

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 Part of Brock Street (Closed by By-Law No. 738), Registered Plan PC-1 Port Credit and Lots 10 & 11 North side of Park Street East, East of Credit River, and Part of Lot 1, North side of Park Street East, East of Stavebank Road, Registered Plan PC-2 Port Credit, City of Mississauga, 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 “RA2-6” to “RA5-XX” on ‘Parcel 1’, and from “RA2-6” to “RA2-XX” on ‘Parcel 2’ and ‘Parcel 3’, as shown on Schedule “B” of this By-law, with the following exceptions:

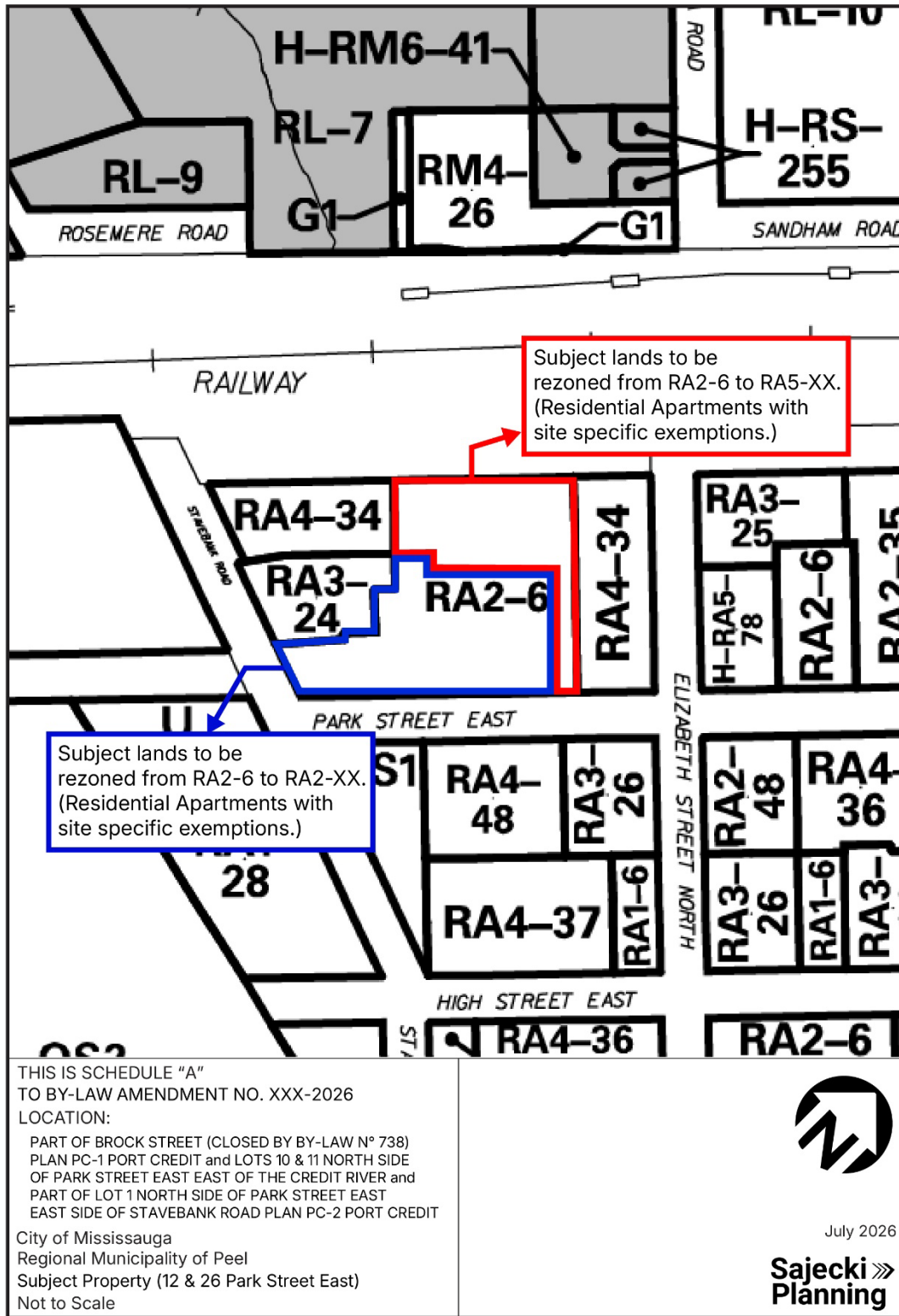
4.15.6.XX	Exception RA5-XX	Map #XX	By-law: XXX-2026
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.XX.1	Notwithstanding Article 2.1.1.3 of this By-law a physical service and utilities structure for providing transformer shall not be subject to the zone regulations		
4.15.6.XX.2	Notwithstanding Article 2.1.10 of this By-law, the reduction of a lot in area, either by the conveyance or alienation of any portion thereof, so that the area covered by buildings or structures on the lot exceeds the maximum permitted by this By-law and/or the yards provided are less than the minimum permitted by this By-law for the zone in which the lot is situated, is permitted.		
4.15.6.XX.3	Minimum aisle width		5.2 m
4.15.6.XX.4	Notwithstanding Article 3.1.1.2.1 and Article 3.1.6.2.1 of this By-law, all parking spaces and Class B bicycle parking spaces can also be located on Parcel 2 and Parcel 3 identified on Schedule “B” of this Exception, with required access easements.		
4.15.6.XX.5	Minimum Lot Frontage		7.9 m
4.15.6.XX.6	Maximum Floor Space Index – Apartment Zone		5.6
4.15.6.XX.7	Maximum height		84.95 m and 26 storeys

4.15.6.XX.8	Minimum interior side yard where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	0.0 m
4.15.6.XX.9	Minimum rear yard for that portion of the dwelling with a height less than or equal to 20.0 m	0.0 m
4.15.6.XX.10	Minimum rear yard for that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	5.0 m
4.15.6.XX.11	Minimum rear yard for that portion of the dwelling with a height greater than 26.0 m	6.0 m
4.15.6.XX.12	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.4 m
4.15.3.XX.13	Minimum above grade separation between buildings for that portion of dwelling with a height less than or equal to 13.0 m	0.5 m
4.15.6.XX.14	Minimum setback from a surface parking spaces or aisles to any other lot line	0.0 m
4.15.6.XX.15	Minimum setback from a parking structure above or partially above finished grade to any lot line	0.0 m
4.15.6.XX.16	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	0.9 m
4.15.6.XX.17	Minimum landscaped area	3%
4.15.6.XX.18	Minimum depth of a landscaped buffer along any other lot line	0.0 m
4.15.6.XX.19	All site development plans shall comply with Schedule “C” of this Exception	

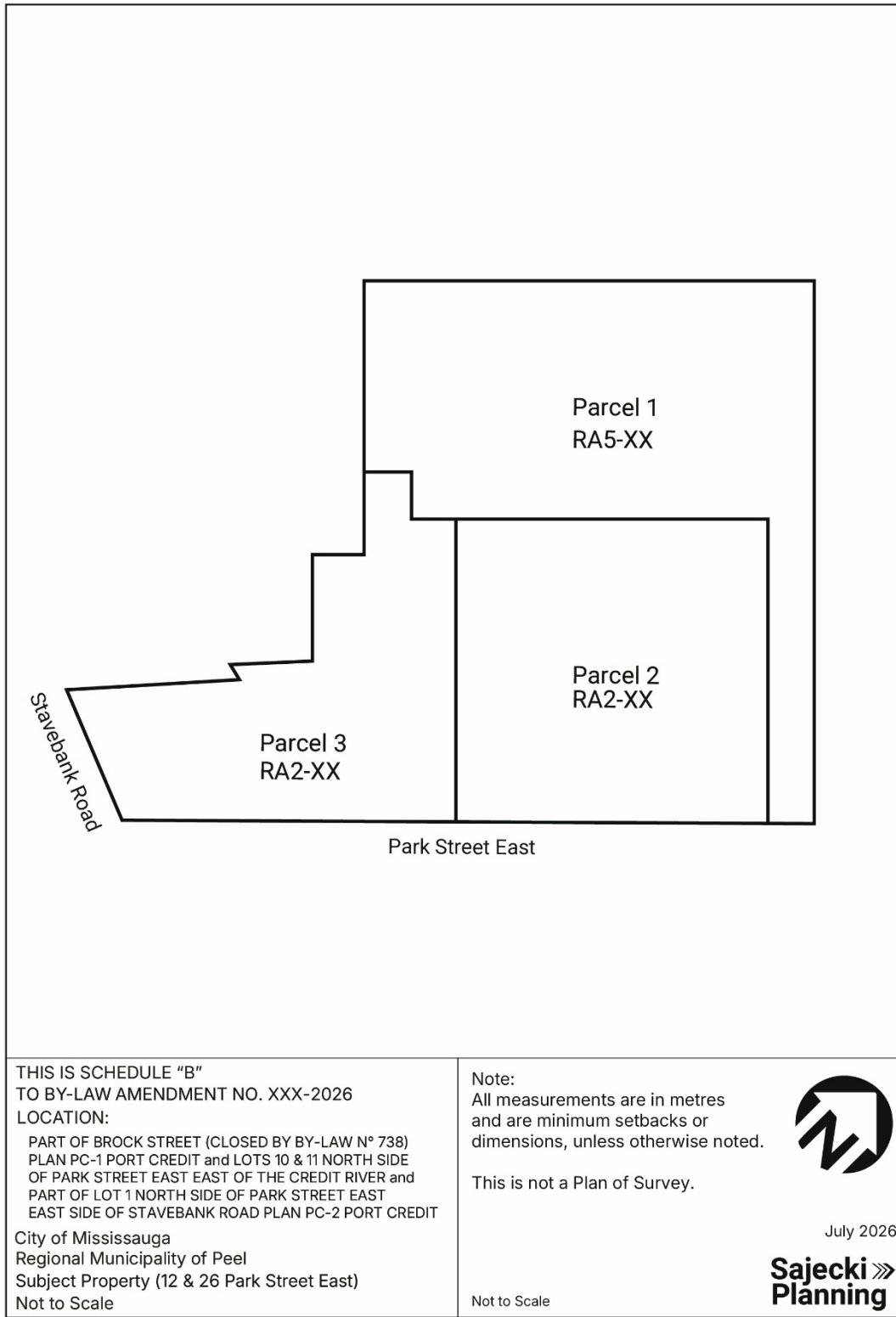
4.15.3.XX	Exception RA2-XX	Map #XX	By-law: XXX-2026
Regulations			
4.15.3.XX.1	Notwithstanding Article 2.1.10 of this By-law, the reduction of a lot in area, either by the conveyance or alienation of any portion thereof, so that the area covered by buildings or structures on the lot exceeds the maximum permitted by this By-law and/or the yards provided are less than the minimum permitted by this By-law for the zone in which the lot is situated, is permitted.		
4.15.3.XX.2	Minimum aisle width		5.2 m
4.15.3.XX.3	Minimum width of a bicycle parking space in Parcel 2 identified on Schedule “B” of this Exception		0.4 m
4.15.3.XX.4	Notwithstanding Regulation 4.1.5.3 of this By-law, a porch or deck , located at and accessible from the first storey or below the first storey of the dwelling inclusive of stairs, and is located in an interior side yard may encroach a maximum of 1.71 m provided that the interior side yard is a minimum of 1.2 m in Parcel 3 identified on Schedule “B” of this Exception.		
4.15.3.XX.5	Minimum Lot Frontage of Parcel 3 identified on Schedule “B” of this Exception		24.8 m
4.15.3.XX.6	Maximum Floor Space Index – Apartment Zone of Parcel 2 identified on Schedule “B” of this Exception		2.3
4.15.3.XX.7	Maximum Floor Space Index – Apartment Zone of Parcel 3 identified on Schedule “B” of this Exception		2.1
4.15.3.XX.8	Minimum front yard for that portion of the dwelling with a height less than or equal to 26.0 m in Parcel 2 identified on Schedule “B” of this Exception		7.2 m
4.15.3.XX.9	Minimum front yard for that portion of the dwelling with a height less than or equal to 20.0 m in Parcel 3 identified on Schedule “B” of this Exception		6.2 m
4.15.3.XX.10	Minimum interior side yard where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof in Parcel 3 identified on Schedule “B” of this Exception		3.4 m
4.15.3.XX.11	Minimum rear yard where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof in Parcel 2 identified on Schedule “B” of this Exception		1.7 m
4.15.3.XX.12	Minimum rear yard where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof in Parcel 3 identified on Schedule “B” of this Exception		3.6 m
4.15.3.XX.13	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a		1.5 m

	required yard in Parcel 2 identified on Schedule “B” of this Exception	
4.15.3.XX.14	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard in Parcel 3 identified on Schedule “B” of this Exception	1.5 m
4.15.3.XX.15	Minimum setback from a surface parking spaces or aisles to any other lot line in Parcel 2 identified on Schedule “B” of this Exception	0.0 m
4.15.3.XX.16	Minimum setback from a surface parking spaces or aisles to any other lot line in Parcel 3 identified on Schedule “B” of this Exception	0.0 m
4.15.3.XX.17	Minimum landscaped area in Parcel 2 identified on Schedule “B” of this Exception	25%
4.15.3.XX.18	Minimum amenity area in Parcel 3 identified on Schedule “B” of this Exception	0.0 m ²
4.15.3.XX.19	Minimum percentage of total required amenity area to be provided in one contiguous area in Parcel 3 identified on Schedule “B” of this Exception	0%
4.15.3.XX.20	Minimum amenity area to be provided outside at grade in Parcel 3 identified on Schedule “B” of this Exception	0.0 m ²
4.15.3.XX.21	All site development plans shall comply with Schedule “C” of this Exception	

SCHEDULE "A"



SCHEDULE “B”



SCHEDULE "C"

