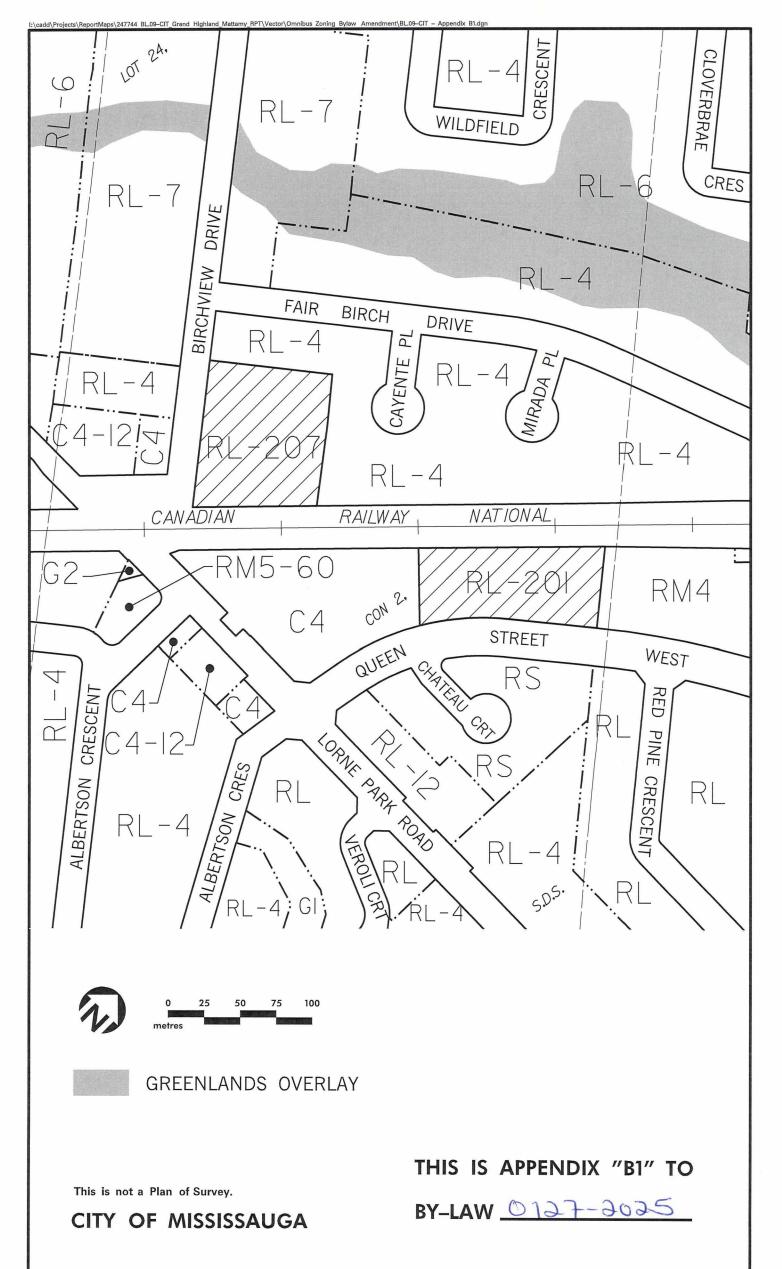
This By-law also amends the zoning provisions of the "RL-190", "RL-192", "RL-193", "RL-194", "RL-196", "RL-197", "RL-198", "RL-200", "RL-201", "RL-202", "RL-207", "RL-209", "RL-210", "RL-213", "RL-214" zones, which applies to the properties outlined on the attached Appendices "B1" and "B12(5)".

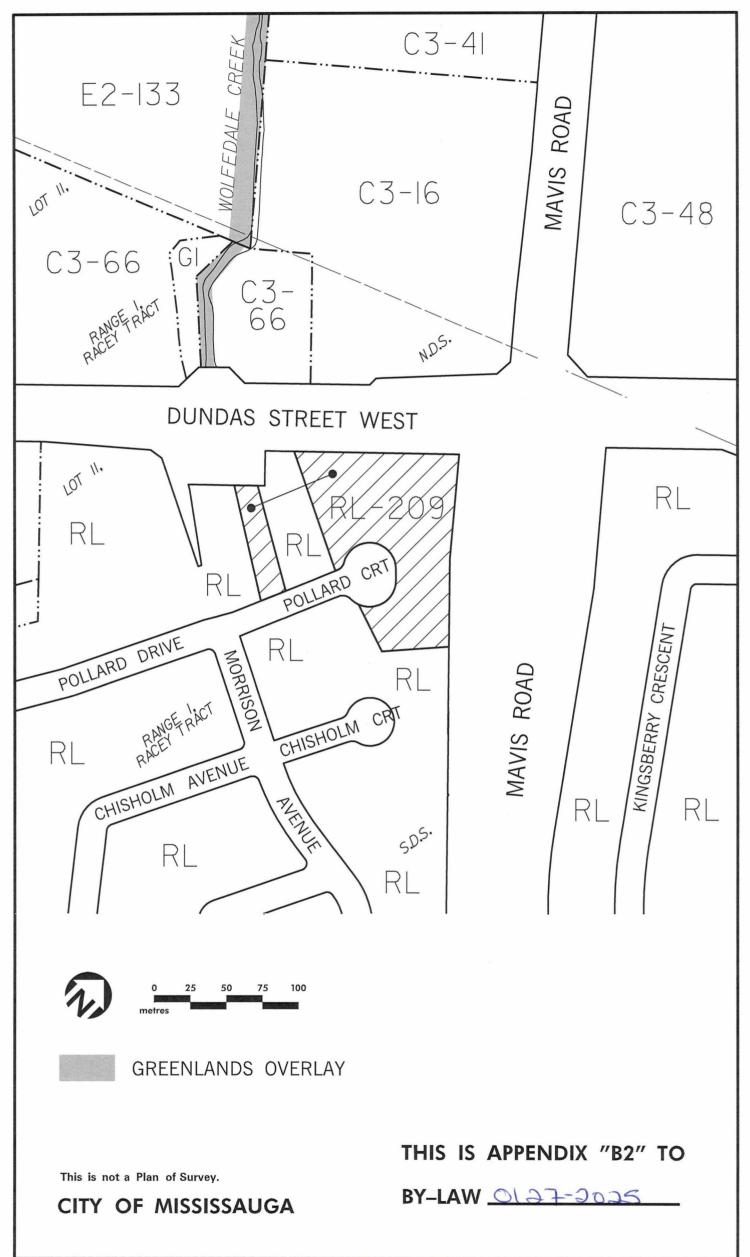
Location of Lands Affected

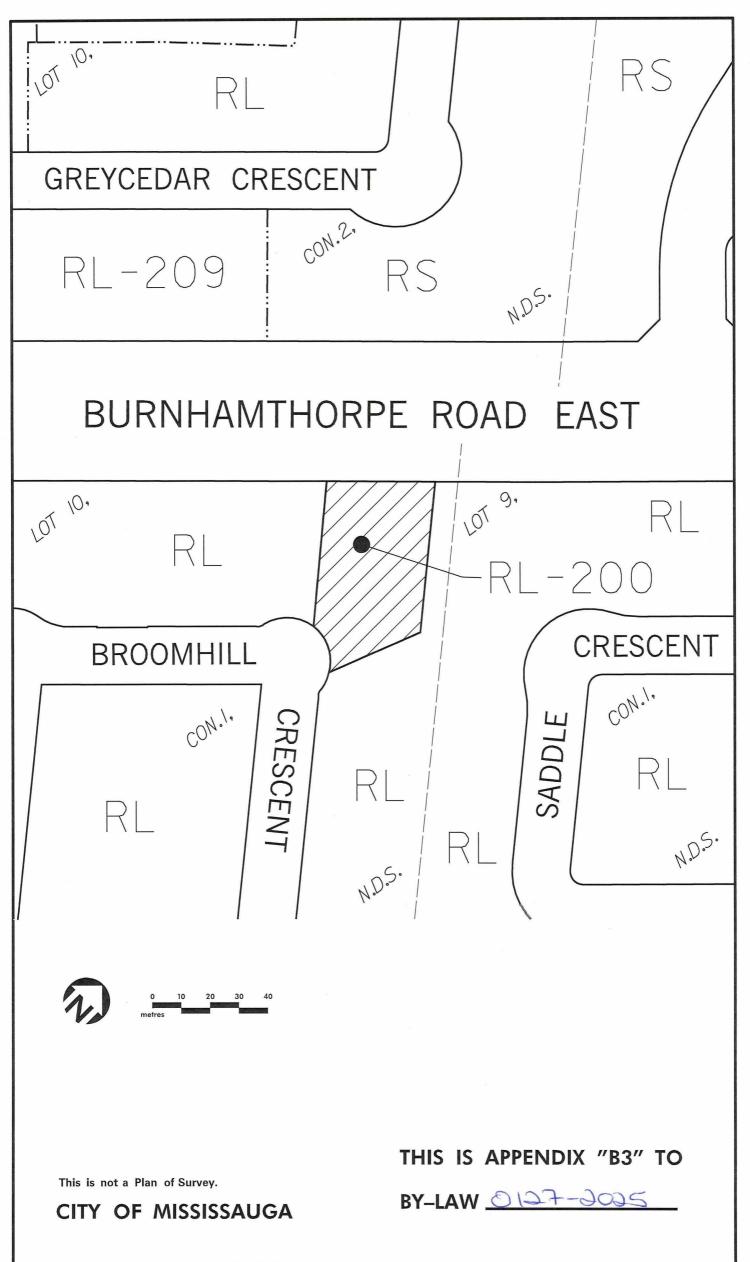
All lands in the City of Mississauga.

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.

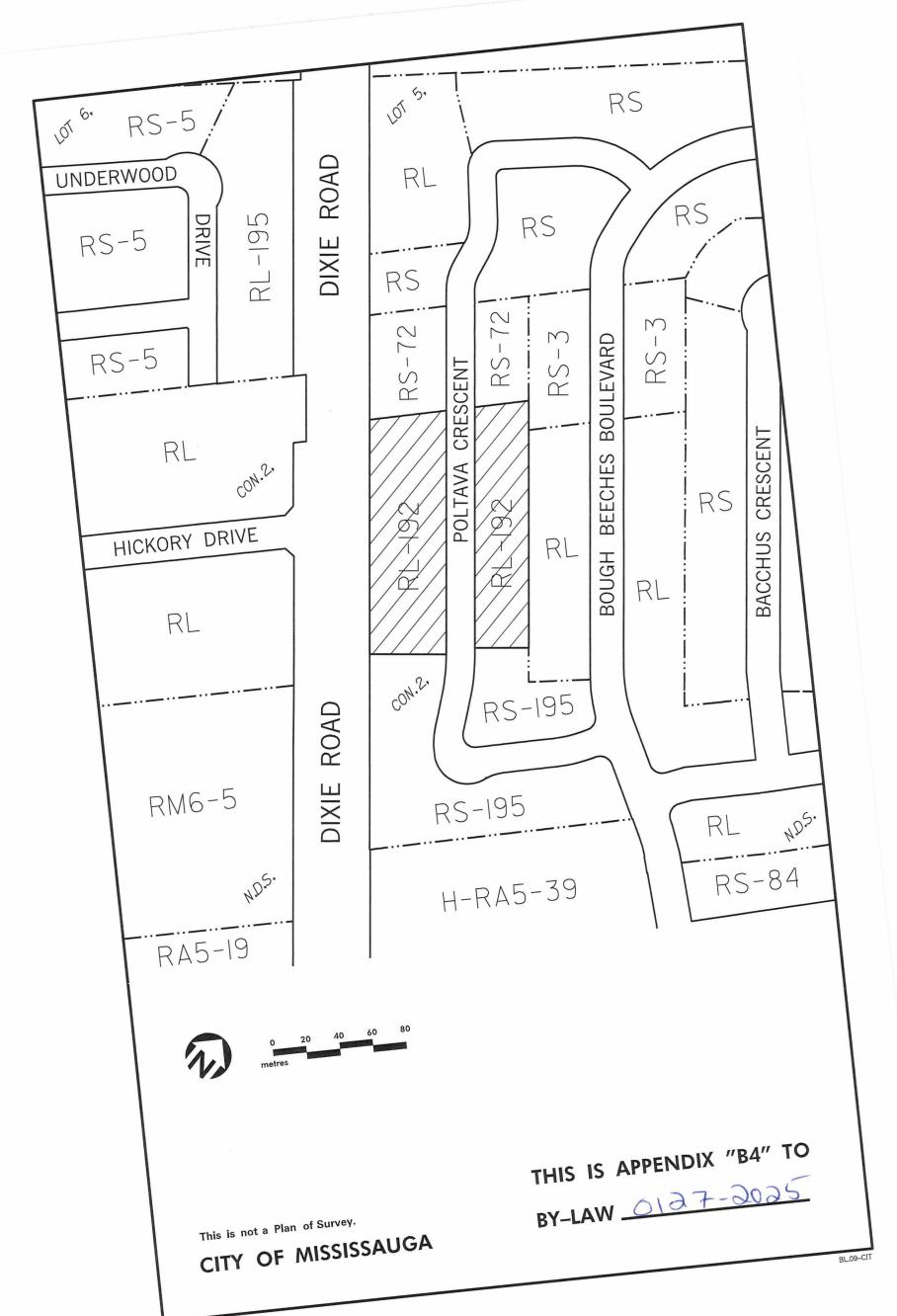
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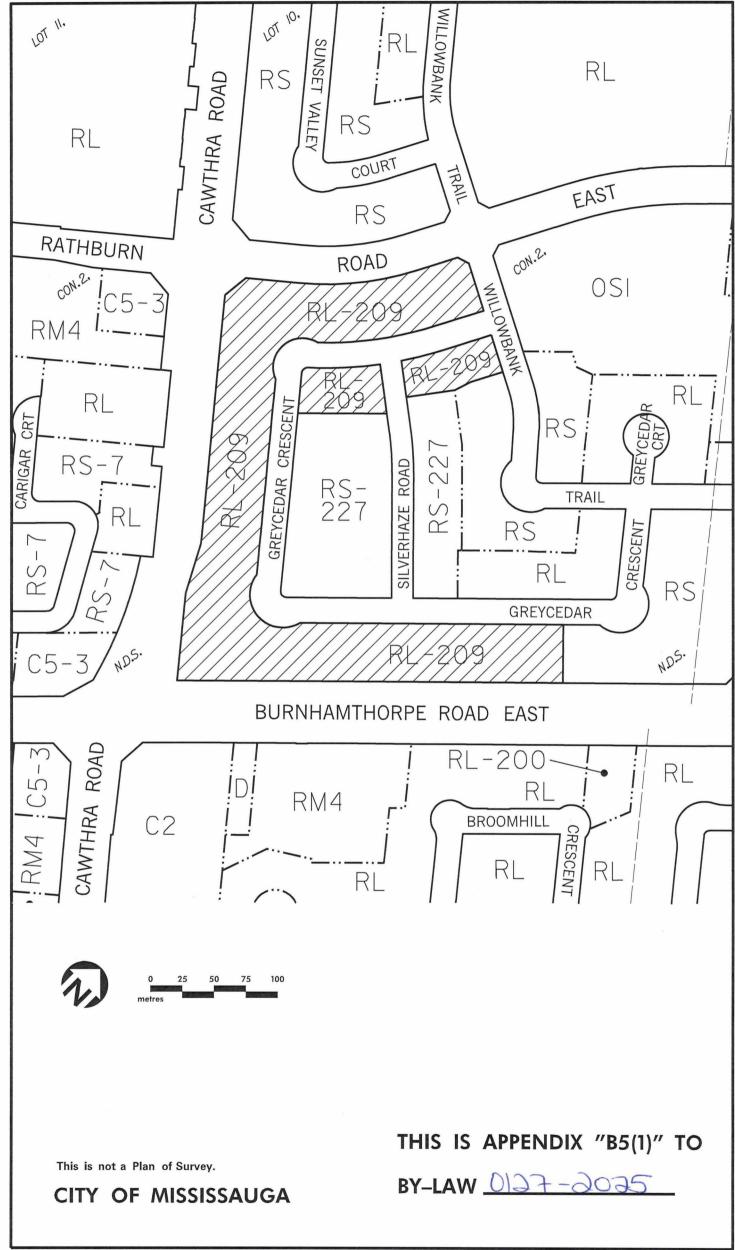


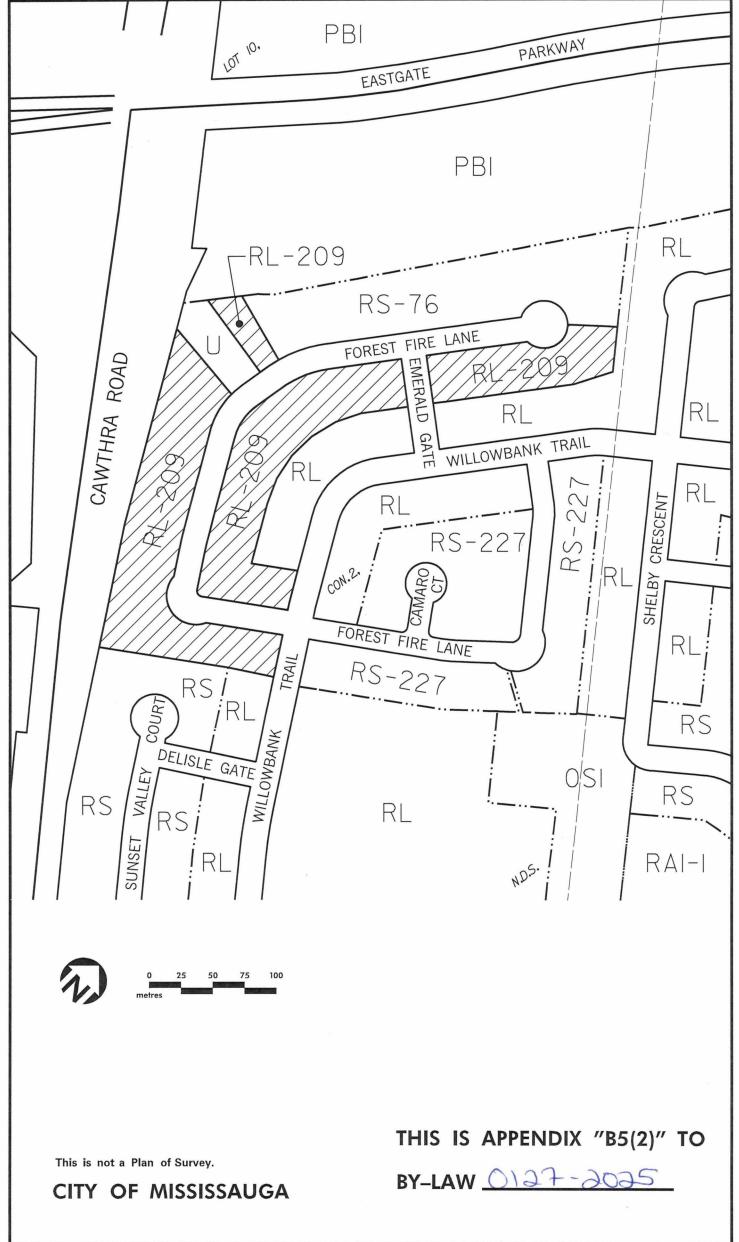


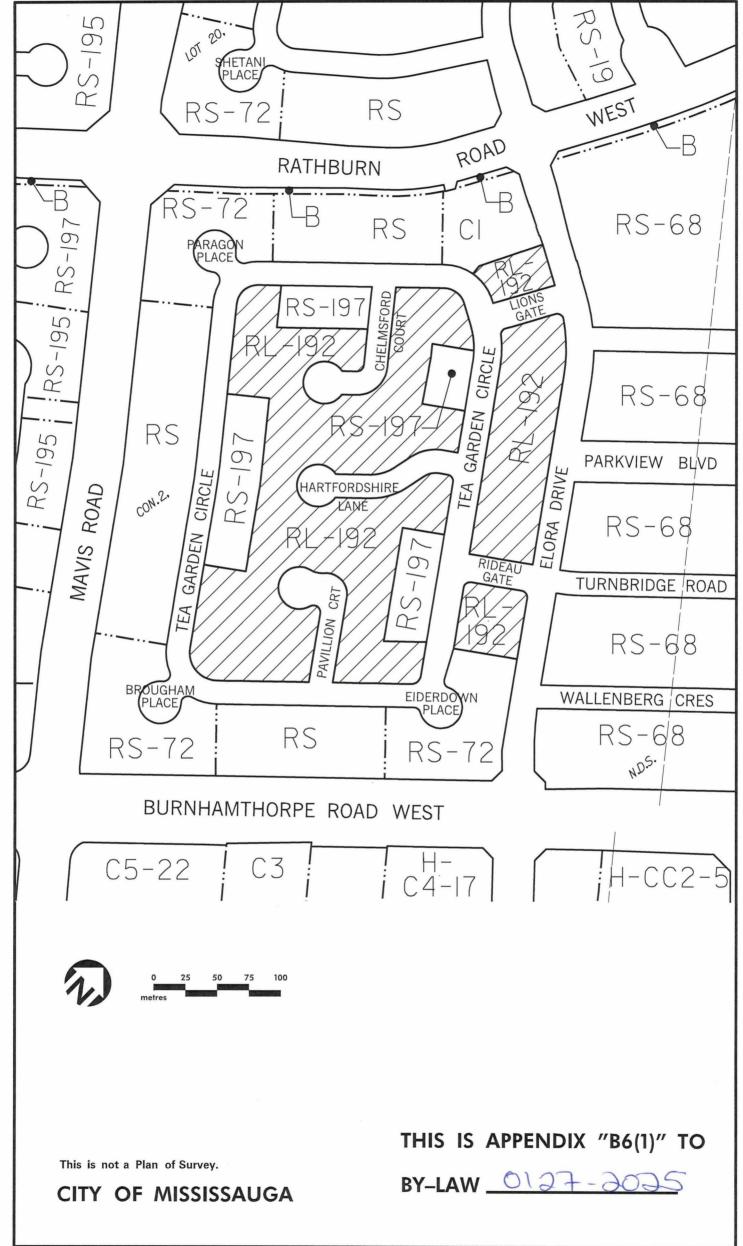


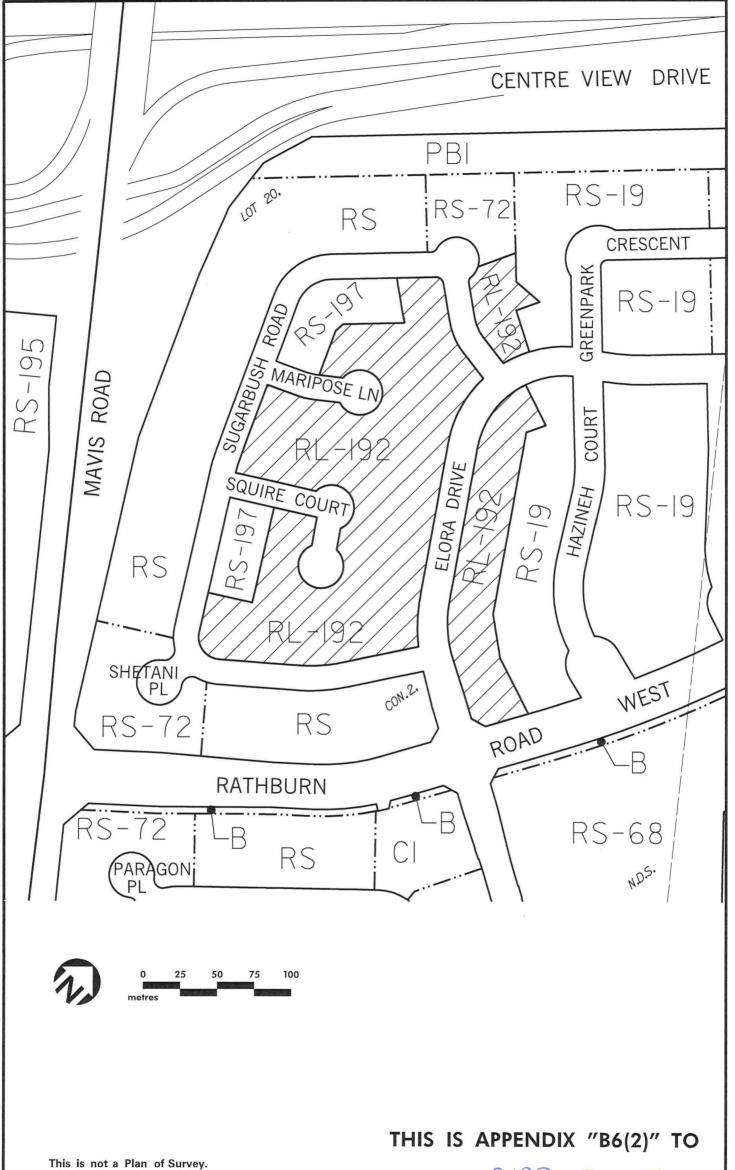
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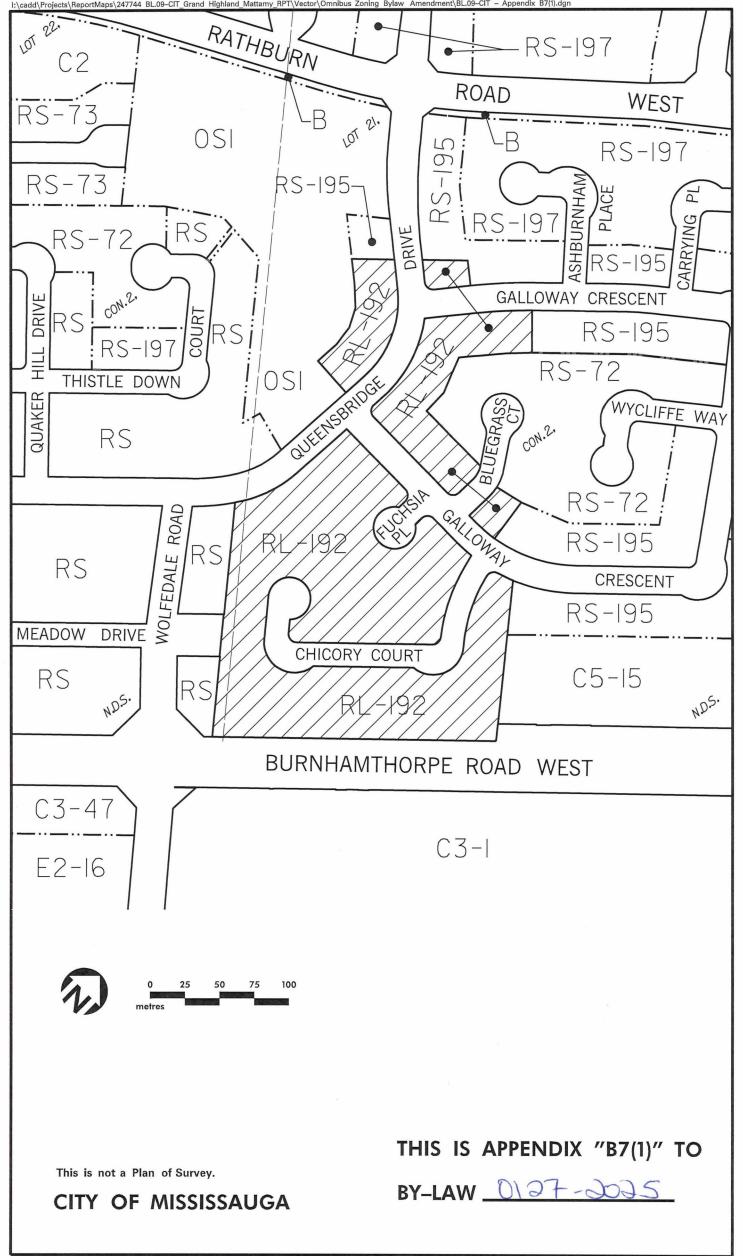


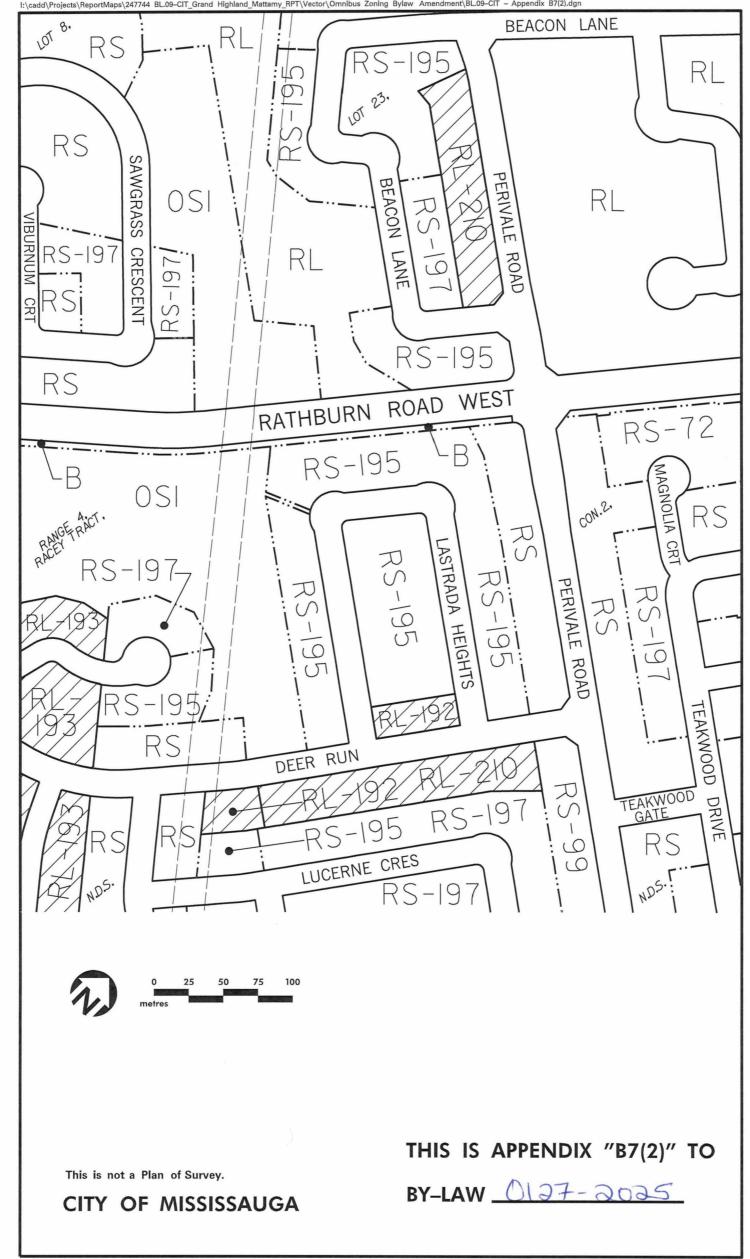


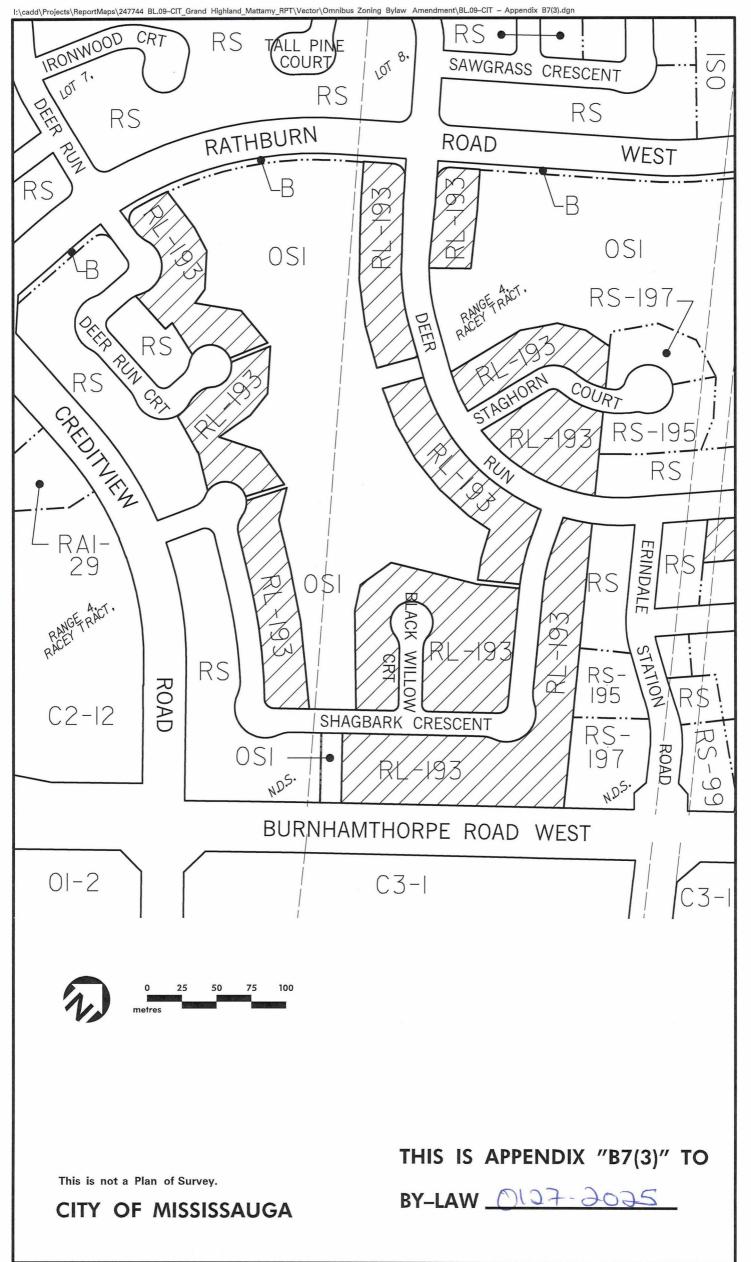


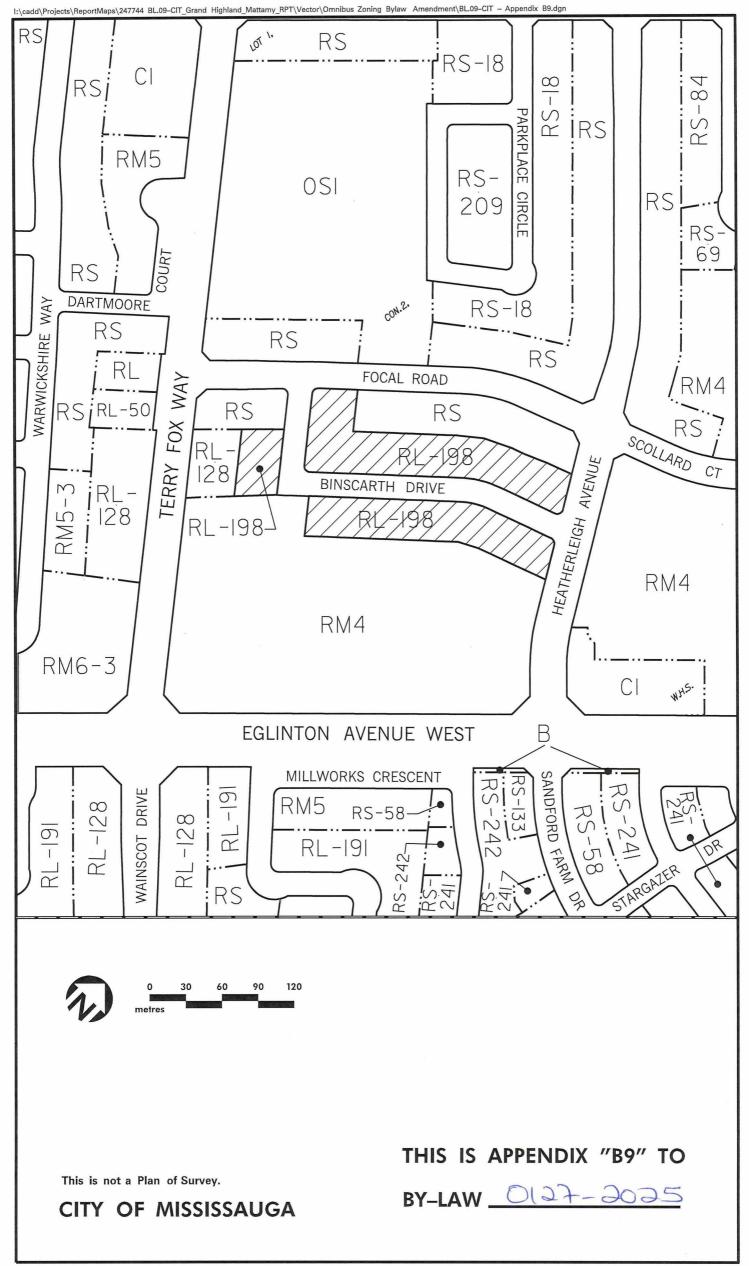
CITY OF MISSISSAUGA

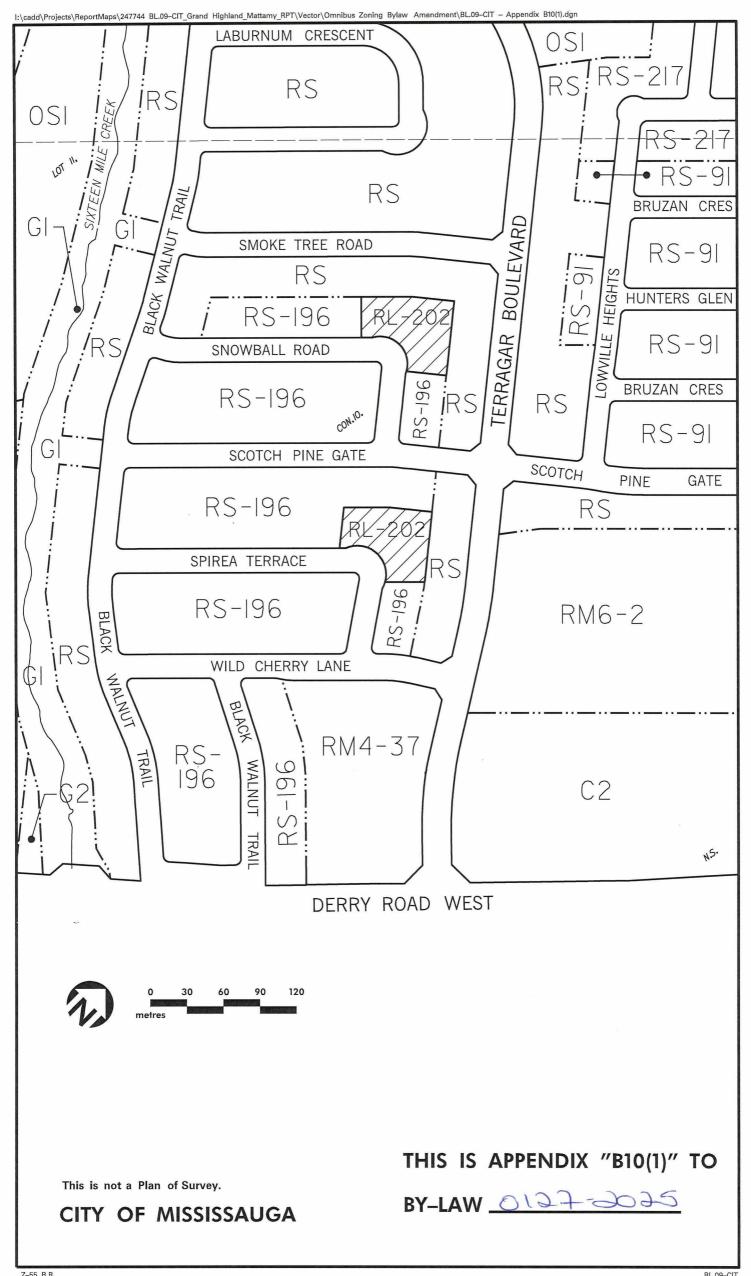
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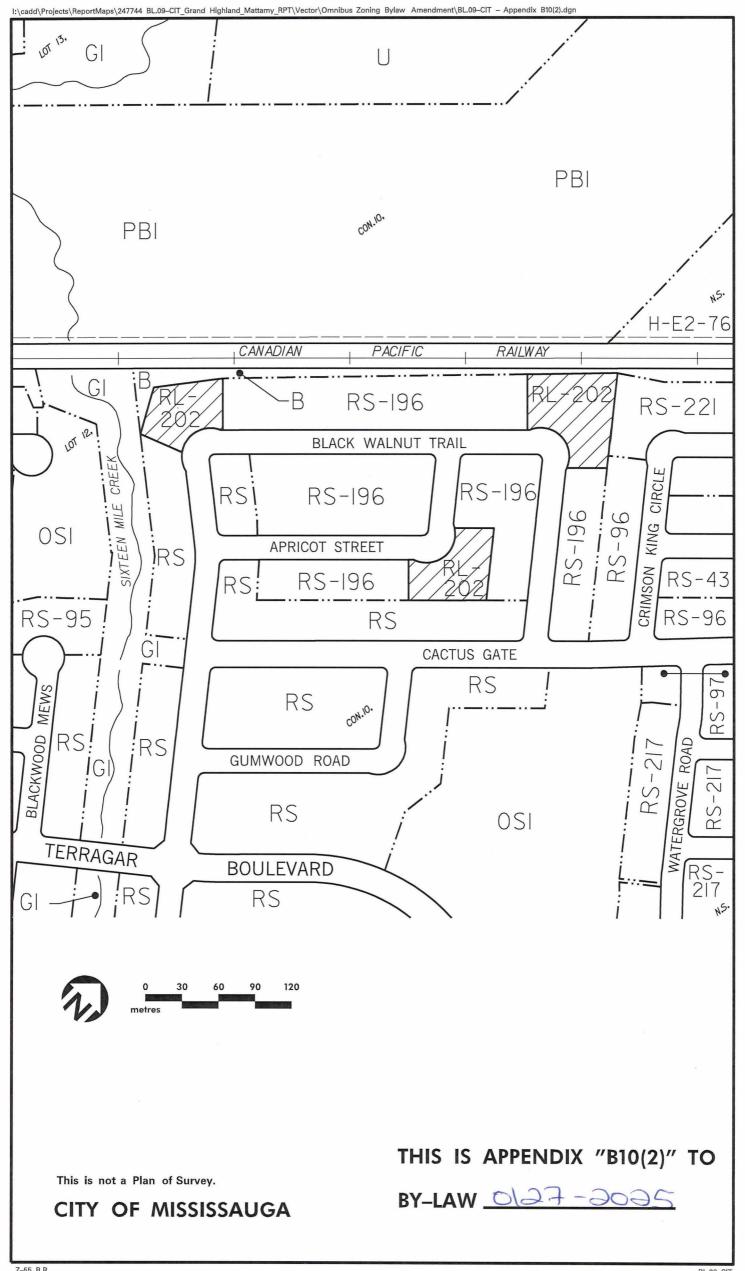


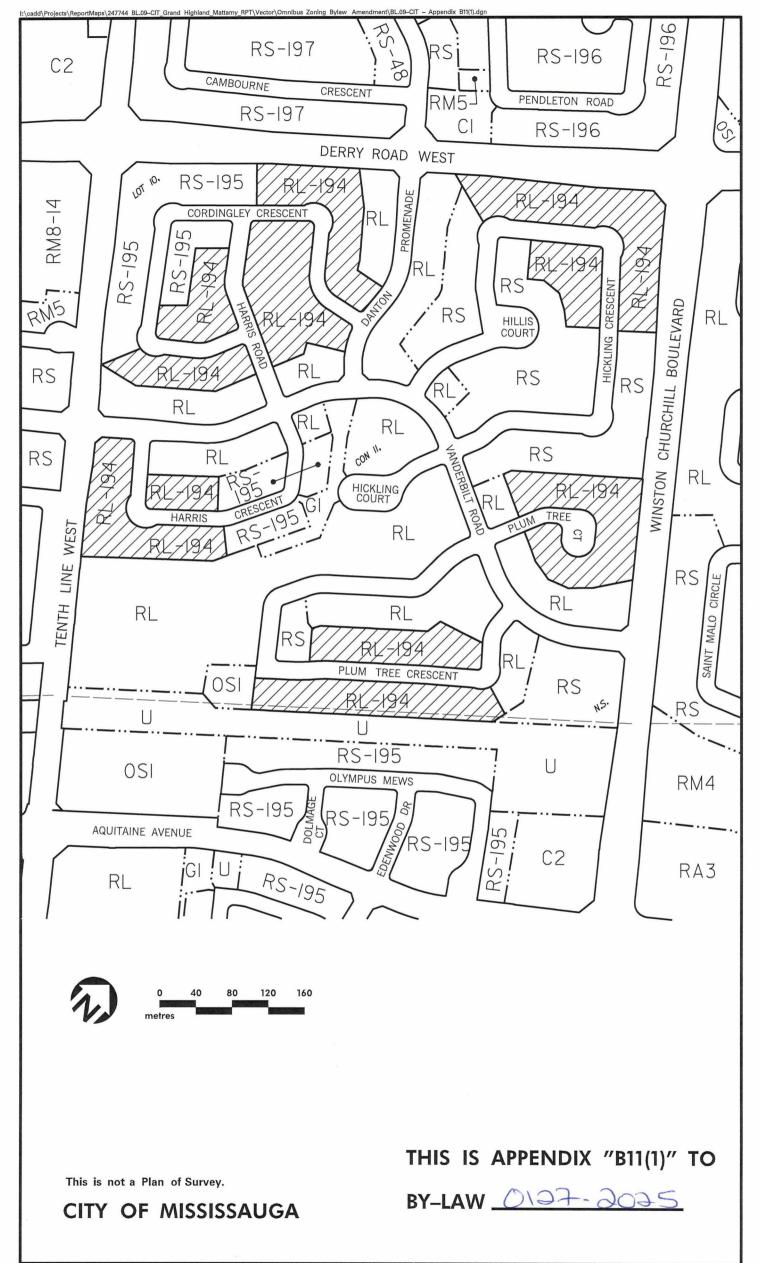


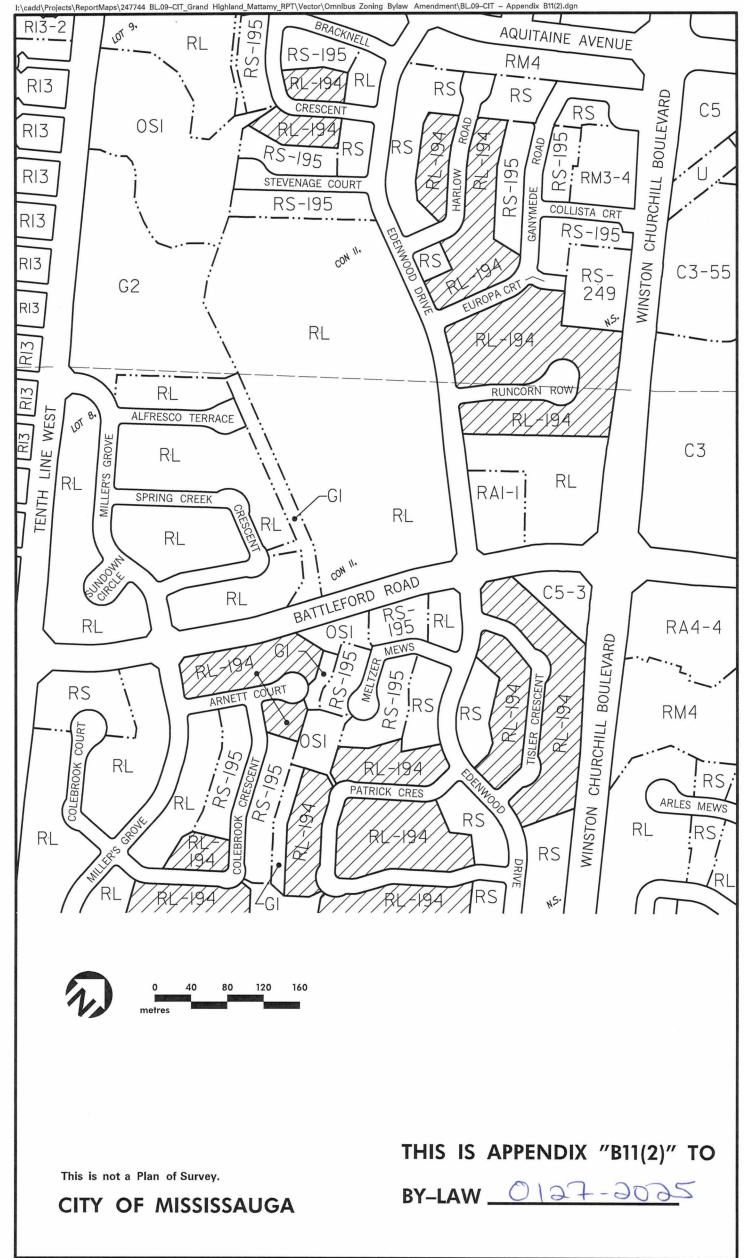


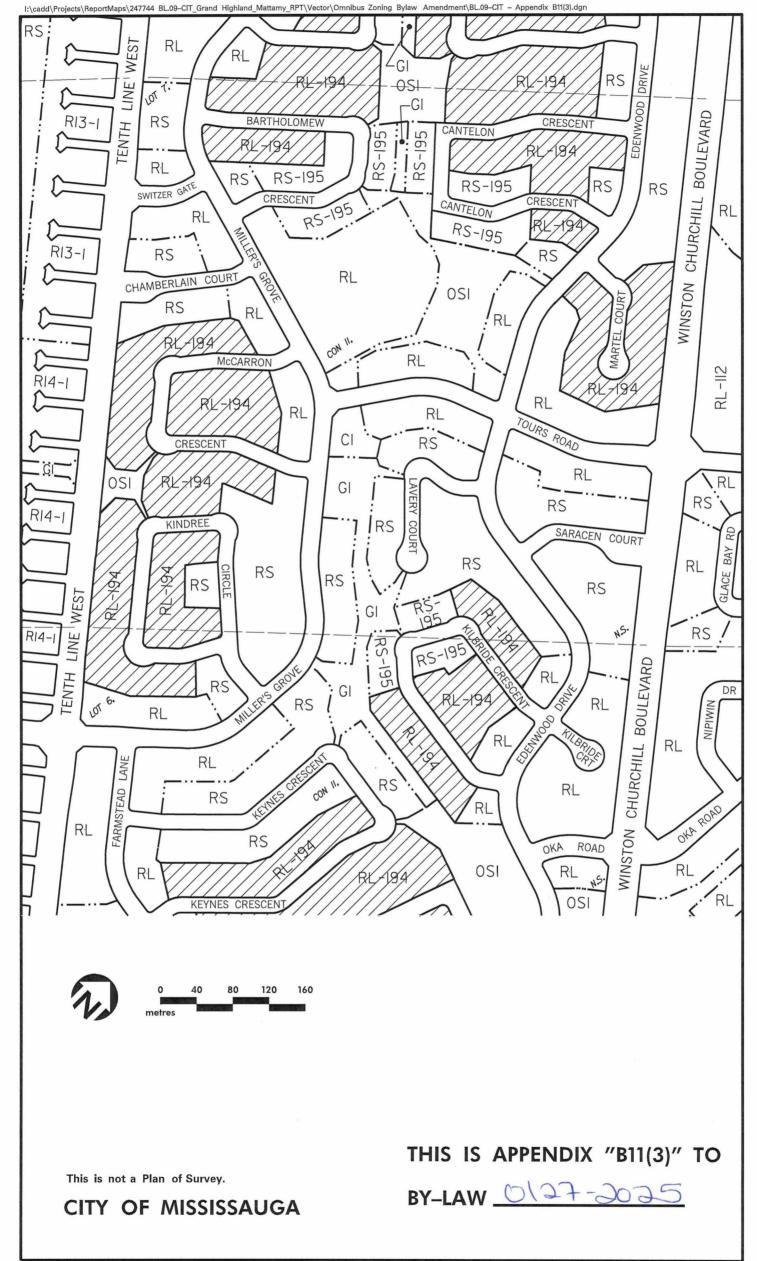


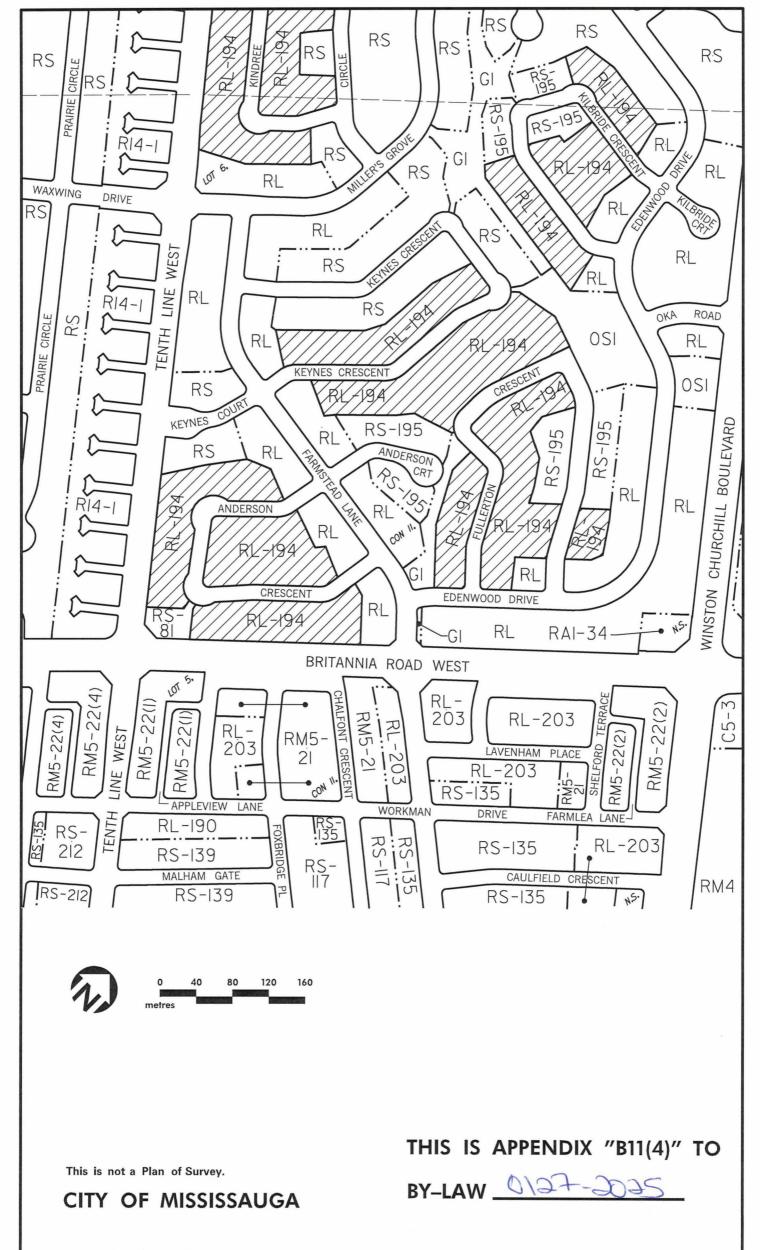


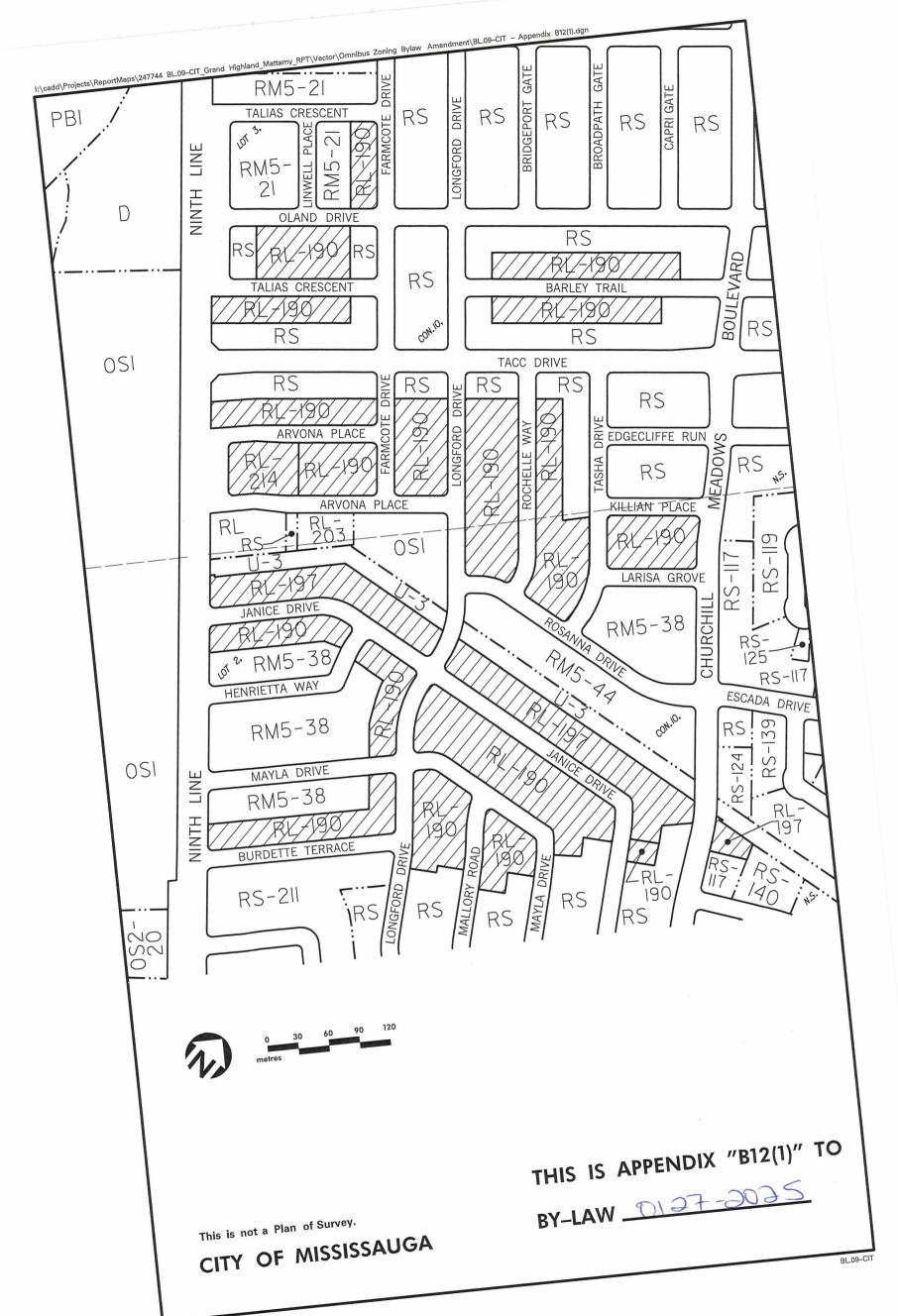


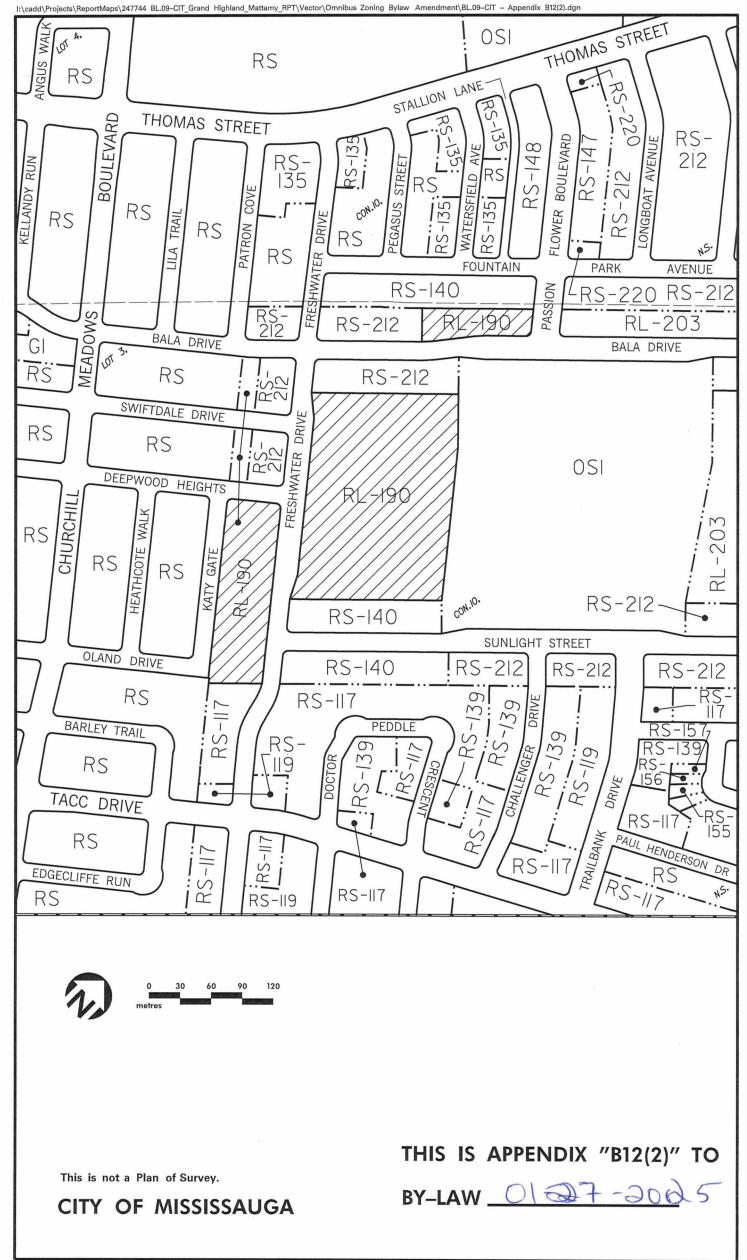


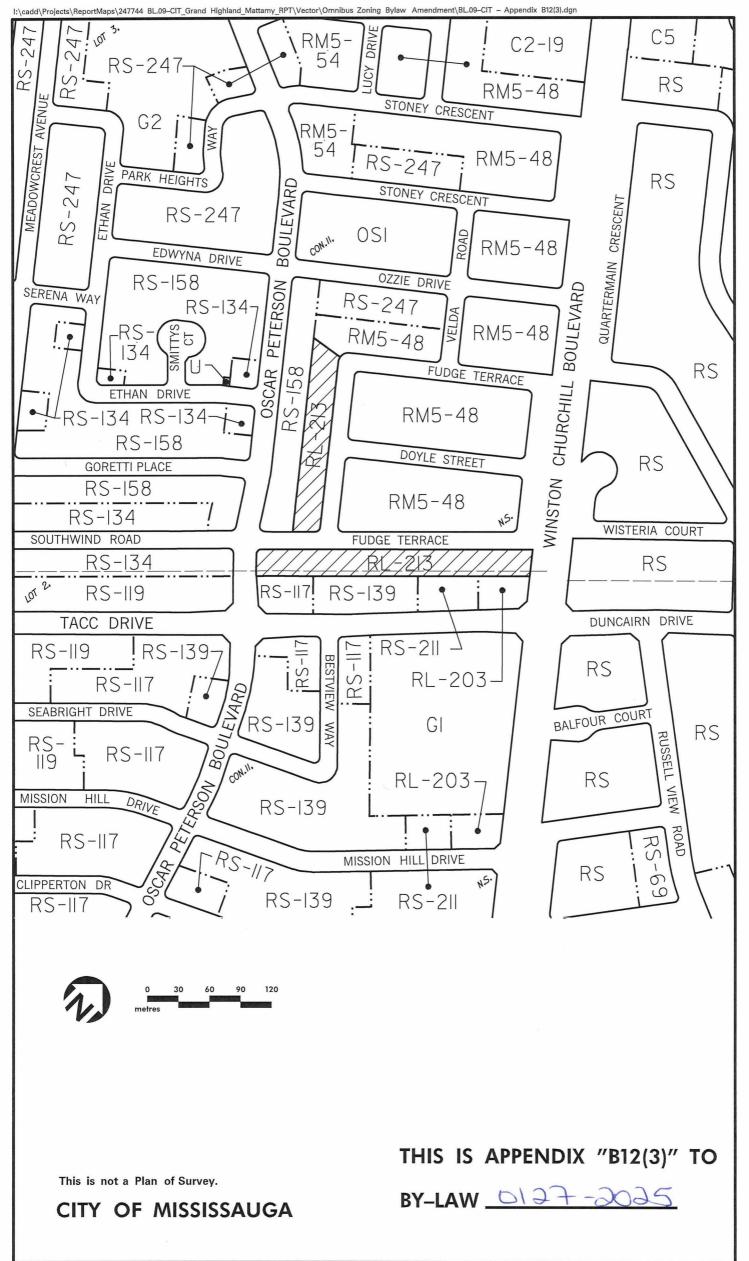












This is not a Plan of Survey.

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THIS IS APPENDIX "B12(4)" TO

BY-LAW 0127-2025

This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B12(5)" TO

BY-LAW 0127-2025