



**MISSISSAUGA**

**NOTICE OF PASSING OF  
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW**

<b>DATE OF NOTICE</b>	December 19, 2024	
<b>OPA NUMBER</b>	OPA 183 (By-law 0227-2024)	
<b>ZONING BY-LAW NUMBER</b>	0228-2024	
<b>DATE PASSED BY COUNCIL</b>	December 11, 2024	
<b>LAST DATE TO FILE APPEAL</b>	<b>January 8, 2025</b>	
<b>FILE NUMBER</b>	OZ-OPA 18-14	Ward 3
<b>APPLICANT</b>	Urban Strategies Inc.	
<b>PROPERTY LOCATION</b>	The lands affected by this Amendment are located at the northwest corner of Williamsport Drive and Havenwood Drive. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan, 1485 Williamsport Drive and 3480 Havenwood Drive	

**TAKE NOTICE** that on December 11, 2024, the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 183 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to add a Special Site to the Applewood Neighbourhood Character Area to increase the permitted floor space index (FSI) to a maximum of 1.5 for the subject lands.

The purpose of the Zoning By-law is to permit a 10 storey rental apartment building containing 154 dwelling units. 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.

**The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 183 is in full force and effect.**

**The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Council is final if a Notice of Appeal is not received on or before the last date of appeal noted above.**

**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, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1 no later than **4:30pm** on **January 8, 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](mailto: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 official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council 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 and the specific part of the proposed official plan amendment to which the appeal applies;
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 \$319.30 per application, payable by certified cheque to the City of Mississauga. **Effective January 1, 2025, the fee for each application will increase to \$328.88.** 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).

**MORE INFORMATION:** A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from Jaspreet Sidhu of the City of Mississauga, Planning and Building Department at (905) 615-3200 ext. 5061.



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