

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 number "five" and substituting with "six" in the definition of "**Day Care**" in Section 1.2 as follows:

Day Care	means a building, structure or part thereof, with or without an outdoor play area, used for temporary care which does not exceed 12 consecutive hours in one day, of more than five six persons. Care may be provided for children, seniors and/or disabled persons.
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2. By-law Number 0225-2007, as amended, is further amended by changing Line 3.1 and adding Lines 3.6, 3.7 and 3.8 to Table 2.1.9.4 contained in Subsection 2.1.9 as follows:

Column	A	B
Line		
3.0	A day care in a Residential Zone shall comply with the regulations of the zone in which it is located, except that:	(1)
3.1	Every lot shall have frontage on and vehicular access to a street identified on Schedules 2.1.9.2(1) or (2) of this By-law	✓
3.6	A day care is not permitted in a semi-detached, linked dwelling, townhouse, stacked townhouse, street townhouse, back to back townhouse, fourplex, attached ARU or detached ARU	✓
3.7	A day care is not permitted in a detached dwelling located in Precinct 1	✓
3.8	Notwithstanding Article 4.1.9.3 of this By-law, tandem parking is not permitted on a driveway providing required parking spaces for a day care in a detached dwelling	✓

NOTE: (1) See Subsection 2.1.23 of this By-law.

3. By-law Number 0225-2007, as amended, is further amended by adding Line 14.1 to Table 3.1.2.2 contained in Subsection 3.1.2 as follows:

Column	A	B	C	D	E	F
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
14.0	Day Care	spaces per 100 m ² GFA - non-residential	0.0	2.5	2.5	2.5
14.1	Day care located in a detached dwelling in a Residential Zone	spaces per 100 m ² GFA - non-residential	n/a	7.0	7.0	7.0

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

4.2.2.18	Exception: RL-18	Map # 13, 20	By-law:
In a RL-18 zone the permitted uses and applicable regulations shall be as specified for a RL zone except that the following uses /regulations shall apply:			
Regulation			
4.2.2.18.1	Minimum number of parking spaces for a day care located in a detached dwelling shall comply with Line 14.0 contained in Table 3.1.2.2 of this By-law		

5. By-law Number 0225-2007, as amended, is further amended by adding Sentence 4.2.2.172.9 to Exception Table 4.2.2.172 as follows:


4.2.2.172	Exception: RL-172	Map # 10	By-law: 0084-2009, 0111-2019/LPAT Order 2021 March 09, 0048-2025
Regulations			
4.2.2.172.9	Minimum number of parking spaces for a day care located in a detached dwelling shall comply with Line 14.0 contained in Table 3.1.2.2 of this By-law		

6. Map Number 13 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 "RL" to "RL-18", the zoning of Part of Lot 10, Concession 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-18" 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-18" zoning indicated thereon.

7. Map Number 20 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 "RL" to "RL-18", the zoning of Part of Lot 10, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RL-18" 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-18" zoning indicated thereon.

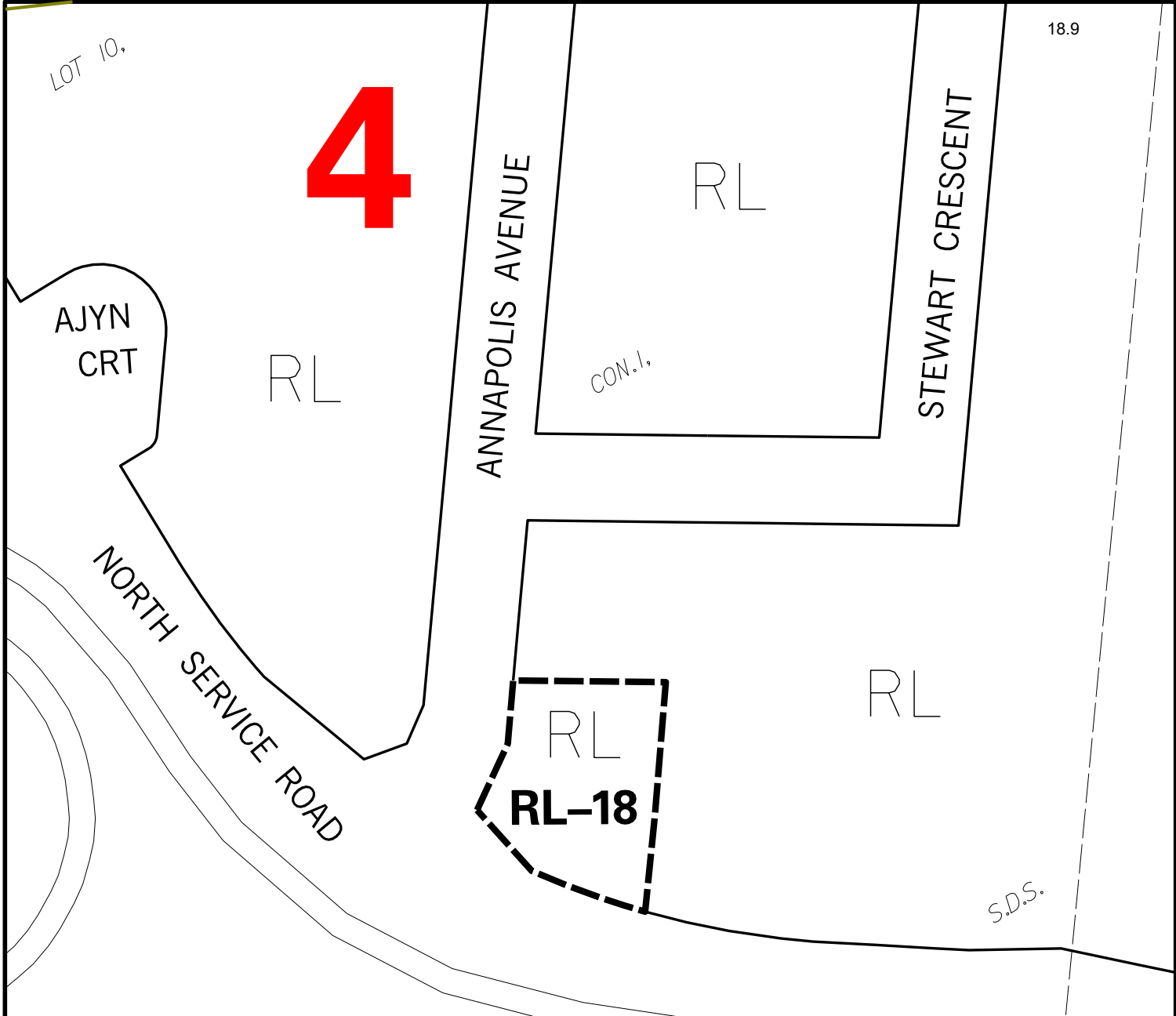
8. The greyed-out text, identified in Sections 1, 2 and 3 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

ENACTED and PASSED this _____ day of _____, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: March 30, 2026
File: BL.09-CIT

 MAYOR

 CLERK



THE QUEEN ELIZABETH WAY

SOUTH SERVICE ROAD

G2

RL



AREA SUBJECT TO REZONING

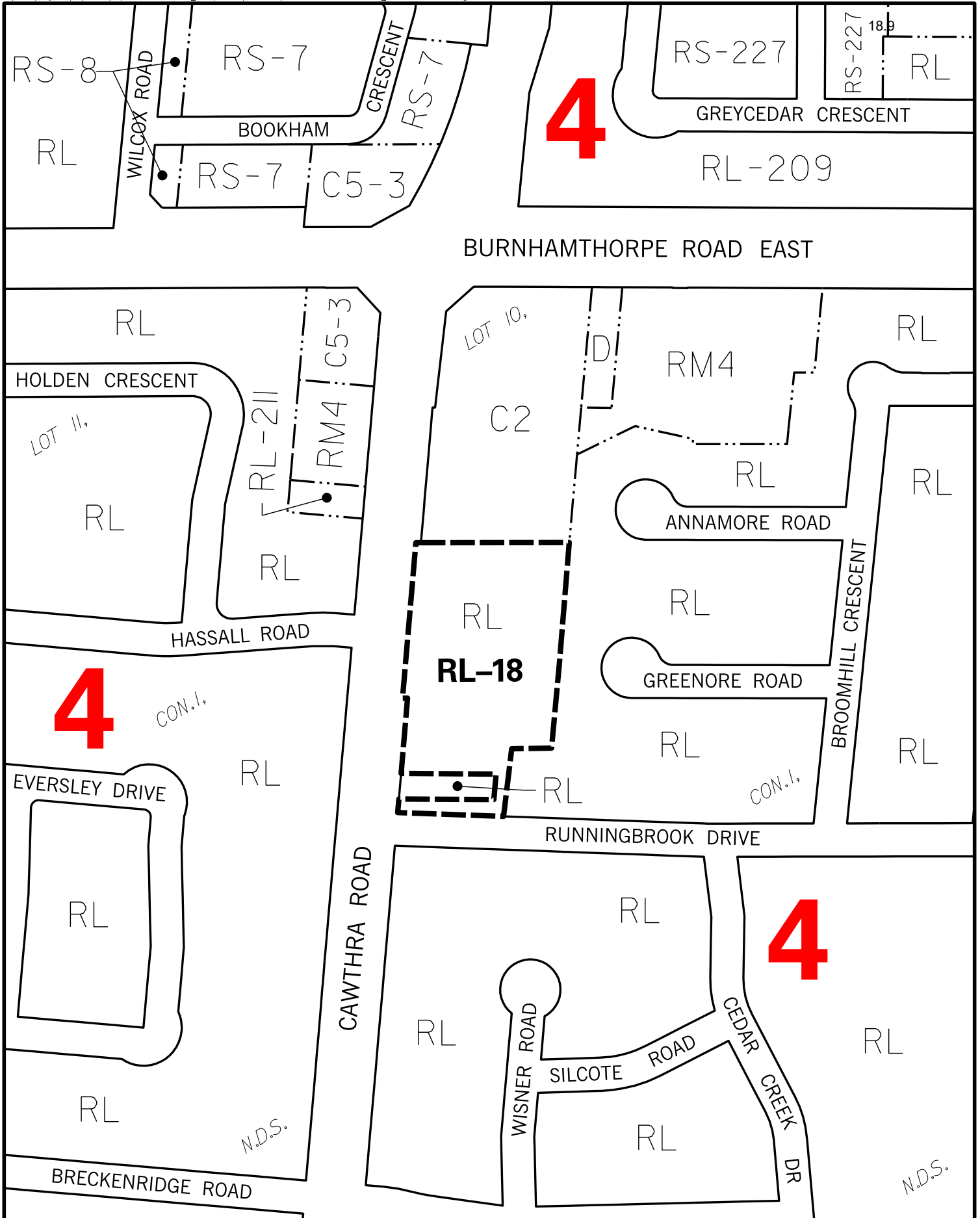
1,2,3,4

PARKING PRECINCT

**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

**THIS IS SCHEDULE "A2" TO
BY-LAW _____**

This is not a Plan of Survey.

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to update regulations in Mississauga Zoning By-law 0225-2007, as amended for day cares, including updating the definition of "day care" and introducing new regulations for day cares located in detached dwellings in Residential Zones.

Changes to the Zoning By-law include:

- updating the definition of "day care" to apply to the care of more than six persons to align with Provincial legislation for day care centres
- introducing new regulations for day cares in Residential Zones, such as, only allowing day cares to be located in detached dwellings, introducing a new parking rate for day cares in detached dwellings, prohibiting tandem parking for day cares in detached dwellings and prohibiting day cares to be located in a detached dwelling in Precinct 1

This By-law amends the zoning of the properties outlined on the attached Schedules "A1" and Schedule "A2" from "RL" (Residential Large Lot) to "RL-18" (Residential Large Lot - Exception).

"RL" permits detached dwelling, semi-detached, attached additional residential unit (ARU), detached additional residential unit (ARU) and fourplex.

"RL-18" permits detached dwelling, semi-detached, attached additional residential unit (ARU), detached additional residential unit (ARU) and fourplex requiring a minimum of 2.5 parking spaces per 100 m² of gross floor area - non-residential for a day care in a detached dwelling.

This By-law also amends the zoning provisions of the "RL-172" zone (Residential Large Lot - Exception) which applies to the property outlined on the attached Appendix "B".

"RL-172" (amended) requires a minimum of 2.5 parking spaces per 100 m² of gross floor area - non-residential for a day care in a detached dwelling.

Location of Lands Affected

All lands within the City of Mississauga.

Further information regarding this By-law may be obtained from Kelsey Martin of the City Planning and Building Department at 905-615-3200, ext. 5542.

RL

LOT 30₉

RM4

RM4

SOUTHDOWN ROAD

AMBRIDGE COURT

CON. 2₉

RL-9

RL

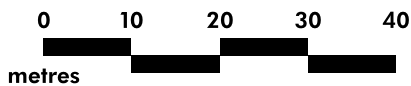
RL-172

U

U

RL-9

S.D.S.



This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS APPENDIX "B" TO
BY-LAW _____