



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0125-2025

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 Exception Table 4.15.2.40.
2. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 5.2.2.8.
3. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 6.2.4.6.
4. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 10.2.2.2.
5. By-law Number 0225-2007, as amended, is further amended by adding Article 1.1.13.4 to Subsection 1.1.13 as follows:

1.1.13.4 A valid Certificate of Occupancy must be maintained at all times for any land, **building** or **structure** for which a Certificate of Occupancy has been issued under Articles 1.1.13.1 or 1.1.13.2 of this By-law. The Certificate of Occupancy shall be deemed invalid if it is cancelled or revoked, and the continued use of the land, **building** or **structure** without a valid certificate shall be deemed a contravention of this By-law.

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

Ancillary Crisis Shelter	means a temporary, accessory use of a building or structure , or part thereof, operated by or on behalf of a public authority , that may be activated in response to emergencies to provide short-term shelter.
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7. By-law Number 0225-2007, as amended, is further amended by changing the definition of "**Front Lot Line - Corner Lot**" in Section 1.2 as follows:

Front Lot Line - Corner Lot	means the shorter of the two or more lot lines that divide the lot from the street or a private road. Where two or more such lot lines are of equal length, the lot line that contains the main front entrance shall be considered the front lot line - corner lot.
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8. By-law Number 0225-2007, as amended, is further amended by adding the words "within a **building**" to the definition of "**Bicycle Parking Space - Class A**" in Section 1.2 as follows:

Bicycle Parking Space - Class A	means an indoor bicycle parking space within a building in an enclosed area with controlled access. (0118-2022)
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9. By-law Number 0225-2007, as amended, is further amended by adding the term "**day care**" to Cell A2.0 and adding Line 12.0 to Table 2.1.9.1 contained in Subsection 2.1.9 as follows:

Column A		B
Line		
2.0	The following uses shall be permitted accessory to a public school: day care, tutoring, and recreational, social, community and charitable activities	✓
12.0	An accessory day care use located in a public school shall comply with the regulations contained in this Table	✓

10. By-law Number 0225-2007, as amended, is further amended by changing Cells A2.1, A3.2 and A3.11 in Table 2.1.9.2 contained in Subsection 2.1.9 as follows:

Column A		B
Line		
2.1	The following uses shall be permitted accessory to a private school: day care, tutoring, and recreational, social, community and charitable activities	✓
3.2	The following uses shall be permitted accessory to a private school: day care, tutoring, and recreational, social, community and charitable activities	✓
3.11	Maximum Building Height - Highest Ridge: from established grade to highest ridge of a sloped roof	9.5 m

11. By-law Number 0225-2007, as amended, is further amended by adding Lines 2.4 and 2.5 to Table 2.1.9.5 contained in Subsection 2.1.9 as follows:

Column A		B
Line		
2.4	Notwithstanding Line 2.0 of this Table, an essential emergency service located in a Residential Zone shall not be subject to Part 4.1 of this By-law	
2.5	For an essential emergency service located in a Residential Zone, minimum setback for all buildings, structures, parking areas and swimming pools to all lands zoned G1 or G2 Base Zones	the greater of 5.0 m or the required yard/setback

12. By-law Number 0225-2007, as amended, is further amended by adding the term "**ancillary crisis shelter**" to Cell A4.0 of Table 2.1.9.6 contained in Subsection 2.1.9 as follows:

Column A		B
Line		
4.0	The following uses shall be permitted accessory to a community centre and/or library : ancillary crisis shelter , pro shop, snack bar, tutoring, recreational uses including a music school, a dance school and a martial arts school, and a commercial school	✓

13. By-law Number 0225-2007, as amended, is further amended by deleting the words "permitted" and "required" in Cell A5.0 of Table 2.1.9.14 contained in Subsection 2.1.9 as follows:

Column A		B
Line		
5.0	Maximum permitted number of required parking spaces that shall be used for a seasonal outdoor patio	3.0 spaces per restaurant, convenience restaurant or take-out restaurant with a seasonal outdoor patio

14. By-law Number 0225-2007, as amended, is further amended by deleting the words "permitted" and "required" in Cell A5.0 of Table 2.1.9.15 contained in Subsection 2.1.9 as follows:

Column A		B
Line		
5.0	Maximum permitted number of required parking spaces that shall be used for a seasonal outdoor retail sales and display area	2.0 spaces per retail store with a seasonal outdoor retail sales and display area

15. By-law Number 0225-2007, as amended, is further amended by adding the words "and **storey**" to Article 2.1.13.1 as follows:

2.1.13.1 Notwithstanding any other provisions of this By-law, the calculation of **height** and **storey** for a **building, structure** or part thereof, except in a Residential Zone, shall be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, **parapets**, turrets, cupolas, stairs and stair enclosures located on the roof, provided that the maximum **height** of the top of such components is no higher than 6.0 m above the **height** limit otherwise applicable.

16. By-law Number 0225-2007, as amended, is further amended by deleting the words "sales trailer" in Subsection 2.1.21 as follows:

2.1.21 Notwithstanding any other provisions of this By-law, land may be used for **buildings, structures**, or parts thereof, erected or used for a temporary period, for a construction camp, construction trailer, ~~sales trailer~~, scaffold or other **building or structure** incidental to ongoing construction on the **lot** which has neither been finished nor abandoned.

17. By-law Number 0225-2007, as amended, is further amended by adding the words "Unless otherwise permitted" to Sentence 3.1.1.1.6 as follows:

3.1.1.1.6 Unless otherwise permitted, no **use** shall be located on any **parking area** or obstruct any **parking space**. (0199-2014)

18. By-law Number 0225-2007, as amended, is further amended by adding Line 16.0 to Table 3.1.6.6 contained in Article 3.1.6.6 as follows:

Column A		B	C
Line 1.0	TYPE OF USE	BICYCLE PARKING - CLASS A	BICYCLE PARKING - CLASS B
16.0	Overnight Accommodation	0.05 spaces per 100 m ² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation	0.1 spaces per 100 m ² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation

19. By-law Number 0225-2007, as amended, is further amended by deleting the terms "**detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse**" and substituting with the words "residential building" in Article 4.1.3.1 as follows:

4.1.3.1 **Play equipment** is permitted accessory to a ~~detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse~~ residential **building** and shall comply with the regulations contained in Table 4.1.3.1 - Play Equipment Regulations.

20. By-law Number 0225-2007, as amended, is further amended by adding Line 3.1 of Table 4.1.3.1 contained in Article 4.1.3.1 as follows:

Column A		B
Line		
3.0	LOCATION:	
3.1	Play equipment for detached dwelling, semi-detached, linked, duplex, triplex, fourplex and street townhouse	rear yard only

21. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.9A.3 to Subsection 4.1.9 as follows:

4.1.9A.3 For the purposes of Subsection 4.1.9, where a **lot frontage** includes a decimal value, the value shall be rounded to the nearest one decimal place for the purposes of determining the applicable provisions in Table 4.1.9A. Values less than 0.05 shall be rounded down, and values equal to or greater than 0.05 shall be rounded up.

22. By-law Number 0225-2007, as amended, is further amended by adding the words "and CC1 to CC4" to Article 4.1.15.5 as follows:

Guest units are permitted within RA1 to RA5 and CC1 to CC4 zones, subject to the following:
(0190-2014)

23. By-law Number 0225-2007, as amended, is further amended by adding the words "and storey" to Article 4.1.21.1 as follows:

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

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


8.2.2.20	Exception: E1-20	Map # 34W	By-law:
In an E1-20 zone the permitted uses and applicable regulations shall be as specified for an E1 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
8.2.2.20.1	(1) Manufacturing Facility (2) Warehouse/Distribution Facility		
Additional Permitted Uses			
8.2.2.20.2	(1) Manufacturing facility legally existing on the date of passing of this By-law (2) Warehouse/distribution facility legally existing on the date of passing of this By-law (3) Repair service as an accessory use in compliance with Subsection 8.1.2 of this By-law		
Regulations			
8.2.2.20.3	Minimum floor space index - non-residential		0.5
8.2.2.20.4	Maximum setback to the first three storeys of a streetwall of the first building erected on a lot abutting lands zoned PB1 or Eglinton Avenue East		7.5 m
8.2.2.20.5	Maximum setback to the first three storeys of a streetwall of the first building erected on a lot abutting Explorer Drive, Orbitor Drive, Satellite Drive, Spectrum Way or Skymark Avenue		5.0 m
8.2.2.20.6	A maximum of 30% of the length of a streetwall of the first three storeys of a building or structure identified in Sentences 8.2.2.20.4 and 8.2.2.20.5 of this Exception, may be set back beyond the maximum setback		
8.2.2.20.7	Minimum height of all buildings and structures except that: (1) a maximum of 30% of the building footprint may be less than two storeys		2 storeys
8.2.2.20.8	Where a building is located within 10.0 m of lands zoned PB1, Eglinton Avenue East, Explorer Drive, Orbitor Drive, Satellite Drive, Spectrum Way or Skymark Avenue, the main front entrance shall face the street . Where a building is located at the intersection of two of these streets and/or lands zoned PB1, or any combination thereof, the main front entrance shall be located at the corner of the building facing the intersection, or a building entrance shall be located facing each street and/or lands zoned PB1		
8.2.2.20.9	Expansion or alteration to any building or structure legally existing on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.20.3 to 8.2.2.20.8 of this Exception		
8.2.2.20.10	Expansion of any use legally existing on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.20.3 to 8.2.2.20.8 of this Exception		
8.2.2.20.11	Minimum aisle width		6.4 m

25. Map Number 34W 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 "E1-19" to "E1-20", the zoning of Part of Lot 1, Concession 5, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "E1-20" 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 "E1-20" zoning indicated thereon.
26. Map Number 53E 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 no zone to "OS1", the zoning of Part of Lots 11 and 12, Concession 3, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "OS1" 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 "OS1" zoning indicated thereon.
27. Map Number 57 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 "G1" to "OS1", the zoning of Part of Lot 3, Concession 9, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "OS1" 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 "OS1" zoning indicated thereon.
28. The greyed-out text, identified in Sections 7 to 10, 12 to 17, 19, 22 and 23 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.
29. This By-law shall not come into force until Mississauga Official Plan Amendment Number 186 is in full force and effect.


ENACTED and PASSED this 30th day of July, 2025.

Approved by Legal Services City Solicitor City of Mississauga

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

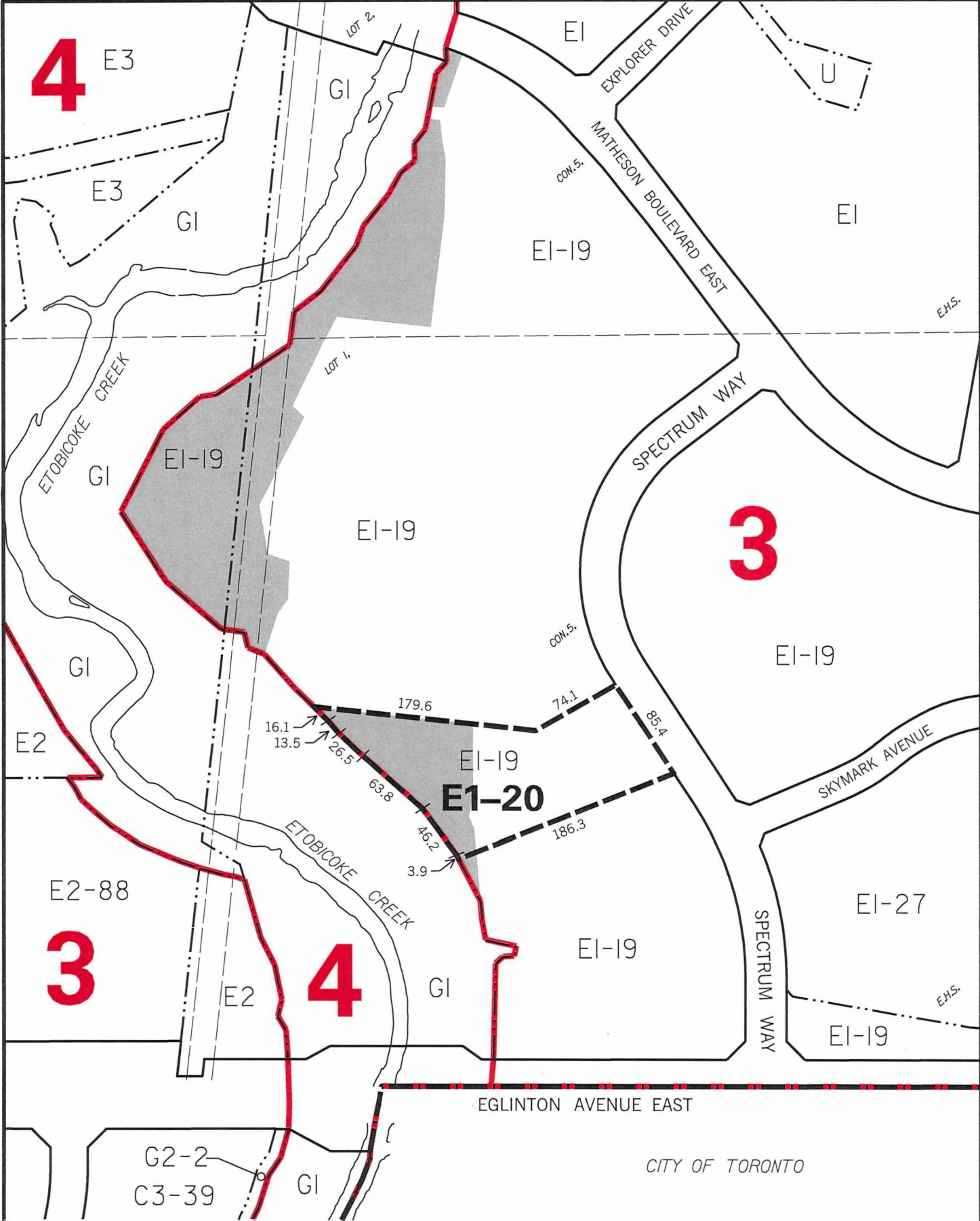


MAYOR



CLERK

Page 7 of 12



0 50 100 150 200
metres



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



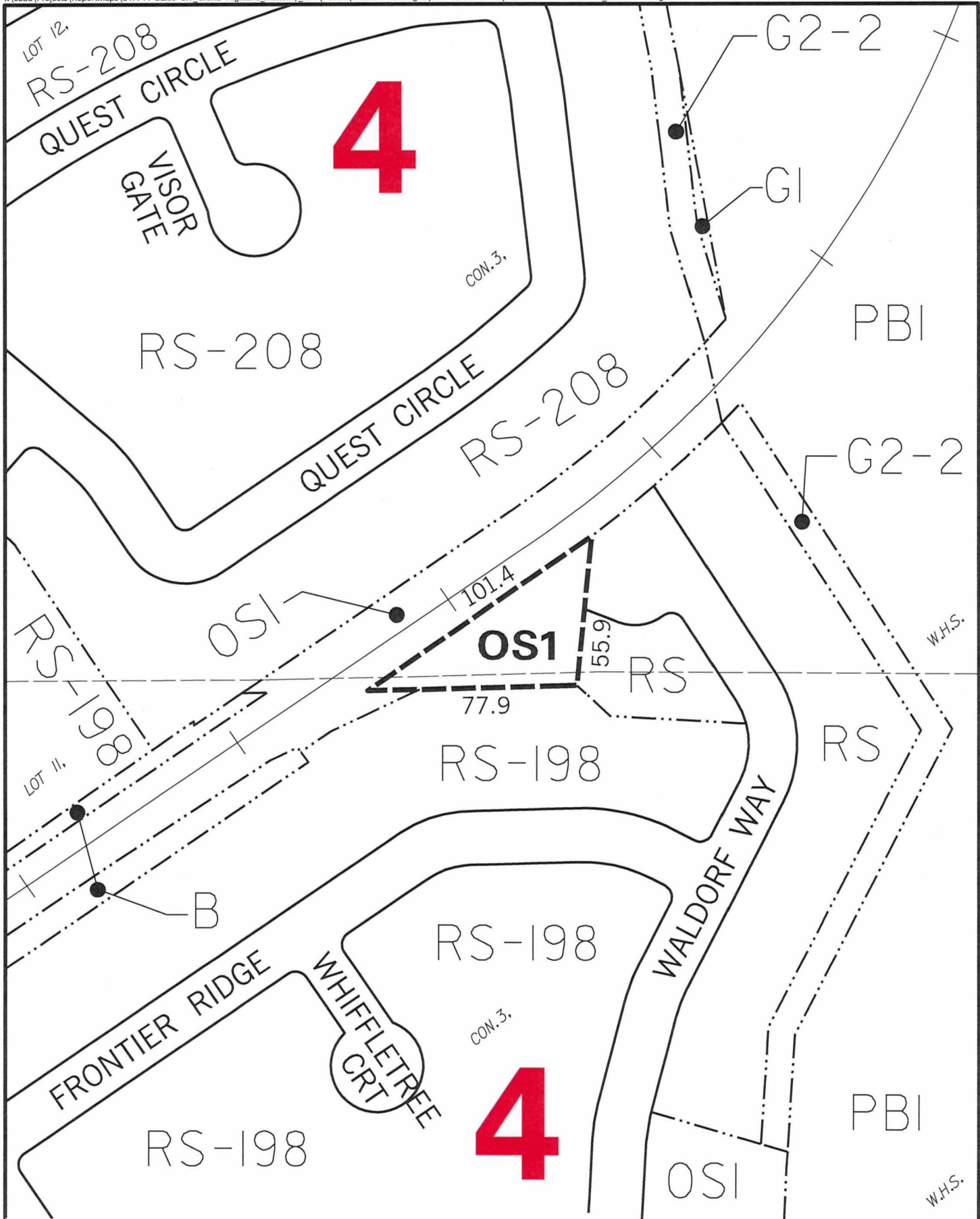
GREENLANDS OVERLAY

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Vladimir Krcmar Ltd. (OLS) dated December 11, 1996.

THIS IS SCHEDULE "A1" TO

BY-LAW 0125-2025

CITY OF MISSISSAUGA



0 25 50 75 100
metres



AREA SUBJECT TO REZONING

1,2,3,4

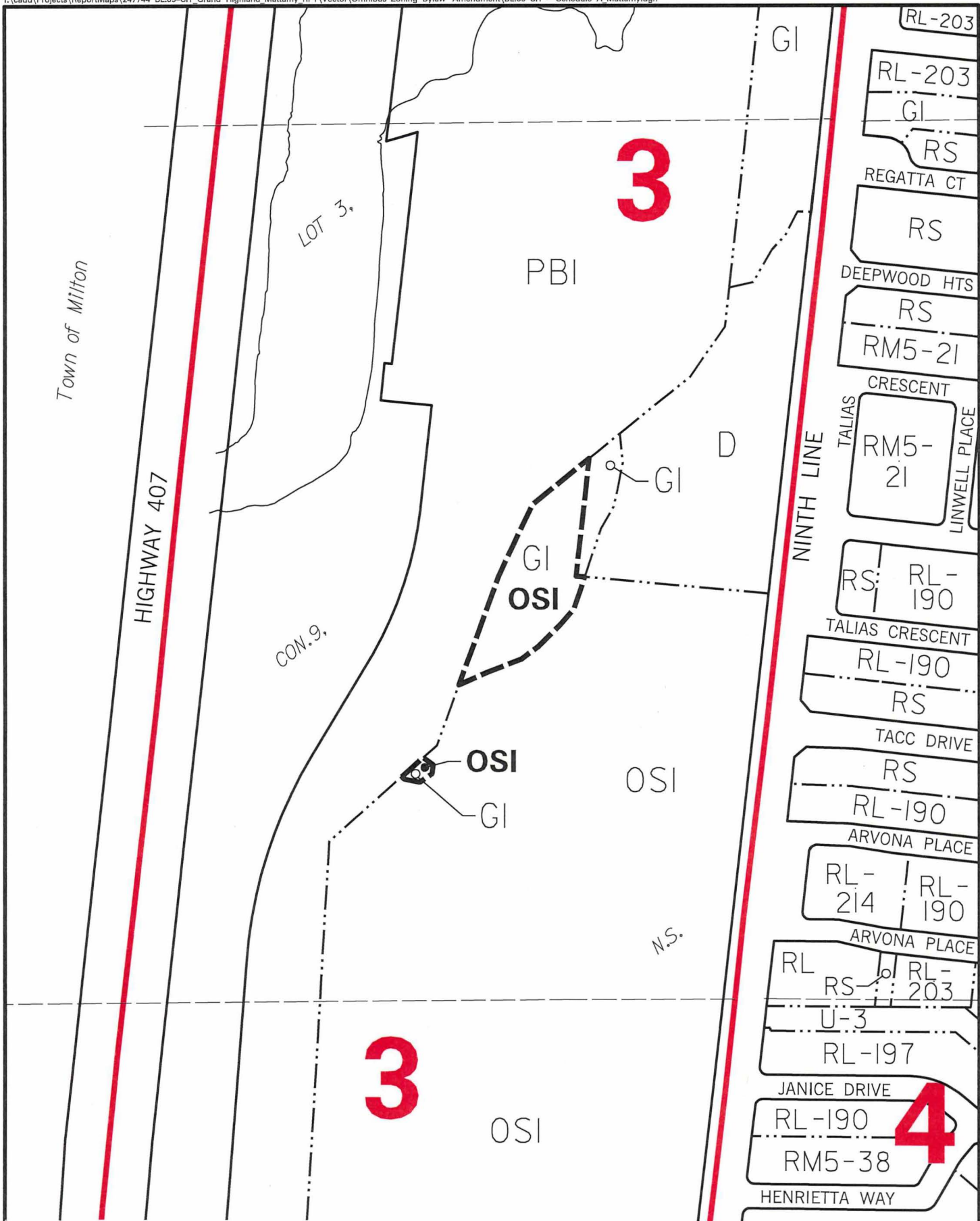
PARKING PRECINCT

This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-17456.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "A2" TO

BY-LAW 0125-2025



0 40 80 120 160
metres



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



ARROW FOR EXISTING ZONING



ARROW FOR PROPOSED ZONING

THIS IS SCHEDULE "A3" TO

BY-LAW 0125-2025

This is not a Plan of Survey.

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER 0125 -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:

- Remove Exception Tables rendered irrelevant by Ontario Land Tribunal decisions and Council approved by-laws
- Amend Definitions: "Bicycle Parking Space - Class A" and "Front Lot Line - Corner Lot"
- Add New Definition: "Ancillary Crisis Shelter"
- Amend and/or Add Regulations for:
 - Certificate of Occupancy: to ensure ongoing compliance
 - Public School: to add "day care" as an accessory use and add applicable regulations
 - Private School: to remove duplication of instructions for calculating sloped roof height and to add "day care" as an accessory use
 - Essential Emergency Service: to establish appropriate setbacks to Greenlands Zones and to exempt these services from residential specific general provisions
 - Community Centre, Community Athletic Field, Public Walkway and/or Library: add "Ancillary Crisis Shelter" as an accessory use
 - General Parking Regulations: provide clarity and facilitate the operation of seasonal outdoor patios and seasonal outdoor retail sales and displays
 - Calculation of height to apply to both height and storey calculations
 - Required Number of Bicycle Parking Spaces for Non-Residential Uses: to clarify how bicycle parking requirements for overnight accommodation are calculated
 - Play Equipment: to broaden permission for play equipment to all residential building types and to specify location criteria
 - Driveways and Parking in Residential Zones: to establish a clear rounding rule for lot frontage measurements
 - Guests Units: to include the use in the Downtown Core Zones
 - Delete outdated terminology: "Sales Trailer"
 - Site specific rezoning from "E1-19" to "E1-20", which will maintain all existing "E1-19" provisions and add a reduced aisle width provision
 - Rezone two parcels of city-owned lands from "G1" to "OS1" and a third parcel of city-owned land from no zone to "OS1" for parkland and recreational purposes

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

- Part 1 - Administration, Interpretation, Enforcement and Definitions
- Part 2 - General Provisions
- Part 3 - Parking, Loading, Stacking Lane and Bicycle Parking Regulations
- Part 4 - Residential
- Part 5 - Office
- Part 6 - Commercial
- Part 8 - Employment
- Part 10 - Greenlands
- Part 13 - Zoning Maps

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