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 PLAN M60 BLK HHH, City of Mississauga, as shown on Schedule "A", "B", and "C" attached hereto, and that Schedule "A", "B", and "C" forms part of this By-law.

2. Map number 26 of "Schedule A" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing "RA4-1" to "RA4-XX", in the City of Mississauga, provided that the "RA4-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the red line with the "RA4-XX" zoning indicated thereon;

3. The areas of proposed townhouse blocks and existing apartment building are reflected on Schedule "B".

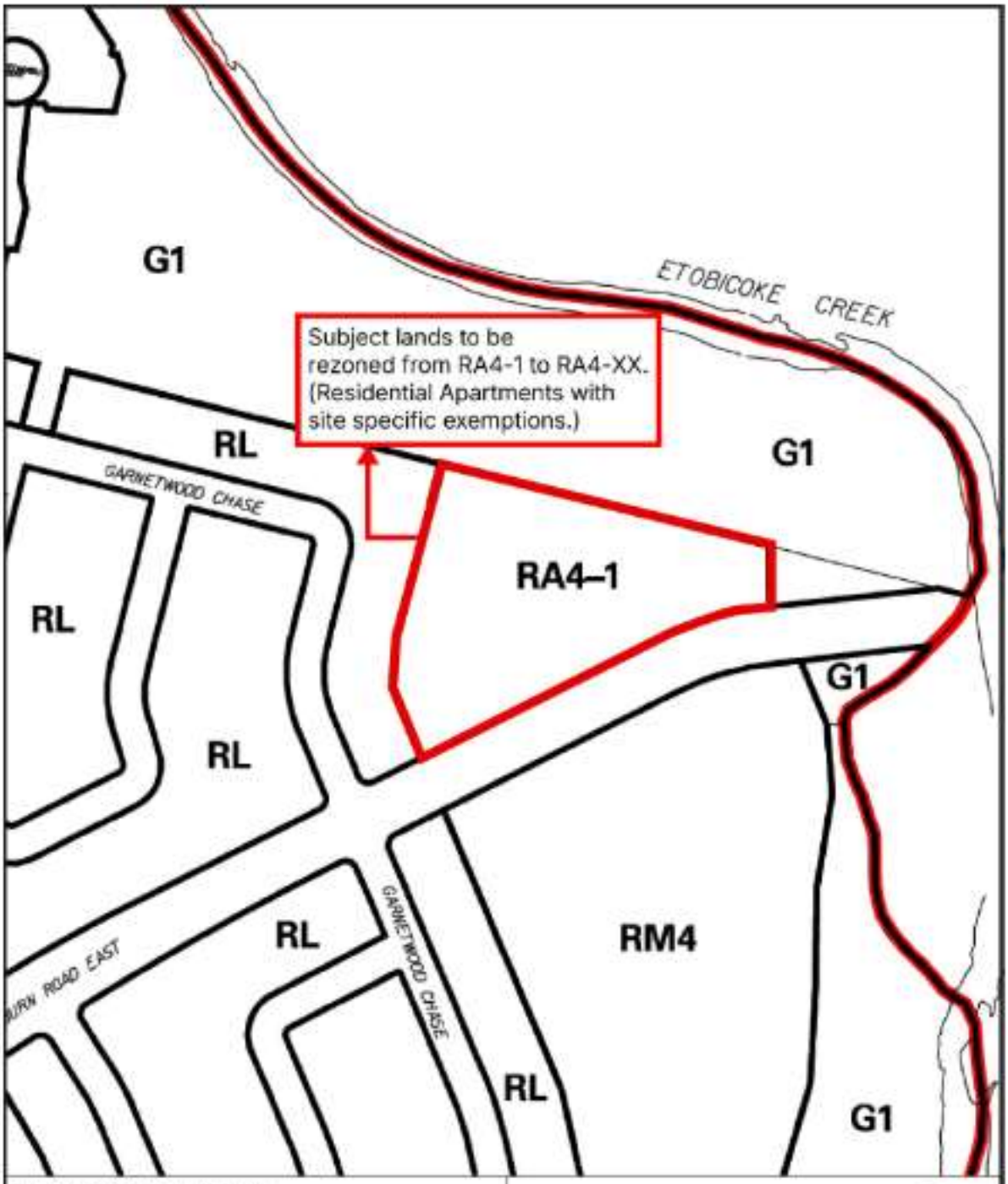
4. The various heights, setbacks, stepback, and separation distances are reflected on Schedule "C".

5. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Exception Table 4.15.5.XX and adding the following:

4.15.5.XX	Exception RA4-XX	Map #26	By-law: XXX-2026
In a RA4 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.XX.1	(1) **Back To Back Townhouse** and **Stacked Townhouse**		
Regulations			
4.15.5.XX.2	Notwithstanding any other provision of this By-law, a physical service and utilities structure and pad for providing electric power transmission shall not be subject to the zone regulations		
4.15.6.XX.3	Any **building** or **structure** existing on the site prior to the passing of this By-law are deemed to be compliant with the Zoning By-law.		
4.15.5.XX.4	For the purposes of this By-law, all lands zoned RA4-XX shall be considered one **lot**		
4.15.5.XX.5	**Back To Back Townhouses** and **Stacked Townhouses** shall only be permitted in Area '1' and '2' as identified on RA4-XX Schedule B of this Exception		

4.15.5.XX.6	Minimum **centerline setbacks** between the centerline of the right-of-way and the nearest part of any building or structure excluding all cantilevers and projections	18.1 m
4.15.5.XX.7	Notwithstanding Regulation 2.1.22, minimum **eaves encroachment** from the exterior wall of the building into any yard in Area '1'	1.0 m
4.15.5.XX.8	Notwithstanding Regulation 4.1.5.1, maximum **patio encroachment** from the outermost face of the building into any yard in Area '1'	2.3 m
4.15.5.XX.9	Maximum **Floor Space Index – Apartment Zone**	1.1
4.15.5.XX.10	Minimum **Front Yard** – Area '1'	5.3 m
4.15.5.XX.11	Minimum **Interior Yard,** where any portion of the interior side lot line abuts a zone permitting detached dwellings and/or semi-detached.	7.0 m
4.15.5.XX.12	Minimum depth of a **Landscape Buffer** abutting a lot line that is a street line	3.0 m
4.15.5.XX.13	Minimum depth of a **Landscape Buffer** abutting lands with a Residential Zone with the exception of an Apartment Zone	2.6 m
4.15.5.XX.14	Minimum **Outdoor Amenity Area** for the entire site	900 m^2
4.15.5.XX.15	A required **Outdoor Amenity Area** may be encumbered.	
4.15.5.XX.16	Minimum contiguous private outdoor amenity space per townhouse unit when located on a **balcony**	2.2 m^2
	All site development plans shall comply with Schedule RA4-XX of this Exception	

DRAFT



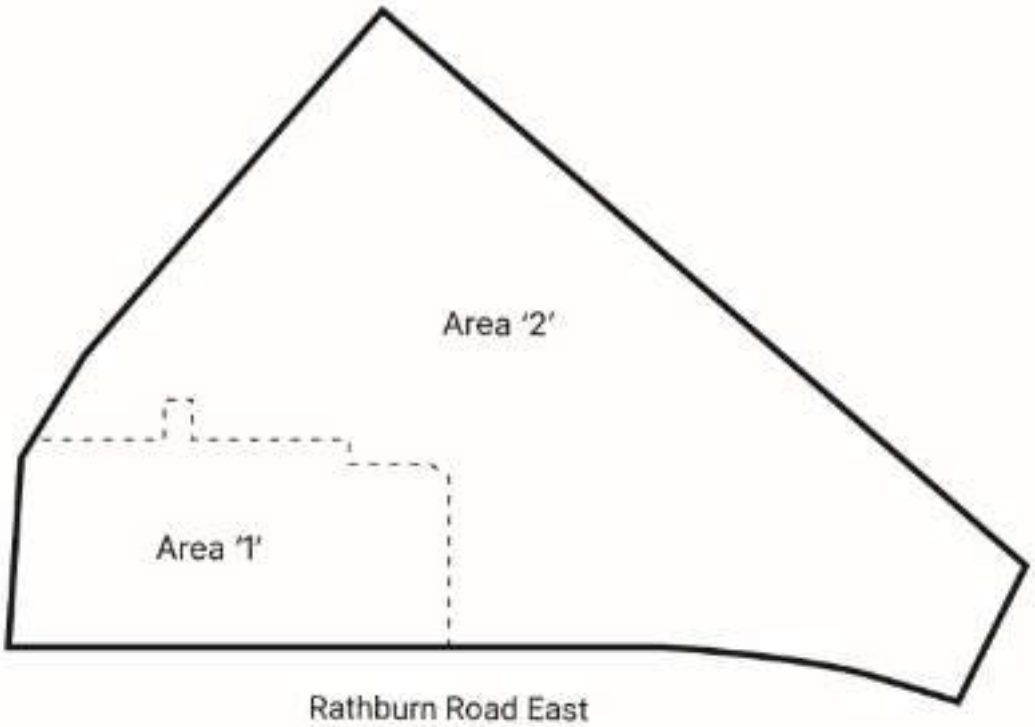
THIS IS SCHEDULE "A"
TO BY-LAW AMENDMENT NO. XXX-2026
LOCATION: PLAN M60 BLK HHH

City of Mississauga
Regional Municipality of Peel
Subject Property (2121 Rathburn Road East)

Not to Scale

September 2026

Sajecki Planning



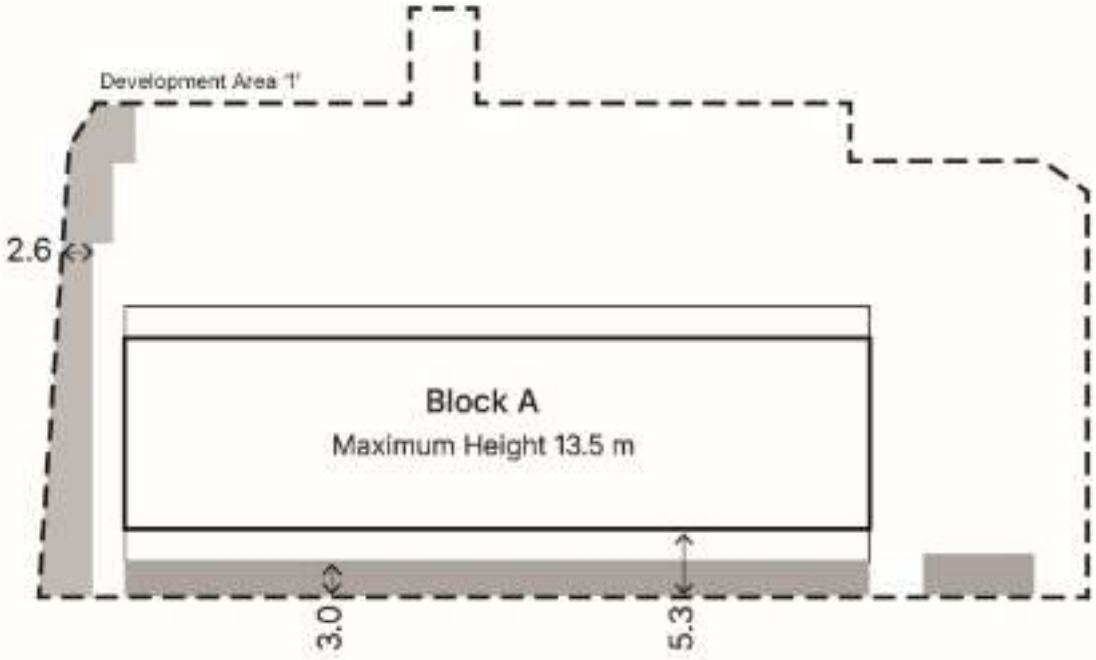
THIS IS SCHEDULE "B"
TO BY-LAW AMENDMENT NO. XXX-2026
LOCATION: PLAN M60 BLK HHH

City of Mississauga
Regional Municipality of Peel
Subject Property (2121 Rathburn Road East)

Not to Scale

September 2026

Sajecki Planning



Rathburn Road East

THIS IS SCHEDULE "C"
TO BY-LAW AMENDMENT NO. XXX-2026
LOCATION: PLAN M60 BLK HHH

City of Mississauga
Regional Municipality of Peel
Subject Property (2121 Rathburn Road East)

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.

Development Area '1'
Landscape Buffer
Sunken Patios

September 2026

Sajecki Planning