

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2025

A by-law to amend By-law Number 0225-2007, as amended.

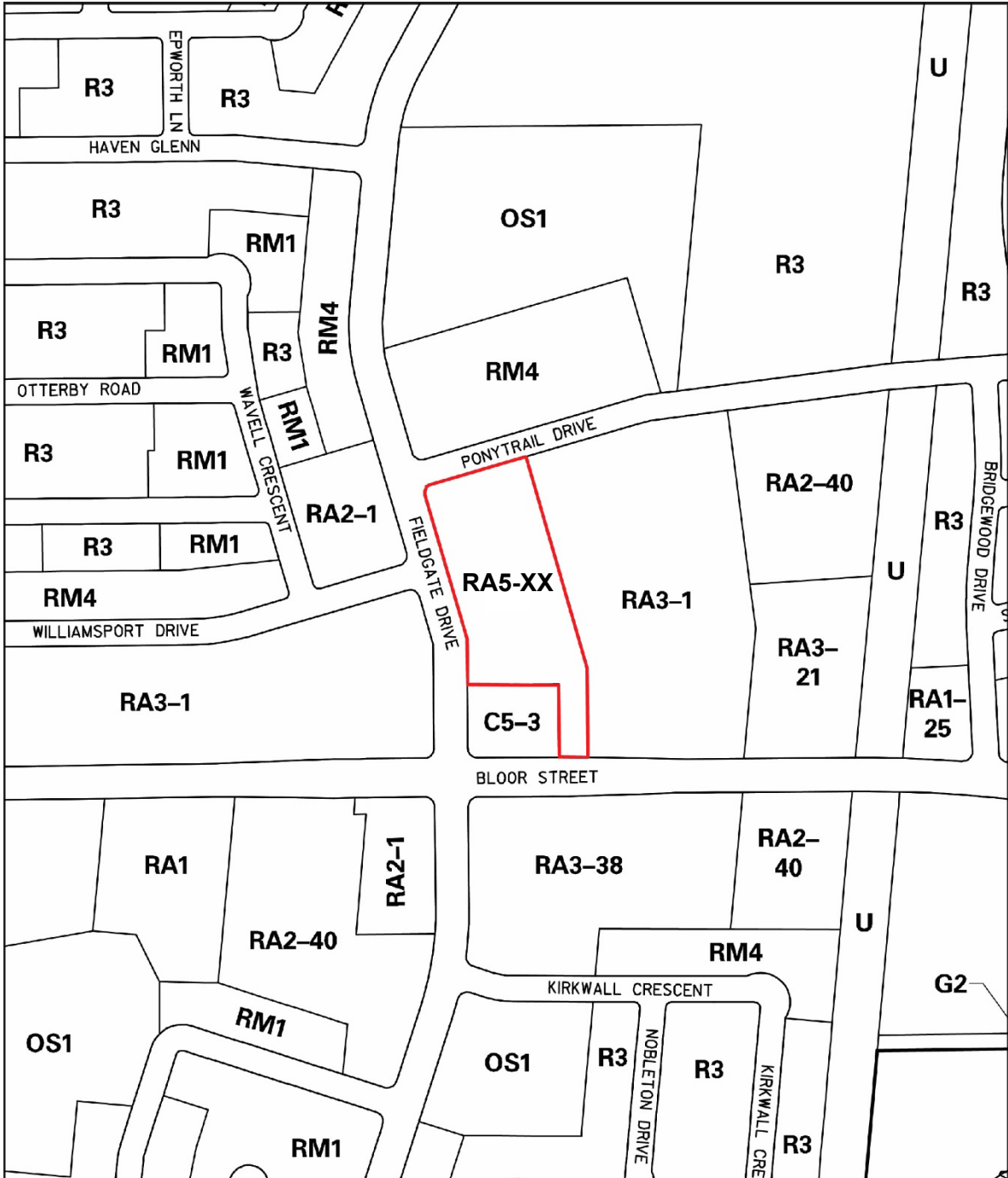
WHEREAS pursuant to Section 34 and 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Council of a local municipality may pass a zoning by-law;

NOW THEREFORE, the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. The lands subject to this By-law consist of Block J, Registered Plan 719, City of Mississauga, as shown on Schedule "A" attached hereto, and that Schedule "A" forms part of this By-law.
2. The various heights, setbacks, stepback, and separation distances are reflected on Schedule "B".
3. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Exception Table 4.15.6.XX and adding the following:

4.15.6.XX	Exception RA5-XX	Map #19	By-law: XXX-2023
In a RA5 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Uses</b>			
4.15.6.XX.1	(1) Retail Store (2) Restaurant (3) Convenience Restaurant (4) Take-out Restaurant (5) Veterinary Clinic (6) Animal Care Establishment (7) Funeral Establishment (8) Service Establishment (9) Commercial School (10) Financial Institution (11) Medical Office (12) Office (13) Recreational Establishment (14) Entertainment Establishment (15) Private School (16) Day Care		
<b>Zone Regulations</b>			
4.15.6.XX.2	<b>Maximum Floor Space Index- Apartment Zone</b>		2.91
<b>MINIMUM FRONT YARDS</b>			
4.15.6.XX.3	For that portion of the dwelling with a height less than or equal to 13.0 m		4 m
4.15.6.XX.4	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m		4 m

4.15.6.XX.5	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	Building A: 7 m Building C: 6.9 m
4.15.6.XX.6	For that portion of the dwelling with a height greater than 26.0 m	Building A: 7 m Building C: 6.9 m
	ENCROACHMENTS AND PROJECTIONS	
4.15.6.XX.7	Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	Building A: 3 m Building C: 1.5 m
4.15.6.XX.8	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	Building A: 3 m Building C: 1.5 m
	PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES	
4.15.6.XX.9	Minimum number of resident <b>parking spaces</b> per apartment <b>dwelling unit</b>	0.75
4.15.6.XX.10	Minimum number of residential visitor and commercial <b>parking spaces</b>	143
	MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREAS	
4.15.6.XX.11	Minimum Landscaped Area	Without parkland: 17% With parkland: 24.5%
4.15.6.XX.12	Minimum amenity area to be provided outside at grade	0 m <sup>2</sup>
4.15.6.XX.13	<b>Required Number of Loading Spaces for Apartment and/or Retirement Buildings</b> One <b>loading space</b> per <b>apartment</b> and/or <b>retirement building</b> containing a minimum of 30 <b>dwelling units</b> , shall be required	1
4.15.6.XX.14	<b>Required Number of Loading Spaces for Non-Residential Uses</b> Greater than 2,350 m <sup>2</sup> but less than or equal to 7,500 m <sup>2</sup>	2
4.15.4.X.X.10	All site development plans shall comply with Schedule RA5-XX of this Exception	



THIS IS SCHEDULE "A"  
 TO BY-LAW AMENDMENT NO. XXX-2025

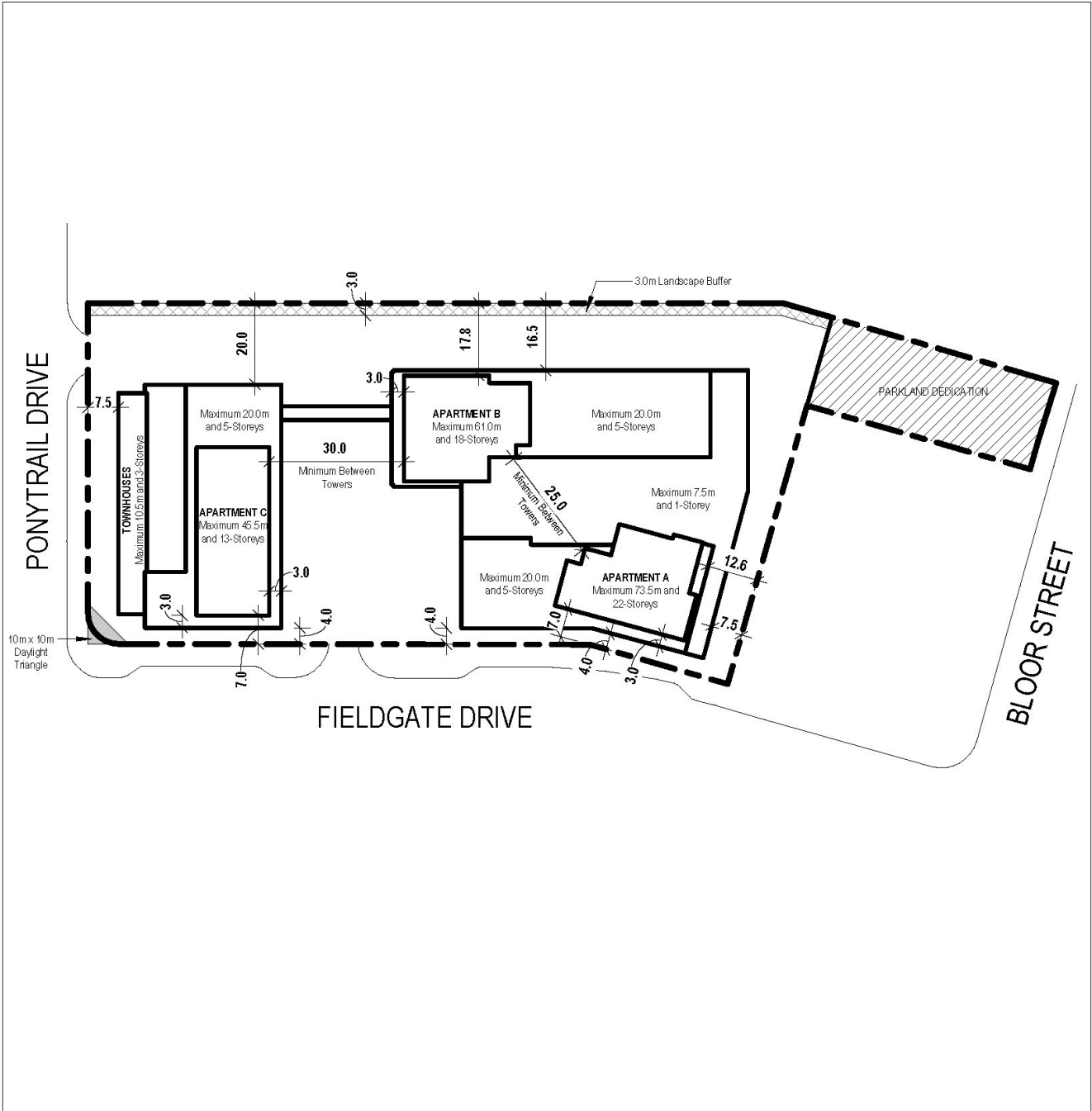
LOCATION:  
 BLOCK J, REGISTERED PLAN 719  
 City of Mississauga  
 Regional Municipality of Peel  
 Subject Property (3403-3445 Fieldgate Drive)

Not to Scale



January XX, 2025






**Sajecki** »  
**Planning**



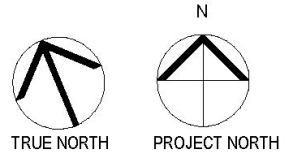
THIS IS SCHEDULE "B"  
TO BY-LAW AMENDMENT NO. XXX-2024

LOCATION:  
BLOCK "J"  
REGISTERED PLAN 719  
City of Mississauga  
Regional Municipality of Peel  
Subject Property (3403-3445 Fieldgate Drive)

Not to Scale

-  BUILDABLE AREA
-  ZONE BOUNDARY
-  LANDSCAPE BUFFER
-  DAYLIGHT TRIANGLE
-  PARKLAND DEDICATION

Note: All measurements are in metres  
and are minimum setbacks or  
dimensions, unless otherwise noted.



December XX, 2024