



NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

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|------------------------|---|
| Date of Notice | December 18, 2025 |
| By-law Number | 0195-2025 |
| Date Passed by Council | December 10, 2025 |
| Last Day to Appeal | January 7, 2026 |
| File Number | BL.01-PAR Wards 1 and 2 |
| Applicant | City of Mississauga |
| Property Location | Certain commercial properties located within the Clarkson Village and Port Credit Business Improvement Areas. |

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law Amendment, 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 amend Mississauga Zoning By-law 0225-2007, as amended, to amend parking requirements for some commercial properties within the Clarkson Village and Port Credit Business Improvement Areas (BIAs).

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 **January 7, 2026**. 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 \$338.74 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 Amendment in its entirety can be found on the City's website at www.mississauga.ca/portal/cityhall/publicnotices.

Further information regarding this By-law may be obtained from Kelsey Martin of the City Planning and Building Department at 905-615-3200 ext. 5542.



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 0195-2025

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 Article 3.1.2.5 to Subsection 3.1.2 as follows:

3.1.2.5 Required Number of Parking Spaces for Clarkson Village and Port Credit Business Improvement Areas (BIA)

Notwithstanding Articles 3.1.2.1, 3.1.2.2 and 3.1.2.3 of this By-law, off-street **parking spaces** for lands identified on Schedules 3.1.2.5(1), 3.1.2.5(2), 3.1.2.5(3) and 3.1.2.5(4) of this By-law shall be provided in accordance with Table 3.1.2.5 - Required Number of Parking Spaces for Clarkson Village and Port Credit Business Improvement Areas (BIA).

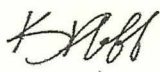
Table 3.1.2.5 - Required Number of Parking Spaces for Clarkson Village and Port Credit Business Improvement Areas (BIA)

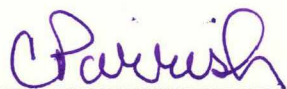
| Column | A | B |
|--------|--|---|
| Line | | |
| 1.0 | The number of required off-street parking spaces for buildings and structures legally existing on the date of enactment and passing of this By-law (<u>0195-2025</u>) are identified on Schedules 3.1.2.5(1), 3.1.2.5(2), 3.1.2.5(3) and 3.1.2.5(4) of this By-law | ✓ |
| 2.0 | The number of parking spaces that legally exist on lots identified as "Shared Parking Areas" on Schedules 3.1.2.5(1), 3.1.2.5(2), 3.1.2.5(3) and 3.1.2.5(4) shall be deemed to comply with the minimum required off-street parking regulations contained in Articles 3.1.2.1, 3.1.2.2 and 3.1.2.3 of this By-law | ✓ |

| Column | A | B |
|--------|---|---|
| Line | | |
| 3.0 | Existing site conditions related to parking space dimensions, aisles, driveways and access shall be deemed to comply with Articles 3.1.1.4, 3.1.1.5, 3.1.1.6 and 3.1.1.8 of this By-law for lots identified as "Shared Parking Areas" on Schedules 3.1.2.5(1), 3.1.2.5(2), 3.1.2.5(3) and 3.1.2.5(4) of this By-law | ✓ |
| 4.0 | Notwithstanding Lines 1.0, 2.0 and 3.0 of this Table, Table 3.1.2.5 shall not apply to any portion of an addition or enlargement of a building or structure constructed after the date of enactment and passing of this By-law <u>095-2025</u> | ✓ |
| 5.0 | Notwithstanding Lines 1.0, 2.0 and 3.0 of this Table, Table 3.1.2.5 shall not apply to any new buildings or structures constructed after the date of enactment and passing of this By-law <u>095-2025</u> | ✓ |

2. By-law 0225-2007, as amended, is further amended by adding Schedules 3.1.2.5(1), 3.1.2.5(2), 3.1.2.5(3) and 3.1.2.5(4) to Article 3.1.2.5, as attached to this By-law.

ENACTED and PASSED this 10TH day of December, 2025.

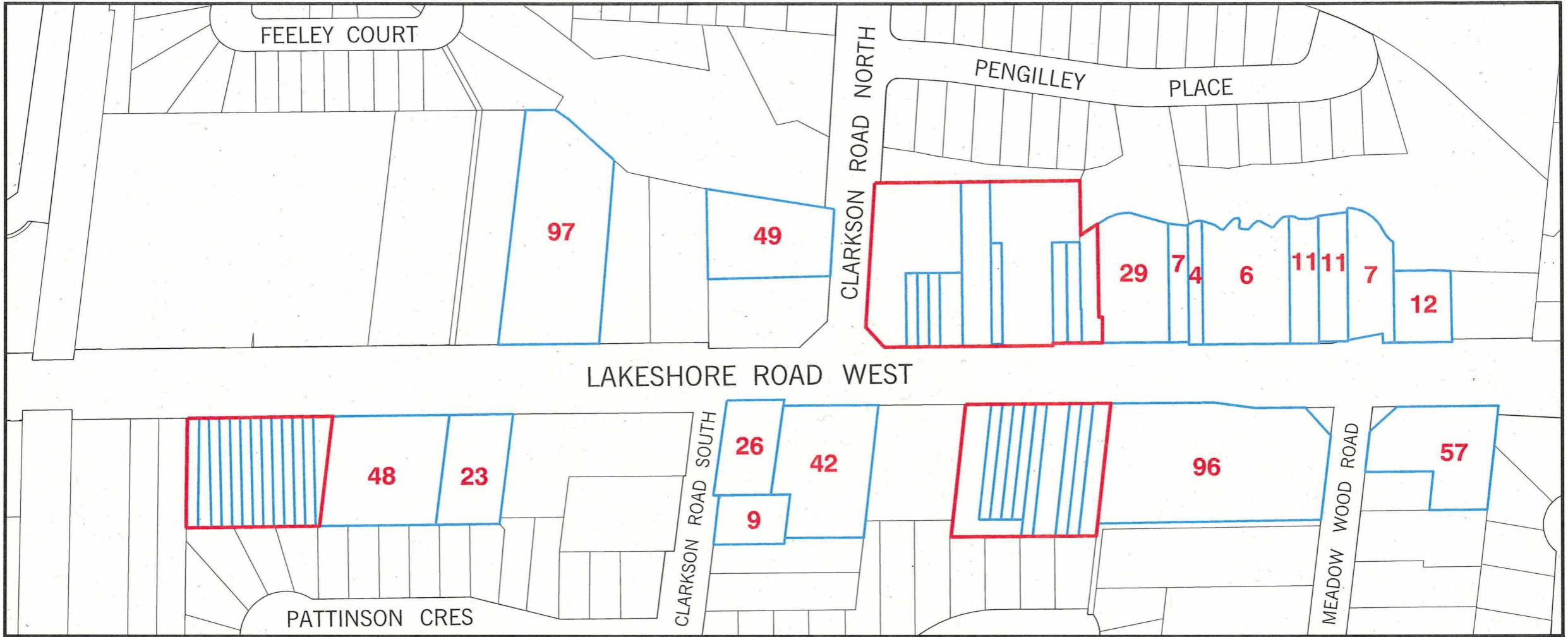
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| Approved by Legal Services City Solicitor City of Mississauga |
|  |
| Katie Pfaff |
| Date: November 28, 2025 |
| File: BL.01-PAR W1, W2 - LA.25-24.106 |



MAYOR



CLERK



Required Parking in Clarkson Village BIA

- 90** Number of Required Parking Spaces
- Shared Parking Areas
- Lots Subject to Table 3.1.2.5



MISSISSAUGA

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GIS - Client Services

THIS IS SCHEDULE "3.1.2.5(1)"

AS ATTACHED TO BY-LAW 0195-2025



Required Parking in Port Credit BIA

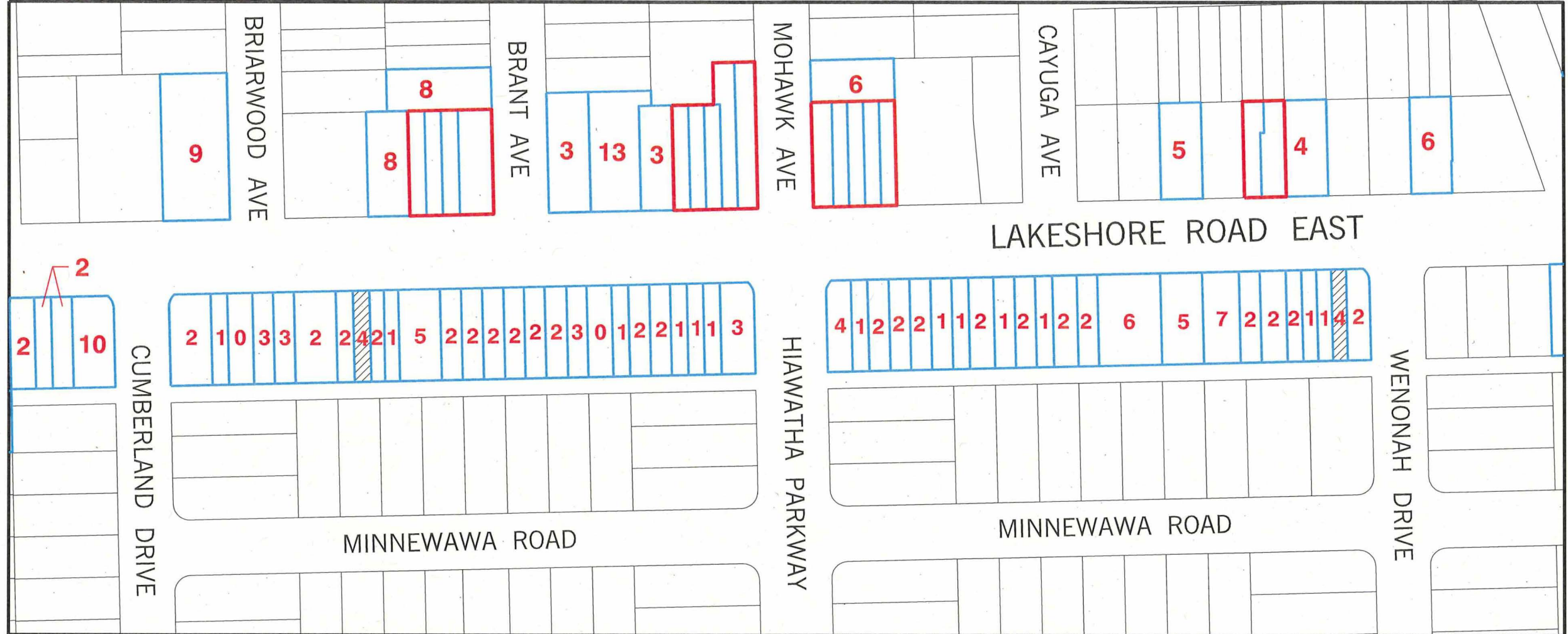
- 90 Number of Required Parking Spaces
- Shared Parking Areas
- Lots Subject to Table 3.1.2.5



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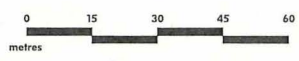
THIS IS SCHEDULE "3.1.2.5(2)"

AS ATTACHED TO BY-LAW 095-2025



Required Parking in Port Credit BIA

- 90 Number of Required Parking Spaces
- Shared Parking Areas
- Lots Subject to Table 3.1.2.5
- Tandem Parking Permitted



THIS IS SCHEDULE "3.1.2.5(4)"
 AS ATTACHED TO BY-LAW 0195-2025

APPENDIX "A" TO BY-LAW NUMBER 0195-2025

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to amend parking requirements for some commercial properties within the Clarkson Village and Port Credit Business Improvement Areas (BIAs).

This by-law amends the parking requirements of the properties identified on Schedules 3.1.2.5(1), 3.1.2.5(2), 3.1.2.5(3) and 3.1.2.5(4) to be the number of off-street parking spaces identified on the schedules. The effect is to change the parking requirements from a parking rate contained in Articles 3.1.2.1 and 3.1.2.2 of this By-law to the specific number of parking spaces which currently exist on site.

Location of Lands Affected

Certain commercial properties located within the Clarkson Village and Port Credit Business Improvement Areas as shown on Schedules 3.1.2.5(1), 3.1.2.5(2), 3.1.2.5(3) and 3.1.2.5(4), as attached to this By-law.

Further information regarding this By-law may be obtained from Kelsey Martin of the City Planning and Building Department at 905-615-3200 ext. 5542.

<http://teamsites.mississauga.ca/sites/18/Bylaws/BL.01-PAR W1,W2.by-law.km.jmcc.docx>