



NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

Date of Notice	October 8, 2026
By-law Number	0171-2026
Date Passed by Council	September 29, 2026
Last Day to Appeal	October 28, 2026
File Number	OZ 26-11 Ward 10
Applicant	Glen Schnarr & Associates Inc.
Property Location	East of Anatig Boulevard, south of Nish Gate and west of Ninth Line, in the City of Mississauga. 6344 Ninth Line

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 permit three 6 storey apartments. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "PB1" (Parkway Belt) and "D" (Development) to "RA2-68" (Apartments - Exception).

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 at the Clerk's Office, ground floor, or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, Clerk's Office, 300 City Centre Drive, Mississauga, ON L5B 3C1 no later than **4:30pm** on **October 28, 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 **Emma Bunting** of the City Planning and Building Department at 905-615-3200 ext. **5759**.



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 0171-2026

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:

4.15.3.68	Exception: RA2-68	Map # 56	By-law:
In a RA2-68 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.68.1	The regulations contained in Table 2.1.14.1 of this By-law shall not apply		
4.15.3.68.2	Maximum floor space index - apartment zone	2.0	
4.15.3.68.3	The lot line abutting Ninth Line shall be deemed to be the front lot line		
4.15.3.68.4	Notwithstanding Sentence 4.15.3.68.15 of this Exception, maximum projection of a canopy beyond the buildable area	1.8 m	
4.15.3.68.5	Notwithstanding Sentence 4.15.3.68.15 of this Exception, maximum projection beyond the buildable area of a balcony, porch or deck located on the first storey and abutting the front lot line	2.5 m	
4.15.3.68.6	Notwithstanding Sentence 4.15.3.68.15 of this Exception, maximum projection beyond the buildable area of a balcony located on or above the first storey	1.0 m	
4.15.3.68.7	Maximum percentage of required resident parking spaces that may be tandem parking spaces	35%	
4.15.3.68.8	Minimum number of required visitor parking spaces per apartment dwelling unit	0.15	
4.15.3.68.9	Notwithstanding Sentence 3.1.1.4.1 of this By-law, maximum number of parking spaces that may have a minimum width of 2.4 m and a minimum length of 5.0 m	4	

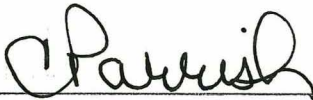
4.15.3.68	Exception: RA2-68	Map # 56	By-law:
4.15.3.68.10	Required number of loading spaces		0
4.15.3.68.11	Notwithstanding Sentence 4.15.3.68.15 of this Exception, minimum setback from a waste enclosure/loading area to a lot line		1.0 m
4.15.3.68.12	Notwithstanding Line 14.1 contained in Table 4.15.1 of this By-law, condominium roads, CEC - roads, driveways and aisles are permitted to be shared with abutting lands zoned to permit back to back and stacked townhouses, townhouses or apartments , or any combination thereof		
4.15.3.68.13	Minimum aisle width		5.9 m
4.15.3.68.14	Minimum aisle width within a parking structure		6.5 m
4.15.3.68.15	All site development plans shall comply with Schedule RA2-68 of this Exception		

2. Map Number 56 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 "PB1" and "D" to "RA2-68", the zoning of Part of Lot 8, Concession 9, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA2-68" 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 "RA2-68" zoning indicated thereon.

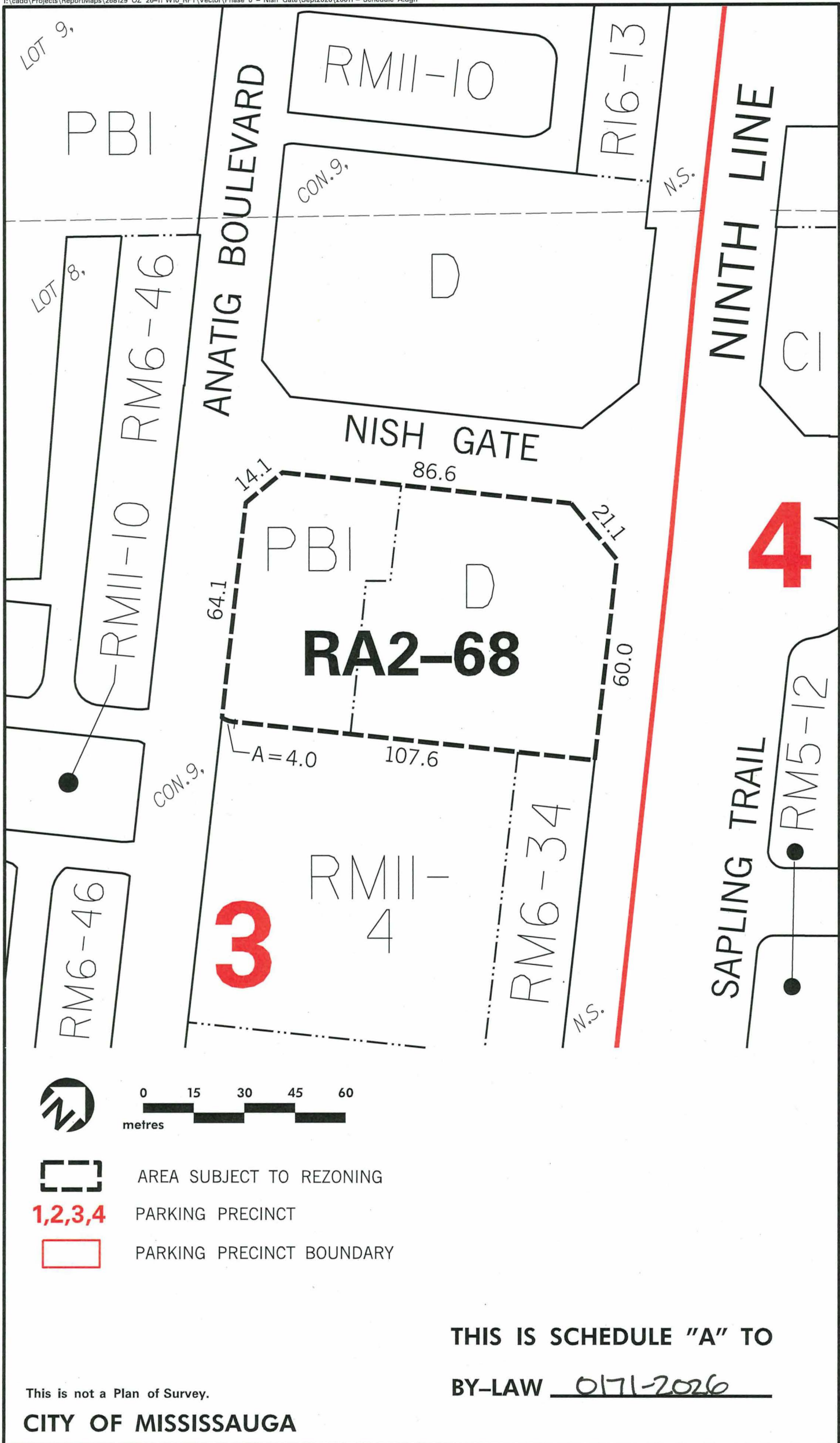
ENACTED and PASSED this 29th day of September, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Baiqing Luo
Date: September 25, 2026
File: OZ 26-11 W10

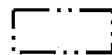
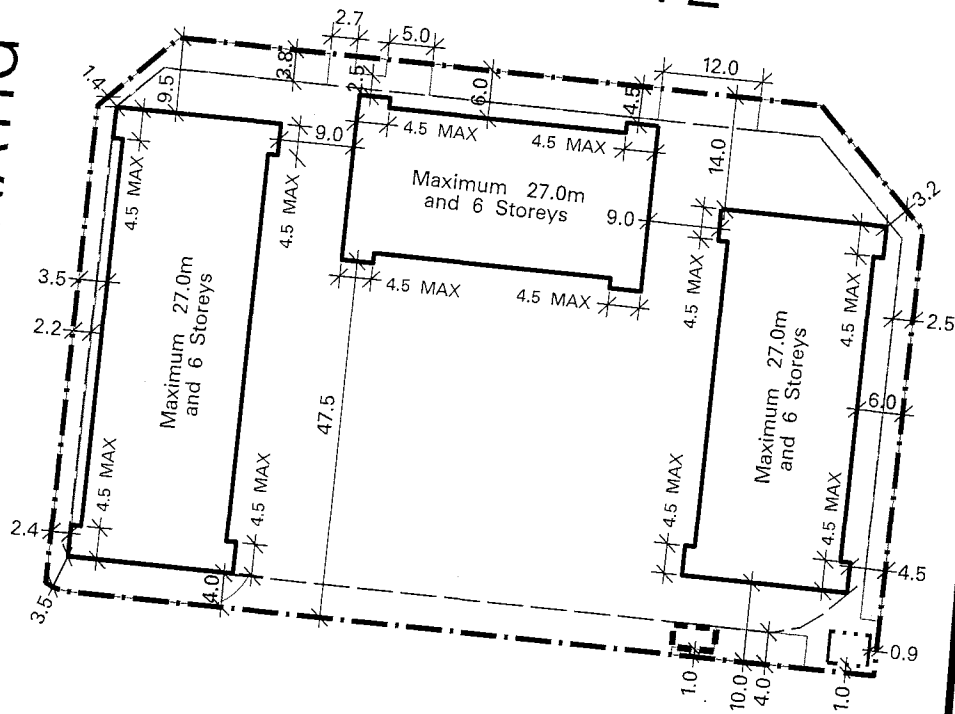

MAYOR


DEPUTY CLERK



NISH GATE

NINTH LINE



TRANSFORMER PAD



LANDSCAPED BUFFER

LIMIT OF UNDERGROUND PARKING

GENERATOR ENCLOSURE

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

THIS IS SCHEDULE "RA2-68"

AS ATTACHED TO BY-LAW 0171-2026

APPENDIX "A" TO BY-LAW NUMBER 0171-2026

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit three 6 storey apartments.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "PB1" (Parkway Belt) and "D" (Development) to "RA2-68" (Apartments - Exception).

"PB1" permits passive recreational uses and conservation use.

"D" permits only buildings or structures legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such buildings or structures.

"RA2-68" permits three 6 storey apartments with a floor space index (FSI) of 2.0 and various site specific regulations.

Location of Lands Affected

East of Anatig Boulevard, south of Nish Gate and west of Ninth Line, 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 Emma Bunting of the City Planning and Building Department at 905-615-3200 ext. 5759.

<http://teamsites.mississauga.ca/sites/18/bylaws/oz 26-11 w10.by-law.eb.jmcc.docx>