Draft Zoning By-law Amendment – November 2026

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 Sections 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 Lot 15, Concession 1 South of Dundas Street, Geographic Township of Toronto, and Part of Lot 1 Registered Plan B-27, City of Mississauga, as shown on Schedule "A", "B", and "C" attached hereto, and that Schedule "A", "B", and "C" 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 "RA4-8" to "RA7-XX" on 'Area 1', as shown on Schedule "B" of this By-law, with the following exceptions:

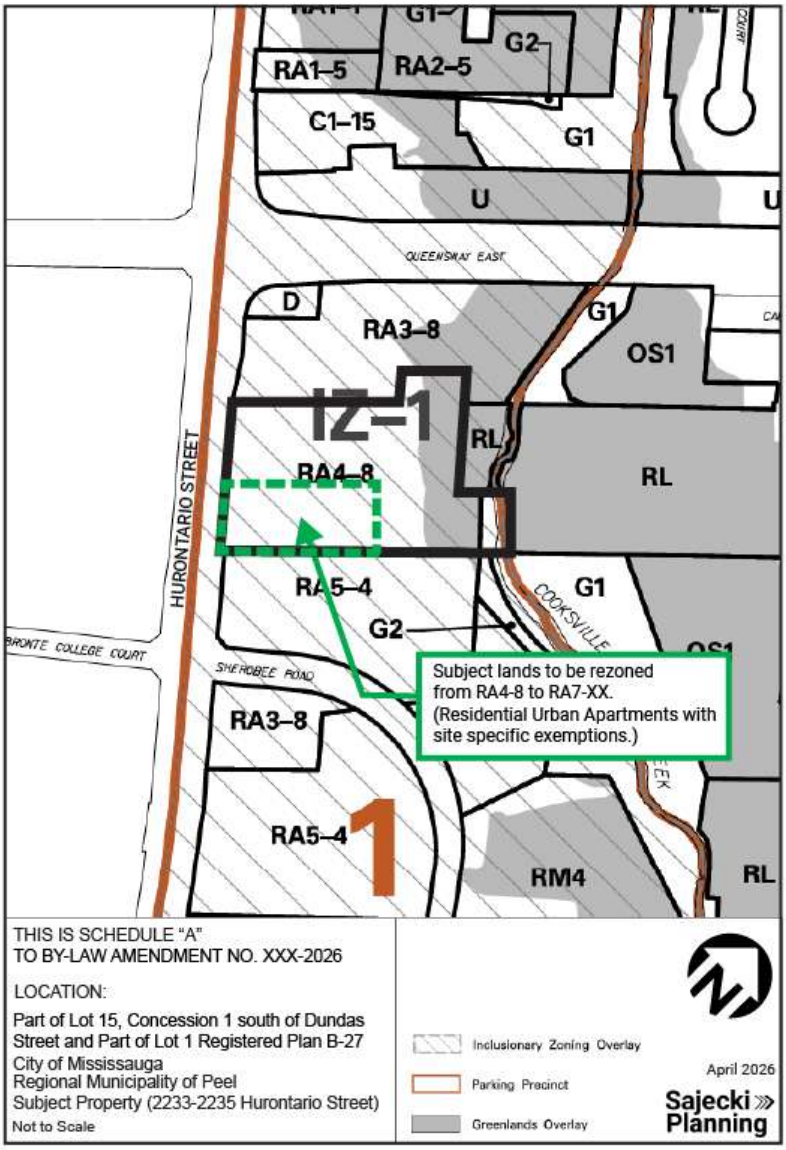
4.16.3.XX	Exception RA7-XX	Map #XX	By-law: XXX-2026
In a RA7-XX zone the permitted uses and applicable regulations shall be as specified for a RA7 zone except that the following uses/regulations shall apply:			
Regulations			
4.16.3.XX.1	Notwithstanding Article 2.1.1.3 of this By-law a physical service and utilities **structure** for providing electric power transmission shall not be subject to the zone regulations.		
4.16.3.XX.2	Maximum **tower floor plate** for a building greater than or equal to 12 storeys.		785 m^2
4.16.3.XX.3	Maximum **height**		The lesser of (1) 120m and 35 storeys plus rooftop mechanical and architectural appurtenances provided they do not exceed 6.0 m in height; or (2) an elevation of 228.4 m Above Sea Level (ASL)
4.16.3.XX.4	For the purposes of Sentence 4.16.3.XX.X of this Exception, determination of the lesser of (1) and (2) shall use the Canadian Geodetic Vertical Datum 1928 (CGVD28) for reference.		
4.16.3.XX.5	For the purposes of Sentence 4.16.3.XX.X of this Exception, mechanical and architectural appurtenances include but are not limited to: mechanical equipment, mechanical penthouse, elevator machine rooms and elevator and stair enclosures; **parapets**, turrets, cupolas, railings and architectural features; telecommunications equipment, antennas, enclosures and lighting; enclosed rooftop **amenity area**; window washing and building maintenance apparatus and building occupancy or **use**; any permanent **structure** or installation; and any temporary **structure** or installation, excluding construction equipment such as cranes and hoisting apparatus.		
4.16.3.XX.7	Minimum setback from a **parking structure** completely below finished grade, exclusive of shoring, external access stairwells and vents, to any **lot line.**		2.7 m from front lot line, 2.3 m from the south lot line, and 0 m for all other lot lines
4.16.6.XX.8	2 vehicular laybys with a maximum length of 33 m and maximum depth of 2.6 m each, shall be permitted to encroach into a required **landscape buffer** along the southerly lot line to the extent that a minimum landscape buffer depth of 1.35 m is maintained.		
4.16.6.XX.9	Notwithstanding Schedule C, transformers and below-grade encumbrances, including utility lines and servicing connections, are permitted within the landscape buffer.		

Commented [TDF1]: Isn't the front lot line the street line? If so, should we modify the provision and just end it after "any lot line" ?

4.16.6.XX.9	Maximum projection of a **balcony**, canopy or stairwell into a required yard	2.2 m for all required yards above the first storey.
4.16.6.XX.10	Minimum required vehicular parking spaces	0.48 spaces per unit
4.16.6.XX.11	Minimum required bicycle parking spaces	Class A - 211
4.16.6.XX.12	For the purposes of this By-law, a mezzanine shall not be considered a storey	
4.16.6.XX.13	Minimum parking **aisle** width	6.0 m
4.16.6.XX.14	All site development plans shall comply with Schedule "C" of this Exception.	

Commented [FK2]: Note for CoM staff: This reduction ins aisle width is a result of our working session with staff on October 6.

SCHEDULE "A" (EXCEPTION SCHEDULE RA7-XX ZONE)



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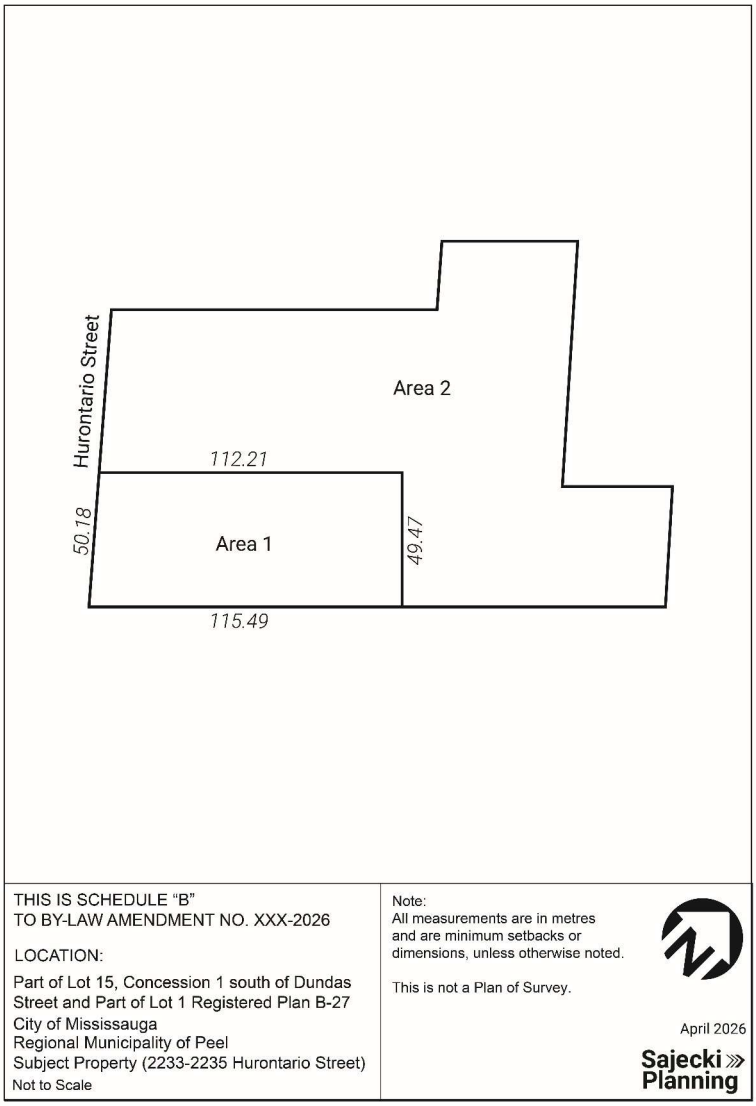
SCHEDULE "B" (EXCEPTION SCHEDULE RA7-XX ZONE)



THIS IS SCHEDULE "B"
TO BY-LAW AMENDMENT NO. XXX-2026

LOCATION:

Part of Lot 15, Concession 1 south of Dundas Street and Part of Lot 1 Registered Plan B-27
City of Mississauga
Regional Municipality of Peel
Subject Property (2233-2235 Hurontario Street)
Not to Scale

Note:
All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey.

April 2026

Sajecki Planning

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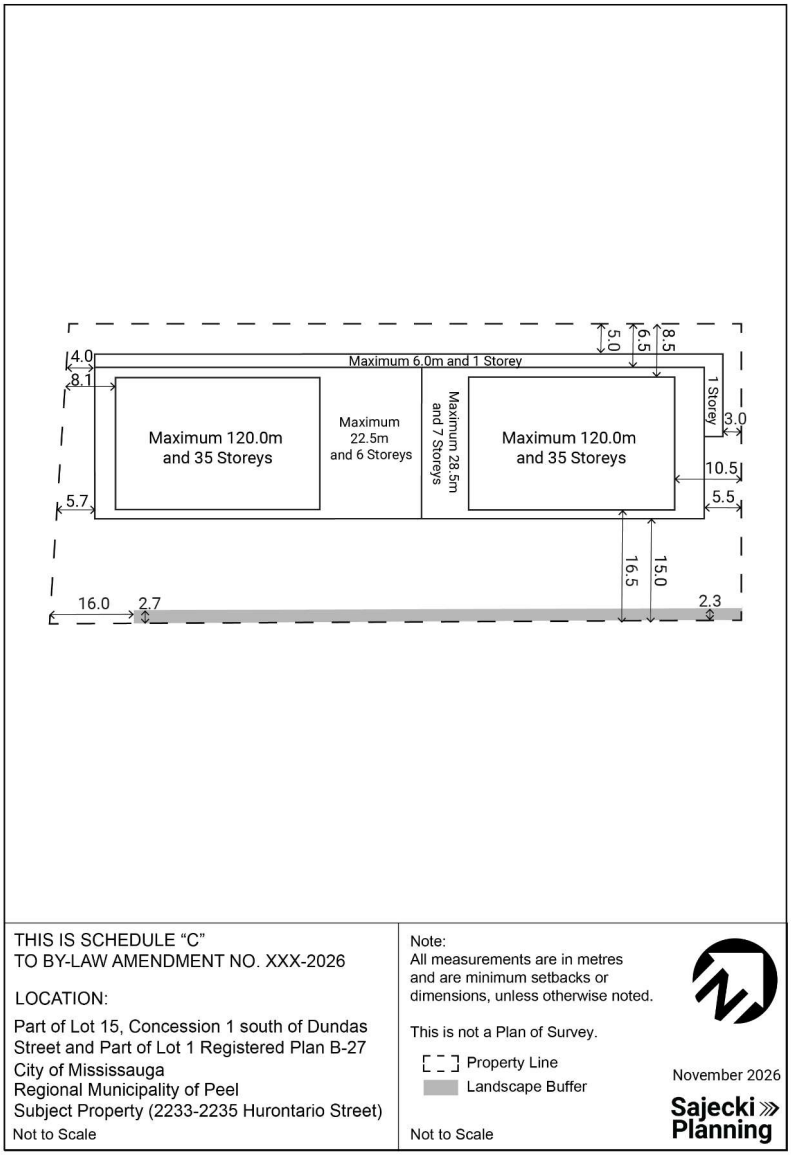
SCHEDULE "C" (EXCEPTION SCHEDULE RA7-XX ZONE)



THIS IS SCHEDULE "C"
TO BY-LAW AMENDMENT NO. XXX-2026

LOCATION:

Part of Lot 15, Concession 1 south of Dundas Street and Part of Lot 1 Registered Plan B-27
City of Mississauga
Regional Municipality of Peel
Subject Property (2233-2235 Hurontario Street)

Not to Scale

Note:
All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey.

Property Line
Landscape Buffer

Not to Scale

November 2026

Sajecki Planning