

Draft Zoning By-law Amendment – December 2025

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER _____

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 rezoning the Subject Site to RA3-XX and adding the following Exception Table:

4.15.X.XX	Exception: RA3-XX	Map # XX	By-law:
In a RA3-XX zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses /regulations shall apply:			
Regulations Applying to Subject Lands			
4.15.3.XX.1	The Front Lot Line shall be along Mississauga Road.		
4.15.3.XX.2	Additional Permitted Uses: (1) Stacked Townhouses		
4.15.3.XX.3	Maximum Floor Space Index – Apartment Zone	1.78 FSI	
4.15.3.XX.4	Maximum Height	42.6 m and 12 storeys	
4.15.3.XX.5	Minimum Exterior Side Yard	8.8 metres	
4.15.3.XX.6	Minimum Rear Yard	9.0 metres	
4.15.3.XX.7	Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	2.1 metres	
4.15.3.XX.8	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	3.5 metres	
4.15.3.XX.9	Minimum setback from a parking structure above or partially above finished grade to any lot line	5.3 metres	
4.15.3.XX.10	Section 2.1.14.5 does not apply.		
4.15.3.XX.11	Section 3.1.1.12.1 does not apply.		
4.15.3.XX.12	The lands identified in Schedule RA3-XX of this Exception shall be considered as one lot for the purposes of applying the provisions of By-law No. 0225-2007 despite any severance, partition, or division of the lands.		

2. Map Number X 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" and "G2", to "RA3-XX", "G1" and "G2" the zoning of Sheridan Neighbourhood in the City of Mississauga, PROVIDED HOWEVER THAT the "RA3-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By law, outlined in the heaviest broken line with the "RA3-XX" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2025.

MAYOR

CLERK

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit one 12-storey apartment building with 196 residential units and 15 3-storey stacked townhouses. On the lands municipally addressed as 2935 and 2955 Mississauga Road (the 'subject lands').

This By-law amends the zoning of the property outlined in the attached Schedule "A" from "G1" and "G2" to "G1", "G2", and "RA3-XX" (Residential Apartment – Exception).

Location of Lands Affected

The subject lands are located at the southeast corner of Dundas Street West and Mississauga Road, as shown on the attached map designated as Schedule "A".

Further information regarding this By-law may be obtained from _____ XX _____ of the City Planning and Building Department at 905-_____ ext. _____.

Schedule A

