



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0196-2023

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 word "**fourplex**" to the definition of "**Average Grade**" in Section 1.2 as follows:

Grade:	
Average Grade	means with reference to a detached dwelling, semi-detached, duplex, or triplex, or fourplex , the average of eight grade elevations, six of which are taken along the side lot lines of a lot and two of which are taken at the centreline of the street on which the lot has frontage. The first two grade elevations shall be taken at the points of intersection of the front lot line and each side lot line . The second two grade elevations shall be taken along each side property line at the minimum front yard setback requirement of the zone in which the property is located. The third two grade elevations shall be taken along each side property line at a distance of 15.0 m back from where the second two grade elevations were measured. The last two grade elevations shall be taken at the points of intersection of the street centerline and the projections of the side lot lines . (0174-2017)

2. By-law Number 0225-2007, as amended, is further amended by adding the word "**fourplex**," to the definition of "**Height**" in Section 1.2 as follows:

Height	<p>(1) means, with reference to the height of a building, structure or part thereof, except a detached dwelling, semi-detached, duplex, triplex, fourplex, townhouse, back to back townhouse or stacked townhouse, the vertical distance between the established grade and:</p> <p>(1.1) the highest point of the roof surface of a flat roof; or</p> <p>(1.2) the mean height level between the eaves and ridge of a sloped roof.</p> <p>(1.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or</p> <p>(1.4) the highest point of a structure without a roof. <i>(0325-2008), (0174-2017), (0181-2018/LPAT Order 2019 February 15)</i></p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>
Height - Highest Ridge	<p>means, with reference to the height of a building, structure or part thereof, the vertical distance between the established grade and the highest ridge of a sloped roof or the highest point of a flat roof on top of a sloped roof. <i>(0325-2008)</i></p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>
Height	<p>(2) means, with reference to the height of a detached dwelling, semi-detached, duplex, or triplex, or fourplex, the vertical distance between the average grade and:</p> <p>(2.1) the highest point of the roof surface of a flat roof, including a parapet; or</p> <p>(2.2) the mean height level between the eaves and ridge of a sloped roof.</p> <p>(2.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or</p> <p>(2.4) the highest point of a structure without a roof. <i>(0325-2008), (0174-2017), (0158-2023)</i></p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>
	<p>(3) means, with reference to the height of a townhouse, back to back townhouse and stacked townhouse, the vertical distance between the context grade and:</p> <p>(3.1) the highest point of the roof surface of a flat roof, including a parapet; or</p> <p>(3.2) the mean height level between the eaves and ridge of a sloped roof.</p> <p>(3.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or</p> <p>(3.4) the highest point of a structure without a roof. <i>(0181-2018/LPAT Order 2019 February 15), (0158-2023)</i></p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>
Height - Highest Ridge	<p>means, with reference to the height of a detached dwelling, semi-detached, duplex, or triplex, or fourplex, the vertical distance between the average grade and the highest ridge of a sloped roof or the highest point of a flat roof on top of a sloped roof. <i>(0325-2008), (0174-2017)</i></p> <p>See Illustration No. 6 - Section 1.3 - Illustrations</p>

3. By-law Number 0225-2007, as amended, is further amended by adding the following Definition to Section 1.2:

Housing Types:

Fourplex means a **building** that is divided horizontally and/or vertically into four separate **dwelling units**, each with an entrance that is either independent or through a common vestibule.

4. By-law Number 0225-2007, as amended, is further amended by adding Line 8.1 to Table 3.1.2.1 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
8.1	Fourplex	spaces per unit	0.5	0.5	0.5	0.5

5. By-law Number 0225-2007, as amended, is further amended by adding the word "**fourplex**" to Article 4.1.3.1 contained in Subsection 4.1.3 as follows:

4.1.3.1 **Play equipment** is permitted accessory to a **detached, semi-detached, linked, duplex, triplex, fourplex** and **street townhouse** and shall comply with the regulations contained in Table 4.1.3.1 - Play Equipment Regulations. (0297-2013), (0181-2018/LPAT Order 2019 February 15)

6. By-law Number 0225-2007, as amended, is further amended by adding the word "**fourplex**" to Article 4.1.3.2 contained in Subsection 4.1.3 as follows:

4.1.3.2 **Play equipment** accessory to a **detached, semi-detached, linked, duplex, triplex, fourplex** and **street townhouse** that does not comply with the regulations contained in Table 4.1.3.1 - Play Equipment Regulations shall be considered to be an **accessory building** or **structure** and shall comply with the regulations contained in Table 4.1.2.2 - Accessory Buildings and Structures. (0297-2013), (0181-2018/LPAT Order 2019 February 15)

7. By-law Number 0225-2007, as amended, is further amended by adding the word "**fourplex**" to Article 4.1.4.1 contained in Subsection 4.1.4 as follows:

4.1.4.1 An outdoor **swimming pool** is permitted accessory to a **detached, semi-detached, linked, duplex, triplex, fourplex** and **street townhouse** subject to the following regulations: (0297-2013), (0181-2018/LPAT Order 2019 February 15)

8. By-law Number 0225-2007, as amended, is further amended by adding the word "**fourplex**" to Subsection 4.1.5 contained in Section 4.1 as follows:

4.1.5 **Encroachments and Projections**

Unless otherwise regulated within this By-law, all required **yards** for **detached, semi-detached, linked, duplex, triplex, fourplex** and **street townhouses** shall be unobstructed except for the following:
(0297-2013), (0181-2018/LPAT Order 2019 February 15)

9. By-law Number 0225-2007, as amended, is further amended by adding the words "**fourplex**" and "a **rear lot line** and" to Article 4.1.9.4 contained in Subsection 4.1.9 as follows:

4.1.9.4 The nearest part of a **driveway** or any other **parking area** for a **detached, semi-detached, linked, duplex, triplex, fourplex** and end unit of a **street townhouse** shall be a minimum distance of 0.6 m from a **rear lot line** and any side **lot line** other than the common side **lot line** separating an attached **semi-detached**, an attached **street townhouse** or a detached **garage** with a joint party wall;
(0325-2008), (0297-2013), (0174-2017), (0181-2018/LPAT Order 2019 February 15)

10. By-law Number 0225-2007, as amended, is further amended by adding Subsection 4.1.23 to Section 4.1 as follows:

4.1.23 Fourplex

- 4.1.23.1 In addition to the provisions contained in Parts 1 to 3 and Section 4.1 (excluding Subsection 4.1.1 until such time as By-law 0174-2023 is in force and effect) of this By-law, new **fourplexes** shall comply with the provisions contained in Table 4.1.23.1 - New Fourplex.

Table 4.1.23.1 - New Fourplex

Column	A	B
Line		
1.0	A new fourplex is permitted only in these zones	R1 to R11, R15, R16, RM1, RM2 and RM7
2.0	MINIMUM LOT AREA	
2.1	Interior lot	295 m ²
2.2	Corner lot	415 m ²
3.0	MINIMUM LOT FRONTAGE	
3.1	Interior lot	9.75 m
3.2	Corner lot	13.5 m
4.0	MAXIMUM LOT COVERAGE	✓ ⁽¹⁾
5.0	MINIMUM FRONT YARD	6.0 m
6.0	MINIMUM EXTERIOR SIDE YARD	4.5 m
7.0	MINIMUM INTERIOR SIDE YARD	1.2 m
8.0	MINIMUM REAR YARD	7.5 m
9.0	MAXIMUM DWELLING UNIT DEPTH	20.0 m
10.0	MAXIMUM HEIGHT - HIGHEST RIDGE: sloped roof	10.6 m
11.0	MAXIMUM HEIGHT: flat roof	8.1 m
12.0	PARKING AND DRIVEWAY	
12.1	Minimum parking spaces	✓ ⁽²⁾⁽³⁾
12.2	Maximum driveway width	6.0 m ⁽⁴⁾

- NOTES: (1) See Article 4.1.23.3 of this By-law.
 (2) See Subsection 4.1.9 of this By-law.
 (3) See Part 3 of this By-law.
 (4) See Part 3 and Subsection 4.1.9 of this By-law.

4.1.23.2 The conversion of a **detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex** to a **fourplex** is permitted subject to the provisions contained in Table 4.1.23.2 and Article 4.1.23.4 of this By-law.

Table 4.1.23.2 - Conversion of an Existing Detached Dwelling, Semi-Detached, Linked Dwelling, Street Townhouse, Duplex and Triplex to a Fourplex

Column	A	B
Line		
1.0	Conversion of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex legally existing on <u>Dec 6, 2023</u> , to a fourplex shall comply with the regulations of the zone in which it is located	✓ (1)
2.0	The enlargement of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex , legally existing on <u>Dec 6, 2023</u> for the purposes of conversion to a fourplex shall not be permitted	✓

NOTE: (1) See Article 4.1.23.4 of this By-law.

4.1.23.3 The overall maximum **lot coverage** of a **lot** shall be permitted to increase by up to an additional 10% from the base zone requirement, of which 10% is solely calculated towards a new **fourplex**.

4.1.23.4 Notwithstanding the provisions of Line 12.2 contained in Table 4.1.23.1, Line 1.0 contained in Table 4.1.23.2, and Articles 4.1.9.1 and 4.1.9.2 of this By-law, maximum **driveway** width shall not apply to a **parking area** in a **rear yard**, subject to the following:

- (1) the **parking area** shall only be accessed by a **driveway** in an **interior side yard** or **rear yard**;
- (2) maximum of four **parking spaces** within the **parking area**.

11. The greyed-out text, identified in Sections 1, 2, 5 to 9 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 6th day of December, 2023.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: November 24, 2023
File: CD.06-INC (All Wards)

Bonnie Currie

MAYOR

W. T. Rusow

CLERK

APPENDIX "A" TO BY-LAW NUMBER 0196-2023

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit new fourplexes and conversions of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes in low-rise residential lots within neighbourhoods.

Amendments include a new definition of fourplex, a new parking rate, inclusion of fourplex in the General Provisions for Residential Zones, and regulations associated with new fourplexes and conversions of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes.

Location of Lands Affected

All lands in the City of Mississauga.

Further information regarding this By-law may be obtained from Jordan Lee of the City Planning and Building Department at 905-615-3200 ext. 5732.

<http://teamsites.mississauga.ca/sites/18/bylaws/cd.06-inc-fourplexes.by-law.jl.jmcc.docx>