

**In Person and Virtual Public Meeting**

**INFORMATION/RECOMMENDATION REPORT NOTICE**

**Meeting Date and Time:**

Monday, July 28, 2025 at 1:30 p.m.

**Meeting Place:**

Mississauga Civic Centre, Council Chamber, 300 City Centre Drive

**City's Proposal:**

City-initiated Mississauga Official Plan and Zoning By-law Amendments

File: BL.09 – CIT (All Wards)

**Proposed CITY-WIDE Zoning By-law Amendments**

To amend multiple sections of the Zoning By-law, including but not limited to:

- **New and updated definitions** for *Ancillary Crisis Shelter, Porch and Front Lot Line*
- **New zoning regulations** to permit and regulate *Transitional Housing and Ancillary Crisis Shelters* in certain zones
- **Updates to regulations** for driveways, play equipment, essential emergency services, bicycle parking standards
- **Technical updates** such as removing outdated terminology (e.g., sales trailers), deleting obsolete exception tables, correcting mapping errors and updating *Inclusionary Zoning* regulations to comply with new Provincial requirements
- **Modifications to permissions for schools**, including allowing daycares as accessory uses in schools
- **Corrections for a limited number of RL (Residential Large Lot) zoned properties**, including restoring previous permissions that were removed as part of the review of detached dwelling zones

**Proposed Site-Specific Amendments**

To make changes to Mississauga Official Plan and Zoning By-law for three City-owned properties and one privately owned property:

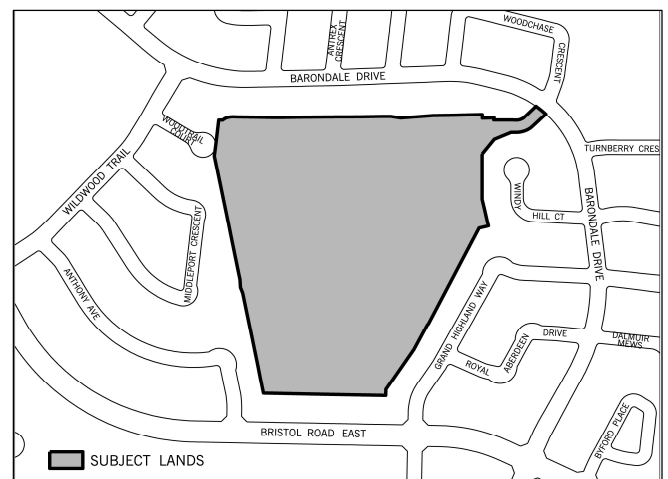
**Location of Proposal 1 – City-owned lands**

Official Plan and Zoning By-law Amendments to permit active recreational uses  
 West side of Ninth Line, north of Eglinton Avenue West



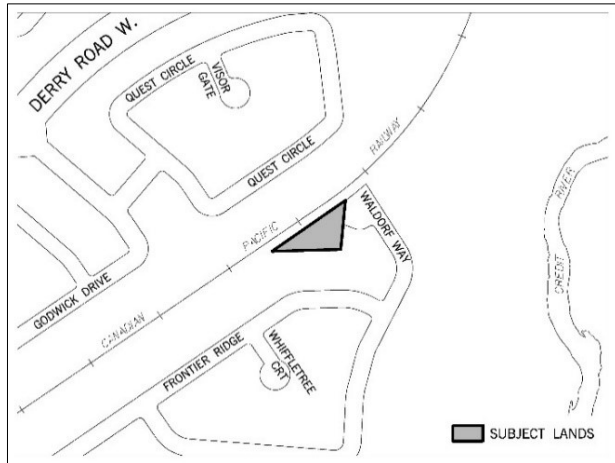
**Location of Proposal 2 – City owned lands**

Official Plan Amendment for a new park  
 West of Barondale Drive, north of Bristol Road East



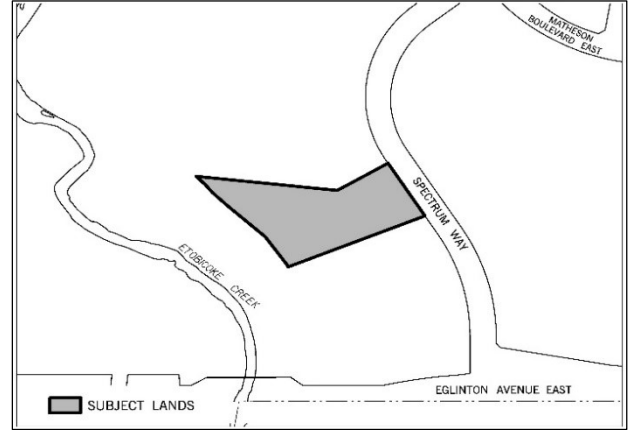
### Location of Proposal 3 – City owned lands

Official Plan and Zoning By-law Amendments to permit active recreational uses West of Waldorf Way, abutting a portion of the decommissioned Orangeville-Brampton Railway corridor



### Location of Proposal 4 – Privately owned lands

Zoning By-law Amendment to permit an existing reduced drive aisle. All other regulations will be maintained. 5100 Spectrum Way, west of Spectrum Way, north of Eglinton Avenue West



### Meeting Details:

This meeting will be held in person and online. Advance registration is required to make a verbal submission at the meeting virtually. Advance registration is preferred to make a verbal submission at the meeting in person. The proceedings will be streamed live online for the public to view at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>. If you wish to phone in to listen to the meeting only, please call 905-615-3200, ext. 7504 for instructions.

Options for participating in the meeting are outlined below.

### Purpose of Meeting:

- For people to ask questions and share their views about the proposal
- For Planning and Development Committee to receive a report that provides information on the project, addresses issues and provides a recommendation on the proposal
- For Planning and Development Committee to make a decision about this project

The report will be available on-line one week prior to the meeting at:

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



**For detailed information contact:**

City Planner Trista James at 905-615-3200 ext. 5609 or [trista.james@mississauga.ca](mailto:trista.james@mississauga.ca)

**If you would like to share your views and/or be added to the official record, please contact the Planning and Building Department by Friday at 4:00 p.m. prior to the meeting date:**

- by mail to 300 City Centre Drive, Development and Design Division, Mississauga ON L5B 3C1
- by email to [application.info@mississauga.ca](mailto:application.info@mississauga.ca)

Please include your name, your address, and file number or address of the property you are providing comments on.

### Written Comments:

In order to be received by Committee at the public meeting, written comments must be received no later than Friday at 4:00 p.m. prior to the meeting date. Submissions are accepted by email at [deputations.presentations@mississauga.ca](mailto:deputations.presentations@mississauga.ca) or by mailing the Planning and Development Committee, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and file number or address of the property you are providing comments on. Written comments received before, during or after a public meeting but before a by-law is passed receive the same consideration as verbal comments made during a public meeting.

If you wish to be notified of the decision on the proposed official plan and/or zoning by-law amendment, you must make a written request.

### How to participate in a public meeting if you wish to make verbal submissions:

#### Participate Virtually

Advance registration is required to participate and/or make comment virtually at the public meeting. Please email [deputations.presentations@mississauga.ca](mailto:deputations.presentations@mississauga.ca) no later than Friday at 4:00 p.m. prior to the meeting date. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted. You will be provided with directions on how to participate from Clerks' staff.

Residents without access to the internet can participate and/or make comment in the meeting via telephone. To register, please call Heleana Tsbros at 905-615-3200 ext. 7504 no later than Friday at 4:00 p.m. prior to the meeting date. You must provide your name, phone number, and file number if you wish to speak to the Committee. You will be provided with directions on how to participate from Clerks' staff.

**Participate In Person**

To make a verbal submission in person, advance registration is preferred. Please email [deputations.presentations@mississauga.ca](mailto:deputations.presentations@mississauga.ca) no later than Friday at 4:00 p.m. prior to the meeting date.

**If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.**

**Background Studies:**

Contact the city planner noted above for more information.

**Personal Information:**

Individuals should be aware that any personal information in their verbal or written communication will become part of the public record, unless the individual expressly requests the City to remove the personal information. Questions about the collection of this information may be directed to [application.info@mississauga.ca](mailto:application.info@mississauga.ca) or in writing to the Planning and Building Department at 300 City Centre Drive, Mississauga ON L5B 3C1.

**Information about Appeals:**

Only a registered owner of land affected by the by-law, a specified person or a public body, and the Minister of Municipal Affairs and Housing is entitled to appeal.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Mississauga to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Mississauga before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**General Information:**

Visit Mississauga's online Guide to City Planning and Development to learn more. It's organized around topics we get asked most – such as What is City Planning, How Land Gets Developed and Ways to Get Involved. Visit [www.mississauga.ca/city-planning-guide](http://www.mississauga.ca/city-planning-guide).

**Date of Notice:** July 3, 2025

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