

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 deleting Exception Table 4.7.2.9.
- 2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:


4.12.2.42	Exception: RM6-42	Map # 31	By-law:
In a RM6-42 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM6 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.12.2.42.1	(1)	<b>Semi-detached on a CEC - road</b>	
<b>Regulations</b>			
4.12.2.42.2	The provisions contained in Subsections 2.1.14 and 4.1.8 shall not apply		
4.12.2.42.3	A <b>semi-detached</b> on a <b>CEC - road</b> shall comply with the RM3 zone regulations contained in Subsection 4.9.1 of this By-law except that:		
	(1)	minimum <b>lot frontage - interior lot</b>	5.5 m
	(2)	minimum <b>lot frontage - CEC - corner lot</b>	8.0 m
	(3)	minimum <b>exterior side yard</b>	3.0 m
	(4)	maximum <b>height</b>	12.75 m
	(5)	maximum encroachment of a <b>porch</b> or <b>deck</b> inclusive of stairs located at and accessible from the <b>first storey</b> or below the <b>first storey</b> into the required <b>front</b> and <b>exterior side yards</b>	2.1 m
4.12.2.42.4	Minimum <b>lot frontage - interior lot</b>		4.5 m
4.12.2.42.5	Minimum <b>lot frontage - CEC - corner lot</b>		6.5 m
4.12.2.42.6	Minimum <b>dwelling unit width</b>		4.5 m
4.12.2.42.7	Minimum <b>exterior side yard</b>		3.3 m
4.12.2.42.8	Minimum <b>interior side yard</b> - unattached side		1.2 m
4.12.2.42.9	Maximum <b>height</b>		12.75 m

4.12.2.42	Exception: RM6-42	Map # 31	By-law:
4.12.2.42.10	Notwithstanding Sentence 4.12.2.42.20 of this Exception, maximum projection of a <b>porch</b> or <b>deck</b> inclusive of stairs, beyond the <b>buildable area</b> , located at and accessible from the <b>first storey</b> and/or second <b>storey</b> or below the <b>first storey</b> , measured from the outermost face or faces of the <b>front wall</b>		2.0 m
4.12.2.42.11	Notwithstanding Sentence 4.12.2.42.20 of this Exception, maximum projection of an awning, window, <b>chimney</b> , pilaster or corbel, window well, and stairs with a maximum of three risers, beyond the <b>buildable area</b> , measured from the outermost face or faces of the <b>front wall</b> and/or side wall		0.6 m
4.12.2.42.12	Notwithstanding Sentence 4.12.2.42.20 of this Exception, maximum projection of a <b>porch</b> or <b>deck</b> inclusive of stairs, beyond the <b>buildable area</b> , located at and accessible from the <b>first storey</b> and/or second <b>storey</b> or below the <b>first storey</b> , measured from the outermost face of faces of the rear wall		5.0 m
4.12.2.42.13	Notwithstanding Sentence 4.12.2.42.20 of this Exception, for a <b>lot</b> with a <b>townhouse</b> requiring a 0.0 m <b>interior side yard</b> , the setback of a <b>porch</b> or <b>deck</b> facing the <b>rear lot line</b> , inclusive of stairs, to the <b>interior side lot line</b> shall also be 0.0 m		
4.12.2.42.14	Notwithstanding Sentence 4.12.2.42.20 of this Exception, maximum projection of a <b>balcony</b> beyond the <b>buildable area</b> , measured from the outermost face of faces of the rear wall		2.0 m
4.12.2.42.15	Maximum projection of a <b>balcony</b> into the <b>rear yard</b>		2.0 m
4.12.2.42.16	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>		0.15
4.12.2.42.17	Maximum <b>driveway width - interior lot</b>		3.6 m
4.12.2.42.18	Maximum <b>driveway width - CEC - corner lot</b>		5.0 m
4.12.2.42.19	Notwithstanding Sentence 4.12.2.42.20 of this Exception, <b>accessory buildings</b> and <b>structures</b> shall be permitted between the rear walls of <b>Buildable Areas 'A' and 'B'</b> identified on Schedule RM6-42 of this Exception and the <b>rear lot line</b>		
4.12.2.42.20	All site development plans shall comply with Schedule RM6-42 of this Exception		

2. Map Number 31 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 "R16-9" to "RM6-42", the zoning of Part of Lot 3, Range 5, Racey Tract, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM6-42" 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 "RM6-42" zoning indicated thereon.

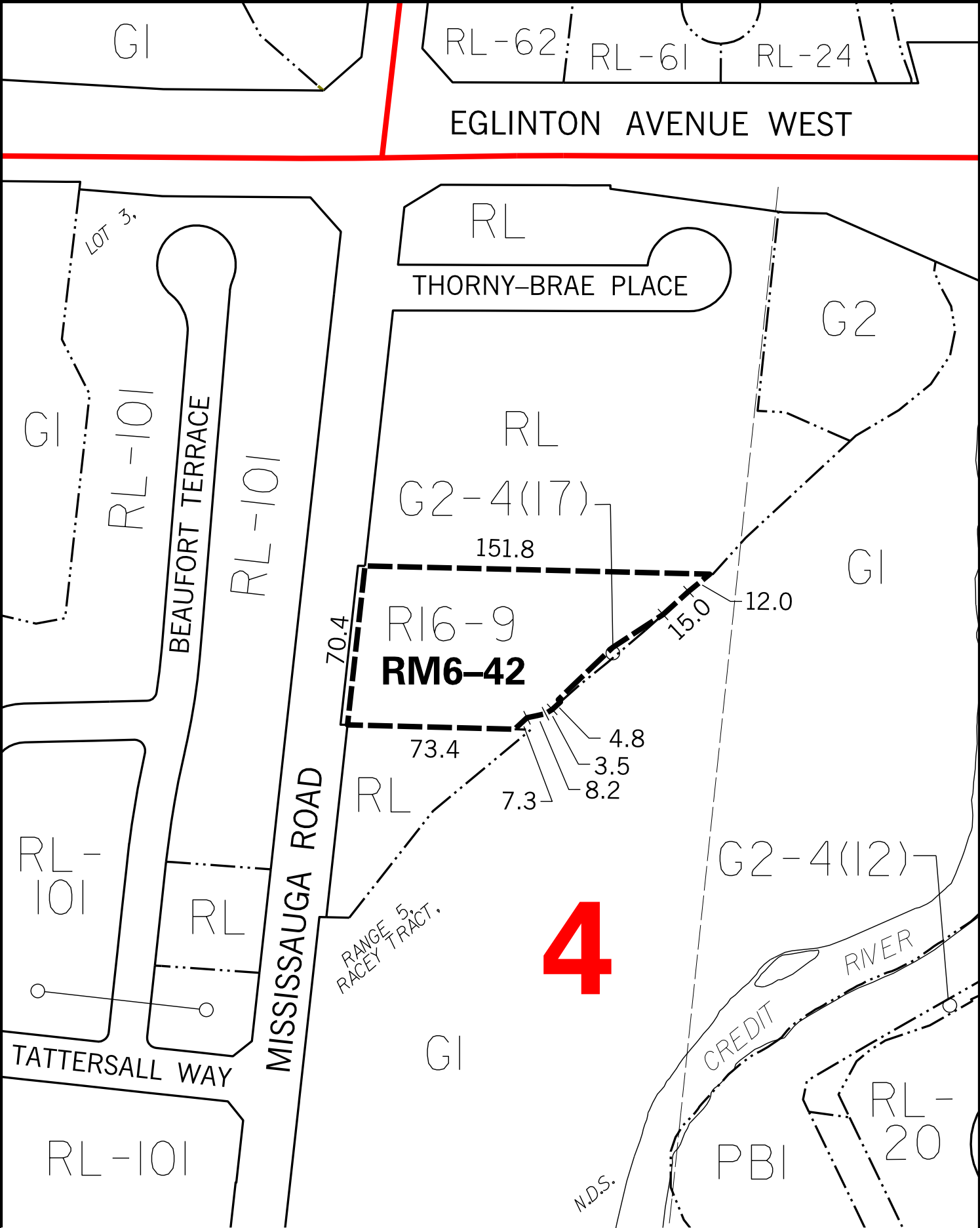
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 201 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: June 10, 2025
File: CD.OZ-25.06

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



AREA SUBJECT TO REZONING

**1,2,3,4**

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



ARROW FOR EXISTING ZONING

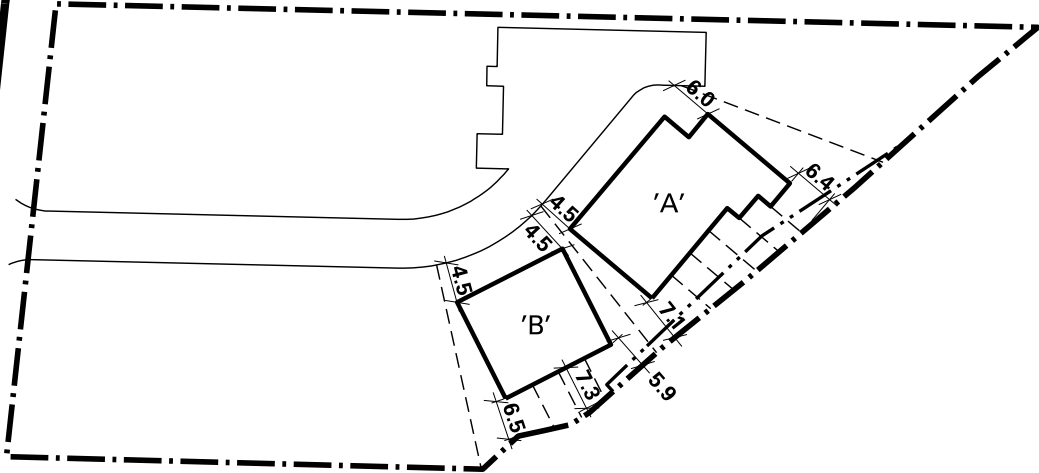
This is not a Plan of Survey. For accurate boundary information refer to Plan 43M-2076.

**CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A" TO**

**BY-LAW \_\_\_\_\_**

MISSISSAUGA ROAD



**BUILDABLE AREA**



**ZONE BOUNDARY**



**EXISTING ZONING**



**LOT BOUNDARY**



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 "RM6-42"**

**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 32 townhouses and 4 semi-detached on a common element condominium (CEC) - road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R16-9" (Detached Dwellings on a CEC - Road - Exception) to "RM6-42" (Townhouses on a CEC - Road - Exception).

"R16-9" zone permits detached dwellings on a CEC - road, with exceptions to dwelling units, lot area, lot frontage, front and side yard setbacks, parking spaces and driveway width.

"RM6-42" permits semi-detached and townhouse on a CEC - road, subject to regulations with respect to lot frontage and lot area, side and rear yard setbacks, projections, visitor parking, height and driveway width.

### Location of Lands Affected

South of Eglinton Avenue West, east side of Mississauga Road, 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 Lucas Petricca of the City Planning and Building Department at 905-615-3200 ext. 5733.

[http://teamsites.mississauga.ca/sites/18/bylaws/oz-opa 25-4 w8.by-law.lp.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/oz-opa%2025-4%20w8.by-law.lp.jmcc.docx)