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 Clauses 2.1.34.1(5)(11) and 2.1.34.1(5)(12) as follows:
 - (11) up to 83 units approved by Mississauga City Council through By-law 0116-2023
 - (12) up to 164 units approved by Mississauga City Council through By-law 0206-2023
- 2. By-law Number 0225-2007, as amended, is further amended by changing Cells B2.0 and B5.0 of Table 2.1.34.2 contained in Subsection 2.1.34 as follows:

Column A		В	C	
Line 1.0 IZ AREA		AFFORDABLE OWNERSHIP HOUSING UNITS	AFFORDABLE RENTAL HOUSING UNITS	
2.0	IZ-1	7% 5%	3.5%	
3.0	IZ-2	5%	2.5%	
4.0	IZ-3A and IZ-3B	4%	2%	
5.0	IZ-4	10% 5%	5%	

- 3. By-law Number 0225-2007, as amended, is further amended by deleting the words "30 years" and substituting the words "25 years" in Sentence 2.1.34.3(1) contained in Subsection 2.1.34.
- 4. By-law Number 0225-2007, as amended, is further amended by deleting the words "99 years" and substituting the words "25 years" in Sentence 2.1.34.3(2) contained in Subsection 2.1.34.

- 5. By-law Number 0225-2007, as amended, is further amended by deleting the words "99 year" and substituting the words "25 year" in Sentences 2.1.34.5(1) and 2.1.34.5(2) contained in Subsection 2.1.34.
- 6. By-law Number 0225-2007, as amended, is further amended by adding the words "**interior lots** having a **lot frontage** equal to or greater than 18.0 m" to Cells A2.1 and A2.2 of Table 4.2.2 contained in Subsection 4.2.2 as follows:

Colun	n A	В
Line		
2.0	MINIMUM COMBINED WIDTH OF SIDE YARDS	
2.1	One storey dwelling - interior lots having a lot frontage equal to or greater than 18.0 m	20% of the lot frontage
2.2	Dwelling with more than one storey - interior lots having a lot frontage equal to or greater than 18.0 m	27% of the lot frontage

7. By-law Number 0225-2007, as amended, is further amended by adding Clause 4.2.2.190.1(1) in Exception Table 4.2.2.190 as follows:

4.2.2.190	Exception: RL-190	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0048-2025			
Regulations						
4.2.2.190.1	A detached dwelling shall comply with the RS zone regulations contained in Subsection 4.2.1 of this By-law except that :					
	(1) minimum setback to a sight triangle 0.0 m					

8. By-law Number 0225-2007, as amended, is further amended by adding Clauses 4.2.2.192.1(2), 4.2.2.192.1(4) and 4.2.2.192.1(5) in Exception Table 4.2.2.192 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.192	Excep	tion: RL-192	Map # 26, 29, 30	By-law: 0379-2009 0174-2017,0181-20 LPAT Order 2019 February 15, 0048-2025	
Regulations					
4.2.2.192.1	Detac	hed Dwelling:			
	(1)	minimum lot a	rea - interior lot	275 m^2	
	(2)	minimum lot a	rea - corner lot	500 m^2	:
	(3)	minimum lot fi	rontage - interior lot	9.0 m	
	(4)	minimum lot fi	rontage - corner lot	16.5 m	
	(5)	maximum lot c	coverage	40%	
	(6)	minimum fron	t yard	4.5 m	
	(7)	minimum exte	rior side yard	4.5 m	
	(8)	minimum setba	ack to garage face	6.0 m	
	(9)	maximum driv	reway width	6.0 m	

9. By-law Number 0225-2007, as amended, is further amended by adding Clause 4.2.2.193.1(5) in Exception Table 4.2.2.193 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.193	Excep	tion: RL-193	Map # 30	By-law: 0379-2009, 0174-2017, 0181-2018, LPAT Order 2019 February 15, 0048-2025
Regulations				
4.2.2.193.1	Detac	hed Dwelling:		
	(1)	minimum lot a	rea - interior lot	370 m^2
	(2)	minimum lot a	rea - corner lot	460 m^2
	(3)	minimum lot fi	rontage - interior lot	12.0 m
	(4)	minimum lot fi	rontage - corner lot	15.0 m
	(5)	maximum lot c	coverage	40%
	(6)	minimum rear OS1 zone	yard where lands abut an	6.0 m
	(7)	minimum fron	t yard	4.5 m
	(8)	minimum exte	rior side yard	4.5 m
	(9)	minimum setba	ack to garage face	6.0 m

10. By-law Number 0225-2007, as amended, is further amended by adding Clauses 4.2.2.194.1(1), 4.2.2.194.1(2), 4.2.2.194.1(4) and 4.2.2.194.1(5) in Exception Table 4.2.2.194 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.194	Except	tion: RL-194	Map # 56	By-law: 0379-2009, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations				
4.2.2.194.1	Detacl	hed Dwelling:		
	(1)	minimum lot a	rea - interior lot	365 m^2
	(2)	minimum lot a	rea - corner lot	500 m^2
	(3)	minimum lot fi	rontage - interior lot	9.0 m
	(4)	minimum lot fi	rontage - corner lot	16.5 m
	(5)	maximum lot c	coverage	40%
	(6)	maximum gros	ss floor area - residential	0.6 times the lot area
	(7)	minimum fron	t yard	4.5 m
	(8)	minimum exte	rior side yard	4.5 m
	(9)	minimum setba	ack to garage face	6.0 m
	(10)	maximum driv	reway width	6.0 m

11. By-law Number 0225-2007, as amended, is further amended by adding Clauses 4.2.2.196.2(1) and 4.2.2.196.2(2) in Exception Table 4.2.2.196 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.196	Exception: RL-196		Map # 31	By-law: 0174-2017, 0048-2025			
Regulations	Regulations						
4.2.2.196.2	Deta	Detached Dwelling:					
	(1)	minimum lot a	rea - interior lot	365 m^2			
	(2)	minimum lot area - corner lot		500 m^2			
	(3)	minimum lot fi	rontage - interior lot	9.0 m			
	(4)	minimum lot fi	rontage - corner lot	12.0 m			
	(5)	minimum land	scaped area	25% of the lot area			
	(6)	maximum driv	eway width	6.0 m			
	(7)	deleted					
	(8)	deleted					

12. By-law Number 0225-2007, as amended, is further amended by adding Clause 4.2.2.197.1(3) in Exception Table 4.2.2.197 as follows:

4.2.2.197	Exception: RL-197	Map # 57	By-law: 0325-2008, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025			
Regulations						
4.2.2.197.1	A detached dwelling shall comply with the RS zone regulations contained in Subsection 4.2.1 of this By-law except that:					
	(3) minimum setback to a sight triangle 0.0 m					

13. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.198.3 in Exception Table 4.2.2.198 as follows:

4.2.2.198	Excep	tion: RL-198	Map # 37W	By-law: 017 0048-2025	74-2017,			
Regulations	Regulations							
4.2.2.198.3	RL zo	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:						
	(1)	minimum lot a	$minimum \ \textbf{lot area - interior lot} \qquad \qquad 365 \ m^2$					
	(2)	minimum lot a	minimum lot area - corner lot 500 m ²					
	(3)	minimum lot fi	rontage - interior lot		12.0 m			
	(4)	minimum lot fi	rontage - corner lot		16.5 m			
	(5)	maximum lot c	coverage		40%			
	(6)	minimum front yard 6.0 m			6.0 m			
	(7)	minimum exter	rior side yard		4.5 m			
	(8)	minimum setba	ack to garage face		6.0 m			

14. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.200.3 in Exception Table 4.2.2.200 as follows:

4.2.2.200	Excep	tion: RL-200	Map # 20	By-law: 0048-2025				
Regulations								
4.2.2.200.3	RL zo	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:						
	(1)	minimum lot a	minimum lot area - interior lot 365 m ²					
	(2)	minimum lot a	rea - corner lot	500 m^2				
	(3)	minimum lot fi	rontage - interior lot	12.0 m				
	(4)	minimum lot fi	rontage - corner lot	16.5 m				
	(5)	maximum lot c	coverage	40%				
	(6)	minimum fron	t yard	6.0 m				
	(7)	minimum exter	rior side yard	4.5 m				
	(8)	minimum setba	ack to garage face	6.0 m				

15. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.201.3 in Exception Table 4.2.2.201 as follows:

4.2.2.201	Except	0174-2017, 0181- LPAT Order		2019 February 15,	
Regulations					
4.2.2.201.3	regula	ached dwelling shall comply with the RL zones ations contained in Subsection 4.2.1 of this we except that:			
	(1)	minimum lot area - interior lot 365 m ²			
	(2)	minimum lot a	500 m^2		
	(3)	minimum lot fi	rontage - interior lot	12.0 m	
	(4)	minimum lot fi	rontage - corner lot	16.5 m	
	(5)	maximum lot c	coverage	40%	
	(6)	minimum front yard 6.0 m			
	(7)	minimum exte	rior side yard	4.5 m	
	(8)	minimum setba	ack to garage face	6.0 m	

16. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.202.4 in Exception Table 4.2.2.202 as follows:

4.2.2.202	Excep	ption: RL-202 Map # 55 By-law: 0174-2017, 0048-2025		2017,		
Regulations						
4.2.2.202.4	regula	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:				
	(1)	minimum lot a	minimum lot area - interior lot 365 m			
	(2)	minimum lot a	minimum lot area - corner lot			
	(3)	minimum lot frontage - interior lot 12.0 m			12.0 m	
	(4)	minimum lot fi	rontage - corner lot		16.5 m	
	(5)	maximum lot c	coverage		40%	
	(6)	minimum fron	t yard		6.0 m	
	(7)	minimum exter	rior side yard		4.5 m	
	(8)	minimum setba	ack to garage face		6.0 m	

17. By-law Number 0225 2007, as amended, is further amended by adding Sentence 4.2.2.207.5 in Exception Table 4.2.2.207 as follows:

4.2.2.207	Excep	tion: RL-207	Map # 09	By-law: 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations				
4.2.2.207.5	regula	_	shall comply with the RL n Subsection 4.2.1 of this	
	(1)	minimum lot a	rea - interior lot	365 m^2
	(2)	minimum lot a	rea - corner lot	500 m^2
	(3)	minimum lot fi	rontage - interior lot	12.0 m
	(4)	minimum lot fi	rontage - corner lot	16.5 m
	(5)	maximum lot c	coverage	40%
	(6)	minimum fron	t yard	6.0 m
	(7)	minimum exte	rior side yard	4.5 m
	(8)	minimum setba	ack to garage face	6.0 m

18. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.209.3 in Exception Table 4.2.2.209 as follows:

4.2.2.209	Excep	tion: RL-209	Map # 16, 27	By-law: 0174 0048-2025	-2017,	
Regulations						
4.2.2.209.3	RL zo	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:				
	(1)	minimum lot a	$minimum \ \text{lot area - interior lot} \qquad \qquad 365 \ m^2$			
	(2)	minimum lot a	rea - corner lot		500 m^2	
	(3)	minimum lot frontage - interior lot 12.0 m			12.0 m	
	(4)	minimum lot fi	rontage - corner lot		16.5 m	
	(5)	maximum lot c	coverage		40%	
	(6)	minimum fron	t yard		6.0 m	
	(7)	minimum exter	rior side yard		4.5 m	
	(8)	minimum setba	ack to garage face		6.0 m	

19. By-law Number 0225-2007, as amended, is further amended by adding Clauses 4.2.2.210.1(2) and 4.2.2.210.1(4) in Exception Table 4.2.2.210 and renumbering the remaining Clauses in the Table accordingly as follows:

4.2.2.210	Excep	otion: RL-210	Map # 30	LPAT Ord	7, 0181-2018/
Regulations					
4.2.2.210.2	Detac	hed Dwelling:			
	(1)	minimum lot a	minimum lot area - interior lot		275 m^2
	(2)	minimum lot a	minimum lot area - corner lot		500 m^2
	(3)	minimum lot fi	minimum lot frontage		9.0 m
	(4)	maximum lot c	coverage		40%
	(5)	minimum fron	t yard		4.5 m
	(6)	minimum exte	rior side yard		4.5 m
	(7)	minimum setba	ack to garage face		6.0 m
	(8)	maximum driv	reway width		6.0 m

20. By-law Number 0225-2007, as amended, is further amended by adding Clause 4.2.2.213.1(8) in Table 4.2.2.213 as follows:

4.2.2.213	Exception: RL-213	Map # 57	By-law: 0455-2007, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025	
Regulations				
4.2.2.213.1	A detached dwelling shall comply with the RS zone regulations contained in Subsection 4.2.1 of this By-law except that:			
	(8) minimum setba	ick to a sight triangle	0.0 m	

21. By-law Number 0225-2007, as amended, is further amended by adding the words "except that:" to Sentence 4.2.2.214.1 and adding Clause 4.2.2.214.1(1) in Exception Table 4.2.2.214 as follows:

4.2.2.214	Exception: RL-214	Map # 57	By-law: 0117-2014, 0174-2017, 0181-2018/ LPAT Order 2019 February 15, 0048-2025
Regulations			
4.2.2.214.1	A detached dwelling shall comply with the RS zone regulations contained in Subsection 4.2.1 of this By-law except that :		
	(1) minimum setback to a sight triangle 0.0 m		

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

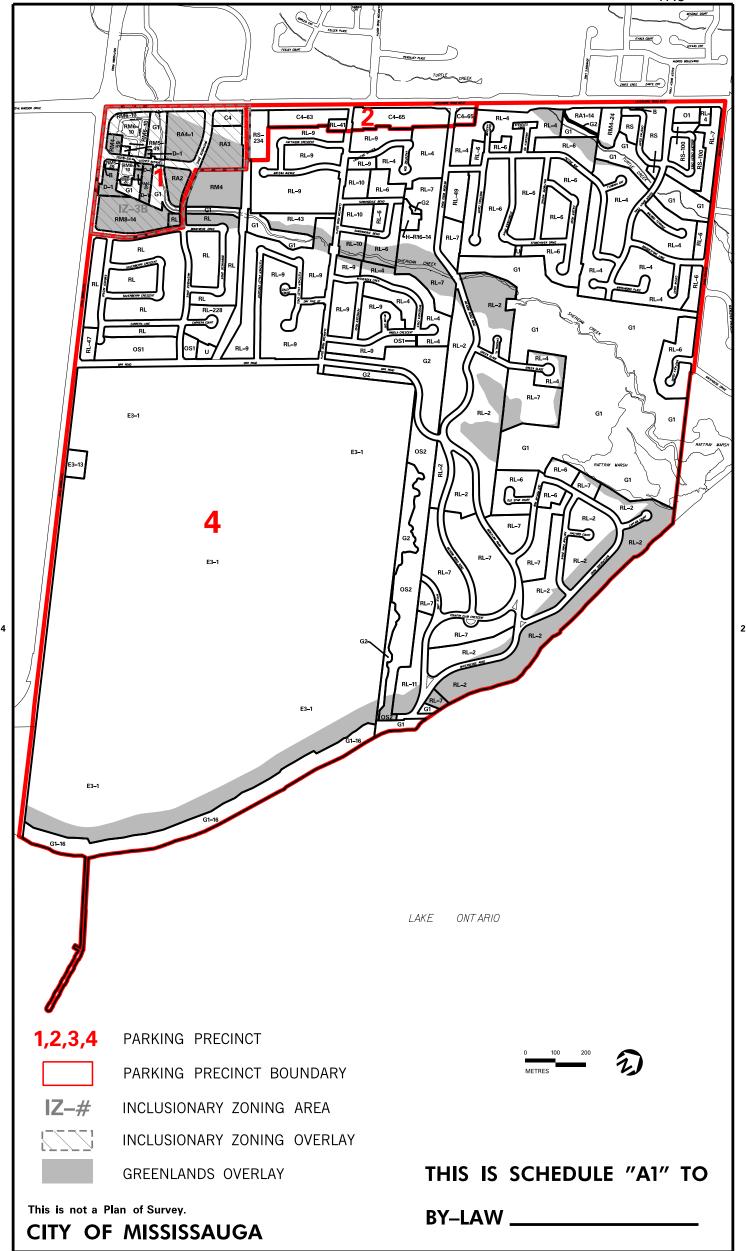
4.2.2.228	Excep	tion: RL-228	Map # 03, 06, 07, 11, 12, 15, 16, 20, 21, 23, 25, 26, 27, 31, 32, 39E, 46W, 47, 48E, 48W, 54W, 55	By-law:	
In a RL-228 zone the permitted uses and applicable regulations shall be as specified for a RL zone except that the following uses /regulations shall apply:					
Regulations					
4.2.2.228.1	regula	A detached dwelling shall comply with the RL zones regulations contained in Subsection 4.2.1 of this By-law except that:			
	(1)	minimum lot ar	rea - interior lot	365 m^2	
	(2)	minimum lot ar	rea - corner lot	500 m^2	
	(3)	minimum lot fr	ontage - interior lot	12.0 m	
	(4)	minimum lot fr	ontage - corner lot	16.5 m	
	(5)	maximum lot co	overage	40%	
	(6)	minimum front	yard	6.0 m	
	(7)	minimum exter	ior side yard	4.5 m	
	(8)	minimum setbac exterior side ya	ck to garage face - nrd	6.0 m	

- 23. Map Numbers 03, 06, 07, 11, 12, 15, 16, 20, 21, 23, 25, 26, 27, 31, 32, 39E, 46W, 47, 48E, 48W, 54W and 55 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, are amended by changing thereon certain lands zoned "RL" to "RL-228", PROVIDED HOWEVER THAT the "RL-228" zoning shall only apply to the lands which are shown on the attached Schedules "A1" to "A22", which are deemed to be an integral part of this By-law.
- 24. Map Number 03 of Schedule "B" to By-law Number 0225-2007, as amended, is further amended by changing thereon from "RS-234" to "RL-9", PROVIDED HOWEVER THAT the "RL-9" 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.

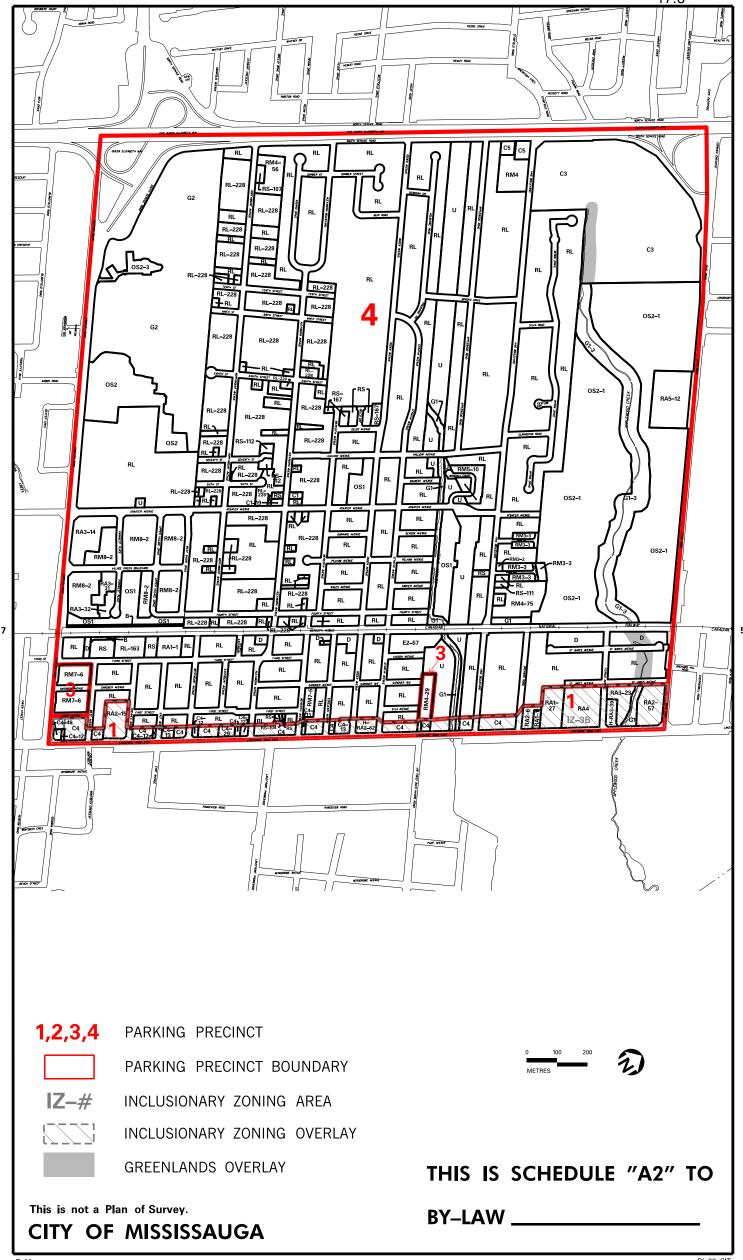
information purposes only and	d does not form part of the amen	dments contained in this
By-law.		
ENACTED and PASSED this	day of	
Approved by Legal Services City Solicitor City of Mississauga		MAYOR
KNH		WATOR
Katie Pfaff		
Date: July 28, 2025		OI EDIV
File: LA.25-24.106		CLERK

The greyed-out text, identified in Sections 2, 6 to 12, 19 to 21 of this By-law, is for

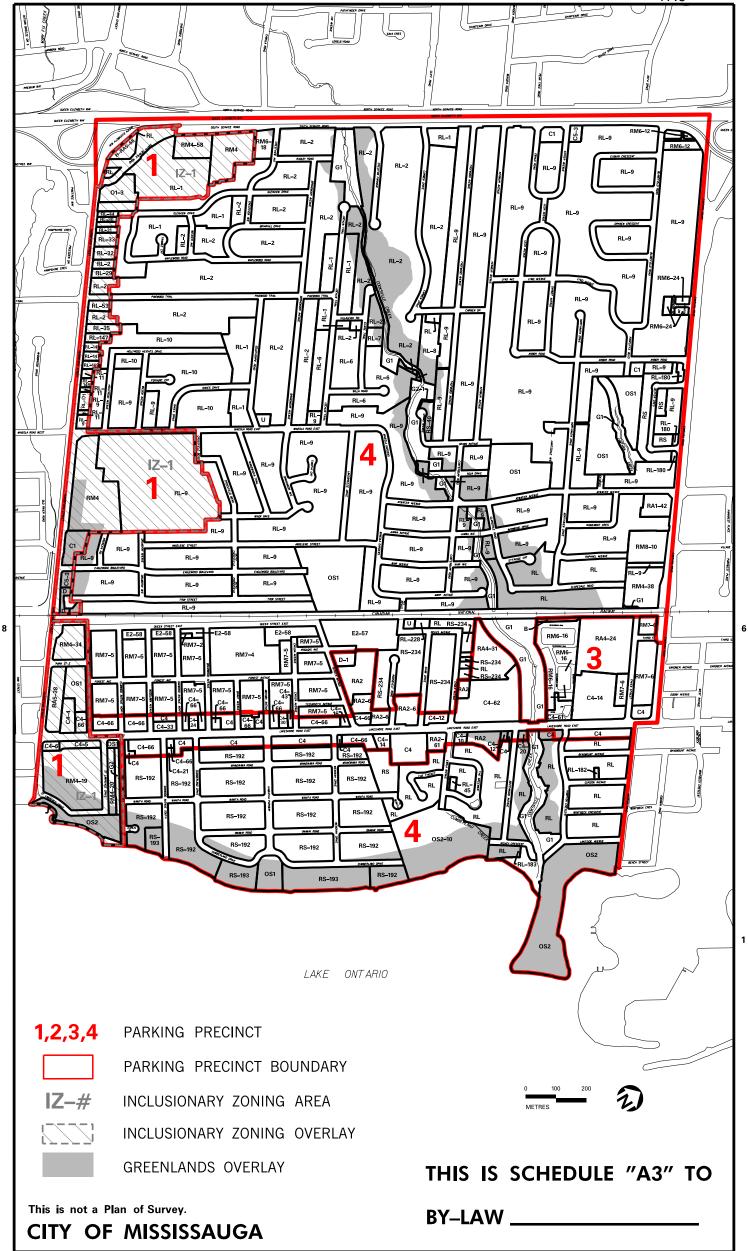
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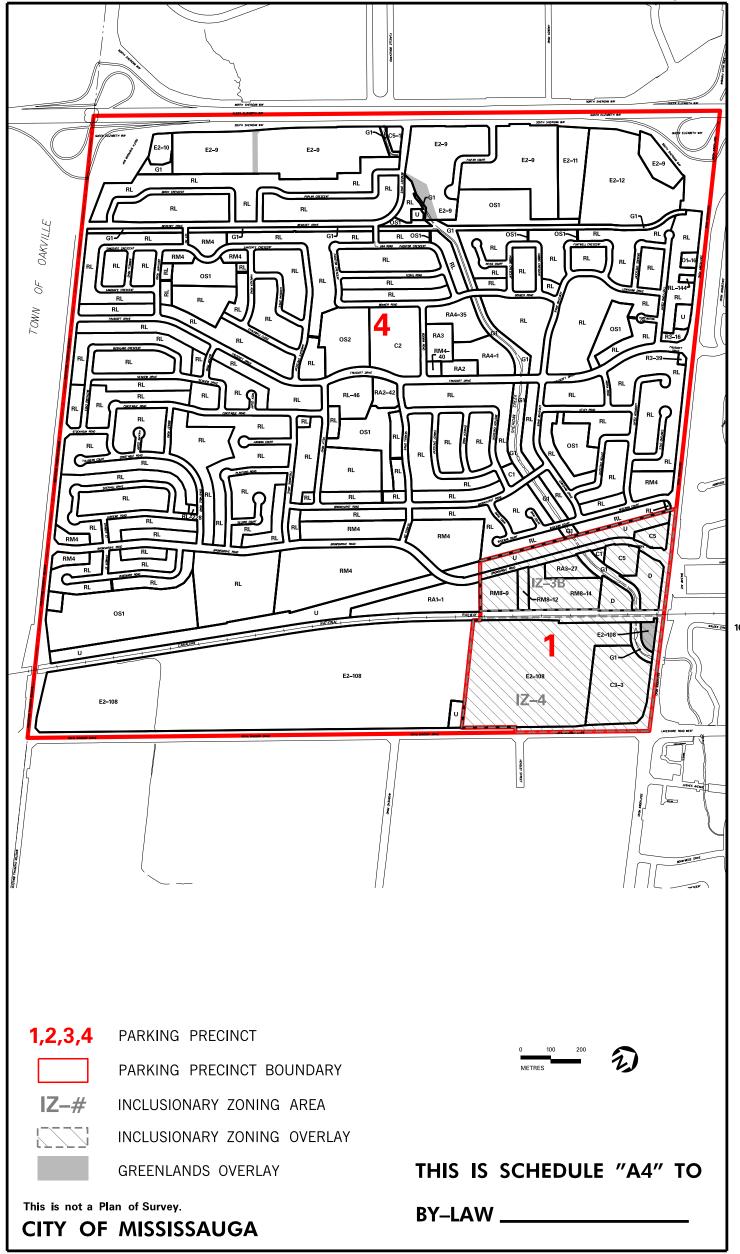
E-03



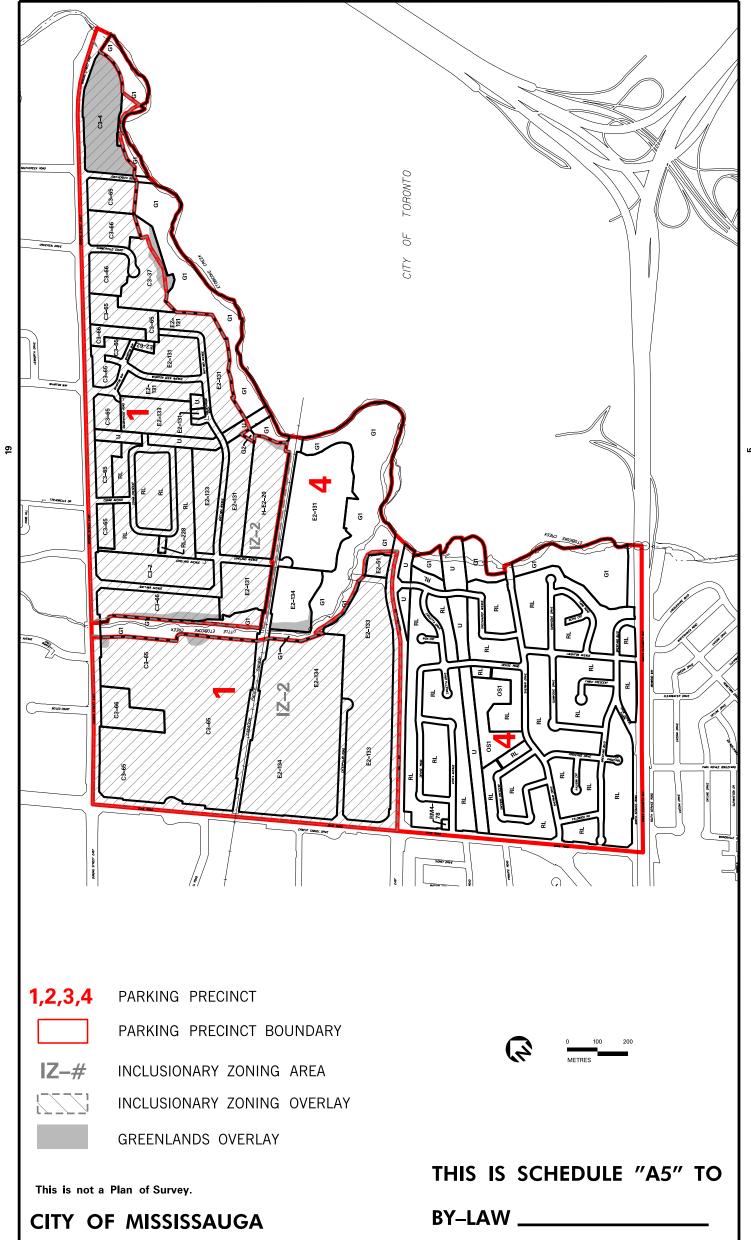
Z-06 **1** BL.09-C

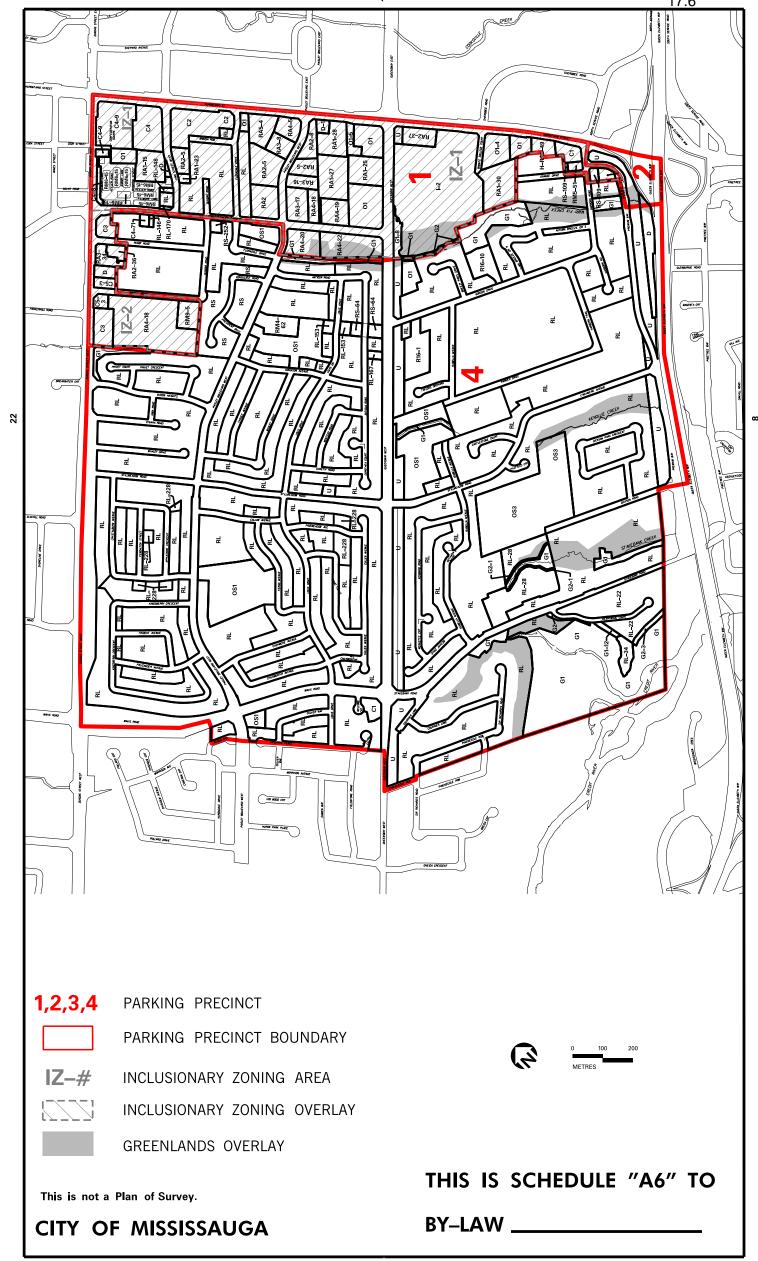


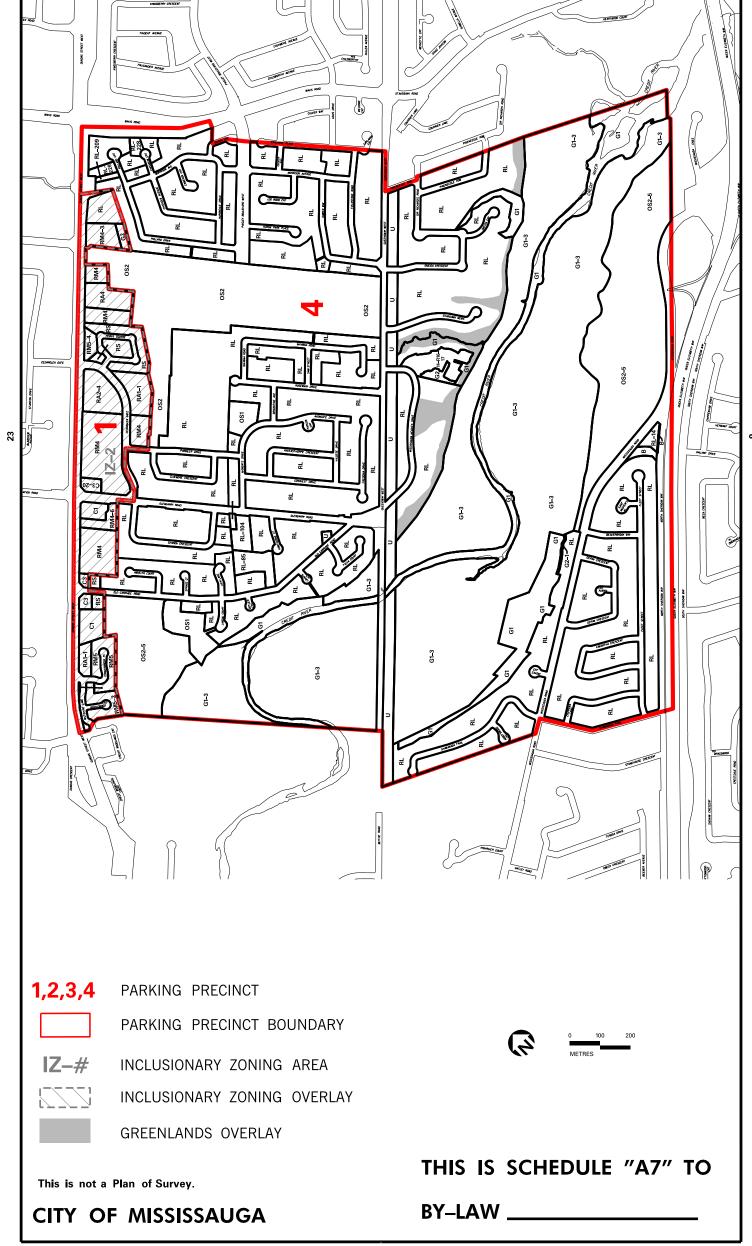
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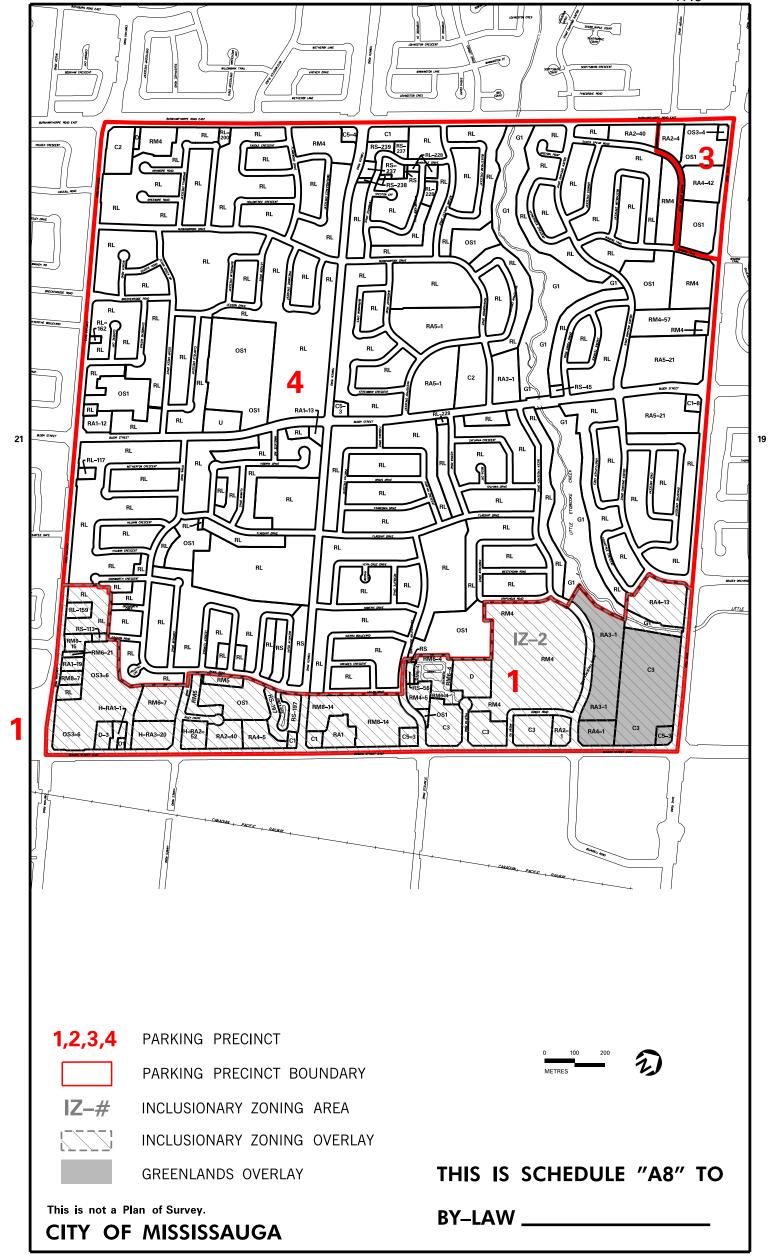


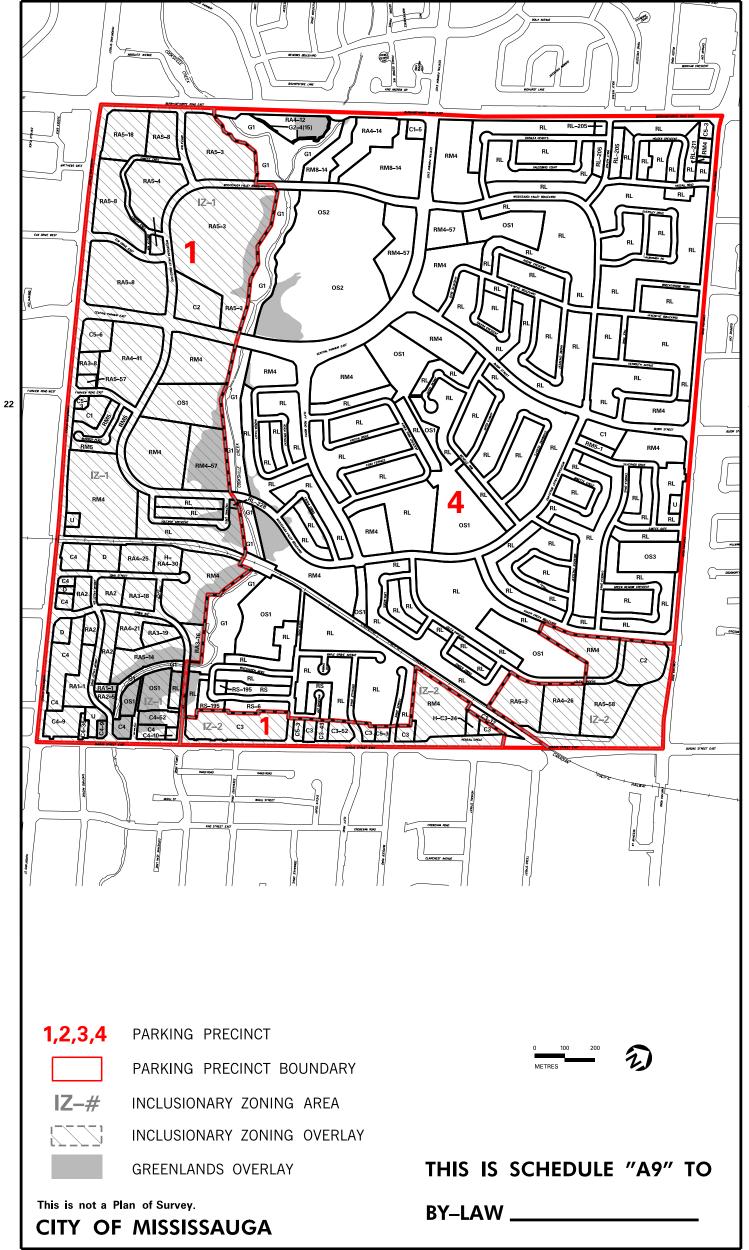


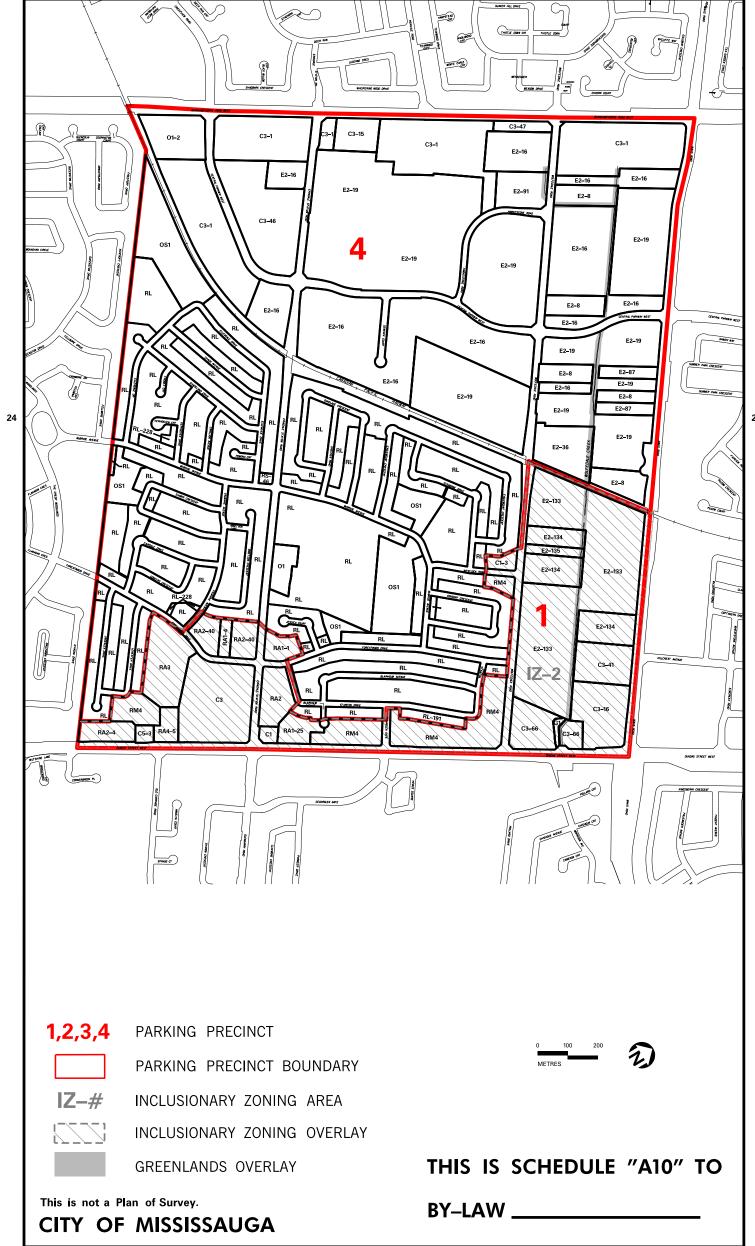


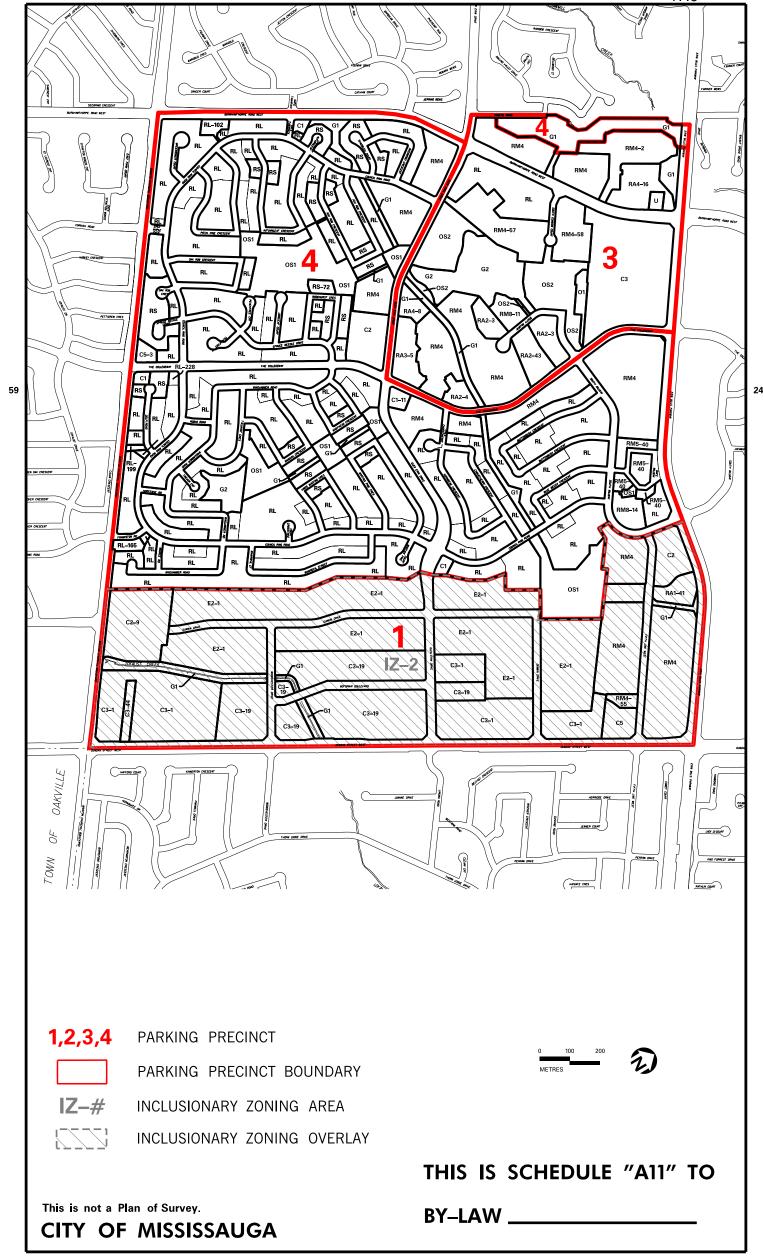


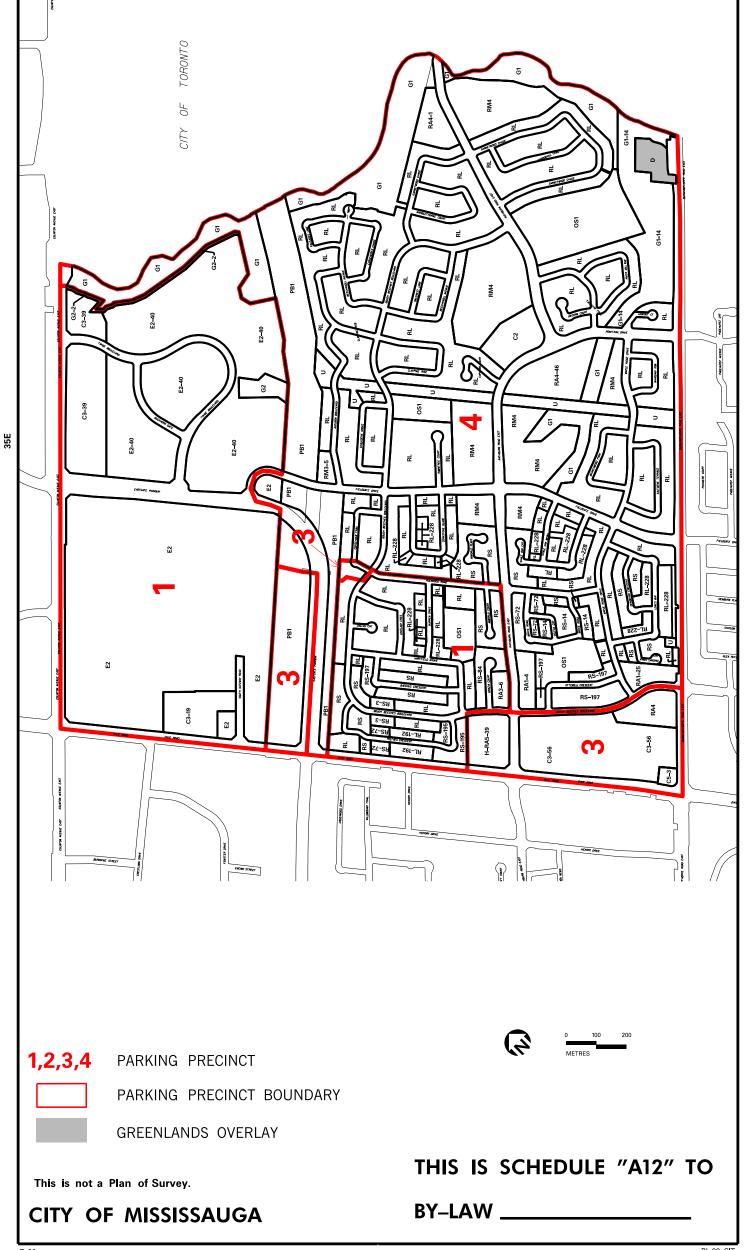


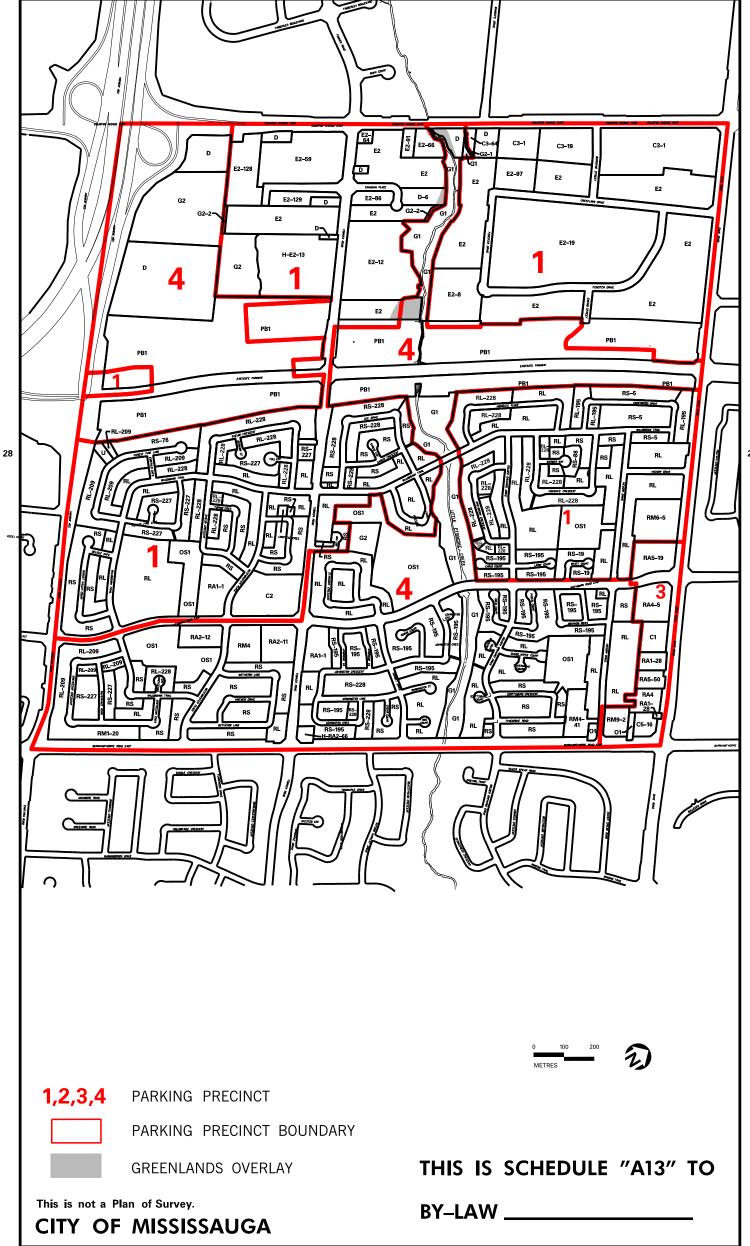






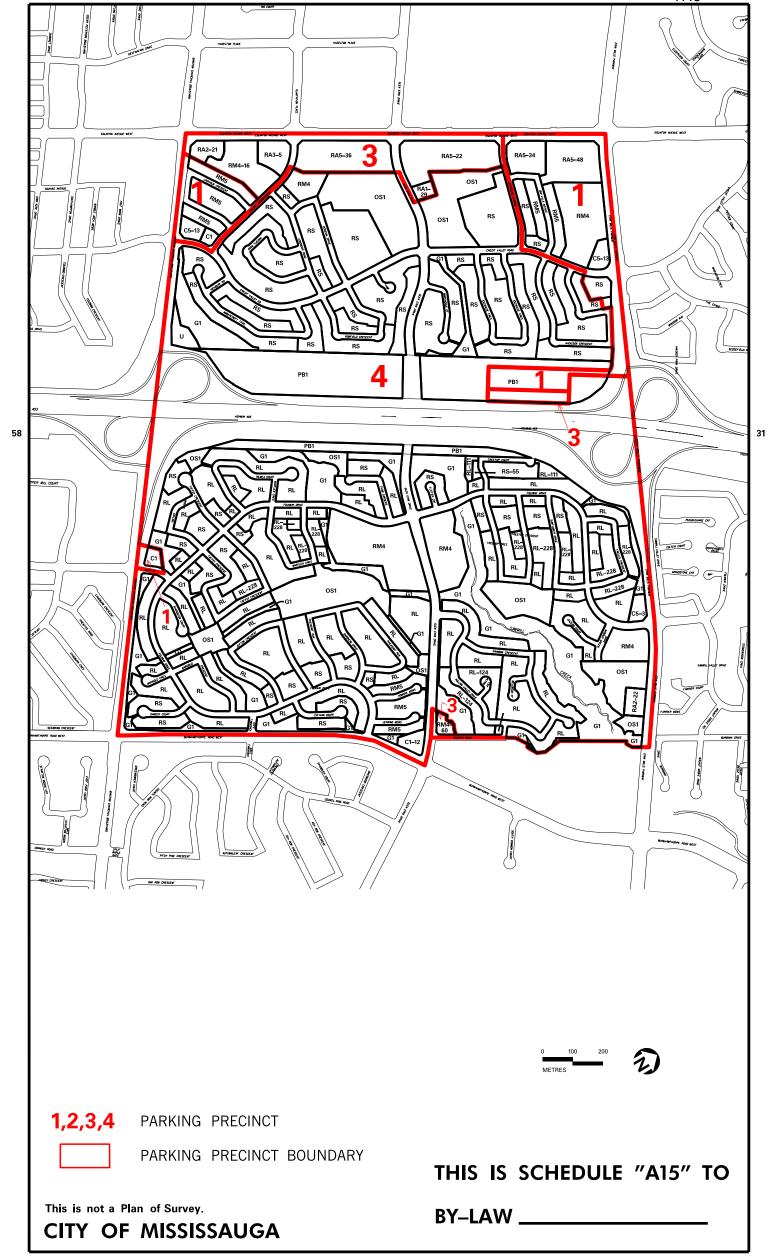




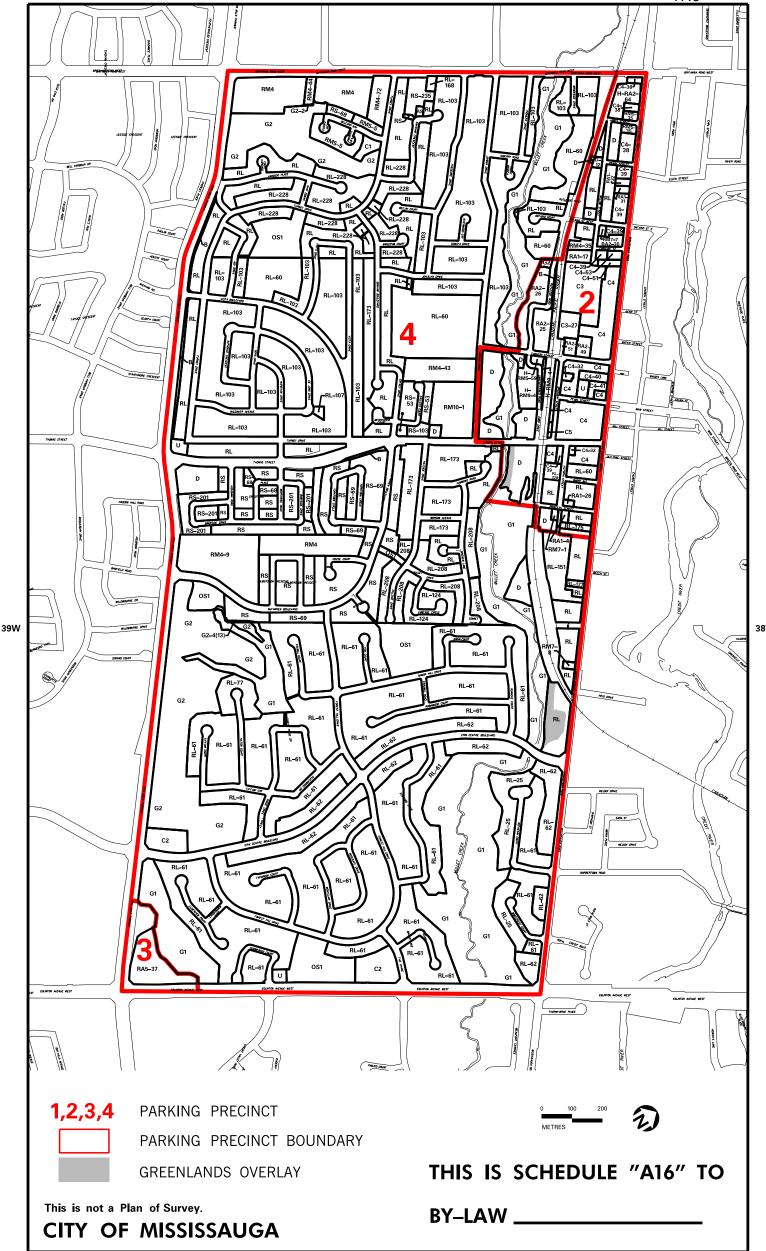


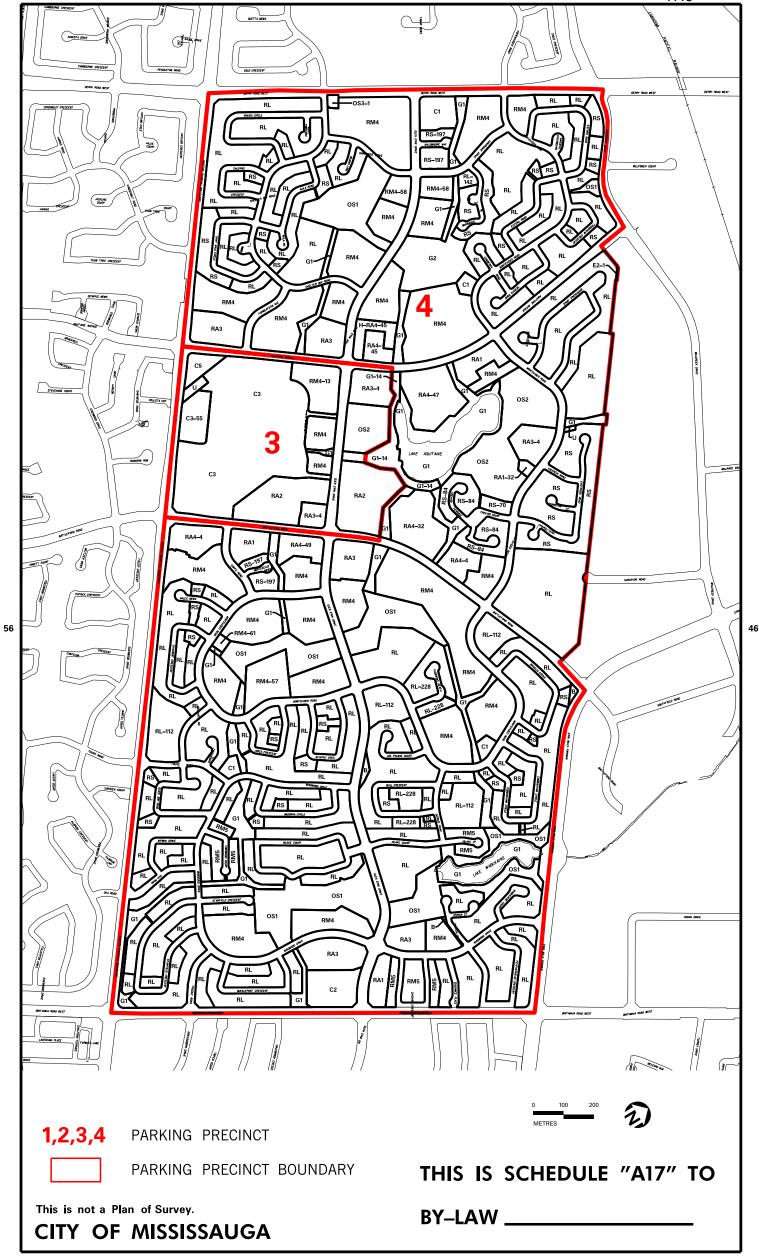
35W

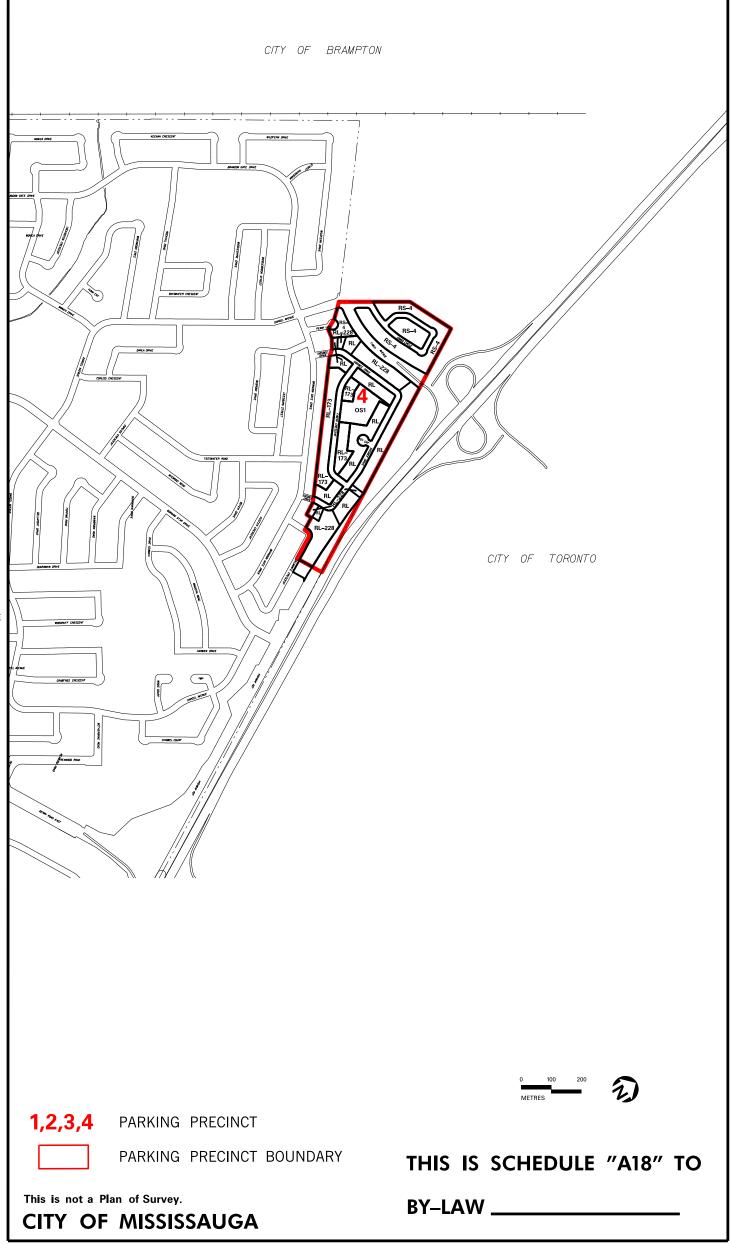


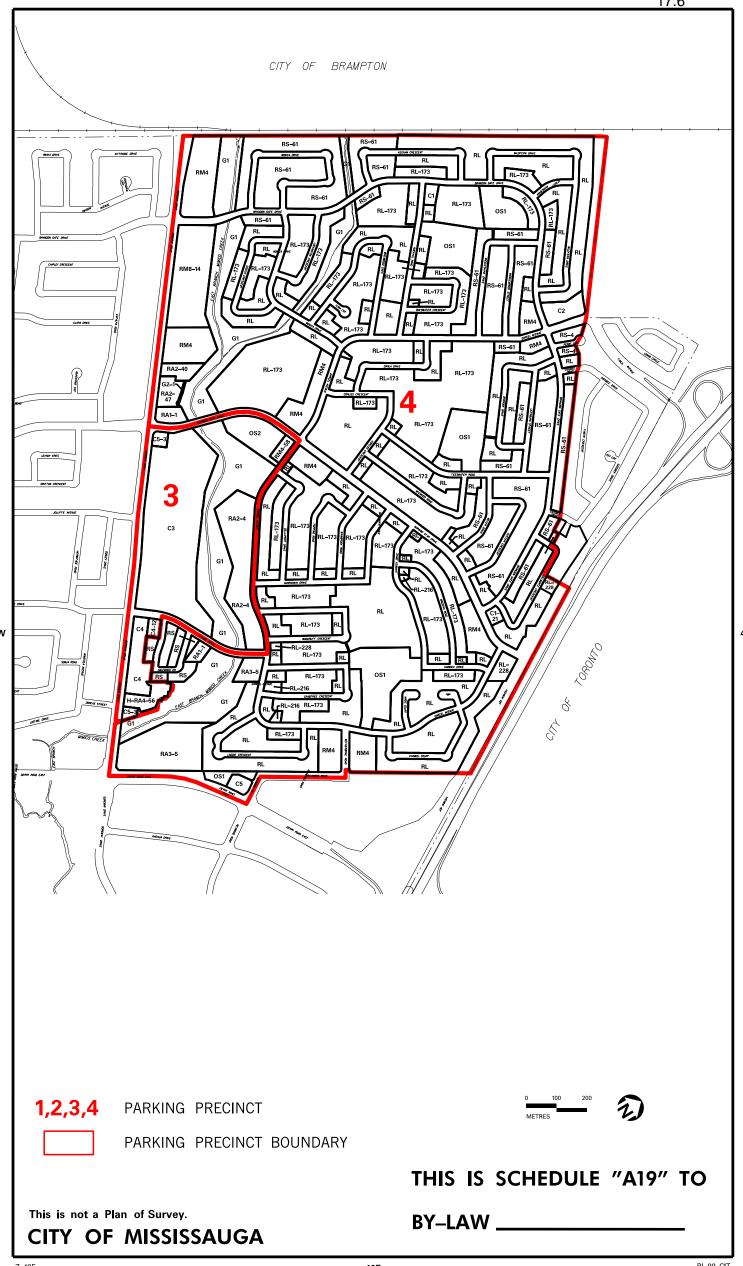


39W

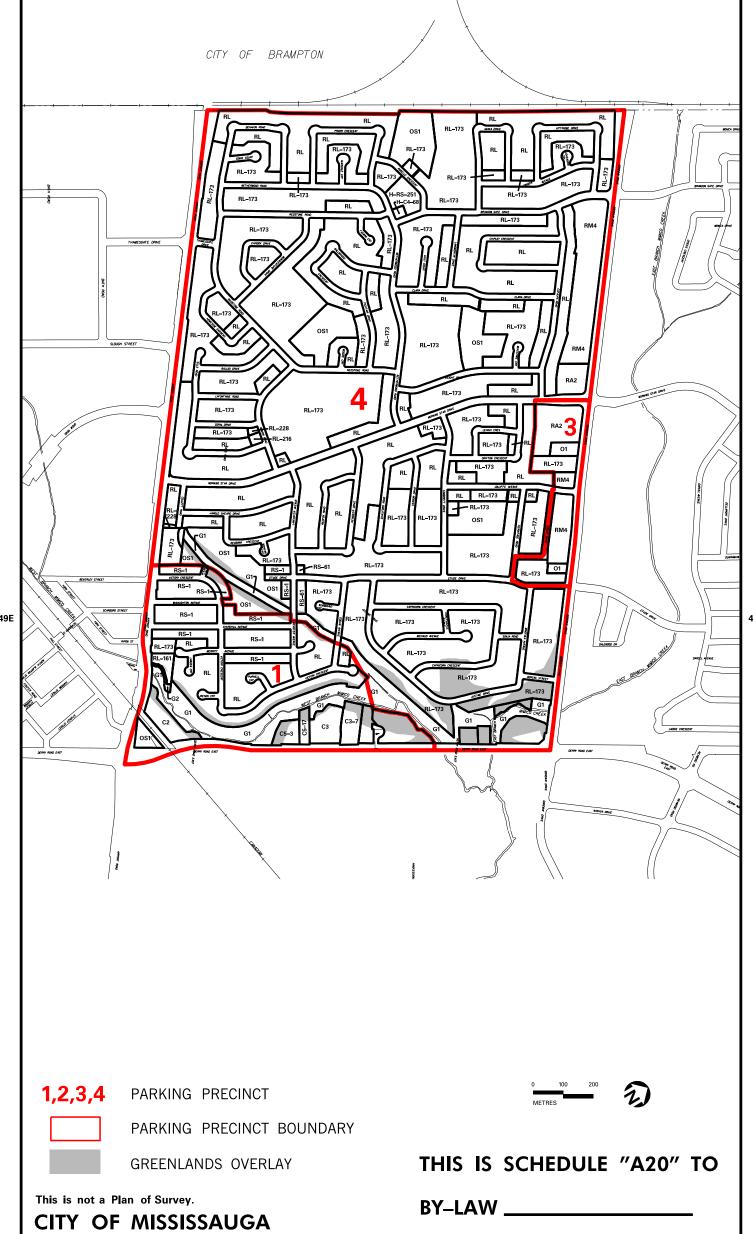


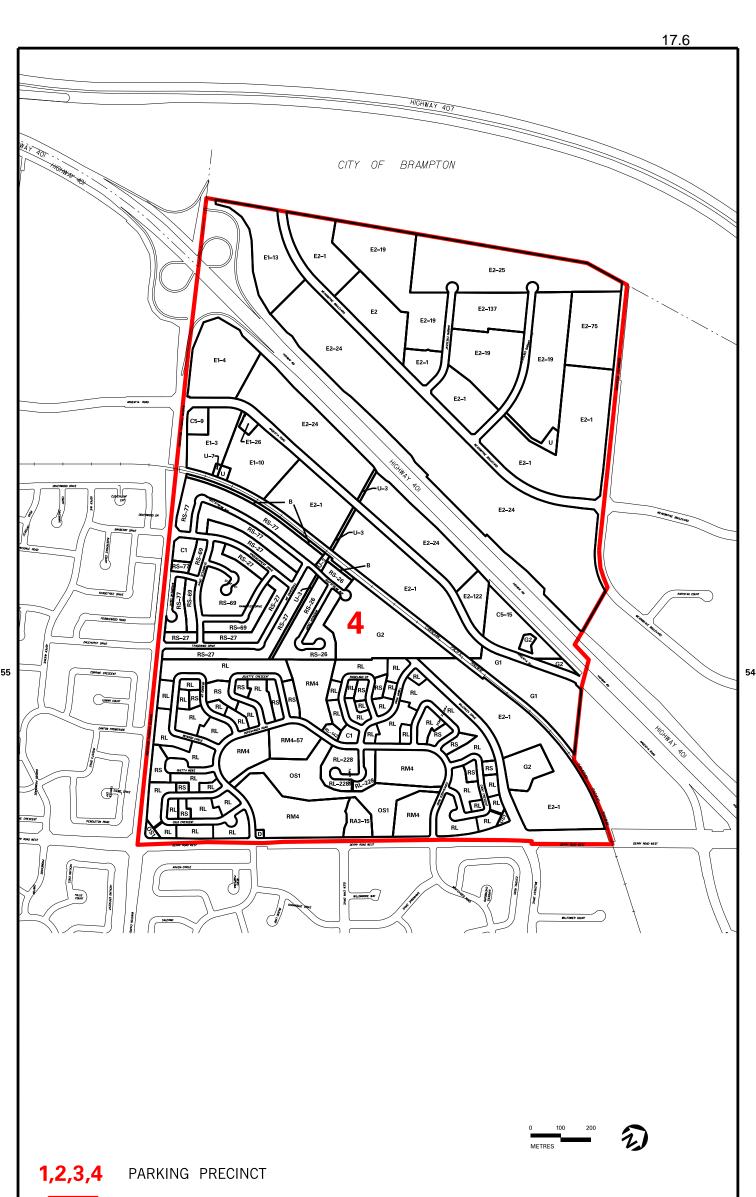












PARKING PRECINCT BOUNDARY

This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "A21" 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, to add two development sites (as approved by Council) to the list of City's Inclusionary Zoning (IZ) exclusion sites and to the align the IZ regulations with amended O. Reg. 232/18 regarding terms and percentage requirements, rezone certain RL Base Zone lots to restore previously permitted R4 detached dwelling standards that were unintentionally excluded through past consolidation efforts, amend the RL Lot Infill Exception Table to clarify that the minimum combined width of side yards applies only to interior lots, and correct a zoning map label by rezoning lands on Map 03 from RS-234 to RL-9.

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

- Part 2: General Provisions
- Part 4.2: RL and RS Zones (Detached Dwellings and Semi-Detached Typical Lots)
- Zoning Maps: 03, 06, 07, 11, 12, 15, 16, 20, 21, 23, 25, 26, 27, 31, 32, 39E, 46W, 47, 48E, 48W, 54W and 55, as shown on the attached Maps designated as Schedules "A1" to "A22"

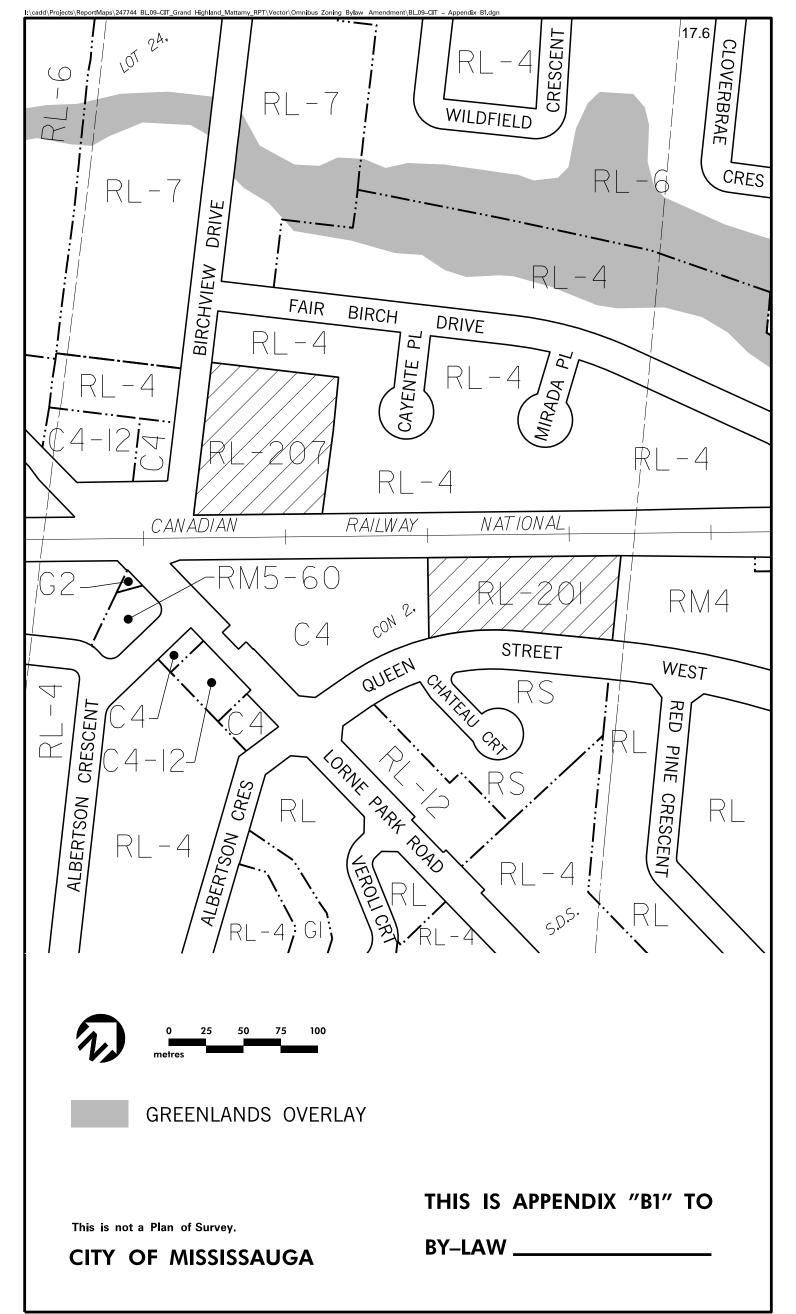
This By-law also amends the zoning provisions of the "RL-190", "RL-192", "RL-193", "RL-194", "RL-196", "RL-197", "RL-198", "RL-200", "RL-201", "RL-202", "RL-207", "RL-209", "RL-210", "RL-213", "RL-214" zones, which applies to the properties outlined on the attached Appendices "B1" and "B12(5)".

Location of Lands Affected

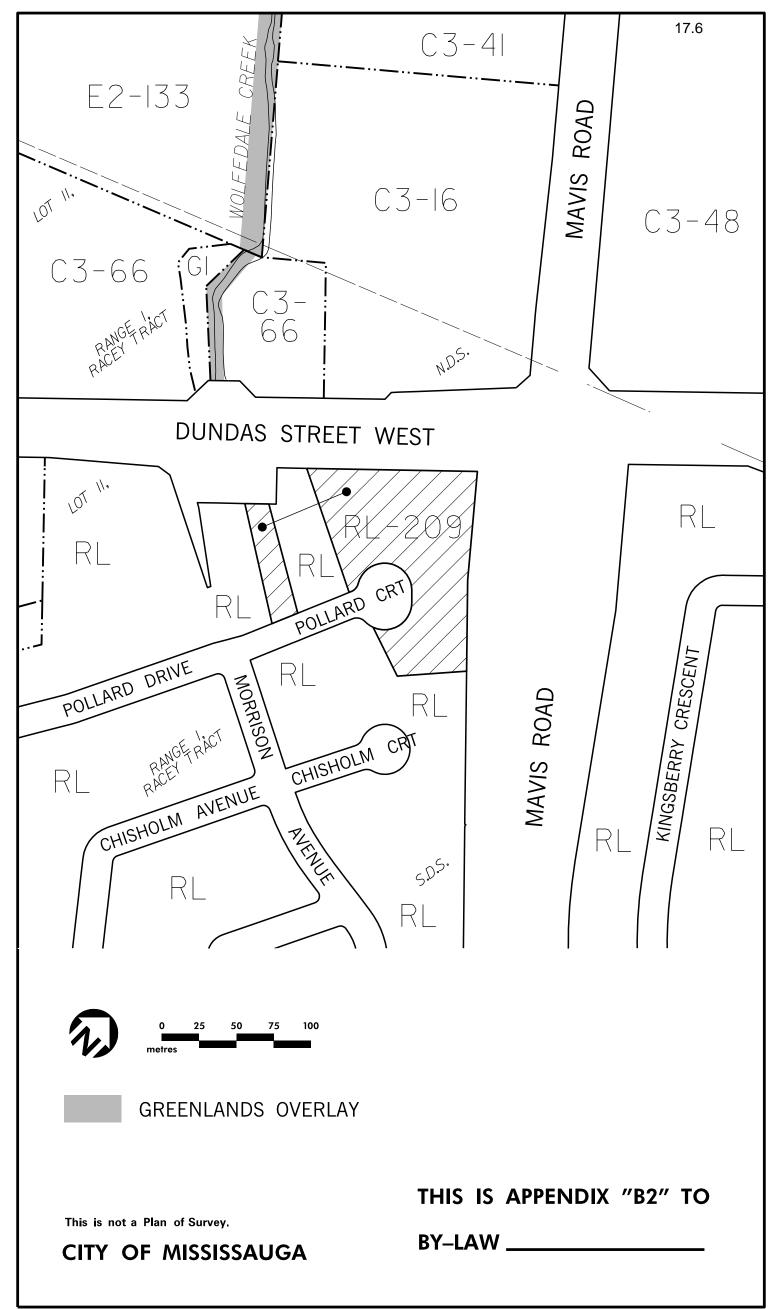
All lands in the City of Mississauga.

Further information regarding this By-law may be obtained from Trista James of the City Planning and Building Department at 905-615-3200 ext. 5609.

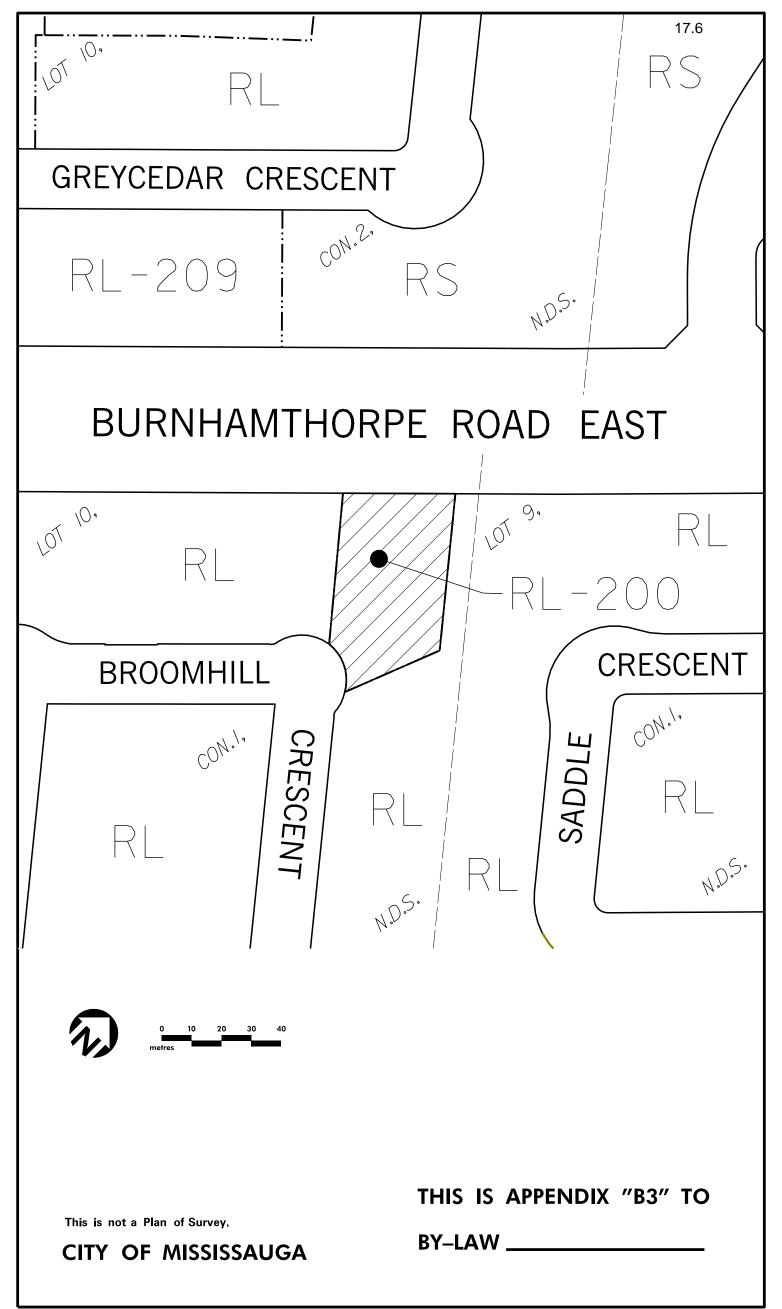
http://teamsites.mississauga.ca/sites/18/Bylaws/BL.09-CIT All Wards.by-law.lot consolidation update.tj.jmcc.docx



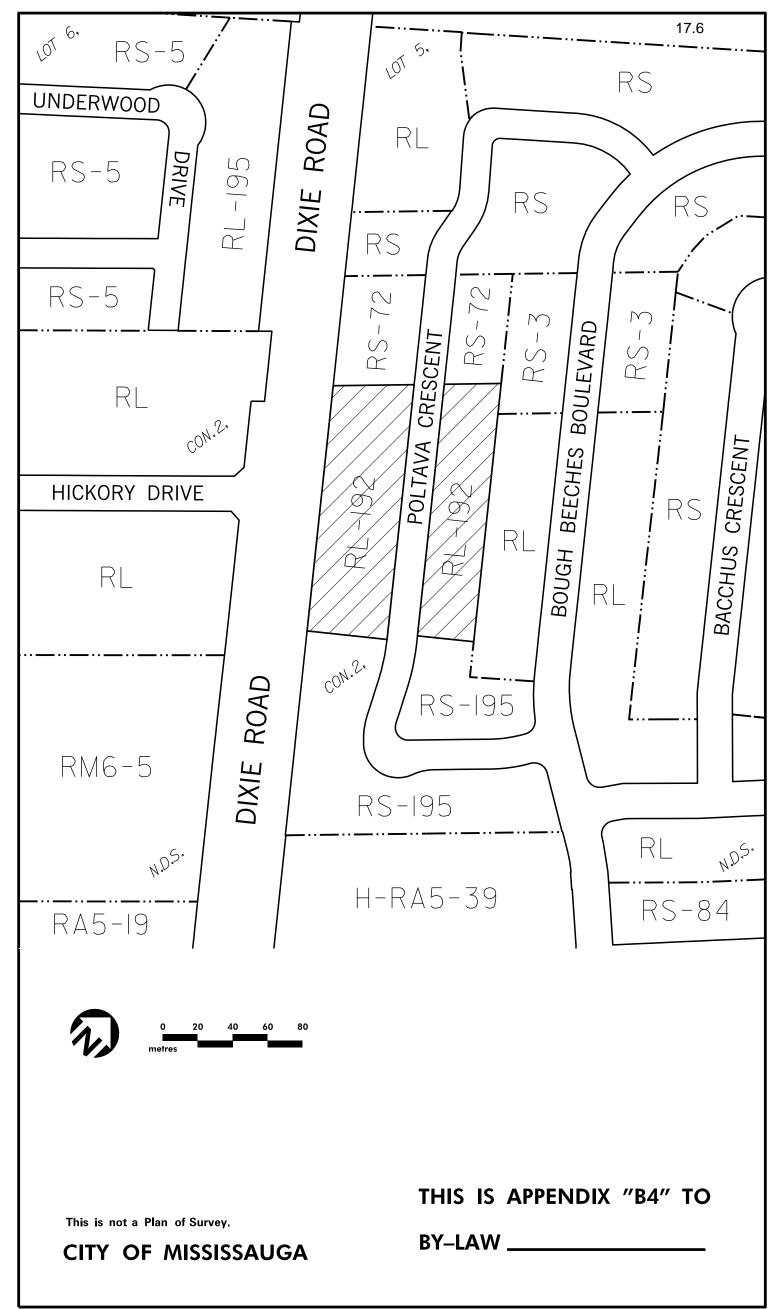
Z-9 B.R. BL.09-C



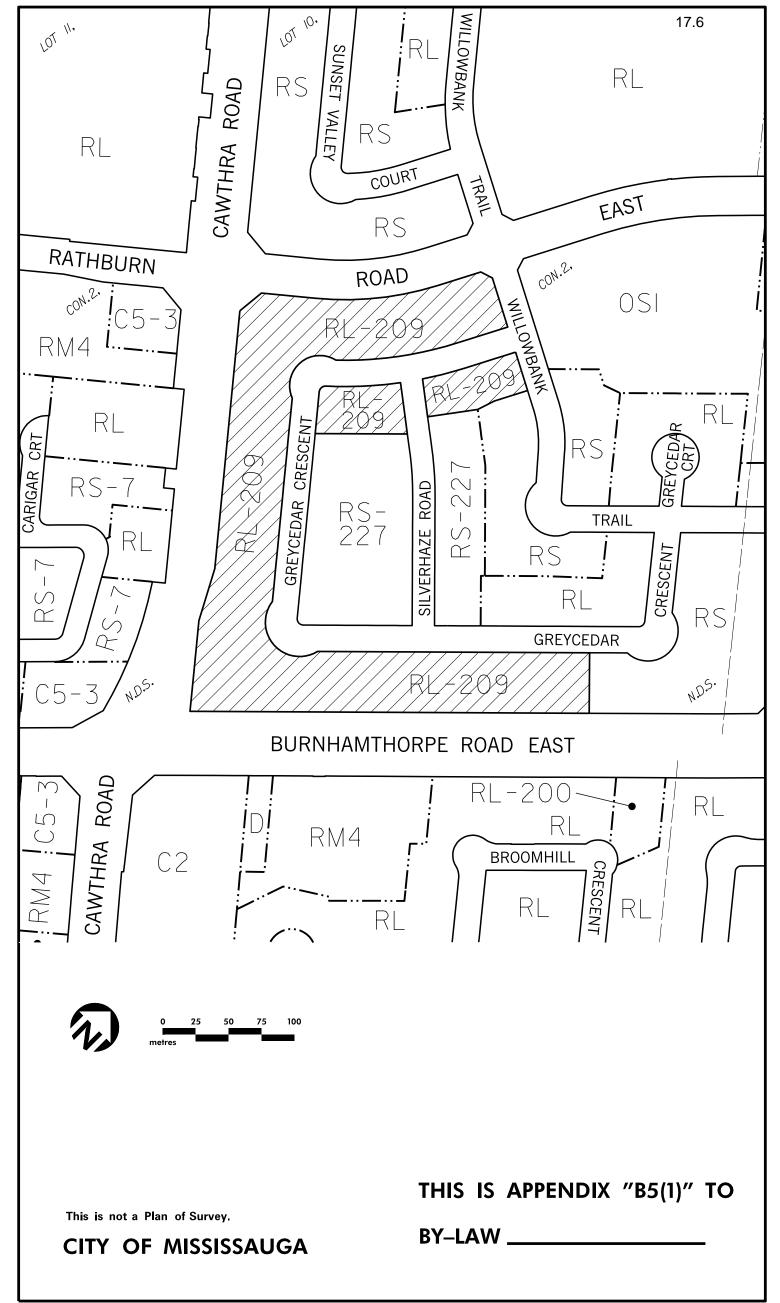
Z-16 B.R. BL.09-C

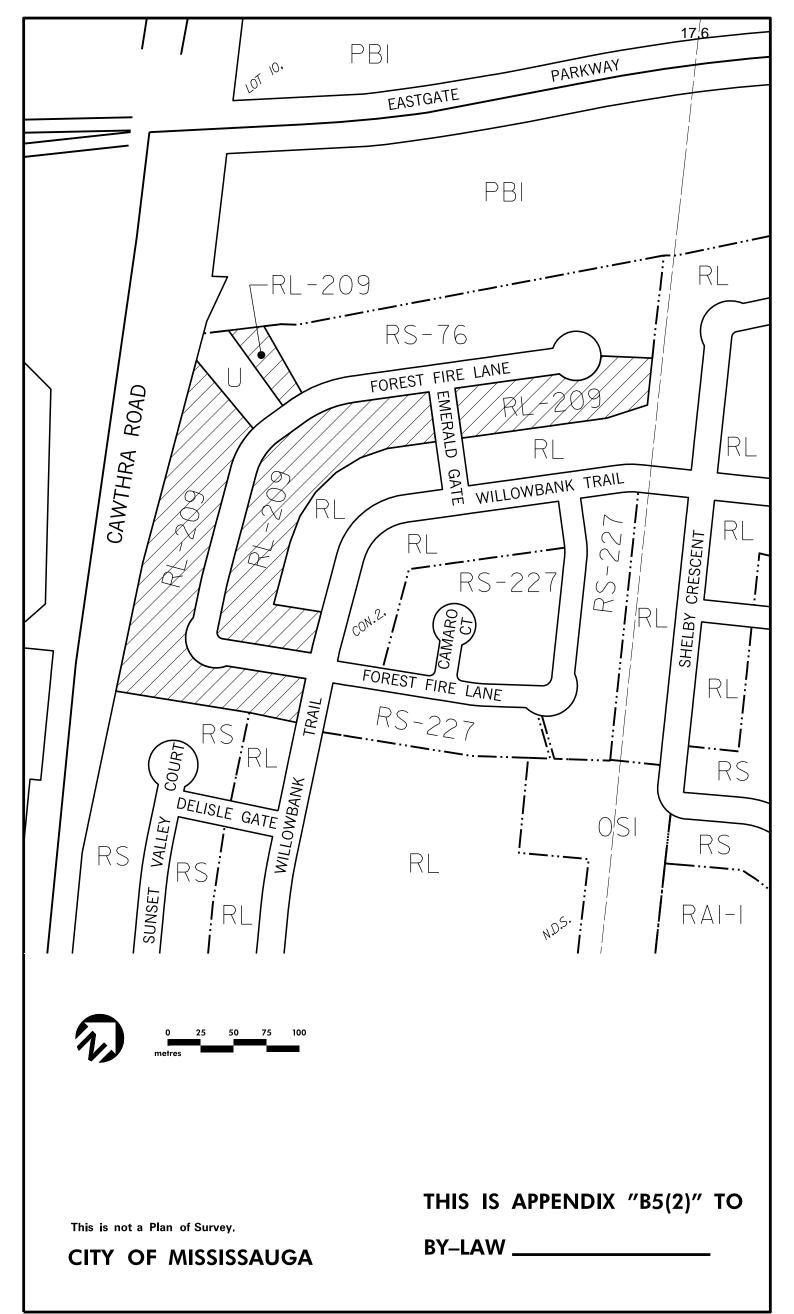


Z-20 B.R. BL.09-C

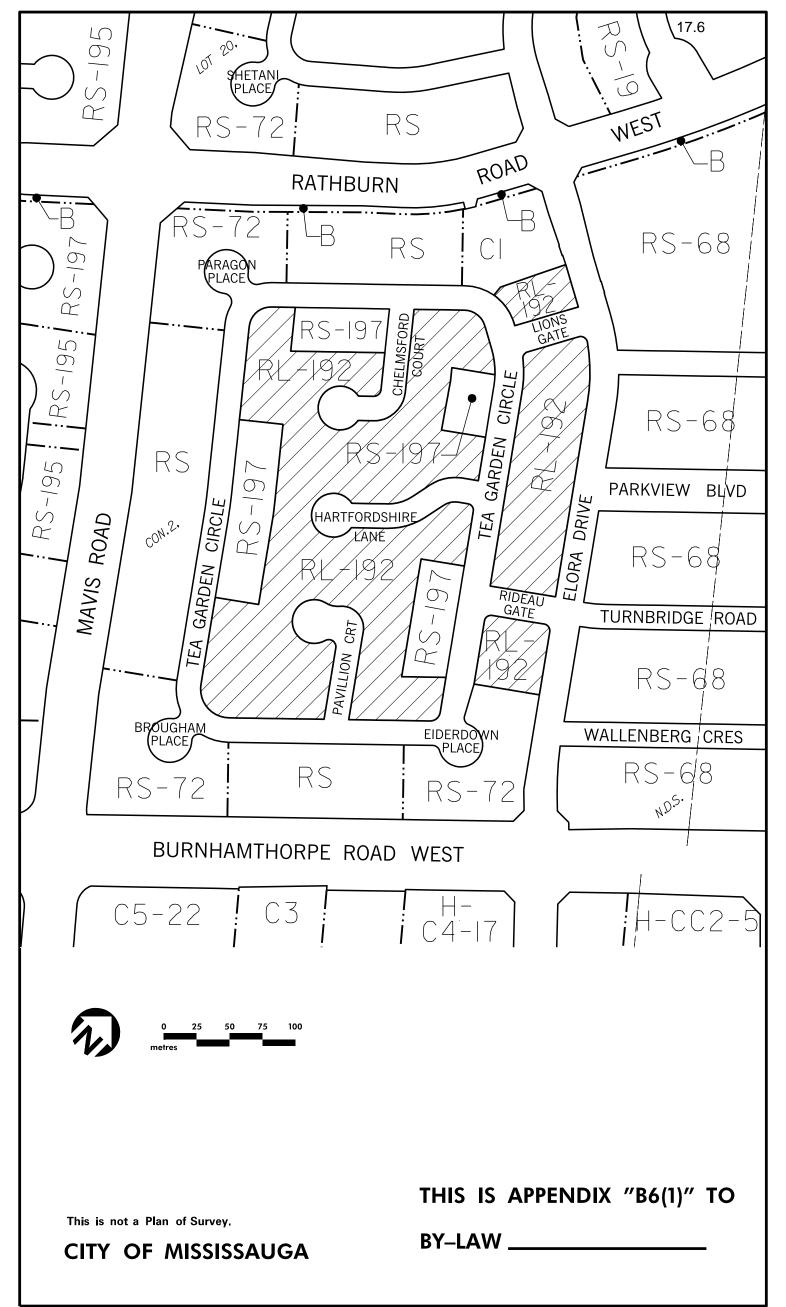


Z-26 B.R. BL.09-

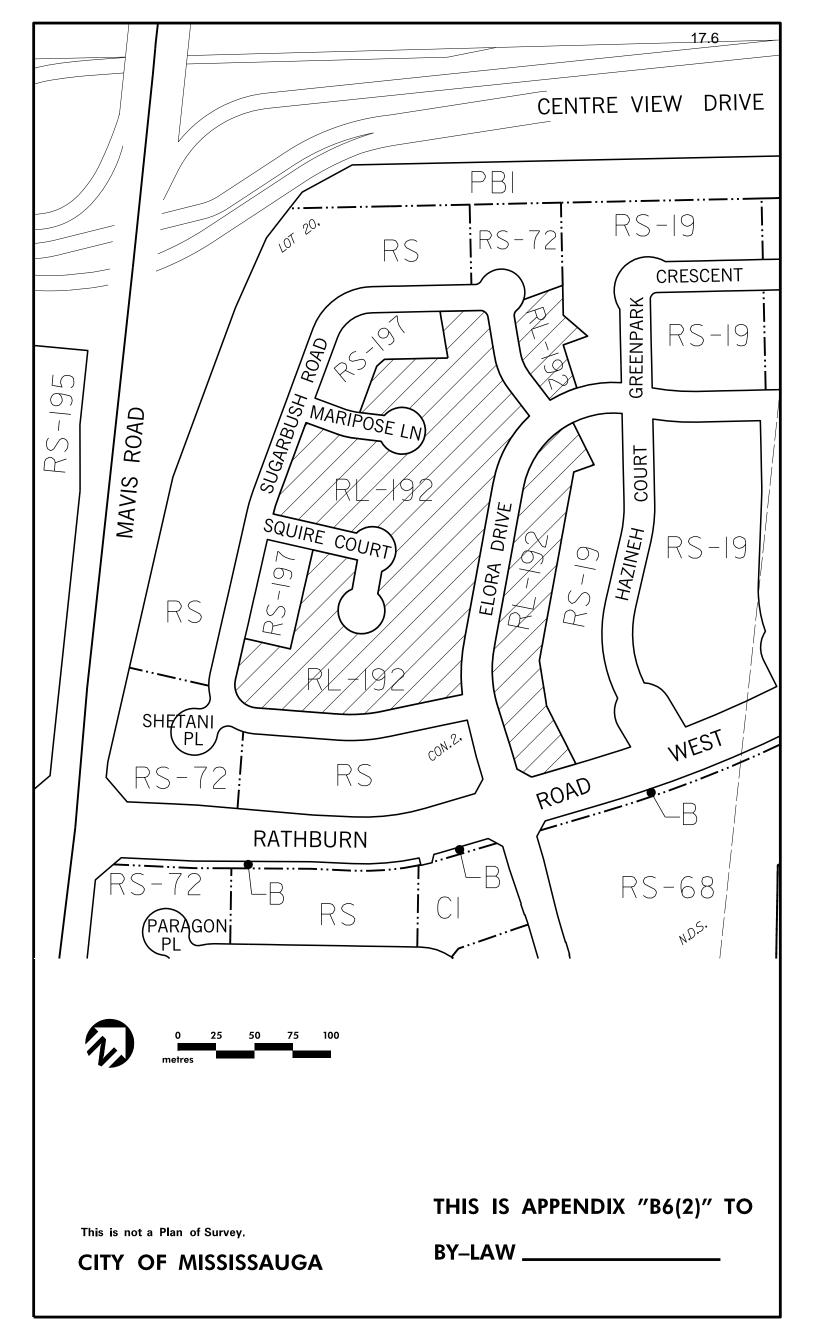




Z-27 B.R. BL.09-

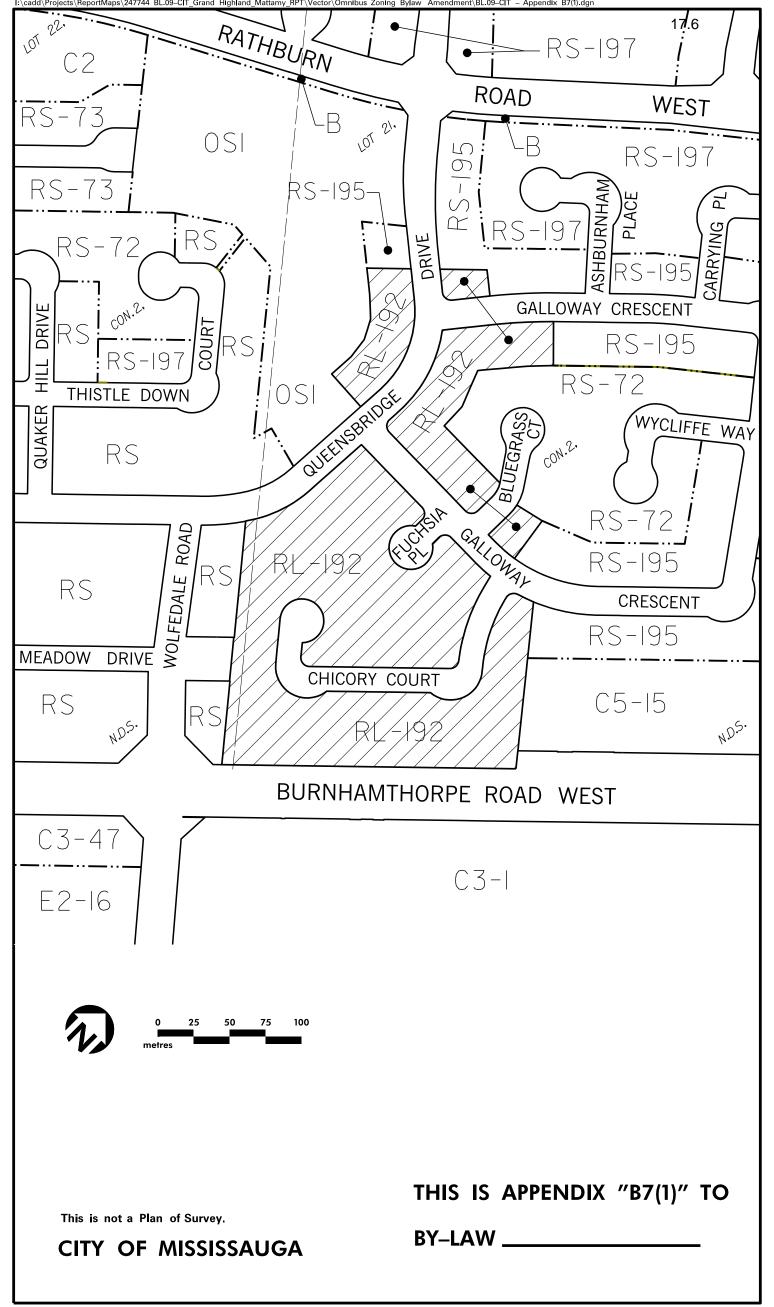


Z-29 B.R. BL.09-C

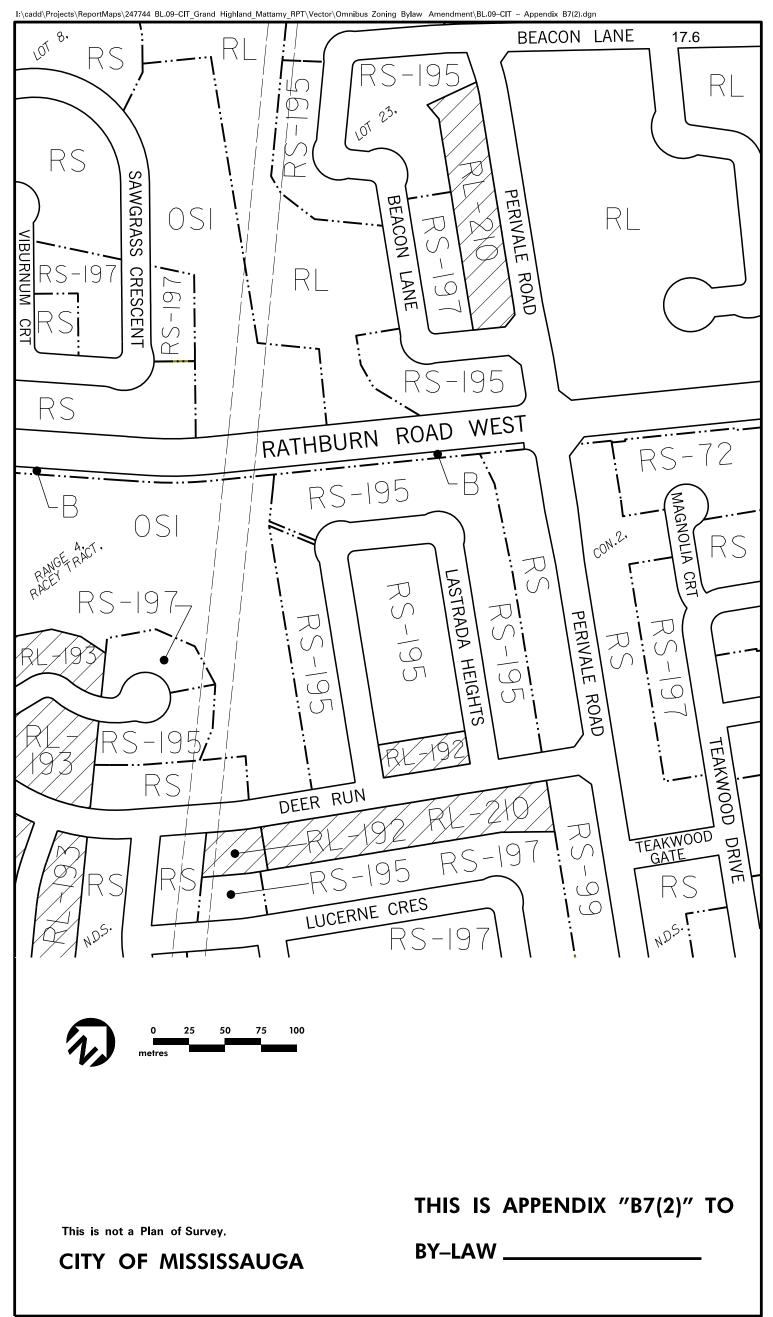


Z-29 B.R.

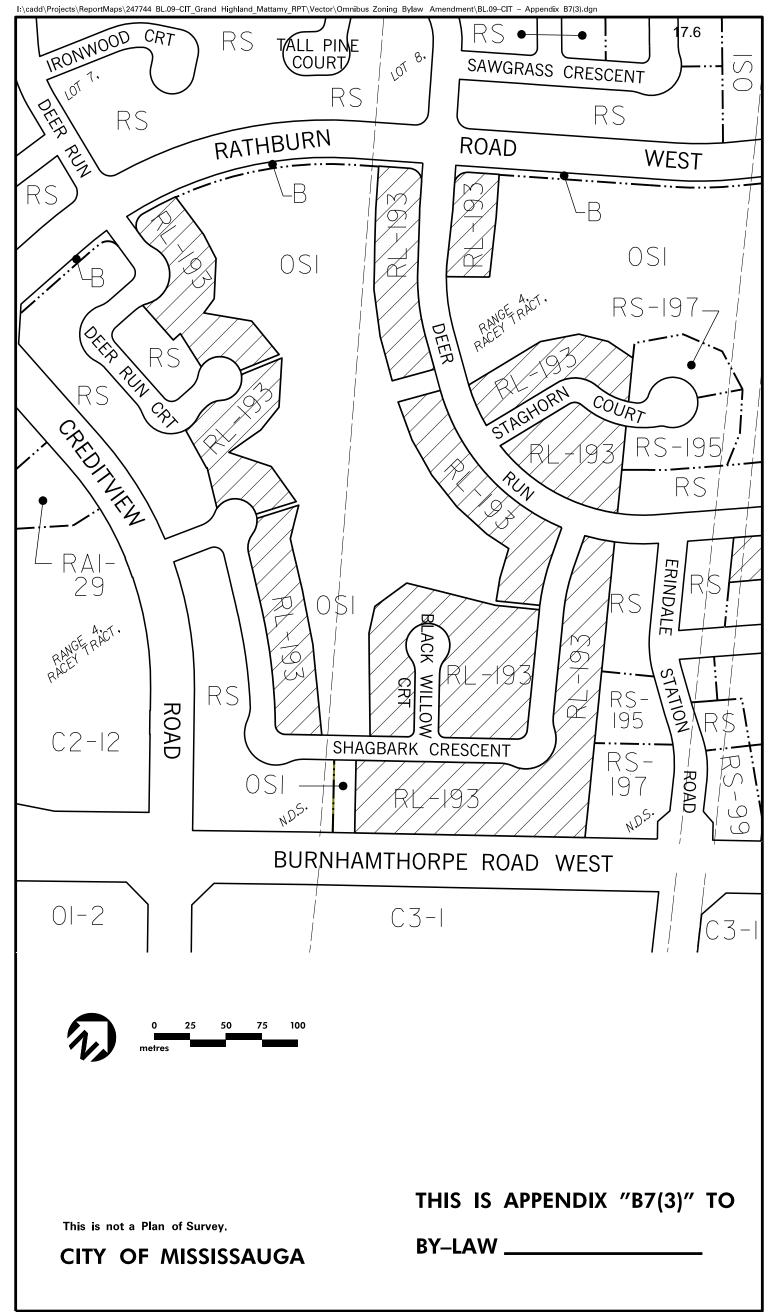
BL.09-CIT



Z-30 B.R. BL.09-



Z-30 B.R. BL.09-CI

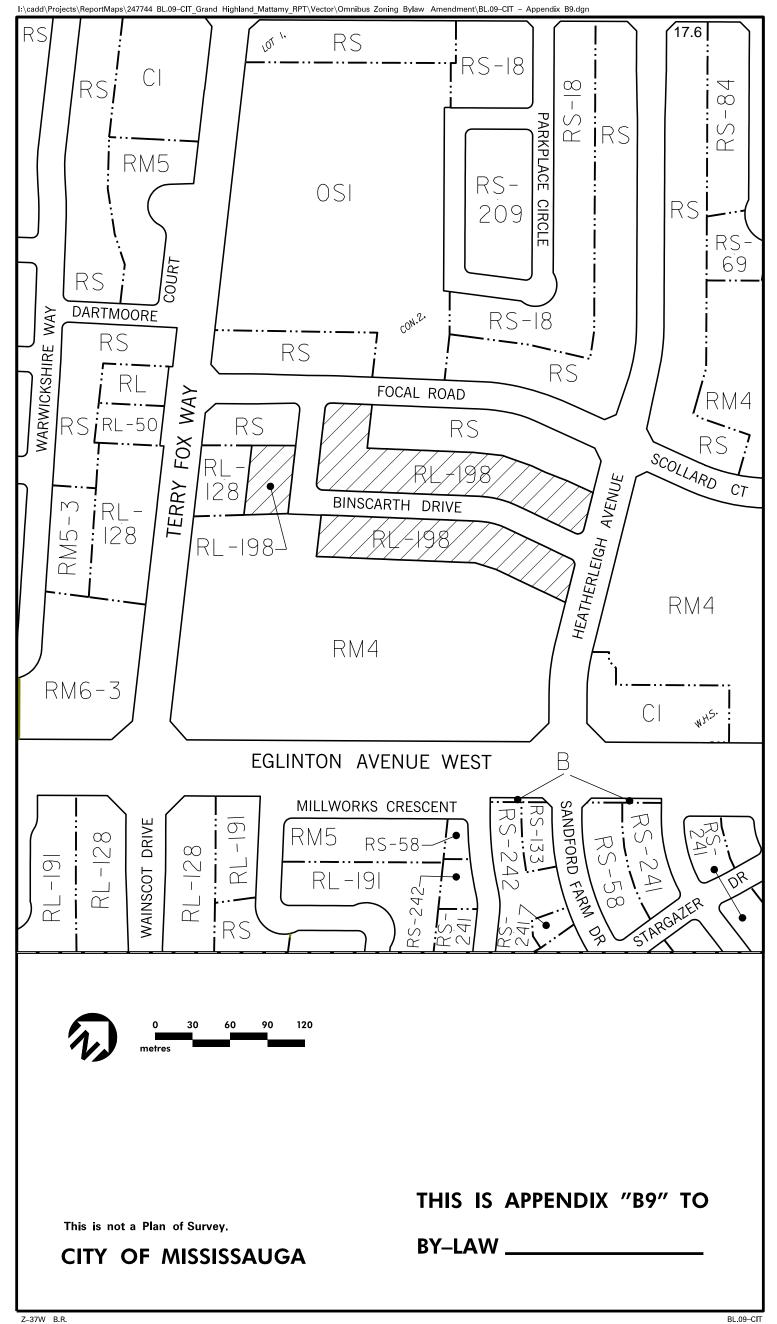


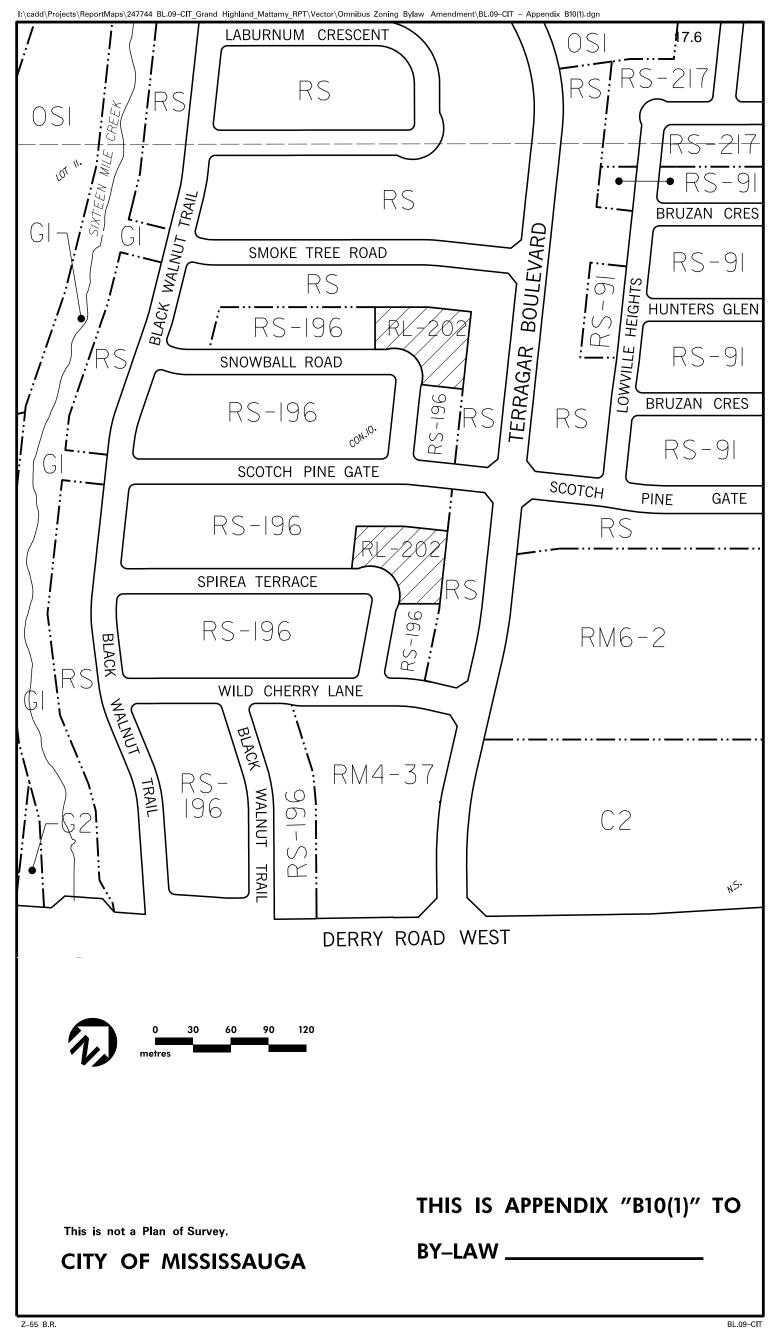
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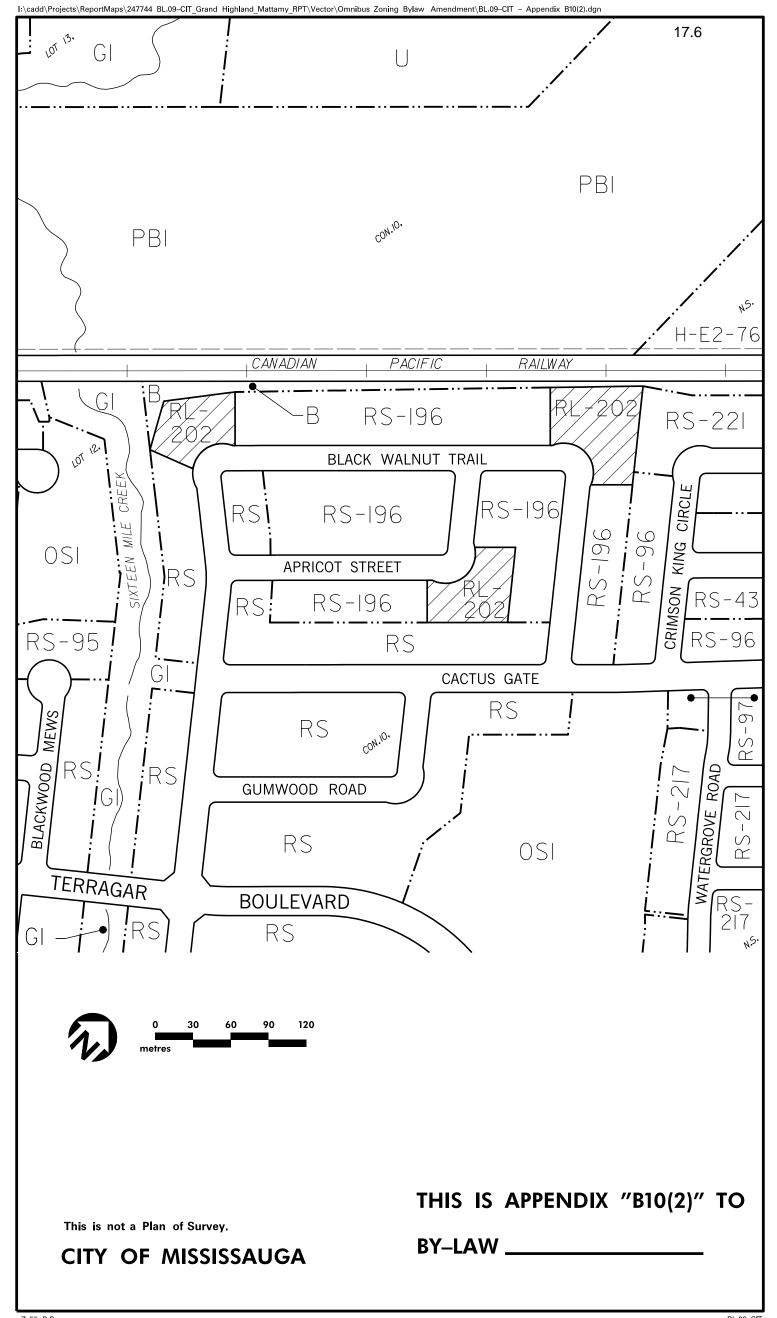
Z-31 B.R.

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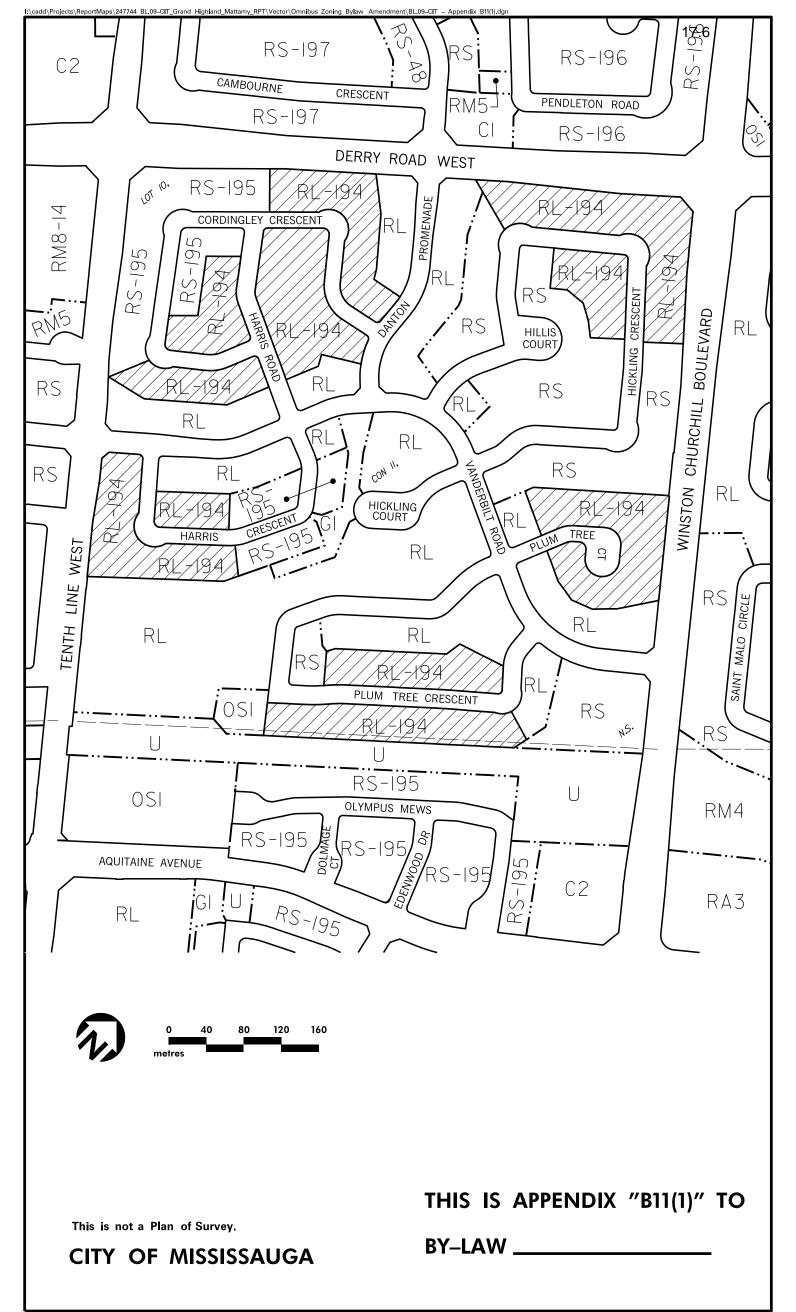
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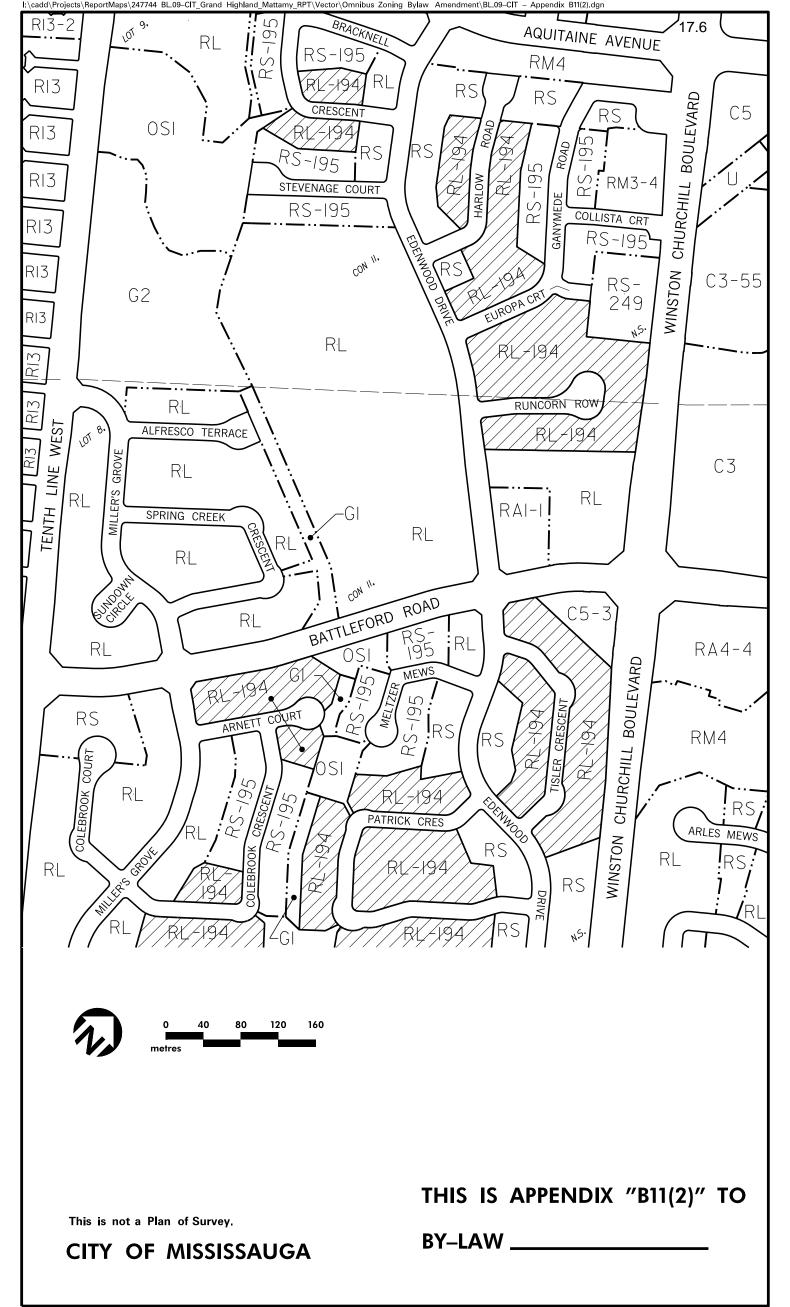


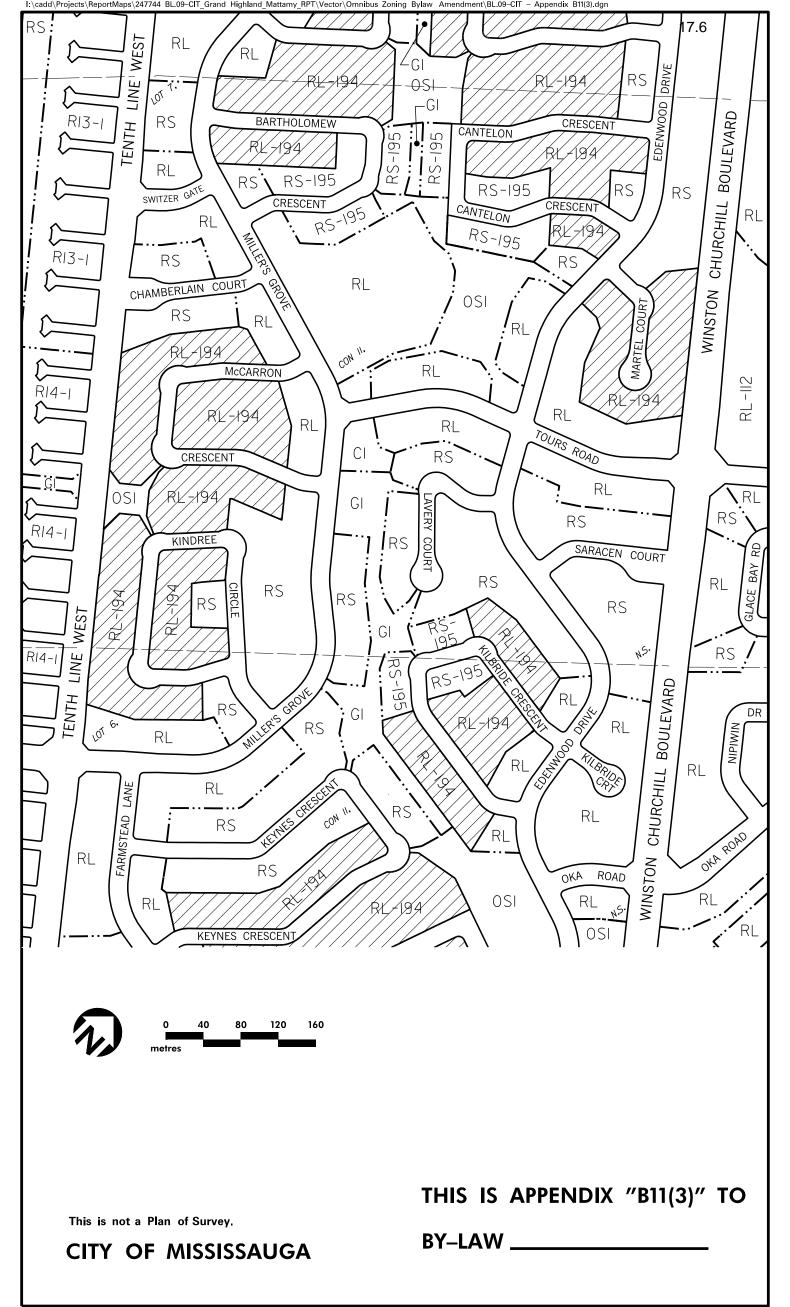


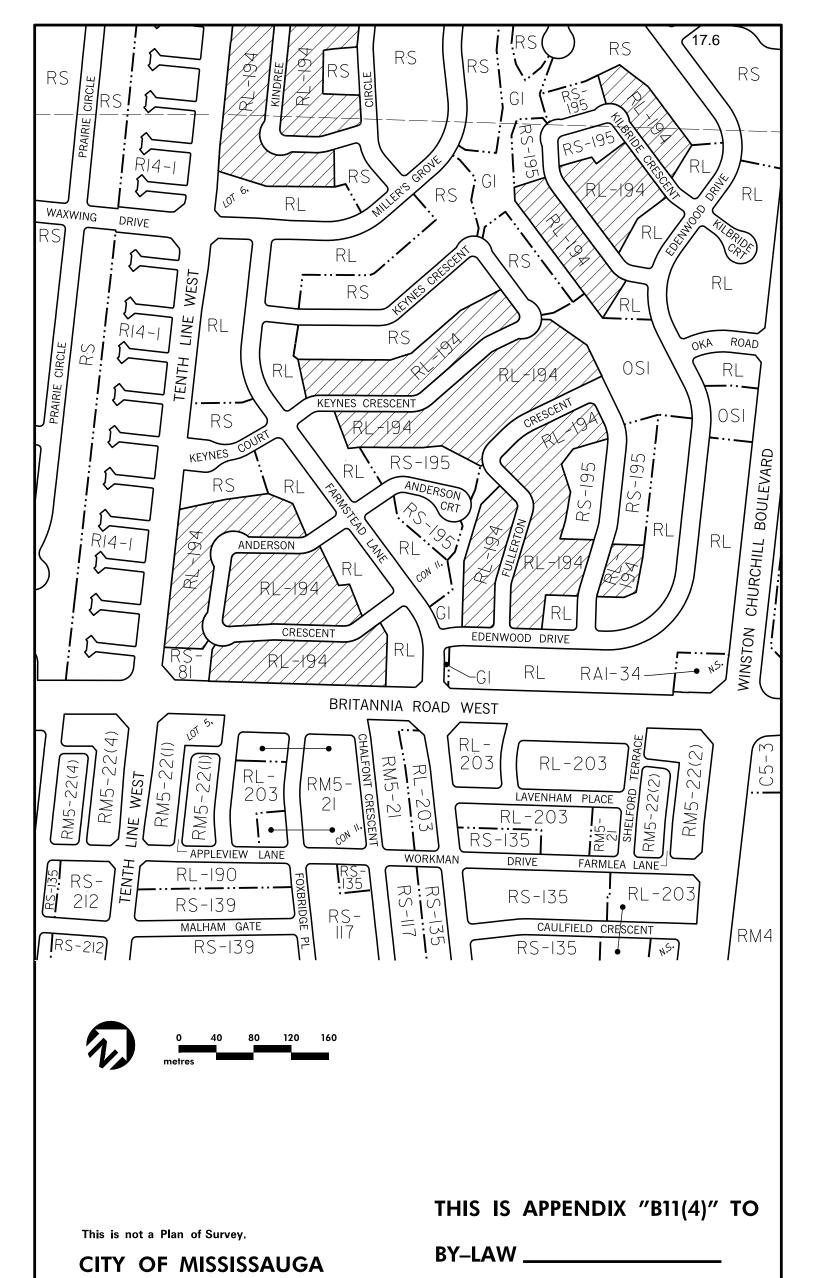


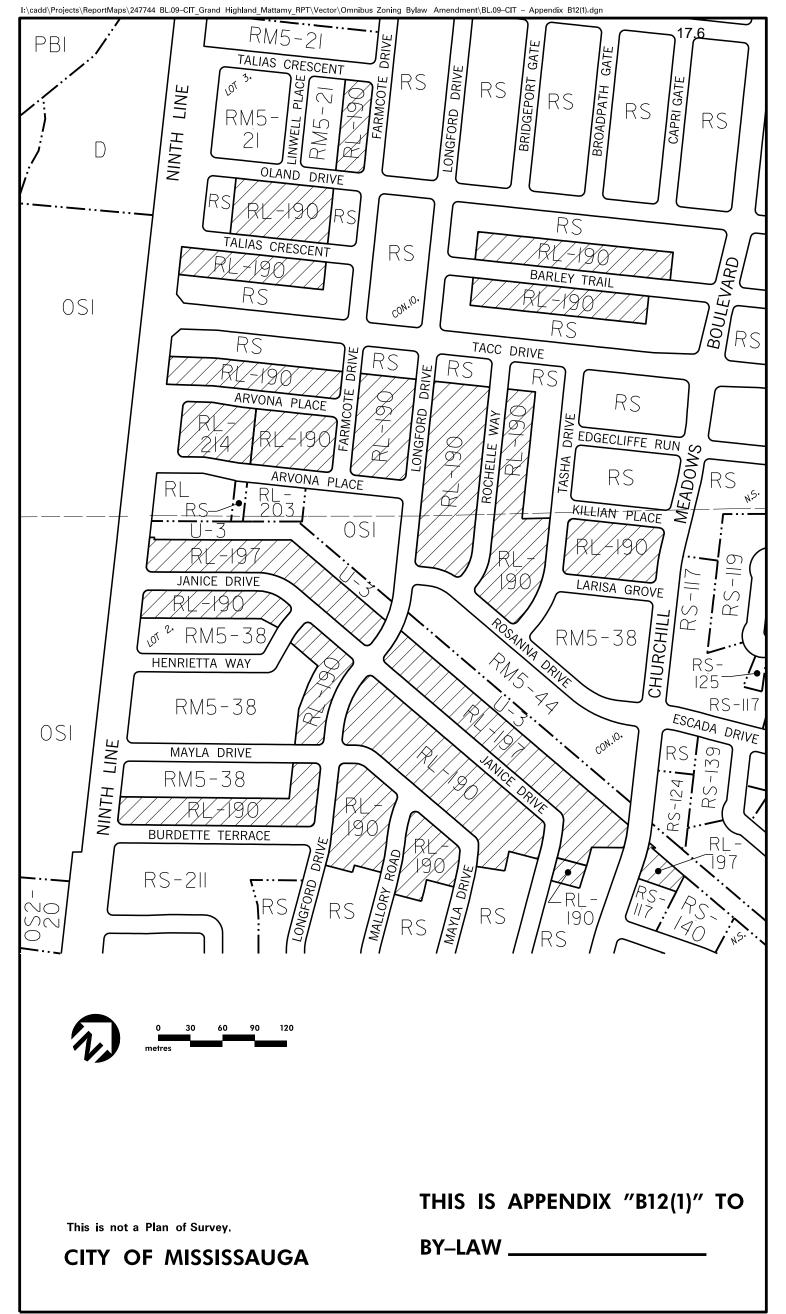
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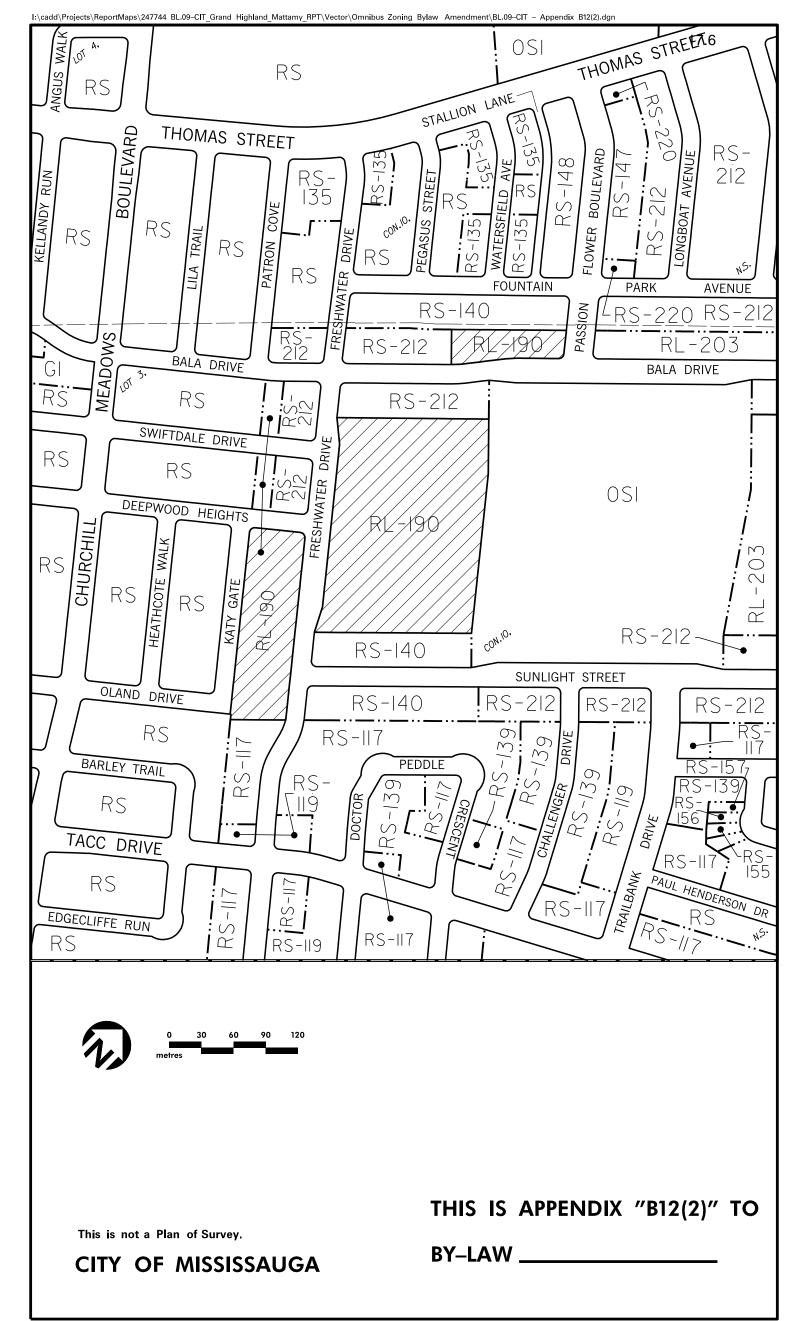


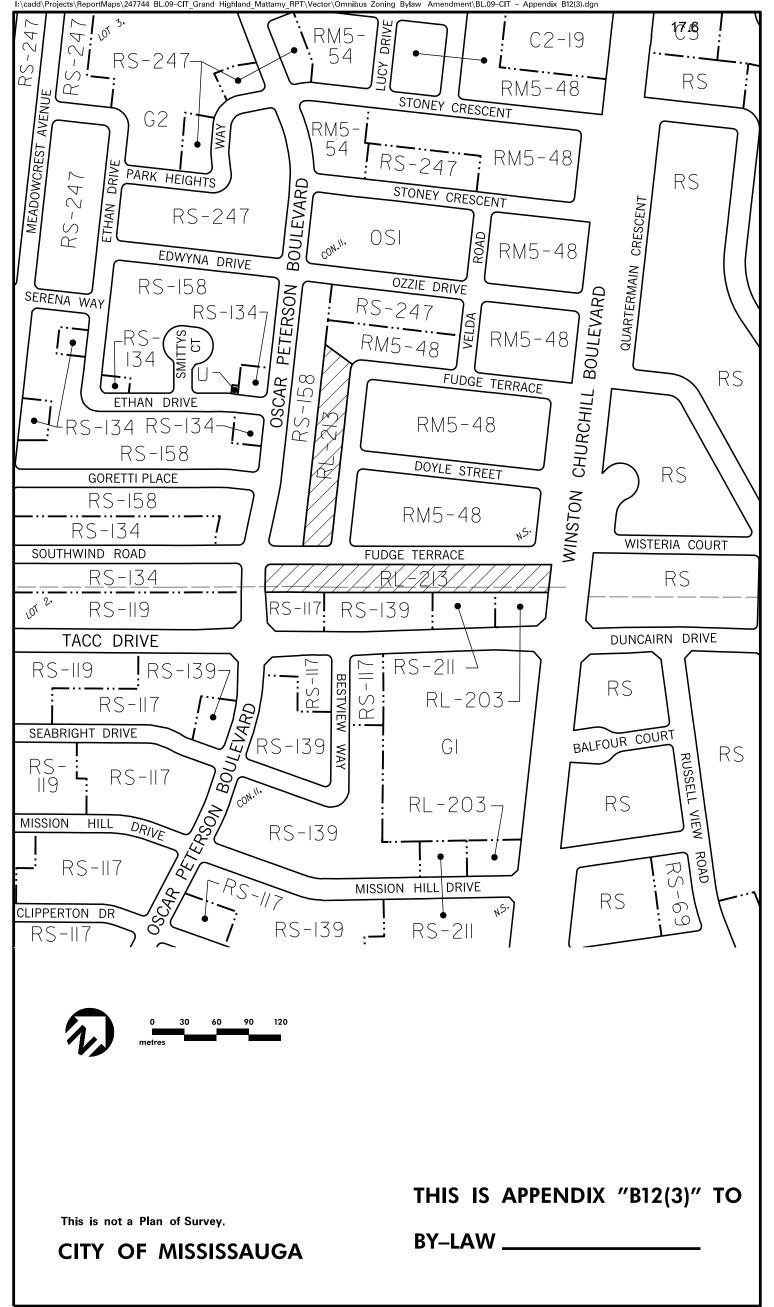












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