

4.14A RM11 ZONE
(BACK TO BACK TOWNHOUSES ON A CEC - ROAD)

4.14A.1 RM11 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 By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.14A.1 - RM11 Permitted Uses and Zone Regulations. *(0181-2018/LPAT Order 2019 February 15)*

Table 4.14A.1 - RM11 Permitted Uses and Zone Regulations
(0181-2018/LPAT Order 2019 February 15), (0018-2021), (0008-2023/OLT Order 2024 March 18), (0182-2024)
(For 2620 Chalkwell Close and 2155 Leanne Drive, see Amendments, Page A1~1 - ZBL PDF text or 0.3.2 - Introduction - Interactive ZBL)

Column A		B
Line 1.0	ZONES	RM11
PERMITTED USE		
2.0	RESIDENTIAL	
2.1	Back to back townhouses on a CEC - road	✓
ZONE REGULATIONS		
3.0	MINIMUM LOT FRONTAGE	
3.1	Interior lot	5.0 m
3.2	CEC - corner lot	8.3 m
4.0	MINIMUM DWELLING UNIT WIDTH	5.0 m
5.0	MAXIMUM HEIGHT	
5.1	MAXIMUM HEIGHT - HIGHEST RIDGE: sloped roof	15.0 m and 3 storeys
5.2	MAXIMUM HEIGHT: flat roof	11.0 m and 3 storeys
5.2.1	Calculation of maximum height shall be exclusive of structures for rooftop access, provided that the structure complies with the following:	
5.2.1.1	maximum height	3.0 m
5.2.1.2	maximum floor area	20.0 m ²
5.2.1.3	minimum setback from the exterior edge of the building	3.0 m
6.0	MINIMUM FRONT YARD	
6.1	Interior lot/CEC - corner lot	4.5 m ⁽³⁾
6.2	Minimum setback from a garage face to a street , CEC - road or CEC - sidewalk	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	
7.1	Lot with an exterior side lot line that is a street line	7.5 m ⁽³⁾
7.2	Minimum setback from a garage face to a street , CEC - road or CEC - sidewalk	6.0 m
8.0	MINIMUM INTERIOR SIDE YARD	
8.1	Attached side	0.0 m
8.2	Unattached side	1.5 m ⁽³⁾
8.3	Where interior side lot line abuts a CEC - landscaped buffer	4.5 m

Table 4.14A.1 continued on next page

Column A		B
Line 1.0	ZONES	RM11
Table 4.14A.1 continued from previous page		
9.0	ENCROACHMENTS, PROJECTIONS AND INTERNAL SETBACKS	
9.1	Maximum encroachment of an awning, window, chimney , pilaster or corbel, window well into the required front and exterior side yards	0.6 m ⁽³⁾
9.2	Maximum projection of a balcony or deck , exclusive of stairs, from the outermost face or faces of the building	2.0 m
9.3	Minimum setback from a building to a side lot line abutting a CEC - road	4.5 m
9.4	Minimum setback from a building to a side lot line abutting a CEC - sidewalk	1.5 m
9.5	Minimum setback from a porch , exclusive of stairs, located at and accessible from the first storey , to a CEC - road , sidewalk or parking space	2.5 m
9.6	Minimum setback from a side wall of a building to a CEC - road , sidewalk or parking space	3.0 m
9.7	Minimum setback of a building to a CEC - amenity area	1.5 m
9.8	Minimum setback between a parking space and a street	3.0 m
10.0	ATTACHED GARAGE, PARKING AND DRIVEWAY	
10.1	Attached garage	Required ⁽⁴⁾
10.2	Minimum parking spaces	✓ ⁽⁵⁾
10.3	Minimum visitor parking spaces	✓ ⁽⁵⁾⁽⁶⁾
10.4	Maximum driveway width	✓ ⁽⁷⁾
11.0	MINIMUM LANDSCAPED AREA AND PRIVATE OUTDOOR SPACE	
11.1	Minimum required landscaped soft area per lot	3.0 m ²
11.2	Minimum contiguous private outdoor space per lot	6.0 m ²
11.3	Minimum setback of a rooftop amenity space from all exterior edges of a building within 7.5 m, or less, of a zone which permits detached dwellings and/or semi-detached	1.0 m
12.0	CEC - ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS	
12.1	Minimum width of a CEC - road	7.0 m ⁽⁸⁾
12.2	Minimum width of a CEC - road with an abutting parallel visitor parking space	6.0 m ⁽⁸⁾
12.3	CEC - roads and aisles are permitted to be shared with abutting lands with the same Base Zone and/or Exception Zone	✓
12.4	Minimum width of a sidewalk traversed by a driveway	2.0 m
12.5	Minimum width of a sidewalk not traversed by a driveway	1.5 m
12.6	Minimum CEC - landscaped buffer abutting any side and rear lot line	3.0 m
12.7	Minimum contiguous CEC - amenity area , excluding private outdoor space	The greater of 2.8 m ² per dwelling unit or 5% of the lot area

- NOTES:
- (1)

(2)

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(11)
- deleted by 0018-2021.

deleted by 0018-2021.

See also Subsections 4.1.7 and 4.1.8 of this By-law.

See Subsection 4.1.12 of this By-law.

See Part 3 of this By-law.

See Article 4.1.14.1 of this By-law.

See Subsection 4.1.9 of this By-law.

See also Article 4.1.14.2 of this By-law.

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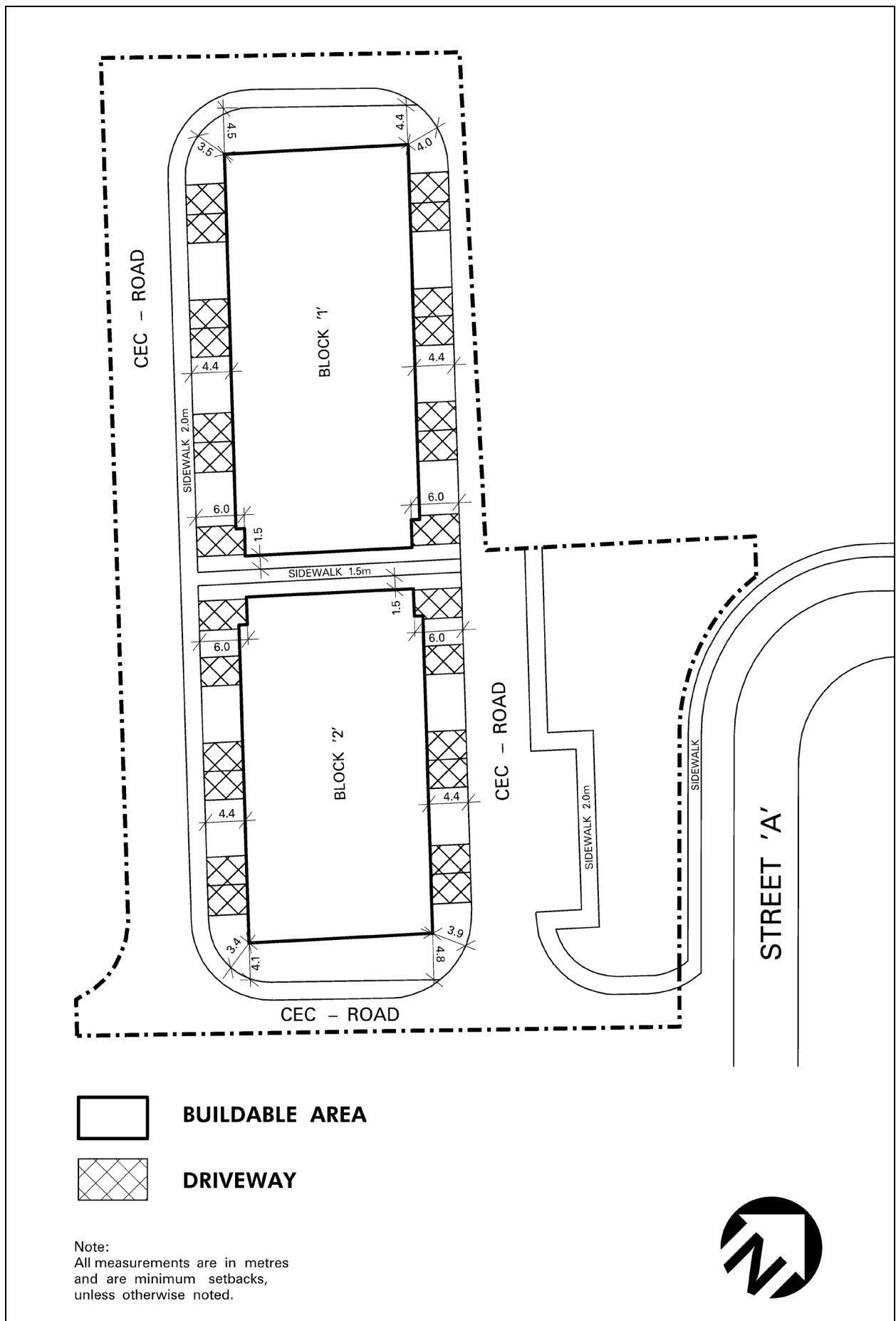
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4.14A.2 RM11 Exception Zones

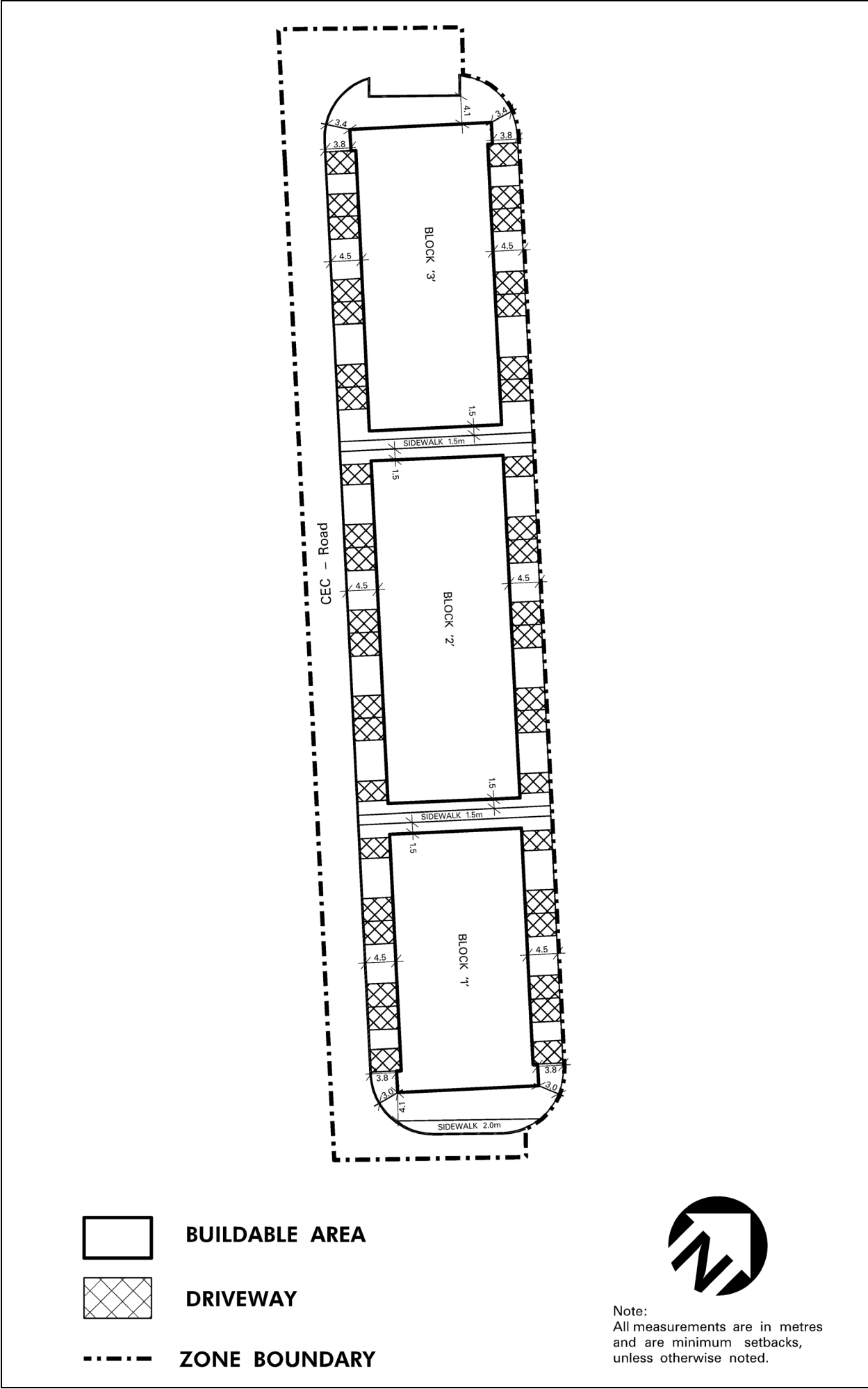
Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.14A.2.1	Exception: RM11-1	Map # 57	By-law: 0209-2021
In a RM11-1 zone the permitted uses and applicable regulations shall be as specified for a RM11 zone except that the following uses /regulations shall apply:			
Regulations			
4.14A.2.1.1	The provisions contained in Article 4.1.5.9 and the regulations of Lines 8.3, 9.5 and 12.6 contained in Table 4.14A.1 of this By-law shall not apply		
4.14A.2.1.2	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, minimum front yard - garage face	6.0 m	
4.14A.2.1.3	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a porch inclusive of stairs into the required front yard	1.4 m	
4.14A.2.1.4	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a porch inclusive of stairs into the required exterior side yard	1.8 m	
4.14A.2.1.5	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a second storey balcony above a driveway or porch into a required front yard	2.4 m	
4.14A.2.1.6	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a building projection above the first storey that is not more than 3.0 m wide with windows and/or doors covering a minimum of 15% of the total projection into the required front and exterior side yards	0.61 m	
4.14A.2.1.7	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a building projection above the first storey that is not more than 3.0 m wide with windows and/or doors covering a minimum of 15% of the total projection into the required interior side yard	0.3 m	
4.14A.2.1.8	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of eaves into the required front and exterior side yards	0.61 m	
4.14A.2.1.9	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of eaves into the required interior side yard	0.3 m	
4.14A.2.1.10	External heating, air conditioning, home back-up generator shall be located on a second or third storey balcony in the front yard		
4.14A.2.1.11	Required number of visitor parking spaces	6	
4.14A.2.1.12	Maximum driveway width	3.4 m	
4.14A.2.1.13	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-27 and RM6-28		
4.14A.2.1.14	Minimum contiguous CEC - amenity area	685 m ²	
4.14A.2.1.15	All site development plans shall comply with Schedule RM11-1 of this Exception		



Schedule RM11-1
Map 57

4.14A.2.2	Exception: RM11-2	Map # 57	By-law: 0005-2023
In a RM11-2 zone the permitted uses and applicable regulations shall be as specified for a RM11 zone except that the following uses/regulations shall apply:			
Regulations			
4.14A.2.2.1	The provisions contained in Articles 2.1.3.1 and 4.1.5.9 and the regulations of Lines 8.3, 9.5 and 12.6 contained in Table 4.14A.1 of this By-law shall not apply		
4.14A.2.2.2	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, minimum front yard - garage face	6.0 m	
4.14A.2.2.3	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a porch inclusive of stairs outside the buildable area and into the required front yard	1.5 m	
4.14A.2.2.4	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a porch inclusive of stairs outside the buildable area and into the required exterior side yard	1.8 m	
4.14A.2.2.5	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a second storey balcony above a driveway or porch outside the buildable area and into a required front yard	2.4 m	
4.14A.2.2.6	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a building above the first storey outside the buildable area that is not more than 3.6 m wide with windows and/or doors covering a minimum of 15% of the total projection into the required front and exterior side yards	0.61 m	
4.14A.2.2.7	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a building above the first storey outside the buildable area that is not more than 3.0 m wide with windows and/or doors covering a minimum of 15% of the total projection into the required interior side yard	0.3 m	
4.14A.2.2.8	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of eaves outside the buildable area and into the required front and exterior side yards	0.61 m	
4.14A.2.2.9	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of eaves outside the buildable area and into the required interior side yard	0.3 m	
4.14A.2.2.10	External heating, air conditioning, home back-up generator shall be located on a second or third storey balcony in the front yard		
4.14A.2.2.11	Minimum number of visitor parking spaces per dwelling unit	0	
4.14A.2.2.12	Maximum driveway width	3.5 m	
4.14A.2.2.13	Minimum width of a CEC - road	6.6 m	
4.14A.2.2.14	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-29		
4.14A.2.2.15	Minimum contiguous CEC - amenity area , excluding private outdoor space	0 m ²	
4.14A.2.2.16	All site development plans shall comply with Schedule RM11-2 of this Exception		



Schedule RM11-2
Map 57

4.14A.2.3	Exception: RM11-3	Map #	By-law:

4.14A.2.4	Exception: RM11-4	Map #	By-law:

4.14A.2.5	Exception: RM11-5	Map #	By-law:

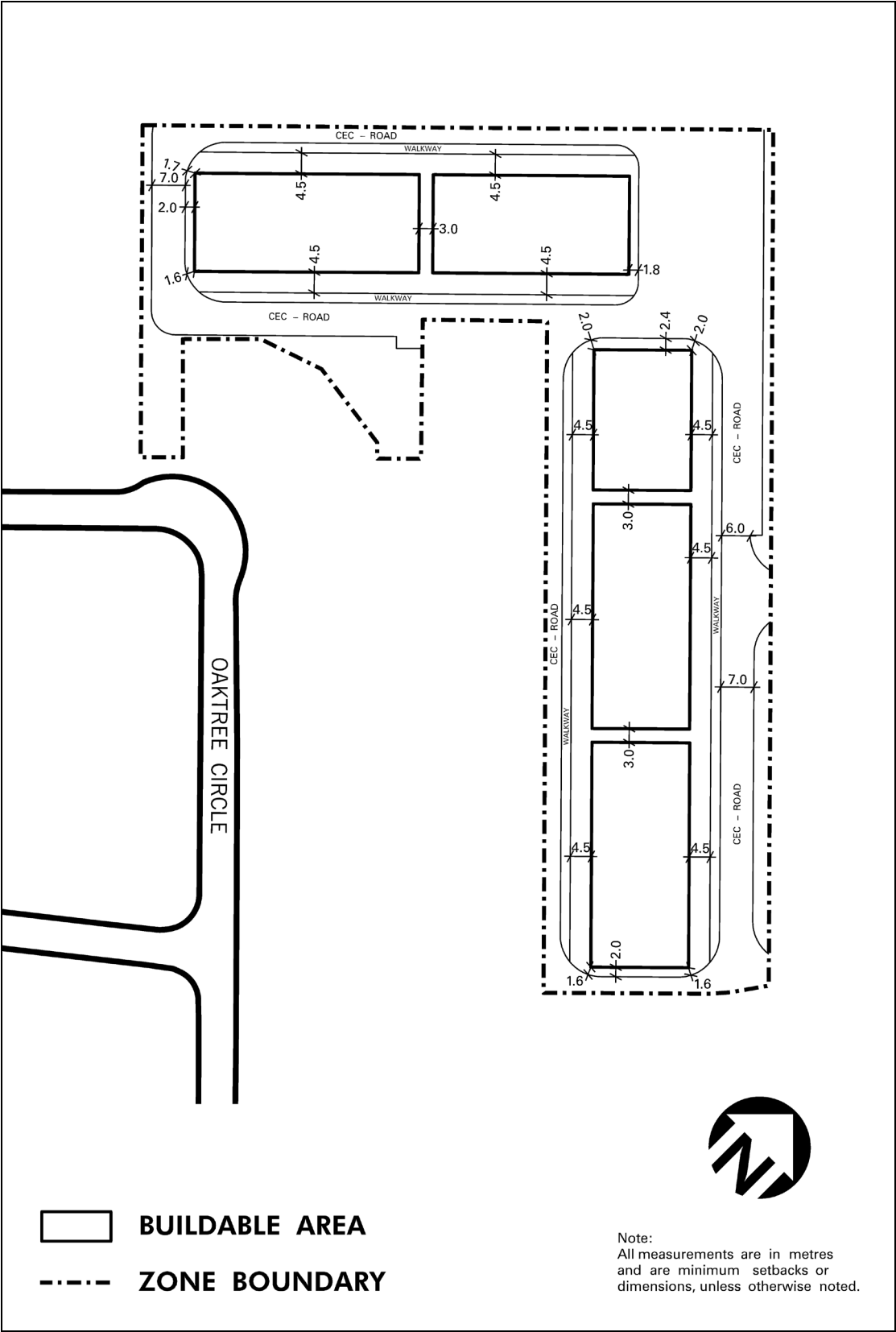
4.14A.2.6	Exception: RM11-6	Map #	By-law:

4.14A.2.7	Exception: RM11-7	Map #	By-law:

4.14A.2.8	Exception: RM11-8	Map 44E	By-law: 0105-2024
In a RM11-8 zone the permitted uses and applicable regulations shall be as specified for a RM11 zone except that the following uses /regulations shall apply:			
Regulations			
4.14A.2.8.1	The regulations of Line 12.6 contained in Table 4.14A.1 of this By-law shall not apply		
4.14A.2.8.2	Minimum lot frontage - CEC - corner lot		7.6 m
4.14A.2.8.3	A balcony may project outside the buildable area identified on Schedule RM11-8 of this Exception		
4.14A.2.8.4	Notwithstanding Sentence 4.14A.2.8.9 of this Exception, a balcony shall comply with the regulations of Line 9.2 contained in Table 4.14A.1 of this By-law		
4.14A.2.8.5	Total number of shared visitor parking spaces provided for all lands zoned RM6-39, RM6-40 and RM11-8		30
4.14A.2.8.6	CEC - visitor parking spaces shall be provided within a common element area and on abutting lands zoned RM6-39 and RM6-40		
4.14A.2.8.7	Maximum driveway width		3.0 m
4.14A.2.8.8	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-39, RM6-40 and C2		
4.14A.2.8.9	All site development plans shall comply with Schedule RM11-8 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM11-8 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) delivery of an executed Development Agreement with Municipal and Regional Infrastructure Schedules in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City");</p> <p>(2) submission of a Draft Reference Plan illustrating the required land dedications, conveyances, and easements including part block numbers, to the satisfaction of the City and the Region of Peel ("Region");</p> <p>(3) gratuitous dedication of lands to achieve the ultimate 50.5 m right-of-way of Regional Road 5 (Derry Road West), as well as a 0.3 m reserve, to the satisfaction of the Region;</p> <p>(4) submission of a revised Functional Servicing and Stormwater Management Report to the satisfaction of the City's Transportation and Works Department and the Region;</p> <p>(5) submission of a revised Traffic Impact Study (TIS) to the satisfaction of the City's Transportation and Works Department, Municipal Parking Section, and the Region;</p> <p>(6) submission of a detailed engineering submission for the road and access works impacting Derry Road West, to the satisfaction of the Region;</p> <p>(7) submission of revised Grading and Servicing Plans to the satisfaction of the City's Transportation and Works and Planning and Building Departments;</p>			

Exception RM11-8 continued on next page

4.14A.2.8	Exception: RM11-8	Map 44E	By-law: 0105-2024
Exception RM11-8 continued from previous page			
Holding Provision (continued)	(8)	submission of a revised Noise Feasibility Study to the satisfaction of the City's Planning and Building Department;	
	(9)	submission of a revised Phase One and Phase Two Environmental Site Assessment, Storm Sewer Use By-law Acknowledgment and related documents required for environmental compliance to the satisfaction of the City's Transportation and Works Department;	
	(10)	submission of a revised Tree Inventory/Survey, Tree Preservation Plan, and Arborist Report to the satisfaction of the City's Planning and Building Department.	



Schedule RM11-8
Map 44E

