THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2026

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to Section 34 and 36 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;

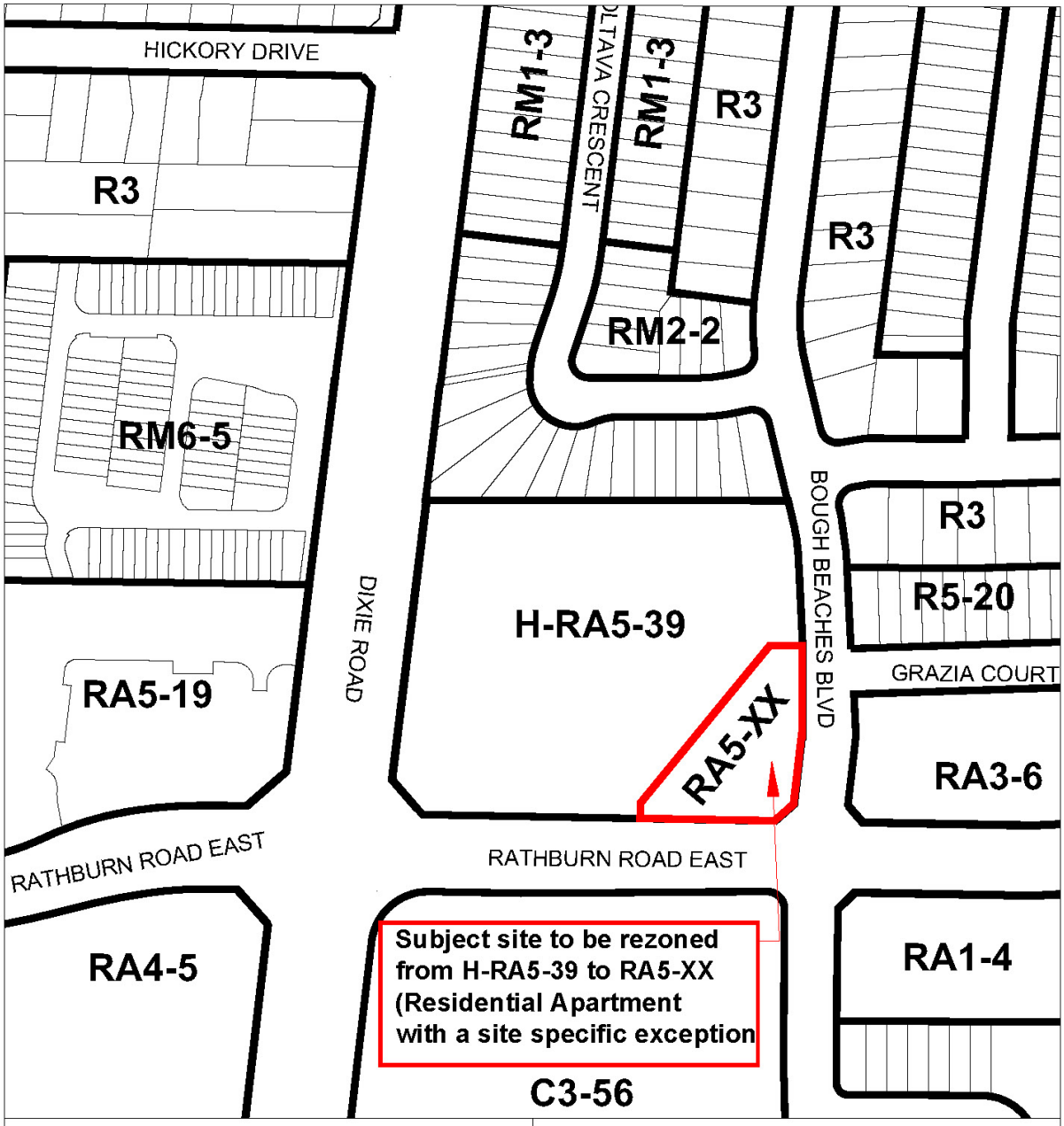
NOW THEREFORE, the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. The lands subject to this By-law consist of [Legal property name to be provided upon approval of Consent application Cite File No.: XXXX], as shown on Schedule "A" and "B" attached hereto, and that Schedule "A" and "B" form part of this By-law.

2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by rezoning the lands subject to this By-law from "RA5-39" to "RA5-XX" as shown on Schedule "A" of this By-law, with the following exceptions:

| 4.15.6.XX | Exception RA5-XX | Map #XX | By-law: XXX-2026 |
|---|---|---|---|
| In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply: | | | |
| **Regulations** | | | |
| 4.15.6.XX.1 | **Accessory Buildings** and **Structures** – Minimum setback to **exterior side lot lines**, **interior side lot lines**, **rear lot lines**, and **front lot lines** | | 0.0 m |
| 4.15.6.XX.2 | Minimum number of resident **parking spaces** per rental apartment **dwelling unit** | | 0.9 resident spaces per unit |
| 4.15.6.XX.3 | Minimum number of visitor **parking spaces** per rental apartment **dwelling unit** | | 0.1 visitor spaces per unit |
| 4.15.6.XX.4 | Minimum number of required electric vehicle ready **parking spaces** for visitor parking | | 0 visitor spaces |
| 4.15.6.XX.5 | Maximum **Floor Space Index – Apartment Zone** | | 3.75 |
| 4.15.6.XX.6 | Maximum projection of a canopy, porch or balcony, exclusive of stairs, outside the buildable area identified on Schedule B of this By-law | | 2.6 m |
| 4.15.6.XX.7 | Notwithstanding any other provisions of this By-law, the calculation of height for apartment, shall be exclusive of washroom, wind screen, mechanical or architectural appurtenances such as mechanical equipment, 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 7.5 m above the height limit otherwise applicable | | |
| 4.15.6.XX.8 | Minimum setback from a **parking structure** completely below finished grade, inclusive of external access stairwells, to any **lot line** | | 0.0 m |
| 4.15.6.XX.9 | Minimum amenity area | | 3.0 $m^2$ per dwelling unit |
| 4.15.6.XX.10 | Unless otherwise stated in the provisions of RA-XX, the provisions of RA-39 do not apply to the lands identified within Schedule A. | | |
| 4.15.6.XX.11 | All site development plans shall comply with building envelopes and setbacks in Schedule "B" of this Exception. | | |

**SCHEDULE "A" (EXCEPTION SCHEDULE RA5-XX ZONE)**




THIS IS SCHEDULE "A"
TO BY-LAW AMENDMENT NO. XXX-2026

LOCATION:
XXXX
City of Mississauga
Regional Municipality of Peel
Subject Property (XXXX)

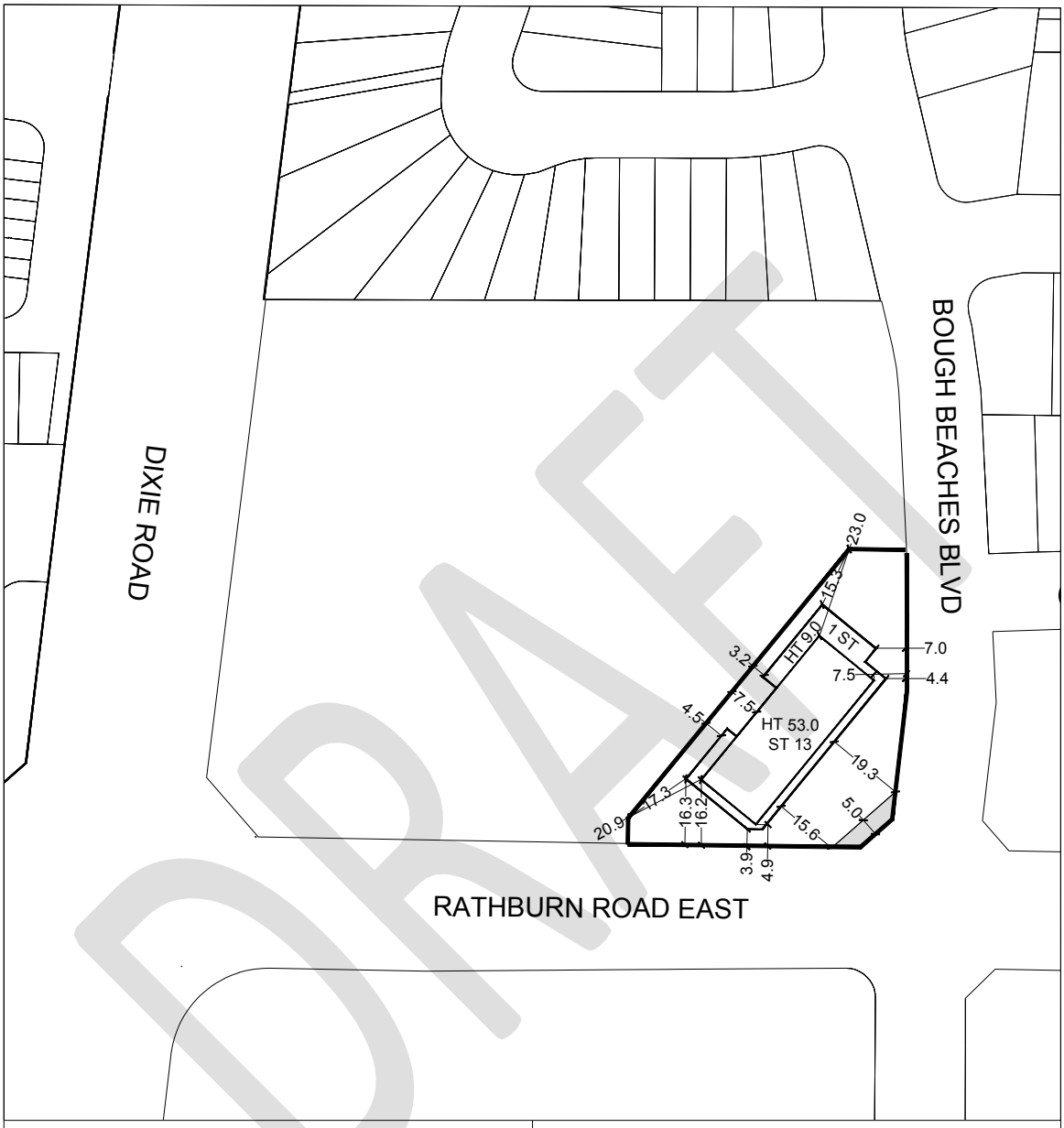
NOT TO SCALE

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

This is not a Plan of Survey

June 30, 2026

**SCHEDULE "B" (EXCEPTION SCHEDULE RA5-XX ZONE)**




THIS IS SCHEDULE "B"
TO BY-LAW AMENDMENT NO. XXX-2026

LOCATION:
XXXX
City of Mississauga
Regional Municipality of Peel
Subject Property (XXXX)

NOT TO SCALE

Note:
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This is not a Plan of Survey

Subject Lands

Road Widening

June 30, 2026