

## HOW TO CHECK THE ZONING OF A PROPERTY ON-LINE

NOTE: The City of Mississauga provides the following information with the understanding that it is not guaranteed to be correct or complete, and conclusions drawn or decisions made from such information are the responsibility of the user. The City of Mississauga assumes no responsibility for its use. All information contained on the website should be confirmed with City of Mississauga staff. The final interpretation of any aspect of the City's Zoning By-law is the responsibility of the City's Zoning Administrator

Go to the City's Property Information search page at:  
<http://www.mississauga.ca/portal/services/property>

In the **Find by Address** area, start typing the street name – a list of street names will appear – click on your street  
Type in the street number

Click on the **SUBMIT** button

Information about the property is displayed including:

- property details
- the zoning of the property
- development applications that have been submitted
- previous Committee of Adjustment applications
- whether the property has a heritage designation

On the Property Detail tab shown below, information about whether the property is subject to Site Plan Control is also indicated.

Click on the Zoning Information Tab to find the zoning of the property

The screenshot shows a web interface with a navigation bar at the top containing tabs: Property Details, Zoning Information (circled), Building Permits, Development Applications, Committee of Adjustment, Heritage, and Map It. Below the tabs is a section titled 'PROPERTY DETAILS' with a link to 'View Another Property'. The property details are as follows:

Address:	300 CITY CENTRE DR	Ward:	4
Legal Description:	CON 2 NDS PT LT 18, 43R9721 PT OF PART 1	Councillor:	FRANK DALE
Roll Number:	21-05-040-154-00810-0000	Area:	19738.75 SM
Common Name:	CIVIC CENTRE, CELEBRATION SQUARE N P-350	Depth:	0.00 M
Property Code:	LGE OFFICE MULTI>7500 S.F.	Frontage:	0.00 M
		Status:	Registered

A yellow highlighted box contains the following text:

**Site Plan Control**  
This property is subject to Site Plan Control By-law regulations. Properties subject to the regulations of the Site Plan Control By-law require that the owner receive site plan approval from the Development and Design Division for any new development on-site or addition. This requirement is necessary prior to the issuance of a building permit. To read more about the Site Plan Approval process please [click here](#).

The zoning of properties fall into 2 categories – Base Zones (e.g. R1, R5, E1) and Exception Zones (e.g. R1-15, E1-33, RM7-23).

The Base Zones are listed below. If a property has a base zone designation such as R4, all the standard zoning requirements such as permitted uses, set-backs, parking requirements, lot size apply to the property.

In an Exception Zone, such as R2-34, exceptions have been made to the zoning requirements. For example, the minimum lot frontage may be reduced to 14.6m from the required 15m frontage in the Base Zone - all other requirements of the Zoning By-law must be met.

2 Related Articles Print

Categories	Base Zone Symbols
Residential Zones	Detached Dwelling Zones R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16
	Semi-Detached Dwelling Zones RM1, RM2, RM3
	Townhouse Dwelling Zones RM4, RM5, RM6
	Horizontal Multiple Dwelling Zones RM7, RM8, RM9
	Apartment Dwelling Zones RA1, RA2, RA3, RA4, RA5
Office Zone	O
Commercial Zones	C1, C2, C3, C4, C5
City Centre Zones	CC1, CC2, CC3, CC4, CCOS
Employment Zones	E1, E2, E3
Open Space Zones	OS1, OS2, OS3
Greenbelt Zones	G1, G2
Parkway Belt Zones	PB1, PB2
Other Zones	Utility Zone U
	Institutional Zone I
	Development Zone D
	Buffer Zone B

PROPERTY ZONING INFORMATION <span style="float: right;">▢ <a href="#">View Another Prop</a></span>				
Address:	RD			
Legal Description:	PLAN	LOT 80		
Roll Number:	21-05-010-061-			
<b>Zoning Information</b>				
The zone(s) for this property are listed below. Please <a href="#">click here</a> to access our online zoning by-law.				
<b>By-law In Force</b>				
Zone	Master Bylaw	Enacting Bylaw	OMB Case / File No.	Status
R3	0225-2007	BL-0225/07	N/A	IN FORCE

The property in this example is zoned R3, which is a Base Zone as there are no other numbers indicated after "R3".

**PROPERTY ZONING INFORMATION** [View Another Property](#)

Address: CRES  
 Legal Description: PLAN LOT 129  
 Roll Number: 21-05-040-155-

**Zoning Information**  
 The zone(s) for this property are listed below. Please [click here](#) to access our online zoning by-law.

**By-law In Force**

Zone	Master Bylaw	Enacting Bylaw	OMB Case / File No.	Status
R4-15	0225-2007	BL-0379/09	N/A	IN FORCE

The property in this example is zoned R4-15, which is an Exception Zone, as indicated by the “-15” after the R4.

“[click here](#)” will take you directly to the City’s interactive zoning by-law

**MISSISSAUGA's**  
**INTERACTIVE ZONING BY-LAW**

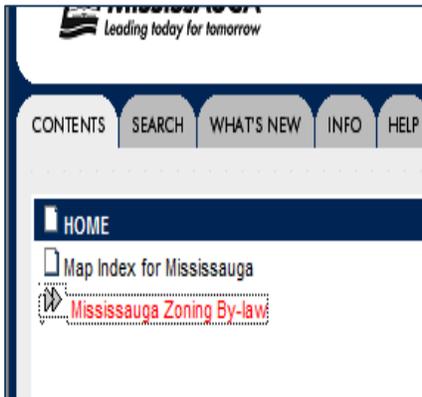
When you click on the Launch Zoning By-law button you will be redirected to another website. Orderline is contracted by the City of Mississauga to publish our Zoning By-law both online and in printed form.

By clicking on the Launch Zoning By-law button you are acknowledging that you have read and agreed to the Terms of Use and Privacy notice.

[Launch Zoning By-law](#)

Click on “Launch Zoning By-law” button

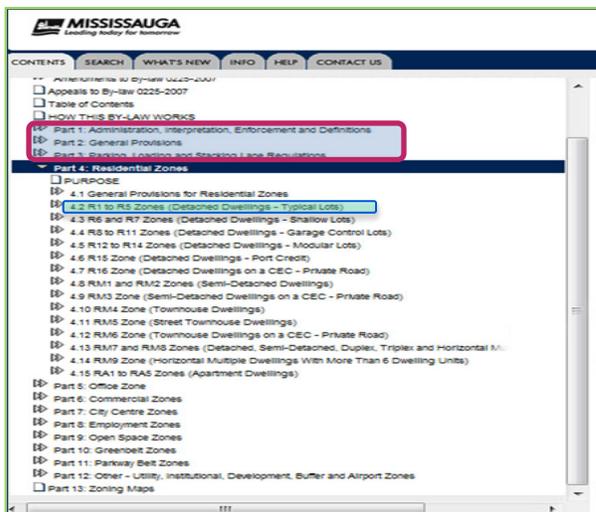
Under the Contents Tab, click on “Mississauga Zoning By-law”



## BASE ZONES

If the property is within a Base Zone (R4, RM5, etc.), review the following sections:

- Part 1 – Administration, Interpretation, Enforcement and Definitions
- Part 2 -General Provisions
- Part 3 – Parking, Loading and Stacking Lane Regulations
- Parts 4-12 - the applicable Zone Category General Provisions (e.g. Part 4-Residential)
- Click on the double arrow to the left of the Category to open the drop down menu
- Select the applicable Base Zone provisions (e.g. R4) – click on the double arrow to reveal the drop down menu



In this example, a table will appear showing the permitted uses and regulations for the R1 to R5 Base Zone. Scroll down to view all the applicable regulations.

**MISSISSAUGA ZONING BY-LAW**

4.2.1 R1 to R5 Permitted Uses and Zone Regulations

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this zone regulations specified within the applicable zone column contained in Table 4.2.1 - R1 to R5 Permitted Uses

Table 4.2.1 - R1 to R5 Permitted Uses and Zone Regulations

Column	A	B	C	D	E	F
Line	ZONES	R1	R2	R3	R4	R5
<b>PERMITTED USES</b>						
2.0	RESIDENTIAL					
2.1	<a href="#">Detached Dwelling</a>	✓ (1)	✓ (1)	✓ (1)	✓ (1)	✓ (1)
<b>ZONE REGULATIONS</b>						
3.0	MINIMUM LOT AREA					
3.1	<a href="#">Interior lot</a>	750 m <sup>2</sup>	695 m <sup>2</sup>	550 m <sup>2</sup>	365 m <sup>2</sup>	295 m <sup>2</sup>
3.2	<a href="#">Corner lot</a>	855 m <sup>2</sup>	810 m <sup>2</sup>	720 m <sup>2</sup>	500 m <sup>2</sup>	415 m <sup>2</sup>

## How to Read the Table

The Permitted Uses section lists all the uses that are permitted in the Base Zone.

For a R4 zoned property:

- Permitted Uses – Detached Dwelling as indicated by the check-mark under Column “E”, R4
- The <sup>(1)</sup> next to the check mark means that there is a Note - scroll down to the bottom of the table to read the note.

Column	A	B	C	D	E	F
Line	ZONES	R1	R2	R3	R4	R5
<b>PERMITTED USES</b>						
2.0	RESIDENTIAL					
2.1	<a href="#">Detached Dwelling</a>	✓ (1)	✓ (1)	✓ (1)	✓ (1)	✓ (1)

Note (1) below advises that you must also refer to other subsections in the By-law. Click on the interactive links that are highlighted in **blue** to go directly to the subsection.

<b>NOTES:</b> (1) See also Subsections <a href="#">4.1.1</a> , <a href="#">4.1.16</a> and <a href="#">4.1.17</a> of this By-law.					
(2) See also Subsections <a href="#">4.1.7</a> and <a href="#">4.1.8</a> of this By-law.					
(3) See Subsection <a href="#">4.1.12</a> of this By-law.					
(4) See Subsection <a href="#">4.1.9</a> of this By-law.					

Column	A	B	C	D	E	F
Line 1.0	ZONES	R1	R2	R3	R4	R5
PERMITTED USES						
2.0	RESIDENTIAL					
2.1	Detached Dwelling	✓ (1)	✓ (1)	✓ (1)	✓ (1)	✓ (1)
ZONE REGULATIONS						
3.0	MINIMUM LOT AREA					
3.1	Interior lot	750 m <sup>2</sup>	695 m <sup>2</sup>	550 m <sup>2</sup>	365 m <sup>2</sup>	295 m <sup>2</sup>
3.2	Corner lot	835 m <sup>2</sup>	810 m <sup>2</sup>	720 m <sup>2</sup>	500 m <sup>2</sup>	415 m <sup>2</sup>
4.0	MINIMUM LOT FRONTAGE					
4.1	Interior lot	22.5 m	18.0 m	15.0 m	12.0 m	9.75 m
4.2	Corner lot	22.5 m	21.0 m	19.5 m	16.5 m	13.5 m
5.0	MAXIMUM LOT COVERAGE	25%	30%	35%	40%	40%
6.0	MINIMUM FRONT YARD					
6.1	Interior lot	9.0 m <sup>(2)(7)</sup>	9.0 m <sup>(2)</sup>	7.5 m <sup>(2)</sup>	6.0 m <sup>(2)</sup>	4.5 m <sup>(2)</sup>

The Zone Regulations section sets out all the regulations for the Base Zone.

For example, for a R4 zoned property (interior lot) the:

- Minimum lot area for an interior lot is 365m<sup>2</sup>
- Minimum lot frontage for an interior lot is 12.0m
- Minimum front yard for an interior lot is 6.0m <sup>(2)</sup>
- check Note #2 at the bottom of the table for more information

Continue down to the end of the table to view all the regulations

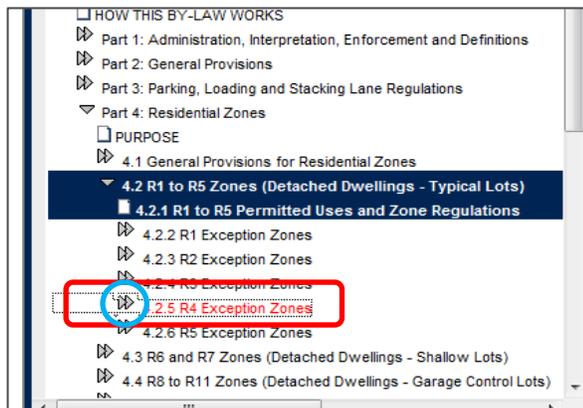
Accessory Buildings and Structures, such as sheds, detached garages, and gazebos are permitted in an R4 zone, as indicated by the check-mark in the table below. Refer to Note (6) for further information.

12.1	Attached garage	Permitted <sup>(3)</sup>	Permitted <sup>(3)</sup>	Permitted <sup>(3)</sup>	Permitted <sup>(3)</sup>	Required <sup>(3)</sup>
12.2	Minimum parking spaces	✓ <sup>(4) (5)</sup>	✓ <sup>(4) (5)</sup>	✓ <sup>(4) (5)</sup>	✓ <sup>(4) (5)</sup>	✓ <sup>(4) (5)</sup>
12.3	Maximum driveway width	Lesser of 8.5 m or 50% of lot frontage <sup>(4)</sup>	Lesser of 8.5 m or 50% of lot frontage <sup>(4)</sup>	Lesser of 8.5 m or 50% of lot frontage <sup>(4)</sup>	Lesser of 8.5 m or 50% of lot frontage <sup>(4)</sup>	6.0 m <sup>(4)</sup>
13.0	<b>ACCESSORY BUILDINGS AND STRUCTURES</b>	✓ <sup>(6)</sup>	✓ <sup>(6)</sup>	✓ <sup>(6)</sup>	✓ <sup>(6)</sup>	✓ <sup>(6)</sup>

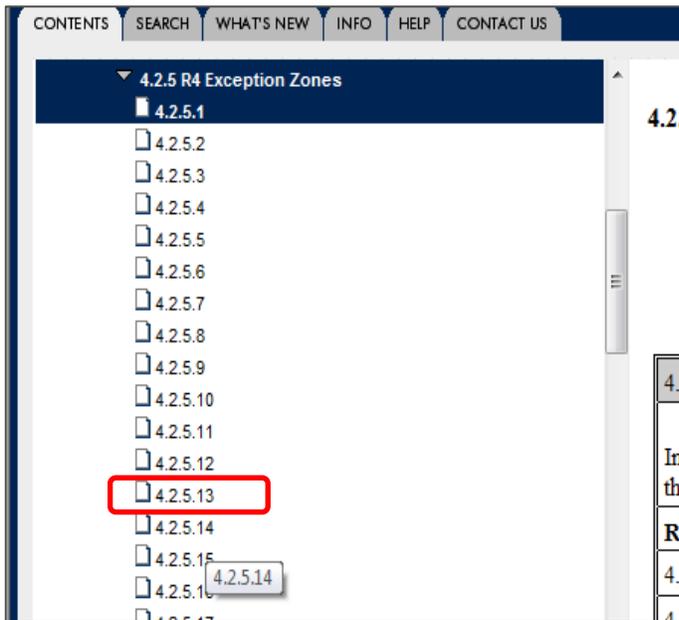
NOTES:

- (1) See also Subsections 4.1.1, 4.1.16 and 4.1.17 of this By-law.
- (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
- (3) See Subsection 4.1.12 of this By-law.
- (4) See Subsection 4.1.9 of this By-law.
- (5) See Part 3 of this By-law.
- (6) See Subsection 4.1.2 of this By-law.
- (7) Where a lot abuts a lot with an existing front yard of 12.0 m or more, the minimum front yard shall be 12.0 m.
- (8) The setback to the front garage face shall be the same as the front yard. (0379-2009)
- (9) The setback to the front garage face shall be the same as the exterior side yard. (0379-2009)

## EXCEPTION ZONES



If the Base Zone of your property (e.g. R4) is followed by additional numbers, e.g. R4-14, your property is located within an Exception Zone. That means the Permitted Uses and Regulations for an R4 zone apply to your property, except for those that are identified in the R4-14 Exception Zone. To find out what the exceptions are, click on the double arrow next to 4.2.5 R4 Exception Zones to open the next level



In this example, the property is zoned R4-14

You had selected **4.2.5 R4 Exception Zones**

Now click on **4.2.5.14** to open the R4-14 Exception Zone

In the R4-14 Exception Zone all the permitted uses and applicable regulations in a R4 zone apply EXCEPT the minimum front yard requirement which is now 4.5m and the minimum setback to the front garage face which is 6.0. All other Zoning By-law requirements apply, including R4 Base Zone permitted uses and regulations, General Provisions, Zone Category Provisions, Parking, Loading and Stacking Lane Regulations and Administration, Interpretation, Enforcement and Definitions.

4.2.5.14	Exception: R4-14	Map # 22, 38W, 39E	By-law: 0379-2009
<p>In a R4-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a R4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulation</b>			
4.2.5.14.1	Minimum <b>front yard</b>		4.5 m
4.2.5.14.2	Minimum setback to <b>front garage face</b>		6.0 m

## Minor Variances

The Committee of Adjustment may have approved a minor variance from the zone provision uses and/or regulations of the By-law

To find out if a minor variance has been granted, go back to the City's Property Information search page at:

<http://www.mississauga.ca/portal/services/property>

and click on the Committee of Adjustment tab.



The screenshot shows the 'Property Information' page on the City of Mississauga website. The breadcrumb trail at the top reads: 'Services Online > Plan & Build eServices Centre > Property Information'. Below this, a paragraph states: 'The Committee of Adjustment is authorized by the Ontario Planning Act to grant minor variances from the provisions of the Zoning By-law, to permit extensions, enlargements or variations of existing legal non-conforming uses and give consent to an owner of land who wishes to sell, convey or transfer an interest "part" of their land.' A horizontal navigation bar contains several tabs: 'Property Details', 'Zoning Information', 'Building Permits', 'Development Applications', 'Committee of Adjustment', 'Heritage', and 'Map It'. The 'Committee of Adjustment' tab is highlighted with a red rectangular box. Below the navigation bar, a blue header reads 'PROPERTY COMMITTEE OF ADJUSTMENT APPLICATIONS' with a link to 'View Another Property'. At the bottom of the page, there is a security indicator showing a green checkmark and the text 'Trusted sites | Protected Mo'.