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## Council

**Date:** February 26, 2025  
**Time:** 9:30 AM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
and Online Video Conference

### Members

Mayor Carolyn Parrish	
Deputy Mayor and Councillor Matt Mahoney	Ward 8
Deputy Mayor and Councillor John Kovac	Ward 4
Councillor Stephen Dasko	Ward 1
Councillor Alvin Tedjo	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Natalie Hart	Ward 5
Councillor Joe Horneck	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Martin Reid	Ward 9
Councillor Sue McFadden	Ward 10
Councillor Brad Butt	Ward 11

**To Request to Speak on Agenda Items** - Advance registration is required to make a Deputation please email Stephanie Smith, Supervisor, Secretariat at [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) or call 905-615-3200 ext. 3831 no later than **Monday, February 24, 2025 before 4:00PM.**

**Questions for Public Question Period** – To pre-register for Public Question Period, questions may be provided to the Legislative Coordinator at least 24 hours in advance of the meeting. Following the pre-registered questions, if time permits, the public may be given the opportunity to ask a question on an agenda item. Virtual participants must pre-register.

Comments submitted will be considered as public information and entered into the public record.

**Virtual Participation** - All meetings of Council are streamed live and archived at [Mississauga.ca/videos](http://Mississauga.ca/videos). To speak during the virtual meeting or if you do not have access to the internet, contact the Legislative Coordinator and you will be provided with directions on how to participate.

### Contact

Stephanie Smith, Supervisor, Secretariat  
905-615-3200 ext. 3831  
Email [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca)

### Find it Online

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

An asterisk (\*) symbol indicates an Item that has been either Revised or Added

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples.

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1 Council Minutes - February 12, 2025

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS - Nil**

Any member of the public interested in making a deputation to an item listed on the agenda must register by calling 905-615-3200 ext. 3831 or by emailing [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) by Monday February 24, 2025 before 4:00 PM.

Each Deputation to Council is limited to speaking not more than 5 minutes.

Pursuant to Section 57.1 of the Council Procedure By-law 0044-2022, as amended:

Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to “receive” the Deputation. After a Deputation is completed, Members shall each have one opportunity to make a preamble statement

8. **PUBLIC QUESTION PERIOD - 15 Minute Limit**

**Public Questions:** Members of the Public that have a question about an item listed on the agenda may pre-register by contacting the Legislative Coordinator at least 24 hours in advance of the meeting . Following the registered speakers, if time permits the Chair will acknowledge members of the public who wish to ask a question about an item listed on the

agenda. Virtual participants must pre-register.

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:  
Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

**9. CONSENT AGENDA**

**10. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**

10.1 Proposed Amendments to the Nuisance Gathering By-law 0211-2023

10.2 Invest Mississauga -Collaboration and Partnership Agreements with External Partners to Support the Start Up, Sustainment, and Expansion of Businesses

**11. PRESENTATION OF COMMITTEE REPORTS**

11.1 Planning and Development Committee Report 1 - 2025 dated February 10, 2025

11.2 General Committee Report 5 - 2025 dated February 19, 2025

**12. UNFINISHED BUSINESS - Nil**

**13. PETITIONS - Nil**

**14. CORRESPONDENCE - Nil**

**15. NOTICE OF MOTION**

15.1 A Notice of Motion to establish a new policy with respect to illegally parked vehicles in the road right-of-way during City's winter snow clearing operations (Councillor McFadden)

**16. MOTIONS**

16.1 To express sincere condolences to the family of Jane Darragh, Landscape Architect who passed away on November 12, 2024

16.2 To express sincere condolences to the family of Lynne Kerel, Administrative Coordinator who passed away on February 8, 2025

16.3 To close to the public a portion of the Council meeting to be held on February 26, 2025 to deal with various matters. (See Item 21 Closed Session)

**17. INTRODUCTION AND CONSIDERATION OF BY-LAWS**

- 17.1 A by-law to authorize the execution of a Development Agreement Anthem Developments Inc. and The Corporation of the City of Mississauga Northeast corner of Lakeshore Road East and Cherriebell Road 1407 Lakeshore Road East (H-OZ 24-1 Ward 1)  
  
PDC-0041-2023/June 12, 2023
- 17.2 A by-law to amend the Traffic By-law No. 555-2000, as amended, being the Traffic By-law for Prohibited Turns, Lower Driveway Boulevard Parking, Speed Limits, Lane Designation  
  
GC-0133-2020/March 25, 2020
- 17.3 A by-law to authorize the execution of an Agreement of Purchase and Sale with Universal Transportation & Equipment Leasing Inc.  
  
GC-0100-2025/February 19, 2025
- 17.4 A by-law to authorize the execution of the Traffic Signal Operations and Maintenance Agreement with The Regional Municipality of Peel (Housekeeping)  
  
TC-0111-2014/June 18, 2014
- 17.5 A by law to authorize by delegation the Commissioner of Planning and Building, or their designate, and the City Clerk to execute Development Agreements, Inclusionary Zoning Agreements, Subdivision  
  
Agreements and any Amending Agreements thereto, and to repeal By-laws 0375-1998 and 0304-2020  
  
GC-0045-2025/February 5, 2025
- 17.6 A by-law to authorize the execution of an Agreement of Purchase and Sale with Branthaven Ninth Line Inc. (Ward 10)  
  
GC-0101-2025/February 19, 2025
- 17.7 A by-law to amend Licensing Administrative Penalty By-law 0135-2014, as amended (Housekeeping)  
  
Procedure By-law 0044-2022
- 17.8 A by-law to amend User Fees and Charges By-law 0221-2024 to impose new fees to recover the City's administrative, enforcement and related costs in responding to and addressing Nuisance Gatherings  
  
Item 10.1
- 17.9 A by-law to amend Nuisance Gathering By-law 0211-2023  
  
Item 10.1

**18. MATTERS PERTAINING TO REGION OF PEEL COUNCIL**

**19. COUNCILLORS' ENQUIRIES**

20. OTHER BUSINESS/ANNOUNCEMENTS

21. CLOSED SESSION

21.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:

**Instructions on a proposed settlement of the appeals to the Ontario Land Tribunal with respect to Official Plan Amendment 182 concerning employment areas (City-Wide)**

21.2 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

**A&G The Road Cleaners Ltd.**

21.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

**Instructions to amend the City of Mississauga's Invoicing and Collections Policy 04-07-02 and to Commence Litigation Proceedings against Ridgeway Plaza (Peel Standard Condominium Corporations 1136 and 1140)**

22. CONFIRMATORY BILL

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on February 26, 2025, which includes: recommendations, any reports of committees and of local boards, each motion and resolution passed and other actions taken by the Council.

23. ADJOURNMENT

City of Mississauga  
**Corporate Report**



<p>Date: February 18, 2025</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files:</p>
<p>From: Raj Sheth, P.Eng, Commissioner of Corporate Services</p>	<p>Meeting date: February 26, 2025</p>

## Subject

**Proposed Amendments to the Nuisance Gathering By-law 0211-2023**

## Recommendation

1. That the Nuisance Gathering By-law 0211-2023 be amended, as outlined in the report from the Commissioner of Corporate Services, dated February 18, 2025, and entitled "Proposed Amendments to the Nuisance Gathering By-law 0211-2023."
2. That Schedule A (General Fees and Charges) of the User Fees and Charges By-law 0221-2024 be amended to add an administrative fee of \$372.00 and to expand the types of fees and charges the City may impose in responding to a Nuisance Gathering, as outlined in this report.
3. That all necessary by-laws be enacted.

## Executive Summary

- Staff from the City's Enforcement Division have responded to increased complaints regarding nuisance gatherings in Mississauga over the past few years.
- In response, Council enacted the Nuisance Gathering By-law 0211-2023 on December 13, 2023.
- Since the Nuisance Gathering By-law 0211-2023 has been enacted, the City has laid 4 charges, which are currently before the courts.
- The City has incurred significant costs in responding to Nuisance Gatherings.
- The City's Enforcement Division, in consultation with Legal Services, has identified amendments to the By-law that will strengthen enforcement and increase the City's ability to recover costs when responding to Nuisance Gatherings.
- Staff also recommend adding an administrative fee of \$372.00 to the User Fees and Charges By-law 0221-2024 to enable the recovery of the City's administrative costs when responding to Nuisance Gatherings as well as adding language to expand the City's authority to recover costs related to administration and enforcement, as set out in

the Municipal Act, 2001.

## Background

Staff from the City's Enforcement Division have responded to increased complaints regarding nuisance gatherings in Mississauga over the past few years. On December 13, 2023, Council for the City of Mississauga (the "City") enacted the Nuisance Gathering By-law 0211-2023 (the "By-law"), which prohibits Nuisance Gatherings (as defined in the By-law) on public and private property in Mississauga.

Enforcement has continued to work in close collaboration with the City's Fire and Emergency Services Division, Peel Public Health as well as Peel Regional Police ("PRP"). Enforcement also attends regular Enforcement Collaboration Table meetings (the "Collaboration Table") with community partners to discuss calendar events where the City and its community partners may need to deploy resources in responding to Nuisance Gatherings. At the moment, the Collaboration Table has identified at least 8 possible days on the calendar where enhanced enforcement initiatives will have to take place.

The By-law provides the City's Enforcement staff with an additional enforcement tool to address the negative impacts of Nuisance Gatherings, which may include public disorderly conduct, deposit of refuse, unreasonable noise, unlawful open burning or fireworks, public disturbances and traffic issues. The City's response to Nuisance Gatherings has led to substantial enforcement and administrative costs.

## Present Status

Since the enactment of the By-law, the City has laid four (4) charges under Part III of the *Provincial Offences Act*, which are currently before the courts. The fines for Part III offences under the By-law, upon conviction, are a minimum of \$500 and a maximum of \$100,000. The By-law also allows for special fines and fines for continuing offences, which upon conviction, may exceed \$100,000.

As the By-law has been in effect for over one year, Enforcement staff in consultation with Legal Services, have undertaken a review to identify areas in the By-law that can be improved or clarified to strengthen enforcement and increase cost recovery.

## Comments

### Overview of Proposed By-law Amendments

Enforcement, in consultation with Legal Services, recommends several amendments to the By-law to allow for greater enforcement and cost recovery. A copy of the proposed amendments to the By-law is attached to this report as Appendix A.

### Addition of Car Rallies to the Definition of Nuisance Gathering

Loud and disruptive car rallies may create unreasonable noise, block/impede the flow of vehicular traffic and may also at times contribute to speeding and stunt driving. In 2024, the City of Vaughan amended its Noise By-law 121-2021 and Special Events By-law 045-2018 to prohibit participation in any unauthorized car rallies.

The City has added “Car Rally” to the list of activities considered to be a “Nuisance Gathering” in the By-law. The City has defined “Car Rally” in the By-law using aspects of the City of Vaughan’s definition. It is defined in the City of Mississauga’s By-law as “any formal or informal event or exhibition consisting of the gathering of Motor Vehicles.”

It should be noted that not all car rallies taking place in Mississauga would be considered a “Nuisance Gathering” under the By-law. Only those car rallies where the conduct of persons in attendance demonstrate any of the listed Nuisance Gathering activities (i.e., unreasonable noise, pedestrian/vehicular traffic or illegal parking that obstructs the free flow of traffic or could interfere with the ability to provide emergency services) would be prohibited. Lawful car rallies would not be affected by this By-law amendment.

### Updated Definition of “Person”

The definition of “Person” in the By-law currently includes “any individual person, a corporation, including its directors and officers, a partnership, any other form of business or legal association or entity, and the heirs, executors and administrators or other legal representatives of a Person, including their respective successors and assigns.”

Condominium corporations do fall within the above definition, however, for the purposes of greater clarity, Legal staff recommend adding a specific reference to “condominium corporations” in the definition of “Person” to highlight the City’s authority to enforce the By-law against condominiums.

### Temporarily Restricting or Prohibiting Access on Highways

The By-law currently outlines the authority of the Commissioner of Corporate Services and Chief of Police or their designates to temporarily close highways where a Nuisance Gathering is occurring. These sections of the By-law have been updated to clarify that access to highways may be *temporarily restricted or prohibited* rather than saying highways be temporarily closed. In other words, there is no need to legally close a highway in the context of a Nuisance Gathering.

### Recovery Through the Municipal Tax Roll

The By-law currently outlines the City’s authority under the *Municipal Act, 2001* to add the City’s expenses incurred during a Nuisance Gathering to the property owner’s tax roll and collecting them in the same manner as property taxes. This wording has been improved and a separate



section has been added to clearly outline the City's authority to add costs/fees to the property tax roll.

The By-law has been further strengthened by adding a new section that provides that where a Person liable to pay the costs and expenses operates as a registered condominium corporation, the aggregate costs and expenses to be added to the tax roll of each unit owner shall be in the same proportions as specified in the condominium declaration for sharing the common interests.

This new addition to the By-law will expressly authorize the City to add fees/costs to the tax roll of each unit owner within a condominium according to their proportionate share in the common interests. This will provide the City with an additional tool to recover its fees/costs from condominium unit owners when responding to Nuisance Gatherings.

#### Proposed Amendments to the User Fees and Charges By-law 0221-2024

The City is authorized to recover its costs pursuant to section 391 of the *Municipal Act, 2001*, which allows a municipality to impose fees or charges on persons for services provided by the municipality, including costs related to administration and enforcement, whether or not it is mandatory for the municipality to provide that service.

The User Fees and Charges By-law currently includes the City's ability to recover its costs of municipal law enforcement officer response (\$93.00 per officer/hour; minimum charge of two officers at two hours per officer) and PRP officer response (\$175.00 per officer/hour; minimum charge of three hours per officer).

City staff also recommend that the City's authority to impose fees and charges for the actual amount of the costs of enforcement and all other related costs incurred by the City in responding to and addressing the Nuisance Gathering be included in Schedule A of the User Fees and Charges By-law. This would improve the City's authority to recover its costs for responding to a Nuisance Gathering (such as any signage or special equipment that may be required).

As noted above, the *Municipal Act, 2001* authorizes the City to impose fees and charges, including costs related to administration. Significant City staff time and resources are required to respond to Nuisance Gatherings. As such, staff recommend that a new administrative fee of \$372.00 be added to the User Fees and Charges By-law (\$93 per hour x 4 hours = \$372). This administrative fee would be imposed on a Person when the City is required to respond to a Nuisance Gathering and is inclusive of all associated administrative functions.

## **Financial Impact**

There are no current financial impacts arising from the implementation of the recommendations contained in this report.

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## Conclusion

Enforcement, in consultation with Legal Services, has undertaken a review of the By-law to identify areas that can be improved or clarified to strengthen enforcement and increase cost recovery in relation to Nuisance Gatherings. The addition of an administrative fee in the User Fees and Charges By-law will enable the City to recover its administrative costs when responding to a Nuisance Gathering.

## Attachments

Appendix A - Proposed Amendments to the Nuisance Gathering By-law 0211-2023



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Raj Sheth, P. Eng., Commissioner of Corporate Services

Prepared by: Georgios Fthenos, Director, Enforcement

A by-law to amend  
Nuisance Gathering By-law 0211-2023

WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25 (the "*Municipal Act, 2001*") authorize The Corporation of the City of Mississauga (the "City") to pass by-laws necessary or desirable for municipal purposes, and in particular paragraphs 5, 6, 8 of subsection 11(2) authorize by-laws respecting the economic, social and environmental well-being of the municipality; the health, safety and well-being of persons, and the protection of persons and property;

AND WHEREAS section 35 of the *Municipal Act, 2001* provides that a municipality may pass by-laws removing or restricting the common law right of passage by the public over a highway and the common law right of access to the highway;

AND WHEREAS section 128 of the *Municipal Act, 2001* authorizes a municipality to prohibit and regulate public nuisances, including matters that, in the opinion of the Council of The Corporation of the City of Mississauga ("Council") are or could become or cause public nuisances;

AND WHEREAS subsection 391 of the *Municipal Act, 2001* provides that a municipality may impose fees and charges on persons for services or activities provided or done by or on behalf of it, including costs related to administration and enforcement;

AND WHEREAS section 436 of the *Municipal Act, 2001* provides that a municipality may pass by-laws providing that the municipality may enter on land at any reasonable time for the purpose of carrying out an inspection to determine compliance with a by-law or an order made pursuant to the by-law;

AND WHEREAS sections 444 and 445 of the *Municipal Act, 2001*, provide that a municipality may make an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity and/or to do work to correct the contravention;

AND WHEREAS section 446 of the *Municipal Act, 2001* provides that a municipality may proceed to do things at a person's expense which that person is otherwise required to do under a by-law but has failed to do and the costs incurred by a municipality may be recovered by adding the costs to the tax roll and collecting them in the same manner as property taxes;

AND WHEREAS Council enacted the City's Nuisance Gathering By-law 0211-2023 on December 13, 2023;

AND WHEREAS on February 26, 2025, Council passed Resolution \_\_\_\_\_ to amend Nuisance Gathering By-law 0211-2023 as set out in the corporate report entitled "Proposed Amendments to the Nuisance Gathering By-law 0211-2023";

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

1. That Nuisance Gathering By-law 0211-2023, is hereby amended as follows:

(a) by adding the following definitions in section 1 in alphabetical order:

**"Car Rally"** means any formal or informal event or exhibition consisting of the gathering of Motor Vehicles;

**"Motor Vehicle"** means an automobile, motorcycle, motor-assisted vehicle and any other vehicle propelled or driven by gasoline or electric power;

- (b) by deleting the word 'or' at the end of section (i) to the definition of "**Nuisance Gathering**" in section 1.
- (c) by adding the word 'or' at the end of section (j) to the definition of "**Nuisance Gathering**" in section 1.
- (d) by adding the following new section (k) to the definition of "**Nuisance Gathering**" in section 1:
  - (k) a Car Rally that includes any of the activities outlined in sections (a) to (j).
- (e) by deleting the definition of "**Person**" in section 1 and replacing it with the following:
 

**"Person"** includes any individual person, a corporation, a condominium corporation, including its directors and officers, a partnership, any other form of business or legal association or entity, and the heirs, executors and administrators or other legal representatives of a Person, including their respective successors and assigns;
- (f) by deleting section 6 and replacing it with the following:
 

6. The Commissioner is responsible for the administration and enforcement of this By-law and may from time to time, appoint delegates or assign duties to City staff under this By-law.
- (g) by deleting the heading '**Closure of Roads**' above section 7 and replacing it with the heading '**Restricting or Prohibiting Access to Highways**';
- (h) by deleting section 7 and replacing it with the following:
 

7. Where a Nuisance Gathering is occurring on or adjacent to the Highway, on the direction of the Commissioner or the Chief of Police, an Officer may temporarily restrict or prohibit the public from access to and/or using any Highway or portion thereof, and in doing so may place or erect one or more notices on the said Highway.
- (i) by deleting section 8 and replacing it with the following:
 

8. Where the access and/or use of a Highway is temporarily restricted or prohibited under this By-law, the common law right of passage by the public and the common law right of access by an owner of land abutting the Highway or portion of the Highway are so restricted or prohibited.
- (j) by deleting section 9 and replacing it with the following:
 

9. No Person shall access and/or use a Highway, or portion of a Highway that has been temporarily restricted or prohibited from access and/or use under this By-law except with the direction of an Officer or other lawful authority.
- (k) by deleting section 10 and replacing it with the following:
 

10. No Person shall, without lawful authority, remove, displace, deface or obstruct any barricade, device, sign or notice placed on a Highway pursuant to this By-law.
- (l) by deleting the heading '**Orders**' above section 14 and replacing it with the heading '**Orders and Remediation**';
- (m) by deleting section 14 and replacing it with the following:
 

14. An Officer who finds a contravention of this By-law may make one or more orders requiring that:

  - a) the contravening activity be discontinued; and/or
  - b) work be done to correct the contravention.

- (n) by deleting section 15 and replacing it with the following:
  - 15. Upon an order of an Officer pursuant to subsection 14(a) of this By-law, every Person who is sponsoring, hosting, creating, conducting, allowing, causing or permitting a Nuisance Gathering on a specified Premises shall cease.
- (o) by deleting section 16 and replacing it with the following:
  - 16. Every Person not residing on a specified Premises shall leave such Premises after having been directed to leave by an order made pursuant subsection 14(a) of this By-law.
- (p) by deleting the heading '**Remediation**' above section 20;
- (q) by deleting section 20 and replacing it with the following:
  - 20. In addition to the provisions in sections 21 to 23 of this By-law, where a thing or matter that is required to be done through an order of an Officer pursuant to subsection 14(b) of this By-law is not completed by the time set out in the order, the matter or thing may be done by the City at the Person's expense and the City may recover the costs of doing the matter or thing from the Person directed or required to do it by court action or by adding the costs to the tax roll and collecting them in the same manner as property taxes.
- (r) by deleting section 21 and replacing it with the following:
  - 21. In addition to the remedial costs recoverable under section 20 of this By-law, the City may impose a fee or charge upon any Person sponsoring, conducting, continuing, hosting, creating, allowing, causing or permitting a Nuisance Gathering.
- (s) by deleting section 22 and replacing it with the following:
  - 22. The amount of the fee or charge imposed under section 21 of this By-law shall be the amount of administrative costs, costs of enforcement and any other related costs incurred by the City in responding to and addressing the Nuisance Gathering pursuant to this By-law, including such other fees as may be set out in the applicable City User Fees and Charges By-law or any successor thereto;
- (t) by renaming '**PART 6: APPLICATION AND INTERPRETATION**' to '**PART 7: APPLICATION AND INTERPRETATION**'.
- (u) by renaming '**PART 7: GENERAL**' to '**PART 8: GENERAL**'.
- (v) by adding a new Part 6 as follows:

**PART 6: RECOVERY THROUGH MUNICIPAL TAX ROLL**

- 27.1 The City may recover all unpaid costs and expenses incurred in the enforcement of this Bylaw, including the costs associated with work described in subsection 14(b), the fees described in sections 21 to 22, and the fines and penalties levied through sections 24 to 27, by court action or alternatively, by adding the same to the Person's tax roll and collecting them in the same manner as property taxes.
- 27.2 Where the Person liable to pay the costs and expenses referred to in section 27.1 is a condominium corporation, the aggregate costs and expenses to be added to the tax roll of each unit owner shall be in the same proportions as specified in the condominium declaration for sharing the common interests.

ENACTED and PASSED this 26<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

City of Mississauga  
**Corporate Report**



<p>Date: February 19, 2025</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Meeting date: February 26, 2025</p>

## Subject

**Invest Mississauga – Collaboration and Partnership Agreements with External Partners**

## Recommendation

That the Director of the Economic Development Division or their designate be authorized to negotiate and execute, on behalf of the Corporation of the City of Mississauga, collaboration and partnership agreements with external partners to support the City's economic development strategic goals and sector development strategies, along with any necessary agreements, amendments, extensions and related ancillary documents, all in a form satisfactory to the City Solicitor.

## Executive Summary

- The Economic Development Division ("EDD") for the City of Mississauga ("City") delivers programs to support local companies to launch, sustain and grow their businesses through various programs and services
- Part of this EDD service involves partnering with external agents to deliver the services and programs
- Such partnerships require EDD to enter into agreements with external agents, and may also include receiving funding support

## Background

The EDD promotes Mississauga as a prime business destination, attracts global investment and talent, supports existing businesses and key growth sectors, nurtures local entrepreneurs, and fosters innovation.

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Staff offer a range of services and support to help businesses start, grow, and thrive. Whether businesses are just starting out, expanding, consolidating, or relocating, the EDD provides tailored assistance to meet their needs.

In delivering its programs and services, staff collaborate with various partners including private sector organizations, non-profits, academic institutions, research institutions, and government agencies.

Collaborative Initiatives can include events, trade missions, training programs, trade shows, and seminars, all aimed at providing essential insights into accessing resources, programs, in-kind support and funding opportunities.

Funding can come over multiple years usually in the form of grants at values of \$30,000 to \$80,000. For example, EDD through IDEA Mississauga was recently granted \$30,000 annually for two years by the Black Entrepreneurship Alliance (BEA) to support the addition of 3-5 companies to the IDEA Step-Up Program.

## Comments

At present, the Division does not have authority to receive funds from external partners on behalf of the City. Such funds are critical for leveraging the expertise and strength of its partners to provide services and support to businesses.

Staff are seeking Council's approval to enter into partnership agreements, which may include receiving funds by way of grants or other contributions to support starting, sustaining and expanding businesses and strategic sectors.

## Strategic Plan

The EDD initiatives support the City's Strategic Plan's 'Prosper' pillar – Cultivating Creative and Innovative Businesses and support the 'Belong' pillar by ensuring youth, older adults and new immigrants thrive by nurturing opportunities through talent and entrepreneurship programs and services.

## Financial Impact

The Economic Development division works partly on a fee recovery and revenue-based model. While Council's approval to authorize staff to enter future agreements has no direct financial impact, such agreement may result in new revenue opportunities.



## Conclusion

In delivering its programs and services, the EDD collaborates with various partners including private sector organizations, non-profits, academic institutions, research institutions, and government agencies. In order to execute agreements with external parties Council must provide authorization.



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Donna Heslin, Manager Small Business, Entrepreneurship & Innovation  
Economic Development Division

## **REPORT 1 - 2025**

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its first report for 2025 and recommends:

PDC-0001-2025

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Zoning By-law 0225-2007 to RM10-4 (Back to Back Townhouses on a Condominium Road) zone to change the zoning to permit 166 four-storey, back to back townhouses be approved in accordance with the provisions outlined in the staff report dated January 22, 2025 from the Commissioner of Planning and Building.
3. That prior to enactment of the zoning by-law, that the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the zoning by-law amendment application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That eight oral submissions be received.

## **REPORT 5 -2025**

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its fifth report for 2025 and recommends:

GC-0079-2025

That the deputation and associated presentation from John Salvis, Resident, with respect to Fire Safety and Incident Reporting Process be received.

GC-0080-2025

That the deputation by Jonathan Giggs, Resident with respect to the report from the Director, Legislative Services and City Clerk dated February 3, 2025 and entitled 2024 Mayoral and Ward 5 By-election Overview, be received.

GC-0081-2025

That the following items were approved on the consent agenda:

10.1 2024 Emergency Management Program Review

10.3 Single Source Award for City-Wide Boulevard Landscape Maintenance Services

10.5 2025-2028 Universal Transit Pass Program Agreement with the University of Toronto at Mississauga

11.1 Environmental Action Committee Report 1 - 2025 - dated February 4, 2025

11.2 Accessibility Advisory Committee Report 1 - 2025 - dated February 10, 2025

11.3 Heritage Advisory Committee Report 2 - 2025 - dated February 11, 2025

11.4 Combating Racism, Discrimination and Hatred Advisory Committee Report 1 - 2025 - dated February 12, 2025

GC-0082-2025

That the Corporate Report dated January 28, 2025, from the Commissioner of Community Services entitled “2024 Emergency Management Program Review” be received for information.

GC-0083-2025

1. That the Fire Chief or Designate be given Authority to sign a Letter of Intent to lease space at the new Peel Police Operation Support Facility, as outlined in the report dated January 24, 2025 entitled “Authorization to Execute a Letter of Intent for a Joint Fire Communication Centre with the Region of Peel” from the Commissioner of Community Services.
2. That all necessary by-laws be enacted.

GC-0084-2025

1. That the Chief Procurement Officer or designate be authorized to award and execute the single source contract with respect to the purchase between The Corporation of the City of Mississauga and 1338568 Ontario Inc. (operating as Winsom Landscaping) for the supply and delivery of City-wide boulevard landscape maintenance services in the amount of \$1,891,542.38, exclusive of taxes, for a term of up to twenty (20) months, as outlined in the corporate report entitled “Single Source Award for City-Wide Boulevard Landscape Maintenance Services” dated January 29, 2025 from the Commissioner of Community Services, and all necessary agreements and related ancillary agreements, all in a form satisfactory to the City Solicitor, in accordance with the City’s Procurement Bylaw 0013-2022, as amended.
2. That the Chief Procurement Officer or designate be authorized to award and execute the single source contract with respect to the purchase between The Corporation of the City of Mississauga and Humberview Maintenance Group Ltd. for the supply and delivery of City-wide boulevard landscape maintenance services in the amount of \$1,021,109.92, exclusive of taxes, for a term of up to twenty (20) months, as outlined in the corporate report entitled “Single Source Award for City-Wide Boulevard Landscape Maintenance Services” dated January 29, 2025 from the Commissioner of Community Services, and all necessary agreements and related ancillary agreements, all in a form satisfactory to the City Solicitor, in accordance with the City’s Procurement Bylaw 0013-2022, as amended.
3. That all necessary by-laws be enacted.

GC-0085-2025

That the Corporate Report dated January 10, 2025, from the Director of Legislative Services and City Clerk, entitled 2024 Mayoral and Ward 5 By-election Overview be received and referred to the Governance Committee for a staff report on the Mississauga Municipal Election Campaign Contribution Rebate Program.

GC-0086-2025

That the Commissioner of Transportation and Works or designate be authorized to negotiate and execute, on behalf of The Corporation of the City of Mississauga, a new Universal Transit Pass Agreement with the University of Toronto and the Erindale College Student Union, for a universal transit pass for undergraduate and graduate students, for a three-year term, and any and all necessary agreements and related ancillary documents, all in a form satisfactory to the City Solicitor, as outlined in the Corporate Report dated February 04, 2025, entitled " 2025-2028 Universal Transit Pass Program Agreement with the University of Toronto at Mississauga" from the Commissioner of Transportation and Works.

GC-0087-2025

That the Environmental Action Committee endorse the EV Charging Fee Policy as outlined in the deputation and associated presentation from Carrah Bullock, Climate Change Specialist, Environment and Louis McCallum, Climate Change Specialist, Environment dated February 4, 2025.

(EAC-0001-2025)

GC-0088-2025

That the following items were approved under the Consent Agenda;

- 10.1 - Environmental Action Committee Work Plan dated January 2025

(EAC-0002-2025)

GC-0089-2025

That the Environmental Action Committee Work Plan dated January 2025, be approved.

(EAC-0003-2025)

GC-0090-2025

That Lily Bai be appointed as the Peel Environmental Youth Alliance (PEYA) Student representative to the Environmental Action Committee for the 2024-2025 school year.

(EAC-0004-2025)

GC-0091-2025

That the deputation and presentation by Alana Tyers, Manager, Transit Services and Eva Wong, Transit Planner, City of Mississauga regarding the 2024 MiWay Annual Accessibility Report, be received.

(AAC-0001-2025)

GC-0092-2025

That the verbal update provided by Dan Sadler, Manager, Compliance & Standards with respect to the Accessibility For Ontarians with Disabilities Act (AODA), be received.

(AAC-0002-2025)

GC-0093-2025

That Moneira Salic, Citizen Member be appointed Chair of the Facility Accessibility Design Subcommittee for the term ending November 14, 2026, or until a successor is appointed.

(FADS-0001-2025)

(AAC-0003-2025)

GC-0094-2025

That the deputation and presentation by Harpreet Singh, Interior Designer, Prime Consultant regarding the News Conference Zone City Hall, be received.

(FADS-0002-2025)

(AAC-0004-2025)

GC-0095-2025

That the request to alter the heritage designated property at 271 Queen Street South (Ward 11), as outlined in the Corporate Report dated January 13, 2025, from the Commissioner of Community Services be approved.

(HAC-0002-2025)

(Ward 11)

GC-0096-2025

That the deputation and associated presentation from Robert Trewartha, Director, Strategic Communications and Initiatives regarding OneMississauga campaign, be received.

(CRDHAC-0001-2025)

GC-0097-2025

That the deputation from Robert Trewartha, Director, Strategic Communications and Initiatives regarding Empowering Change: A Comprehensive EDI Strategy for the City of Mississauga (2025-2031), be received.

(CRDHAC-0002-2025)

GC-0098-2025

That Appendix 2 in the memorandum from Eglantina Bacaj-Gondia, Legislative Coordinator, Legislative Services dated February 4, 2025, entitled “Combating Racism, Discrimination and Hatred Advisory Committee Work Plan Reporting”, be approved.

(CRDHAC-0003-2025)

GC-0099-2025

That the memorandum from Robert Trewartha, Director, Strategic Communications and Initiatives dated February 4, 2025 entitled “Empowering Change: A Comprehensive EDI Strategy for the City of Mississauga (2025-2031)”, be received.

(CRDHAC-0004-2025)

GC-0100-2025

1. That the Commissioner of Corporate Services and the City Clerk be authorized to execute an Agreement of Purchase and Sale between the Corporation of the City of Mississauga as vendor and “Universal Transportation & Equipment Leasing Inc.” as purchaser, including all ancillary documents and any subsequent amending or extension agreements, with respect to the City-owned lands on the south side of AIMCO Blvd, legally described under the Land Titles Act as Part Lot 1, Concession 3 EHS, Toronto, Parts 2 & 3 on Plan 43R- 2563, in the City of Mississauga, in the Regional Municipality of Peel, in Ward 5 and being all of PIN 13296-0051 (LT), containing an area of approximately 2813 square metres (30,274 square feet ) at fair market value in a content and form satisfactory to the City Solicitor and/or his designate.
2. That all steps necessary to comply with the requirements of Section 2 (3) of the City Notice By-law 0215-2008, as amended, be taken, including giving notice to the public by posting a notice on the City of Mississauga’s website for a two-week period, where the expiry of the two-week period will be at least one week prior to the execution of an agreement for the sale of subject lands.
3. That all necessary by-laws be enacted.

GC-0101-2025

1. That the Commissioner of Corporate Services and the City Clerk be authorized to execute an Agreement of Purchase and Sale between the Corporation of the City of Mississauga as vendor and Branthaven Ninth Line Inc. as purchaser, including all ancillary documents and any subsequent amending or extension agreements, with respect to the City-owned lands legally described as Block 9 on Plan 20M-1249 (0.3m reserve) in a content and form satisfactory to the City Solicitor and/or his designate.
2. That all necessary by-laws be enacted.



## NOTICE OF MOTION — City of Mississauga

Moved by: Sue McFadden

Seconded by: Brad Butt

WHEREAS the parking of vehicles in the road's right-of-way during and immediately following a winter storm event has a direct and negative impact on the efficiency and cost of the City's snow clearing operations and, consequently and potentially, a negative impact on all property owners' access to and from the affected street(s);

AND WHEREAS the City of Mississauga has established some standard operating procedures related to enforcement of its on-street parking bylaws during winter storm events, one of which is the customary practice of towing a vehicle parked on the road after at least three tickets have been issued to said vehicle;

AND WHEREAS this practice results in lengthy delays before a vehicle is eventually towed, if at all, and in turn unnecessarily delays the City's proper and timely winter maintenance operations;

AND WHEREAS it is commonly understood that enforcement by way of towing is a strong deterrent to on-street parking during winter storm events, due to the inconvenience and cost associated with retrieving the towed vehicle;

AND WHEREAS, as it relates to bylaw enforcement, City Councils are charged with setting policy and providing general direction without getting directly involved;

THEREFORE, LET IT BE RESOLVED THAT the City of Mississauga establish a new policy whereby towing takes place after one (1) penalty notice is issued to any illegally parked vehicle in the road right-of-way while the City's winter maintenance forces are engaged in winter snow clearing operations;

AND FURTHER THAT the City establish whatever partnerships are needed with the towing industry and other potential stakeholders to achieve the intent of this new policy.

A handwritten signature in black ink, appearing to read "Sue McFadden". The signature is written in a cursive, flowing style with a large initial "S" and "M".

## **Resolution of Condolence Honoring Jane Darragh**

Whereas, we express our deepest condolences on the passing of Jane Darragh, a dedicated landscape architect and professional planner who passed away on November 12, 2024;

Whereas, Jane was a proud graduate of Queen's University (1979) and the University of Toronto, where she earned her Landscape Architecture degree in 1985, laying the foundation for a career defined by innovation, sustainability, and commitment to community enhancement;

Whereas, from 1998 to 2023, Jane served as a landscape architect and professional planner at the City of Mississauga, where she contributed towards the city planning and advocating for parks and nature conservation.

Whereas, throughout her career, Jane led numerous transformative projects, including the Waterfront Parks Strategy, the Credit River Parks Strategy, and multiple initiatives at the Port Credit Harbour, ensuring that Mississauga's natural and cultural heritage was preserved while fostering sustainable development;

Whereas, her significant contribution on the redevelopment of Lakeside Park earned her the Brenda Sakauye Environmental Award, a testament to her dedication to green spaces and ecological preservation;

Whereas, beyond her professional achievements, Jane was a passionate nature lover who found joy in the outdoors, an avid skier who embraced adventure, and an engaged member of various art and gardening clubs, where she shared her creativity and love for the natural world;

Now, therefore, be it resolved that we honor and celebrate the remarkable life and legacy of Jane Darragh, recognizing her invaluable contributions to the City of Mississauga and beyond;

Be it further resolved that we extend our heartfelt sympathies to Jane's family, friends, and colleagues, acknowledging the profound impact she made and the void left by her passing.

**Resolution of Condolence Honoring Lynne Kerel**

WHEREAS the Mayor, Members of Council and staff at the City of Mississauga are saddened to learn of the passing of Lynne Kerel, who passed away on February 8, 2025;

AND WHEREAS, Lynne began her career with the City in 1989 as a Contracts Clerk in the Transportation and Works Department, in 2005 she moved into the Administrative Coordinator role with Information Technology Division, Corporate Services Department where she worked until her retirement on October 1, 2019;

AND WHEREAS Lynne was a well-respected and cherished member of the Information Technology Division, known for her dedication, support and smile in her administrative coordination role and will be missed by her many colleagues who had the pleasure of working with her;

AND WHEREAS Lynne was a caring and loving wife, mother, grandmother, sister, and friend who is survived by her husband of 34 amazing years, Morris; her only son Peter (Erika); her beloved grandchildren, Samuel and Jackson; brother Martin (Vickey) and numerous other family members and dear friends;

NOW THEREFORE BE IT RESOLVED that sincere condolences be extended on behalf of the Mayor, Members of Council and staff of the City of Mississauga to the Kerel family.

WHEREAS the Municipal Act, 2001, as amended (the "Act"), requires Council to pass a resolution prior to closing part of a meeting to the public;

AND WHEREAS the Act requires that the resolution states the act of the holding of the closed meeting and the general nature of the matter to be considered at the closed meeting;

NOW THEREFORE, be it resolved that a portion of the Council meeting held on February 26, 2025 shall be closed to the public to deal with the following matters: (Pursuant to Section 239(2) of the Municipal Act, 2001)

21.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board: **Instructions on a proposed settlement of the appeals to the Ontario Land Tribunal with respect to Official Plan Amendment 182 concerning employment areas (City-Wide)**

21.2 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board: **A&G The Road Cleaners Ltd.**

21.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board: **Instructions to amend the City of Mississauga's Invoicing and Collections Policy 04-07-02 and to Commence Litigation Proceedings against Ridgeway Plaza (Peel Standard Condominium Corporations 1136 and 1140)**

A by-law to authorize the execution of a  
Development Agreement between  
Anthem Developments Inc.  
and The Corporation of the City of Mississauga  
Northeast corner of Lakeshore Road East and Cherriebell Road  
1407 Lakeshore Road East  
(H-OZ 24-1 W1)

WHEREAS Anthem Developments Inc. has submitted a Development Agreement, outlining requirements for lands under rezoning application H-OZ-24-1 W1 (related to OZ/OPA 22-13 W1);


WHEREAS recommendation PDC-0041-2023 provided that the associated Official Plan Amendment and Rezoning applications by 1407 Lakeshore Developments Inc. be approved and that the "H" holding symbol be removed;

WHEREAS the registered owner of the lands within the subject application has since been correctly identified as Anthem Developments Inc., not 1407 Lakeshore Developments Inc.;

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

- 1. THAT the Development Agreement made between Anthem Developments Inc. and The Corporation of the City of Mississauga be executed by the Commissioner, Planning and Building Department, and the Clerk and the Corporate Seal affixed thereto, together with any other documents required to give full force and effect to the Development Agreement.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Baiqing Luo
Date: February 12, 2025
File: CD.OZ-24.01

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A by-law to amend By-law No. 555-2000,  
as amended, being the Traffic By-law

WHEREAS pursuant to section 11(3)1 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, a Council may enact by-laws respecting highways, including parking and traffic on highways;

AND WHEREAS Council of The Corporation of the City of Mississauga desires to make certain amendments to By-law 555-2000, as amended, being the Traffic By-law;

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

1. That Schedule 15 of By-law 555-2000, as amended, be amended by DELETING the following:

SCHEDULE 15  
LANE DESIGNATION

COLUMN 1 HIGHWAY	COLUMN 2 LOCATION	COLUMN 3 LANE	COLUMN 4 DIRECTION	COLUMN 5 TIME OR DAYS	COLUMN 6 SIGN NUMBER
Burnhamthorpe Road West	Kariya Gate to a point 60 metres east of Kariya Gate	North curb lane	Westbound Right turn only	Anytime	Rb-42

2. That Schedule 18 of By-law 555-2000, as amended, be amended by DELETING the following:

SCHEDULE 18  
MAXIMUM RATE OF SPEED

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 RATE OF SPEED
Ceremonial Drive	Chagall Court and Bristol Road West	30 km/h
Church Street	Water Street and Queen Street	30 km/h
Flagship Drive	Queen Frederica Drive and a point 60 metres west of Constitution Boulevard	30 km/h
McBride Avenue	Erindale Station Road and Consort Crescent (north intersection)	30 km/h

Mississauga Valley Boulevard	Silver Creek Boulevard and a point 75 metres west of Voltarie Crescent (West Intersection)	30 km/h
Paisley Boulevard West	A point 80 meters west of Morrison Avenue and the roadway limit	30 km/h
Rosemary Drive	Brigantine Avenue and the roadway limit	30 km/h
Silver Creek Boulevard	Mississauga Valley Boulevard and Gwendale Crescent	30 km/h
Wanita Road	Wenonah Drive and roadway limit	30 km/h

3. That Schedule 14 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 14  
PROHIBITED TURNS

COLUMN 1 PORTION OF HIGHWAY	COLUMN 2 DIRECTION	COLUMN 3 TURNS PROHIBITED	COLUMN 4 TIMES OR DAYS
Lakeshore Road West 65 metres west of Wesley Avenue	Westbound	Left	Anytime

4. That Schedule 15 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 15  
LANE DESIGNATION

COLUMN 1 HIGHWAY	COLUMN 2 LOCATION	COLUMN 3 LANE	COLUMN 4 DIRECTION	COLUMN 5 TIME OR DAYS	COLUMN 6 SIGN NUMBER
Kariya Gate	Burnhamthorpe Road West to City Centre Drive	West curb lane	Southbound right turn only	Anytime	Rb-42

5. That Schedule 18 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 18  
MAXIMUM RATE OF SPEED

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 RATE OF SPEED
Ceremonial Drive	Chagall Court and Bristol Road West	30 km/h 6:00 am – 6:00 pm Monday – Friday
Church Street	Water Street and Queen Street South	30 km/h 6:00 am – 6:00 pm Monday – Friday
Flagship Drive	Queen Frederica Drive and a point 60 metres west of Constitution Boulevard	30 km/h 6:00 am – 6:00 pm Monday – Friday
McBride Avenue	Erindale Station Road and Consort Crescent (north intersection)	30 km/h 6:00 am – 6:00 pm Monday – Friday
Mississauga Valley Boulevard	Silver Creek Boulevard and a point 75 metres west of Voltarie Crescent (West Intersection)	30 km/h 6:00 am – 6:00 pm Monday – Friday
Paisley Boulevard West	A point 80 metres west of Morrison Avenue and the west limit of the roadway	30 km/h 6:00 am – 6:00 pm Monday – Friday
Rosemary Drive	Brigantine Avenue and the north limit of the roadway	30 km/h 6:00 am – 6:00 pm Monday – Friday
Silver Creek Boulevard	Mississauga Valley Boulevard and Gwendale Crescent	30 km/h 6:00 am – 6:00 pm Monday – Friday
Wanita Road	Wenonah Drive and the east limit of the roadway	30 km/h 6:00 am – 6:00 pm Monday – Friday




6. That Schedule 31 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 31  
DRIVEWAY BOULEVARD PARKING-CURB TO SIDEWALK

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIMES PERMITTED
Hillbury Drive	North, East & South (where sidewalk exists)	Entire roadway	Anytime
Scotch Pine Gate	North	Black Walnut Trail and Tenth Line West	Anytime

7. This By-law shall not become effective until the portions of the highway(s) affected are properly signed.

ENACTED and PASSED this 26<sup>th</sup> day of February, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Tushar Sharma
Date: February 18, 2025
File: LA.25-25.60

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

A by-law to authorize the execution of an Agreement of Purchase and Sale

WHEREAS The Corporation of the City of Mississauga, as Vendor, desires to enter into an Agreement of Purchase and Sale with Universal Transportation & Equipment Leasing Inc. as Purchaser, for the purchase and sale of certain surplus lands, in the City of Mississauga, in Ward 5;

AND WHEREAS the procedures for notice of the proposed sale of surplus property as required by By-Law 215-08, as amended, have been followed;

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

- 1. That the Commissioner of Corporate Services and the City Clerk are hereby delegated authority to execute an Agreement of Purchase and Sale between the Corporation of the City of Mississauga as vendor and Universal Transportation & Equipment Leasing Inc. as purchaser, including all ancillary documents and any subsequent amending or extension agreements, with respect to the City owned lands on the south side of Aimco Boulevard, legally described as Part Lot 1, Concession 3, East of Hurontario Street, designated as Parts 2 and 3 on Reference Plan 43R-2563, in the City of Mississauga, in the Regional Municipality of Peel, in Ward 5 and being all of PIN 13296-0051 (LT), containing an area of approximately 2813 square metres (30,274 square feet) at fair market value in a content and form satisfactory to the City Solicitor and/or his designate.

ENACTED and PASSED this day of , 2025.

Table with 4 rows: Row 1: Approved by Legal Services City Solicitor City of Mississauga; Row 2: Signature of Khoi Lu; Row 3: Khoi Lu; Row 4: Date: February 7, 2025; Row 5: File: PO.11-22.AIM.02

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A by-law to authorize the execution of the  
Traffic Signal Operations and Maintenance Agreement with  
The Regional Municipality of Peel

WHEREAS The Regional Municipality of Peel (the "Region") is the owner of traffic signals and associated systems located on regional highways located within the city of Mississauga;

AND WHEREAS it has been agreed that for the purposes of regulating traffic within the city of Mississauga, The Corporation of the City of Mississauga (the "City") shall, on behalf of the Region, operate and maintain the traffic signals and associated systems;

AND WHEREAS the City and the Region wish to enter into the Traffic Signals Operations and Maintenance Agreement setting out the terms and conditions for operation and maintenance of all traffic signals and associated systems for a term of 10 years;

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

- 1. That the Commissioner of Transportation and Works and the City Clerk be authorized to execute and affix the corporate seal on behalf of The Corporation of the City of Mississauga (the "City") to the Traffic Signal Operations and Maintenance Service Agreement, with The Regional Municipality of Peel, and any ancillary documents or future amendments, all in a form satisfactory to the City Solicitor.

ENACTED and PASSED this 26<sup>th</sup> day of February, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
<i>Joseph Fudge</i>
Joseph Fudge
Date: February 19, 2025
File: LA.25-24.253

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A by law to authorize by delegation the Commissioner of Planning and Building, or their designate, and the City Clerk to execute Development Agreements, Inclusionary Zoning Agreements, Subdivision Agreements and any Amending Agreements thereto, and to repeal By-laws 0375-1998 and 0304-2020

WHEREAS Section 23.1 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality may delegate its powers and duties under that Act;

AND WHEREAS Council for The Corporation of the City of Mississauga routinely pass by-laws to enter into Development Agreements, Inclusionary Zoning Agreements, Subdivision Agreements, as well as any amendments to these Agreements, with proponents to implement conditions and obligations as part of development applications made under the Planning Act, R.S.O. 1990, c. P.13;

AND WHEREAS the delegation of authority to execute Development Agreements, Inclusionary Zoning Agreements, Subdivision Agreements, and any associated Amending Agreements will reduce the length of the development application and approvals process;

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

#### DEFINITIONS

1. In this by-law,
  - a) "Development Agreements" means any agreement required to implement an approval or any conditions of approval related to development applications processed under the Planning Act, and any associated Amending Agreements thereto, including the following:
    - i. Official Plan Amendment Applications made under section 22;
    - ii. Rezoning Applications made under section 34;
    - iii. Part Lot Control Applications made under section 50;
    - iv. Lifting of the Holding Provision Applications made under section 36;
    - v. Minor Variance Applications made under section 45; and
    - vi. Consent Applications made under section 53.
  - b) "Inclusionary Zoning Agreements" means an agreement entered into pursuant to section 35.2 of the Planning Act, and any associated Amending Agreements thereto.
  - c) "Planning Act" means the Planning Act, R.S.O. 1990, c. P.13 as may be amended.
  - d) "Subdivision Agreements" means an agreement entered into pursuant to section 51 of the Planning Act, and any associated Amending Agreements thereto.

#### DELEGATION

2. The Commissioner of Planning and Building, or their designate, and the City Clerk are hereby delegated the authority to execute Development Agreements, Inclusionary Zoning Agreements, Subdivision Agreements, and any associated Amending Agreements together with any other required documents to give full force and effect to such Agreements.

- 3. Notwithstanding section 1, Council shall continue to authorize the execution of Development Agreements, Inclusionary Zoning Agreements or Subdivision Agreements where, in the opinion of the Commissioner of Planning and Building, that Agreement should be directed to Council.

REPEAL

- 4. By-laws 0375-1998 and 0304-2020 are hereby repealed.

SHORT TITLE

- 5. This by-law shall be known and may be cited as the "Development Agreements Delegation of Authority By-Law".

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Lia Magi
Date: February 19, 2025
File: CA.04-23.OFF.09

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MAYOR

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CLERK


A by-law to authorize the execution of an Agreement of Purchase  
and Sale

**WHEREAS** The Corporation of the City of Mississauga, as Vendor, desires to enter into an Agreement of Purchase and Sale with Branthaven Ninth Line Inc. as Purchaser, for the purchase and sale of a City's 0.3 meter reserve, in the City of Mississauga, in Ward 10;

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

1. That the Commissioner of Corporate Services and the City Clerk be authorized to execute an Agreement of Purchase and Sale between the Corporation of the City of Mississauga as vendor and Branthaven Ninth Line Inc. as purchaser, including all ancillary documents and any subsequent amending or extension agreements, with respect to the City owned lands legally described as Reserve Block 9 on Registered Plan 20M-1249 in the City of Mississauga, being all of PIN 24931-0226 (LT) in a content and form satisfactory to the City Solicitor and/or his designate.

ENACTED and PASSED this                  day of    , 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Khoi Lu
Date: February 7, 2025
File: PO.11-25.NIN.01

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A by-law to amend  
Licensing Administrative Penalty  
By-law 0135-2014, as amended

WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, (“Municipal Act, 2001”) authorize The Corporation of the City of Mississauga (the “City”) to pass by-laws necessary or desirable for municipal purposes;

AND WHEREAS the Council of the City enacted Licensing Administrative Penalty By-law 0135-2014, as amended, to designate the City’s licensing by-laws, or portions of those by-laws, to be applicable to the administrative penalty system established through said By-law;

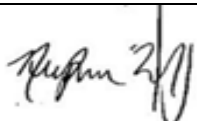
AND WHEREAS Council desires to effect a housekeeping amendment to Licensing Administrative Penalty By-law 0135-2014, as amended, in order to reflect changes to references in the Municipal Act, 2001;

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

1. That the second recital in Licensing Administrative Penalty By-law 0135-2014, as amended, is hereby deleted in its entirety and replaced with the following:

**AND WHEREAS** section 434.1 of the *Municipal Act, 2001* provides that a municipality may require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under the Act;

ENACTED and PASSED this 26<sup>th</sup> day of February, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Nupur Kotecha
Date: February 20, 2025
File: LA.25-25.47

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A by-law to amend  
User Fees and Charges By-law 0221-2024 to  
impose new fees to recover the City’s administrative,  
enforcement and related costs in responding to and  
addressing Nuisance Gatherings

WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25 (“*Municipal Act, 2001*”), authorize a municipality to pass by-laws necessary or desirable for municipal purposes, and in particular paragraph 3 of subsection 11(2) authorizes by-laws respecting the financial management of the municipality;

AND WHEREAS subsection 391(1) of the *Municipal Act, 2001* provides that sections 9 and 11 of that Act authorize a municipality to impose fees or charges on any class of persons for services or activities provided or done by or on behalf of the municipality and for the use of the municipality's property, including property under its control;

AND WHEREAS Council of The Corporation of the City of Mississauga (“Council”) enacted the City of Mississauga’s (“City”) User Fees and Charges By-law 0221-2024 (the "User Fees and Charges By-law") on November 27, 2024;

AND WHEREAS on February 26, 2025, Council passed Resolution \_\_\_\_\_ to amend the User Fees and Charges By-law, as set out in the corporate report entitled “Proposed Amendments to the Nuisance Gathering By-law 0211-2023”;

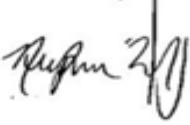
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That User Fees and Charges By-law 0221-2024, is hereby amended by adding the following new rows to the table for Enforcement Division, Compliance and Licensing Enforcement Section on page 36 in Schedule “A” under Nuisance Gathering Enforcement:

<b>Nuisance Gathering Enforcement</b>			
Administrative Fee	Per Nuisance Gathering	\$372.00	HST Exempt
Enforcement and related costs	Per Nuisance Gathering	Actual amount of the costs of enforcement (e.g. signage, special equipment) and all other related costs incurred by the City in responding to and addressing a Nuisance Gathering	HST Exempt



ENACTED and PASSED this 26<sup>th</sup> day of February, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Nupur Kotecha
Date: February 20, 2025
File: LA.25-24.339

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A by-law to amend  
Nuisance Gathering By-law 0211-2023

WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25 (the "*Municipal Act, 2001*") authorize The Corporation of the City of Mississauga (the "City") to pass by-laws necessary or desirable for municipal purposes, and in particular paragraphs 5, 6, 8 of subsection 11(2) authorize by-laws respecting the economic, social and environmental well-being of the municipality; the health, safety and well-being of persons, and the protection of persons and property;

AND WHEREAS section 35 of the *Municipal Act, 2001* provides that a municipality may pass by-laws removing or restricting the common law right of passage by the public over a highway and the common law right of access to the highway;

AND WHEREAS section 128 of the *Municipal Act, 2001* authorizes a municipality to prohibit and regulate public nuisances, including matters that, in the opinion of the Council of The Corporation of the City of Mississauga ("Council") are or could become or cause public nuisances;

AND WHEREAS subsection 391 of the *Municipal Act, 2001* provides that a municipality may impose fees and charges on persons for services or activities provided or done by or on behalf of it, including costs related to administration and enforcement;

AND WHEREAS section 436 of the *Municipal Act, 2001* provides that a municipality may pass by-laws providing that the municipality may enter on land at any reasonable time for the purpose of carrying out an inspection to determine compliance with a by-law or an order made pursuant to the by-law;

AND WHEREAS sections 444 and 445 of the *Municipal Act, 2001*, provide that a municipality may make an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity and/or to do work to correct the contravention;

AND WHEREAS section 446 of the *Municipal Act, 2001* provides that a municipality may proceed to do things at a person's expense which that person is otherwise required to do under a by-law but has failed to do and the costs incurred by a municipality may be recovered by adding the costs to the tax roll and collecting them in the same manner as property taxes;

AND WHEREAS Council enacted the City's Nuisance Gathering By-law 0211-2023 on December 13, 2023;

AND WHEREAS on February 26, 2025, Council passed Resolution \_\_\_\_\_ to amend Nuisance Gathering By-law 0211-2023 as set out in the corporate report entitled "Proposed Amendments to the Nuisance Gathering By-law 0211-2023";

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

1. That Nuisance Gathering By-law 0211-2023, is hereby amended as follows:

(a) by adding the following definitions in section 1 in alphabetical order:

**"Car Rally"** means any formal or informal event or exhibition consisting of the gathering of Motor Vehicles;

**"Motor Vehicle"** means an automobile, motorcycle, motor-assisted vehicle and any other vehicle propelled or driven by gasoline or electric power;

- (b) by deleting the word 'or' at the end of section (i) to the definition of "**Nuisance Gathering**" in section 1.
- (c) by adding the word 'or' at the end of section (j) to the definition of "**Nuisance Gathering**" in section 1.
- (d) by adding the following new section (k) to the definition of "**Nuisance Gathering**" in section 1:
  - (k) a Car Rally that includes any of the activities outlined in sections (a) to (j).
- (e) by deleting the definition of "**Person**" in section 1 and replacing it with the following:
 

**"Person"** includes any individual person, a corporation, a condominium corporation, including its directors and officers, a partnership, any other form of business or legal association or entity, and the heirs, executors and administrators or other legal representatives of a Person, including their respective successors and assigns;
- (f) by deleting section 6 and replacing it with the following:
 

6. The Commissioner is responsible for the administration and enforcement of this By-law and may from time to time, appoint delegates or assign duties to City staff under this By-law.
- (g) by deleting the heading '**Closure of Roads**' above section 7 and replacing it with the heading '**Restricting or Prohibiting Access to Highways**';
- (h) by deleting section 7 and replacing it with the following:
 

7. Where a Nuisance Gathering is occurring on or adjacent to the Highway, on the direction of the Commissioner or the Chief of Police, an Officer may temporarily restrict or prohibit the public from access to and/or using any Highway or portion thereof, and in doing so may place or erect one or more notices on the said Highway.
- (i) by deleting section 8 and replacing it with the following:
 

8. Where the access and/or use of a Highway is temporarily restricted or prohibited under this By-law, the common law right of passage by the public and the common law right of access by an owner of land abutting the Highway or portion of the Highway are so restricted or prohibited.
- (j) by deleting section 9 and replacing it with the following:
 

9. No Person shall access and/or use a Highway, or portion of a Highway that has been temporarily restricted or prohibited from access and/or use under this By-law except with the direction of an Officer or other lawful authority.
- (k) by deleting section 10 and replacing it with the following:
 

10. No Person shall, without lawful authority, remove, displace, deface or obstruct any barricade, device, sign or notice placed on a Highway pursuant to this By-law.
- (l) by deleting the heading '**Orders**' above section 14 and replacing it with the heading '**Orders and Remediation**';
- (m) by deleting section 14 and replacing it with the following:
 

14. An Officer who finds a contravention of this By-law may make one or more orders requiring that:

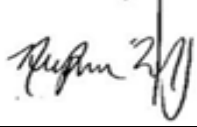
  - a) the contravening activity be discontinued; and/or
  - b) work be done to correct the contravention.

- (n) by deleting section 15 and replacing it with the following:
  - 15. Upon an order of an Officer pursuant to subsection 14(a) of this By-law, every Person who is sponsoring, hosting, creating, conducting, allowing, causing or permitting a Nuisance Gathering on a specified Premises shall cease.
- (o) by deleting section 16 and replacing it with the following:
  - 16. Every Person not residing on a specified Premises shall leave such Premises after having been directed to leave by an order made pursuant subsection 14(a) of this By-law.
- (p) by deleting the heading '**Remediation**' above section 20;
- (q) by deleting section 20 and replacing it with the following:
  - 20. In addition to the provisions in sections 21 to 23 of this By-law, where a thing or matter that is required to be done through an order of an Officer pursuant to subsection 14(b) of this By-law is not completed by the time set out in the order, the matter or thing may be done by the City at the Person's expense and the City may recover the costs of doing the matter or thing from the Person directed or required to do it by court action or by adding the costs to the tax roll and collecting them in the same manner as property taxes.
- (r) by deleting section 21 and replacing it with the following:
  - 21. In addition to the remedial costs recoverable under section 20 of this By-law, the City may impose a fee or charge upon any Person sponsoring, conducting, continuing, hosting, creating, allowing, causing or permitting a Nuisance Gathering.
- (s) by deleting section 22 and replacing it with the following:
  - 22. The amount of the fee or charge imposed under section 21 of this By-law shall be the amount of administrative costs, costs of enforcement and any other related costs incurred by the City in responding to and addressing the Nuisance Gathering pursuant to this By-law, including such other fees as may be set out in the applicable City User Fees and Charges By-law or any successor thereto;
- (t) by renaming '**PART 6: APPLICATION AND INTERPRETATION**' to '**PART 7: APPLICATION AND INTERPRETATION**'.
- (u) by renaming '**PART 7: GENERAL**' to '**PART 8: GENERAL**'.
- (v) by adding a new Part 6 as follows:

**PART 6: RECOVERY THROUGH MUNICIPAL TAX ROLL**

- 27.1 The City may recover all unpaid costs and expenses incurred in the enforcement of this Bylaw, including the costs associated with work described in subsection 14(b), the fees described in sections 21 to 22, and the fines and penalties levied through sections 24 to 27, by court action or alternatively, by adding the same to the Person's tax roll and collecting them in the same manner as property taxes.
- 27.2 Where the Person liable to pay the costs and expenses referred to in section 27.1 is a condominium corporation, the aggregate costs and expenses to be added to the tax roll of each unit owner shall be in the same proportions as specified in the condominium declaration for sharing the common interests.

ENACTED and PASSED this 26<sup>th</sup> day of February, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Nupur Kotecha
Date: February 20, 2025
File: LA.25-24.339

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK