

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXXX-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:

4.12.2.XX	Exception RM-XX	Map #15	By-law
In an RM-XX zone the applicable regulations shall be as specified for an RM zone except that the following regulations shall apply.			
Regulations			
4.12.2.XX.1	Minimum lot frontage -CEC- corner lot		7.59 m
4.12.2.XX.2	Minimum interior side yard – Unattached side		0.80 m
4.12.2.XX.3	Minimum rear yard -Interior lot/CEC-corner lot – Block A, Units 1 - 7		5.0 m
4.12.2.XX.4	Minimum rear yard – Interior lot/CEC -corner lot – Block B, Units 8-10		6.0 m
4.12.2.XX.5	Minimum rear yard – Interior lot/CEC -corner lot – Block B, Units 11 & 12		4.0 m
4.12.2.XX.6	Maximum height – Interior lot		10.7 m & 4 storeys
4.12.2.XX.7	Maximum encroachment of a balcony into a required rear yard		2.10 m
4.12.2.XX.8	Minimum setback of a townhouse to a CEC - visitor parking space		0.80 m
4.12.2.XX.9	Minimum width of a sidewalk		1.80 m
4.12.2.XX.10	Minimum setback of a building to G1 zone		4.0 m
4.12.2.XX.11	Minimum setback of a porch including stairs to G1 zone		3.27 m
4.12.2.XX.12	Minimum setback of balcony to G1 zone		2.03 m

2. Map Number 15 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 “RL” to “RM6-XX and “G1” and the zoning of Part of Lot 1, Range 3, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the “RM6-XX” and “G1” zoning shall only apply to the lands with 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 RM6-XX and G1 zoning indicated thereon.
3. This By-law will not come into full force and effect until Mississauga Official Plan Amendment XX is in full force and effect.

APPENDIX “A” TO BY-LAW NUMBER XXXX-2026

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit townhomes on a common element condominium roadway on the subject property.

This By-law amends the zoning of the property outlined on the attached Schedule “A” from “RL” (Residential Large Lot-Typical Lots) to “RM6-XX” (Townhomes on a CEC roadway-Exception).

“RL” permits detached dwellings, semi-detached dwellings and fourplex dwellings.

“RM6-XX” permits townhomes on a common element condominium roadway with a maximum height of 10.7 metres and four storeys.

Location of Lands Affected

South side of Harborn Road, west of Grange Road, in the City of Mississauga, as shown on the attached Map designated as Schedule “A”.

SCHEDULE 'A'

