



NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

Date of Notice	May 7, 2026
By-law Number	0056-2026
Date Passed by Council	April 29, 2026
Last Day to Appeal	May 27, 2026
File Number	CD.23-TWI, Ward 3
Applicant	City of Mississauga
Property Location	North side of Dundas Street East, east of Treadwells Drive, in the City of Mississauga. 1725 and 1731 Dundas Street East

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 permit residential uses, including apartments and townhouses, and commercial uses in a mixed-use format.

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 **Caleigh McInnes** of the City Planning and Building Department at 905-615-3200 ext. **5598**.



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 0056-2026

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 the following Exception Table:

4.16.2.65	Exception: RA6-65	Map # 19	By-law:
In a RA6-65 zone the permitted uses and applicable regulations shall be as specified for a RA6 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.16.2.65.1	(1) Townhouse (2) Street Townhouse (3) Stacked Townhouse (4) Back to Back Townhouse (5) Transitional Housing (6) Food Bank		
Regulations			
4.16.2.65.2	The provisions contained Lines 5.2, 5.3, 6.1, 6.2, 6.3, 7.1, 10.1 and 13.2 of Table 4.16.1 and Article 4.16.1.5 of this By-law shall not apply		
4.16.2.65.3	Dwelling units shall not be permitted on the first storey along the lot line abutting Dundas Street East		
4.16.2.65.4	Minimum lot frontage		25.0 m
4.16.2.65.5	Minimum gross floor area (GFA) on the lot required per apartment for additional uses contained in Article 4.16.1.1 and Clause 4.16.2.65.1(6) of this Exception		300 m ²
4.16.2.65.6	Maximum tower floor plate for a building less than or equal to 12 storeys		1 400 m ²
4.16.2.65.7	Maximum height		42.0 m and 12 storeys
4.16.2.65.8	Minimum front and exterior side yards		3.0 m
4.16.2.65.9	Minimum interior side and rear yards		4.5 m

4.16.2.65	Exception: RA6-65	Map # 19	By-law:
4.16.2.65.10	Minimum interior side and rear yards 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		4.5 m
4.16.2.65.11	Minimum above grade separation between exterior of the towers located on the same lot , exclusive of projections		20.0 m
4.16.2.65.12	Maximum encroachment of a balcony into a required front and exterior side yard		1.0 m
4.16.2.65.13	Maximum encroachment of a balcony into a required interior side and rear yard		1.8 m
4.16.2.65.14	Maximum projection of a balcony measured from the outermost face or faces of the tower from which the balcony projects into a front and exterior side yard		1.0 m
4.16.2.65.15	Maximum projection of a balcony into an interior side and rear yard		1.8 m
4.16.2.65.16	Minimum setback from surface parking spaces and aisles to any lot line that is not a street line		0.5 m
4.16.2.65.17	Minimum setback from a parking structure above or partially above finished grade to any lot line that is not a street line		1.0 m
4.16.2.65.18	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and vents, to any lot line that is not a street line		1.0 m
4.16.2.65.19	Minimum depth of a unit on the first storey containing an additional use contained in Article 4.16.1.1 of this By-law and Clause 4.16.2.65.1(6) of this Exception		5.0 m
4.16.2.65.20	Minimum amenity area		3.0 m ² per dwelling unit
4.16.2.65.21	A townhouse shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:		
	(1) a townhouse shall not be permitted within any yard abutting Dundas Street East		
	(2) minimum setback from the side wall of a dwelling unit to any lot line, street line, condominium road, sidewalk or visitor parking space		3.0 m
	(3) minimum setback from the rear wall of a dwelling unit to any lot line		9.0 m
	(4) maximum height		17.0 m and 4 storeys

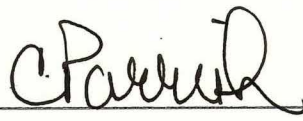
4.16.2.65	Exception: RA6-65	Map # 19	By-law:
4.16.2.65.22	A street townhouse shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law except that:		
	(1) a street townhouse shall not be permitted within any yard abutting Dundas Street East		
	(2) Minimum setback from the side wall of a dwelling unit to any lot line, street line or condominium road , sidewalk or visitor parking space	3.0 m	
	(3) minimum setback from the rear wall of a dwelling unit to any lot line	9.0 m	
	(4) maximum height	17.0 m and 4 storeys	
4.16.2.65.23	A stacked and back-to-back townhouse shall comply with the RM9 and RM10 zone regulations contained in Subsection 4.14.1 of this By-law except that:		
	(1) a stacked and back to back townhouse shall not be permitted within any yard abutting Dundas Street East		
	(2) minimum setback from the side wall of a dwelling unit to any lot line, street line, condominium road , sidewalk or visitor parking space	3.0 m	
	(3) minimum setback from the rear wall of a dwelling unit to any lot line	9.0 m	
	(4) maximum height	17.0 m and 4 storeys	


2. Map Number 19 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 "C3-65" and "D" to "RA6-65", the zoning of Part of Lot 3, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA6-65" 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 "RA6-65" zoning indicated thereon.

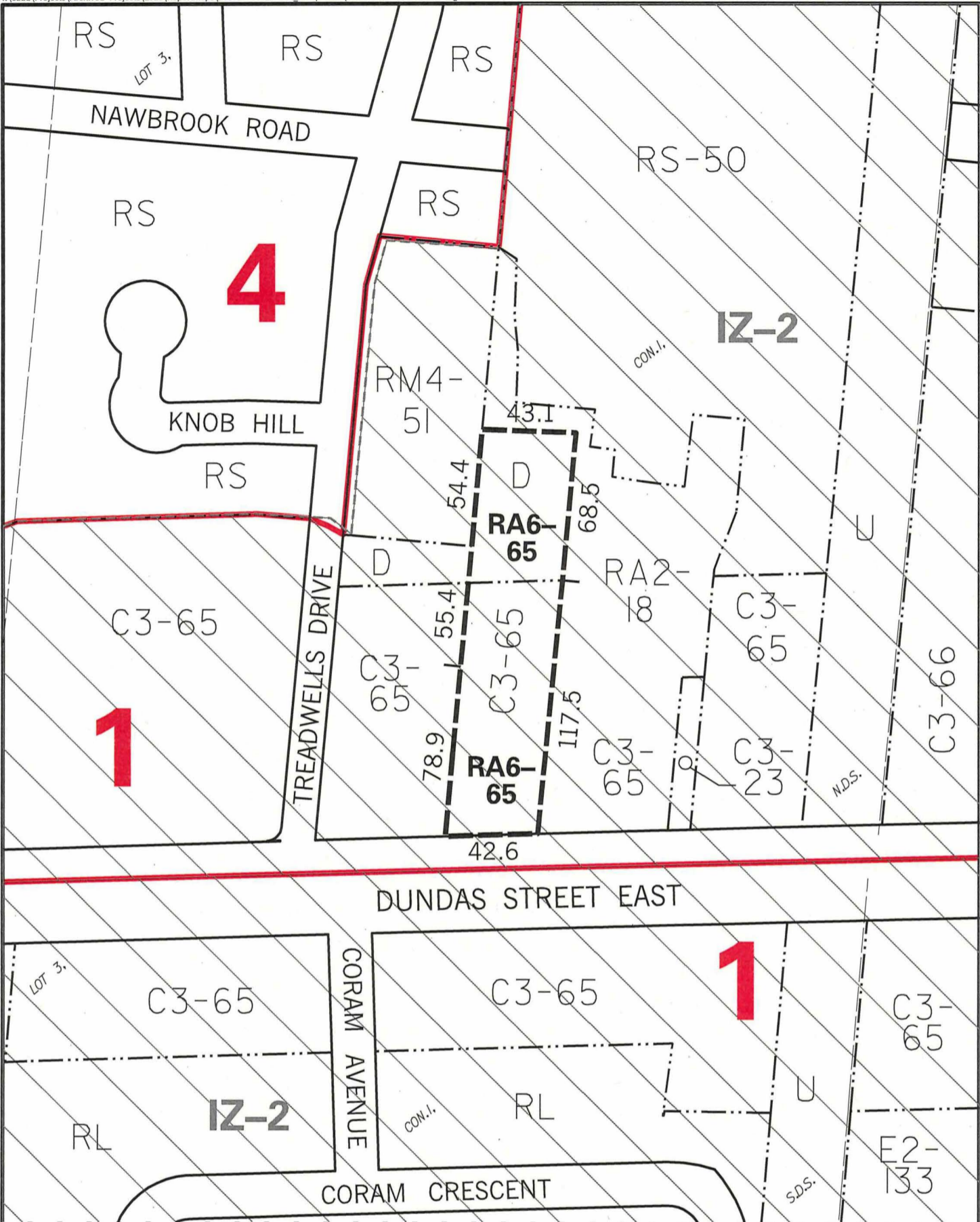
ENACTED and PASSED this 29th day of April, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: April 16, 2026
File: CD.23-TWI W3


MAYOR


CLERK



AREA SUBJECT TO REZONING



ARROW FOR EXISTING ZONING

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

IZ-#

INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY

THIS IS SCHEDULE "A" TO

BY-LAW 0056-2026

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Young & Young Surveying Inc., (OLS) dated November 27, 2013.

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER 0056-2026

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit residential uses, including apartments and townhouses, and commercial uses in a mixed-use format.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C3-65" (General Commercial - Exception) and "D" (Development) to "RA6-65" (Urban Apartment - Mixed Use - Exception).

"C3-65" permits a range of commercial uses including retail stores, restaurants, offices, and service uses, with additional permissions for certain employment uses.

"D" only permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure.

"RA6-65" permits apartments with a maximum height of 12 storeys, townhouses including street townhouses, back to back townhouses and stacked townhouses, and a range of commercial and community uses, including a food bank, in a mixed-use format. The zoning also requires a minimum of 300 m² of gross floor area per apartment for non-residential uses and includes site-specific regulations related to setbacks and built form.

Location of Lands Affected

North side of Dundas Street East, east of Treadwells Drive, in the City of Mississauga, as shown on the attached Map designated as Schedule "A"

Further information regarding this By-law may be obtained from Caleigh McInnes of the City Planning and Building Department at 905-615-3200 ext. 5598.

[http://teamsites.mississauga.ca/sites/18/Bylaws/CD.23-TWI W3.by-law.cm.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/CD.23-TWI%20W3.by-law.cm.jmcc.docx)