



NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

Date of Notice	May 7, 2026
By-law Number	0054-2026
Date Passed by Council	April 29, 2026
Last Day to Appeal	May 27, 2026
File Number	BL.09-CIT, All Wards
Applicant	City of Mississauga
Property Location	All lands within 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 update various sections of Mississauga Zoning By-law 0225-2007, as amended.

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 **May 27, 2026**. 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

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 \$338.74 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 **Jordan Lee** of the City Planning and Building Department at 905-615-3200 ext. **5732**.



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 0054-2026

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 the definition of "**Prayer Room**" in Section 1.2.
2. By-law Number 0225-2007, as amended, is further amended by deleting Table 2.1.2.2.4.
3. By-law Number 0225-2007, as amended, is further amended by deleting Subsection 2.1.18.
4. By-law Number 0225-2007, as amended, is further amended by adding Sentence 1.1.2.1.1 to Article 1.1.2.1 as follows:
 - 1.1.2.1.1 The **greenlands overlay** identifies portions of lands that are within the Regulated Area of a **Conservation Authority** and is shown as grey shading on the Zoning Maps which are Schedule B of Part 13 of this By-law. The applicable **Conservation Authority** should be consulted to confirm the limits of the Regulated Area and whether a permit is required from the applicable **Conservation Authority** prior to the issuance of a municipal building permit. The **greenlands overlay** is for information purposes only and does not form part of this By-law.
5. By-law Number 0225-2007, as amended, is further amended by changing the definition of "**Hospital**" in Section 1.2 as follows:

Hospital

means a **building, structure** or part thereof, used for the treatment of persons afflicted with sickness, disease, injury or the treatment of ~~convalescent~~ acute or chronically ill persons and approved as a public hospital in accordance with the *Public Hospitals Act*.

6. By-law Number 0225-2007, as amended, is further amended by changing the definition of "**Corner Lot**" in Section 1.2 as follows:

Lot	
Corner Lot	means a lot situated at the intersection of two or more streets, private roads, CEC - roads, or any combination thereof, having an angle of intersection of not more than 135 degrees, including a lot located on the curve of a street bend creating an interior angle of not more than 135 degrees. <i>(0203-2023/OLT Order 2024 September 09)</i> See Illustration No. 7 - Section 1.3 - Illustrations

7. By-law Number 0225-2007, as amended, is further amended by renaming the defined term "**Terrace**" to "**Rooftop Terrace**" in Section 1.2.
8. By-law Number 0225-2007, as amended, is further amended by changing Subsection 2.1.9 as follows:

2.1.9 Uses Permitted in More Than One Zone Category

Uses contained in Subsection 2.1.9 of this By-law are permitted in more than one zone category, including Base and Exception Zones, notwithstanding Sentence 1.1.2.3.1 of this By-law. ~~The following uses are permitted in more than one zone category:~~

9. By-law Number 0225-2007, as amended, is further amended by adding Line 2.6 to Table 2.1.9.5 contained in Subsection 2.1.9 as follows:

Column A		B
Line		
2.6	An essential emergency service in a RL or RS zone shall comply with the regulations for detached dwellings	✓

10. By-law Number 0225-2007, as amended, is further amended by adding Line 3.1 to Table 2.1.9.6 contained in Subsection 2.1.9 as follows:

Column A		B
Line		
3.1	A community centre, community athletic field and/or library in a RL or RS zone shall comply with the regulations for detached dwellings	✓

11. By-law Number 0225-2007, as amended, is further amended by deleting the Base Zone "RA5" and substituting with "RA7" in Line 1.0 contained in Table 2.1.9.18 as follows:

Column A		B
Line		
1.0	Transitional housing is permitted only in these zones	RA1 to RA5 RA7, O1 to O3, C3, C4, CC1 to CC4, CCO, E1 and E2 zones

12. By-law Number 0225-2007, as amended, is further amended by changing Article 2.1.29.1 as follows:

2.1.29.1 Notwithstanding any other provisions of this By-law, a drive-through shall not be permitted within the hatched area identified on Schedules 2.1.29(1) and 2.1.29(2) of this By-law. Where a lot is partially within the hatched area identified on Schedules 2.1.29(1) and 2.1.29(2), a drive-through shall not be permitted.

13. By-law Number 0225-2007, as amended, is further amended by changing Schedules 2.1.29(1) and 2.1.29(2) by illustrating the approved Protected Major Transit Station Areas (PMTSAs) identified on the attached Schedules 2.1.29(1) and 2.1.29(2).

14. By-law Number 0225-2007, as amended, is further amended by changing Subsection 2.1.30 as follows:

2.1.30 Rooftop ~~Balcony~~ Terrace
(0174-2017), (0179-2018), (0208-2022)

2.1.30.1 A **rooftop terrace** shall be permitted on a **townhouse, street townhouse, stacked townhouse, apartment, retirement building and long-term care building**.

2.1.30.12 A ~~rooftop balcony~~ **rooftop terrace** shall be set back 1.2 m from all exterior edges of a **building or structure** when located on a **townhouse, street townhouse and stacked townhouse**.

2.1.30.23 Notwithstanding Article 2.1.30.12 of this By-law, a setback for a ~~rooftop balcony~~ **rooftop terrace** may be 0.0 m where:

- (1) the exterior edge of the **building** faces a **street** and the **building** is located in a Non-Residential Zone;
- (2) the exterior edge of the ~~rooftop balcony~~ **rooftop terrace** is a minimum of 7.5 m from a zone that permits residential uses and the **building** is located in a Non-Residential Zone.

15. By-law Number 0225-2007, as amended, is further amended by changing Line 39.0 and adding Line 39.1 to Table 3.1.2.2 contained in Subsection 3.1.2 as follows:

Column	A	B	C	D	E	F
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
39.0	Private Club (Less than or equal to 220 m ² GFA - non-residential)	spaces per 100 m ² GFA - non-residential	0.0	4.5	4.5	4.5
39.1	Private Club (Greater than 220 m ² GFA - non-residential)	spaces per 100 m ² GFA - non-residential	0.0	10.8	10.8	10.8

16. By-law Number 0225-2007, as amended, is further amended by changing Subsection 4.1.7 as follows:

4.1.7 Setback to Railway Right-of-Way, Parkway Belt Zone, Utility Zone and Pipeline Easements
(0111-2019/LPAT Order 2021 March 09), (0114-2025)

- 4.1.7.1 The minimum setback from the closest exterior wall of a **dwelling unit, attached ARU and/or detached ARU** to a railway right-of-way shall be 30.0 m.
- 4.1.7.2 Where an Exception Zone specifies a minimum setback of a **detached dwelling, semi-detached, linked dwelling or street townhouse** to a Parkway Belt Zone, Utility Zone or a pipeline easement, the setback shall also apply to an **attached ARU and/or detached ARU**.

17. By-law Number 0225-2007, as amended, is further amended by changing Article 4.1.23.1 as follows:

- 4.1.23.1 In addition to the provisions contained in Parts 1 to 3 and Section 4.1 (~~excluding Subsection 4.1.1 until such time as By-law 0174-2023 is in force and effect~~) of this By-law, new **fourplexes** shall comply with the provisions contained in Table 4.1.23.1 - New Fourplex.

18. By-law Number 0225-2007, as amended, is further amended by changing Sentence 4.10.2.76.6 in Exception Table 4.10.2.76 as follows:

4.10.2.76	Exception: RM4-76	Map # 08	By-law: LPAT Order 2019 November 15, 0158-2023, 0002-2026
Regulations			
4.10.2.76.6	Minimum setback of a rooftop balcony and rooftop terrace from all exterior edges of a building or structure		0.0 m

19. By-law Number 0225-2007, as amended, is further amended by changing Sentence 4.13A.2.10.12 in Exception Table 4.13A.2.10 as follows:

4.13A.2.10	Exception: RM8-10	Map # 07	By-law: 0010-2018, 0181-2018/LPAT Order 2019 February 15, 0208-2022
Regulations			
4.13A.2.10.12	Minimum setback of a rooftop balcony rooftop terrace from all exterior edges of Blocks 2 and 7		1.2 m

20. By-law Number 0225-2007, as amended, is further amended by bolding the words "**rooftop terrace**" in Sentence 4.15.6.51.10 in Exception Table 4.15.6.51.
21. By-law Number 0225-2007, as amended, is further amended by bolding the words "**rooftop terrace**" in Sentence 4.15.6.52.10 in Exception Table 4.15.6.52.
22. By-law Number 0225-2007, as amended, is further amended by changing Sentence 4.15.2.34.8 in Exception Table 4.15.2.34.8 as follows:

4.15.2.34	Exception: RA1-34	Map # 56	By-law: 0174-2017, <i>deleted</i> by 0058-2018, 0105-2023
Regulations			
4.15.2.34.8	Minimum setback from a rooftop balcony rooftop terrace that contains an amenity area to the north and west exterior edge of a building or structure		3.0 m

23. By-law Number 0225-2007, as amended, is further amended by changing Sentence 4.15.4.39.9 in Exception Table 4.15.4.39 as follows:

4.15.4.39	Exception: RA3-39	Map # 06	By-law: 0127-2023
Regulations			
4.15.4.39.9	Minimum setback of rooftop balcony rooftop terrace from all exterior edges of a building or structure		0.3 m

24. By-law Number 0225-2007, as amended, is further amended by changing Sentence 4.15.4.52.7 in Exception Table 4.15.4.52 as follows:

4.15.4.52	Exception: RA3-52	Map # 08	By-law: 0010-2026
Regulations			
4.15.4.52.7	Minimum setback of a rooftop balcony rooftop terrace from all exterior edges of a building or structure		0.0 m

25. By-law Number 0225-2007, as amended, is further amended by adding Article 6.1.1.2 to Subsection 6.1.1 as follows:

6.1.1.2 Notwithstanding Article 6.1.1.1 of this By-law, a **seasonal outdoor patio** and permanent outdoor patio is permitted accessory to a **restaurant, convenience restaurant and take-out restaurant** where these **uses** are permitted and shall comply with Articles 2.1.9.14 and 2.1.9.16 of this By-law.

26. By-law Number 0225-2007, as amended, is further amended by adding Article 8.1.1.2 to Subsection 8.1.1 as follows:

8.1.1.2 Notwithstanding Subsection 8.1.1, a **seasonal outdoor patio** and permanent outdoor patio is permitted accessory to a **restaurant, convenience restaurant and take-out restaurant** where these **uses** are permitted and shall comply with Articles 2.1.9.14 and 2.1.9.16 of this By-law.

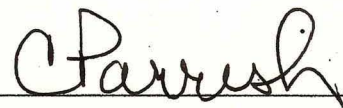
27. The greyed-out text, identified in Sections 5, 6, 11, 12, 14, 15, 16, 17, 18, 19, 22, 23 and 24 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.


28. Map Numbers 01 to 59 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, are amended by adding "(For information purposes only)" after "Greenlands Overlay" in the Legend.

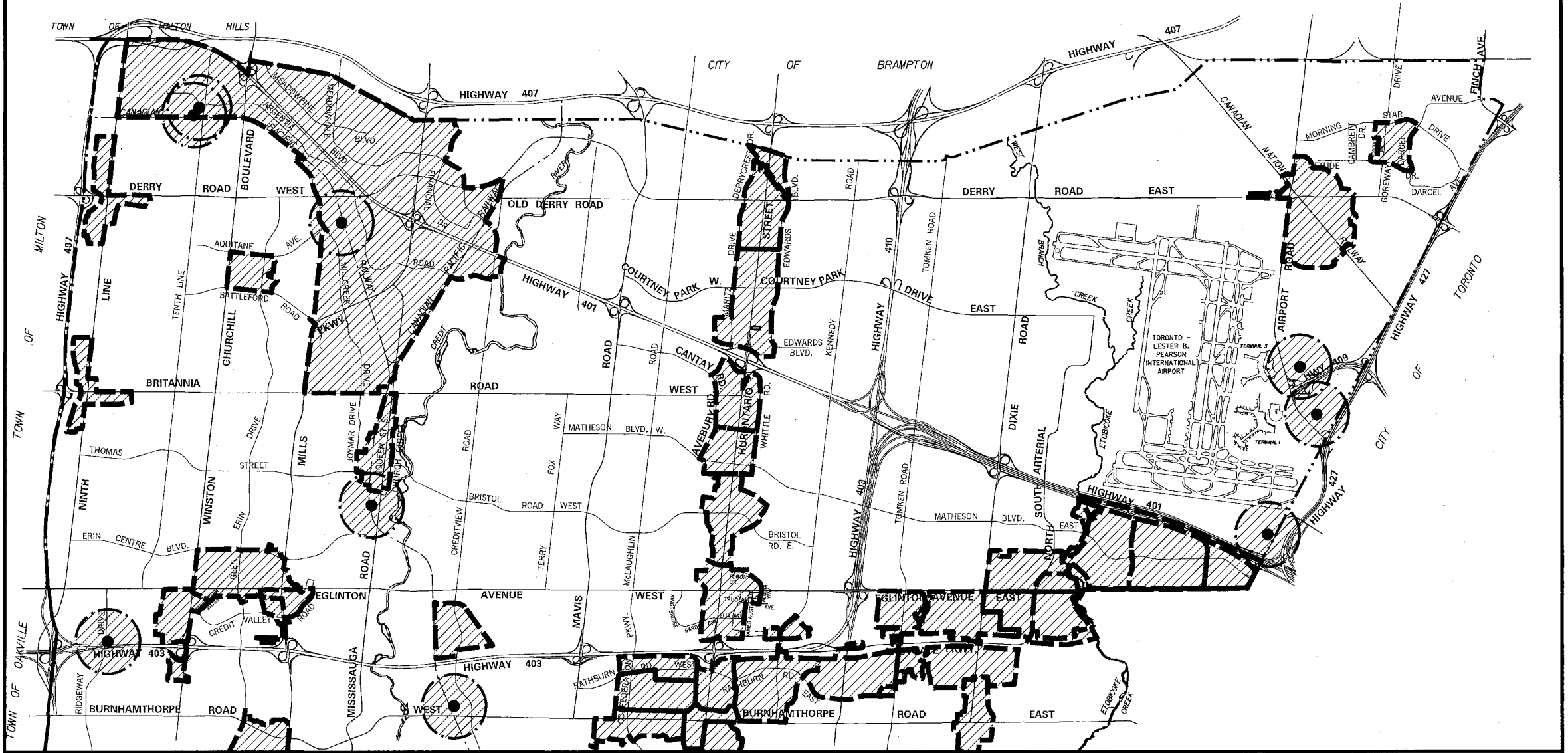
ENACTED and PASSED this 29th day of April, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: April 16, 2026
File: BL.09-CIT


MAYOR

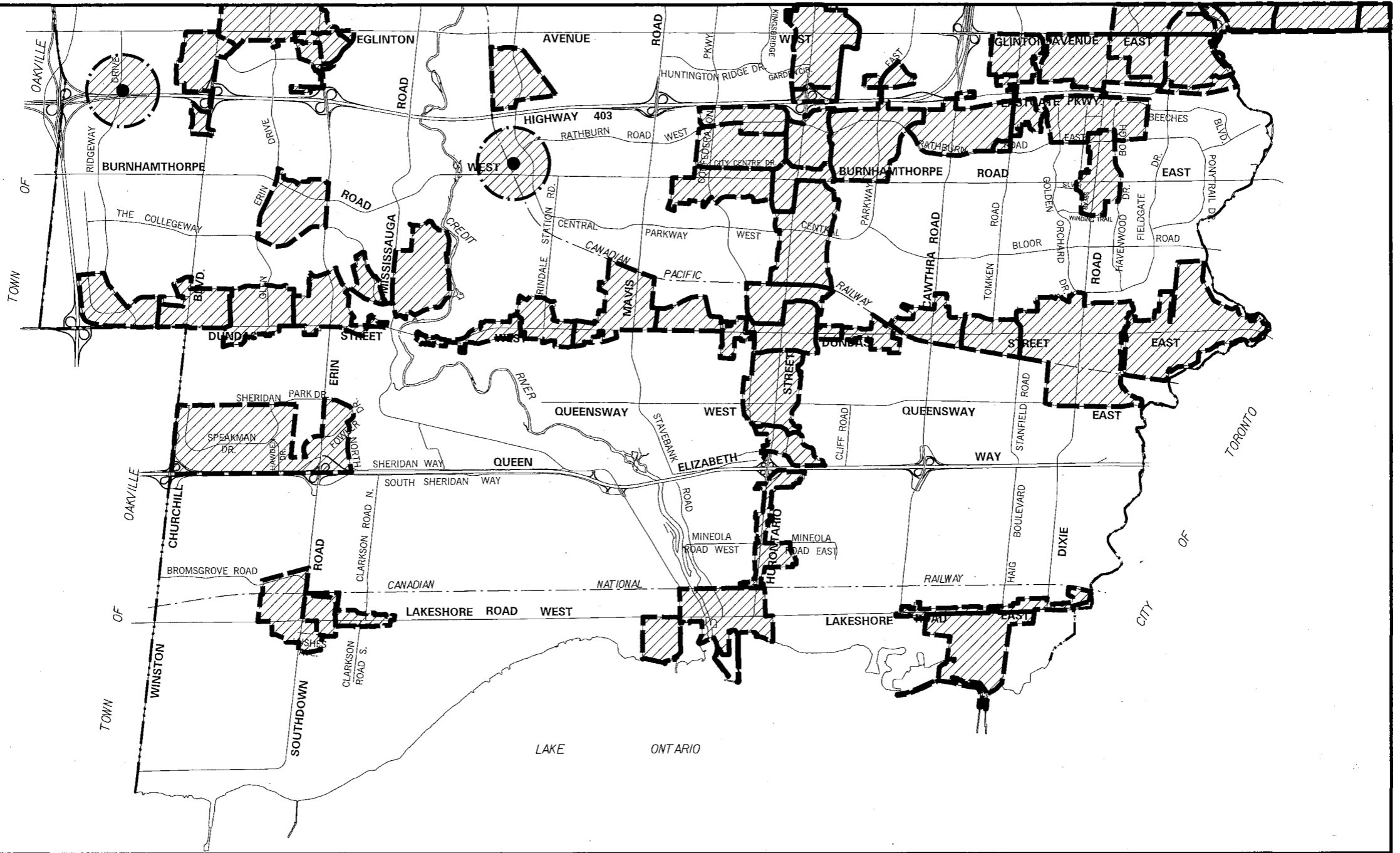

CLERK



SCHEDULE 2.1.29 (1)
Street Location Criteria for Drive-Throughs



THIS IS SCHEDULE "2.1.29(1)"
AS ATTACHED TO BY-LAW 0054-2026



SCHEDULE 2.1.29 (2)
 Street Location Criteria for Drive-Throughs



Produced by
 CPS, IT-GIS Client Services

THIS IS SCHEDULE "2.1.29(2)"
 AS ATTACHED TO BY-LAW 0054-2026

APPENDIX "A" TO BY-LAW NUMBER 0054-2026

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is update various sections of Mississauga Zoning By-law 0225-2007, as amended.

Amendments include:

- Amending the definition of "Hospital", "Corner Lot" and "Terrace"
- Deleting the definition of "Prayer Room"
- Amending and/or adding regulations for:
 - Uses permitted in More Than One Zone: clarify that these uses are permitted in all applicable zones, including Exception Zones
 - Community Centres, Athletic Fields and/or Libraries: clarify that these uses shall comply with the regulations of a detached dwelling when located in a Residential Zone
 - Essential Emergency Service: clarify that these uses shall comply with the regulations of a detached dwelling when located in a Residential Zone
 - Transitional Housing: clarify that this use is permitted in the RA6 and RA7 zones
 - Private Clubs: require a higher parking rate for Private Clubs above 220 m² gross floor area in order to provide an appropriate parking rate for situations where a private club is used for public events
 - Greenlands Overlay: remove regulations that require approval of the Conservation Authority for development within the Greenlands Overlay and clarify that the Greenlands Overlay is for information purposes only and does not form part of the By-law
 - Drive-throughs: replace location criteria maps with updated maps which illustrate the boundaries of the Protected Major Transit Station Areas (PMTSAs)
 - Setback to Railway Right-of-Way, Parkway Belt Zone, Utility Zone and Pipeline Easements: clarify that where an Exception zone specifies a setback to a detached dwelling from a Parkway Belt Zone, Utility Zone and pipeline easement, this setback shall also apply to additional residential units
 - Rooftop Balcony: adapt existing regulations associated with rooftop balconies and apply them to the defined term "rooftop terrace"
 - Fourplex: remove outdated language referencing By-law 0174-2023, which is in force and effect
 - Outdoor Patios: Clarify that outdoor patios are permitted accessory to a restaurant, convenience restaurant and take-out restaurant where these uses are permitted in Commercial and Employment Zones

Amendments include revisions to the following Parts of By-law 0225-2007, as amended:

- Part 1 - Administration, Interpretation, Enforcement and Definitions
- Part 2 - General Provisions
- Part 3 - Parking, Loading Stacking Lane and Bicycle Parking
- Part 4 - Residential
- Part 6 - Commercial
- Part 8 - Employment
- Part 13 - Zoning Maps (Legend)

Location of Lands Affected

All lands within the City of Mississauga.

Further information regarding this By-law may be obtained from Kelsey Martin of the City Planning and Building Department at 905-615-3200 ext. 5542.

[http://teamsites.mississauga.ca/sites/18/Bylaws/BL.09-CIT All Wards.city-initiated #19 by-law.km.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/BL.09-CIT%20All%20Wards.city-initiated%20#19%20by-law.km.jmcc.docx)