

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:

4.11.2.61	Exception: RM5-61	Map # 56	By-law:
In a RM5-61 zone the permitted uses and applicable regulations shall be as specified for a RM5 zone except that the following uses/regulations shall apply:			
Regulations			
4.11.2.61.1	The provisions contained in Subsection 2.1.14, Articles 4.1.12.3 and 4.1.12.4 of this By-law shall not apply		
4.11.2.61.2	Minimum lot area - interior lot		145 m ²
4.11.2.61.3	Minimum lot area - corner lot		260 m ²
4.11.2.61.4	Maximum height		15.0 m and 3 storeys
4.11.2.61.5	Minimum landscaped area		20% of the lot area
4.11.2.61.6	Maximum gross floor area - residential		1.5 times the lot area
4.11.2.61.7	Notwithstanding Sentence 4.11.2.61.16 of this Exception, maximum building projection above the first storey , that is not more than 3.0 m wide, outside the buildable area , facing the front and exterior side lot lines		0.61 m
4.11.2.61.8	Notwithstanding Sentence 4.11.2.61.16 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the front lot line		1.5 m
4.11.2.61.9	Notwithstanding Sentence 4.11.2.61.16 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the exterior side lot line for Block '1' identified on Schedule RM5-61 of this Exception		1.5 m

4.11.2.61	Exception: RM5-61	Map # 56	By-law:
4.11.2.61.10	Notwithstanding Sentence 4.11.2.61.16 of this Exception, maximum projection of a first storey deck outside the buildable area , inclusive of stairs, facing the rear lot line		2.5 m
4.11.2.61.11	Notwithstanding Sentence 4.11.2.61.16 of this Exception, maximum projection of a second storey balcony outside the buildable area , facing the front lot line		1.5 m
4.11.2.61.12	Notwithstanding Sentence 4.11.2.61.16 of this Exception, maximum projection of a second storey balcony outside the buildable area , facing the rear lot line		2.5 m
4.11.2.61.13	Notwithstanding Sentence 4.11.2.61.16 of this Exception, maximum area of a second storey balcony facing the rear lot line		6 m ²
4.11.2.61.14	Notwithstanding Sentence 4.11.2.61.16 of this Exception, maximum projection of eaves outside the buildable area		0.9 m
4.11.2.61.15	External heating, air conditioning and home back-up generator equipment shall be located in a rear yard , provided it is not closer than 0.1 m to any lot line		
4.11.2.61.16	All site development plans shall comply with Schedule RM5-61 of this Exception		

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.12.2.30	Exception: RM6-30	Map # 56	By-law:
In a RM6-30 zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses/regulations shall apply:			
Regulations			
4.12.2.30.1	The provisions contained in Subsection 2.1.14, Articles 4.1.12.2, 4.1.12.3, 4.1.12.4 and 4.1.14.1 of this By-law shall not apply		
4.12.2.30.2	The lot line abutting Ninth Line and Street 'A' shall be deemed to be the front lot line		
4.12.2.30.3	Maximum height	13.5 m and 3 storeys	
4.12.2.30.4	Minimum landscaped area	20% of the lot area	
4.12.2.30.5	Notwithstanding Sentence 4.12.2.30.12 of this Exception, maximum building projection above the first storey , that is not more than 3.0 m wide, outside the buildable area , facing the front and exterior side lot lines		0.61 m
4.12.2.30.6	Notwithstanding Sentence 4.12.2.30.12 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the front lot line		1.6 m

4.12.2.30	Exception: RM6-30	Map # 56	By-law:
4.12.2.30.7	Notwithstanding Sentence 4.12.2.30.12 of this Exception, maximum projection of a second storey balcony outside the buildable area , facing the front lot line		0.5 m
4.12.2.30.8	Notwithstanding Sentence 4.12.2.30.12 of this Exception, maximum projection of eaves outside the buildable area		0.9 m
4.12.2.30.9	External heating, air conditioning and home back-up generator equipment shall be permitted in an interior or exterior side yard and on a second or third storey balcony in any yard , provided that it is not closer than 0.5 m to any lot line		
4.12.2.30.10	Required number of visitor parking spaces on lands located in Precinct 3		0
4.12.2.30.11	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-31 and RM11-3		
4.12.2.30.12	All site development plans shall comply with Schedule RM6-30 of this Exception		

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.12.2.31	Exception: RM6-31	Map # 56	By-law:
In a RM6-31 zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses/regulations shall apply:			
Regulations			
4.12.2.31.1	The provisions contained in Subsection 2.1.14, Sentence 3.1.3.1.2, Articles 4.1.12.2, 4.1.12.3 and 4.1.12.4 of this By-law shall not apply		
4.12.2.31.2	Minimum lot frontage - CEC - corner lot		7.7 m
4.12.2.31.3	Maximum height		13.5 m and 3 storeys
4.12.2.31.4	Minimum landscaped area		20% of the lot area
4.12.2.31.5	Notwithstanding Sentence 4.12.2.31.16 of this Exception, maximum building projection above the first storey , that is not more than 3.0 m wide, outside the buildable area , facing the front and exterior side lot lines		0.61 m
4.12.2.31.6	Notwithstanding Sentence 4.12.2.31.16 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the front lot line		1.5 m
4.12.2.31.7	Notwithstanding Sentence 4.12.2.31.16 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the exterior side lot line for Blocks '1', '2', '3', '4', '5', '6', '7', '8', '9' and '10' identified on Schedule RM6-31 of this Exception		1.5 m

4.12.2.31	Exception: RM6-31	Map # 56	By-law:
4.12.2.31.8	Notwithstanding Sentence 4.12.2.31.16 of this Exception, maximum projection of a first storey deck outside the buildable area , inclusive of stairs, facing the rear lot line		2.5 m
4.12.2.31.9	Notwithstanding Sentence 4.12.2.31.16 of this Exception, maximum projection of a second storey balcony outside the buildable area , facing the front lot line		1.5 m
4.12.2.31.10	Notwithstanding Sentence 4.12.2.31.16 of this Exception, maximum projection of a second storey balcony outside the buildable area , facing the rear lot line		2.5 m
4.12.2.31.11	Notwithstanding Sentence 4.12.2.31.16 of this Exception, maximum area of a second storey balcony facing the rear lot line		6 m ²
4.12.2.31.12	Notwithstanding Sentence 4.12.2.31.16 of this Exception, maximum projection of eaves outside the buildable area		0.9 m
4.12.2.31.13	External heating, air conditioning and home back-up generator equipment may be located in a yard , other than the front yard provided it is not closer than 0.1 m to any lot line		
4.12.2.31.14	Required number of visitor parking spaces on lands located in Precinct 3		53
4.12.2.31.15	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-30 and RM11-3		
4.12.2.31.16	All site development plans shall comply with Schedule RM6-31 of this Exception		

4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.12.2.34	Exception: RM6-34	Map # 56	By-law:
In a RM6-34 zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses/regulations shall apply:			
Regulations			
4.12.2.34.1	The provisions contained in Subsection 2.1.14 and Articles 4.1.12.2, 4.1.12.3, 4.1.12.4 and 4.1.14.1 of this By-law shall not apply		
4.12.2.34.2	The lot line abutting Ninth Line shall be deemed to be front lot line		
4.12.2.34.3	Maximum height	13.5 m and 3 storeys	
4.12.2.34.4	Minimum landscaped area	20% of the lot area	
4.12.2.34.5	Notwithstanding Sentence 4.12.2.34.11 of this Exception, maximum building projection above the first storey , that is not more than 3.0 m wide, outside the buildable area , facing the front and exterior side lot lines		0.61 m

4.12.2.34	Exception: RM6-34	Map # 56	By-law:
4.12.2.34.6	Notwithstanding Sentence 4.12.2.34.11 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the front lot line		1.6 m
4.12.2.34.7	Notwithstanding Sentence 4.12.2.34.11 of this Exception, maximum projection of eaves outside the buildable area		0.9 m
4.12.2.34.8	External heating, air conditioning and home back-up generator equipment shall be permitted in an interior or exterior side yard and on a second or third storey balcony in any yard , provided that it is not closer than 0.5 m to any lot line		
4.12.2.34.9	Required number of visitor parking spaces		0
4.12.2.34.10	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM11-4		
4.12.2.34.11	All site development plans shall comply with Schedule RM6-34 of this Exception		

5. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.14A.2.3	Exception: RM11-3	Map # 56	By-law:
In a RM11-3 zone the permitted uses and applicable regulations shall be as specified for a RM11 zone except that the following uses/regulations shall apply:			
Regulations			
4.14A.2.3.1	The provisions contained in Subsection 2.1.14, Articles 4.1.12.2, 4.1.12.3, 4.1.12.4 and 4.1.14.1 of this By-law shall not apply		
4.14A.2.3.2	Minimum lot frontage - CEC - corner lot		8.0 m
4.14A.2.3.3	Notwithstanding Sentence 4.14A.2.3.15 of this Exception, maximum building projection above the first storey , that is not more than 3.0 m wide, outside the buildable area , facing the front and exterior side lot lines		0.61 m
4.14A.2.3.4	Notwithstanding Sentence 4.14A.2.3.15 of this Exception, maximum building projection above the first storey , that is not more than 3.0 m wide, outside the buildable area , facing the interior side lot line		0.3 m
4.14A.2.3.5	Notwithstanding Sentence 4.14A.2.3.15 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the front lot line		1.4 m
4.14A.2.3.6	Notwithstanding Sentence 4.14A.2.3.15 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the exterior side lot line		1.5 m
4.14A.2.3.7	Notwithstanding Sentence 4.14A.2.3.15 of this Exception, maximum projection of a second storey balcony outside the buildable area , facing the front lot line		1.4 m

4.14A.2.3	Exception: RM11-3	Map # 56	By-law:
4.14A.2.3.8	Notwithstanding Sentence 4.14A.2.3.15 of this Exception, maximum projection of eaves outside the buildable area , facing the front and exterior side lot lines		0.9 m
4.14A.2.3.9	Notwithstanding Sentence 4.14A.2.3.15 of this Exception, maximum projection of eaves outside the buildable area , facing the interior side lot line		0.3 m
4.14A.2.3.10	External heating, air conditioning and home back-up generator equipment shall be located on a second or third storey balcony in the front yard		
4.14A.2.3.11	Required number of visitor parking spaces on lands located in Precinct 3		0
4.14A.2.3.12	Maximum driveway width		3.5 m
4.14A.2.3.13	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-30 and RM6-31		
4.14A.2.3.14	Minimum contiguous CEC - amenity area		960 m ²
4.14A.2.3.15	All site development plans shall comply with Schedule RM11-3 of this Exception		


6. By-law Number 0225-2007, as amended is further amended by adding the following Exception Table:

4.14A.2.4	Exception: RM11-4	Map # 56	By-law:
In a RM11-4 zone the permitted uses and applicable regulations shall be as specified for a RM11 zone except that the following uses/regulations shall apply:			
Regulations			
4.14A.2.4.1	The provisions contained in Subsection 2.1.14, Articles 3.1.3.1.1, 4.1.12.2, 4.1.12.3, 4.1.12.4 and 4.1.14.1 of this By-law shall not apply		
4.14A.2.4.2	Minimum lot frontage - CEC - corner lot		8.0 m
4.14A.2.4.3	Notwithstanding Sentence 4.14A.2.4.16 of this Exception, maximum building projection above the first storey , that is not more than 3.0 m wide, outside the buildable area , facing the front and exterior side lot lines		0.61 m
4.14A.2.4.4	Notwithstanding Sentence 4.14A.2.4.16 of this Exception, maximum building projection above the first storey , that is not more than 3.0 m wide, outside the buildable area , facing the interior side lot line		0.3 m
4.14A.2.4.5	Notwithstanding Sentence 4.14A.2.4.16 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the front lot line		1.4 m
4.14A.2.4.6	Notwithstanding Sentence 4.14A.2.4.16 of this Exception, maximum projection of a porch outside the buildable area , inclusive of stairs, facing the exterior side lot line		1.5 m
4.14A.2.4.7	Notwithstanding Sentence 4.14A.2.4.16 of this Exception, maximum projection of a second storey balcony outside the buildable area , facing the front lot line		1.4 m

4.14A.2.4	Exception: RM11-4	Map # 56	By-law:
4.14A.2.4.8	Notwithstanding Sentence 4.14A.2.4.16 of this Exception, maximum projection of eaves outside the buildable area , facing the front and exterior side lot lines		0.9 m
4.14A.2.4.9	Notwithstanding Sentence 4.14A.2.4.16 of this Exception, maximum projection of eaves outside the buildable area , facing the interior side lot line		0.3 m
4.14A.2.4.10	External heating, air conditioning and home back-up generator equipment shall be located on a second or third storey balcony in the front yard		
4.14A.2.4.11	Maximum driveway width		3.5 m
4.14A.2.4.12	Required number of visitor parking spaces		12
4.14A.2.4.13	Minimum width of a parallel accessible parking space		4.0 m
4.14A.2.4.14	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-34		
4.14A.2.4.15	Minimum contiguous CEC - amenity area		0 m ²
4.14A.2.4.16	All site development plans shall comply with Schedule RM11-4 of this Exception		

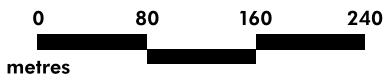
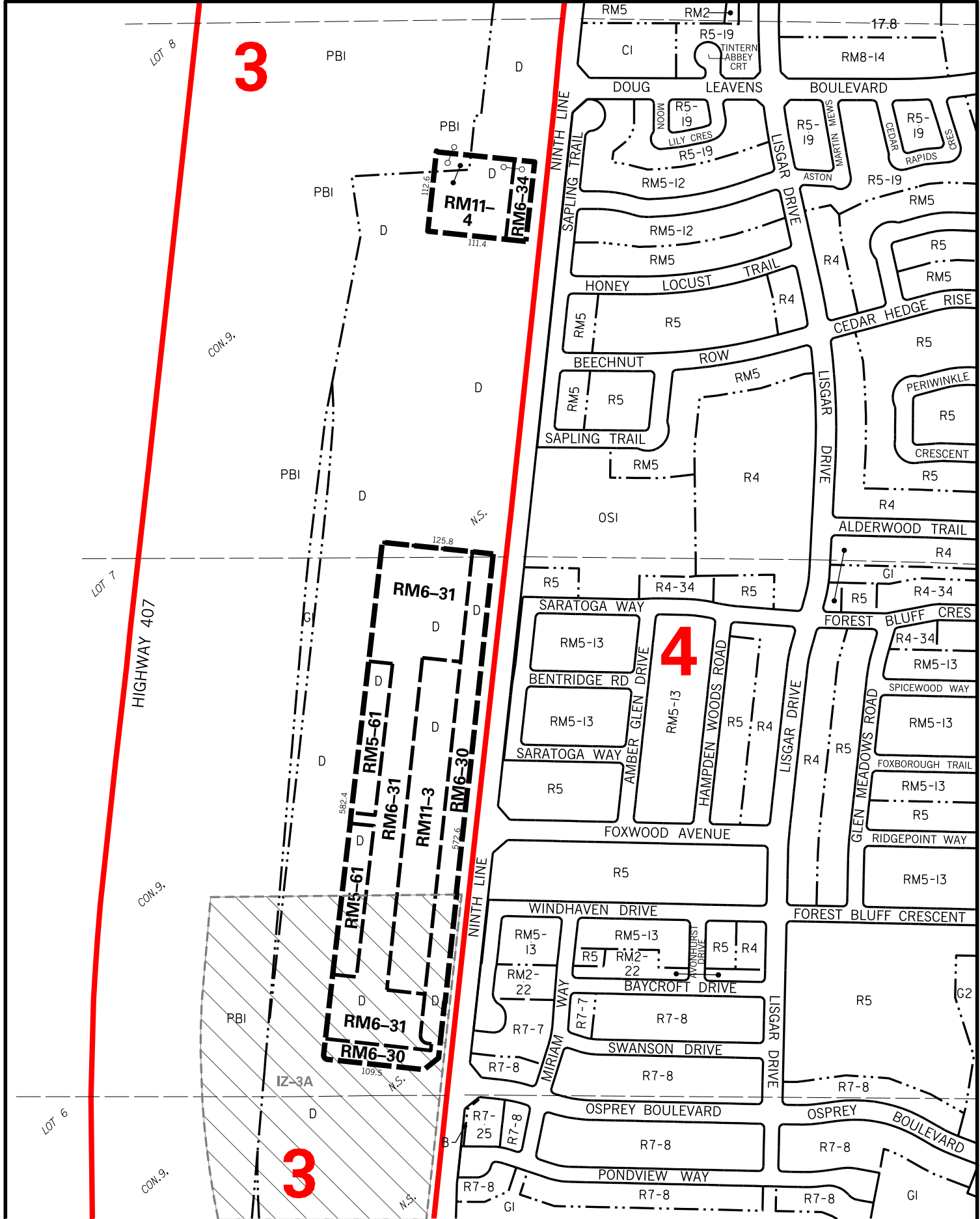
6. Map Number 56 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "PB1" and "D" to "RM5-61", "RM6-30", "RM6-31", "RM6-34", "RM11-3" and "RM11-4", the zoning of Part of Lots 7 and 8, Concession 9, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM5-61", "RM6-30", "RM6-31", "RM6-34", "RM11-3" and "RM11-4", zoning shall only apply to the lands which 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 "RM5-61", "RM6-30", "RM6-31", "RM6-34", "RM11-3" and "RM11-4", zoning indicated thereon.

ENACTED and PASSED this _____ day of _____, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: March 7, 2025
File: CD.T-24.02

 MAYOR

 CLERK



AREA SUBJECT TO REZONING



ARROW FOR EXISTING ZONING

1,2,3,4

PARKING PRECINCT



ARROW FOR PROPOSED ZONING



PARKING PRECINCT BOUNDARY

IZ-#

INCLUSIONARY ZONING AREA



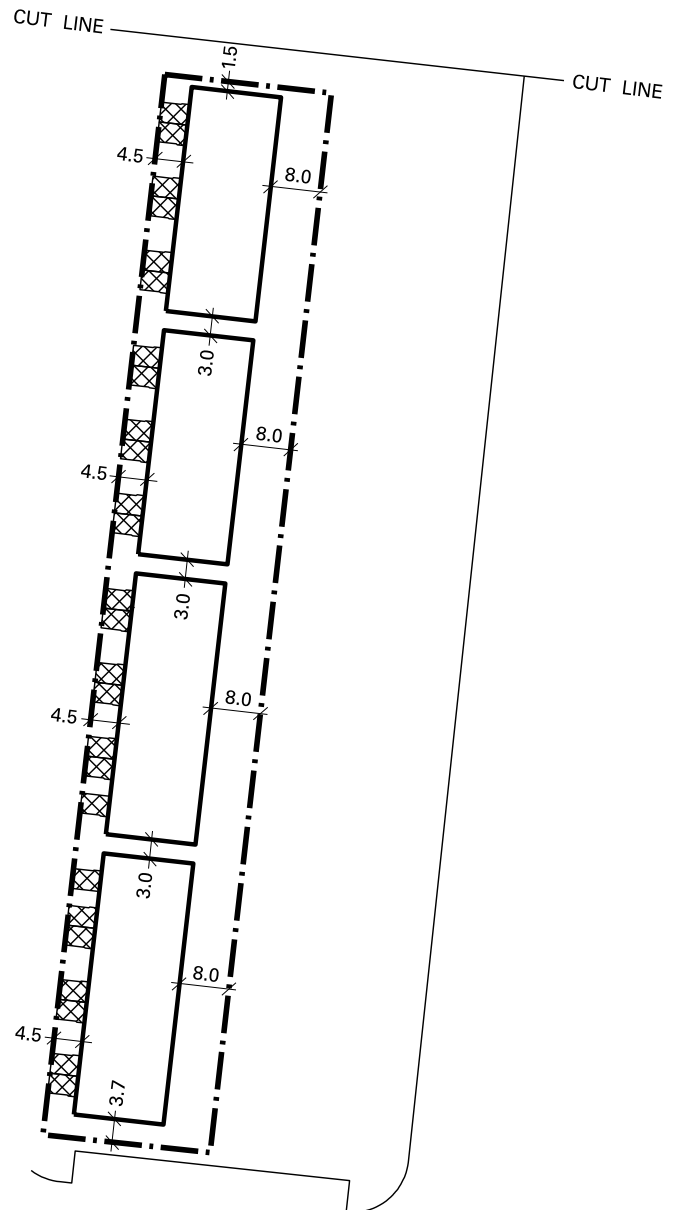
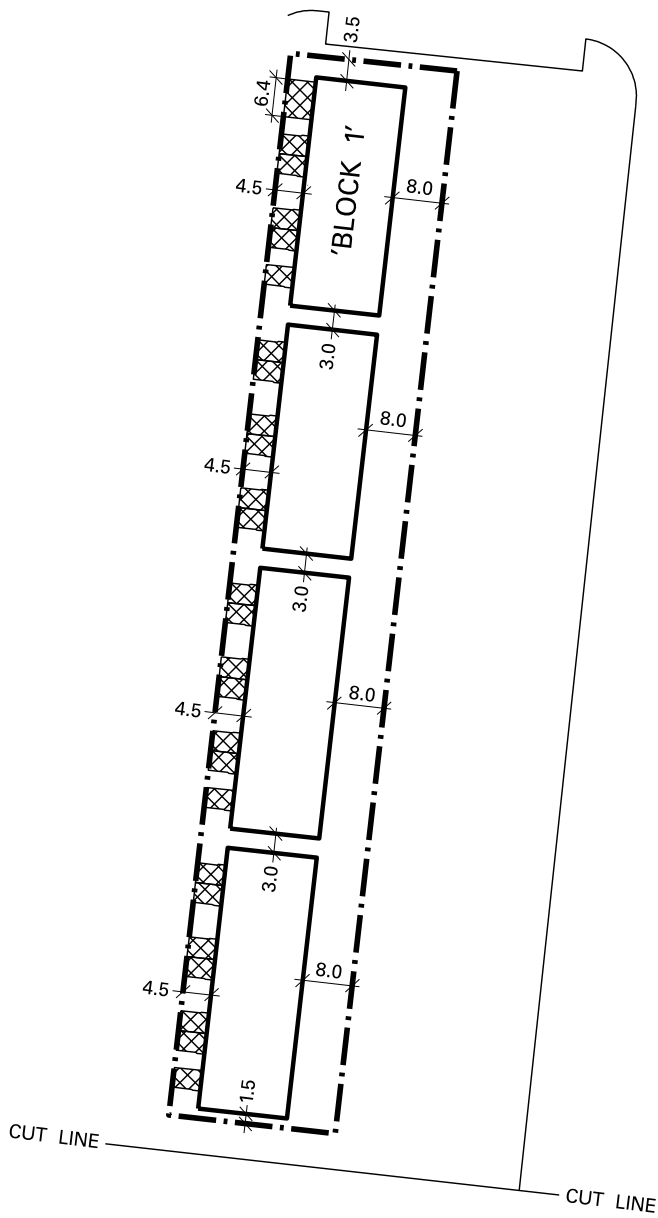
INCLUSIONARY ZONING OVERLAY

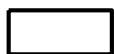


THIS IS SCHEDULE "A" TO

BY-LAW _____

This is not a Plan of Survey. Dimensions shown taken from Draft Plan of Subdivision dated September 26, 2023.

CITY OF MISSISSAUGA



-  **BUILDABLE AREA**
-  **ZONE BOUNDARY**
-  **DRIVEWAY**

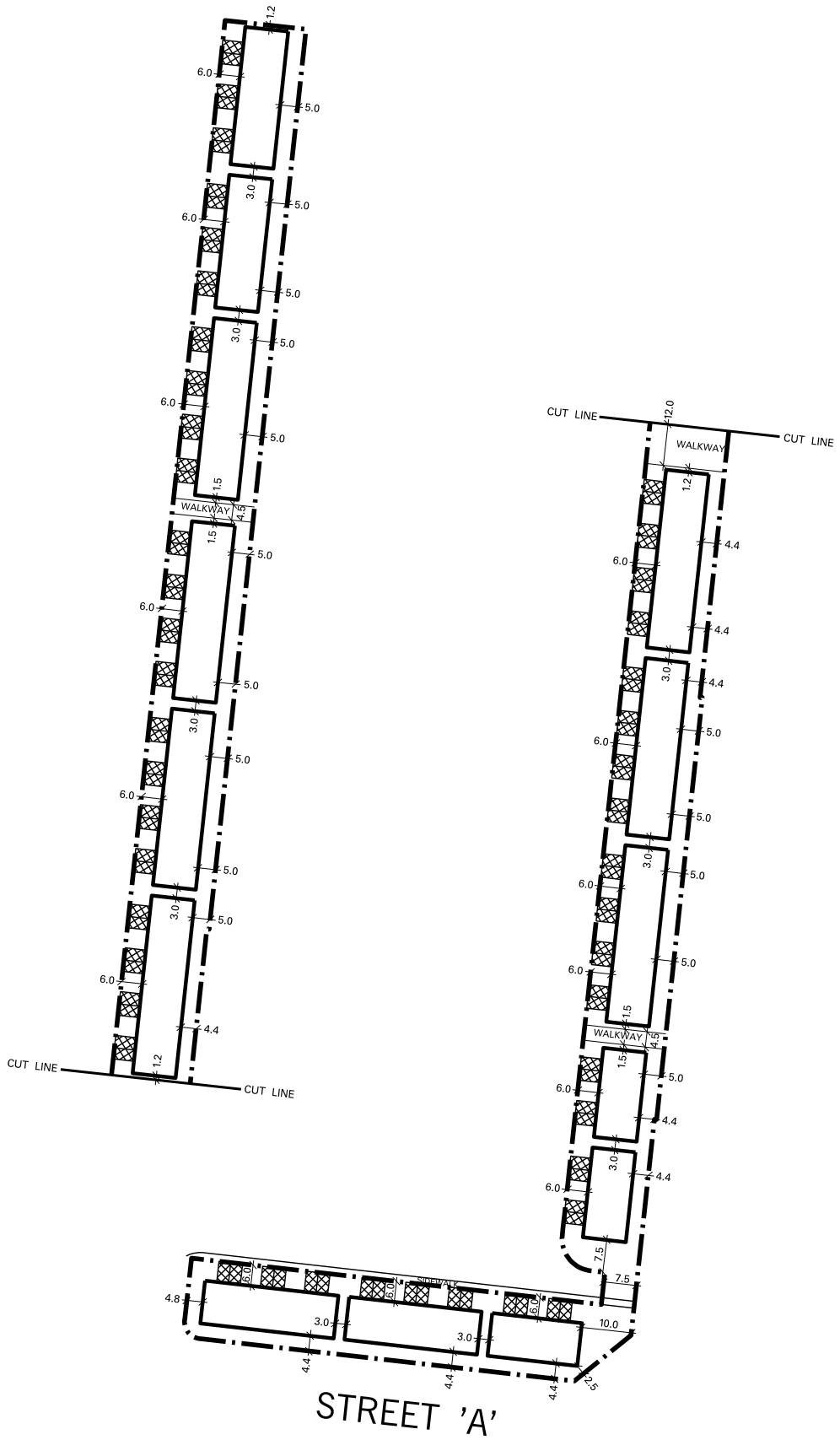



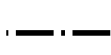
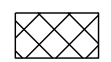
Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "RM5-61"

AS ATTACHED TO BY-LAW _____



-  **BUILDABLE AREA**
-  **ZONE BOUNDARY**
-  **DRIVEWAY**

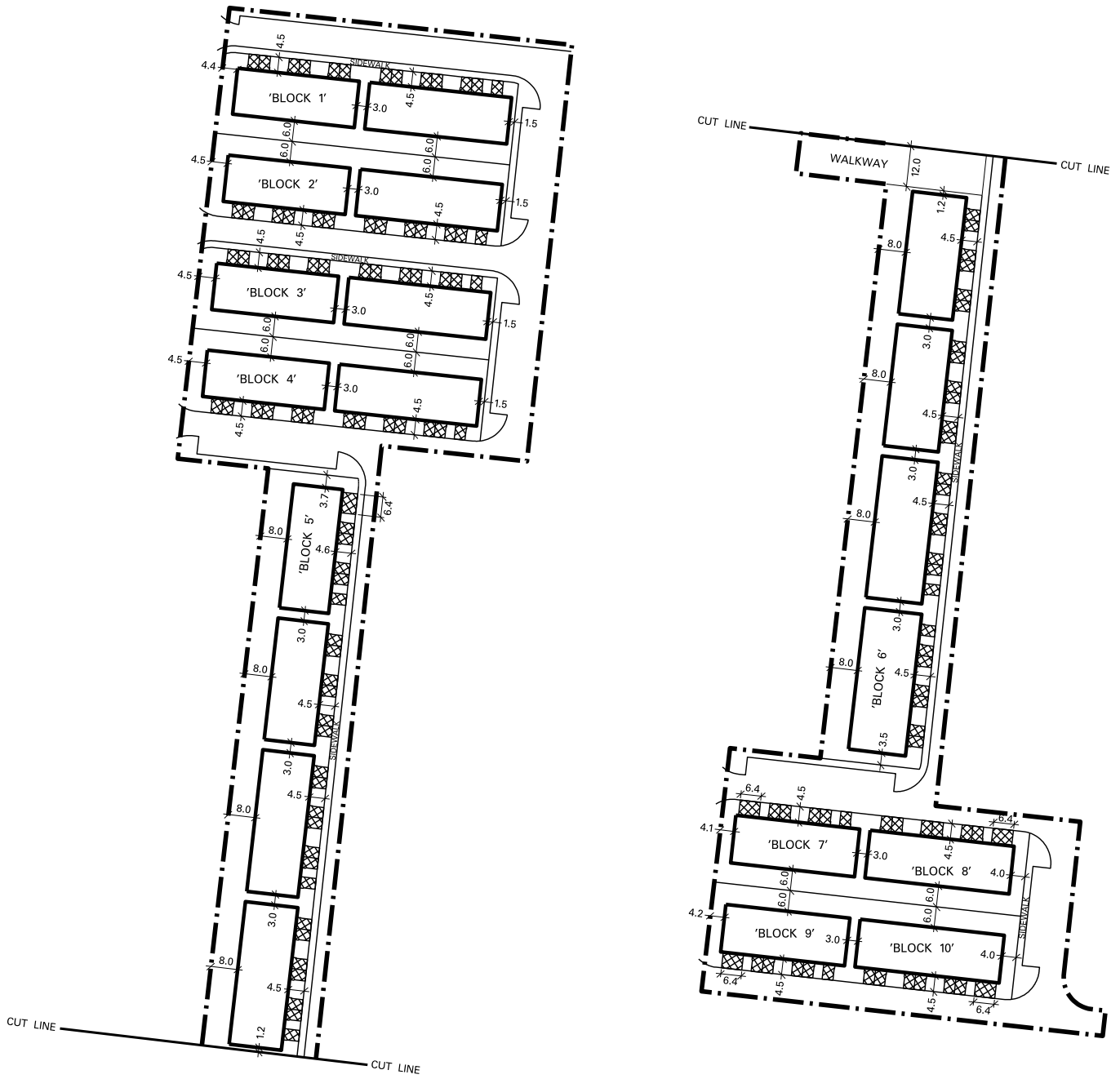



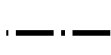
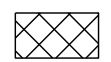
Note:
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This is not a Plan of Survey.

THIS IS SCHEDULE "RM6-30"

AS ATTACHED TO BY-LAW _____



-  **BUILDABLE AREA**
-  **ZONE BOUNDARY**
-  **DRIVEWAY**

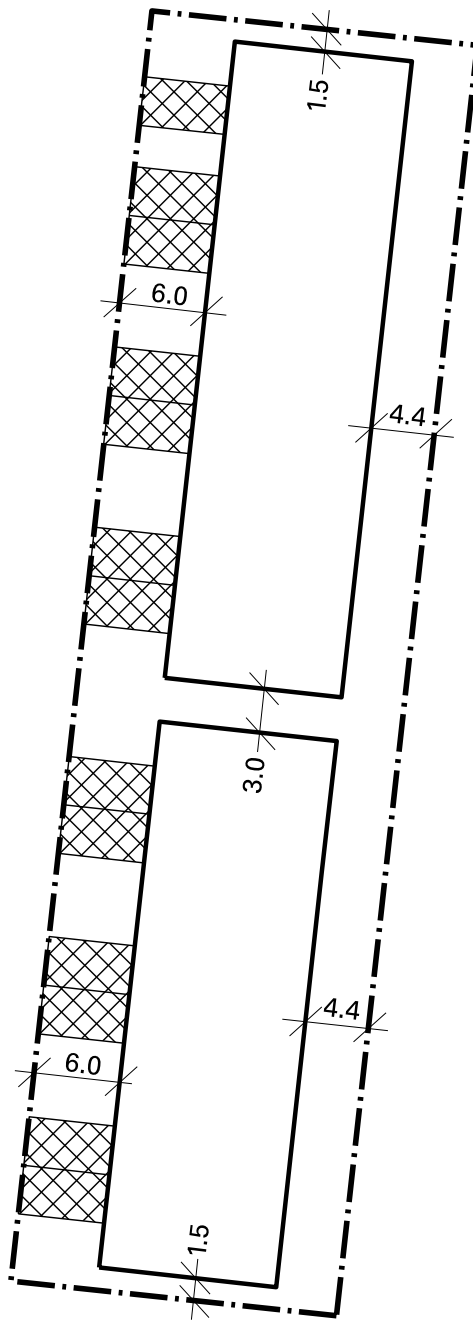


Note:
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
This is not a Plan of Survey.

THIS IS SCHEDULE "RM6-31"

AS ATTACHED TO BY-LAW _____



NINTH LINE

-  **BUILDABLE AREA**
-  **ZONE BOUNDARY**
-  **DRIVEWAY**



Note:
All measurements are in metres
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dimensions, unless otherwise noted.

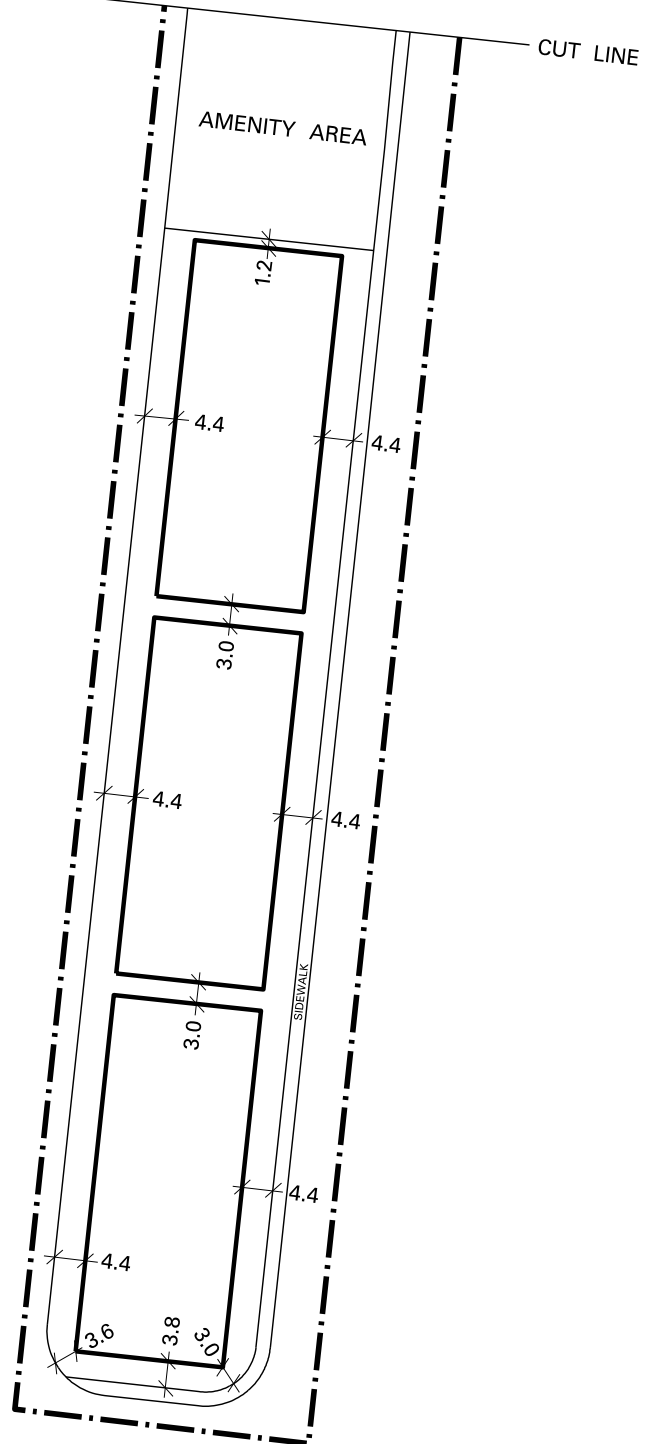
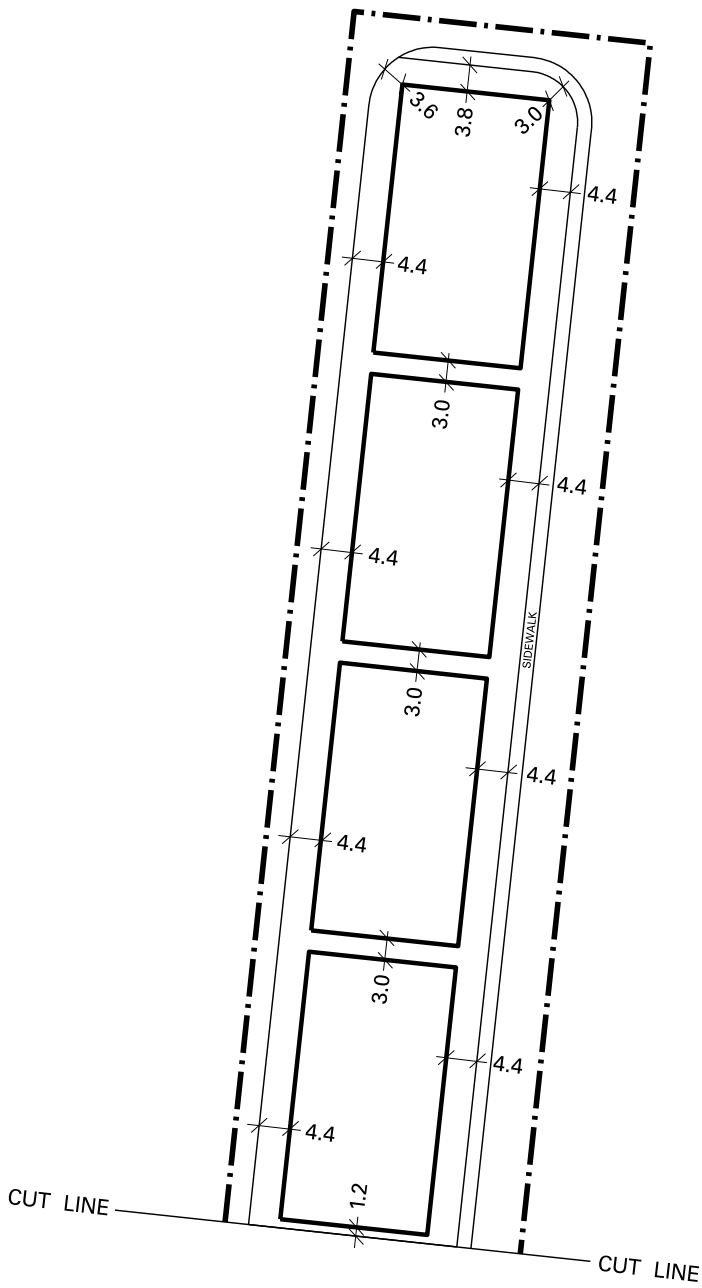
This is not a Plan of Survey.


THIS IS SCHEDULE "RM6-34"

AS ATTACHED TO BY-LAW _____

CUT LINE

CUT LINE



-  **BUILDABLE AREA**
-  **ZONE BOUNDARY**

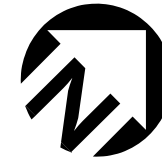


Note:
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This is not a Plan of Survey.

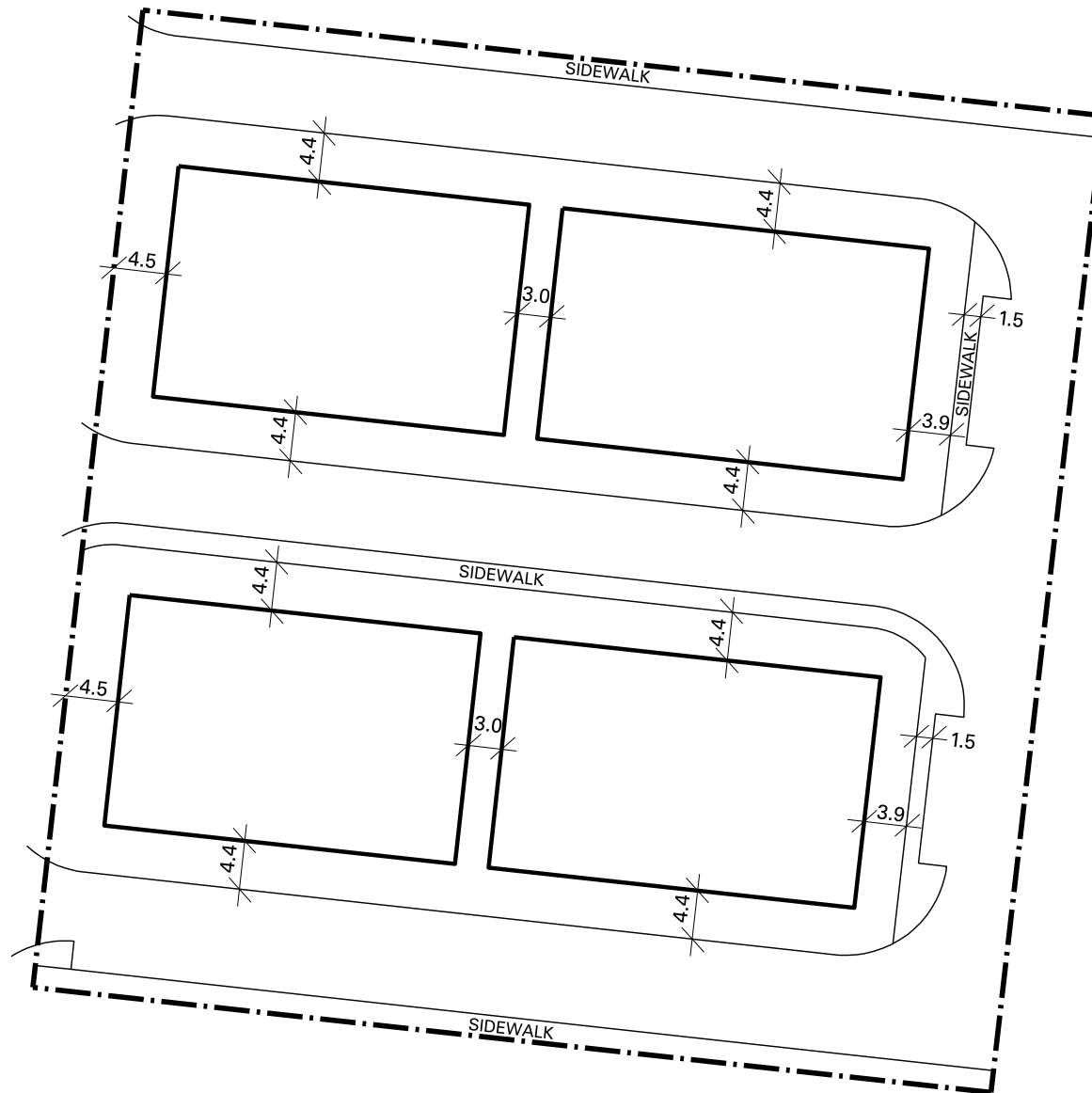
THIS IS SCHEDULE "RM11-3"

AS ATTACHED TO BY-LAW _____



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

This is not a Plan of Survey



 **BUILDABLE AREA**

 **ZONE BOUNDARY**

THIS IS SCHEDULE "RM11-4"

AS ATTACHED TO BY-LAW _____

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 52 street townhouses on public streets, 105 dual frontage townhouses, 134 back to back townhouses and 130 street townhouses on private streets.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "PB1" (Parkway Belt) and "D" (Development) to "RM5-61" (Street Townhouses - Exception), "RM6-30" (Townhouses on a CEC - Road - Exception), "RM6-31" (Townhouses on a CEC - Road - Exception), "RM6-34" (Townhouses on a CEC - Road - Exception), "RM11-3" (Back to Back Townhouses on a CEC - Road - Exception) and "RM11-4" (Back to Back Townhouses on a CEC - Road - Exception).

"PB1" permits passive recreational uses and conservation use.

"D" only permits buildings or structures legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such buildings or structures.

"RM5-61" permits street townhouses fronting new public roads with interior lot areas of 145 m² and exterior lot areas of 260 m².

"RM6-30" permits townhouses on a CEC - road with garages and driveways in the rear yard and walk-up style front porches in the front yard.

"RM6-31" permits townhouses on a CEC - road with 6.0 m metre driveways, 4.5 m front yard setbacks and maximum front yard balcony projections of 1.5 m, as well as visitor parking for the entirety of the new neighbourhood.

"RM6-34" permits townhouses on a CEC - road with garages and driveways in the rear yard and walk-up style front porches in the front yard.

"RM11-3" permits back to back townhouses on a CEC road with 4.4 m front yard setbacks and a shared amenity area.

"RM11-4" permits back to back townhouses on a CEC road with 4.4 m front yard setbacks.

Location of Lands Affected

East of Highway 407, west of Ninth Line and south of Doug Leavens Boulevard in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Matthew Shilton of the City Planning and Building Department at 905-615-3200 ext. 5299.

[http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 19-013 W10.by-law development lands.ms.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/OZ%2019-013%20W10.by-law%20development%20lands.ms.jmcc.docx)