



## NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

Date of Notice	May 7, 2026
By-law Number	0055-2026
Date Passed by Council	April 29, 2026
Last Day to Appeal	May 27, 2026
File Number	CD.06-APT, All Wards
Applicant	City of Mississauga
Property Location	The changes will affect future apartment developments in 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 make amendments to the Urban Apartment Zones (RA6 and RA7) to provide greater flexibility within regulations while maintaining planning and urban design principles. Amendments also proposed include changes to minimum amenity area requirements for the Apartment Zones (RA1 to RA5) and the Urban Apartment Zones, applicable to new apartments only.

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, 2<sup>nd</sup> 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](mailto: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](http://www.mississauga.ca/portal/cityhall/publicnotices).

Further information regarding this By-law may be obtained from **Ameena Khan** of the City Planning and Building Department at 905-615-3200 ext. **4473**.



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 0055-2026

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 adding Article 4.1.15.7 to Subsection 4.1.15 as follows:

**4.1.15.7 Minimum Amenity Area**

Notwithstanding Sentence 1.1.2.3.1 of this By-law, on a lot subject to an Exception Zone, area specific provisions in this By-law, or a minor variance approved by the Committee of Adjustment, the minimum **amenity area** requirement for new **dwelling units** constructed on or after the date of enactment and passing of this By-law (April 29, 2026), shall be the lesser of the requirement identified in Line 15.4.1 contained in Table 4.15.1 of this By-law, or the minimum **amenity area** required in the applicable Exception Zone, area specific provisions or minor variance.

2. By-law Number 0225-2007, as amended, is further amended by changing Line 15.4 contained in Table 4.15.1 as follows:

Column	A	B	C	D	E	F
Line	ZONES	RA1	RA2	RA3	RA4	RA5
1.0						
<b>ZONE REGULATIONS</b>						
15.0	MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA					
15.4	Minimum <b>amenity area</b> for existing <b>dwelling units</b> constructed before the date of enactment and passing of this By-law ( <u>April 29, 2026</u> )	The greater of 5.6 m <sup>2</sup> per <b>dwelling unit</b> or 10% of the site area				
15.4.1	Minimum <b>amenity area</b> for new <b>dwelling units</b> constructed on or after the date of enactment and passing of this By-law ( <u>April 29, 2026</u> ) <sup>(8)</sup>	3.0 m <sup>2</sup> per <b>dwelling unit</b>				

NOTES: (8) See also Article 4.1.15.7 of this By-law.

3. By-law Number 0225-2007, as amended, is further amended by changing Table 4.16.1 as follows:

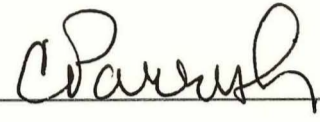
Column A		B	C
Line 1.0	ZONES	RA6 Mixed Use	RA7 Residential
<b>ZONE REGULATIONS</b>			
5.0	<b>HEIGHT</b>		
5.3	Maximum podium height	24.0 m <del>20.0 m</del> and 6 storeys	
5.4	Minimum height of the first storey containing dwelling units	n/a	0.6 m above finished grade
5.5	Maximum height of the first storey containing dwelling units	n/a	1.2 m above finished grade
7.0	<b>MINIMUM INTERIOR SIDE AND REAR YARDS AND SETBACKS <sup>(10)</sup></b>		
7.2	From the rear and interior side lot lines to the tower	12.5 m <del>15.0 m</del> <sup>(3)</sup>	
7.3	Where an interior side or rear lot line, or any portion thereof, abuts a zone permitting detached dwelling, semi-detached, linked dwelling, townhouse, street townhouse, stacked townhouse or back to back townhouse, the following shall apply:	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m <sup>(3)</sup>	
7.3.1	For that portion of the building with a height less than or equal to 10.7 m	7.5 m	
7.3.2	For that portion of the building with a height greater than 10.7 m and less than or equal to 24.0 m	10.5 m	
7.3.2	For that portion of the building with a height greater than 24.0 m	25.5 m	
8.0	<b>MINIMUM ABOVE GRADE SEPARATION BETWEEN EXTERIOR OF THE TOWERS LOCATED ON THE SAME LOT, EXCLUSIVE OF PROJECTIONS</b>	25.0 m 30.0 m	
9.0	<b>STREET FRONTAGES</b>		
9.1	A minimum of 40% <del>50%</del> of the area of the first storey streetwall of a building containing an additional use contained in Article 4.16.1.1 of this By-law shall contain glazing	✓	
9.3	For an additional use above the first storey and along the streetwall, pedestrian access shall be provided facing a street line	✓	n/a
13.0	<b>MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA</b>		
13.3	Minimum amenity area	3.0 m <sup>2</sup> per dwelling unit <del>4.5 m<sup>2</sup> per dwelling unit</del>	


4. The greyed-out text, identified in Sections 2 and 3 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 29<sup>th</sup> day of April, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: April 16, 2026
File: CD.06-APT

  
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MAYOR

  
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CLERK

## APPENDIX "A" TO BY-LAW NUMBER 0055-2026

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to make amendments to the Urban Apartment Zones (RA6 and RA7) to provide greater flexibility within regulations while maintaining planning and urban design principles. Amendments also proposed include changes to minimum amenity area requirements for the Apartment Zones (RA1 to RA5) and the Urban Apartment Zones, applicable to new apartments only.

This By-law includes revisions to the following Sections of By-law 0225-2007, as amended:

- Section 4.1 - Residential General Provisions
- Section 4.16 - RA6 and RA7 Zones (Urban Apartments)

### Location of Lands Affected

The changes will affect future apartment developments in the City of Mississauga.

Further information regarding this By-law may be obtained from Ameena Khan of the City Planning and Building Department at 905-615-3200 ext. 4473.

<http://teamsites.mississauga.ca/sites/18/Bylaws/CD.06-APT.by-law.ak.jmcc.docx>