



NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	February 3, 2026
BY-LAW NUMBER	BL-0013-2026
DATE PASSED BY COUNCIL	January 28, 2026
LAST DATE TO FILE APPEAL	March 5, 2026
FILE NUMBER	CS.08.HER
WARD NUMBER	10
APPLICANT	Registered Property Owner
PROPERTY	4646 Heritage Hills Blvd (Ward 4)

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Heritage By-law, under Section 29 of the *Ontario Heritage Act*, R.S.O., 1990, c.O.18.

THE PURPOSE AND EFFECT of this By-law is to designate its lands and premises located at 4646 Heritage Hills Boulevard (Ward 4) as being of cultural heritage value or interest. 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 **4:30 pm** on **March 5, 2026**. The filing of an appeal after 4:30 pm 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

Any person who objects to the by-law may appeal to the Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication under paragraph 4 of subsection 29(8), a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

The Notice of Appeal must:

- 1) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* payable to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at item 3 below or you can contact the Ontario Land Tribunal at OLT.General.Inquiry@ontario.ca or by phone to: 416-212-6349 or 866-448-2248 (toll free)
- 2) 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 with the Ontario Land Tribunal. 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).

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



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0013-2026

A By-law to designate 4646 Heritage Hills
Boulevard as being of cultural heritage
value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "*Heritage Act*"), authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;


AND WHEREAS Council for The Corporation of the City of Mississauga approved the designation of the property located at 4646 Heritage Hills Boulevard in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Council Resolution 0239-2025;

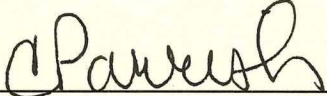
AND WHEREAS in accordance with the requirements of the *Heritage Act*, a Notice of Intention to designate the Property was duly published and served, and no notice of objection to such designation was received by the Clerk of The Corporation of the City of Mississauga;

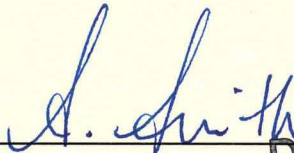
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The Property, including all the buildings and structures thereon, located at 4646 Heritage Hills Boulevard in the City of Mississauga and legally described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Heritage Act*.
2. The reasons for designating the Property, including an explanation of the cultural heritage value and interest of the Property and a description of the heritage attributes of the Property, are set out in Schedule "B" to this By-law.
3. The City Clerk shall cause a copy of this By-law and prescribed information under section 29(8) of the *Heritage Act* to be served upon the owner of the Property and on the Ontario Heritage Trust, and cause notice of this By-law to be posted on the City's website in lieu of in a newspaper having general circulation in the City of Mississauga as per the City's Notice By-law 215-2008, as amended.
4. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property described in Schedule "A" in the proper land registry office.

ENACTED AND PASSED this 28th day of January, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: January 20, 2026
File: CS.08-24.02


MAYOR


DEPUTY CLERK

SCHEDULE "A" TO BY-LAW 0013-2026

Legal Description

4646 Heritage Hills Boulevard

ALL OF PIN 13136-0198 (LT)

IN THE CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL, (GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL), PROVINCE OF ONTARIO, BEING COMPOSED OF PARCEL PLAN-1, SECTION 43M635; BLOCK 174, PLAN 43M635

SCHEDULE "B" TO BY-LAW 0013-2026

4646 Heritage Hills Boulevard is a 1.5 storey house connected to a strip mall on the south side Eglinton Avenue West, east of Confederation Parkway.

Statement of Cultural Heritage Value or Interest

Constructed in approximately 1860 by Hugh Kee, the property has contextual value as a landmark due to the scarce local 19th century-built form and the 1957 benchmark used for surveying purposes by the Township. It is also physically linked to the plaza and subdivision, "Heritage Hills," the design and naming of which, was inspired by it. The house also defines and supports the character of Kee Square and Heritage Hills subdivision.

The property has physical and design value as a rare and more ornamental example of a 19th century dichromatic brick house in Mississauga.

The property also has historical and associative value. It is a remnant of 19th century agricultural settlement, which is a significant aspect of Toronto Township's history.

Heritage Attributes

Contextual:

- The property's location on the east side of Eglinton Avenue West, set back and visible from the road
- Metal benchmark near lower righthand corner on façade

Physical and design:

- Rectilinear shape and form
- Gable roof with cornice returns and symmetrically installed chimneys
- Symmetrical rectilinear fenestration
- Flemish bond red brickwork on façade
- Common bond red brickwork on sides
- Buff brick ladder corners offset from façade
- Buff brick voussoirs
- Buff lintels
- Raised buff gable medallions with interior crosses
- Buff entryway quoining
- Recessed buff window aprons with crosses
- Imbrication of alternating red and buff brick with raised red brick banding above and below
- Buff band of recessed crosses just below frieze, with raised buff brick banding above and below
- Dashed buff banding atop front windows and doorway