



## NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

Date of Notice	October 2, 2025
By-law Number	0142-2025
Date Passed by Council	September 24, 2025
Last Day to Appeal	October 22, 2025
File Number	OZ 17/007 Ward 3
Applicant	KLM Planning Partners Inc.
Property Location	South side of Eglinton Avenue East at Maingate Drive in the City of Mississauga. 1094 and 1108 Eglinton Avenue East

**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 a two storey motor vehicle sales, leasing and/or rental facility - restricted building. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "C3-64" (General Commercial - Exception). This By-law also amends Schedule "C3-64" to the "C3-64" Exception Zone which applies to the property outlined on the attached Schedule "A", by replacing the Schedule with a revised plan showing exceptions for landscaped buffers.

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, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1 no later than 4:30pm on **October 22, 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 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 Amendment in its entirety can be found on the City's website at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices).

Further information regarding this By-law may be obtained from **Michal Stolarczyk** of the City Planning and Building Department at 905-615-3200 ext. **5519**.



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