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 769 BLK C, City of Mississauga, as shown on Schedule “A”, “B”, “C”, and “D” attached hereto, and that Schedule “A”, “B”, “C”, and “D” forms part of this By-law.

2. Map number 20 of “Schedule A” to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing “RA5-1” to “RA5-XX”, in the City of Mississauga, provided that the “RA5-XX” zoning shall only apply to the lands which are shown on the attached Schedule “A” outlined in the red line with the “RA5-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” and “D”.

5. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Exception Table 4.15.6.XX and adding the following:

Commented [AP1]: Took inspiration from: https://www.mississauga.ca/apps/zoningbylaw/#/search-print/2304

4.15.6.XX	Exception RA5-XX	Map #20	By-law: XXX-2026
In a RA5 zone the permitted **uses** and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.XX.1	(1) **Back To Back Townhouse** and **Stacked Townhouse**		
Regulations			
4.15.6.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 structures existing on the site prior to the passing of this By-law are deemed to be compliant with the Zoning by-law.		
4.15.6.XX.4	For the purposes of this By-law, all lands zoned RA5-XX shall be considered one **lot**		
4.15.6.XX.5	**Back To Back Townhouses** and **Stacked Townhouses** shall only be permitted in Area '1' and ‘2’ as identified on RA5-XX Schedule B of this Exception		

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4.15.6.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	18.2 m
4.15.6.XX.7	Notwithstanding Regulation 2.1.22, minimum **eaves encroachment** from the exterior wall of the building into any yard in Area '1' and '2'	1.0 m
4.15.6.XX.8	Notwithstanding Regulation 4.1.5.1, maximum **patio encroachment** from the outermost face of the building into any yard in Area '1' and '2'	2.8 m
4.15.6.XX.9	Minimum number of resident **parking spaces** per rental apartment dwelling unit	0.77
4.15.6.XX.10	Minimum number of visitor **parking spaces** per rental apartment dwelling unit	0.14
4.15.6.XX.11	Minimum number of resident **parking spaces** per rental townhouse dwelling unit	1.21
4.15.6.XX.12	Minimum number of visitor **parking spaces** per rental townhouse dwelling unit	0.13
4.15.6.XX.13	Notwithstanding Table 3.1.3.1, minimum number of **accessible** parking spaces	3 spaces
4.15.6.XX.14	Maximum **Floor Space Index – Apartment Zone**	1.6
4.15.6.XX.15	Minimum **Front Yard** – Area '1'	Block A – 5.8 m Block B – 3.8 m
4.15.6.XX.16	Minimum **Exterior Side Yard** – Area '1' and '2'	Block B – 5.0 m Block C – 5.8 m Block D – 5.8 m
4.15.6.XX.17	Minimum depth of a **Landscape Buffer** abutting a lot line that is a street line	3.0 m
4.15.6.XX.18	Minimum **Outdoor Amenity Area** for the entire site	2,140 m^2
4.15.6.XX.19	Minimum contiguous private outdoor amenity space per townhouse unit when located on a **balcony**	2.2 m^2
4.15.6.XX.20	Minimum width of a **condominium road**	6.0 m
	All site development plans shall comply with Schedule RA5-XX of this Exception	

Commented [AP2]: I have not included point #13, 14 and 15 as they are from RM9 Zone.

13. Despite Table 4.14.1 (RM9), the minimum ir
    - 2.8 metres from the front wall walkway or parking space not lo
    - 0.0 metres from a porch, exclu first storey or below the first st or parking space (Line 11.4),
    - 0.6 metres from a side wall of a b space (Line 11.9).
14. Despite Table 4.14.1, Line 14.1 (RM9), th metres.
15. Despite Table 4.14.1, Line 15.8 (RM9), the unit when located on a balcony shall be 2.

Commented [AP2R2]: Thinking on the **private outdoor space**, do we need to amend this provision?

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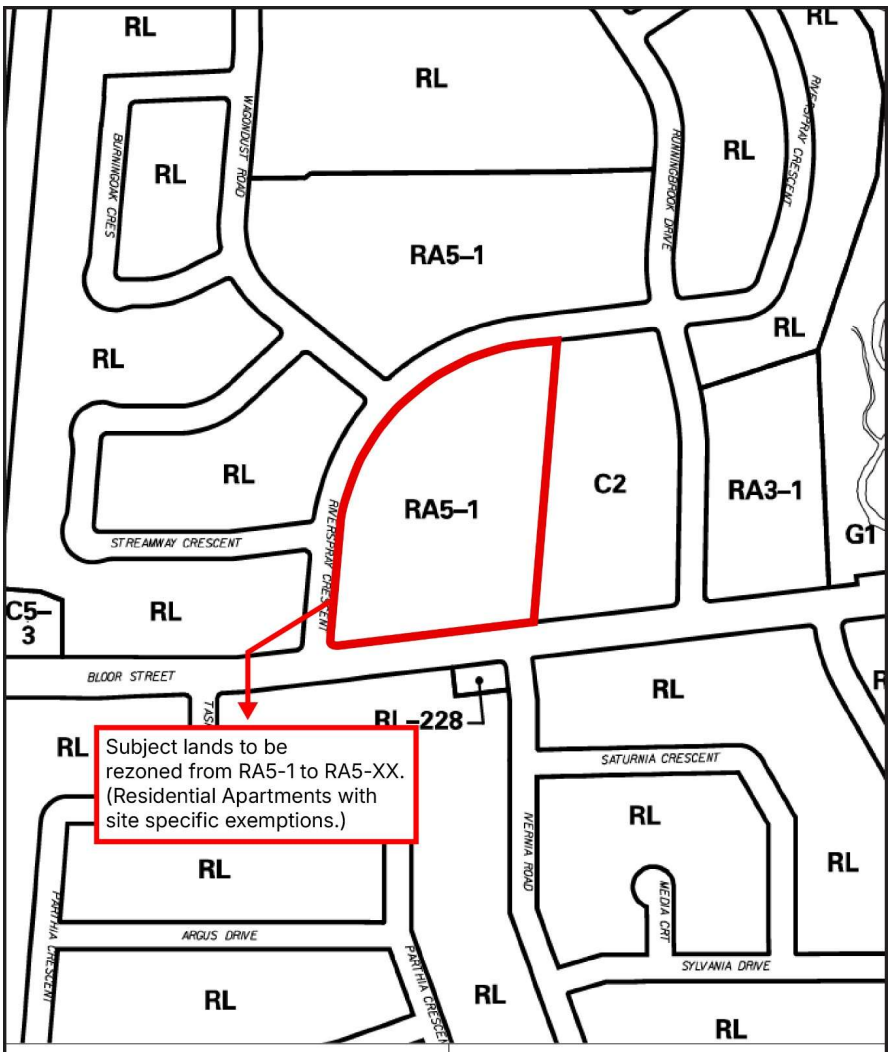
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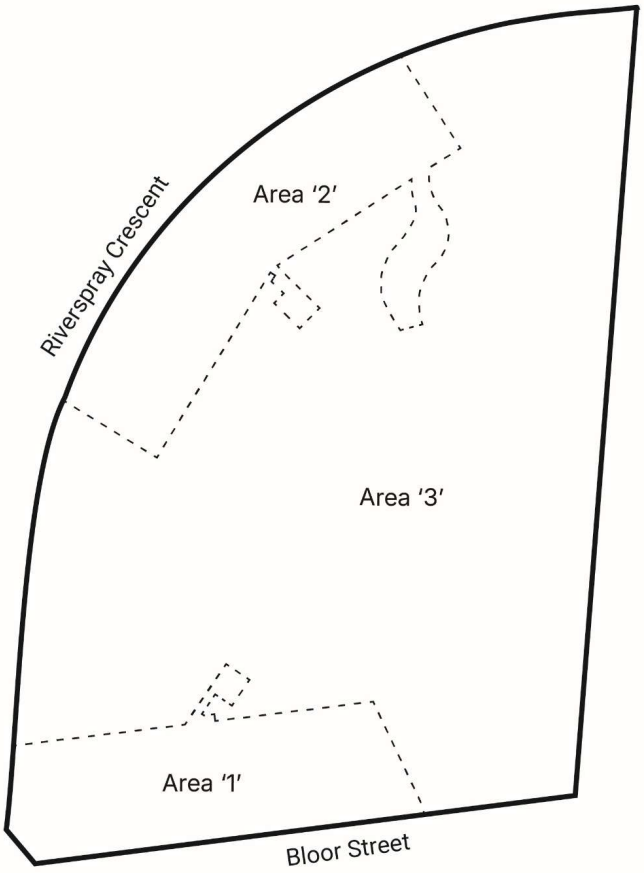


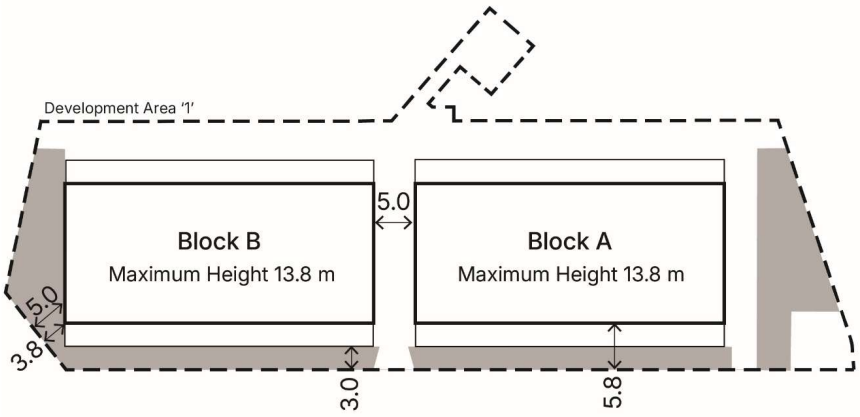
THIS IS SCHEDULE "B"
TO BY-LAW AMENDMENT NO. XXX-2026
LOCATION: PLAN 769 BLK C

City of Mississauga
Regional Municipality of Peel
Subject Property (1055 Bloor Street)

Not to Scale

September 2026

Sajecki Planning



Bloor Street

THIS IS SCHEDULE "C"
TO BY-LAW AMENDMENT NO. XXX-2026
LOCATION: PLAN 769 BLK C

City of Mississauga
Regional Municipality of Peel
Subject Property (1055 Bloor Street)

Not to Scale

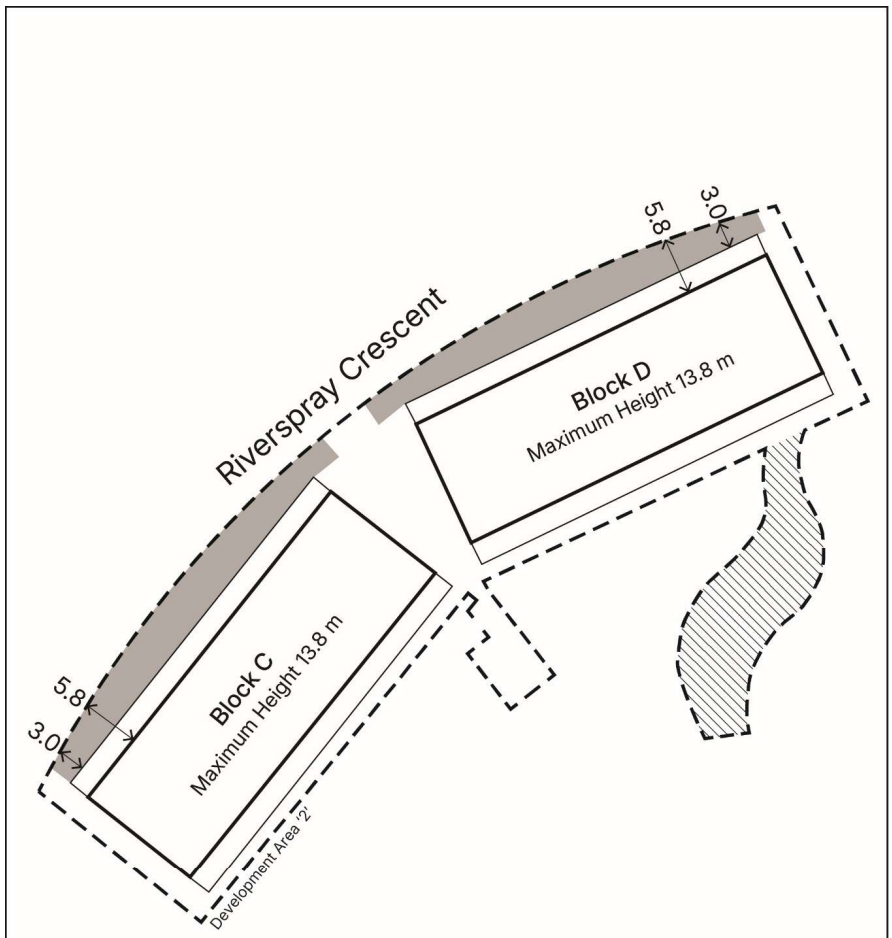
Note:
All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey.

Development Area '1'
Landscape Buffer
Sunken Patios

September 2026

Sajecki Planning



THIS IS SCHEDULE "D"
TO BY-LAW AMENDMENT NO. XXX-2026
LOCATION: PLAN 769 BLK C

City of Mississauga
Regional Municipality of Peel
Subject Property (1055 Bloor Street)

Not to Scale

Note:
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This is not a Plan of Survey.

Development Area '2'
Landscape Buffer
Sunken Patios
Outdoor Amenity

September 2026

Sajecki Planning