



NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

DATE OF NOTICE	May 20, 2025	
BY-LAW NUMBER	0081-2025	
DATE PASSED BY COUNCIL	May 14, 2025	
LAST DATE TO FILE APPEAL	June 9, 2025	
FILE NUMBER	OZ-OPA 24-3	WARD 2
APPLICANT	1672735 Ontario Inc.	
PROPERTY	North of Truscott Drive, east of Lockhart Road, on the westerly end of Chalkwell Close, in the City of Mississauga. 2620 Chalkwell Close.	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law, under Section 34 of the Planning Act, R.S.O., 1990, c.P.13. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of this By-law is to permit 166 four storey back-to-back townhouses in 10 development blocks on the subject property. A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

IF YOU WISH TO APPEAL, a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>. An appeal may be filed using the OLT e-file service <https://olt.gov.on.ca/e-file-service/> (first-time users will need to register for a My Ontario Account) by selecting **Mississauga (City): Clerk and Secretary-Treasurer** as the Approval Authority. Alternatively, you may submit an appeal to the City Clerk in person or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1 no later than **4:30pm on June 9, 2025**. The filing of an appeal after 4:30pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to city.clerk@mississauga.ca. An appeal will be processed once all fees are received.

WHO CAN FILE AN APPEAL

Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council's decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

1. set out the reasons for the appeal;
2. be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. (An appellant may [request a reduction of the filing fee](#) to \$400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to <https://olt.gov.on.ca/appeals-process/fee-chart/>.)
3. include the processing fee prescribed under the User Fees and Charges By-law in the amount of \$328.88 per application, payable by certified cheque to the City of Mississauga. This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

ADDITIONAL INFORMATION: A copy of the Zoning By-law in its entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices, or from **Eleni Mermigas** of the City of Mississauga, Planning and Building Department at (905) 615-3200 ext. **5731**.

Sacha Smith
Manager/Deputy Clerk,
Secretariat and Access & Privacy
300 City Centre Drive, Mississauga ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0081-2025

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 following Exception Table:

4.14.3.4	Exception: RM10-4	Map # 11	By-law:
In a RM10-4 zone the permitted uses and applicable regulations shall be as specified for a RM10 zone except that the following uses/regulations shall apply:			
Regulations			
4.14.3.4.1	The regulations of Lines 11.3, 11.4, 11.8 and 11.9 contained in Table 4.14.1 of this By-law shall not apply		
4.14.3.4.2	Maximum height: flat roof	13.0 m and 4 storeys	
4.14.3.4.3	The calculation of maximum height shall be exclusive of structures for rooftop access, provided that the structure complies with the following:		
	(1) maximum height	4.0 m	
	(2) minimum setback from the exterior edge of the building	1.0 m	
4.14.3.4.4	Minimum interior side yard where any portion of the interior side lot line abuts a zone permitting detached dwellings and/or semi-detached	4.5 m	
4.14.3.4.5	Minimum interior side yard where the front wall of a building abuts the interior side lot line	5.0 m	
4.14.3.4.6	Notwithstanding Sentence 4.14.3.4.21 of this Exception, maximum projection of a balcony , awning, deck or porch , inclusive of stairs, outside the buildable area for Blocks 'A' and 'B' identified on Schedule RM10-4 of this Exception	2.5 m	
4.14.3.4.7	Notwithstanding Sentence 4.14.3.4.21 of this Exception, maximum projection of a balcony , awning, deck or porch , inclusive of stairs, outside the buildable area	1.5 m	

4.14.3.4	Exception: RM10-4	Map # 11	By-law:
4.14.3.4.8	Minimum internal setbacks from a side wall of a building to a condominium road , sidewalk or parking space		0.3 m
4.14.3.4.9	Minimum internal setbacks from a front wall of a building to a side wall of another building on the same lot		7.5 m
4.14.3.4.10	Minimum number of visitor parking spaces per dwelling unit		0.23
4.14.3.4.11	Resident parking spaces may be provided using stacked parking spaces		
4.14.3.4.12	Minimum width of a condominium road and aisle		6.0 m
4.14.3.4.13	Minimum width of a sidewalk traversed by a driveway		1.8 m
4.14.3.4.14	Minimum landscaped area		20% of the lot area
4.14.3.4.15	Minimum required landscaped soft area		40% of landscaped area
4.14.3.4.16	Notwithstanding Sentence 4.14.3.4.21 of this Exception, a transformer on a hard surface area is permitted within a landscaped buffer		
4.14.3.4.17	Minimum setback from an amenity area to a building and to any type of road		0.2 m
4.14.3.4.18	Minimum setback of a rooftop amenity space from all exterior edges of a building adjacent to low density residential development		0.0 m
4.14.3.4.19	External heating, air conditioning and home back-up generator equipment may be located on a rooftop		
4.14.3.4.20	"Stacked Parking Space" means a parking space that is positioned above another parking space and is accessed only by means of an elevating device		
4.14.3.4.21	All site development plans shall comply with Schedule RM10-4 of this Exception		

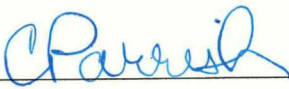
2. Map Number 11 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RL" to "RM10-4", the zoning of Part of Lots 34 and 35, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM10-4" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RM10-4" zoning indicated thereon.


3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 176 is in full force and effect.

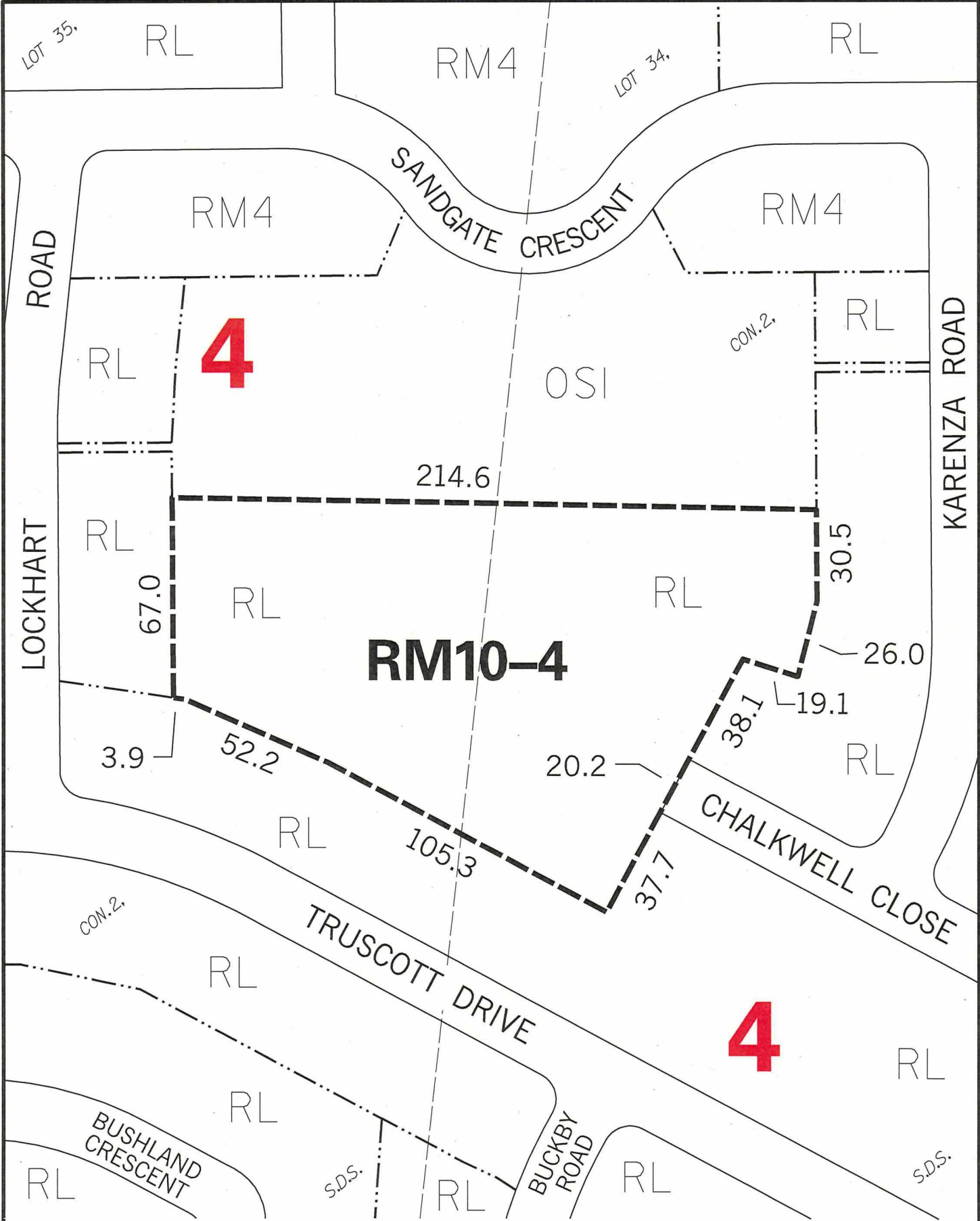
ENACTED and PASSED this 14th day of May, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: May 6, 2025
File: CD.OZ-24.02


MAYOR


CLERK



0 20 40 60 80
metres



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by R. Avis Surveying Inc. (OLS), dated August 25, 2023.




CITY OF MISSISSAUGA

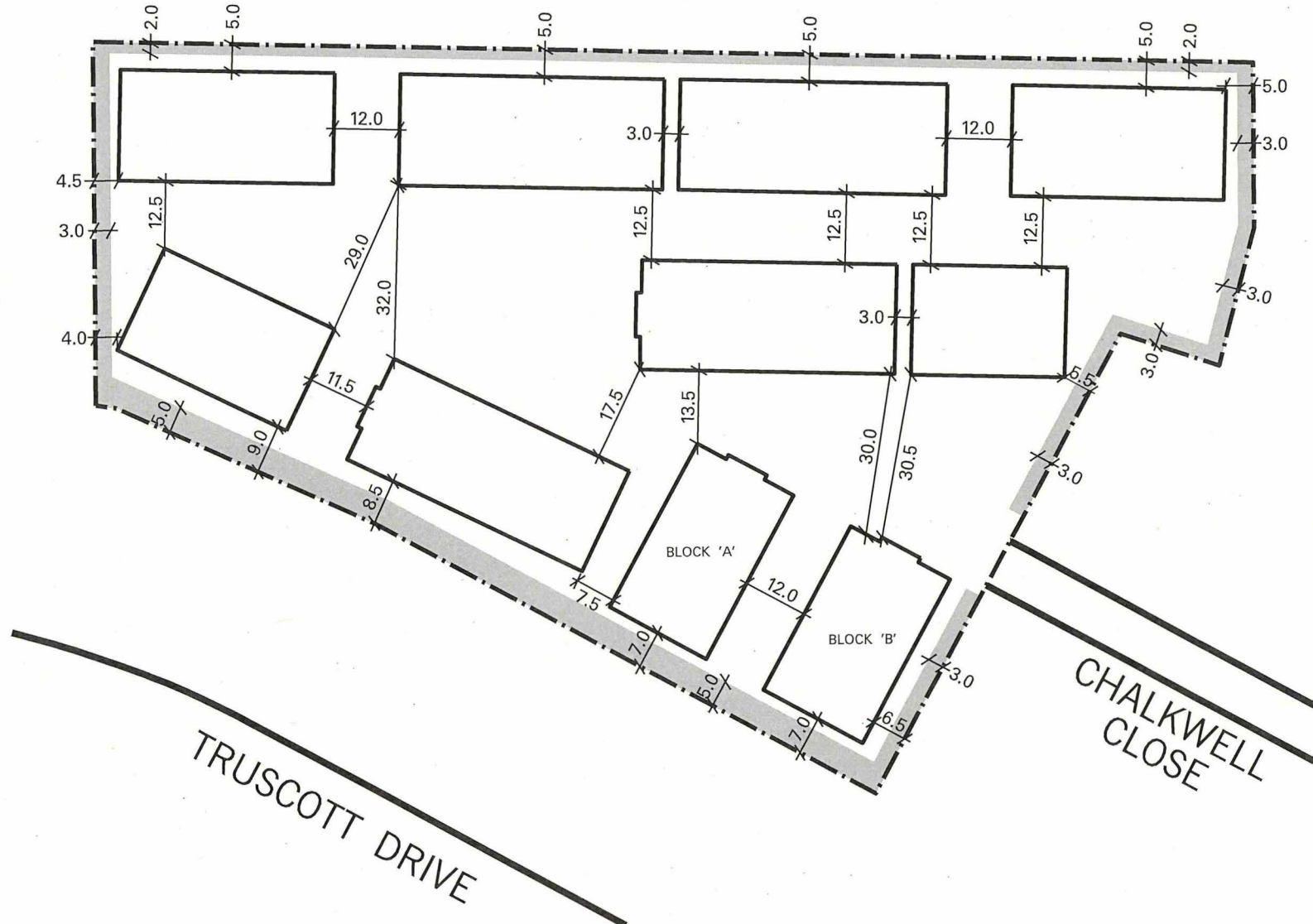
THIS IS SCHEDULE "A" TO
BY-LAW 0081-2025



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

This is not a Plan of Survey

-  BUILDABLE AREA
-  ZONE BOUNDARY
-  LANDSCAPED BUFFER



THIS IS SCHEDULE "RM10-4"

AS ATTACHED TO BY-LAW 0081-2025

APPENDIX "A" TO BY-LAW NUMBER 0081-2025

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 166 four storey back-to-back townhouses in 10 development blocks on the subject property.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RL" (Detached Dwellings and Semi-Detached - Typical Lots) to "RM10-4" (Back to Back Townhouses on a Condominium Road - Exception).

"RL" permits detached and semi-detached dwellings, accessory residential units and fourplexes.

"RM10-4" permits 166 back-to-back townhouses on a condominium road with a maximum height of 13.0 m and 4 storeys.

Location of Lands Affected

North of Truscott Drive, east of Lockhart Road, on the westerly end of Chalkwell Close, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Eleni Mermigas of the City Planning and Building Department at 905-615-3200 ext. 5731.

<http://teamsites.mississauga.ca/sites/18/bylaws/oz-opa 24-3 w2.by-law.em.df.jmcc.docx>