



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:

|                   |   |
|-------------------|---|
| <b>Lot</b>        |   |
| <b>Corner Lot</b> | 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.<br><i>(0203-2023/OLT Order 2024 September 09)</i><br>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<br>(Less than or equal to 220 m <sup>2</sup> GFA - non-residential) | spaces per 100 m <sup>2</sup> GFA - non-residential | 0.0        | 4.5        | 4.5        | 4.5        |
| 39.1     | Private Club<br>(Greater than 220 m <sup>2</sup> GFA - non-residential)          | spaces per 100 m <sup>2</sup> 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 |
| <b>Regulations</b> |   |          |   |
| 4.10.2.76.6        | Minimum setback of a <b>rooftop balcony and rooftop terrace</b> from all exterior edges of a <b>building or structure</b> |          | 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,<br>0181-2018/LPAT Order<br>2019 February 15,<br>0208-2022 |
| <b>Regulations</b> |  |          |  |
| 4.13A.2.10.12      | Minimum setback of a <del>rooftop balcony</del> <b>rooftop terrace</b> 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><br>by 0058-2018, 0105-2023 |
| <b>Regulations</b> |  |          |  |
| 4.15.2.34.8        | Minimum setback from a <del>rooftop balcony</del> <b>rooftop terrace</b> that contains an <b>amenity area</b> to the north and west exterior edge of a <b>building</b> or <b>structure</b> |          | 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 |
| <b>Regulations</b> |   |          |                   |
| 4.15.4.39.9        | Minimum setback of <del>rooftop balcony</del> <b>rooftop terrace</b> from all exterior edges of a <b>building</b> or <b>structure</b> |          | 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 |
| <b>Regulations</b> |  |          |                   |
| 4.15.4.52.7        | Minimum setback of a <del>rooftop balcony</del> <b>rooftop terrace</b> from all exterior edges of a <b>building or structure</b> |          | 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:

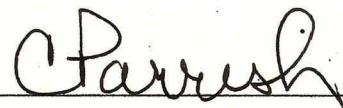
8.1.1.2 Notwithstanding Subsection 8.1.1, a **seasonal outdoor patio** and permanent outdoor patio is permitted accessory to a **restaurant, convenience restaurant and take-out restaurant** where these **uses** are permitted and shall comply with Articles 2.1.9.14 and 2.1.9.16 of this By-law.


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.

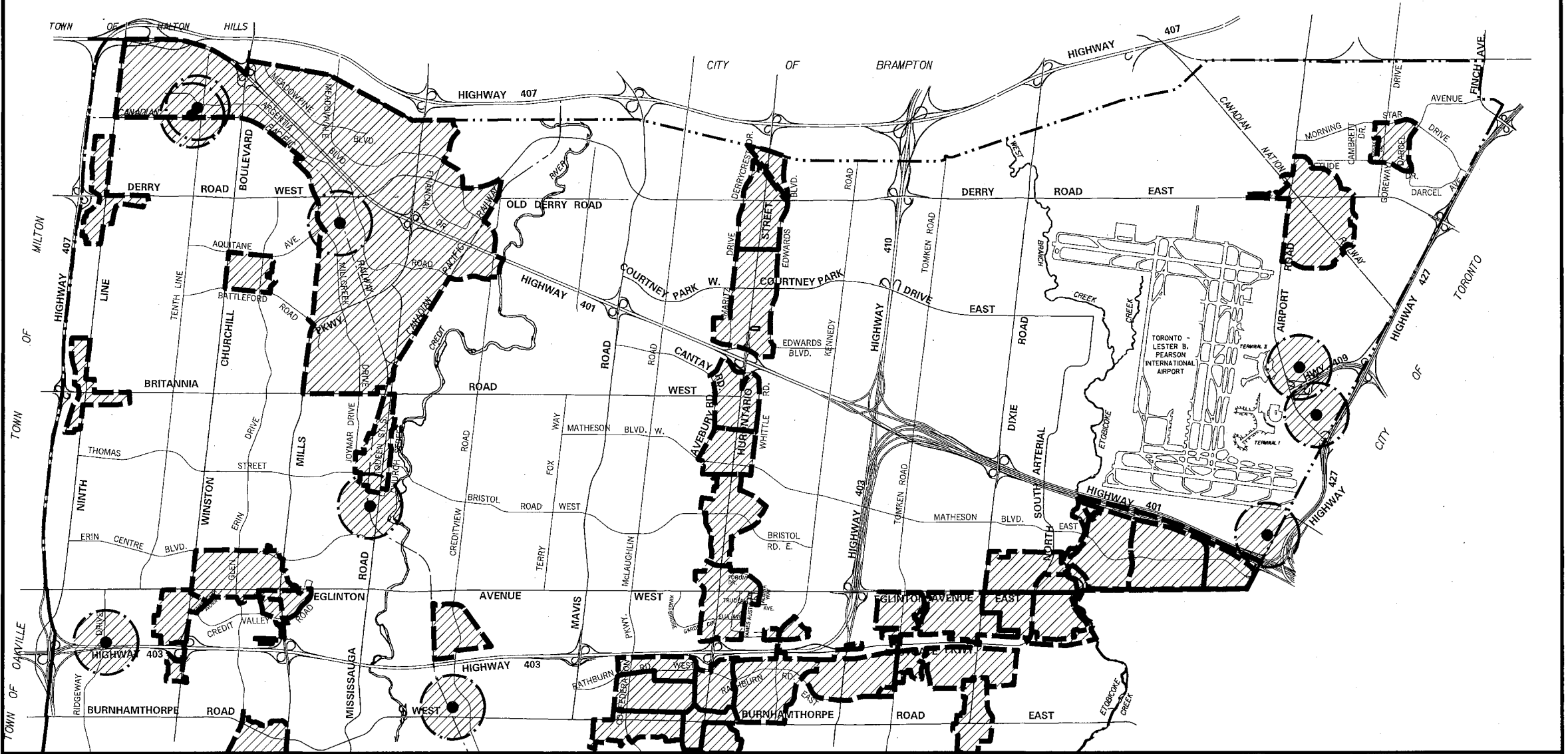
28. Map Numbers 01 to 59 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, are amended by adding "(For information purposes only)" after "Greenlands Overlay" in the Legend.

ENACTED and PASSED this 29<sup>th</sup> day of April, 2026.

|   |
|---|
| Approved by<br>Legal Services<br>City Solicitor<br>City of Mississauga              |
|  |
| Katie Pfaff   |
| Date: April 16, 2026  |
| File: BL.09-CIT   |

  
MAYOR

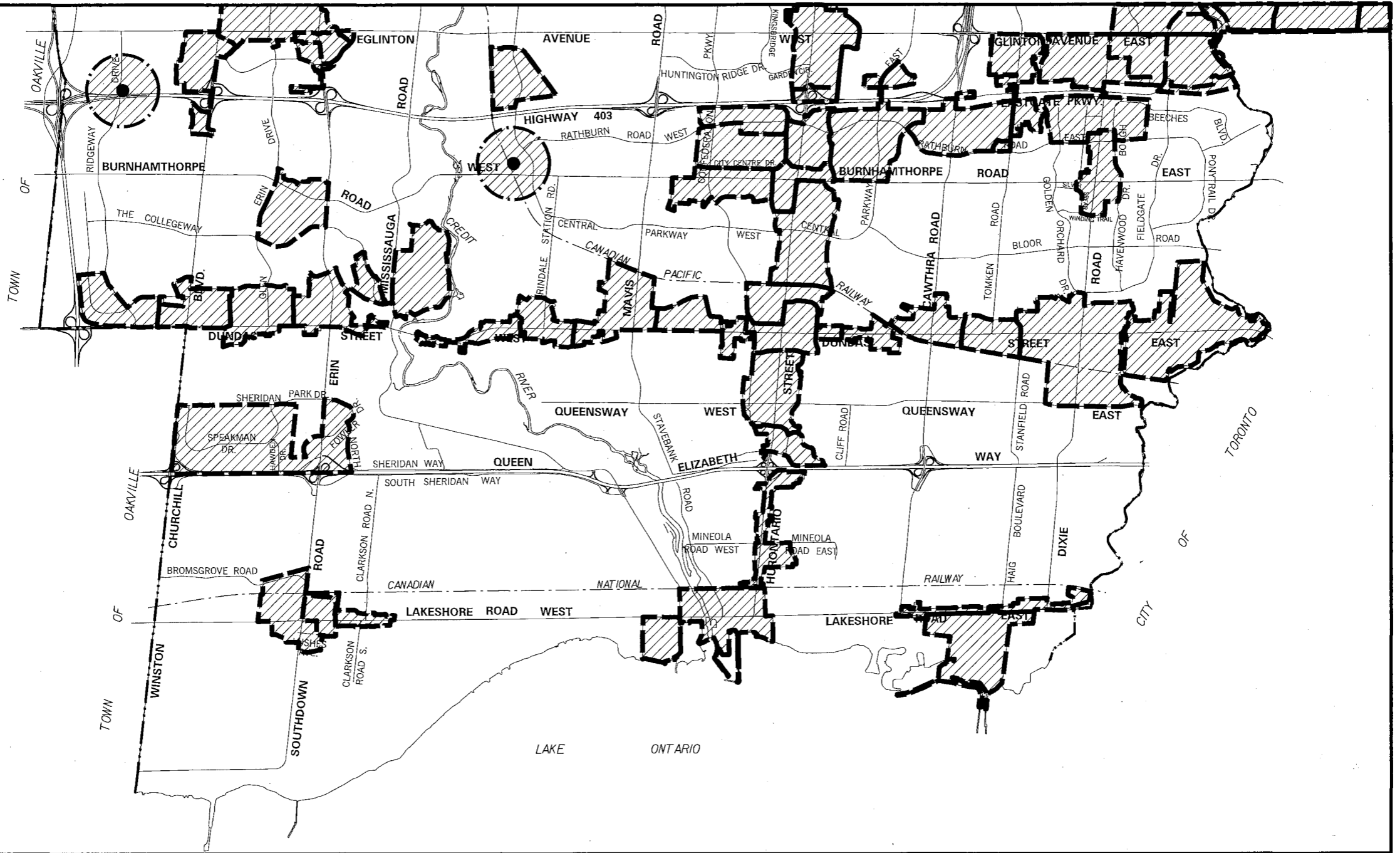
  
CLERK



**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 m<sup>2</sup> 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)