

**Detailed Information and Preliminary Planning Analysis**  
**City Initiated Zoning By-law Amendment and MOPA**

**All Wards**

**Table of Contents**

1. Summary of Applicable Policies and Regulations..... 2

2. Draft Large Lot and Small Lot Zone ..... 9

## 1. Summary of Applicable Policies and Regulations

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the table below. Only key policies relevant to the proposed amendments

have been included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The proposed amendments will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Provincial Policy Statement (PPS)</b>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p> <p>On April 6, 2023 the Ministry of Municipal Affairs and Housing released the new Provincial Planning Statement for comment. The Provincial Planning Statement will replace both the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe. At the time of writing this report, the new Provincial Planning Statement is not in force and effect.</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p>
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan,</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)	<p>convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<b>Region of Peel Official Plan (ROP)</b>	With the approval from the Ministry of Municipal Affairs and Housing, the Region of Peel's new Official Plan came into effect on November 4, 2022 and will be used to evaluate the proposed amendments.	<p>The ROP identifies the subject lands as being located within Peel's Urban System. The portions of the lands associated with the Credit River are considered Core Areas of the Greenlands System.</p> <p>General objectives of ROP, as outlined in Section 5.6, include:</p> <ul style="list-style-type: none"> <li>• achieving sustainable development;</li> <li>• establishing healthy complete communities;</li> <li>• achieving intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services;</li> <li>• achieving an urban form and densities that are pedestrian-friendly and transit supportive;</li> <li>• promoting crime prevention and improvement in the quality of life;</li> <li>• protecting, restoring, and enhancing the natural environment;</li> <li>• allowing opportunities for residents to live in their own communities as they age;</li> <li>• preserving and protecting lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate; and,</li> <li>• providing for a wide range of goods and services to meet the needs of those living and working in the Urban System.</li> </ul>

### Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. The City's MOP review is currently underway to ensure consistency with and conformity to changes in legislation and planning policy documents, including recent

changes to the *Planning Act*, the 2020 PPS, the Growth Plan 2019 and Amendment No.1 (2020), and the Region of Peel's new Official Plan.

### Existing Designation

The proposed amendments will impact lands that are located within the City's Neighbourhood Character Areas and are

designated **Residential Low Density I** and **Residential Low Density II**. The **Residential Low Density I** designation permits detached dwellings, semi-detached dwellings and duplex dwellings. In addition to the uses permitted in the **Residential Low Density I** designation, the **Residential Low Density II** designation permits triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

### **Proposed Amendments**

The **Residential Low Density I** and **Residential Low Density II** designations in the City's Official Plan permit both detached dwellings and semi-detached dwellings as of right. However, several Neighbourhood Character areas restrict the permitted uses in Residential Low Density I to detached homes only.

There are also site specific policies within Character Areas which stipulate minimum lot frontages for new lots and the number of new lots which can be created in certain areas. In order to permit semi-detached dwellings in the updated low density residential zones and reduced lot standards, an amendment to the Official Plan is necessary.

Policies regarding Heritage Conservation Districts are not proposed to be amended.

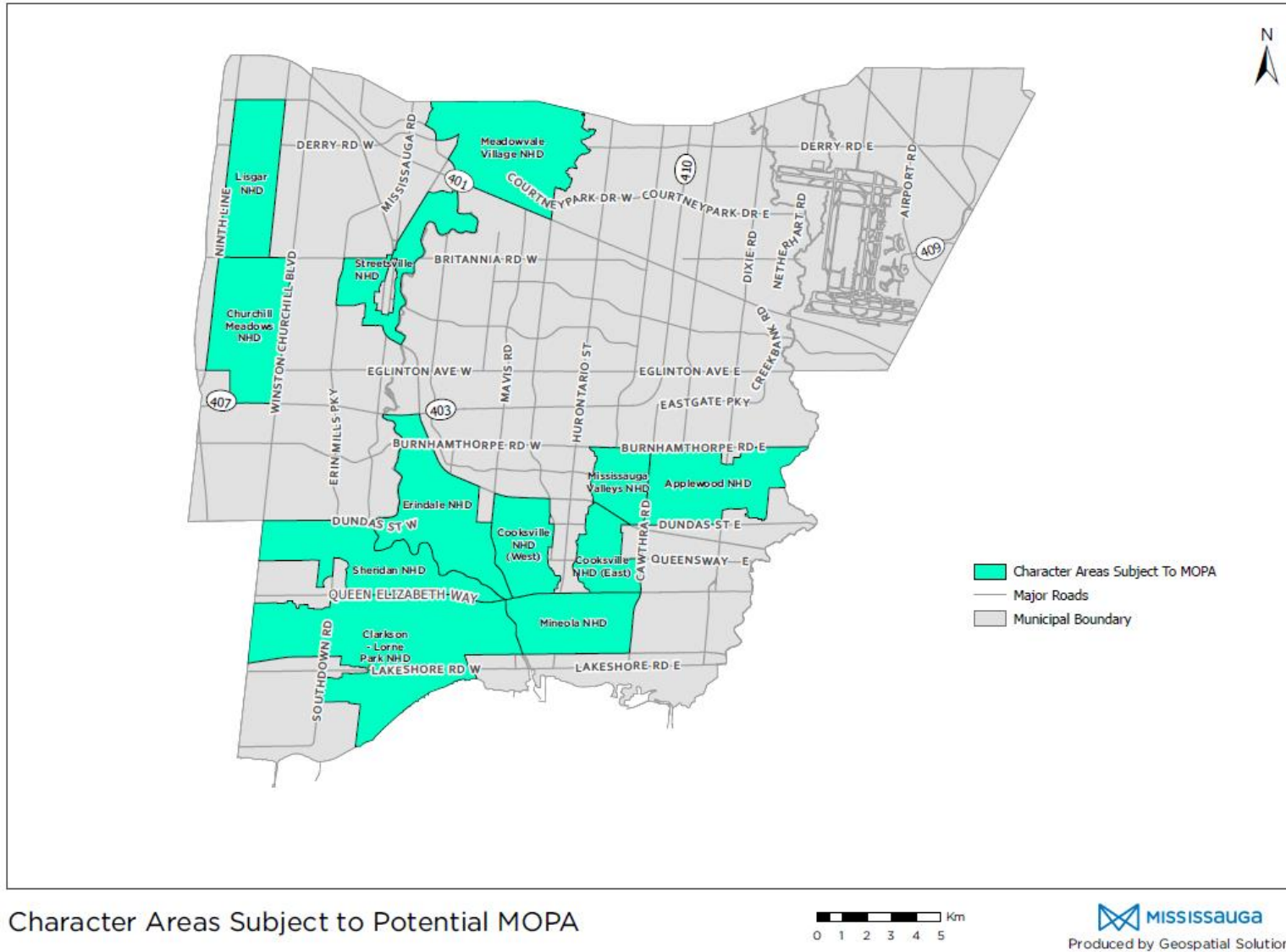


Figure 1: Character Areas Subject to Potential MOPA

### Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of these potential amendments. In some cases the description of the general intent summarizes multiple policies.

	General Intent
<b>Chapter 5 Direct Growth</b>	<p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p>
<b>Chapter 7 Complete Communities</b>	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> <li>a. the development of a range of housing choices in terms of type, tenure and price;</li> <li>b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and</li> <li>c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</li> </ul> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p>
<b>Chapter 9 Build A Desirable Urban Form</b>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p>

	<b>General Intent</b>
	<ul style="list-style-type: none"> <li>a. Respect existing lotting patterns;</li> <li>b. Respect the continuity of front, rear and side yard setbacks;</li> <li>c. Respect the scale and character of the surrounding area;</li> <li>d. Minimize overshadowing and overlook on adjacent neighbours;</li> <li>e. Incorporate stormwater best management practices;</li> <li>f. Preserve mature high quality trees and ensure replacement of the tree canopy; and</li> <li>g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)</li> </ul>
<b>Chapter 11 General Land Use Designations</b>	<p>In addition to the Uses Permitted in all Designations, lands designated Residential Low Density I will also permit the following uses:</p> <ul style="list-style-type: none"> <li>• Detached dwelling;</li> <li>• Semi-detached dwelling; and</li> <li>• Duplex dwelling (Section 11.2.5.3)</li> </ul> <p>Lands designated Residential Low Density II will also permit the following uses:</p> <ul style="list-style-type: none"> <li>• Detached dwelling;</li> <li>• Semi-detached dwelling; and</li> <li>• Duplex dwelling</li> <li>• Triplexes, street townhouses and other forms of low-rise dwellings with individual frontages (Section 11.2.5.4)</li> </ul>
<b>Chapter 16 Neighbourhoods</b>	For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1)

## Mississauga Zoning By-law

### Zoning By-law 0225-2007

The City's zoning by-law currently has 16 zones which exclusively permit detached dwellings. R1 to R5 zones are differentiated by lot frontage and lot area standards, with R1 being the zone with the largest frontage and area requirements and the standards becoming gradually smaller with the R5 having the smallest standards. Other "R" zones are specialized zones which are tailored for specific neighbourhoods or lot types, including R6 and R7 zones (Shallow Lots), R8 to R11 (Garage Control Lots), R12 to R14 (Modular Lots), R15 (Port Credit) and R16 (Detached Dwellings on a CEC-Road).

### Draft Updated Low Density Residential Zones

Staff are considering updating the City's low density residential zones by consolidating 12 of the 16 "R" zones into two new zones (Large Lot Zone and Small Lot Zone), reducing minimum lot area and frontage standards, amending maximum dwelling height, and allowing semi-detached dwellings as of right in these zones.

Zoning regulations for Heritage Conservation Districts are not proposed to be amended.



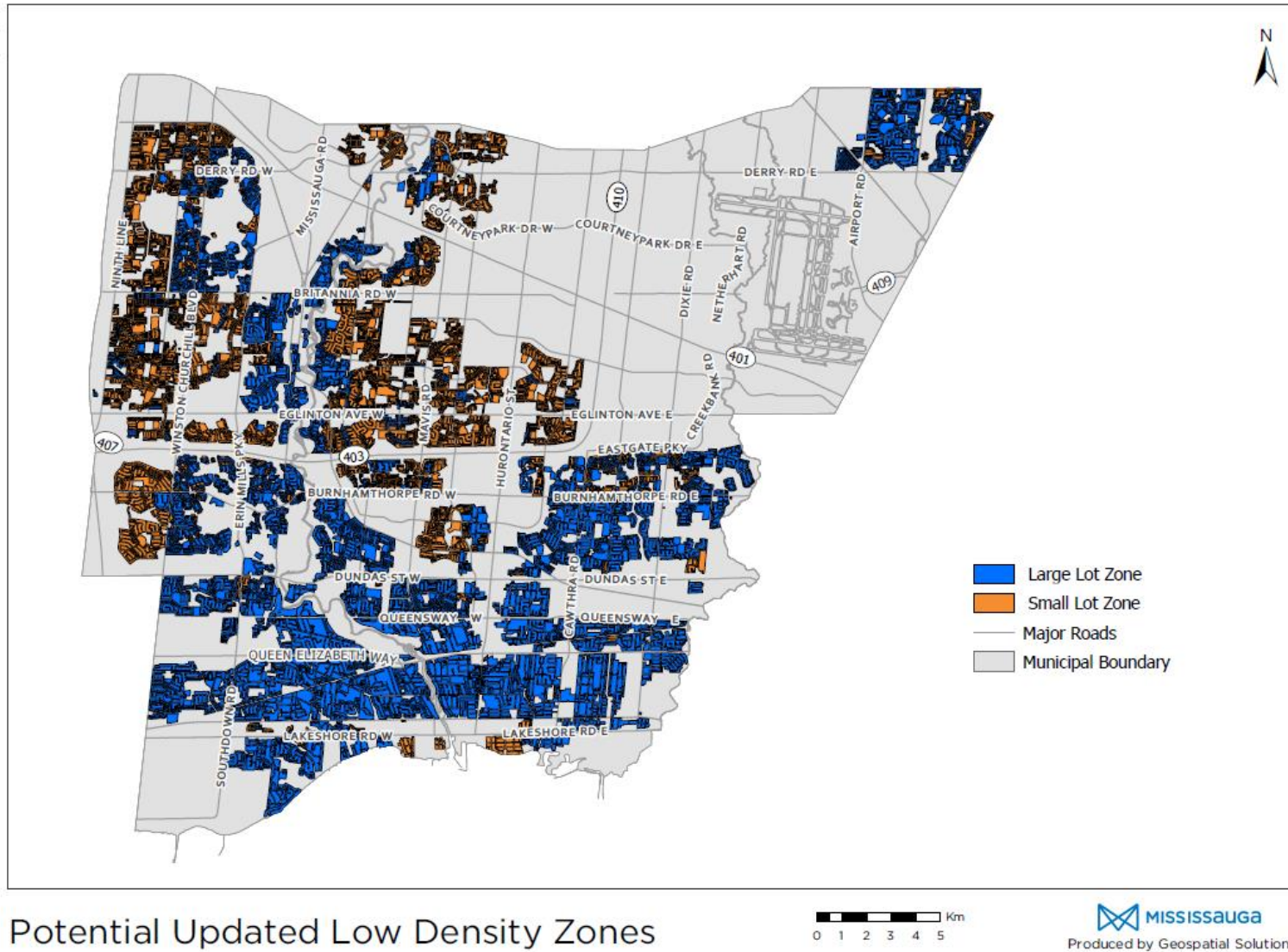


Figure 2: Potential Large Lot Zone and Small Lot Zone



## 2. Draft Large Lot and Small Lot Zone

Zone Regulations	Large Lot Zone	Small Lot Zone
Permitted Uses	<b>Detached dwelling Semi-detached</b>	<b>Detached dwelling Semi-detached</b>
<b>ZONE REGULATIONS – DETACHED DWELLINGS</b>		
<b>Minimum Lot Area</b>		
<b>Interior lot</b>	550 m <sup>2</sup> (5,920 ft. <sup>2</sup> )	285 m <sup>2</sup> (3,068 ft. <sup>2</sup> )
<b>Corner lot</b>	720 m <sup>2</sup> (7,750 ft. <sup>2</sup> )	370 m <sup>2</sup> (3,983 ft. <sup>2</sup> )
<b>Minimum Lot Frontage</b>		
<b>Interior lot</b>	15.0 m (49.21 ft.)	9.75 (32 ft.)
<b>Corner lot</b>	19.5 m (64 ft)	13.5 m (44 ft)
<b>Maximum Lot Coverage</b>	35%	40%
<b>Minimum Front Yard</b>		
<b>Interior lot</b>	7.5 m (25 ft.)	3.5 m (11.5 ft.)
<b>Corner lot</b>	6.0 m (20 ft.)	3.5 m (11.5 ft.)
<b>Garage face - interior lot</b>	Equal to the <b>front yard</b>	5.8 m (19 ft.)
<b>Garage face - corner lot</b>	Equal to the <b>front yard</b>	5.8 m (19 ft.)
<b>Minimum Exterior Side Yard</b>	6.0 m (20 ft.)	4.5 m (15 ft.)
<b>Minimum Exterior Side Yard – Garage face</b>	<b>Equal to the</b> exterior side yard	5.8 m (19 ft.)
<b>Minimum Interior Side Yard</b>		
<b>Interior lot</b>	1.2 m (4 ft.) + 0.61 m (2 ft.) for each additional <b>storey</b> above one <b>storey</b>	1.2 m (4 ft.) on one side of the <b>lot</b> and 0.61 m (2 ft.) on the other side
<b>Corner lot</b>	1.2 m (4 ft.) + 0.61 m (2 ft.) for each additional <b>storey</b> above one <b>storey</b>	0.61 m (2 ft.)
<b>Minimum Rear Yard</b>		

Zone Regulations	Large Lot Zone	Small Lot Zone
<b>Interior lot</b>	7.5 m (25 ft.)	6.0 m (20 ft.)
<b>Corner lot</b>	3.0 m (10 ft.)	6.0 m (20 ft.)
<b>Maximum Height</b>		
<b>Sloped roof</b>	10.0 m (33 ft.) to the peak of the roof	10.0 m (33 ft.) to the peak of the roof
Maximum <b>height</b> to the eaves	6.9 m (23 ft.)	6.9 m (23 ft.)
<b>Flat roof</b>	7.5 m (25 ft.)	7.5 m (25 ft.)
Encroachments, Projections and Setbacks		
Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided	n/a	2.5 m (8.2 ft.)
Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>	n/a	5.0 m (1.5 ft.)
For a <b>detached dwelling</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , a minimum of 75% of the width of the <b>garage</b> , measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the <b>garage face</b>	n/a	Required
Attached <b>Garage</b> , Parking and <b>Driveway</b>		
Attached <b>garage</b>	Permitted	Permitted

<b>Zone Regulations</b>	<b>Large Lot Zone</b>	<b>Small Lot Zone</b>
Minimum <b>parking spaces</b>	Required	Required
Maximum <b>driveway width</b>	Width of garage door opening(s) plus 2.0 m (6.6 ft.) up to a maximum of 6.0 m (20 ft.); if no garage door maximum width of 6.0 m (20 ft.)	Width of garage door opening(s) plus 2.0 m (6.6 ft.) up to a maximum of 6.0 m (20 ft.); if no garage door maximum width of 6.0 m (20 ft.)
<b>ZONE REGULATIONS – DETACHED DWELLINGS</b>		
Minimum <b>Lot Area</b>		
<b>Interior lot</b>	340 m <sup>2</sup> (3,660 sq. ft.)	200 m <sup>2</sup> (2,153 sq. ft.)
<b>Corner lot</b>	400 m <sup>2</sup> (4,306 sq. ft.)	280 m <sup>2</sup> (3,014 sq. ft.)
Minimum <b>Lot Frontage</b>		
<b>Interior lot</b>	9.0 m (29.5 ft.)	6.8 m (22 ft.)
<b>Corner lot</b>	12.0 m (39 ft.)	9.8 m (32 ft.)
Maximum <b>Lot Coverage</b>	35%	45%
Minimum <b>Front Yard</b>	6.0 m (20 ft.)	4.5 m (15 ft.)
<b>Garage face</b>	Equal to the <b>front yard</b>	6.0 m (20 ft.)
Minimum <b>Exterior Side Yard</b>	6.0 m (20 ft.)	4.5 m (15 ft.)
Minimum <b>Exterior Side Yard – Garage face</b>	Equal to the <b>front yard</b>	6.0 m (20 ft.)
Minimum <b>Interior Side Yard</b>		
<b>Attached side</b>	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Unattached side	1.8 m (6 ft.)	1.2 m (4 ft.)
Attached <b>garage</b> – unattached side	1.2 m (4 ft.)	1.2 m (4 ft.)
Minimum <b>Rear Yard</b>	7.5 m (25 ft.)	7.5 m (25 ft.)
Maximum <b>Height</b>	10.7 m (35 ft.)	10.7 m (35 ft.)
Attached <b>Garage, Parking and Driveway</b>		
Attached <b>garage</b>	Permitted	Permitted
Minimum <b>parking spaces</b>	Required	Required
Maximum <b>driveway width</b>	5.2 m (17 ft.)	5.2 m (17 ft.)

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Reports\BL.09-RES - R Zone Consolidation