

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 the definitions of "**Duplex**" and "**Triplex**" from Section 1.2.
2. By-law Number 0225-2007, as amended, is further amended by deleting the terms "**Duplex**" and "**Triplex**" where they appear throughout By-law 0225-2007.
3. By-law Number 0225-2007, as amended, is further amended by deleting Article 4.1.1.12 contained in Subsection 4.1.1.
4. By-law Number 0225-2007, as amended, is further amended by deleting Lines 2.2 and 2.3 contained in Table 4.1.12.1.
5. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.2.3.191.
6. By-law Number 0225-2007, as amended, is further amended by deleting Subsections 4.13.1 and 4.13.2.
7. By-law Number 0225-2007, as amended, is further amended by deleting the Base Zone "RM7" where it appears throughout By-law 0225-2007.

8. By-law Number 0225-2007, as amended, is further amended by deleting the following Sentences and Clauses:
  - Sentence 4.1.1.7(1) contained in Subsection 4.1.1
  - Sentence 4.1.1.8(1) contained in Subsection 4.1.1
  - Sentence 4.2.3.190.1 in Exception Table 4.2.3.190
  - Clauses 4.10.2.54.1(3) and 4.10.2.54.2(2) in Exception Table 4.10.2.54
  - Sentence 4.10.2.64.5 in Exception Table 4.10.2.64
  - Clauses 4.15.3.48.1(2), 4.15.3.48.1(3), and 4.15.3.48.2(2) in Exception Table 4.15.3.48
  - Clauses 12.3.3.5.1(2), 12.3.3.5.1(3), and 12.3.3.5.2(2) in Exception Table 12.3.3.5
9. By-law Number 0225-2007, as amended, is further amended by deleting Article 4.1.1.9 contained in Subsection 4.1.1 and substituting the following therefor:

4.1.1.9      The maximum **lot coverage** of a **lot** containing an **attached ARU** and/or **detached ARU** shall be the greater value of 45%, or the permitted maximum **lot coverage** identified in the Base Zone, Exception Zone or Exception Zone Schedule.
10. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 4.1.5.8.1 contained in Subsection 4.1.5 and substituting the following therefor:

4.1.5.8.1      Stairs, stairwells or retaining walls to facilitate an entrance below grade at any point shall be permitted in **front** and **exterior side yards** and may encroach:

  - (1)      a maximum of 1.2 m into a required **front yard**, provided that the **front yard** is a minimum of 6.5 m; and
  - (2)      a maximum of 1.2 m into a required **exterior side yard**, provided that the **exterior side yard** is a minimum of 6.0 m.
11. By-law Number 0225-2007, as amended, is further amended by adding the words "**attached ARU** and/or **detached ARU** " to Subsection 4.1.7 contained in Section 4.1 as follows:

4.1.7      The minimum setback from the closest exterior wall of a **dwelling unit, attached ARU** and/or **detached ARU** to a railway right-of-way shall be 30.0 m.  
*(0111-2019/LPAT Order 2021 March 09)*

12. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.2.2.211 and substituting the following therefor:

4.2.2.211	Exception: RL-211	Map # 21	By-law:
In a RL-211 zone the applicable regulations shall be as specified for a RL-217 zone except that the following <b>uses</b> /regulations shall apply:			
Permitted Use			
4.2.2.211.1	Lands zoned RL-211 shall only be used for the following:  (1) <b>Fourplex</b>		
Regulations			
4.2.2.211.2	The regulations contained in Article 4.1.9.3 of this By-law shall not apply		
4.2.2.211.3	No <b>dwelling units</b> , or portions thereof shall be located below grade		
4.2.2.211.4	Maximum number of <b>dwelling units</b> on all lands zoned RL-211	4	
4.2.2.211.5	Minimum <b>lot frontage</b>	18.0 m	
4.2.2.211.6	Maximum <b>lot coverage</b>	30%	
4.2.2.211.7	Maximum gross floor area	400 m <sup>2</sup>	
4.2.2.211.8	Maximum area of a <b>deck</b> above an attached <b>garage</b>	10 m <sup>2</sup>	
4.2.2.211.9	Minimum area used for tenant facilities	166 m <sup>2</sup>	
4.2.2.211.10	The area used for tenant facilities shall be measured from the centre line of joint interior partitions and from the exterior of outside walls of the <b>building</b> or <b>structure</b>		
4.2.2.211.11	Minimum <b>front yard</b>	15.0 m	
4.2.2.211.12	Minimum <b>interior side yard - interior lot</b>	1.7 m	
4.2.2.211.13	Minimum <b>rear yard</b>	11.0 m	
4.2.2.211.14	Maximum <b>height - highest ridge: sloped roof</b>	10.7 m	
4.2.2.211.15	Minimum <b>landscaped area</b>	40%	
4.2.2.211.16	Minimum number of resident <b>parking spaces</b> per <b>dwelling unit</b>	1.36	
4.2.2.211.17	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>	0.20	
4.2.2.211.18	Maximum <b>driveway</b> width	Lesser of 8.5 m or 50% of <b>lot frontage</b>	
4.2.2.211.19	Minimum <b>aisle</b> width	6.0 m	
4.2.2.211.20	"Gross Floor Area" means the aggregate of the areas of each <b>storey</b> above or below <b>established grade</b> measured between the exterior faces of the exterior wall of the <b>building</b> or <b>structure</b> at the level of each <b>storey</b> exclusive of any part of the <b>building</b> or <b>structure</b> used for tenant facilities, stairs or garbage storage		
4.2.2.211.21	"Tenant Facilities" means any part of a <b>building</b> or <b>structure</b> used for furnace rooms, laundry rooms, garbage storage rooms or general storage rooms		

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

4.2.2.217	Exception: RL-217	Map # 06, 07, 08, 39E	By-law:
All <b>buildings</b> and <b>structures</b> shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law and in a RL-217 zone the permitted <b>uses</b> and applicable regulations shall be as specified as follows:			
<b>Permitted Uses</b>			
4.2.2.217.1	(1) <b>Detached Dwelling</b> (2) <b>Semi-detached</b> in compliance with the RS zone regulations contained in Table 4.2.1 of this By-law		
<b>Regulations</b>			
4.2.2.217.2	Minimum <b>lot area - interior lot</b>	460 m <sup>2</sup>	
4.2.2.217.3	Minimum <b>lot area - corner lot</b>	500 m <sup>2</sup>	
4.2.2.217.4	Minimum <b>lot frontage - interior lot</b>	12.0 m	
4.2.2.217.5	Minimum <b>lot frontage - corner lot</b>	16.5 m	
4.2.2.217.6	Maximum <b>lot coverage</b>	40%	
4.2.2.217.7	Maximum <b>gross floor area - residential</b>	0.60 times the <b>lot area</b>	
4.2.2.217.8	Minimum <b>front yard</b>	6.0 m	
4.2.2.217.9	Minimum <b>front yard - garage face</b>	Equal to the <b>front yard</b>	
4.2.2.217.10	Minimum <b>exterior side yard</b>	4.5 m	
4.2.2.217.11	Minimum <b>exterior side yard - garage face</b>	6.0 m	
4.2.2.217.12	Minimum <b>interior side yard - interior lot</b>	1.2 m on one side and 3.0 m on the other side	
4.2.2.217.13	Minimum <b>interior side yard - corner lot</b>	1.2 m	
4.2.2.217.14	Minimum <b>rear yard</b>	7.5 m	
4.2.2.217.15	Maximum <b>height</b>	10.7 m and 3 <b>storeys</b>	
4.2.2.217.16	Minimum <b>landscaped area - percentage of total lot area</b>	25%	
4.2.2.217.17	Minimum <b>landscaped area - percentage of front yard area</b>	50%	
4.2.2.217.18	Attached <b>garage</b>	Permitted	
4.2.2.217.19	Minimum <b>parking spaces</b>	✓	
4.2.2.217.20	Maximum number of <b>parking spaces</b> , or portions thereof, permitted in the <b>front yard</b>	2	
4.2.2.217.21	Minimum setback between surface <b>parking spaces</b> and/or <b>aisles</b> and a <b>rear lot line</b> except when located within a detached <b>garage</b>	3.0 m	
4.2.2.217.22	Maximum <b>driveway</b> width	✓	
4.2.2.217.23	Minimum <b>aisle</b> width	n/a	
4.2.2.217.24	<b>Accessory buildings and structures</b>	✓	

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

4.2.2.218	Exception: RL-218	Map # 08	By-law:
In a RL-218 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RL-217 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.2.2.218.1	Each <b>detached dwelling</b> or <b>semi-detached</b> shall have access to Broadview Avenue over a right-of-way located at the rear of the property		
4.2.2.218.2	Minimum <b>interior side yard</b>	0.3 m on one side and 0.75 m on the other side	
4.2.2.218.3	Maximum <b>height - highest ridge</b> of a <b>detached dwelling</b> or <b>semi-detached: sloped roof</b>	9.5 m	
4.2.2.218.4	Maximum <b>height</b> of a <b>semi-detached: flat roof</b>	7.5 m	
4.2.2.218.5	Maximum height of eaves of a <b>semi-detached: from average grade</b> to lower edge of eaves	6.4 m	
4.2.2.218.6	Maximum <b>dwelling unit depth</b>	20.0 m	

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

4.2.2.219	Exception: RL-219	Map # 07	By-law:
In a RL-219 zone the applicable regulations shall be as specified for a RL-217 zone except that the following <b>uses</b> /regulations shall apply:			
Permitted Use			
4.2.2.219.1	Lands zoned RS-219 shall only be used for the following:		
	(1) Private School		
Regulation			
4.2.2.219.2	A <b>private school</b> shall comply with the provisions contained in Article 2.1.9.2 of this By-law		

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

4.2.2.220	Exception: RL-220	Map # 06, 07	By-law:
In a RL-220 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RL-217 zone except that the following <b>uses/regulations</b> shall apply:			
Additional Permitted Use			
4.2.2.220.1	(1)	Street Townhouse	
Regulations			
4.2.2.220.2	A <b>detached dwelling</b> shall comply with the RL zone regulations contained in Table 4.2.1 of this By-law		
4.2.2.220.3	A <b>semi-detached</b> shall comply with the RL zone regulations contained in Table 4.2.1 of this By-law		

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

4.2.2.221	Exception: RL-221	Map # 39E	By-law:
In a RL-221 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RL-217 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.2.2.221.1	Maximum number of <b>dwelling units</b>	4	
4.2.2.221.2	Minimum <b>lot area</b>	815 m <sup>2</sup>	
4.2.2.221.3	Maximum <b>gross floor area - residential</b>	1.0 times the <b>lot area</b>	
4.2.2.221.4	Minimum <b>interior side yard - corner lot</b>	2.4 m	
4.2.2.221.5	Maximum <b>driveway</b> width	Lesser of 8.5 m or 50% of <b>lot frontage</b>	
4.2.2.221.6	Minimum <b>aisle</b> width	6.0 m	
4.2.2.221.7	Minimum <b>landscaped area</b>	30% of total <b>lot area</b>	

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

4.2.2.222	Exception: RL-222	Map # 39E	By-law:
In a RL-222 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RL-217 zone except that the following <b>uses/regulations</b> shall apply:			
Permitted Uses			
4.2.2.222.1	Lands zoned RL-222 shall only be used for the following:  (1) <b>Medical Office - Restricted</b> (2) <b>Dwelling unit</b> located above the <b>first storey</b>		
Regulations			
4.2.2.222.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.2.2.222.3	Maximum number of <b>physicians, dentists, drugless practitioners</b> or <b>health professionals</b> permitted to practice at any one time	2	
4.2.2.222.4	Maximum number of <b>dwelling units</b>	3	
4.2.2.222.5	Maximum total <b>gross floor area</b> for all <b>buildings</b> and <b>structures</b>	430 m <sup>2</sup>	
4.2.2.222.6	Maximum <b>gross floor area - non-residential</b> used for a <b>medical office - restricted</b>	162 m <sup>2</sup>	
4.2.2.222.7	Minimum <b>front yard</b>	2.8 m	
4.2.2.222.8	Minimum <b>interior side yard</b>	3.0 m	
4.2.2.222.9	Minimum <b>rear yard</b>	20.2 m	
4.2.2.222.10	Maximum <b>height</b>	10.7 m and 2 <b>storeys</b>	
4.2.2.222.11	Minimum number of <b>parking spaces</b> for a <b>medical office - restricted</b>	9	
4.2.2.222.12	Minimum number of <b>parking spaces</b> per <b>dwelling unit</b>	1.36	
4.2.2.222.13	Minimum setback from a detached <b>garage</b> to a <b>rear lot line</b>	1.2 m	
4.2.2.222.14	Minimum setback between surface <b>parking spaces</b> and/or <b>aisles</b> and a <b>rear lot line</b> except when located within a detached <b>garage</b>	1.0 m	
4.2.2.222.15	<b>Driveways</b> and <b>aisles</b> may be shared with abutting lands to the north		
4.2.2.222.16	Minimum <b>aisle</b> width	6.4 m	

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

4.2.2.223	Exception: RL-223	Map # 08	By-law:
In a RL-223 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RL-217 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.2.2.223.1	(1)	<b>Fourplex</b>	
<b>Regulations</b>			
4.2.2.223.2	Maximum <b>lot coverage</b> of a <b>fourplex</b>		50%
4.2.2.223.3	Maximum <b>gross floor area - residential</b> of a <b>fourplex</b>		1.3 times the <b>lot area</b>
4.2.2.223.4	Minimum <b>exterior side yard</b> of a <b>fourplex</b>		1.9 m
4.2.2.223.5	Minimum <b>exterior side yard - garage face</b> of a <b>fourplex</b>		4.6 m
4.2.2.223.6	Minimum <b>rear yard</b> of a <b>fourplex</b>		1.2 m
4.2.2.223.7	Maximum <b>height</b> of a <b>fourplex</b>		11.2 m and <b>3 storeys</b>
4.2.2.223.8	Maximum <b>height - highest ridge</b> of a <b>detached dwelling</b> or <b>semi-detached: sloped roof</b>		9.5 m
4.2.2.223.9	Maximum <b>height</b> of a <b>semi-detached: flat roof</b>		7.5 m
4.2.2.223.10	Maximum height of eaves of a <b>semi-detached: from average grade</b> to lower edge of eaves		6.4 m
4.2.2.223.11	Maximum <b>dwelling unit depth</b> of a <b>detached dwelling, or semi-detached</b>		20.0 m
4.2.2.223.12	Minimum number of <b>parking spaces</b> per <b>fourplex</b> unit		1.25

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

4.2.2.224	Exception: RL-224	Map # 08	By-law:
In a RL-224 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RL-217 zone except that the following <b>uses/regulations</b> shall apply:			
Permitted Uses			
4.2.2.224.1	Lands zoned RL-224 shall only be used for the following:  (1) <b>Detached Dwelling</b> (2) <b>Semi-Detached</b>		
Regulations			
4.2.2.224.2	A <b>detached dwelling</b> legally <b>existing</b> on the date of passing of this By-law shall comply with the RL-217 zone regulations of this By-law except that:  (1) no floor level of any <b>habitable room</b> may be located below <b>average grade</b>  (2) maximum <b>gross floor area - residential</b> 280 m <sup>2</sup>  (3) maximum <b>height</b> 9.2 m and 2 <b>storeys</b>  (4) minimum <b>landscaped area</b> 24% of the <b>lot area</b>  (5) minimum <b>aisle</b> width5.0 m  (6) maximum projection of a <b>porch</b> and external stairs outside the <b>buildable area</b> identified on Schedule RL-224 of this Exception into the required <b>front yard</b> 3.2 m  (7) all site development plans shall comply with Schedule RL-224 of this Exception		
4.2.2.224.3	A <b>detached dwelling</b> shall comply with the RS zone regulations contained in Table 4.2.1 of this By-law except that:  (1) <b>garage</b> projection: maximum projection of a <b>garage</b> beyond the <b>front wall</b> or <b>exterior side wall</b> of the second <b>storey</b> 0.0 m		
4.2.2.224.4	A <b>semi-detached</b> shall comply with RS zone regulations contained in Table 4.2.1 of this By-law		

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

4.2.3.283	Exception: RS-283	Map # 07	By-law:
In a RS-283 zone the applicable regulations shall be as specified for a RS zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Use</b>			
4.2.3.283.1	Lands zoned RS-283 shall only be used for the following:  (1) <b>Semi-Detached</b>		
<b>Regulations</b>			
4.2.3.283.2	Minimum <b>front yard</b>	8.0 m	
4.2.3.283.3	Minimum <b>interior side yard</b>	2.0 m	
4.2.3.283.4	Minimum <b>rear yard</b>	9.5 m	
4.2.3.283.5	Maximum <b>height - highest ridge: sloped roof</b>	9.5 m	
4.2.3.283.6	Maximum setback of the first floor <b>front wall</b> or <b>exterior side wall</b> of a <b>semi-detached</b> from the <b>garage face</b> where a <b>main entry feature</b> is provided	1.8 m	
4.2.3.283.7	Maximum height of eaves: from <b>average grade</b> to lower edge of eaves	6.4 m	
4.2.3.283.8	Maximum projection of the <b>garage</b> beyond any portion of the <b>front wall</b> or <b>exterior side wall</b> of the <b>first storey</b>	0.0 m	
4.2.3.283.9	Maximum <b>driveway</b> width	3.8 m	

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

4.2.3.284	Exception: RS-284	Map # 06, 07, 08	By-law:
In a RS-284 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RS zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.2.3.284.1	Maximum <b>height - highest ridge</b> of a <b>detached dwelling</b> or <b>semi-detached: sloped roof</b>	9.5 m	
4.2.3.284.2	Maximum height of eaves of a <b>semi-detached:</b> from <b>average grade</b> to lower edge of eaves	6.4 m	

23. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.15.2.35 and substituting the following therefor:

4.15.2.35	Exception: RA1-35	Map # 08	By-law: 0181-2018/ LPAT Order 2019 February 15
In a RA1-35 zone the applicable regulations shall be as specified for a RL-217 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Use</b>			
4.15.2.35.1 Lands zoned RA1-35 shall only be used for the following:  (1) <b>Building</b> legally <b>existing</b> on the date of passing of this By-law			

24. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.15.2.36 and substituting the following therefor:

4.15.2.36	Exception: RA1-36	Map # 08	By-law: 0181- 2018/LPAT Order 2019 February 15
In a RA1-36 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RS zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
4.15.2.36.1 (1) <b>Detached dwelling</b> legally <b>existing</b> on the date of passing of this By-law (2) <b>Semi-detached</b> legally <b>existing</b> on the date of passing of this By-law			

25. By-law Number 0225-2007, as amended, is further amended by adding the defined term "**Detached Dwelling**" to Clause 6.2.5.20.1(1) in Exception Table 6.2.5.20.
26. The greyed-out text, identified in Section 11 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.
27. Map Number 06 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 "RM7-5" to "RL-217" and "RS-284", the zoning of Parts of Lot 8, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-217" and "RS-284" zoning shall only apply to the lands which are shown on the attached Schedule "A1", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-217" and "RS-284" zoning indicated thereon.

28. Map Number 06 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-6" to "RL-220", the zoning of Part of Lots 10 and 11, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-220" zoning shall only apply to the lands which are shown on the attached Schedule "A2", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-220" zoning indicated thereon.
29. Map Number 07 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-4" to "RL-219", the zoning of Part of Lot D, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-219" zoning shall only apply to the lands which are shown on the attached Schedule "A3", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-219" zoning indicated thereon.
30. Map Number 07 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-5" to "RL-217", "RM7-5" to "RS-284" and "RM7-2" to "RS-283", the zoning of Parts of Lots A and D, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-217", "RS-284" and "RS-283" zoning shall only apply to the lands which are shown on the attached Schedule "A3", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-217", "RS-284" and "RS-283" zoning indicated thereon.
31. Map Number 08 of Schedule "B" to By-law Number 0225-2007, being a City of Mississauga Zoning By-law, as amended, is amended by changing thereon from "RS-191" to "RL-224" and "RM7-3" to "RL-218", the zoning of Part of Lot 12, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-224" and "RL-218" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-224" and "RL-218" zoning indicated thereon.

32. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-5" to "RS-284", the zoning of Parts of Lots 8 to 13, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RS-284" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RS-284" zoning indicated thereon.
33. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-5" to "RL-217", the zoning of Parts of Lots 8 to 13, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-217" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-217" zoning indicated thereon.
34. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-9" to "RL-223", the zoning of Part of Lot 10, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-223" zoning shall only apply to the lands which are shown on the attached Schedule "A4", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-223" zoning indicated thereon.
35. Map Number 39E 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 "RM7-1" to "RS" and "RM7-8" to "RL-222", the zoning of Part of Lots 2 and 3, Concession 5, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RS" and "RL-222" zoning shall only apply to the lands which are shown on the attached Schedule "A5", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RS" and "RL-222" zoning indicated thereon.

36. Map Number 39E of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RM7-7" to "RL-221", the zoning of Part of Lot 5, Concession 5, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-221" zoning shall only apply to the lands which are shown on the attached Schedule "A6", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RL-221" zoning indicated thereon.

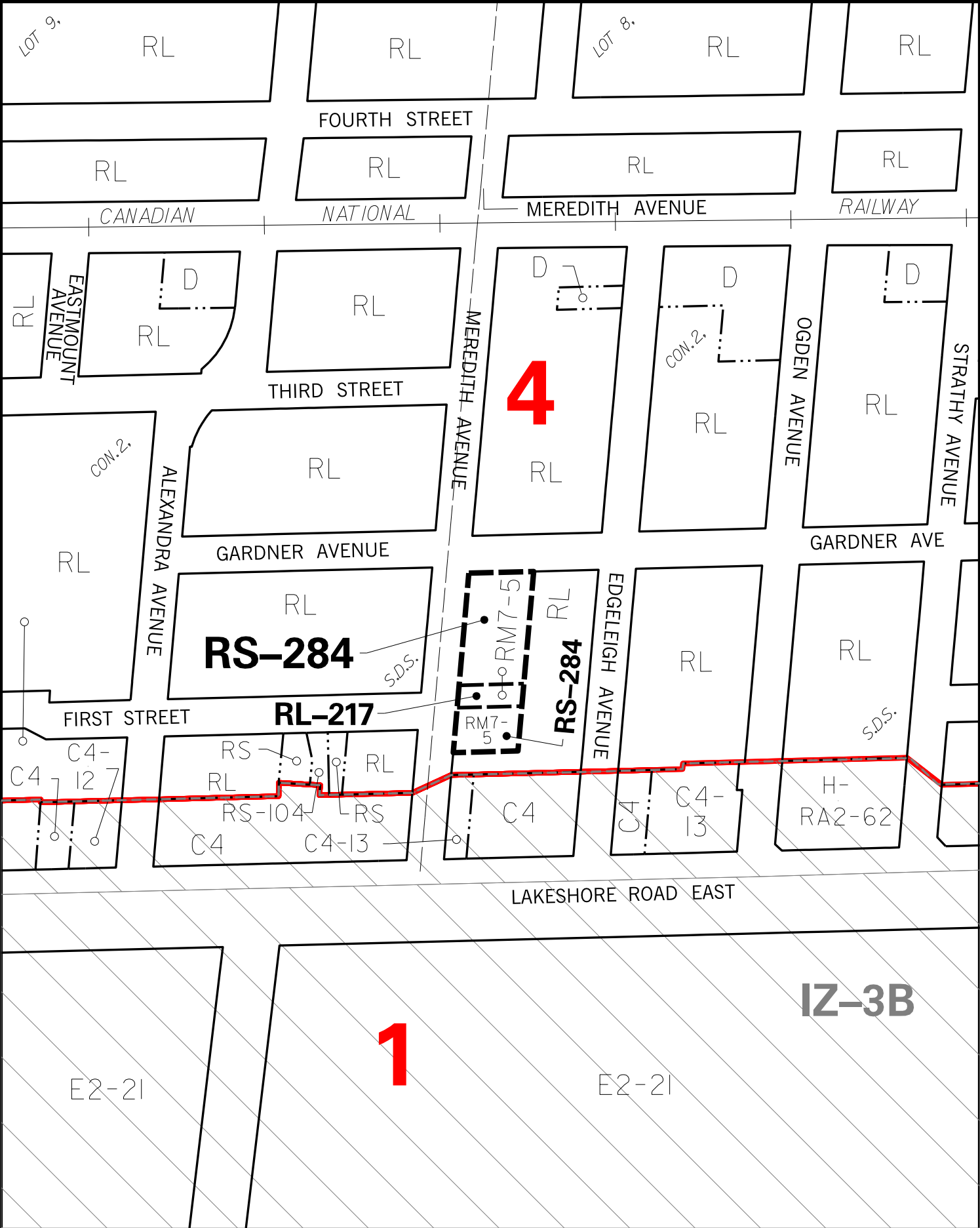
ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

Katie Pfaff
Date: June 13, 2025
File: LA.25-22.193

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

IZ-#

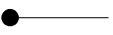
INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY



ARROW FOR EXISTING ZONING

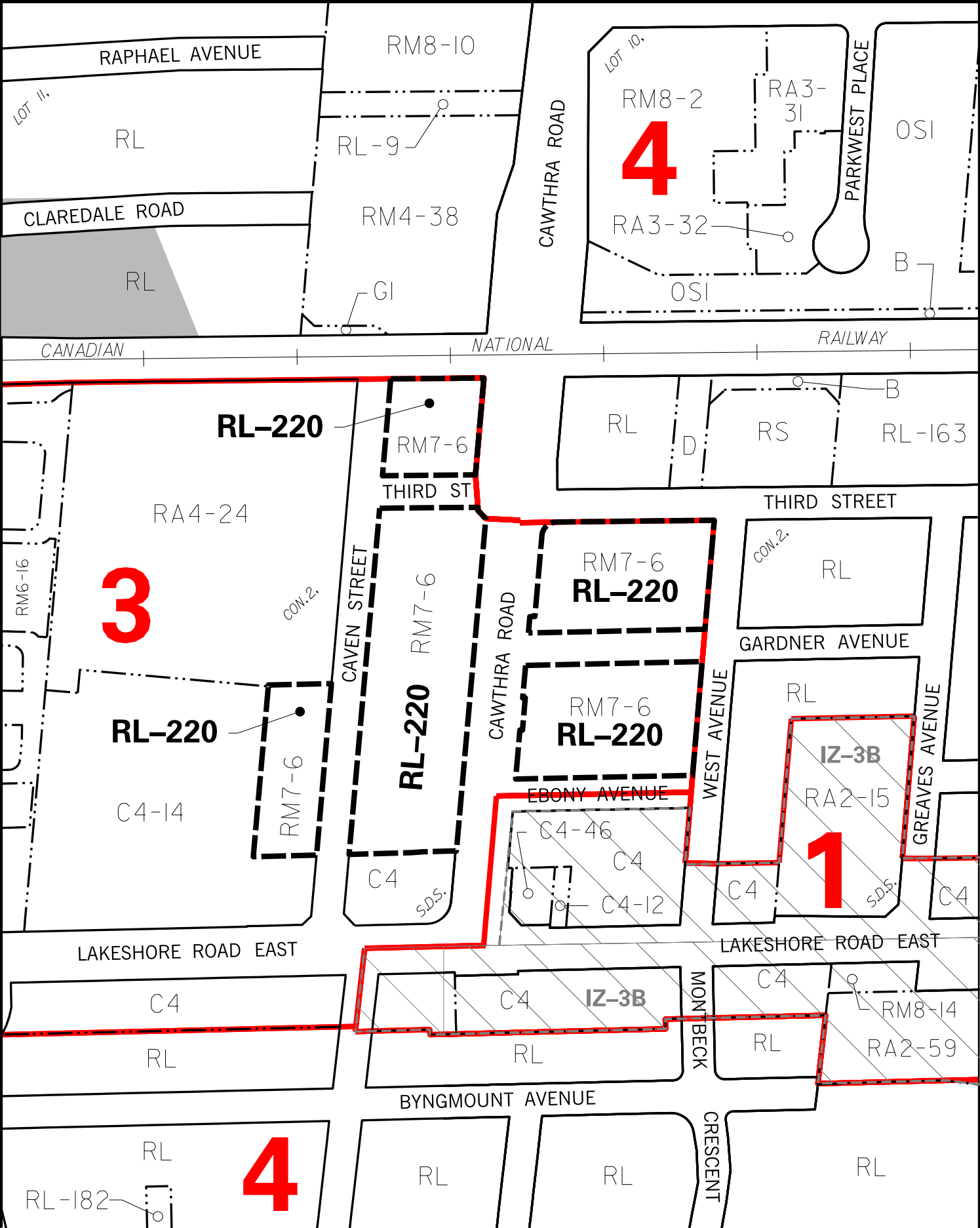


ARROW FOR PROPOSED ZONING

THIS IS SCHEDULE "A1" TO  
BY-LAW \_\_\_\_\_

This is not a Plan of Survey.

CITY OF MISSISSAUGA



AREA SUBJECT TO REZONING

**1,2,3,4**

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

**IZ-#**

INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY



GREENLANDS OVERLAY

○ — ARROW FOR EXISTING ZONING

● — ARROW FOR PROPOSED ZONING

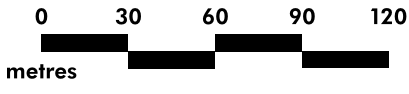
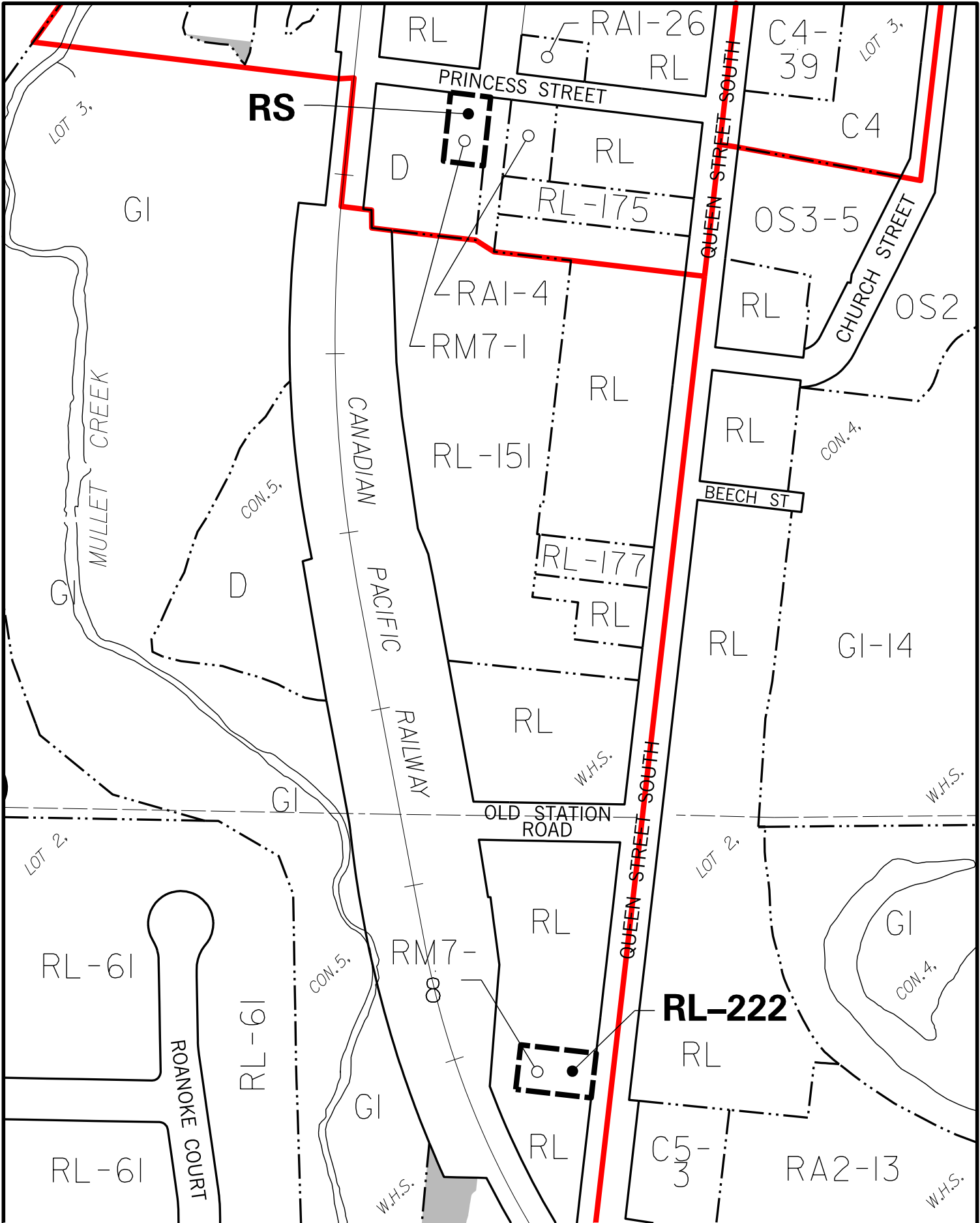
**THIS IS SCHEDULE "A2" TO  
BY-LAW \_\_\_\_\_**

This is not a Plan of Survey.

**CITY OF MISSISSAUGA**







**1,2,3,4**

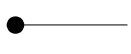


AREA SUBJECT TO REZONING

PARKING PRECINCT

PARKING PRECINCT BOUNDARY

GREENLANDS OVERLAY



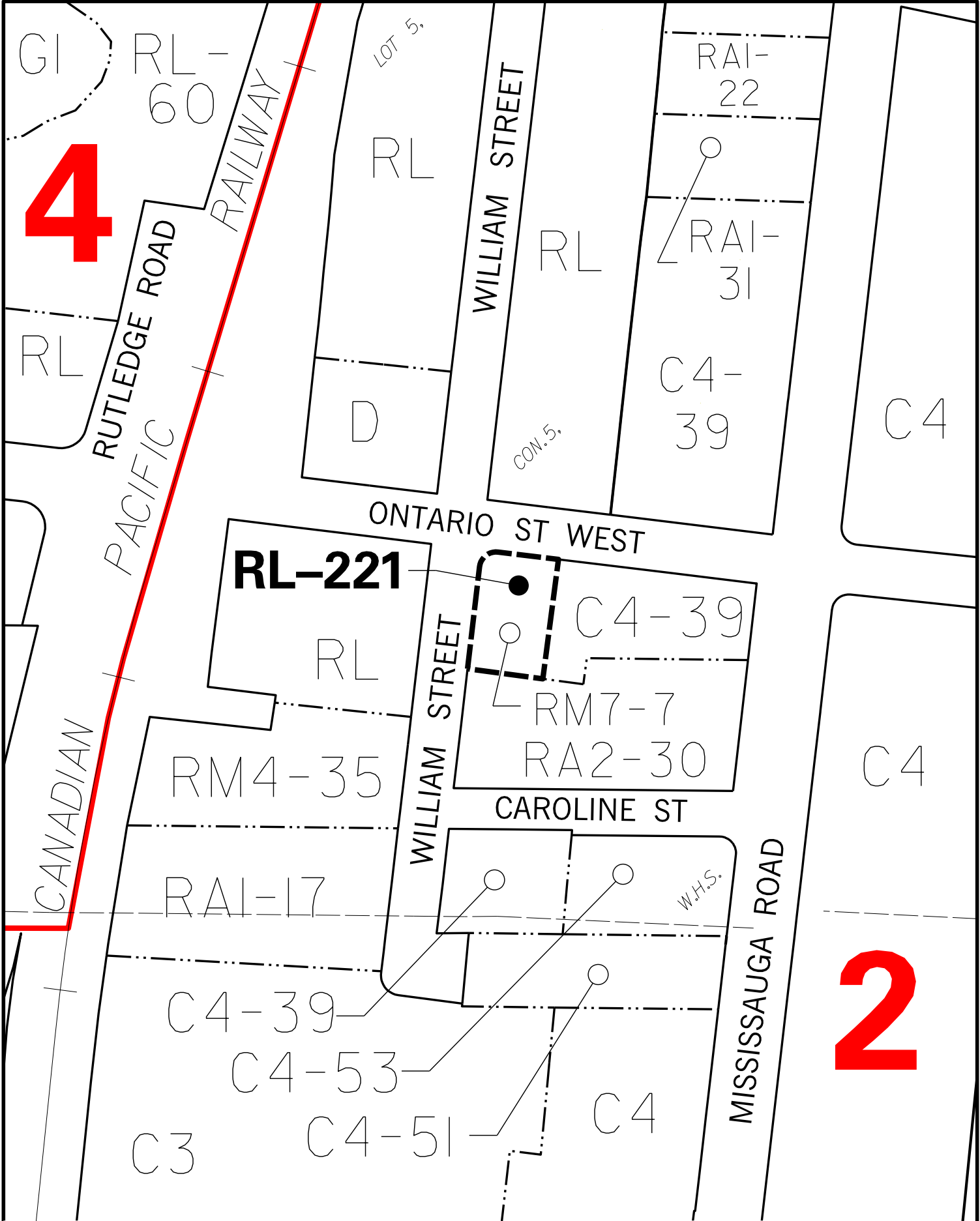
ARROW FOR EXISTING ZONING

ARROW FOR PROPOSED ZONING

**THIS IS SCHEDULE "A5" TO  
BY-LAW \_\_\_\_\_**

This is not a Plan of Survey.

**CITY OF MISSISSAUGA**



AREA SUBJECT TO REZONING

**1,2,3,4**

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

○ — ARROW FOR EXISTING ZONING

● — ARROW FOR PROPOSED ZONING

**THIS IS SCHEDULE "A6" TO  
BY-LAW \_\_\_\_\_**

This is not a Plan of Survey.  
**CITY OF MISSISSAUGA**

BEN MACHREE DRIVE

N54 ^ 55'00"W  
R = 88.07  
A = 15.78  
C = 15.76

6.0 m  
min.

0.5 m  
min.

N19 ^ 48'30"E 43.37

2.0 m  
min.

11.0 m min.

N70 ^ 11'30"W  
15.20

WOOD DECK

3.5 m  
min.

N19 ^ 48'30"E 47.52

3.5 m  
min.



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 "RL-224"  
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 amend Mississauga Zoning By-law 0225-2007, as amended, by: removing outdated definitions and associated zoning regulations; creating new Residential Large and Small Lot Exception Zones; identifying new maximum lot coverage permissions for additional residential units; including additional residential units within railway right-of-way setbacks; permitting below-grade entrances in front and exterior side yards; and, removing minimum size-related regulations for garages.

Amendments include revisions to the following parts of the Zoning By-law:

- Administration, Interpretation, Enforcement and Definitions
- General Provisions for Residential Zones
- RL and RS zones (Residential Large Lot and Residential Small Lot - Detached Dwellings and Semi-Detached - Typical Lots)
- RM4 zones (Townhouses)
- RM7 zones (Detached, Semi-Detached, Duplex and Triplex)
- RA1 and RA2 zones (Apartments)
- C4 zones (Mainstreet Commercial)
- D zones (Development)

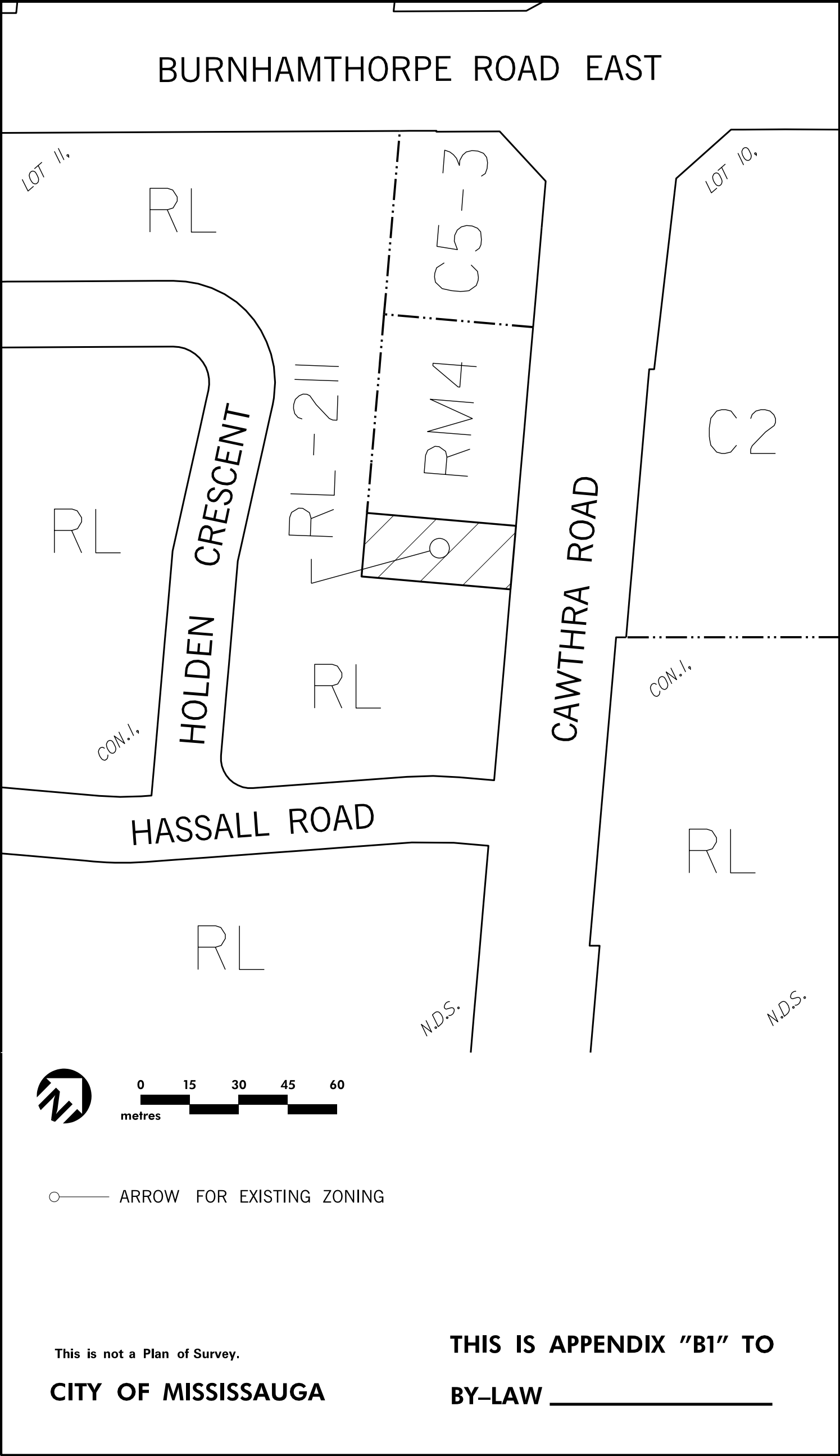
This By-law also amends the zoning provisions of the "RL-211" zone (Residential Large Lot - Detached Dwellings and Semi-Detached - Typical Lots - Exception), "RA1-35" zone (Apartments - Exception) and the "RA1-36" zone (Apartments - Exception), which applies to the properties outlined on the attached Appendices "B1", "B2" and "B3".

### Location of Lands Affected

All lands in the City of Mississauga.

Further information regarding this By-law may be obtained from Rob Vertolli of the City Planning and Building Department at 905-615-3200 ext. 8248.

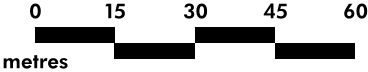
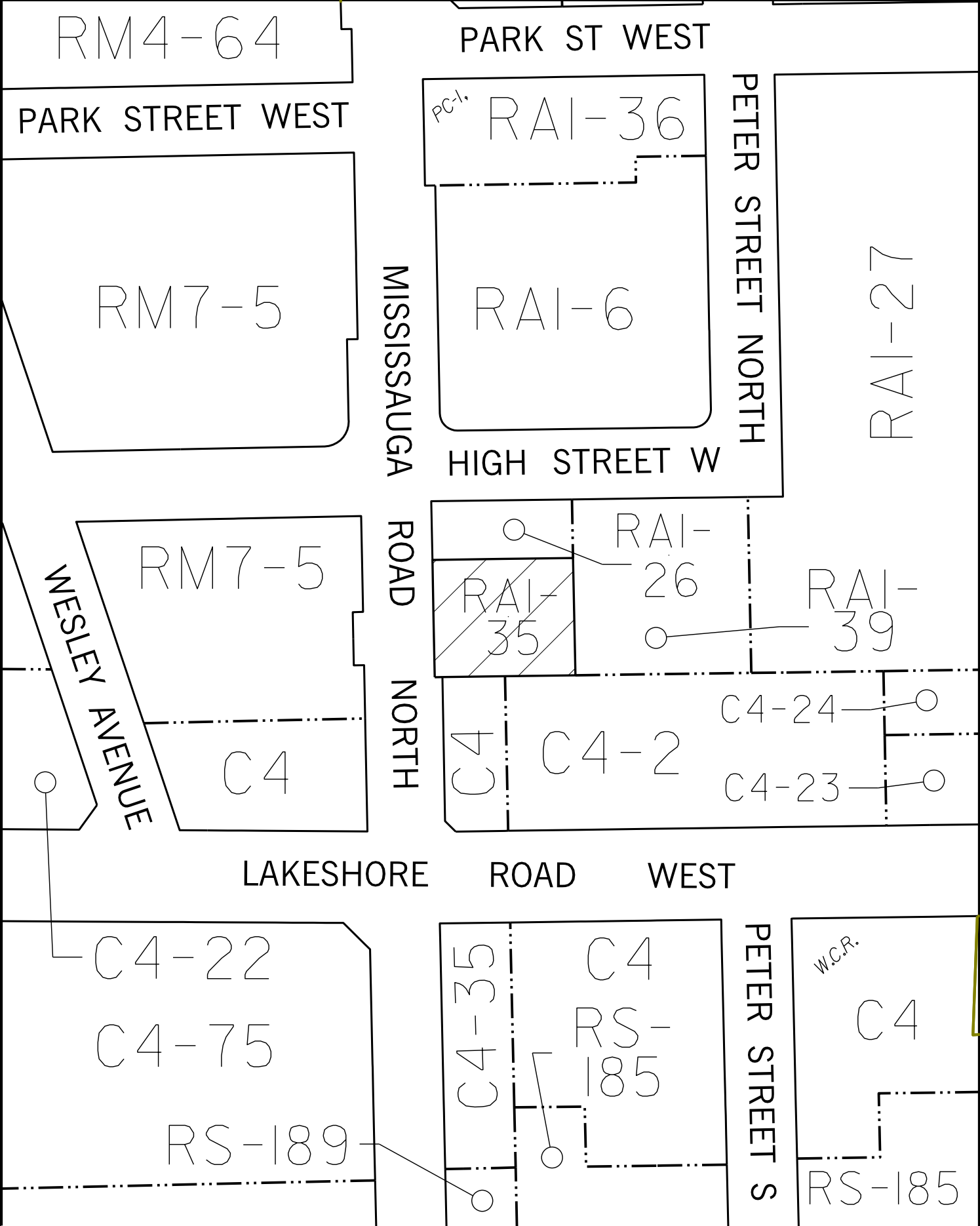
[http://teamsites.mississauga.ca/sites/18/bylaws/cd.06-inc all wards.by-law.rv.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/cd.06-inc%20all%20wards.by-law.rv.jmcc.docx)



This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B1" TO  
BY-LAW \_\_\_\_\_

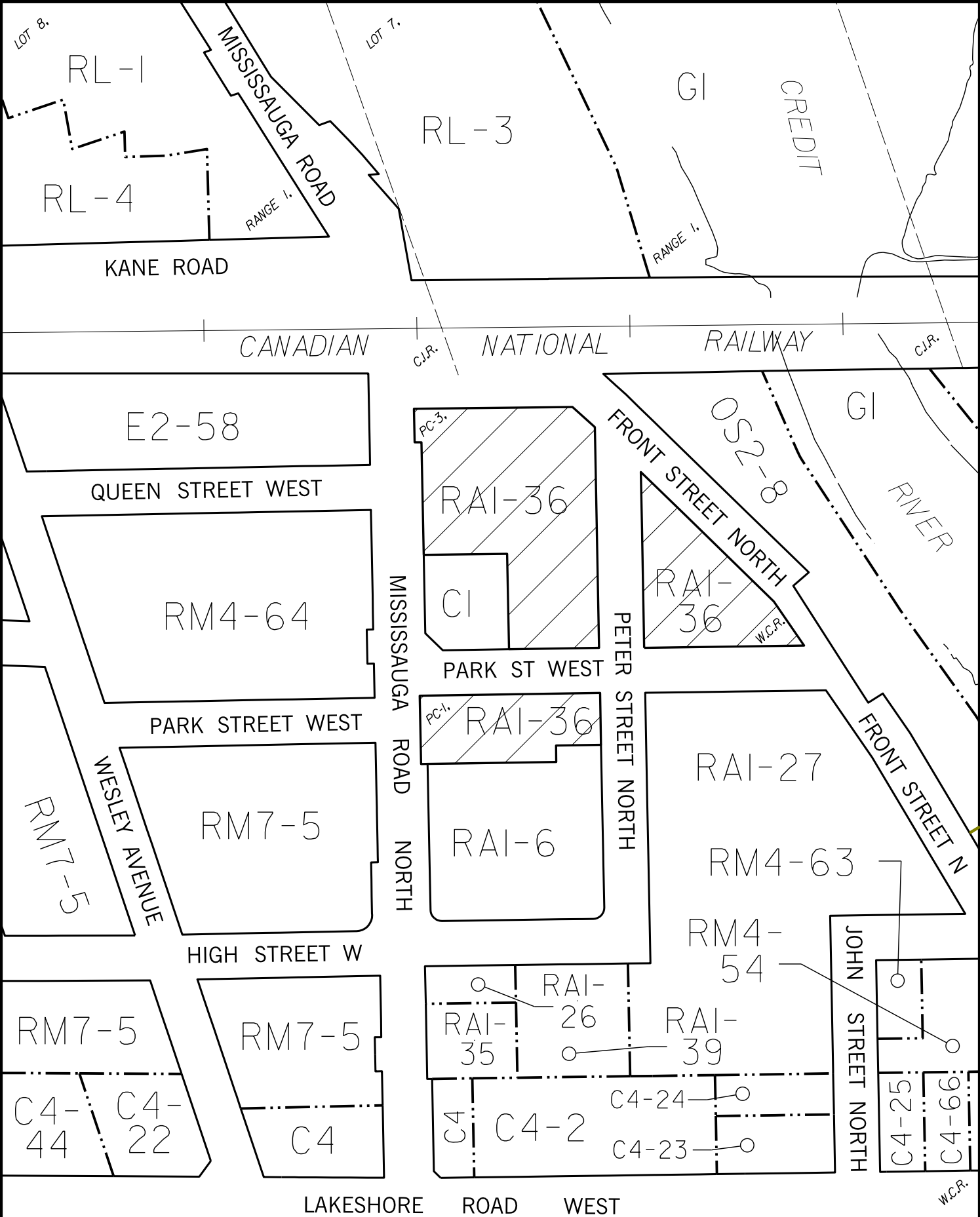


○ — ARROW FOR EXISTING ZONING

This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B2" TO  
BY-LAW \_\_\_\_\_



This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B3" TO  
BY-LAW \_\_\_\_\_