MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant:	**City of Mississauga**
Municipality	**City of Mississauga**
Our File:	**OPA 186**

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on July 30, 2025 when By-law Number 0124-2025 was enacted and that notice as required by Section 17 of the Planning Act was given on August 7, 2025.

2. That no appeal to the Ontario Land Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

this 28th day of August, 2025

Lindsey Anne Raykoff, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires September 14, 2025.

Commissioner of Oaths

Declarant
Sacha Smith, Manager & Deputy Clerk

NOTICE OF PASSING OF

AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT

City Initiated By-laws affecting lands located city-wide within the City of Mississauga

Date of Notice	August 7, 2025
OPA Number	OPA 186 (By-law 0124-2025)
Zoning By-law Number	0125-2025
Date Passed by Council	July 30, 2025
Last Day to Appeal	August 27, 2025
File Number	BL.09-CIT, All Wards (City-initiated #18)
Property Location	All lands in the City of Mississauga

TAKE NOTICE that on July 30, 2025 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 186 and Zoning By-law Amendment, 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 change the land use designations for three parcels of city-owned lands to reflect the proposed uses from Greenlands to Public Open Space, from Private Open Space to Public Open Space and from no designation to Public Open Space. The amendment also proposes technical changes to update the affordability terms and percentage requirements of the Inclusionary Zoning policies.

The three city-owned lands affected by this Amendment are located:

- west of Ninth Line, north of Erin Centre Boulevard, in the Ninth Line Neighbourhood Character Area, as identified in Mississauga Official Plan,
- south of Barondale Drive, west of Grand Highland Way, in the Hurontario Neighbourhood Character Area, as identified in Mississauga Official Plan; and
- west of Waldorf Way, abutting a portion of the decommissioned Orangeville-Brampton Railway corridor, in the Meadowvale Village Character Area, as identified in Mississauga Official Plan.

The purpose of the Zoning By-law Amendment is to amend Mississauga Zoning By-law 0225-2007, as amended, by:

- Remove Exception Tables rendered irrelevant by Ontario Land Tribunal decisions and Council approved by-laws
- Amend Definitions: "Bicycle Parking Space - Class A" and "Front Lot Line - Corner Lot"
- Add New Definition: "Ancillary Crisis Shelter"
- Amend and/or Add Regulations for:
- Certificate of Occupancy: to ensure ongoing compliance

• Public School: to add "day care" as an accessory use and add applicable regulations
• Private School: to remove duplication of instructions for calculating sloped roof height and to add "day care" as an accessory use
• Essential Emergency Service: to establish appropriate setbacks to Greenlands Zones and to exempt these services from residential specific general provisions
• Community Centre, Community Athletic Field, Public Walkway and/or Library: add "Ancillary Crisis Shelter" as an accessory use
• General Parking Regulations: provide clarity and facilitate the operation of seasonal outdoor patios and seasonal outdoor retail sales and displays
• Calculation of height to apply to both height and storey calculations
• Required Number of Bicycle Parking Spaces for Non-Residential Uses: to clarify how bicycle parking requirements for overnight accommodation are calculated
• Play Equipment: to broaden permission for play equipment to all residential building types and to specify location criteria
• Driveways and Parking in Residential Zones: to establish a clear rounding rule for lot frontage measurements
• Guests Units: to include the use in the Downtown Core Zones
• Delete outdated terminology: "Sales Trailer"
• Site specific rezoning from "E1-19" to "E1-20", which will maintain all existing "E1-19" provisions and add a reduced aisle width provision
• Rezone two parcels of city-owned lands from "G1" to "OS1" and a third parcel of city-owned land from no zone to "OS1" for parkland and recreational purposes

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 186 is in full force and effect.

When the decision is final
The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the City of Mississauga 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, 2nd Floor, Mississauga, ON L5B 3C1 no later than 4:30pm on **August 27, 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 . An appeal will be processed once all fees are received.

Who can file an appeal
No person or public body may appeal policies related to Inclusionary Zoning that may form part of this Official Plan Amendment in accordance with provisions of the *Planning Act*.

For all other policies forming part of this Official Plan Amendment, and the Zoning By-law Amendment, 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 amendment 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 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 $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 Official Plan Amendment and Zoning By-law Amendment in their entirety can be found on the City's website at www.mississauga.ca/portal/cityhall/publicnotices.

Further information regarding these Amendments may be obtained from Trista James of the City Planning and Building Department at 905-615-3200 ext. 5609.

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

Amendment No. 186

to

Mississauga Official Plan

By-law No. 0124-2025

A by-law to Adopt Mississauga Official Plan Amendment No. 186

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with the provisions of section 16 of the *Planning Act*, Council may adopt an Official Plan or an amendment thereto to introduce Inclusionary Zoning Policies;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Protected Major Transit Station Areas are delineated in Mississauga Official Plan, as adopted by City of Mississauga By-law 0215-2022 and such delineation of the Protected Major Transit Station Area boundaries are in force;

AND WHEREAS, in the event that a discrepancy in the Major Transit Station Area delineated boundaries arises between the Region of Peel Official Plan, as approved by the Official Plan Adjustments Act, 2023, and Mississauga Official Plan, the Region of Peel Official Plan Major Transit Station Area boundaries will prevail;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to change the land use designations for three city-owned lands and to update Inclusionary Zoning Policies.

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

1. The document attached hereto, constituting Amendment No. 186 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 30th day of July, 2025.

Signed _____ MAYOR

Signed _____ CLERK

Amendment No. 186

to

Mississauga Official Plan

The following text and Maps "A" to "F3" attached constitute Amendment No. 186.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated July 9, 2025 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designations for three parcels of city-owned lands to reflect the proposed uses from Greenlands to Public Open Space, from Private Open Space to Public Open Space and from no designation to Public Open Space. The amendment also proposes technical changes to update the affordability terms and percentage requirements of the Inclusionary Zoning policies.

LOCATION

The three city-owned lands affected by this Amendment are located:

- west of Ninth Line, north of Erin Centre Boulevard, in the Ninth Line Neighbourhood Character Area, as identified in Mississauga Official Plan,
- south of Barondale Drive, west of Grand Highland Way, in the Hurontario Neighbourhood Character Area, as identified in Mississauga Official Plan; and
- west of Waldorf Way, abutting a portion of the decommissioned Orangeville-Brampton Railway corridor, in the Meadowvale Village Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The three city-owned lands are designated Greenlands, Private Open Space and other lands that are not designated. Details of the amendments can be found on Maps "A" to "F3".

The Greenlands designation permits conservation; electric power distribution and transmission facility; facilities that by their nature must locate near water or traverse watercourses; flood control and/or erosion management; passive recreational activity; parkland; piped services and related facilities for water, wastewater and stormwater; and accessory uses.

The Private Open Space designation permits cemetery, conservation; golf course; and accessory uses.

The amendment also proposes technical changes to update the affordability terms and percentage requirements of the Inclusionary Zoning policies.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. To ensure that underutilized lands suitable for parkland and other active recreational uses are designated Public Open Space and that consistency is maintained between the land use designations, existing uses and zoning regulations for these city-owned properties.

2. Provincial legislation includes provisions for Inclusionary Zoning policies in Official Plans to address housing affordability.

3. The approved Region of Peel Official Plan directed the City of Mississauga to implement Inclusionary Zoning policies.

4. Mississauga Official Plan contains policies that indicate the commitment of the city to ensure the creation of affordable housing to meet the population's needs.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 7.3 Inclusionary Zoning, of Mississauga Official Plan, is hereby amended by replacing Table 7-1 - Minimum Required Percentage of Residential Gross Floor Area (GFA) in Ownership Housing to be Affordable Housing with the following:

IZ Area as identified on Map 7-1	Affordable Ownership Housing Units	Affordable Rental Housing Units
IZ Area 1	5%	3.5%
IZ Area 2	5%	2.5%
IZ Area 3A and IZ Area 3B	4%	2%
IZ Area 4	5%	5%

2. Section 7.3 Inclusionary Zoning, of Mississauga Official Plan, is hereby amended by deleting number "30" and replacing it with "25" in Policy 7.3.5(a.) and by deleting number "99" and replacing it with "25" in Policy 7.3.5 (b.).

3. Section 7.3 Inclusionary Zoning, of Mississauga Official Plan, is hereby amended by deleting number "99" and replacing it with "25" in Policies 7.3.7(a.) and 7.3.7(b.).

4. Map 16-20.3: Ninth Line Neighbourhood Character Area Reference Map 'M1', Ninth Line Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Greenlands to Public Open Space, as shown on Map "A" of this Amendment.

5. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "B" of this Amendment.

6. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "C" of this Amendment.

7. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by adding lands to Linkages, as shown on Map "D1" of this Amendment.

8. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Natural Hazards, as shown on Map "D2" of this Amendment.

9. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to Public and Private Open Spaces, as shown on Map "E" of this Amendment.

10. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Greenlands to Public Open Space, as shown on Map "F1" of this Amendment.

11. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Private Open Space to Public Open Space, as shown on Map "F2" of this Amendment.

12. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from no designation to Public Open Space, as shown on Map "F3" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated May 15, 2025.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

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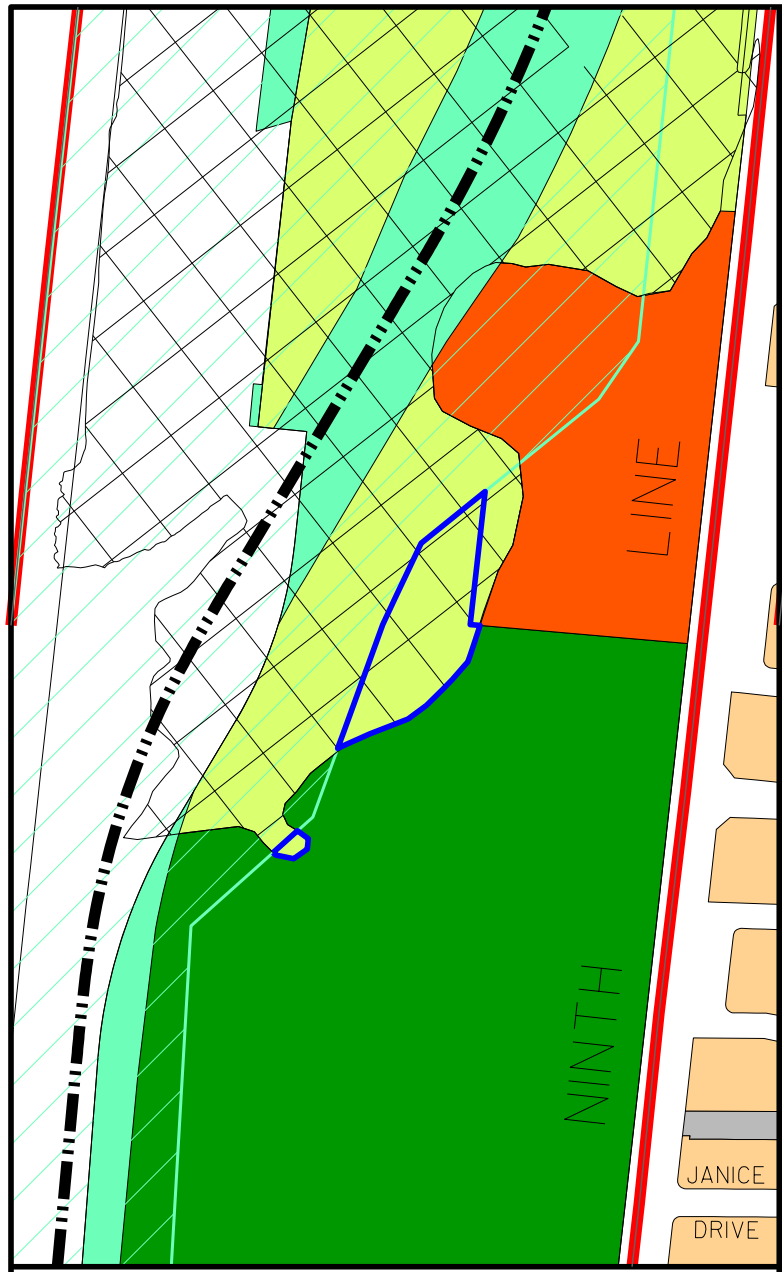
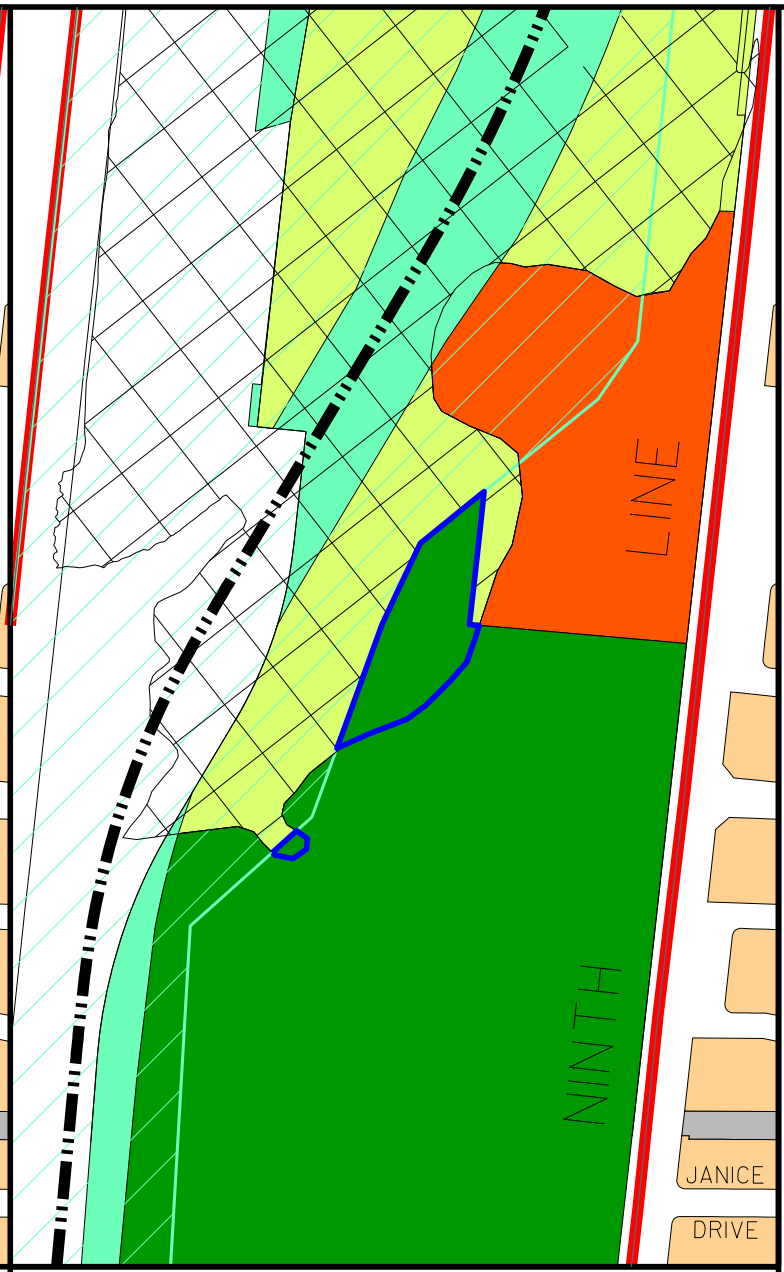


EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Downtown Mixed Use
- Downtown Core Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City CentreTransit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

REFERENCE MAP 'M1' - AREA OF AMENDMENT

FROM:
- Special Policy Area

TO:
- Residential Medium Density
- Mixed Use
- Business Employment
- Transitway Route
- Transitway Station
- Public Open Space
- Greenlands
- Parkway Belt West
- Utility
- Natural Hazards

Proposed Change to REFERENCE MAP 'M1'

LAND USE CHANGE

FROM:
- Greenlands

TO:
- Public Open Space

0 40 80 120 160
metres

MAP 'A'

Part of Reference Map 'M1' of Mississauga Official Plan

MISSISSAUGA

6/17/2025

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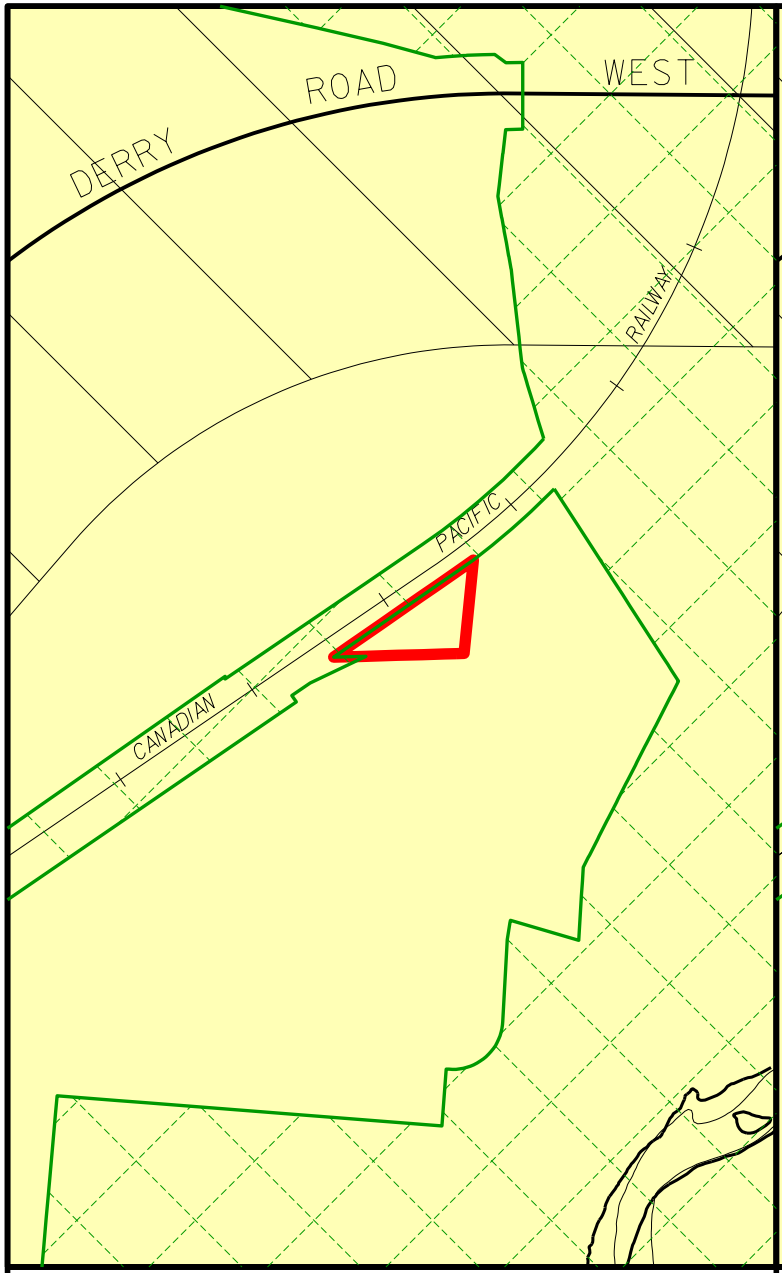

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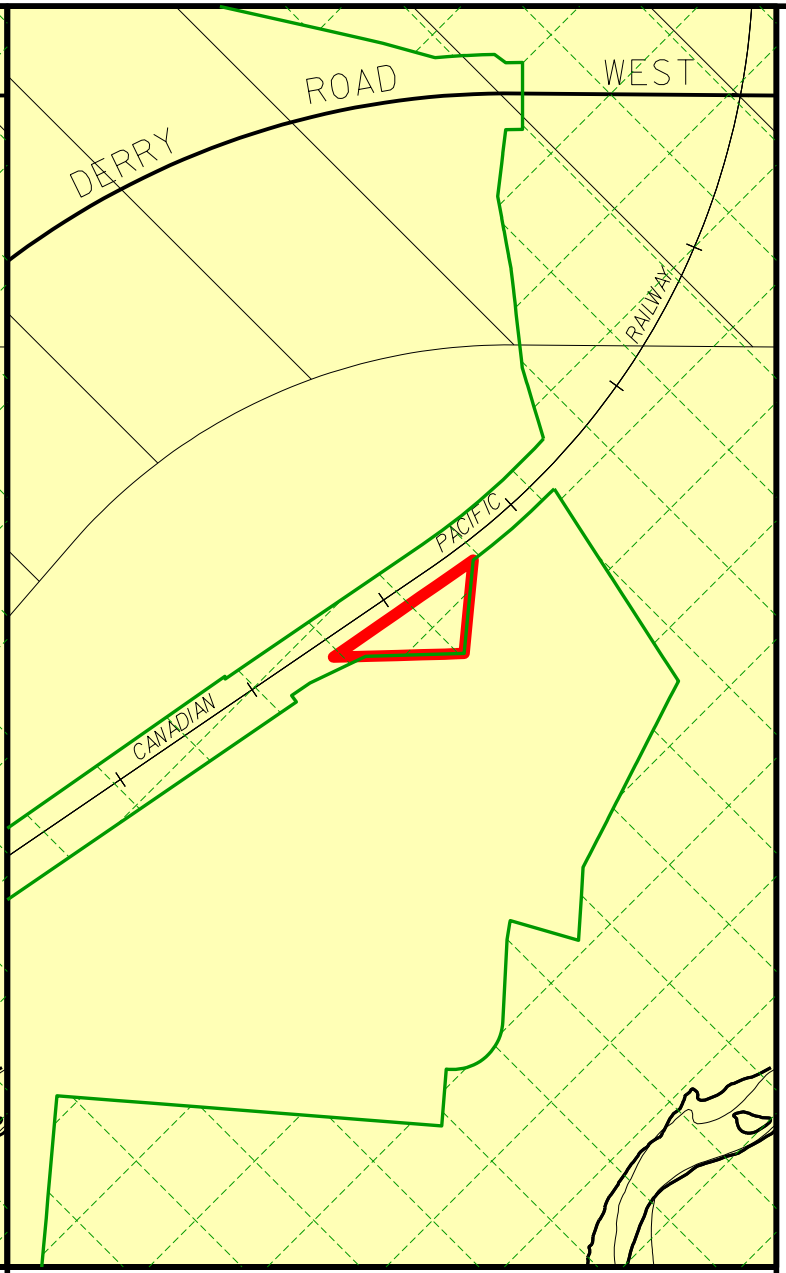

AMENDED

LEGEND

GREEN SYSTEM

- Green System

CITY STRUCTURE

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

CORRIDORS

- Corridor
- Intensification Corridor

- AREA OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

0 30 60 90 120
metres

MAP 'B'
Part of
Schedule 1-Urban System
of Mississauga Official Plan

MISSISSAUGA

7/9/2025

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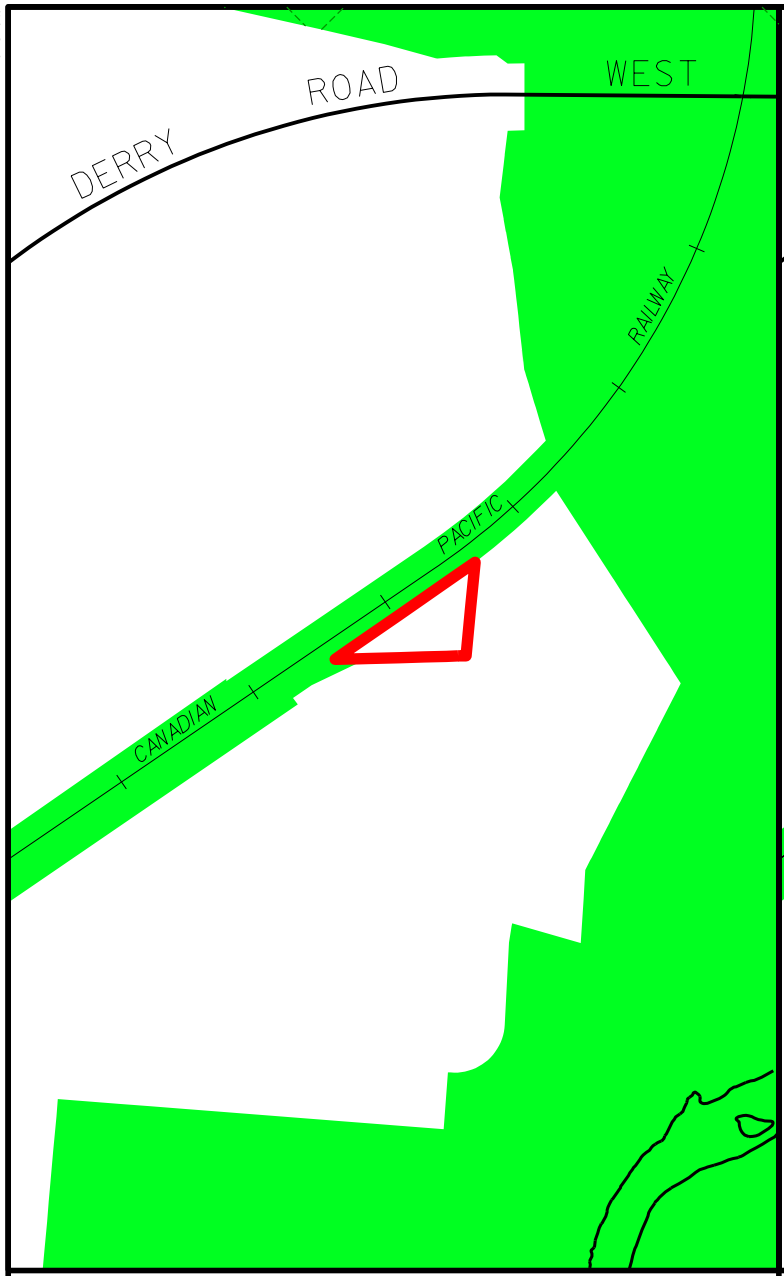

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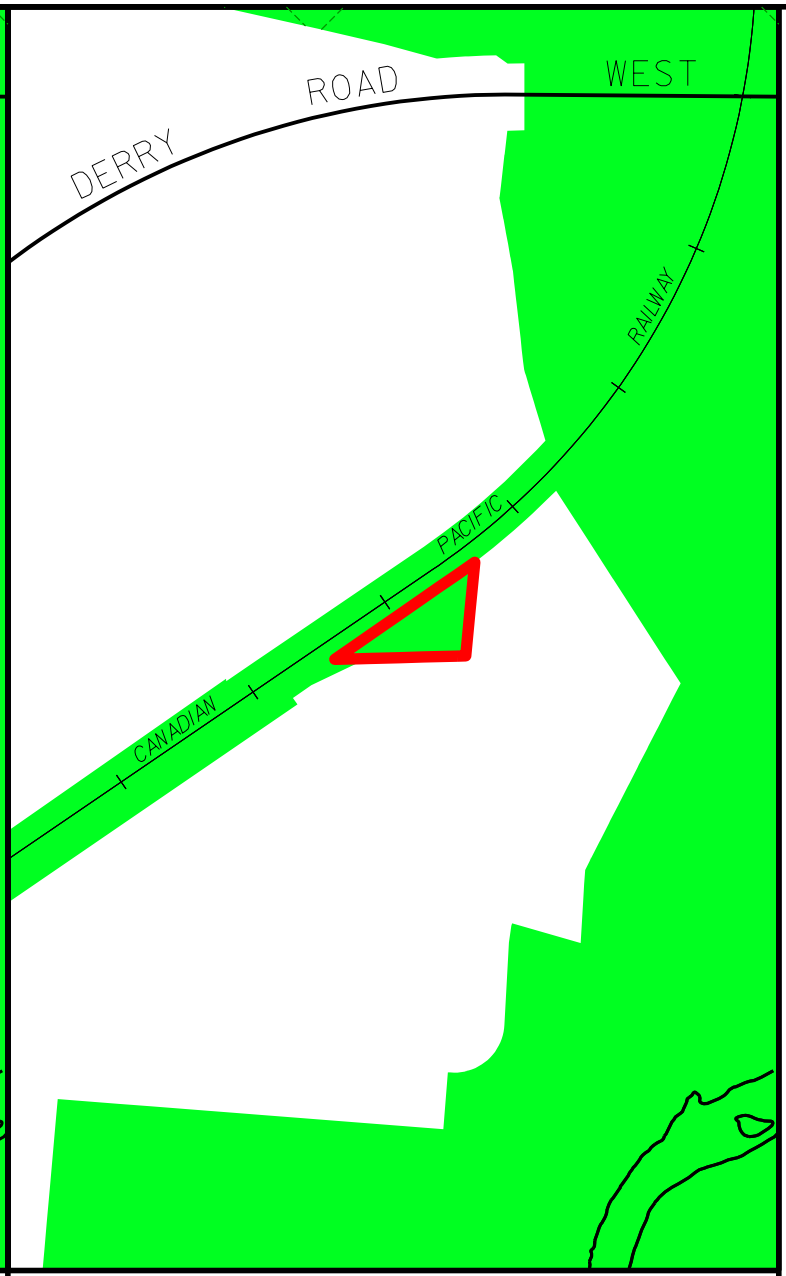

AMENDED

LEGEND:

AREA OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

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metres

MAP 'C'

Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan

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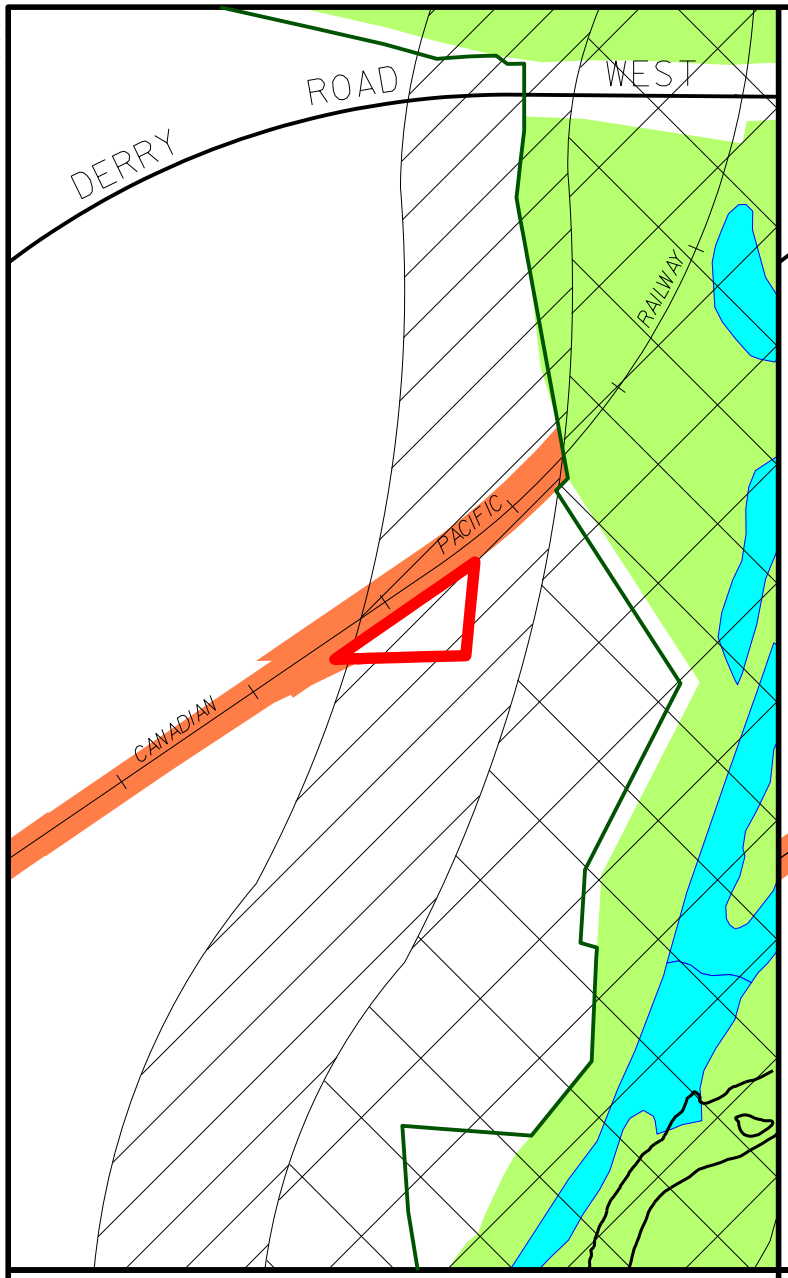

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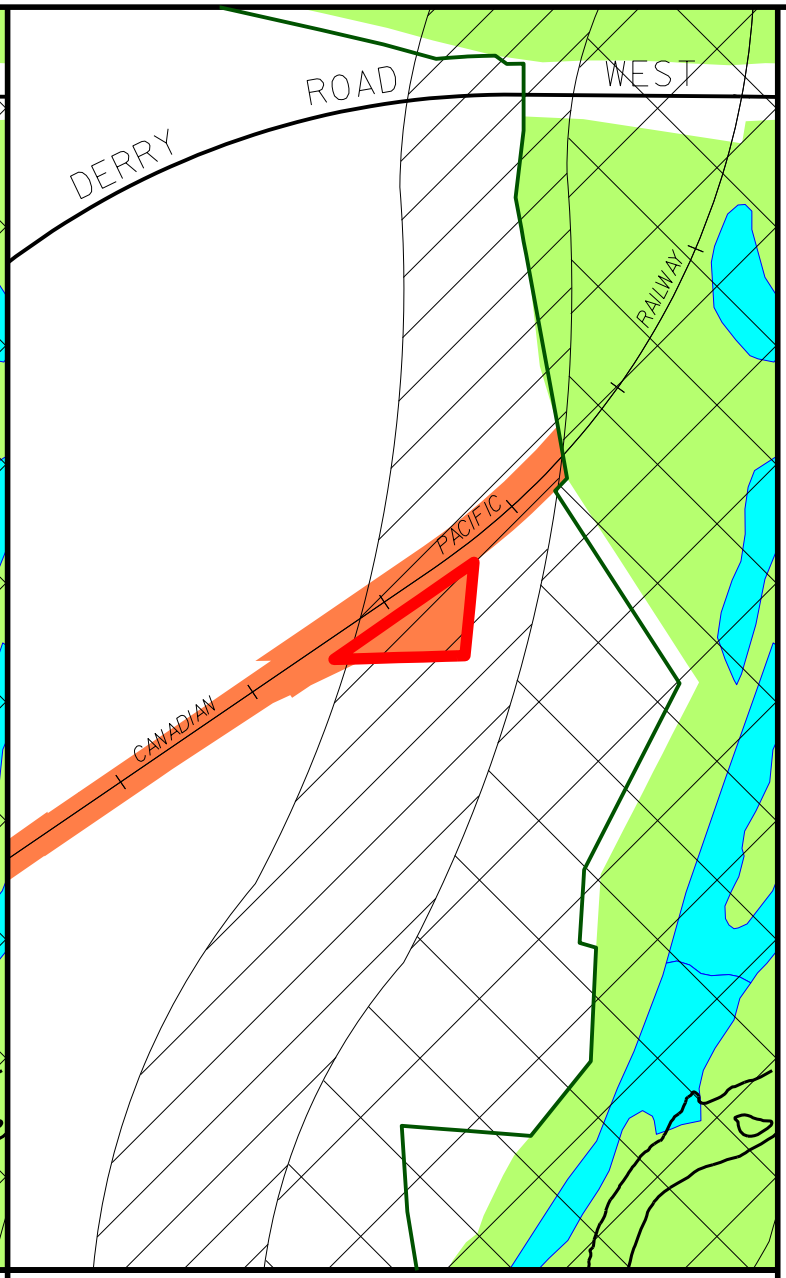

AMENDED

LEGEND

Natural Heritage System:

- Significant Natural Areas and Natural Green Spaces
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest Provincial Significance
- Areas of Natural and Scientific Interest Regional Significance

Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

- AREA OF AMENDMENT

Notes:
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

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metres

MAP 'D1'

Part of Schedule 3 Natural System of Mississauga Official Plan

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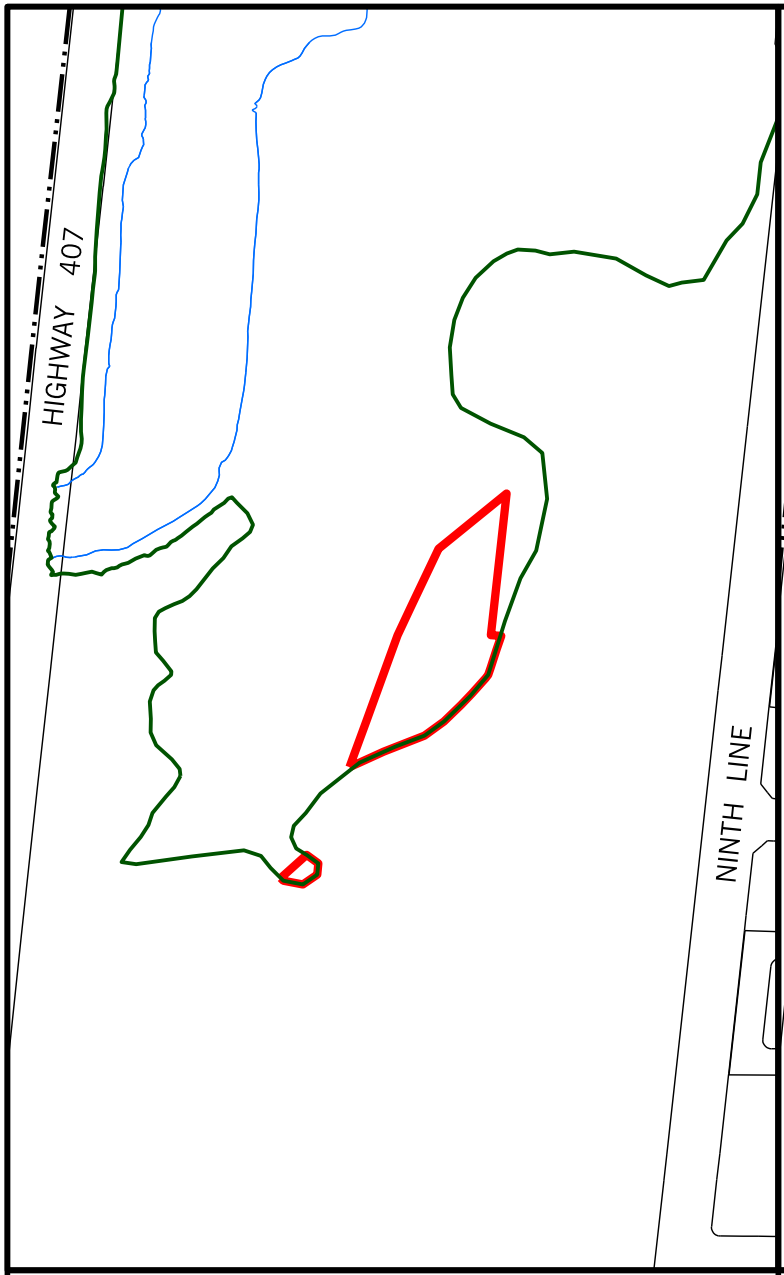

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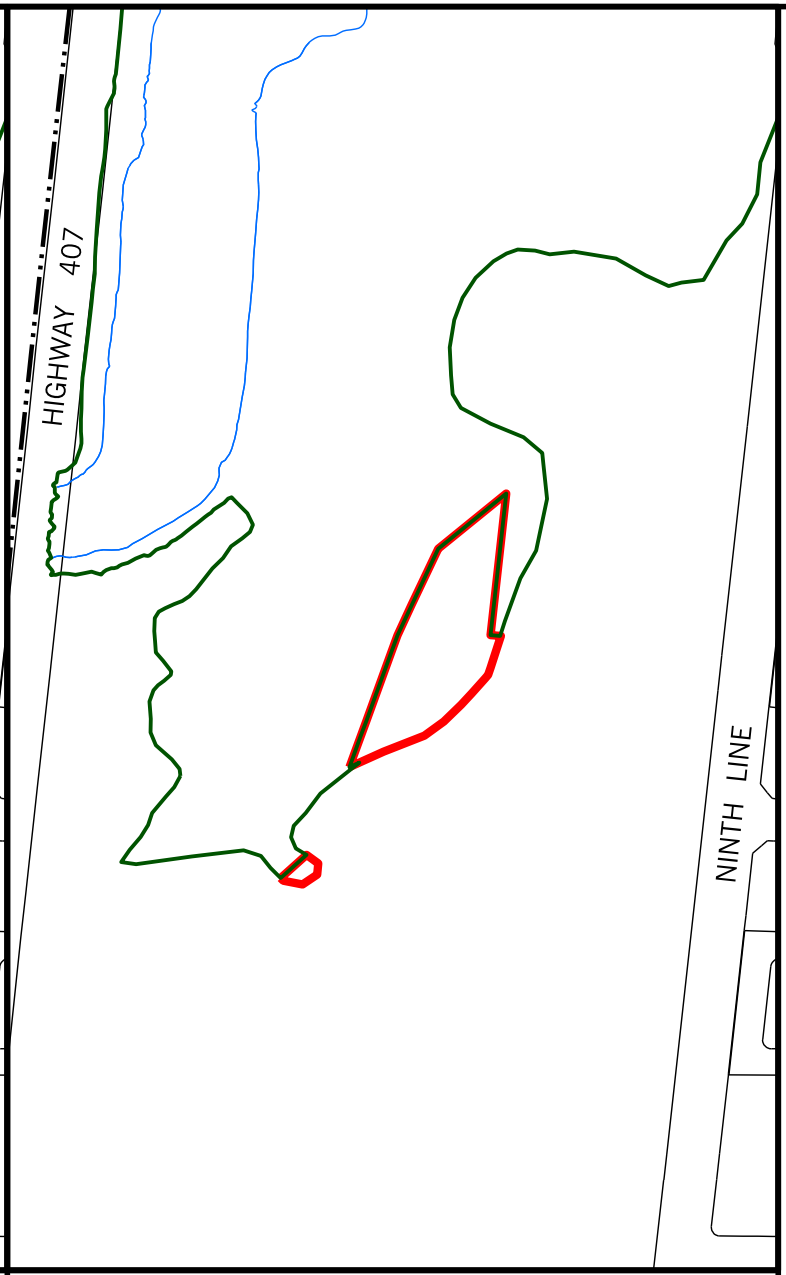

AMENDED

LEGEND

Natural Heritage System:

- Significant Natural Areas and Natural Green Spaces
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest - Provincial Significance
- Areas of Natural and Scientific Interest - Regional Significance

Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

- AREA OF AMENDMENT

Notes:
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

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metres

MAP 'D2'

Part of Schedule 3 Natural System of Mississauga Official Plan

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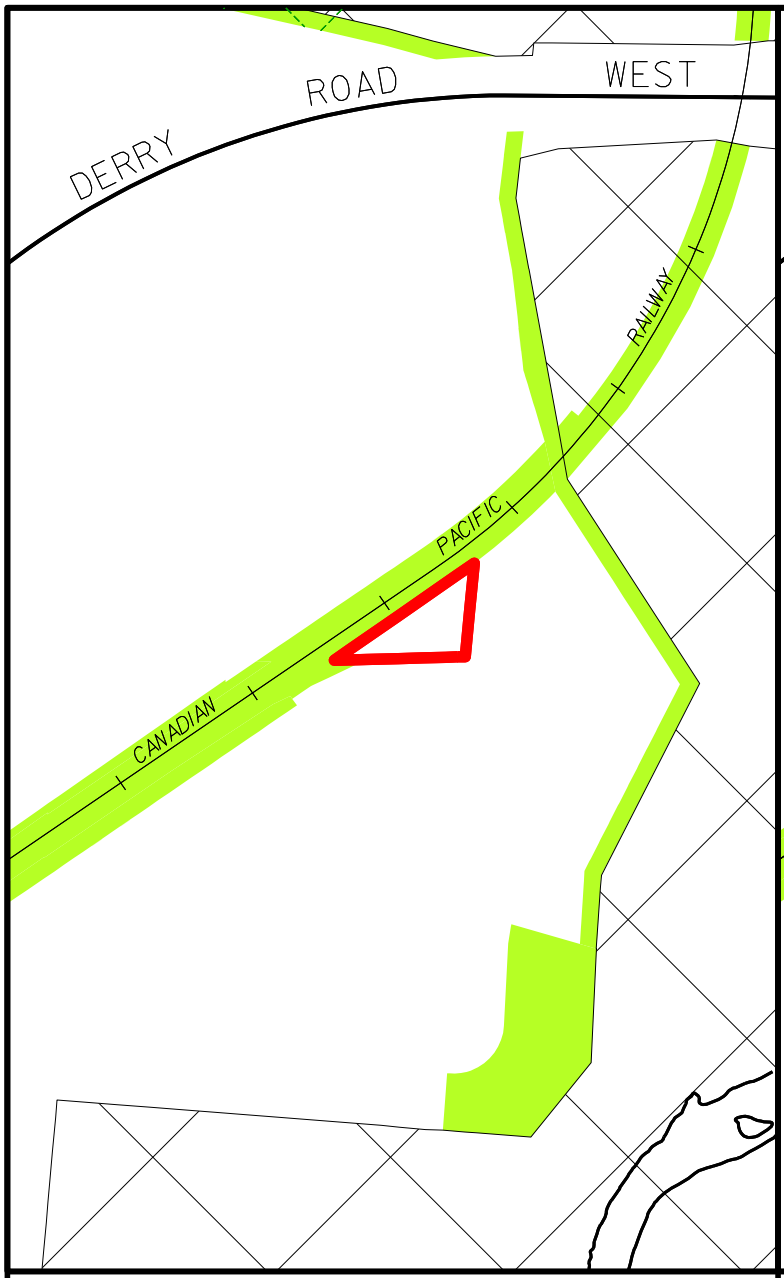

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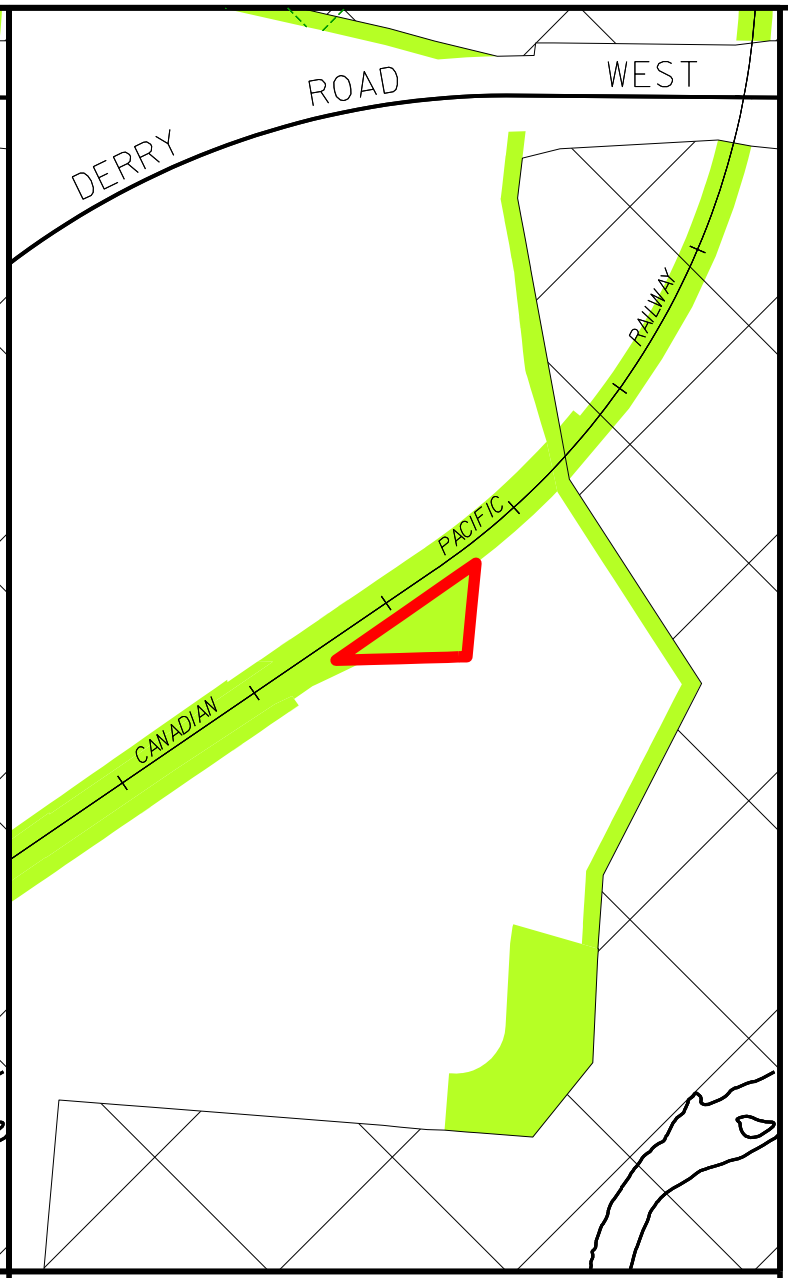

AMENDED

LEGEND

- Public and Private Open Spaces
- Parkway Belt West
- Educational Facilities
- Utilities
- AREA OF AMENDMENT

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenlands as shown on Schedule 10.

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metres

MAP 'E'

Part of Schedule 4 Parks and Open Spaces of Mississauga Official Plan

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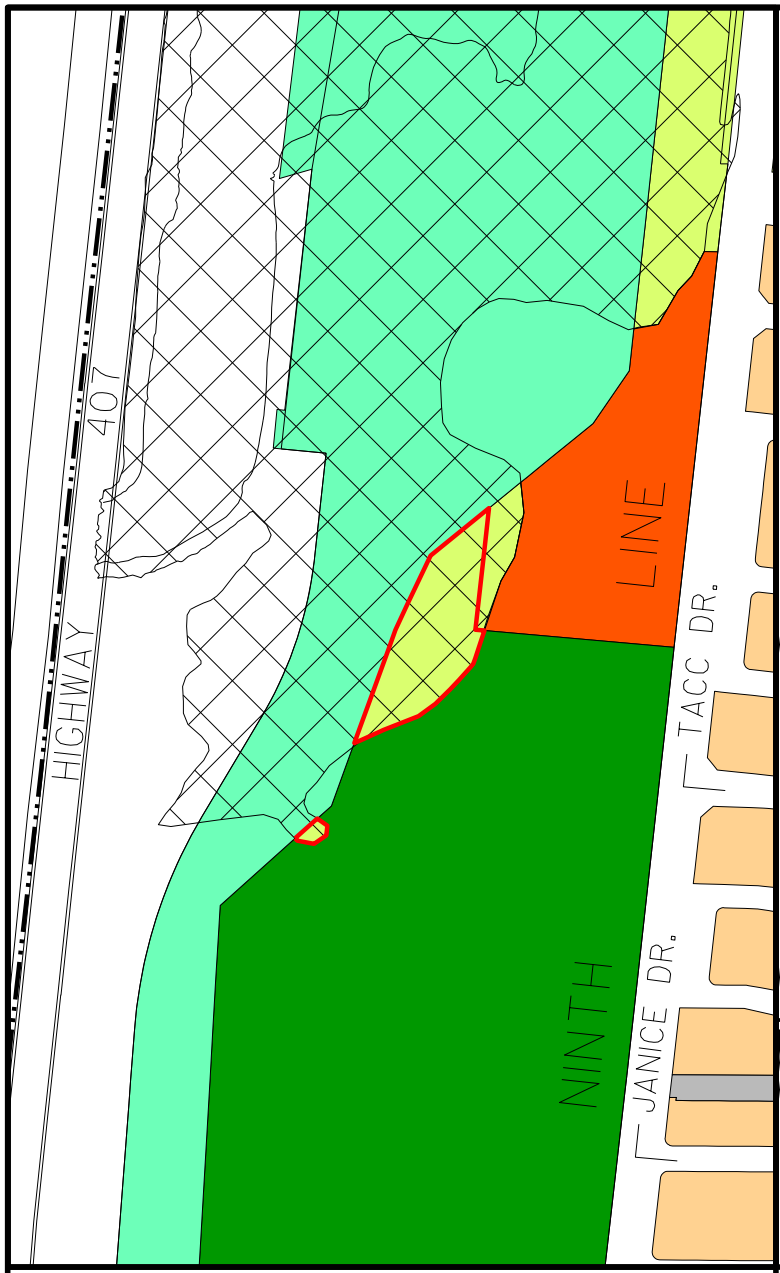
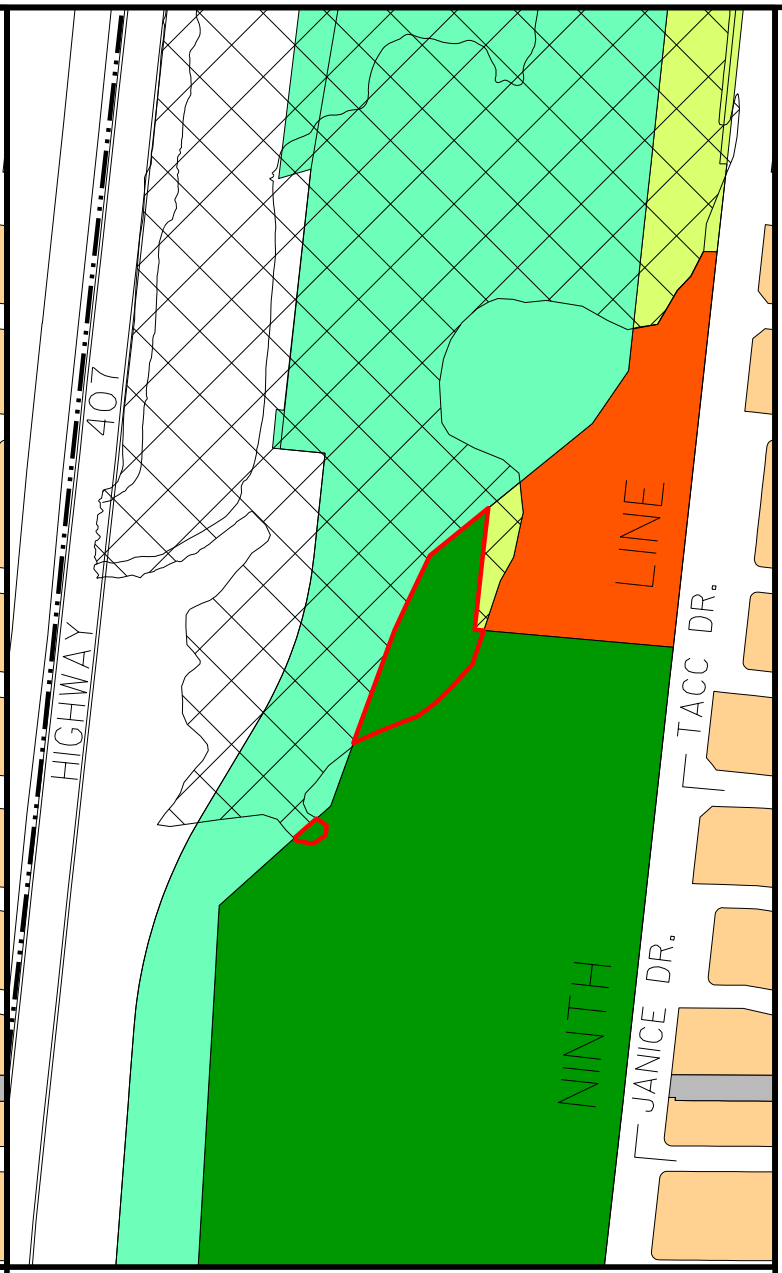


EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City CentreTransit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

AREA OF AMENDMENT

FROM:

GREENLANDS

TO:

PUBLIC OPEN SPACE

0 40 80 120
metres

MAP 'F1'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

MISSISSAUGA

6/17/2025

breric

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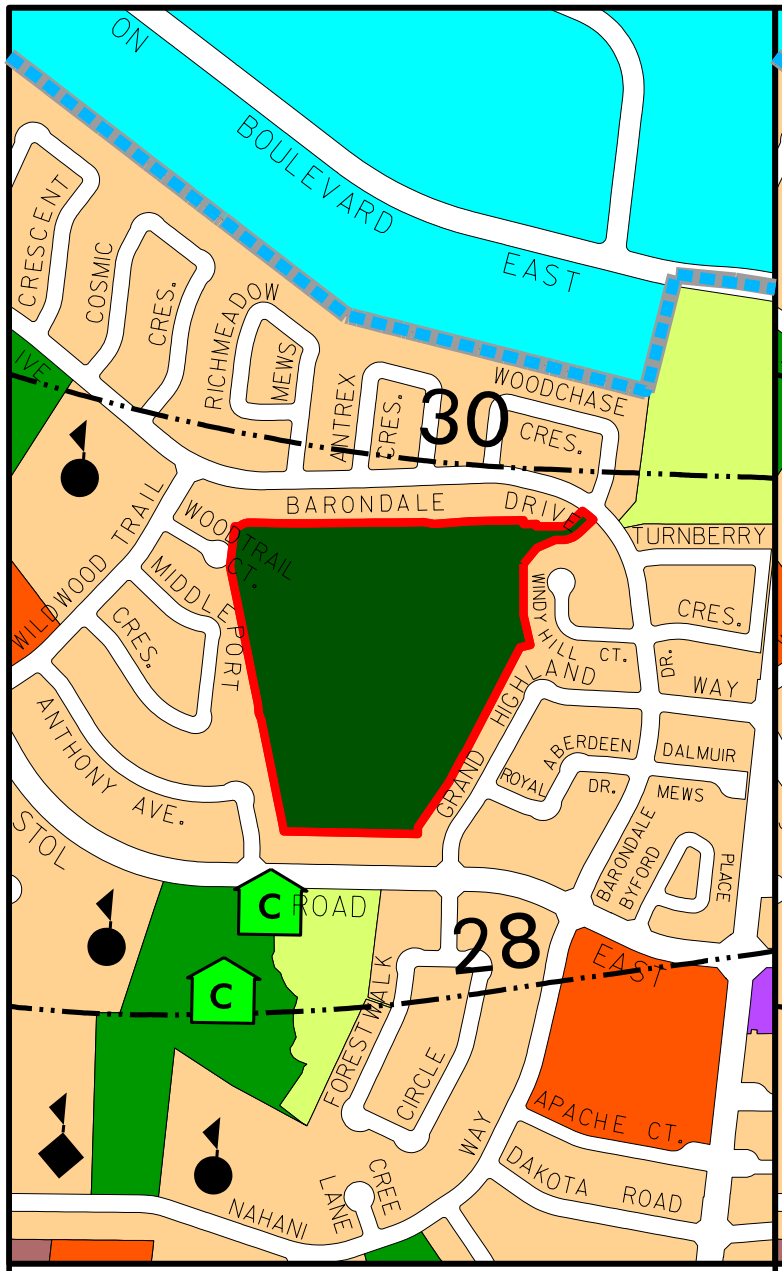
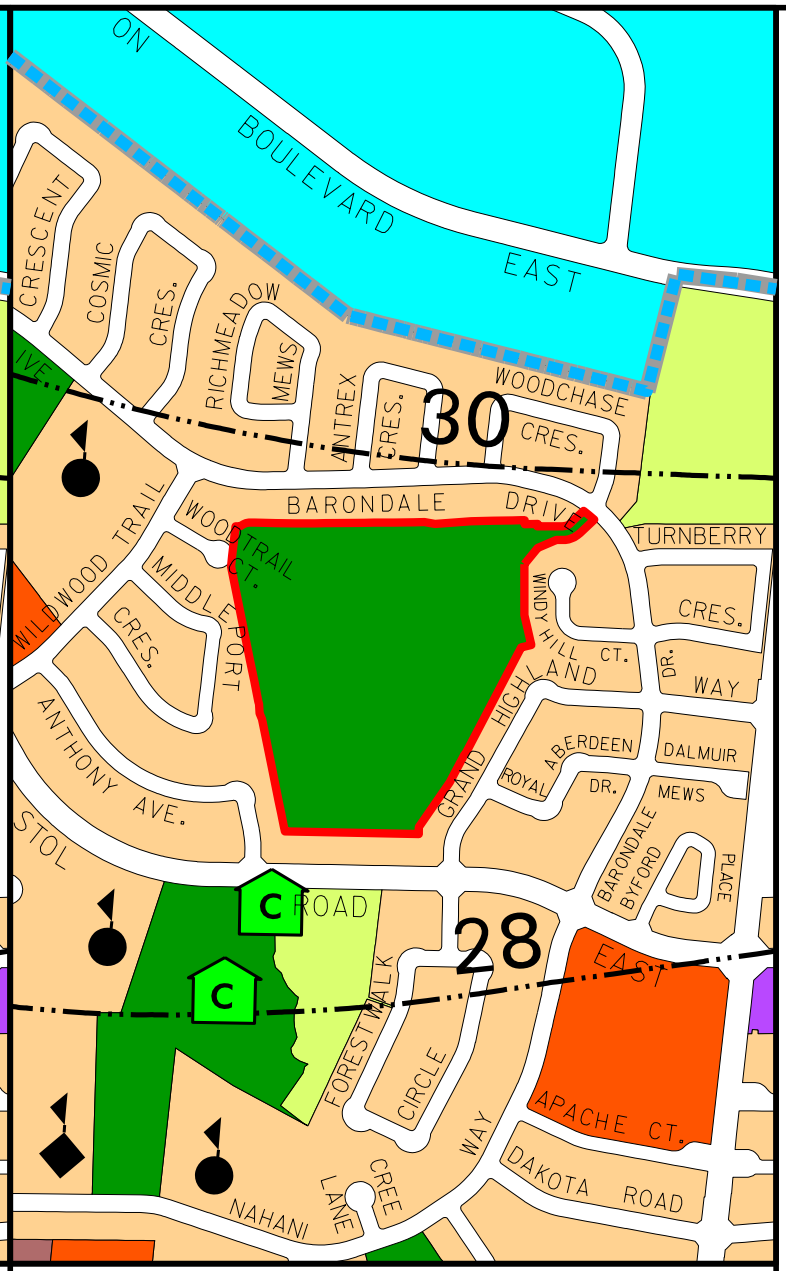


EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City CentreTransit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

AREA OF AMENDMENT

FROM:

PRIVATE OPEN SPACE

TO:

PUBLIC OPEN SPACE

0 80 160 240
metres

MAP 'F2'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

MISSISSAUGA

7/9/2025

breric

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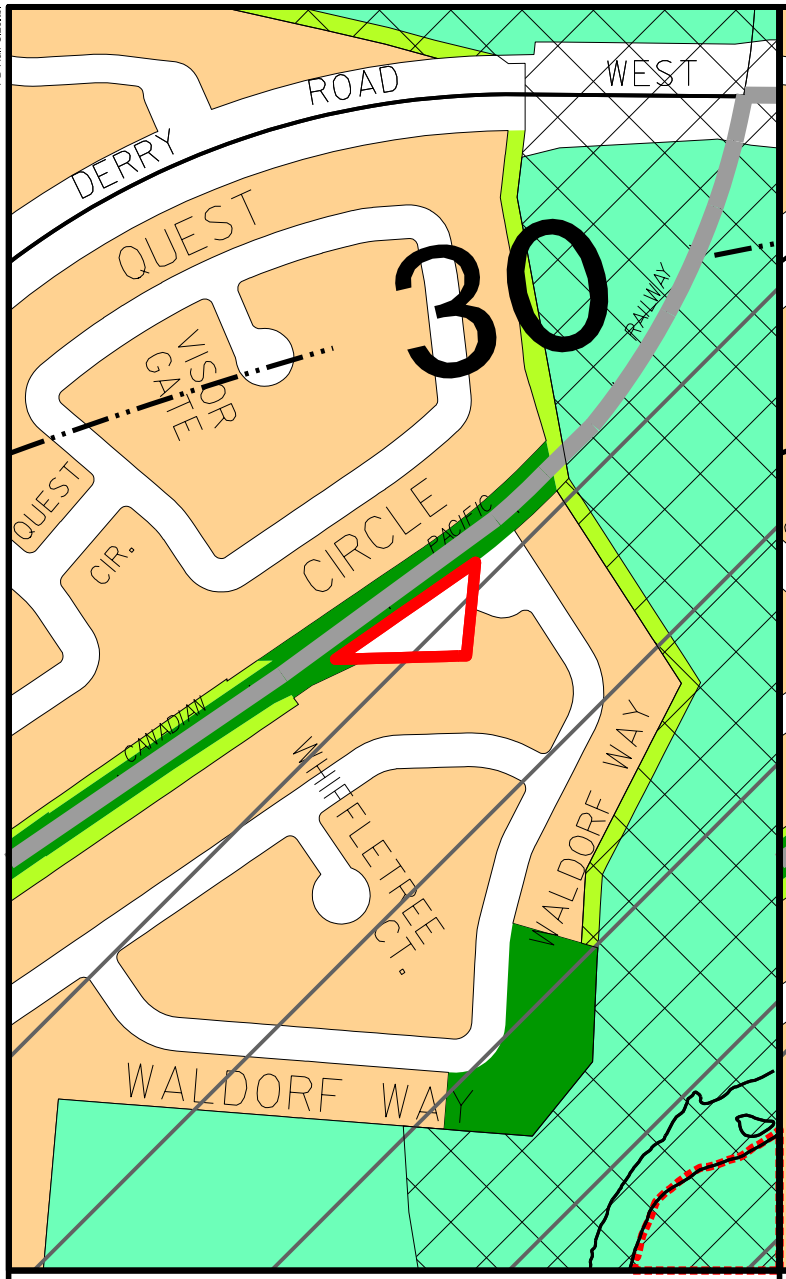
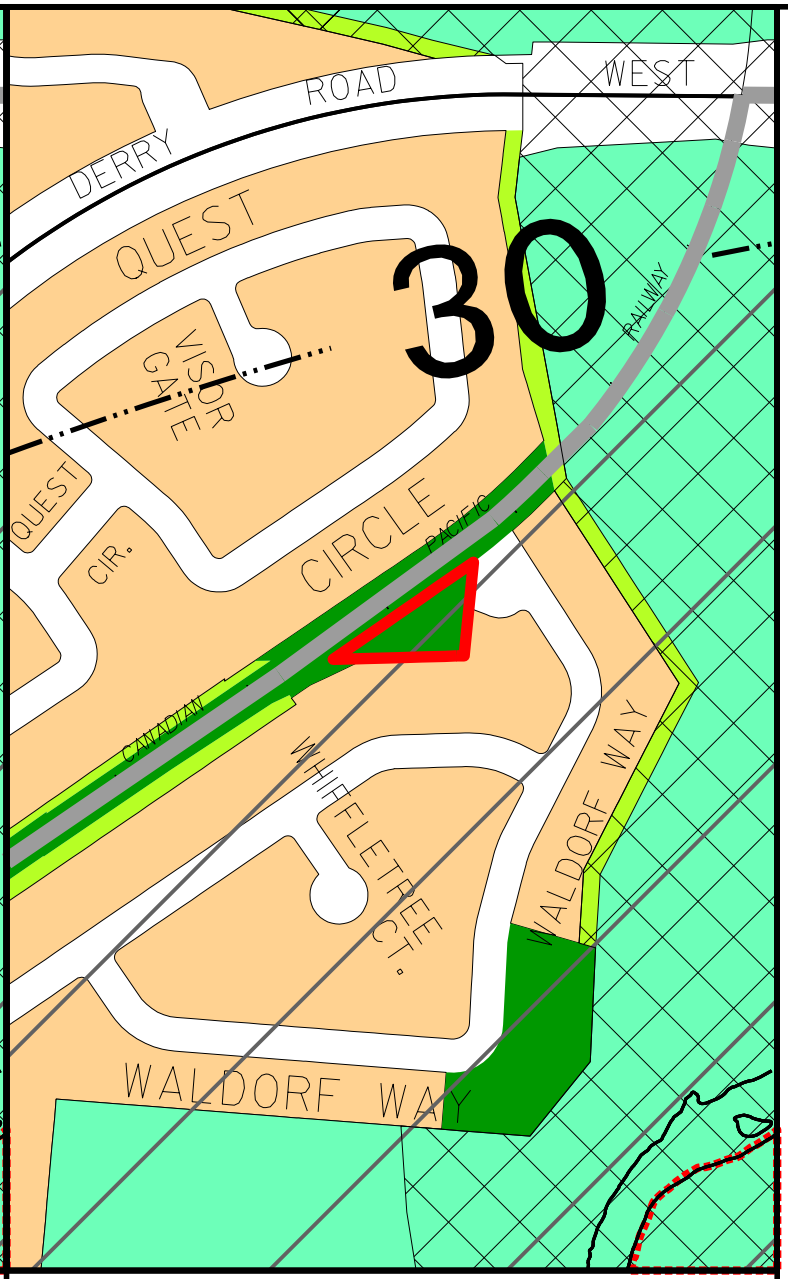


EXISTING



AMENDED

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Downtown Mixed Use
- Downtown Core Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City CentreTransit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

AREA OF AMENDMENT

FROM:

NO DESIGNATION

TO:

PUBLIC OPEN SPACE

0 30 60 90 120
metres

MAP 'F3'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

MISSISSAUGA

7/9/2025

breric

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APPENDIX I

PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on July 28, 2025 in connection with this proposed Amendment.

One resident spoke at the Public Meeting and two written submissions were received regarding the anticipated uses of the proposed park located at 376 Barondale Drive. The comments were discussed and addressed at the Public Meeting.

City of Mississauga
Corporate Report

MISSISSAUGA

Date: July 9, 2025 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's file: BL.09-CIT Meeting date: July 28, 2025

Subject

PUBLIC MEETING INFORMATION / RECOMMENDATION REPORT (ALL WARDS)
Proposed City-Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007
File: BL.09-CIT (All Wards)

Recommendation

That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 5 of the report dated July 9, 2025 from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That the implementing official plan and zoning by-law amendments be enacted at a future City Council meeting.

2. That notwithstanding planning protocol, the report regarding proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 be considered both the public meeting and a combined information and recommendation report.

Executive Summary

- Several City-initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are proposed to update definitions and regulations, address zoning interpretation issues, respond to Provincial changes and emerging land use trends, and carry forward Council and Ontario Land Tribunal (OLT) decisions. Key amendments include the following:
- **New Shelter Permissions and Definition**: Introduce a new definition and permissions for Ancillary Crisis Shelter and new permissions for Transitional Housing. Transitional Housing is proposed to be permitted in certain Office, Commercial, Employment,

Downtown Core and Apartment zones. Ancillary Crisis Shelter is proposed as an accessory use within public community centres and libraries to address emergency response needs.

- **Open Space Updates:** Redesignate and rezone City-owned lands to align land use designations and zoning with existing and planned recreational functions.
- **Inclusionary Zoning:** Update Inclusionary Zoning regulations to align with amended O. Reg. 232/18 and to add two development sites.

Background

The City periodically updates Mississauga Official Plan and Zoning By-law 0225-2007 to address interpretation issues, reflect emerging trends, respond to legislative changes, and carry forward site-specific or mapping amendments. This report presents a series of proposed City-initiated amendments that respond to these needs. Most of the amendments are city-wide in nature and affect multiple zones.

A public meeting was held by the Planning and Development Committee on September 16, 2024, at which time an Information Report was received (see Appendix 1). Recommendation PDC-0039-2024 was subsequently adopted by Council on September 25, 2024 as follows:

1. That the report dated August 28, 2024 from the Commissioner of Planning and Building regarding the proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 1, be received for information.

Since the public meeting, refinements and additions to the proposed amendments have occurred, and additional review was required due to several Provincial changes, including a new Provincial Planning Statement (PPS). As a result, public notice was provided for this report, meeting the statutory requirements under the *Planning Act*.

Among the proposed changes are zoning updates related to Transitional Housing and the introduction of a new use, Ancillary Crisis Shelter. These amendments support the City's response to growing emergency housing needs for both asylum claimants and non-asylum claimants (e.g. City residents experiencing homelessness).

According to the Region of Peel's 2024 Point-in-Time Homelessness Count (see Appendix 2), there was a 223% increase in the number of individuals experiencing homelessness compared to 2021. This includes a 93% increase among non-asylum claimants. Shelter services for non-asylum claimants are often provided alongside supports for asylum claimants, and the Region continues to fund temporary accommodation through initiatives such as the Stay the Night Program.

Acknowledging the urgency of the situation, on February 22, 2024, the Region of Peel passed Resolution 2024-138, as detailed in Appendix 3, declaring the provision of shelter and support

services for asylum claimants an essential emergency service, and directing staff to establish reception centres for temporary processing, housing, and support. This was followed by a resolution from Mississauga Council on March 20, 2024 (see Appendix 4), recognizing that similar services provided by third-party organizations operating under the Region's emergency housing program constitute essential emergency services within the City.

Comments

No comments were made at the Public Meeting, and none have been received by the Planning and Building Department since.

This report brings forward a number of proposed changes across multiple sections of the Official Plan and Zoning By-law. The following section provides a summary of the most notable amendments. A complete list of all proposed amendments is included in Appendix 5.

Transitional Housing

Transitional Housing refers to temporary accommodation operated by public authorities or non-profit housing providers and includes support services. As mentioned above, Transitional Housing was previously designated by Council as an Essential Emergency Service use to accommodate asylum claimants in response to increased demand for temporary shelter. This interim designation allows the use in a broad range of zones, including Residential, Office, Commercial, Downtown Core, Employment, Institutional, and Airport zones, until appropriate zoning permissions are established.

To support this effort, the Region of Peel is advancing a Regional Reception Centre to serve as a temporary intake and housing facility for asylum claimants. The Centre will provide shelter along with wraparound services, including food, legal assistance, mental health supports, and settlement services. The site, located near Pearson Airport and zoned **E2 – Employment (Exception)**, was visited by staff to assess its function and service model. The property requires a minor rezoning to recognize an existing reduced drive aisle width. All other regulations will remain unchanged.

Staff have reviewed the location of existing shelter facilities in Mississauga and found that most currently operate in Employment and Commercial zones, frequently within hotels and motels categorized as Overnight Accommodation under the Zoning By-law. In response, staff propose permitting Transitional Housing in zones where Overnight Accommodation is already permitted, specifically:

- **O2 – Major Office**
- **O3 – General Office**
- **C3 – General Commercial**
- **C4 – Mainstreet Commercial**
- **CC1 to CC4 – Downtown Core**
- **CCO – Downtown Core Office**
- **E1 – Employment in Nodes**
- **E2 – Employment**

Staff note that while Transitional Housing was initially considered for all Employment zones (**E1**, **E2**, and **E3**), further review has led to a refinement of this approach. Transitional Housing is now proposed to be permitted only in **E1** and **E2** zones. These zones support a mix of office, light industrial, and service commercial uses, and are generally located in areas with better access to transit and community-based services.

By contrast, **E3** - **Industrial** zones are intended to accommodate more intensive industrial operations, including motor vehicle body repair, contractor's yard and power generating facility. These areas often permit outdoor storage, experience high volumes of truck traffic, and have limited pedestrian infrastructure or access to public transit. Given the more intensive and industrial character of **E3** zones, and their separation from services typically required to support Transitional Housing clients (such as health care, social supports, and transit access), staff have determined they are not appropriate locations for this use.

Staff are also recommending the Transitional Housing use be permitted in Residential Apartment zones (**RA1** to **RA5**) and the **O1 – Minor Office** zone. These permissions align with the Community Infrastructure permissions in the Official Plan, which is permitted in most land use designations and supports the delivery of supportive housing. Appendix 6 contains a map identifying the locations of the proposed Transitional Housing zones.

The proposed Transitional Housing permissions offer proximity to public transit, healthcare, and other essential services, and provide opportunities to adaptively re-use existing buildings. This approach also helps avoid the overconcentration of shelters in any one area. Although practical constraints such as site availability and land cost may limit shelter development in some zones, broadening permissions across a range of appropriate zones will expand siting opportunities and support a coordinated response to emergency and transitional housing needs.

The proposed amendments would formalize the use of sites such as the Regional Reception Centre, which have been operating under the emergency declarations by the Region and the City, allowing these facilities to continue functioning under permanent zoning permissions.

Ancillary Crisis Shelter

Staff recommend introducing a new use definition and accompanying regulations for Ancillary Crisis Shelter, intended to provide short-term shelter in response to emergencies or urgent community needs. The use is proposed as an accessory use within public community centres and libraries, which are facilities that are equipped to safely accommodate temporary shelter operations through existing fire protection systems, barrier-free access, sanitation and operational oversight. These public buildings are regularly maintained, staffed, and integrated with municipal emergency planning protocols.

Initially staff had considered also permitting the use as accessory to Places of Religious Assembly to broaden the range of potential locations. However, there is currently no process by which staff can ensure that safety measures are in place, particularly for vulnerable populations. Staff may re-visit the potential for expanded uses in the future, after reviewing the

implementation and function of the use within municipal facilities.

Ancillary Crisis Shelter and Transitional Housing fulfill related but distinct functions, offering emergency response and transitional support, respectively, under a zoning framework that prioritizes public safety and service delivery.

Open Space Updates

Official Plan and Zoning By-law amendments are proposed to permit recreational uses on three City-owned properties. These include redesignating and rezoning lands municipally known as 5320 Ninth Line to enable recreational uses on lands outside of natural hazard areas; redesignating lands municipally known as 376 Barondale Drive to support future parkland development; and applying a new land use designation and zone to the former railway corridor lands at 0 Derry Road West to facilitate a future public trail. These changes align with supporting approvals and reflect the City's intent to enhance access to parkland and active recreational opportunities.

OTHER PROPOSED CHANGES

Other proposed amendments include the following:

- **Inclusionary Zoning**: Adding two new exclusion sites and updating affordability requirements in accordance with recent Provincial changes to O. Reg. 232/18 as amended by O. Reg. 54/25 with regards to terms and percentage requirements.
- **RL Exception Zones**: Re-instating original zoning standards for a limited number of RL properties, correcting inadvertent changes from the review of detached dwelling zones.
- **Parking Provisions**: Revised regulations for seasonal patios and outdoor retail displays to reflect the removal of minimum parking requirements within Major Transit Station Areas (MTSAs).
- **Height Calculation**: Clarifying that exemptions for rooftop features apply to both height in metres and storeys, improving consistency across zones.
- **Driveway Widths**: Introducing a rounding rule for lot frontage measurements to provide greater clarity in applying and enforcing driveway standards.
- **Technical Deletions**: Removing outdated terms and exception tables for **RA1-40 (Apartments – Exception)** and **C3-6 (General Commercial – Exception)** as they are no longer applicable.
- **Definitions:** updating definitions for bicycle parking, front lot line – corner lot and porch to provide greater clarity in interpretation.
- **New Day Care Permissions:** Permitting day cares as an accessory use to public and private schools.
- **Guest Unit Permissions:** Expanding permissions to include guest units in the Downtown Core zones (CC1 to CC4).

Planning Analysis Summary

LAND USE POLICIES AND REGULATIONS

A detailed Planning Analysis of the applicable land use policies and regulations can be found in Appendix 7.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

The proposed amendments to the City's Official Plan and Zoning By-law are designed to address emerging social challenges, clarify definitions, and update regulations in response to evolving trends within the City of Mississauga and Provincial legislation.

The proposed amendments are acceptable from a planning perspective and should be approved, as they are consistent with the Provincial Planning Statement 2024; conform to the City's in-force and newly Council-adopted Official Plans; and provide a balanced approach to utilizing public service facilities, responding to evolving community needs and updating regulations.

Attachments

Appendix 1: Information Report
Appendix 2: Region of Peel Corporate Report: 2024 Homelessness Point-in-Time Count Results
Appendix 3: Region of Peel Council Resolution 2024-138
Appendix 4: City of Mississauga Council Resolution 0052-2024
Appendix 5: Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007
Appendix 6: Transitional Housing – Proposed Zones Map
Appendix 7: Detailed Planning Analysis

A Whittemore

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

Prepared by: Trista James, Development Planner

Appendix: 1

City of Mississauga
Corporate Report

MISSISSAUGA

Date: August 28, 2024 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's files: BL.09-CIT (All Wards) Meeting date: September 16, 2024

Subject

PUBLIC MEETING INFORMATION REPORT (ALL WARDS)

Proposed City-Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007

File: BL.09-CIT (All Wards)

Recommendation

That the report dated August 28, 2024 from the Commissioner of Planning and Building regarding the proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 1, be received for information.

Executive Summary

- Several City-initiated amendments to the Zoning By-law are being proposed, which will: update definitions and regulations; address zoning interpretation issues; and respond to new industry trends.
- New regulations are proposed to allow Transitional Housing in zones that currently permit Overnight Accommodation, including Major and General Office, General Commercial, Downtown Core and Employment zones, and in the Residential Apartment and Minor Office zones.
- New definition and regulations are proposed for Ancillary Crisis Shelter to address shelter gaps during extreme weather events and natural emergencies. This use will be permitted in community centres, libraries and places of religious assembly.
- An amendment to the regulations for Retail Store is proposed to increase the permitted seating for food consumption from six to 25 seats.

Background

Due to global unrest, Canada, including Peel Region, has experienced an unprecedented increase in the number of asylum claimants needing emergency shelter since June 2023, putting a strain on public services. In response, the Region of Peel is seeking a coordinated approach to implement sustainable solutions, including the establishment of dedicated shelter sites and a Regional Reception Centre for asylum claimants, which is currently in progress (see Appendix 2 for further details).

These uses would currently fall under the definition of Transitional Housing in the City's Zoning By-law, which refers to a building or structure, or part thereof, comprising of dwelling units or rooms intended for sleeping or accommodation. They must be owned and/or operated by or on behalf of a public authority or a non-profit housing provider and serve as an emergency shelter or temporary accommodation with included support services. This definition was established in the Zoning By-law through By-law 0117-2022, which also introduced reduced parking regulations for the use. However, By-law 0117-2022 did not include specific operational zoning criteria for Transitional Housing, leaving it broadly defined but not explicitly permitted in any particular zone.

Consequently, to deal with the current influx of asylum claimants, Council Resolution 0052-2024, as detailed in Appendix 3, designated the provision of shelter and support services for asylum claimants by third-party organizations, operating under the Region of Peel's emergency housing program, as an Essential Emergency Service within the City of Mississauga. This action allowed these facilities to operate in the interim until the City amends the Zoning By-law to permit the use in certain zones.

The purpose of this report is to present staff considerations for various amendments to the City's Official Plan and Zoning By-law to address issues, trends, and operational needs, including Transitional Housing.

Comments

There are a number of proposed Official Plan and Zoning By-law changes from different sections of the by-law. The following is an overview of the most notable amendments. A detailed list of all proposed amendments is included in Appendix 1.

TRANSITIONAL HOUSING

As previously stated, Transitional Housing for asylum claimants was designated as an Essential Emergency Service, until such time that the City determines the appropriate permissions for the use. An Essential Emergency Service use is permitted in multiple zones city-wide, including Residential, Office, Commercial, Downtown Core, Employment, Institutional, and Airport zones.

Peel's proposed Regional Reception Centre is intended to serve as an intake centre and temporary housing facility where asylum claimants receive immediate support, including shelter, food, and settlement services such as immigration orientation, legal aid, language learning, and mental health support, in a safe and culturally sensitive environment while they prepare for

integration into the community. The site is located in an **E1-19 - Employment in Nodes Exception** zone and is optimally located near the airport to provide convenient access for asylum claimants. Staff conducted a site visit to the proposed Regional Reception Centre to better understand the proposed use and support services.

Staff have reviewed existing shelters in the City and found that most are located in Employment, Commercial, and Residential Apartment zones. Many of these shelters operate in hotels and motels, which are classified as Overnight Accommodation in the Zoning By-law. Therefore, staff are considering adding regulations to permit Transitional Housing in the same zones where Overnight Accommodation is permitted, specifically:

- **O2 – Major Office**
- **O3 – General Office**
- **C3 – General Commercial**
- **C4 – Mainstreet Commercial**
- **CC1 – Downtown Core - Core Commercial**
- **CC2 – Downtown Core - Mixed Use**
- **CC3 – Downtown Core - Mixed Use Transition Area**
- **CC4 – Downtown Core - Mixed Use**
- **CCO – Downtown Core – Office**
- **E1 – Employment in Nodes**
- **E2 – Employment**
- **E3 – Industrial**.

Staff are considering the above noted zones because they offer significant advantages for their specific clientele such as enhanced access to essential services like public transportation, healthcare, and employment opportunities, while encouraging the efficient repurposing of existing and underutilized infrastructure. This approach makes it more likely that shelters will not concentrate in one particular location.

Additionally, staff are considering permitting the Transitional Housing use in both the Residential Apartment zones (**RA1** to **RA5**) and the **O1- Minor Office** zone. Transitional Housing is categorized under the Community Infrastructure land use designation of the Official Plan, which is permitted citywide. This approach supports the City's goals of creating complete communities and accessible essential services.

It should be noted that even if permitted in residential apartment and mixed-use zones, the higher land values associated with these areas can make it difficult to locate non-profit or Regional facilities in residential areas, despite the advantages of better services.

ANCILLARY CRISIS SHELTER

In response to recent severe and unpredictable weather conditions affecting our region, staff are considering the introduction of an Ancillary Crisis Shelter zoning use to address shelter gaps during extreme weather events and natural emergencies. With Peel Region's existing shelters often exceeding capacity, providing safe, temporary refuge during severe weather events and natural emergencies is essential.

The proposed Ancillary Crisis Shelter use would permit certain non-residential buildings, such as community centers, libraries, and places of religious assembly, to serve as short-term shelters during severe weather warnings or natural emergencies as declared by a public authority. Ancillary Crisis Shelters should have essential infrastructure, such as adequate sanitation, fire safety measures, and access to public transportation, to safely and effectively accommodate larger groups of people. Larger facilities are generally better suited to meet these requirements, including fire code requirements to accommodate the Ancillary Crisis Shelter use.

Therefore, the proposed Ancillary Crisis Shelter use will also include operational criteria to permit the use only as accessory uses in non-residential buildings like community centers, libraries, and places of religious assembly, and restrict this use to buildings with a gross floor area (GFA) equal to or greater than 500 square meters (approximately 5,400 square feet). The proposed Ancillary Crisis Shelter use would be accessory to a building's primary function and would operate only during declared emergencies or severe weather conditions.

Staff's intention is that the Ancillary Crisis Shelters and Transitional Housing serve complementary roles. While Transitional Housing addresses longer-term needs, Ancillary Crisis Shelters would offer emergency relief, protecting individuals from severe weather and disasters.

RETAIL STORE SEATING FOR FOOD CONSUMPTION

Staff are proposing to amend the Zoning By-law to increase the number of seats permitted for food consumption within a retail store from six seats to 25 seats which equates to approximately 38 square metres (409 sq. ft.) that would accommodate approximately six tables with four seats each. This proposed change reflects a trend in the retail food industry, where many grocery stores now offer in-store dining options to enhance the customer experience. The food consumption area would be required to be accessory to the main function of the retail store.

OTHER PROPOSED CHANGES

Other minor proposed changes to the Zoning By-law include:

- Add a definition for Auxiliary Use to distinguish them from Accessory Use in determining when a separate Certificate of Occupancy is needed for multiple uses on a lot.
- Amend the definition for Bicycle Parking Space - Class A to clarify location criteria.
- Amend the definition for Front Lot Line - Corner Lot to provide consistency with the Corner Lot definition.
- Amend the definition for Front Lot Line to provide clarity on which lot line constitutes a front lot line when there is more than one lot line.
- Amend the definition for Porch to distinguish the use as specific to the main front entrance.
- Amend the regulation for Certificate of Occupancy to ensure a valid Certificate of Occupancy is obtained and maintained.
- Amend the Public School regulation to add the Day Care use as an accessory use and add regulation to specify that the Public School regulations apply to the accessory Day Care use.
- Amend the Private School regulation to remove duplicated calculation criteria for sloped roof height.

- Add regulation for Essential Emergency Service to ensure the Greenlands Setback provisions are captured and specify that the use is not subject to General Provisions for Residential zones.
- Remove the antiquated Sales Trailer term.
- Add regulation to specify the exclusions for Overnight Accommodation bicycle parking.
- Amend the parking regulation to allow otherwise permitted uses such as Seasonal Outdoor Patios.
- Add regulation to permit Play Equipment in all residential built forms and add location criteria for specific built forms.
- Delete redundant **G1-2 – Greenlands – Natural Hazards** and **O1-8 – Minor Office** exception zone references.
- Site specific zoning by-law amendment for City-owned lands located at 5320 Ninth Line to change the **G1 – Greenlands - Natural Hazards** zone to **OS1 - Open Space - Community Park** to permit public park uses.
- Site specific official plan amendment for City-owned lands located at 5320 Ninth Line and 376 Barondale Dr to change the land use designation from **Greenlands** (with Natural Hazards overlay) to **Public Open Space**, and from **Private Open Space** to **Public Open Space** to permit public park uses.
- Site specific zoning by-law amendment to change the lands municipally known as 5100 Spectrum Way, zoned **E1-19 - Employment in Nodes Exception** to **E1-20 - Employment in Nodes Exception** to permit an as-built, reduced drive aisle. All other existing site-specific regulations will be maintained.

Additional information and details are found in Appendix 1.

LAND USE POLICIES AND REGULATIONS

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans. Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, and the *Parkway Belt West Plan*.

Conformity of the proposed Zoning By-law amendments with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1.

Financial Impact

There is no financial impact.

Conclusion

The proposed amendments to the City's Official Plan and Zoning By-law are designed to address emerging social challenges, clarify definitions, and update regulations in response to evolving market trends within the City of Mississauga. Once input from the public, relevant agencies and City departments have been received, and potential issues are considered, the

Planning and Building Department will be in a position to make recommendations regarding the proposed amendments.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis
Appendix 2: Asylum Claimant Response – Moving Toward a Sustainable Model - Regional Council Report
Appendix 3: Council Resolution 0052-2024

A. Whittemore

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

Prepared by: Trista James, Planner

1 Detailed Information and Preliminary Planning Analysis

City-Initiated Official Plan and Zoning By-law Amendments

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1. Summary of Proposed Official Plan and Zoning By-law Amendments 2
2. Summary of Applicable Policies, Regulations and Proposed Official Plan Amendments 12
3. Next Steps 20

1. Summary of Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Section 1.2: Definitions			
1	Ancillary Crisis Shelter	Add a definition for Ancillary Crisis Shelter as follows: “Ancillary Crisis Shelter means an accessory use of a building or structure or part thereof, which may be permitted to temporarily activate during severe weather warnings or natural emergencies (as declared by a public authority) to provide temporary shelter for the duration of the natural emergency or severe weather warning.”	This definition will allow the temporary activation of a building (such as a community centre, library or place of religious assembly) to operate as a short term shelter (such as a warming centre) during severe weather conditions or natural emergencies that are hazardous to life.
2	Auxiliary Uses	Add a definition for Auxiliary Use as follows: Auxiliary Use means an independent, stand-alone use that is not subordinate or exclusively devoted to the permitted use on the same lot, and requires a separate Certificate of Occupancy.	The new Auxiliary Use definition clarifies the difference between Accessory Uses (subordinate to a primary use on the same lot) and Auxiliary Uses (independent uses on the same lot). The independent nature of an auxiliary use requires additional regulatory examination, by way of a separate Certificate of Occupancy, to ensure it meets all necessary zoning and safety requirements. This distinction aids in determining when a separate Certificate of Occupancy is needed for multiple uses on a lot.
3	Bicycle Parking Space - Class A	Amend the Bicycle Parking Space - Class A definition to add “within a building” as follows: “Bicycle Parking Space - Class A means an indoor bicycle parking space within a building in an enclosed area with controlled access.”	The amended definition clarifies that Class A bicycle parking spaces, such as bicycle cages, rooms, and lockers, must be located indoors "within a building."

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
4	Front Lot Line - Corner Lot	Amend the Front Lot Line - Corner Lot definition by adding the words: “or more” to read as follows: “Front Lot Line - Corner Lot means the shorter of two or more lot lines that divide the lot from the street or a private road.”	This amendment adds "or more" to the "Front Lot Line - Corner Lot" definition to align with the "Corner Lot" definition, which involves two or more intersecting streets or private roads. This change clarifies which lot line is the front when multiple intersections are involved.
5	Front Lot Line	Amend the Front Lot Line definition by adding the words: “the shortest lot line” to read as follows: “Front Lot Line means the shortest lot line that divides a lot from the street or a private road.”	This amendment provides clearer guidance on which lot line should be considered the front. This change eliminates ambiguity in cases where a lot borders multiple streets or private roads, ensuring consistency in determining the front lot line based on the shortest boundary. This clarification is particularly useful for lots with irregular shapes or multiple street frontages.
6	Porch	Amend the Porch definition by adding “for the main front entrance” as follows: “Porch means a platform, with or without a foundation and/or basement, with at least one side open, that may be covered by a roof or other structural element, with direct access to the ground and is attached to a dwelling, for the main front entrance.”	The current porch definition is very similar to the definition for a deck. The amendment clarifies that a "Porch" is specifically for the main front entrance, distinguishing it from a deck.
Section 1.1: Administration, Interpretation, Enforcement and Definitions			
7	1.1.13.1 and 1.1.13.2 Certificate of Occupancy	Add wording to specify that “a valid Certificate of Occupancy must be maintained at all times.”	The change is necessary to close a loophole and ensure that a valid Certificate of Occupancy is obtained and always maintained, preventing the practice of applying for and cancelling the certificate, which undermines the intent of the certificate (which is to verify that the

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			use of land, buildings, or structures complies with zoning regulations and safety standards)
Part 2: General Provisions			
8	2.1.9.1 Public School	Amend line 2.0 of Table 2.1.9.1 Public School, to add “Day Care” to the list of uses permitted as an accessory use. Add line 12.0 to Table 2.1.9.1 to state “An accessory Day Care use located in a Public School shall comply with the regulations contained in Table 2.1.9.1 for a Public School.	Adding "Day Care" as a permitted accessory use will enable Public Schools to operate day cares without requiring additional approval from the Committee of Adjustment, as these facilities typically occupy only a small portion of the school Adding line 12.0 will specify that the regulations for the Public School applies to the accessory Day Care use.
9	2.1.9.2 Private School	Amend line 3.11 of Table 2.1.9.2 Private School, to delete the words “: from established grade to highest ridge of a”	This deletion will remove duplication of instructions, as the calculation criteria for sloped roof height is already described in Part 1, Section 1.2. Further, it will provide consistency with how the regulation for flat roof height is written in the same Table 2.1.9.2.
10	2.1.9.5 Essential Emergency Service	Add line 2.4 to Table 2.1.9.5 “For an Essential Emergency Service located in a Residential zone, minimum setback for all buildings, structures, parking areas and swimming pools to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required yard/setback.” Add line 2.5 to Table 2.1.9.5 “Notwithstanding Line 2.0 above, an essential emergency service located in a Residential zone shall not be subject to Part 4.1: General Provisions for Residential Zones.	This amendment is necessary to ensure the Greenlands Setback provisions are captured for those Essential Emergency Services located in Residential zones. Providing clarification for Line 2.0 of Table 2.1.9.5 Essential Emergency Services, to ensure the original intent is clearly communicated i.e. that the General Provisions for Residential zones

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			(Part 4) would not be applicable, only the Residential Base zone would apply.
11	2.1.9.17 Transitional Housing	Add Article 2.1.9.17 Transitional Housing and regulation Table for the following: permit the use in the same zones as the Overnight Accommodation use is permitted and in the Apartment (RA1 to RA5) zones and Minor Office O1 zone, require the use to be located within a building, structure or part thereof, require the use to comply with the zone in which it is located and Parts 1 to 3 of the By-law.	The Zoning By-law is silent as it pertains to where Transitional Housing is permitted. Adding this table will provide clear direction on where Transitional Housing is allowed, i.e. aligning it with the zones where the overnight accommodation use is currently permitted. It will also permit the Transitional Housing use in the Apartment (RA1 to RA5) zones and Minor Office O1 zone which aligns with the city's goals of fostering complete communities and ensuring essential services are accessible. The proposed table will also establish requirements for the use to be located within a building and compliance with the relevant zoning and By-law sections.
12	2.1.9.18 Ancillary Crisis Shelter	Add Article 2.1.9.18 Ancillary Crisis Shelter and a regulation Table for the following: permit the use as an accessory use in a Community Centre and/or Library use, in a Place of Religious Assembly, permit the use in buildings with a Gross Floor Area (GFA) equal to or greater than 500 square metres, require the use to be located within a building, structure or part thereof.	This amendment aims to enhance the City's ability to provide emergency shelter during severe weather events and natural emergencies by allowing certain buildings to operate as crisis shelters while ensuring that they meet necessary criteria for safety and effectiveness. The proposed regulation will outline permitted locations for Ancillary Crisis Shelters and operational requirements, including a minimum GFA to ensure adequate space for effective emergency operations and compliance with safety standards.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
13	2.1.21 Temporary Buildings and Structures	Amend Subsection 2.1.21 to remove the term “sales trailer,”.	Removal of the term “sales trailer” addresses industry trends. Currently the sales trailers terminology is outdated and no longer used as originally intended.
Part 3: Parking, Loading, Stacking Lane and Bicycle Parking Regulations			
14	3.1.1 Parking Regulations	Amend Sentence 3.1.1.1.6 to add the words "Unless otherwise permitted" to the beginning of the sentence.	Adding these words will allow the operation of uses such as Seasonal Outdoor Patios and Seasonal Outdoor Retail Sales and Displays.
15	3.1.6.6 Required Number of Bicycle Parking Spaces for Non-Residential Uses	Add line 16.0 to Table 3.1.6.6 as follows: “Overnight Accommodation: space per guest room; Bicycle Parking - Class A: 0.1 spaces per 100 m^2 GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation Bicycle Parking - Class B: 0.4 spaces per 100 m^2 GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation”	This addition clarifies that the exclusions for Overnight Accommodation parking also apply to bicycle parking by specifying the GFA non-residential calculation criteria for Bicycle Parking Space requirements.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 4: General Provisions for Residential Zones			
16	4.1.3.1 Play Equipment	Amend Article 4.1.3.1 to delete the words "detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse" and replace them with "residential building" Amend Line 3.0 as follows: "Play equipment for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse dwellings shall be located in the rear yard only"	This will allow for play equipment to be permitted not only for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse built forms but also for residential built forms such as townhouse, back to back or stacked townhouse, or an apartment building. It was determined that the specific locational regulation pertaining to play equipment should only be stipulated for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse dwellings – as it is the Planning preference to have amenity areas such as play equipment centrally located rather than in the rear yard.
Part 5: Office Zones			
17	5.2.2.8: Exception O1-8	Delete Table 5.2.2.8 and accompanying Exception schedule	OLT Case No. OLT-22-004548 did not remove the exception zone and text from the by-law, so the original exception Table for O1-8 remains, though it is no longer relevant due to the OLT decision.
Part 6: General Provisions for Commercial Zones			
18	6.1.5 Retail Store - Seating for Food Sales	Amend Article 6.1.5.1 to increase the number of seats permitted for the consumption of food within a retail store whose principal use is the sale of food from six seats to 25 seats.	Increasing the seating capacity in retail stores where food is sold and consumed on-site is necessary to meet growing consumer demand, align with modern retail trends, and support local business growth.

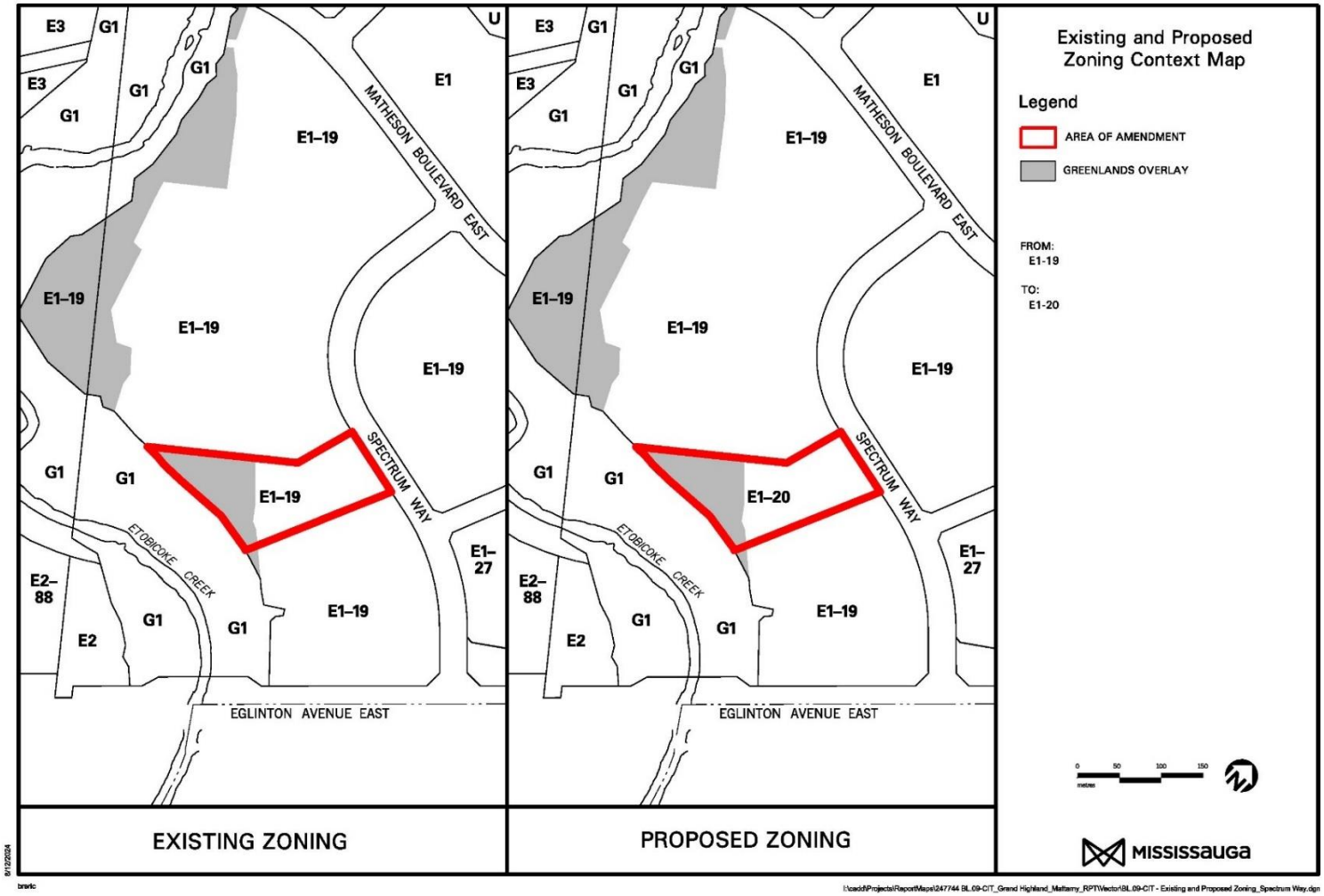
#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 10: Greenlands Zones			
19	10.2.2.2: Exception G1-2	Delete Table 10.2.2.2 and accompanying Exception schedule	The Greenlands “G1-2” Exception zone was changed to "H-RA4-56" via By-law 0157-2023 however this by-law failed to delete the G1-2 Exception table and Exception schedule which is now no longer relevant.

Site Specific Zoning By-law Amendment 1:

Site Location:
Municipally known as: 5100 Spectrum Way
Part of Lot 1, Concession 5, East of Hurontario Street
West side of Spectrum Way, north of Eglinton Avenue East

Existing Zoning
The subject property is currently zoned Employment in Nodes Exception (**E1-19**), which permits a variety of uses including Medical Office, Office, Manufacturing Facility, Science and Technology Facility, Warehouse/Distribution Facility, Medicinal Product Manufacturing Facility, Medicinal Product Manufacturing Facility – Restricted, Plant-Based Manufacturing Facility, Commercial School, Financial Institution, Veterinary Clinic, Banquet Hall/Conference Centre/ Convention Centre, Overnight Accommodation, Active Recreational Uses, Entertainment Establishment, Recreational Establishment, University/College, and Courier/Messenger Service.

Proposed Zoning
The City is proposing to change the zone of the subject lands located on Map34W from Employment in Nodes Exception (**E1-19**) to Employment in Nodes Exception (**E1-20**). The regulations of the E1-19 Exception zone will be carried over to the **E1-20** Exception zone with a minor adjustment to permit an existing drive aisle width of 6.4 metres (21 feet), whereas 7.0 metres (23 feet) is required**.**



Site Specific Zoning By-law Amendment 1

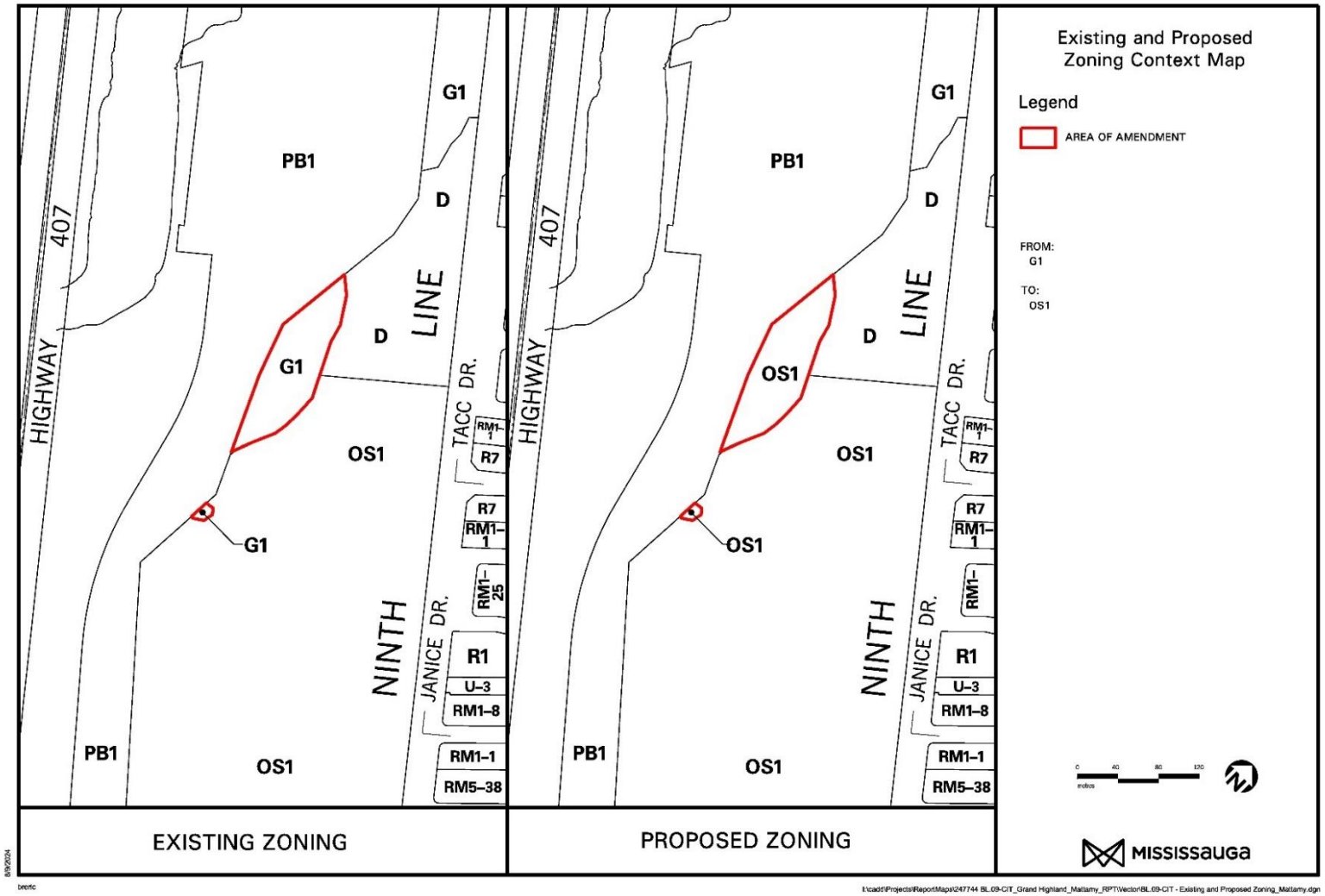
Site Specific Zoning By-law Amendment 2:

Site Location:
Municipally known as: 5320 Ninth Line
Part of Lot 2, Concession 9, New Survey
West side of Ninth Line, north of Eglinton Avenue West

Existing Zoning
The subject property is currently zoned **G1** (Greenlands - Natural Hazards), which permits Flood Control, Stormwater Management, Erosion Management and Natural Heritage Features and Areas Conservation.

Proposed Zoning
The City is proposing to change the zone of (the City owned) lands to **OS1** (Open Space - Community Park) which permits Passive Recreational Use, Active Recreational Use and Stormwater Management Facility. The change of the zone to **OS1** will permit recreational uses that would not otherwise be permitted in lands designated **G1.**

The proposed zone change corresponds with the Committee of Adjustment Decision A303.24, which approved a minor variance to permit a proposed cricket pitch in the G1 Zone for Phase 2 of the at Mattamy Sports Park. By way of Halton Conservation Permit 8741 the G1 Zone Natural hazards were confirmed as mitigated through the construction of a stormwater management pond and grading during Phase 1. This amendment will update zoning map 57 to align with the approved use of the lands per the CoA decision, as requested by Parks and Culture Planning.



Site Specific Zoning By-law Amendment 2

2. Summary of Applicable Policies, Regulations and Proposed Official Plan Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the table below. Only key policies relevant to the amendments have been included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The amendments will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
***Provincial Planning Statement* (PPS)**	The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. Zoning and development permit by-laws are important for implementation of this Provincial Policy Statement. (PPS Chapter I) Decisions of the council of a municipality shall be consistent with PPS. (PPS Chapter 1) The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS Chapter 1) On August 20, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement, 2024 (2024 PPS), introducing significant changes to provincial growth planning. The 2024 PPS will take effect on October 20, 2024, and will apply to all relevant decisions made on or after that date. At the time of writing this Information report, the new Provincial Planning Statement is not in force and effect.	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, *strategic growth areas,* including *major transit station areas.* (PPS 2.3.1.1.) Land use patterns within *settlement areas* should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned *infrastructure and public service facilities.* (PPS 2.3.1.2.a-b) Planning authorities shall support general intensification and *redevelopment* to support the achievement of *complete communities*, including by planning for a range and mix of *housing options* and prioritizing planning and investment in the necessary *infrastructure* and *public service facilities.* (PPS 2.3.1.3) Planning authorities shall provide for an appropriate range and mix of *housing options and densities to meet projected needs of current and future residents of the* regional market area by b. permitting and facilitating all types of residential intensification, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas and *redevelopment* which results in a net increase in residential units in accordance with policy 2.3.1.3 Planning authorities should prioritize planning and investment for *infrastructure* and *public service facilities* in *strategic growth areas* (PPS 2.4.1.3.a) Complete communities means places such as mixed-use neighbourhoods or

Policy Document	Legislative Authority/Applicability	Key Policies
		other areas within cities, town and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities,* local stores and services. *Complete communities* area inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations. Planning authorities should permit *development* and *intensification* in *strategic growth areas* to support the achievement of *complete communities* and a *compact built form* (2.4.1.3.c)
***Growth Plan for the Greater Golden Horseshoe* (Growth Plan)**	The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2) The Provincial Planning Statement, 2024 will take effect on October 20, 2024, on the same day the Growth Plan for the Greater Golden Horseshoe will be repealed. As of this Information report, the new Provincial Planning Statement has not yet come into force.	Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c) Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4) To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)
Parkway Belt West Plan (PBWP)	The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition. The portions of the lands that contain the valleylands associated with the Credit River are designated **Public Open Space** and **Buffer Area** in the PBWP.	It is the intent of this plan to: • provide for public open spaces located along the Credit River; and, • acquire the Credit River (Meadowvale) lands to establish a Public Open Space Area. (PBWP 6.4.2 & 6.4.3) No changes are proposed to the portion of the lands zoned PB1 (Parkway Belt)

Mississauga Official Plan

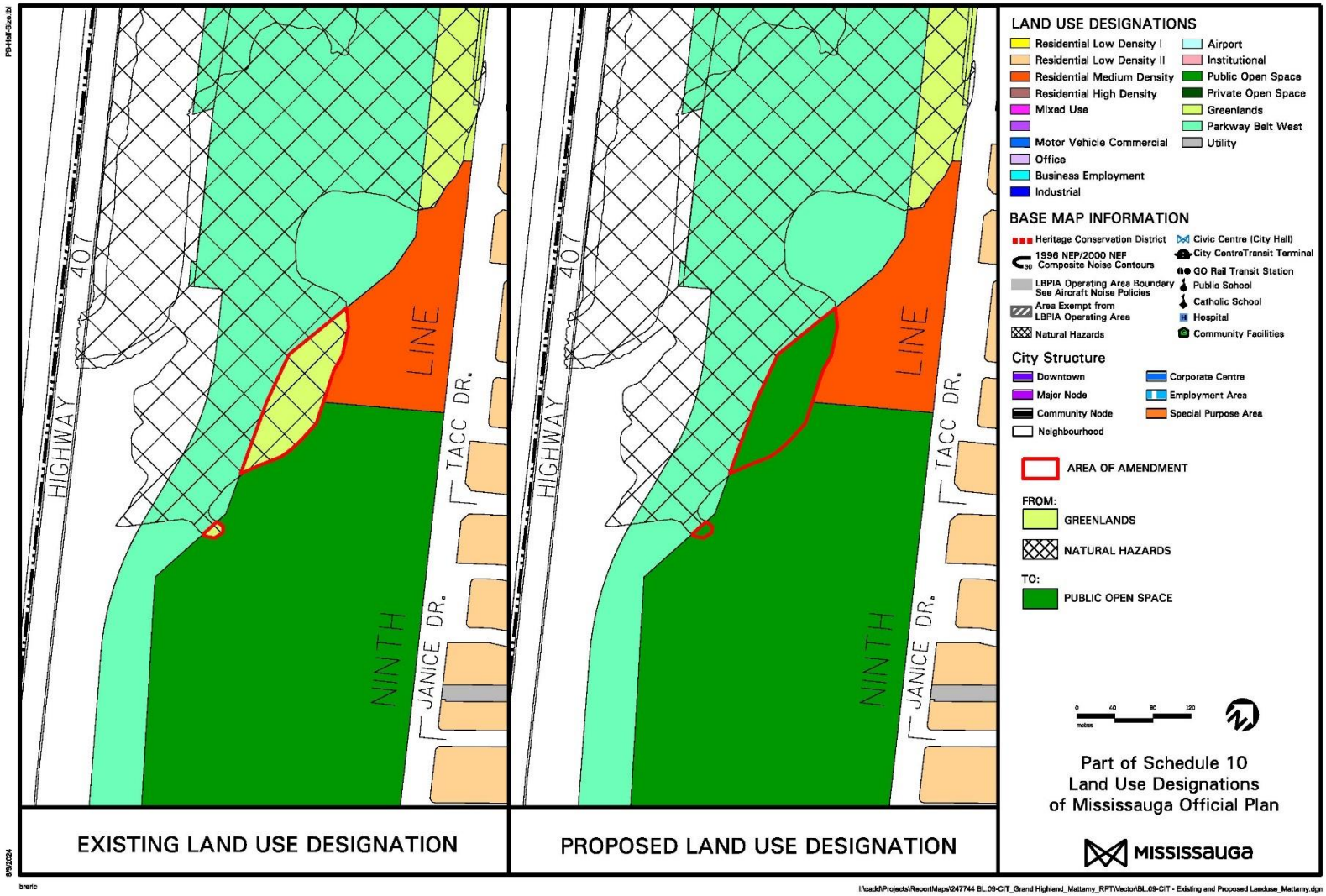
The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan and Greenbelt Plan. An update to MOP is currently underway to ensure MOP is consistent with, and conforms to, changes resulting in the recently released Growth Plan, 2020. As of July 1, 2024, the Region of Peel's Official Plan is deemed to be part of an official plan of Mississauga.

Summary of Proposed Official Plan Amendment
The following are proposed amendments to the Mississauga Official Plan:

Proposed MOP Amendment 1:
Existing Designation
The City-owned lands municipally known as 5320 Ninth Line, are located within the Ninth Line Neighbourhood Character Area. The area of amendment within the subject lands is designated **Greenlands** in Schedule 10 of the Mississauga Official Pan (MOP). The **Greenlands** designation permits: conservation; electric power distribution and transmission facility; facilities that by their nature must locate near water or traverse watercourses; flood control and/or erosion management; passive recreational activity; parkland; piped services and related facilities for water, wastewater and stormwater; and accessory uses.

Proposed Designation
The City is proposing to change the designation of the lands designated **Greenlands** to **Public Open Space** to permit recreational uses that would not otherwise be permitted in lands designated **Greenlands** which are associated with natural hazards. **Public Open Space** designation permits**:** agriculture demonstration site; cemetery; conservation; golf course; nursery gardening; recreational facility; stormwater retention and stormwater quality pond; accessory uses and parkland (among other uses permitted in all designations as per 11.2.1 MOP.

Further, this Official Plan land designation change aligns with the Committee of Adjustment Decision A303.24 and Halton Conservation Permit 8741 confirming approval of the proposed land use.



Amendment 1: Proposed Land Use Designation

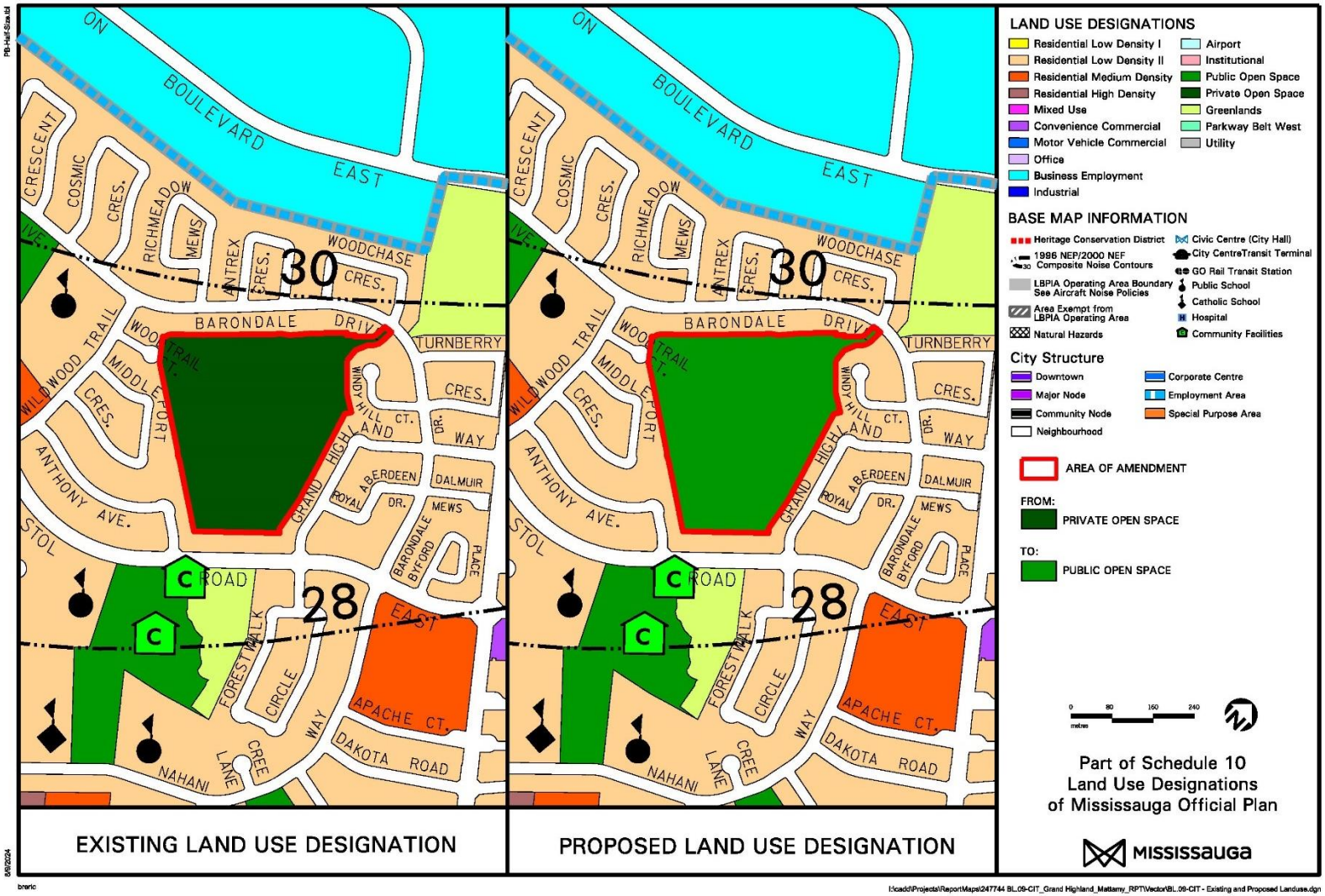
Proposed MOP Amendment 2:

Existing Designation

The City-owned lands municipally known as 376 Barondale Dr, are located within the Hurontario Neighbourhood Character Area and is designated **Private Open Space** in Schedule 10 of the Mississauga Official Pan (MOP). The **Private Open Space** designation permits: cemetery, conservation; golf course; and accessory uses, Crematoria, columbaria, and mausolea in cemeteries and Stormwater retention and stormwater quality ponds where deemed appropriate.

Proposed Designation

The City is proposing to change the designation of the lands designated **Private Open Space** to **Public Open Space** to permit redevelopment of the lands to parkland. **Public Open Space** designation permits**:** agriculture demonstration site; cemetery; conservation; golf course; nursery gardening; recreational facility; stormwater retention and stormwater quality pond; accessory uses and parkland (among other uses permitted in all designations as per 11.2.1 MOP).



Amendment 2: Proposed Land Use Designation

Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of the proposed zoning by-law amendment. In some cases, the description of the general intent summarizes multiple policies.

MOP Chapter	General Intent
Chapter 4 Vision	Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life. (Section 4.4.6) Mississauga will complete communities by: (Section 4.5) ● promoting an urban form and development that supports public health and active living; ● ensuring that communities include or provide easy access to a range of uses and services required to meet all or most of the daily needs of residents through all stages of their lives; e.g., housing, transportation, employment, recreation, social interaction and education; Mississauga will build a desirable urban form by: ● ensuring that the urban form of the city (e.g., buildings, streets, streetscapes, landscapes, public spaces such as parks and squares, infrastructure) contributes positively to everyday living in Mississauga; ● promoting an urban form that will address the live, learn, work and play needs of present and future generations;
Chapter 5 **Direct Growth**	Mississauga will utilize existing and proposed services and infrastructure such as transit and community infrastructure. (Section 5.1.3b) Build strong, livable, universally accessible communities (5.1.3e)
Chapter 6 **Value The Environment**	Mississauga will encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System (6.1.1b) Mississauga will own, lease, operate, maintain, and administer public parkland and facilities to meet the recreational, cultural, educational, and social needs of residents. (Section 6.3.65) Public parkland may incorporate components of the Natural Heritage System to provide opportunities for enjoyment, appreciation and protection of nature. (Section 6.3.76) The potential for Public Open Space areas to expand or connect the Natural Heritage System will be encouraged to ensure that sensitive areas, particularly woodlands, are maintained and enhanced.(Section 6.3.79)
Chapter 7 **Complete Communities**	Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga. (Section 7.1.1)

MOP Chapter	General Intent
	In order to create a complete community and develop a built environment supportive of public health, the City will: d. encourage land use planning practices conducive to good public health. (Section 7.1.3) Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6) Mississauga will provide community infrastructure, supportive of complete communities, to meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, employees and visitors. (Section 7.1.7) Mississauga will provide opportunities for: a. the development of a range of housing choices in terms of type, tenure and price; c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2) When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)
Chapter 8 **Create a Multi-Modal City**	Mississauga will require that access, and parking facilities and other destination amenities, such as shower facilities and clothing lockers for cyclists, are incorporated into the design of all buildings and Major Transit Station Areas, as appropriate. (Section 8.2.4.4)
Chapter 9 **Build A Desirable Urban Form**	Open Spaces and Amenity Areas Open spaces include both public and private space as well as on-site amenities and are one of the most significant contributors to an area's character and quality of life. (Section 9.3.5)
Chapter 11 **General Land Use Designations**	Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. (Section 11.2.3.2)
Former Region of Peel Official Plan Policies	It is the policy of this plan to: To create healthy, resilient, equitable and sustainable regional communities for those living and working in Peel which is characterized by physical, mental, economic and social wellbeing; crime prevention, minimizing hunger and homelessness; a recognition and preservation of the Region's natural and cultural heritage; and an emphasis on the importance of Peel's future as a caring community.(ROP 1.71.) General objectives of ROP, as outlined in Section 5.2, include providing a diversity of complete healthy communities, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources,

MOP Chapter	General Intent
	and the characteristics of existing communities in Peel. General objectives of ROP, as outlined in Section 5.6, include establishing healthy complete communities; achieving intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services; promoting crime prevention and improvement in the quality of life; providing for a wide range of goods and services to meet the needs of those living and working in the Urban System. Encourage the local municipalities to enable, through official plan policies and zoning by-laws, special needs and supportive housing, shared housing arrangements, shelter/emergency housing, and innovative and alternative housing options in residential or other suitably zoned lands as appropriate. (ROP 5.9.37)

3. Next Steps

Based on the comments received and the applicable Mississauga Official Plan policies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee (or Council) meeting. It is at this meeting that the members of the Committee (or Council) will make a decision on the proposed amendments.

APPENDIX 1

Region of Peel
working with you

REPORT
Meeting Date: 2024-03-21
Regional Council

REPORT TITLE: **Asylum Claimant Response – Moving Toward a Sustainable Model**

FROM: Sean Baird, Commissioner of Human Services

RECOMMENDATION

1. **That staff negotiate with Federal, Provincial and Municipal governments for the adoption of the model as described in the report from the Commissioner of Human Services, listed on the March 21, 2024 Regional Council agenda titled "Asylum Claimant Response – Moving Toward a Sustainable Model" including the development of a Regional Reception Centre; and**

2. **That a service level of 1,280 asylum claimant households per month, assuming the Federal government will address excess demand and continue to reimburse Peel Region for eligible asylum claimant costs, be approved.**

REPORT HIGHLIGHTS

- **Response to Rising Asylum Claimant Demand:** Peel has expanded its shelter capacity in response to a significant increase in asylum claimants since June 2023, adding 123 beds and 6 overflow hotels. Currently, asylum claimant households comprise 67 per cent of the shelter system's occupants. Efforts to establish more sustainable solutions, including dedicated shelter sites and a Regional Reception Centre, are in progress.

- **Federal Funding Received to Date:** The federal government has provided Peel with $22.4 million through Interim Housing Assistance Program (IHAP), which is 95 per cent of the $23.5 million claimed. This funding helps to reimburse costs incurred, but it is not a predictable ongoing funding source that can be relied upon to develop a more proactive system of support. Should the federal government not confirm ongoing, predictable funding in the upcoming federal budget, staff will return to Council with options to reduce service levels and/or transition out of our asylum claimant response.

- **Development of a Sustainable Support Model:** Peel is developing a sustainable, person-centred model to better support asylum claimants, featuring a Regional Reception Centre for intake and assessment, coordinated exits to other municipalities, alongside dedicated shelter facilities for targeted support. The costs to operate this model are $69,135 per asylum claimant served in Peel plus $61,835 per asylum claimant referred to other municipalities from the regional reception centre. Peel seeks this comprehensive funding from federal and provincial governments through new and existing programs.

Asylum Claimant Response – Moving Toward a Sustainable Model

- **Advocacy for an All of Government Approach:** Peel calls for a strategic, coordinated approach to supporting asylum claimants, from all government levels. The current financial strain underscores the necessity for adequate federal and provincial government support to prevent increased homelessness among asylum claimants.

DISCUSSION

1. Background

The world is witnessing significant period of global unrest with an estimated 110 million people forcibly displaced from their homes. This is driving an unprecedented increase in the number of refugees. Canada, including Peel, is facing an increase in asylum claimants, particularly through inland and point-of-entry claims. This surge is putting unprecedented strain on public services, most notably on the emergency shelter system.

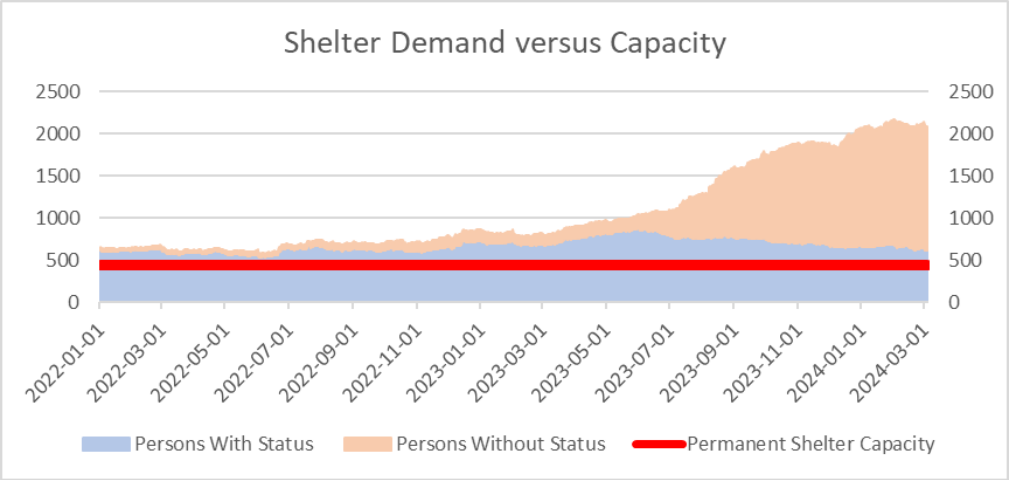
Like other large urban centres in Ontario, Peel has been experiencing a sharp rise in asylum claimants needing emergency shelter since June 2023. In response, the region expanded shelter capacity by adding hotel beds and enhanced support through contracts with community agencies, while negotiating cost reimbursements with the federal government.

However, and unlike previous asylum claimant situations, the demand for shelters continued to rise throughout 2023, with no foreseeable decrease in asylum claims. Consequently, regional staff are developing a more sustainable, person-centred service model to replace the temporary emergency measures.

This report provides Council with an update on Peel's response to the asylum situation and introduces the proposed long-term, person-centred service model, including cost estimates and suggested advocacy positions.

2. Update on Peel's Asylum Claimant Response

As the graph below illustrates, beginning in June 2023, Peel saw an exponential rise in asylum claimants requiring shelter and support.



Asylum Claimant Response – Moving Toward a Sustainable Model

To accommodate this surge, Peel added 123 beds to its shelter facilities and secured 6 additional overflow hotels, raising the total to 11. Currently, the shelter system houses approximately 984 asylum seeker households, which represent 67 per cent of all shelter occupants.

A new site in Mississauga, separate from Peel's shelter system opened in December, offering emergency shelter and support for 225 individuals. This facility provides dorm-style accommodation with cots, meals, on-site access to housing, social support, and referral to settlement services.

Table I illustrates the distribution of asylum seeker households in Peel's shelter system, including those in overflow hotels and the new facility in Mississauga dedicated to asylum claimants.

Table I: Current Asylum Claimant Households in Peel, March 4th-10th

	Peel's Shelter System						Asylum Claimant Shelter		Total Overall
	Shelters		Overflow		Total				
	#	%	#	%	#	%	#	%	#
Total Unique Households	193	35	791	86	984	67	238	100	1,222

Efforts continue to secure two additional sites to further support asylum claimants, including a Regional Reception Centre. Detailed information on these initiatives is presented in a confidential report to Council titled "Asylum Claimant Response – Proposed Property Acquisition Agreements."

3. Moving to a More Sustainable Person-Centred Model

Peel's initial response to the needs of asylum claimants was developed as an immediate, short-term solution to an urgent situation. This approach, though necessary at the time, is neither sustainable nor cost-effective for the long-term support and settlement of asylum claimants.

Recognizing this, staff initiated the development of a more sustainable, person-centred model in the fall of 2023. This new model is built around two main components: the establishment of a Regional Reception Centre, with coordinated exits to other municipalities and the creation of dedicated shelter facilities specifically for asylum claimants.

a) Regional Reception Centre

In collaboration with Immigration, Refugees and Citizenship Canada (IRCC) and the City of Toronto, Peel has co-designed a new regional reception centre model to fill existing gaps in support for asylum claimants in Canada. This centre aims to create a welcoming, culturally sensitive, and trauma-informed setting that provides asylum claimants with a safe space, temporary housing, and initial settlement support, while facilitating their successful integration into communities.

The core principles of the reception centre include:

Asylum Claimant Response – Moving Toward a Sustainable Model

- **Immediate Support:** Providing essential services such as temporary shelter, food, and settlement support (including refugee support and immigration orientation) right upon arrival.
- **Promoting Independence:** Empowering asylum claimants with the resources and guidance needed for self-reliance.
- **Safety and Well-being:** Creating a secure environment that emphasizes mental health and trauma support services.
- **Integration Assistance:** Offering programs to help with cultural adaptation, language learning, and community involvement, along with tools for a smooth transition into communities.
- **Community Engagement:** Organizing events to foster understanding and support for the integration of asylum claimants.

Designed to serve the Greater Toronto and Hamilton Area (GTHA), the centre will provide a comprehensive array of services on-site, such as needs assessments, service navigation, orientation sessions, legal aid, IRCC information, Ontario Works information, language and settlement services, and health services where applicable. The possibility of virtual services is also under consideration. The centre aims to offer five days of respite shelter for up to 200 individuals and 20 families.

Additionally, the model envisions coordinated transitions to receiving municipalities for continued support, including time-limited housing subsidies when necessary. The ultimate goal is to ensure asylum claimants smoothly transition to employment and affordable housing with adequate funding support to municipalities. Initially, distribution to participating municipalities will be based on population, with plans to evolve towards aligning asylum claimants with employment opportunities across municipalities.

Upon moving to a receiving municipality, asylum claimants are expected to receive up to 90 days of temporary housing while they work towards community integration with local settlement agencies. Currently, five municipalities have shown interest in receiving asylum claimants from the centre, contingent on receiving adequate and sustainable funding.

The reception centre will be managed by a non-profit agency specializing in humanitarian response, initially under a contract with Peel, with the potential for future management by other orders of government. Onsite support will be offered by existing settlement and other support agencies in the GTHA.

A detailed process flow for the regional reception centre is included in Appendix I.

b) Temporary Shelter

Peel is transitioning towards utilizing dorm-style facilities for housing asylum claimants, distinct from the current shelter system. This separation allows for a focused approach to meet the distinct and complex needs of both local residents and asylum claimants more effectively.

In December 2023, Peel launched its initial facility aligned with this strategy, which quickly reached full capacity. Plans are underway to expand this facility in May 2024 to accommodate an additional 80 individuals. Additionally, efforts are ongoing in

collaboration with the Cities of Mississauga and Brampton to identify up to two more sites for potential opening in 2024.

These dedicated shelters will offer:

- **Continuous On-site Management:** A lead operator will be present around the clock, every day of the week.
- **Safe Accommodation:** Secure sleeping areas.
- **Meals:** Three meals and one healthy snack daily, with consideration to cultural preferences
- **Sanitary Facilities:** Access to washrooms and showers.
- **Support Services:** On-site access to settlement agencies, Housing Services, and Ontario Works for specialized support (will transition to Reception Centre once opened)

c) Recommended Service Levels

The proposed service model moves away from emergency response, to a sustainable, coordinated service model involving all levels of government.

Service levels and estimated costs are summarized in the table below. Full details are available in Appendix II.

Table II: Recommended Service Levels and Estimated Annual Costs

Model Component	Service Level per Month	Annual Cost per Asylum Claimant	Level of Government
Reception Centre	1,300	$7,300	Federal
Temporary Shelter in Peel	400	$25,781	Federal
Supports Provided in Peel	400	$36,054	Federal and Provincial
		$69,135	
Supports Provided in Other Receiving Municipalities	900	$61,835	Federal and Provincial

In addition to these operating costs, a one-time estimated capital investment of $10 million is required to open the temporary shelter and regional reception centre.

The challenges of the current asylum claimant crisis are being borne disproportionately by municipalities with their limited funding tools and resources.

The proposed funding model is premised on the fact that immigration policy and supports to newcomers are the shared responsibility of the federal and provincial governments. With appropriate, sustained and allocation-based funding from both the federal and provincial immigration ministries, municipalities across Ontario are prepared to continue to support asylum claimants in their settlement journey, through in-kind support, expertise, and access to municipal services and other local resources.

Asylum Claimant Response – Moving Toward a Sustainable Model

d) Next Steps

Pending Council approval, staff will submit a proposal to both the federal and provincial governments, outlining the details of the new sustainable model and required funding for all components. The proposal will also call for the three levels of government to work together on an intergovernmental framework and strategy for asylum claimants. These next steps essential to moving away from reactive emergency response and a more person-centred sustainable, long-term program that starts to combat the structural injustice that asylum claimants face today.

4. Advocacy

The reactive, ad hoc emergency local responses that have been implemented to support asylum claimants are unfair to both those seeking safety in Canada, as they have nowhere else to turn to, and to local communities who lack the resources of federal and provincial governments.

Asylum claimants, through their presence, renew and benefit communities across Canada, economically, socially and culturally. As such, the federal and provincial governments, consistent with their shared constitutional responsibility towards matters of immigration and refugees, should proactively ensure that these individuals and families are adequately supported through national settlement programs.

Until upper levels of government commit to fair and reliable and upfront funding consistent with their ability and responsibility, municipal governments like Peel, will be limited to providing reactive, emergency supports to asylum claimants.

Through enhanced cooperation, governments can ensure that asylum claimants receive comprehensive assistance tailored to their circumstances, enabling them to access opportunities, contribute to their communities, build successful lives, and strengthen Canada's commitment to upholding humanitarian values.

In short, supporting and ensuring the integration and settlement of asylum claimants, on the path to becoming new Canadians, requires:

- A coordinated “all of government” approach.
- Predictable funding by upper levels of government at a scale that is aligned to need
- Settlement and integration service provision by municipalities
- A planned, adequately resourced approach towards all asylum claimants that eliminates reliance on local emergency social supports, such as emergency shelters.

RISK CONSIDERATIONS

Implementing the proposed sustainable people-centred model requires enhanced cooperation and sustainable funding from the federal and provincial governments, at a scale that aligns to current and projected need. Until upper levels of government commit to fair, reliable funding, consistent with their responsibilities, municipal governments like Peel, will be constrained to providing reactive, emergency supports to asylum claimants, shouldering a disproportionate amount of responsibility for this global crisis.

Asylum Claimant Response – Moving Toward a Sustainable Model

The sustainable, more people-centred model described in this report cannot be operationalized without the requested funding for all components – temporary shelter, the regional reception centre and supports provided through receiving municipalities.

If Peel does not receive the appropriate level of funding from the federal and provincial governments, Peel may need to limit its response, which could result in more street homelessness and encampments, and negatively impact or stall an asylum claimant's settlement journey. Staff will continue to monitor and manage risks.

BILL 112 RISKS AND IMPLICATIONS

The passing of the *Hazel McCallion Act (Peel Dissolution)*, 2023 on June 8, 2023, formalized a plan to dissolve the Region of Peel effective January 1, 2025. On December 13, 2023, the provincial government announced that Peel will not be dissolved, and that new legislation will be passed in 2024 to repeal or amend Bill 112. Until new legislation is passed, no implications can be determined.

FINANCIAL IMPLICATIONS

Current Model
While advocacy for the required funding to shift to a more sustainable, people-centred model begins, Peel's asylum claimant response continues. Under the current model, the projected cost of the ongoing response is approximately $14 million by the end of March 2024, and $68 million by the end of 2024.

Proposed New Sustainable Model
Under the new sustainable model proposed in the report, as shown in Table III below, the projected costs of this response for 2024 and 2025 are $43 million and $33 million respectively, compared to a projected $68 million with current model that includes heavy reliance on hotels. These estimates assume a successful shift to supporting asylum claimants in 3 dorm-style sites separate from the shelter system.

For 2024 (Year 1), there will still be costs related to the use of hotels until a complete phase-out to the 3 dorm-style sites can be completed (with no regional reception centre). There will also be projected costs for part of 2024 as the 3 new sites come on line. The projected costs for 2025 (Year 2) reflect a full transition away from hotels and use of the new sites for the entire year. The projected costs do not include any costs for the reception centre.

Table III: Projected Shelter Facility Costs for

Cost Type	Projected Shelter Facility Costs for Year 1	Projected Shelter Facility Costs for Year 2
Hotel	$27 million*	-
Facility Operations	$6 million*	$14 million
Program Support	$10 million	$19 million
Sub-total Facility & Program	**$43 million**	**$33 million**
If Federal Funding Received at 95%	($40.9 million)	($31.3 million)
Net Cost for Peel	**$2.1 million**	**$1.7 million**

Asylum Claimant Response – Moving Toward a Sustainable Model

Start-up	$0.8 million	-
Capital	$9.2 million	-
Sub-total One-Time	$10 million	-
If Federal Funding Received at 100%	($10 million)	-
Net Cost for Peel	**$2.1 million**	**$1.7 million**

*Costs reflect hotel use until the transition to the new facilities for Year 1

The projected costs are based on the recommended service level of 1,280 asylum claimant households per month, with excess demand addressed by IRCC through its system and not through Peel's.

The facility costs include building leases or purchases, security, cleaning, utilities, maintenance, etc. Program support costs include staffing, food, and other services. These estimated costs will be refined once the sites and financial requirements are available.

Peel will continue to advocate that 100 per cent of these costs be reimbursed by the federal government. To date, Peel has received $22.4 million or 95 per cent of claimed costs through IHAP for 2023. If Peel continues to receive this level of funding, it would be required to cover approximately $2.1 million in operational costs in 2024, and $1.7 million in operating costs in 2025 and beyond through the property tax. Staff will manage these additional costs within the Housing Supports operating budget through the identification of efficiencies or reviews of service level risks.

While Peel anticipates it is likely to receive funding at the levels received in 2023 (i.e. 95%), there has been no guarantee of any ongoing funding to date. If Peel does not receive confirmation of the appropriate level of funding from either the federal or provincial governments by the end of Spring 2024 then staff will return to Council with a report to propose reducing service levels as the ongoing costs for the response are not financially sustainable for Peel. At its current pace, without service level reductions or additional funding, Peel would need to fund incremental expenditures projected to the end of June 2024 of approximately $34 million through its Tax Rate Stabilization Reserve.

CONCLUSION

The asylum claimant response represents a new service line for Peel and other municipalities in Ontario. It is no longer a short-term crisis, but rather a longer-term issue that requires a strategic solution with sustainable funding.

Peel and its partners are working together to design an 'all-of-government' approach to providing asylum claimants arriving in the Greater Toronto and Hamilton Area, with a client-centred, culturally appropriate, and trauma informed experience that results in expedient integration into Canadian society.

Through the reception centre proposal, Peel will be advocating to shift from reimbursement claims to annual allocation-based funding to support a more coordinated response across Ontario. This new funding approach will allow Peel to plan for long-term supports for asylum claimants without negatively impacting the Housing Support budget or re-directing existing resources for Peel's shelter system.

Asylum Claimant Response – Moving Toward a Sustainable Model

Peel will continue to advocate to the federal and provincial governments for funding to recover 2023 costs and support the new model in 2024 and beyond.

APPENDICES

Appendix I: Proposed Service Delivery Model for the Regional Reception Centre
Appendix II: Detailed Recommended Service Levels and Estimated 2025 Operating Costs for Peel's Asylum Claimant Response Model

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Sean Baird, Commissioner of Human Services

Authored By: Shannon Gander, Housing Specialist

MISSISSAUGA

RESOLUTION NO.: 0052-2024 **Page** 1 **of** 1 6.2

Date: March 20, 2024

Moved by: [illegible] 1

Seconded by: Chris Fonseca 3

WHEREAS temporary emergency shelter for asylum claimants aids as a vital bridge for individuals and families in transitioning from homelessness to permanent housing, offering crucial services such as case management, counselling, and training; and

WHEREAS the Council of the Region of Peel passed a Resolution on February 22, 2024 declaring the provision of shelter and support services for asylum claimants to be an essential emergency service within the Region of Peel and directed Regional staff to establish and operate reception centres to be used for the temporary processing, housing, and support of asylum claimants; and

WHEREAS the Council of the City of Mississauga wishes to extend the Regional Housing resolution to include the operation of shelter and support services locations by third-party organizations that are confirmed by the Region of Peel in co-ordination with the respective ward councillor, to be operating as an extension of the Region's emergency housing program;

NOW THEREFORE BE IT RESOLVED that:

1. Council declares the provision of shelter and support services for asylum claimants by third-party organizations operating as an extension of the Region of Peel's emergency housing program an essential emergency service within the City of Mississauga.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Councillor S. Dasko	✓			
Councillor A. Tedjo	✓			
Councillor C. Fonseca	✓			
Councillor J. Kovac	✓			
Councillor J. Horneck	✓			
Councillor D. Damerla	✓			
Councillor M. Mahoney	✓			
Councillor M. Reid	✓			
Councillor S. McFadden			✓	
Councillor B. Butt	✓			

Carried

Acting Mayor

Region of Peel
working with you

REPORT
Meeting Date: 2025-04-24
Regional Council

For Information

REPORT TITLE: **2024 Homelessness Point-In-Time Count Results**

FROM: Steve Jacques, MScPI, MCIP, RPP, Commissioner of Human Services

OBJECTIVE

To inform Regional Council of the results of the 2024 Homelessness Point-In-Time (PiT) Count.

REPORT HIGHLIGHTS

- The Region of Peel, in partnership with homelessness-serving agencies, conducted the 2024 PiT Count to assess the scope of homelessness and housing needs in Peel.
- Overall, the count reveals that including asylum claimants, there was a 223% increase in homelessness in Peel compared to the 2021 Count, with 2,799 individuals experiencing homelessness on November 13, 2024.
- When asylum claimants are removed from the analysis, the count identified a 93% increase in local homelessness compared to the 2021 PiT Count.
- The enumeration results include a breakdown of sheltered homelessness (2,593 individuals, including 1,125 individuals within the asylum response system), unsheltered homelessness based on survey respondents (141 individuals), and observed homelessness and/or individuals who declined to answer the survey (65 individuals).
- When comparing Peel's 2021 Census data, individuals that identified as Indigenous are overrepresented in the homeless population. Individuals that identified as Black are over-represented in the homeless population for both asylum respondents and non-asylum respondents based on these survey results.
- Data from the 2024 PiT Count should be interpreted with some caution, as the results underrepresent the full scope of homelessness in Peel.
- Despite this limitation, the information is used for future housing and homelessness system planning, to inform policy decisions, and the development of targeted interventions to improve housing stability and service delivery.

DISCUSSION

1. Background

The PiT Count is a federally mandated initiative conducted every two years to provide a snapshot of homelessness in Canada. The count is an essential tool for understanding trends, identifying service gaps, and shaping policies aimed at reducing homelessness. However, the PiT Count alone does not provide a full picture of homelessness in Peel. It serves as one method among several used to track trends and identify service needs but does not capture all individuals experiencing homelessness—especially those in hidden

homelessness situations such as couch-surfing or temporarily staying with friends or family.

To ensure consistent and accurate tracking of homelessness in Peel, the Region relies on multiple sources of data, including:

- **The By-Name List (BNL)**: A real-time, continuously updated list of individuals experiencing homelessness in Peel.
- **Administrative Shelter Data**: Collected from Peel's emergency shelters, transitional housing, and overflow sites.
- **Outreach and Encampment Data**: Capturing information from unsheltered individuals not accessing the shelter system.
- **The PiT Count**: Conducted every two years to provide a snapshot of homelessness and demographic insights.

In late 2023, Peel along with other communities experienced an influx of asylum claimants in our community. In October 2024, staff were successful in creating two separate systems to support our homeless population, the local homeless system and the asylum claimant homeless system. The 2024 PiT Count includes individuals within the asylum claimant response system, capturing a more comprehensive picture of homelessness in the region. The inclusion of asylum claimants reflects the increasing number of individuals relying on Peel's shelter and social support system due to displacement and the broader housing crisis.

To better understand these distinct populations, overall findings are supplemented with separate snapshots highlighting responses from individuals identifying as asylum claimants or refugees and responses from the broader homeless population. This distinction helps capture unique demographic profiles and needs, informing the development of two tailored response systems.

This report provides Council with the findings from the PiT Count conducted in November 2024.

2. 2024 PiT Count Approach

In compliance with both Federal and Provincial requirements, Peel conducted a PiT Count on November 13, 2024, as well as a Housing Needs Survey between November 13th- 15th, 2024.

The 2024 PiT Count was comprised of two sets of data:

- **Administrative Data:** An occupancy count of everyone staying at an emergency shelter, victim of violence shelter, and transitional housing facility.
- **Housing Needs Survey**: A confidential and anonymous core set of screening questions on the homeless population and their needs (e.g., age, gender, Indigenous identity, veteran status, income sources, reasons for housing loss, etc.). In addition, a couple of Peel-specific questions were added into the survey to inform system planning efforts.

The survey was administered over a three-day period, allowing staff greater flexibility and time to administer the survey. Both sheltered and unsheltered individuals were surveyed. Sheltered surveys were administered at shelters, transitional housing facilities, and drop-in centres. Unsheltered surveys were administered at all known homelessness hotspots by the

2024 Homelessness Point-In-Time Count Results

Canadian Mental Health Association Peel Dufferin Outreach Team.

The PiT Count enumeration relied heavily on Peel's administrative data of shelter occupancy. In addition, unsheltered surveys that were completed on November 13th counted towards the enumeration if individuals confirmed they were not spending the night at a sheltered location.

3. Findings

The 2024 PiT Count provides critical insights into homelessness trends in Peel Region. The PiT Count results include (1) enumeration and (2) survey finding results.

a) Enumeration

- Total Homeless Population: 2,799 individuals were identified as experiencing homelessness. Of these, 2,593 were staying in shelters or transitional housing (including 1,125 individuals within the asylum response system). In addition, 141 were unsheltered, residing in encampments or public spaces (based on survey respondents) and 65 individuals were observed homelessness and/or declined to answer the survey.
- Compared to 2021 PiT Count, this represents a 223% increase in Peel compared to the 2021 PiT Count. Recognizing the significant surge in asylum claimant response, a 93% local homelessness increase is still observed when asylum claimant occupancy is excluded from the count, highlighting that homelessness is on the rise in Peel.

b) Survey Findings

i) Demographics

- The average age of individuals experiencing homelessness was 39 years old.
- 40% of responses were women. This is a 12% increase compared to 2021.
- 37% of respondents identified as refugee or asylum claimant.
- 20% of respondents identified as LGBTQ2S+, reinforcing the need for inclusive and safe housing options.
- Black individuals are over-represented in the homeless population among both asylum and non-asylum respondents.
  - An overall 34% increase in Black-African respondents compared to 2021.
  - 81% of asylum respondents identified as Black-African. Non-asylum respondents had a more diverse racial distribution, including 37% identifying as White, 20% as Black-Afro-Caribbean and 16% as Black-African.
- 5% of respondents identified as Indigenous (including Indigenous Ancestry), which is significantly higher compared to the 0.52% population statistics recorded in Peel's 2021 census.
- 18% of respondents were parents or guardians experiencing homelessness with children, representing a total of 383 children in need of stable housing.

ii) Causes of Housing Loss

- 34% of respondents cited insufficient income or unaffordable housing costs as the primary cause of their homelessness.

2024 Homelessness Point-In-Time Count Results

- 17% of respondents reported relocating due to external factors, such as asylum processes or loss of previous housing.
- 11% of respondents cited household conflict as a contributing factor, with 27% of women specifically identifying conflict or abuse as the primary reason.
- 22% of respondents stated eviction as the leading cause of their housing instability.

c) Asylum Claimants vs. Local Homeless Population

- Compared to 2021 PiT Count, respondents identifying as asylum claimants increased by 33% indicating that Peel's shelter infrastructure is being increasingly relied upon by new arrivals.
- A significantly lower percentage of asylum respondents (0.8%) reported being unsheltered in a public space, compared to 16% of non-asylum respondents.
- Asylum seekers exhibited higher educational attainment than the broader homeless population, with 37% holding post-secondary degrees. This underscores the importance of targeted employment and settlement supports to facilitate integration.

A comprehensive final report with the results from the 2021 Count is attached which provides an overview of the Count, methodology, data analysis and recommendations (see appendix I). The final report also includes data from the previous counts conducted in 2016, 2018 and 2021.

4. Next Steps

- The findings will inform program enhancements to ensure housing and homelessness services align with Peel's evolving needs.
- The Region will continue to advocate for sustainable funding and policy measures to support both local residents and asylum claimants facing homelessness.
- Targeted interventions, including culturally responsive services, will be explored to address the unique needs of subpopulations, including women, families, and asylum claimants.
- Future PiT Counts will incorporate enhanced methodologies, including improved real-time data collection strategies, to improve the accuracy of homelessness measurements.

RISK IMPLICATIONS

The PiT Count provides valuable insight, but there are some limitations to the data:

- **Hidden Homelessness**: The count does not include those who are couch-surfing or living in unstable housing conditions, meaning the actual number of people experiencing homelessness may be higher.
- **Snapshot Limitations**: As the PiT Count is conducted on a single night, it may not capture cyclical or intermittent homelessness.

There are several risks associated with the challenges of accurately counting these populations. The PiT Count provides a snapshot but does not fully capture the scale of homelessness in Peel. When senior levels of government rely on the PiT Count alone to make funding decisions,

there is a risk of underfunding, as the count may underrepresent the size of the problem in Peel.

Therefore, the findings of the Count should be interpreted with caution, as the numbers most likely represent the minimum number of people who may be experiencing homelessness on any given night in Peel.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

CONCLUSION

The 2024 PiT Count has revealed a significant rise in homelessness in Peel, driven by both an increase in women experiencing homelessness and a growing representation of asylum claimants. These results will be used to guide future housing and homelessness planning, ensuring that services are responsive to the needs of these diverse populations. The Region of Peel, together with its partners, remain committed to preventing and reducing homelessness in the community.

APPENDICES

Appendix I - 2024 Everyone Counts Peel Community Report

Steve Jacques, MScPI, MCIP, RPP, Commissioner of Human Services

Authored By: Alison Mackey, Specialist, Housing Business Operations

22. CLOSED SESSION

Resolution Number 2024-136

Moved by Councillor Dasko
Seconded by Councillor Butt

That Council proceed into "closed session" to consider reports relating to the following:

- *Asylum Claimant Response – Proposed Lease Agreements (A proposed or pending acquisition or disposition of land by the municipality or local board)*

Carried

Resolution Number 2024-137

Moved by Councillor Dasko
Seconded by Councillor Butt

That Council move out of "closed session".

Carried

Council moved into closed session at 12:23 p.m.
Council moved out of closed session at 12:35 p.m.

Item 22.4 was dealt with.

22.4 Asylum Claimant Response – Proposed Lease Agreements

(A proposed or pending acquisition or disposition of land by the municipality or local board)

Resolution Number 2024-138

Moved by Councillor Parrish
Seconded by Councillor Fonseca

Whereas supporting the settlement and integration of asylum claimants requires a range of investment in housing, social service and health solutions from all levels of government; and

Whereas, the Region of Peel has identified a critical lack of temporary registration, processing and shelter facilities for asylum claimants; and

Whereas, the Region of Peel alone cannot support the successful settlement and integration needs of asylum claimants; and

Whereas, coordinated leadership and urgent action is needed from all levels of government to support the successful settlement and integration of asylum claimants;

Therefore be it resolved, that:

1. *Council declares the provision of shelter and support services for asylum claimants an essential emergency service and hereby declares the*

shortage of such shelter and facilities for support services an emergency within the Region of Peel; and

2. *Council hereby directs staff to establish and operate reception centres to be used for the temporary processing, housing, and support of asylum claimants requiring emergency assistance; and*

3. *The Regional Chair, on behalf of Regional Council, write to the Prime Minister of Canada, the federal Minister of Immigration, Refugees & Citizenship and the federal Minister of Housing, Infrastructure and Communities, as well as the Premier of Ontario and the provincial Minister of Municipal Affairs and Housing requesting that immediate action be taken to properly resource the settlement and integration of asylum claimants; and*

4. *A copy of this resolution be shared with the Cities of Mississauga and Brampton, and the Town of Caledon for their awareness and support.*

Carried

Resolution Number 2024-139

Moved by Councillor Horneck
Seconded by Councillor Kovac

1. *That the closed session direction to the Commissioner of Human Services, the Chief Financial Officer and Commissioner of Corporate Services, and the Regional Solicitor and Commissioner of Legislative Services, contained within the closed session report listed as Item 22.4 on the February 22, 2024 Regional Council agenda, be approved and voted upon in accordance with Section 239(6)(b) of the Municipal Act, 2001, as amended; and*

2. *That Council for The Regional Municipality of Peel formally request the City of Mississauga and the City of Brampton to permit the asylum claimant reception centre and the emergency shelters described in the closed session report of the Commissioner of Human Services, listed on the February 22, 2024, Regional Council agenda titled "Asylum Claimant Response – Proposed Lease Agreements", and the existing emergency shelter facility at 2155 Leanne Boulevard in Mississauga, to be permitted as an Essential Emergency Services and distress centre in Mississauga and an Emergency Health Care and Protection facility in Brampton, as described in their respective zoning by-laws; and*

3. *That, in the event the City of Mississauga or the City of Brampton will not approve the asylum claimant reception centre or the emergency shelters under their current respective zoning by-laws, as described in the Closed Session report of the Commissioner of Human Services, listed on the February 22, 2024, Regional Council agenda titled "Asylum Claimant Response – Proposed Lease Agreements", or the existing emergency shelter facility at 2155 Leanne Boulevard in Mississauga, that Council for The Regional Municipality of Peel formally request the City of Mississauga and the City of Brampton to request the Province of Ontario*

MISSISSAUGA

RESOLUTION NO.: 0052-2024 **Page** 1 **of** 1

Date: March 20, 2024

Moved by: 1

Seconded by: Chris Fonseca 3

WHEREAS temporary emergency shelter for asylum claimants aids as a vital bridge for individuals and families in transitioning from homelessness to permanent housing, offering crucial services such as case management, counselling, and training; and

WHEREAS the Council of the Region of Peel passed a Resolution on February 22, 2024 declaring the provision of shelter and support services for asylum claimants to be an essential emergency service within the Region of Peel and directed Regional staff to establish and operate reception centres to be used for the temporary processing, housing, and support of asylum claimants; and

WHEREAS the Council of the City of Mississauga wishes to extend the Regional Housing resolution to include the operation of shelter and support services locations by third-party organizations that are confirmed by the Region of Peel in co-ordination with the respective ward councillor, to be operating as an extension of the Region's emergency housing program;

NOW THEREFORE BE IT RESOLVED that:

1. Council declares the provision of shelter and support services for asylum claimants by third-party organizations operating as an extension of the Region of Peel's emergency housing program an essential emergency service within the City of Mississauga.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Councillor S. Dasko	✓			
Councillor A. Tedjo	✓			
Councillor C. Fonseca	✓			
Councillor J. Kovac	✓			
Councillor J. Horneck	✓			
Councillor D. Damerla	✓			
Councillor M. Mahoney	✓			
Councillor M. Reid	✓			
Councillor S. McFadden			✓	
Councillor B. Butt	✓			

Carried
Acting Mayor

Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007

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1. Summary of Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Section 1.2: Definitions			
1	Ancillary Crisis Shelter	Add a definition for “Ancillary Crisis Shelter” to support its introduction as a new use in the Zoning By-law.	This amendment introduces a new definition for *Ancillary Crisis Shelter* to support the temporary use of a building or structure as a short-term shelter in response to emergencies or urgent community needs. This use must be operated by, or on behalf of, a public authority and is intended to be both temporary and accessory in nature. For example, a community centre could be temporarily activated as a warming centre during extreme weather or other events that pose a risk to public safety. To ensure the use remains appropriate, accessible, and limited in scope, it will only be permitted in community centres and libraries, as outlined in the updated regulations under Article 2.1.9.6. This amendment provides greater clarity and flexibility while maintaining alignment with the Zoning By-law.
2	Bicycle Parking Space - Class A	Amend the definition of “Bicycle Parking Space – Class A” to clarify that it must be located within a building.	The amended definition clarifies that *Class A bicycle parking spaces*, such as bicycle cages, rooms, and lockers, must be located indoors "within a building."

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
3	Front Lot Line - Corner Lot	Amend the definition of *Front Lot Line – Corner Lot* by adding the words "or more" and clarifying the wording to include a tie-breaking rule where applicable.	The purpose of this amendment is to clarify and improve the existing definition of *Front Lot Line – Corner Lot* by: 1. Replacing the words “the two lot lines” with “two or more lot lines” to account for irregularly shaped corner lots that may have more than two lot lines abutting a street or private road. 2. Adding a tie-breaking rule that designates the lot line containing the main front entrance as the *Front Lot Line – Corner Lot* when two or more street-facing lot lines are of equal length. These changes provide clearer direction for determining the applicable front lot line on complex corner lots, ensuring consistent application of zoning regulations such as front yard setbacks, driveway placement, and building orientation.
4	Porch	Amend the definition of “Porch” in Section 1.2 of Zoning By-law 0225-2007 to clarify that a porch is intended to serve the main front entrance of a dwelling.	The purpose of this amendment is to clarify that a *Porch*, as defined in the Zoning By-law, is intended to serve the main front entrance of a dwelling. This revision helps distinguish porches from similar architectural elements such as decks. By specifying the location and function of a porch, this change supports more consistent interpretation and application of zoning provisions related to projections, setbacks, and permitted encroachments in front yards.
Section 1.1: Administration, Interpretation, Enforcement and Definitions			

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
5	Subsection 1.1.13 Certificate of Occupancy	Adding Article 1.1.13.4 to clarify the ongoing requirement to maintain a valid Certificate of Occupancy	The purpose of this amendment is to close a loophole and ensure continued compliance with the Zoning By-law by explicitly stating that a valid Certificate of Occupancy must be maintained at all times. This change: 1. Reinforces that a certificate is not a one-time requirement but must remain valid for the duration of the use; 2. Clarifies that a cancelled or revoked certificate renders the continued use of the land, building, or structure non-compliant; and 3. Prevents misuse of the process (which undermines the intent of the certificate) and provides a clear basis for enforcement where land or buildings are used without a valid certificate. This amendment improves administrative clarity and supports ongoing zoning compliance for applicable uses across the city.
Part 2: General Provisions			
6	Article 2.1.9.1 Public School	Amend line 2.0 of Table 2.1.9.1 Public School, to add “Day Care” to the list of uses permitted as an accessory use. Add line 12.0 to Table 2.1.9.1 to state “An accessory Day Care use located in a Public	Line 2.0 allows a day care to operate as an accessory use within a public school, alongside existing permitted uses such as tutoring and recreational programs. Line 12.0 ensures that any day care use complies with the zoning regulations that

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		School shall comply with the regulations contained in Table 2.1.9.1 for a Public School.	apply to public schools, improving clarity and consistency.
7	Article 2.1.9.2 Private School	Amend lines 2.1 and 3.2 of Table 2.1.9.2 Private School, to add “Day Care” to the list of uses permitted as an accessory use. Amend line 3.11 of Table 2.1.9.2 Private School, to delete the words “: from established grade to highest ridge of a” to read as follows: “Maximum Building Height - Highest Ridge: sloped roof”	Lines 2.1 and 3.2 allows a day care to operate as an accessory use within a private school, alongside existing permitted uses such as tutoring and recreational programs. Amendment to Line 3.11 removes duplicated wording, as the method for calculating building height for sloped roofs is already defined in Part 1, Section 1.2 of the Zoning By-law. It also ensures consistency with how maximum height for flat roofs is presented in the same table (Line 3.12 of Table 2.1.9.2).
8	Article 2.1.9.5 Essential Emergency Service	Add Lines 2.4 and 2.5 to Table 2.1.9.5 in Article 2.1.9.5 as follows: Line 2.4: Exempts such uses from the general residential zone provisions outlined in Part 4.1. • Line 2.5: Establishes a minimum setback for Essential Emergency Services in residential zones when adjacent to G1 or G2 zones (typically Greenbelt/open space areas).	Line 2.4 clarifies that the General Provisions for Residential Zones (Part 4) do not apply to Essential Emergency Services in residential zones, ensuring only the base zone standards apply. This supports the original intent and provides flexibility by removing residential-specific standards that may limit the function of emergency service uses such as driveway regulations. Line 2.5 ensures that Essential Emergency Services located in residential zones are subject to Greenlands setback provisions, providing an appropriate buffer from adjacent open space or environmental lands. This helps reduce land use conflicts and supports

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			compatibility with surrounding uses.
9	Article 2.1.9.6 Ancillary Crisis Shelter	Amend Line 4.0 of Table 2.1.9.6 in Article 2.1.9.6 by adding “ancillary crisis shelter” to the list of permitted accessory uses for a community centre and/or library	This amendment enhances the City’s ability to respond to emergencies by allowing community centres and libraries to be used temporarily as ancillary crisis shelters during severe weather or other urgent community situations. The use must be accessory and activated by a public authority, enabling short-term shelter within existing public facilities to meet immediate/emergency community needs.
10	Article 2.1.9.14 Seasonal Outdoor Patio	Amend Line 5.0 of Table 2.1.9.14 by deleting the words “permitted” and “required” so that the regulation reads: “Maximum number of parking spaces that may be used for a seasonal outdoor patio:”	The purpose of this amendment is to simplify the regulation by removing references to “permitted” and “required” parking spaces. This change supports clearer implementation of the provision and aligns with recent updates related to parking requirements in Major Transit Station Areas (MTSAs). Additionally, the previous wording created uncertainty as to whether only surplus (non-required) spaces could be used.
11	Article 2.1.9.15 Seasonal Outdoor Retail Sales and Display	Amend Line 5.0 of Table 2.1.9.15 by deleting the words “permitted” and “required” so that the regulation reads: “Maximum number of parking spaces that shall be used for a seasonal outdoor retail sales and display area:”	The purpose of this amendment is to simplify the regulation by removing references to “permitted” and “required” parking spaces. This change supports clearer implementation of the provision and aligns with recent updates related to parking requirements in Major Transit Station Areas (MTSAs).

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			Additionally, the previous wording created uncertainty as to whether only surplus (non-required) spaces could be used.
12	Subsection 2.1.13 Calculation of Height	Amend Article 2.1.13.1 to clarify that the provision applies to the calculation of both building height and number of storeys.	This amendment clarifies that the Zoning By-law's existing height exemptions for rooftop mechanical and architectural features apply to both building height in metres and in storeys, where both are regulated. This ensures consistent interpretation and removes confusion in zones where height limits are expressed using both measurements.
13	Article 2.1.9.18 Transitional Housing	Add Article 2.1.9.18 to establish zoning permissions and regulations for Transitional Housing	This amendment introduces regulations to the Zoning By-law that clearly identify where Transitional Housing is permitted and specifies operational provisions. Specifically, the amendment: • Aligns permissions with zones where Overnight Accommodation is already permitted (O2, O3, C3, C4, CC1 to CC4, CCO, E1, and E2); • Extends permissions to Apartment (RA1 to RA5) and Minor Office (O1) zones to support the City's goals of fostering complete communities and improving access to essential services. To ensure compatibility with surrounding uses, the regulations require Transitional Housing to be:

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			• Located within a fully enclosed building, • Compliant with the applicable zone regulations, and • Set back at least 30 metres from railway corridors. These changes provide greater clarity and support a consistent, planned approach to integrating Transitional Housing across Mississauga.
14	2.1.21 Temporary Buildings and Structures	Amend Subsection 2.1.21 to remove the term “sales trailer,”.	Removal of the term “sales trailer” addresses industry trends. Currently the sales trailers terminology is outdated and no longer used as originally intended.
15	Subsection 2.1.34 Inclusionary Zoning	Amend Sentence 2.1.34.1(5) by adding the following clauses: • (11) up to 83 units approved by Mississauga City Council through By-law 0058-2025 • (12) up to 164 units approved by Mississauga City Council through By-law 0206-2023	This amendment updates the Zoning By-law to add two development sites to the list of the City’s Inclusionary Zoning exclusion sites (as approved by City Council through site-specific planning processes). By formally listing these projects, the amendment ensures transparency, provides clarity on permitted unit counts, and aligns the by-law with Council’s approved decisions.
16	Subsection 2.1.34 Inclusionary Zoning	Amend various sections of the Inclusionary Zoning provisions to align with recent Provincial changes to O. Reg. 232/18, specifically regarding applicable affordability terms and percentage requirements.	Specifically it: • Reduces the minimum percentage of affordable ownership housing units in the IZ requirements table as follows: ○ *IZ-1 (Line 2.0):* Reduced from 7% to 5% ○ *IZ-4 (Line 5.0):* Reduced from 10% to 5%

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		These changes apply to the following clauses in Subsection 2.1.34: • Sentence 2.1.34.2 • Sentence 2.1.34.3(1) • Sentence 2.1.34.3(2) • Sentence 2.1.34.5(1) • Sentence 2.1.34.5(2)	• Revises the required affordability periods for ownership and rental units in Subsection 2.1.34 by: ○ Changing the affordability period for ownership units from 30 years to 25 years ○ Changing the affordability period for rental units from 99 years to 25 years
Part 3: Parking, Loading, Stacking Lane and Bicycle Parking Regulations			
17	Article 3.1.1.1 General Parking Regulations	Amend Sentence 3.1.1.1.6 to add the words "Unless otherwise permitted" to the beginning of the sentence to read as follows: “Unless otherwise permitted, no use shall be located on any required parking area or obstruct any required parking space.”	This amendment allows specific temporary uses such as seasonal patios or outdoor retail displays, to be located within parking spaces. It supports flexibility for businesses while ensuring core parking regulations still apply unless an exception is clearly provided.
18	Article 3.1.6.6 Required Number of Bicycle Parking Spaces for Non-Residential Uses	Add line 16.0 to Table 3.1.6.6 to establish bicycle parking requirements for public use areas within non-residential overnight accommodation facilities	This amendment introduces bicycle parking requirements for public areas within non-residential overnight accommodation uses, such as hotel meeting rooms, dining areas, and lounges. It also clarifies how bicycle parking in an Overnight Accommodation use is calculated, applying the same exclusions already used for motor vehicle parking in an Overnight Accommodation use.
Part 4.1: General Provisions for Residential Zones			
19	Article 4.1.3.1 Play Equipment	Amend Article 4.1.3.1 to delete the words “detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse” and replacing them with the broader term “residential building”, so that the revised provision reads:	This amendment allows play equipment (like swing sets or play structures) to be permitted as an accessory use to all residential building types, including townhouses, stacked townhouses, and apartment buildings, not just detached or semi-detached homes.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		"Play equipment is permitted accessory to a residential building and shall comply with the regulations contained in Table 4.1.3.1 – Play Equipment Regulations." Amend Line 3.0 of Table 4.1.3.1 as follows: "Play equipment for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse dwellings shall be located in the rear yard only"	This amendment (Line 3.0) clarifies that rear yard placement of play equipment applies only to low-density homes like detached, semi-detached, and street townhouses. It also offers flexibility for higher-density housing types, such as condominiums or apartments, by allowing play equipment to be located in more suitable shared or central amenity areas.
20	Subsection 4.1.9 Table 4.1.9A - Maximum Driveway Width	Amend Subsection 4.1.9 by adding a new provision to establish rounding rules for lot frontages with decimal values when applying the regulations in Table 4.1.9A.	This amendment sets a clear guidance for rounding lot frontage measurements when applying residential driveway and parking rules. If the frontage includes decimals, it will be rounded to the nearest one decimal place (up if 0.05 or more, down if less). This ensures fair and consistent application of zoning provisions, reduces uncertainty in interpretation, and aligns with the measurement precision already used elsewhere in the By-law.
21	Article 4.1.15.5 Guest Units	Amend Article 4.1.15.5 to expand the list of zones in which guest units are permitted by adding CC1 to CC4 zones	The purpose of this amendment is to expand guest unit permissions to the CC1 to CC4 zones, which apply to areas within the Downtown Core where apartment, long-term care, and retirement building uses are permitted. This change aligns guest unit

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			permissions with similar residential and mixed-use contexts already established in the RA1 to RA5 zones and supports flexibility in higher-density, mixed-use areas.
22	Subsection 4.1.21 Calculation of Height	Amend Article 4.1.21.1 to clarify that the provision applies to the calculation of both building height and number of storeys.	This amendment clarifies that the Zoning By-law's existing height exemptions for rooftop mechanical and architectural features apply to both building height in metres and in storeys, where both are regulated. This ensures consistent interpretation and removes confusion in zones where height limits are expressed using both measurements.
Part 4.2: Residential Zones			
23	Subsection 4.2.2 Residential Large Lot Exception Zones	Amend Table 4.2.2 in Article 4.2.2 by adding the words "interior lots having a lot frontage equal to or greater than 18.0 m" to Lines 2.1 and 2.2 for the Minimum Combined Width of Side Yards provisions	This amendment clarifies that the minimum combined width of side yards applies only to interior lots with frontages of 18.0 metres or more, consistent with the intent of the former Infill Residential (R3) regulations. During the recent review of detached dwelling zones, the wording in the by-law was revised and unintentionally removed the distinction between interior and corner lots - resulting in combined side yard requirements being incorrectly applied to corner lots. This amendment restores the original intent by ensuring that only interior lots are subject to combined width side yard calculations.
24	Subsection 4.2.2 RL Exception Zones	Add Exception Table 4.2.2.228 (RL-228 Exception) to introduce Detached Dwelling	This amendment restores the original R4 zone standards for detached dwellings that were

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		regulations for: lot area – interior lot, lot area – corner lot, lot frontage – interior lot, lot frontage – corner lot, lot coverage, front yard and exterior side yard, setback to garage face	previously required in the RM1 zone. These standards were unintentionally removed with the introduction of the RL zone, which applies more restrictive provisions. While the base zone remains RL, this amendment ensures that the original, more permissive R4 regulations continue to apply, effectively preserving the intent and maintaining the status quo for detached dwellings in former RM1 zones.
25	Subsection 4.2.2 RL Exception Zones	Amend Exception Table 4.2.2.190 (Exception RL-190) to restore provisions for a setback to a sight triangle for detached dwellings. Amend Exception Table 4.2.2.197 (Exception RL-197) to restore provisions for a setback to a sight triangle for detached dwellings. Amend Exception Table 4.2.2.213 (Exception RL-213) to restore provisions for a setback to a sight triangle for detached dwellings. Amend Exception Table 4.2.2.214 (Exception RL-214) to restore provisions for a setback to a sight triangle for detached dwellings	This amendment reinstates the 0.0 m setback to a sight triangle for detached dwellings on lands previously zoned RM1-1 and now zoned RL-190, ensuring consistency with the original R7 (now RS) zoning standards.
26	Subsection 4.2.2 RL Exception Zones	Amend Exception Table 4.2.2.192 (Exception RL-192) to restore regulations for lot area - corner lot, lot frontage - corner lot and lot coverage Amend Exception Table 4.2.2.193 (Exception RL-193) to restore regulations for lot coverage	This amendment restores original R4 zone standards for detached dwellings on lands previously zoned RM1, which were unintentionally removed with the introduction of the more restrictive RL zone. It preserves the original, more permissive regulations,

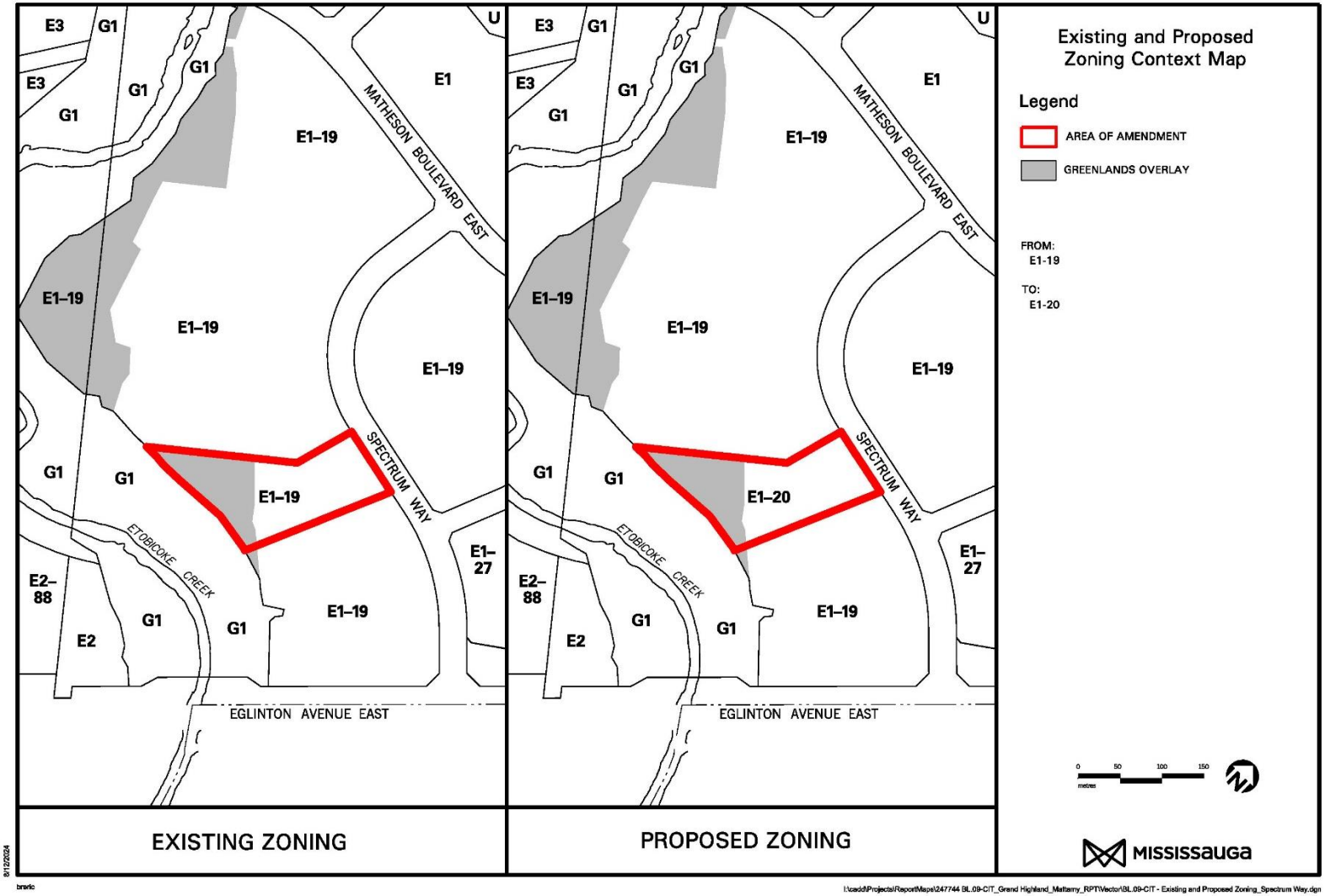
#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		Amend Exception Table 4.2.2.194 (Exception RL-194) to restore regulations for lot area – interior lot, lot area - corner lot, lot frontage - corner lot and lot coverage Amend Exception Table 4.2.2.196 (Exception RL-196) to restore regulations for lot area – interior lot and lot area - corner lot Amend Exception Table 4.2.2.198 (Exception RL-198) to restore all regulations as listed in Exception RL-228 Amend Exception Table 4.2.2.200 (Exception RL-200) to restore all regulations as listed in Exception RL-228 Amend Exception Table 4.2.2.201 (Exception RL-201) to restore all regulations as listed in Exception RL-228 Amend Exception Table 4.2.2.202 (Exception RL-202) to restore all regulations as listed in Exception RL-228 Amend Exception Table 4.2.2.207 (Exception RL-207) to restore all regulations as listed in Exception RL-228 Amend Exception Table 4.2.2.209 (Exception RL-209) to restore all regulations as listed in Exception RL-228	maintaining the status quo for these properties.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		Amend Exception Table 4.2.2.210 (Exception RL-210) to restore regulations for lot area - corner lot and lot coverage	
27	Subsection 4.15.2 RA1 Exception Zones	Delete Exception Table 4.15.2.40 (RA1-40 Exception) from the Zoning By-law, as it is no longer applicable and has been replaced with Exception RA5-63 pursuant to Ontario Land Tribunal (OLT) Case No. OLT-22-004125	The purpose of this amendment is to remove Exception RA1-40, which was replaced by Exception RA5-63 through an approved Ontario Land Tribunal (OLT) decision (Case No. OLT-22-004125). While the zoning change was implemented, the corresponding RA1-40 exception table was not removed. Deleting the outdated table eliminates redundancy and ensures the Zoning By-law accurately reflects current site-specific permissions and approvals.
Part 5: Office Zones			
28	Subsection 5.2.2 O1 Exception Zones	Delete Exception Table 5.2.2.8 (O1-8 Exception) from the Zoning By-law, as it is no longer applicable and has been replaced with Exception H-RA5-62 through Ontario Land Tribunal (OLT) Case No. OLT-22-004548.	The purpose of this amendment is to remove Exception O1-8, which is no longer applicable as a result of an approved Ontario Land Tribunal (OLT) decision (Case No. OLT-22-004548). While the decision nullified the exception, the corresponding O1-8 table and schedule were not removed. Deleting the outdated provisions eliminates redundancy and ensures the Zoning By-law accurately reflects current site-specific permissions and approvals.
Part 6: Commercial Zones			
29	Subsection 6.2.4 C3 Exception Zones	Delete Exception Table 6.2.4.6 (C3-6 Exception) from the Zoning By-law, as it is no longer applicable.	The purpose of this amendment is to remove Exception C3-6, which was a site specific zone, and that property has been rezoned to

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			Exception H-RA4-56 through the enactment of By-law 0157-2023. Although the new exception zone was implemented, the original C3-6 exception table was not deleted. Deleting this outdated exception table ensures the Zoning By-law is up to date and reflects the current site-specific permissions and approvals.
Part 8: Employment Zones			
30	Subsection 8.2.2 E1 Exception Zones	Introduce a new exception zone, E1-20, by adding Exception Table 8.2.2.20 to the Zoning By-law. This new site-specific zone will: • Maintain all the existing permissions and regulations of the E1-19 exception zone; • Add a new regulation permitting a minimum aisle width of 6.4 m	This amendment establishes a new exception zone E1-20, to accommodate a specific site's development needs (Peel Region Transitional Housing site) while preserving the intent of the E1-19 zone. All existing E1-19 provisions are retained to ensure continuity of permitted uses and regulations, while introducing a single additional regulation to allow a reduced minimum aisle width of 6.4 m (to recognize an existing condition). See below Map - Amendment 4: Proposed Site Specific Zoning By-law Amendment
Part 10: Greenlands Zones			
31	Subsection 10.2.2 G1 Exception Zones	Delete Exception Table 10.2.2.2 (G1-2 Exception) from the Zoning By-law, as it is no longer applicable.	The purpose of this amendment is to remove Exception G1-2, which was a site specific zone and that property has been rezoned to Exception H-RA4-56 through By-law 0157-2023. Although the updated zoning permissions were enacted, the original G1-2 exception table was not removed from the By-law. Deleting this outdated exception table ensures the Zoning By-law is up to date and

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			reflects the current site-specific permissions and approvals.
PART 13: Zoning Maps			
32	Zoning Map 34W	Zoning Map is being amended to change from E1-19 Exception to E1-20 Exception	The City is proposing a site-specific rezoning from E1-19 to E1-20 to reflect the as-built conditions of the site, while maintaining the intent and all existing provisions of the E1-19 zone.
33	Zoning Map 53E	Zoning Map is being amended to change from no zone designation to OS1 Base zone	This amendment rezones a portion of the Orangeville-Brampton Railway corridor lands to OS1 (Open Space – Community Park) - which are city-owned lands - for parkland purposes in conjunction with the development of an intercity public trail. This amendment ensures appropriate zoning is in place to allow for the intended recreational use.
34	Zoning Map 57	Zoning Map is being amended to change from G1 to OS1 Base zone	This amendment updates Zoning Map 57 by rezoning City-owned lands within Phase 2 of Mattamy Sports Park from G1 (Greenlands) to OS1 (Open Space – Community Park) to permit a cricket pitch, as approved through Committee of Adjustment Decision A303/24. The amendment aligns the zoning with the intended recreational use and reflects that natural hazard constraints were addressed through Phase 1 works, as confirmed by Halton Conservation.
35	Zoning Map Numbers: 03, 06, 07, 11, 12, 15, 16, 20,	Zoning Maps are amended to change from RL Base zone to RL-228 Exception	This amendment rezones various properties from the RL Base Zone to RL-228 Exception

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
	21, 23, 25, 26, 27, 31, 32, 39E, 46W, 47, 48E, 48W, 54W and 55		Zone to reinstate the original R4 standards that applied under the former RM1 zoning. These standards were unintentionally removed during the review of detached dwelling zones. Maps 06, 07, and 12 reference lands formerly subject to Exception RM1-26, while other affected areas were RM1 Base zones. This change ensures consistent application of the original zoning intent for detached dwellings.
36	Zoning Map 03	Zoning Maps are amended to change from RS-234 Exception to RL-9 Exception	This amendment corrects a mapping error on Zoning Map 03 that occurred during the review of detached dwelling zones, where properties originally zoned R3-1 were mistakenly rezoned to RS-234 instead of RL-9.



Amendment 4: Proposed Site Specific Zoning By-law Amendment

2. Summary of Proposed Official Plan Amendments

The following are proposed amendments to the Mississauga Official Plan:

Proposed MOP Amendment 1:

Existing Designation

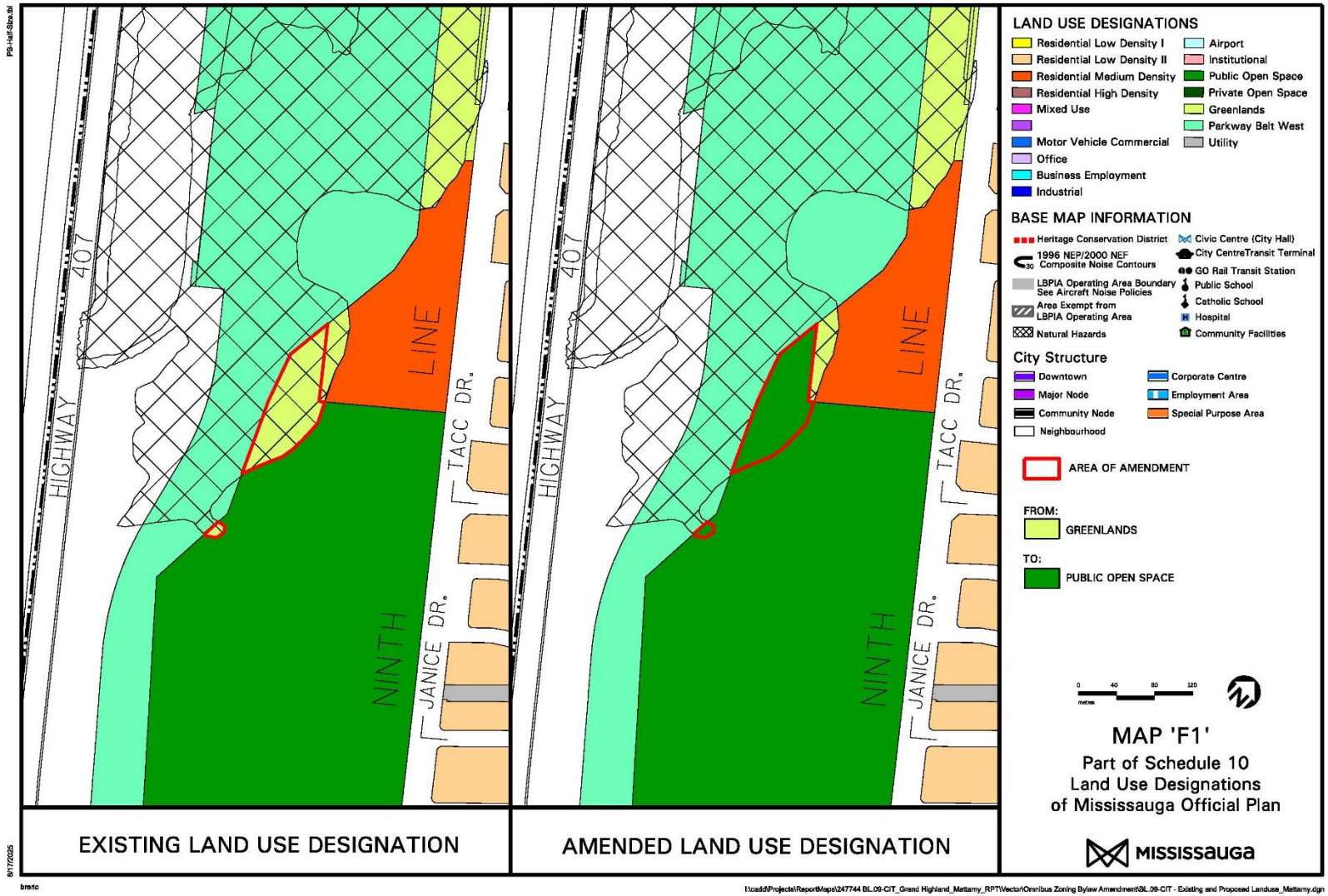
The City-owned lands municipally known as 5320 Ninth Line, are located within the Ninth Line Neighbourhood Character Area. The area of amendment within the subject lands is designated Greenlands in Schedule 10 of the Mississauga Official Pan (MOP). The Greenlands designation permits: conservation; electric power distribution and transmission facility; facilities that by their nature must locate near water or traverse watercourses; flood control and/or erosion management; passive recreational activity; parkland; piped services and related facilities for water, wastewater and stormwater; and accessory uses.

Proposed Designation

The City is proposing to change the designation of the lands designated Greenlands to Public Open Space to permit recreational uses that would not otherwise be permitted in lands designated Greenlands which are associated with natural hazards. Public Open Space designation permits: agriculture demonstration site; cemetery; conservation; golf course; nursery gardening; recreational facility; stormwater retention and stormwater quality pond; accessory uses and parkland (among other uses permitted in all designations as per 11.2.1 MOP).

Further, this Official Plan land designation change aligns with the Committee of Adjustment Decision A303.24 and reflects that natural hazard constraints were addressed through Phase 1 works, as confirmed by Halton Conservation Permit 8741.

There are also other amendments required to various schedules of MOP as a result of the land use designation changes.



Amendment 1: Proposed Land Use Designation

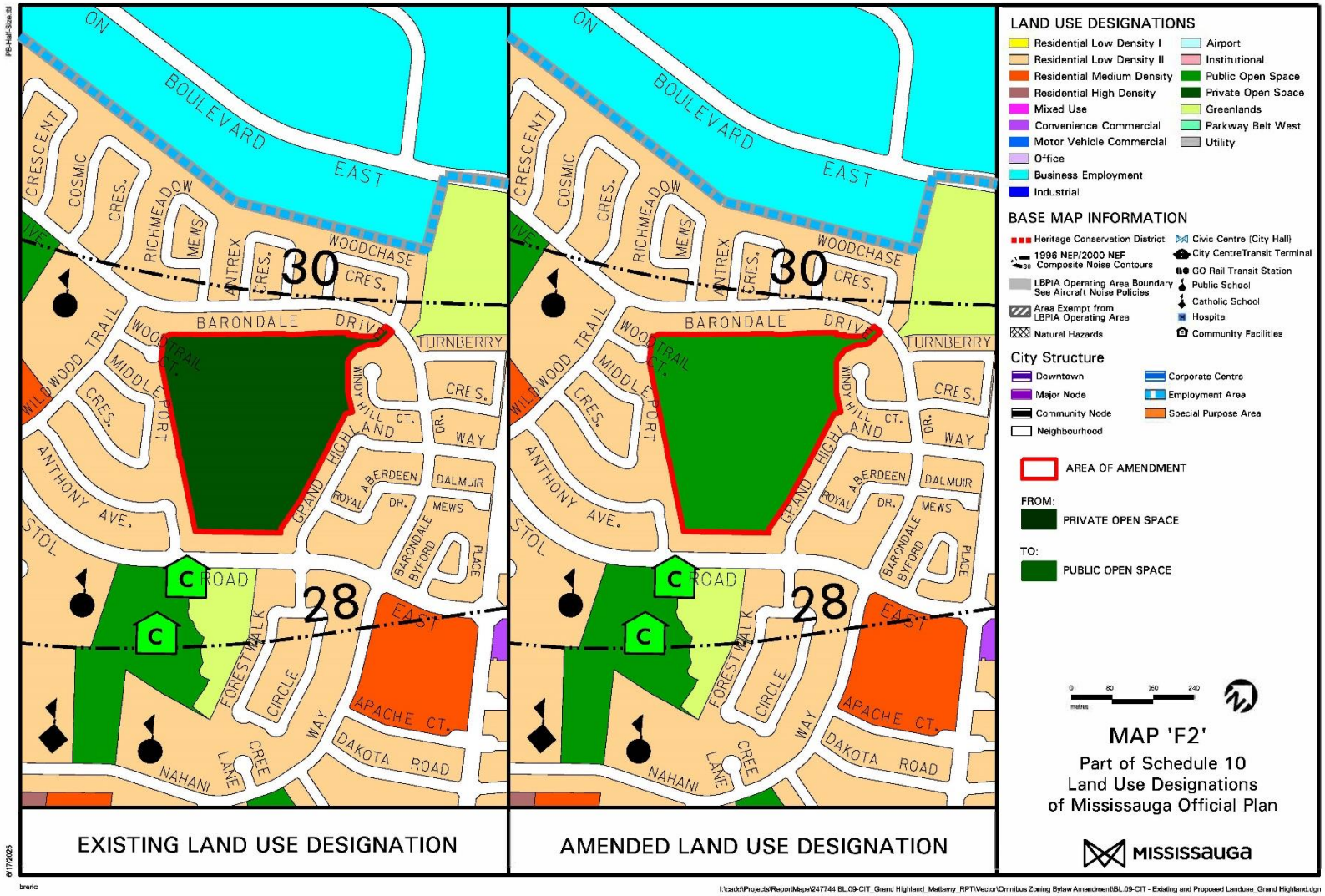
Proposed MOP Amendment 2:

Existing Designation

The City-owned lands municipally known as 376 Barondale Dr, are located within the Hurontario Neighbourhood Character Area and is designated **Private Open Space** in Schedule 10 of the Mississauga Official Pan (MOP). The Private Open Space designation permits: cemetery, conservation; golf course; and accessory uses, Crematoria, columbaria, and mausolea in cemeteries and Stormwater retention and stormwater quality ponds where deemed appropriate.

Proposed Designation

The City is proposing to change the designation of the lands designated Private Open Space to Public Open Space to permit redevelopment of the lands to parkland. Public Open Space designation permits: agriculture demonstration site; cemetery; conservation; golf course; nursery gardening; recreational facility; stormwater retention and stormwater quality pond; accessory uses and parkland (among other uses permitted in all designations as per 11.2.1 MOP).



Amendment 2: Proposed Land Use Designation

Proposed MOP Amendment 3:

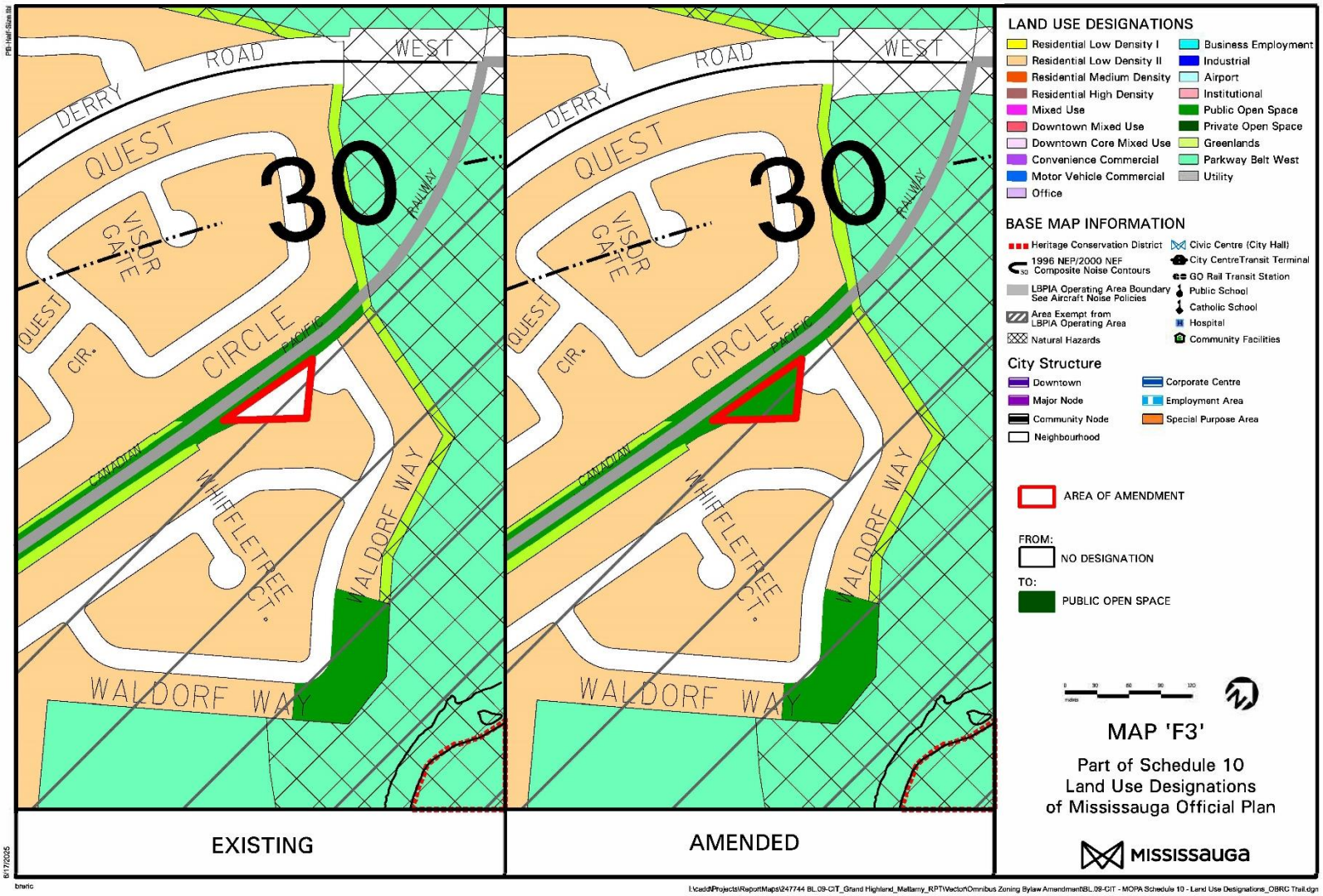
Existing Designation

The City-owned lands municipally known as 0 Derry Road West are part of the decommissioned Orangeville-Brampton Railway corridor and do not currently have an assigned land use designation. However, the lands are located within the Meadowvale Village Character Area, as identified in the Mississauga Official Plan.

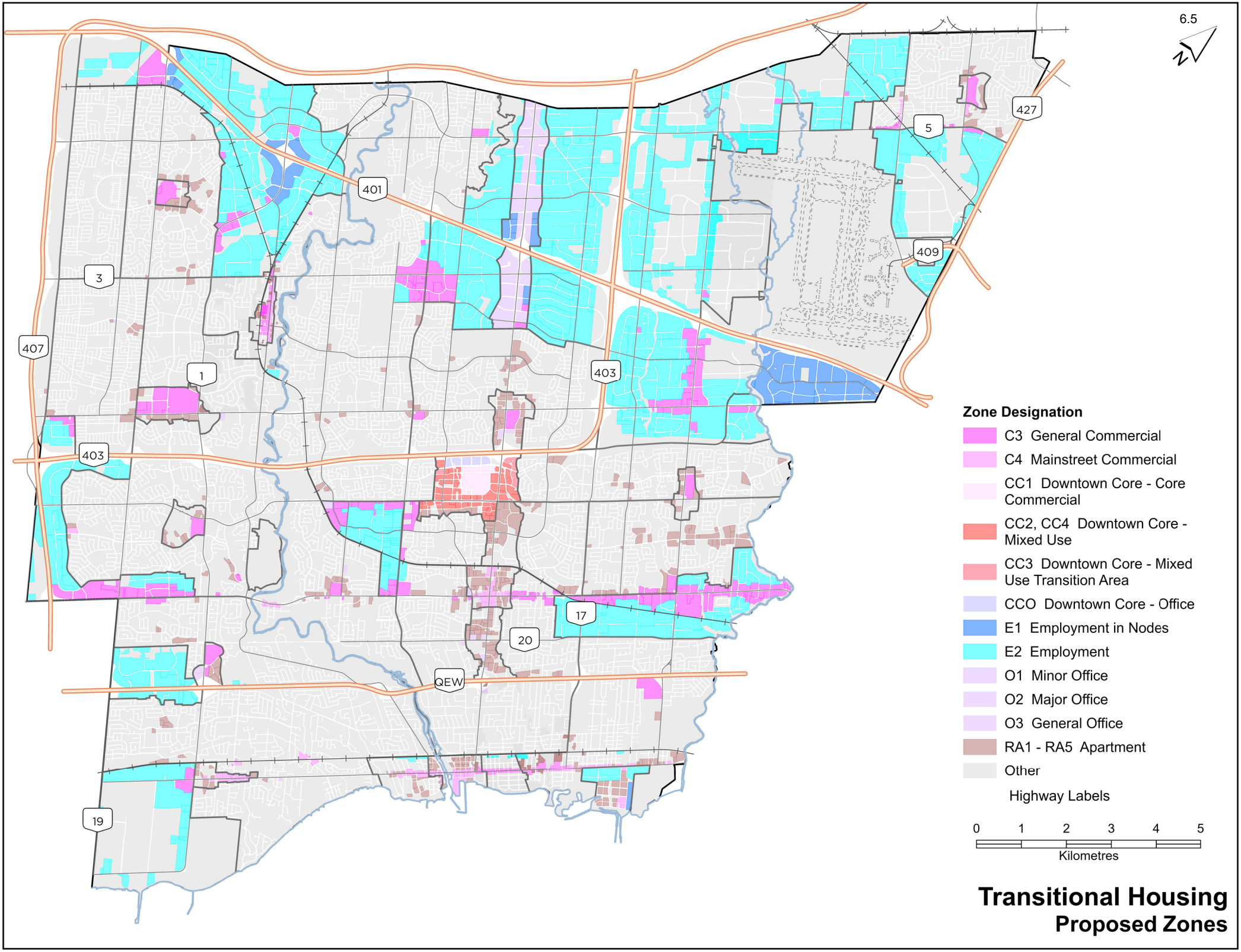
Proposed Designation

The City is proposing to apply the **Public Open Space** designation to the subject lands to permit the proposed trail use. This designation allows for a range of uses, including: agricultural demonstration sites, cemeteries, conservation, golf courses, nursery gardening, recreational facilities, stormwater retention and quality ponds, accessory uses, and parkland—along with other uses permitted in all designations, as outlined in Section 11.2.1 of the MOP.

There are also other amendments required to various schedules of MOP as a result of the land use designation changes.



Amendment 3: Proposed Land Use Designation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427
5
409
17
20
QEW
19
Zone Designation
C3 General Commercial
C4 Mainstreet Commercial
CC1 Downtown Core - Core Commercial
CC2, CC4 Downtown Core - Mixed Use
CC3 Downtown Core - Mixed Use Transition Area
CCO Downtown Core - Office
E1 Employment in Nodes
E2 Employment
O1 Minor Office
O2 Major Office
O3 General Office
RA1 - RA5 Apartment
Other
Highway Labels
0 1 2 3 4 5
Kilometres
Transitional Housing
Proposed Zones

Information/Recommendation Report
Detailed Planning Analysis

City Initiated Official Plan and Zoning By-law Amendments

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1. Summary of Applicable Policies, Regulations and Proposed Amendments

The Planning Act requires that Mississauga Official Plan be consistent with the Provincial Planning Statement and conform with the applicable provincial plans. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the sections below.

Only key policies relevant to the proposed amendments have been included. The summary tables listed in the subsections below should be considered a general summary of the intent of the policies and should not be considered exhaustive. The proposed amendments have been evaluated based on these policies.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Planning Statement (PPS) (2024)	The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use planning and development. Zoning and development permit by-laws should facilitate opportunities for an appropriate range and mix of housing options. (PPS 2024 Ch. 1) Building Homes, Sustaining Strong and Competitive Communities (PPS 2024 Ch. 2) Official plans shall identify provincial interests and set out appropriate land use designations and policies (PPS 2024 Policy 6.1) Planning authorities' role to keep zoning by-laws up to date with their official plans and the PPS (PPS 2024 Policy 6.6)	Increase the supply and mix of *housing options*, addressing the full range of housing affordability needs; prioritizing compact and transit-supportive design to support access to housing, quality employment, services and recreation. (PPS 2024 Ch. 1) Planning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses. b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups (PPS 2024 2.1.6)

		Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: permitting and facilitating all housing options to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities (PPS 2024 2.2.1 b)) Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources; optimize existing and planned infrastructure and public service facilities; support active transportation; and are transit supportive. (PPS 2024 2.3.1.2) Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities (PPS 2024 2.3.1.3) Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation. (PPS 2024 3.1.4) Healthy, active, and inclusive communities should be promoted by: planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; (PPS 2024 3.9.1(b)
Ontario Regulation 232/18 (as	On May 12, 2025, the Province filed Ontario Regulation 54/25, amending Ontario Regulation 232/18 (Inclusionary Zoning) under the Planning Act. Together, these	O. Reg. 54/25 limits municipalities to: • A maximum of 5% of the total residential units or residential gross floor area for both affordable ownership and affordable rental housing;

amended by O-Reg 54/25)	regulations establish the framework for municipalities implementing Inclusionary Zoning policies.	• A maximum affordability period of 25 years for all inclusionary zoning units.

Mississauga Official Plan (in-effect)

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS 2024 and conforms with the Greenbelt Plan and Parkway Belt West Plan. An Official Plan Review was recently conducted and Mississauga Official Plan 2051 was adopted by City Council on April 16, 2025 (see below).

As of July 1, 2024, the Region of Peel's Official Plan (ROP) has been deemed to form part of an official plan of Mississauga.

Some of the proposed City-initiated Zoning By-law amendments require an amendment to Mississauga Official Plan (MOP).

Relevant Mississauga Official Plan (in-effect) Policies

The following policies are applicable in the review of the proposed city initiated amendments. In some cases, the description of the general intent summarizes multiple policies.

	General Intent
Chapter 4 Vision	Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life. (Section 4.4.6) Mississauga will direct growth by focusing on locations that will be supported by planned and higher order transit, higher density, pedestrian oriented development and community infrastructure, services and facilities. (Section 4.5 – Direct Growth) Mississauga will complete communities by: ● promoting an urban form and development that supports public health and active living; ● ensuring that communities include or provide easy access to a range of uses and services required to meet all or most of the daily needs of residents through all stages of their lives; e.g., housing, transportation, employment, recreation, social interaction and education; (Section 4.5) Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life. (Section 4.4.6)

Chapter 5 Direct Growth	Mississauga will utilize existing and proposed services and infrastructure such as transit and community infrastructure. (Section 5.1.3b) Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7) Mississauga will establish strategies that protect, enhance, and expand the Green System. The City's strategy for protecting, enhancing, and restoring the Green System consists of initiatives in the following areas: (g) naturalization/restoration; and, (h) management of natural areas. (Section 5.2.1) Build strong, livable, universally accessible communities (5.1.3e)
Chapter 6 Value the Environment	Mississauga will encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System (6.1.1b) Mississauga will own, lease, operate, maintain, and administer public parkland and facilities to meet the recreational, cultural, educational, and social needs of residents. (Section 6.3.65) Public parkland may incorporate components of the Natural Heritage System to provide opportunities for enjoyment, appreciation and protection of nature. (Section 6.3.76) Natural areas acquired by Mississauga will be designated in accordance with the policies of this Plan. (Section 6.3.77) The potential for Public Open Space areas to expand or connect the Natural Heritage System will be encouraged to ensure that sensitive areas, particularly woodlands, are maintained and enhanced.(Section 6.3.79)
Chapter 7 Complete Communities	In order to create a complete community and develop a built environment supportive of public health, the City will: d. encourage land use planning practices conducive to good public health. (Section 7.1.3) Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6) Mississauga will provide community infrastructure, supportive of complete communities, to meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, employees and visitors. (Section 7.1.7) Mississauga will provide opportunities for: a. the development of a range of housing choices in terms of type, tenure and price; c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)

	When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3) Mississauga will encourage the Region to provide social housing in appropriate locations to meet the needs of the local population. (Section 7.2.10) Inclusionary Zoning By-laws will not apply to: c. approved development, as specifically identified as exempt in the zoning by-law, that is already subject to an affordable housing contribution requirement as of June 22, 2022. Inclusionary Zoning By-laws will apply to additional development permissions for such lands; d. development or redevelopment meeting the exemption criteria under the Planning Act or related Ontario Regulations; (Section 7.3.9) Community infrastructure will support the creation of complete communities. (Section 7.4.1) The preferred location for community infrastructure will be within the Downtown, Major Nodes, Community Nodes and Corridors. Where appropriate, community infrastructure may also be located within Neighbourhoods and Corporate Centres. Community infrastructure will generally not be located within Employment Areas. Where permitted within Employment Areas, these uses will be located along the periphery of Employment Areas. (Section 7.4.2) Community infrastructure located within Neighbourhoods may include schools, emergency services, private clubs, daycare/day programs and places of religious assembly. Where community infrastructure is located in Neighbourhoods it will generally serve the local or nearby Neighbourhoods City wide or region wide community infrastructure may not be permitted in Neighbourhoods. (Section 7.4.3) Community infrastructure will generally be: a. in proximity to transit facilities; b. on Corridors, major and minor collector roads, preferably at intersections; c. connected to trails, cycling facilities, where possible; d. in proximity to other community infrastructure and places of gathering, where possible; (Section)
Chapter 8 Create a Multi-Modal City	To encourage active transportation and support the development of healthy communities, the City will promote pedestrian activity as an integral part of the multi-modal transportation network. (Section 8.2.4) Mississauga will require that access, and parking facilities and other destination amenities, such as shower facilities and clothing lockers for cyclists, are incorporated into the design of all buildings and Major Transit Station Areas, as appropriate. (Section 8.2.4.4)

Chapter 9 Build A Desirable Urban Form	Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3) While new development need not mirror existing development, new development in Neighbourhoods will: a) respect existing lotting patterns; and, c) respect the scale and character of the surrounding area. (Section 9.2.2.3) Open Spaces and Amenity Areas Open spaces include both public and private space as well as on-site amenities and are one of the most significant contributors to an area's character and quality of life. (Section 9.3.5) Private open space and/or amenity areas will be required for all development. (Section 9.3.5.5) Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. In Intensification Areas, alternatives to at grade amenities may be considered. (Section 9.3.5.7) Natural features, parks, and open spaces will contribute to a desirable urban form by: (b) connecting to the city's system of trails and pathways; (c) connecting to other natural areas, woodlands, wetlands, parks, and open spaces, including streets, schools, cemeteries, and civic spaces; and, (f) appropriately sizing parks and open spaces to meet the needs of a community and ensuring they are able to accommodate social events and individual needs, inclusive of recreation, playgrounds, sports and community gardens, where possible. (Section 9.3.5.3) 9.4.1.3 Development will support transit and active transportation by: g. providing bicycle destination amenities such as bicycle parking, shower facilities and clothing lockers, where appropriate. (Section 9.4.1.3)
Chapter 11 General Land Use Designations	The following uses will be permitted in all land use designations: (a) community infrastructure; and, (g) parkland. (Section 11.2.1.1) Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. (Section 11.2.3.2) Lands designated Parkway Belt West will be governed by the provisions of the Parkway Belt West Plan. (Section 11.2.13.1) In addition to the Uses Permitted in all Designations, lands designated Public Open Space will also permit the following uses: (c) conservation. (Section 11.2.4.2)

Former Region of Peel Official Plan Policies	It is the policy of this plan to: provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives; recognize the importance of planning for equity and inclusion in consideration of the population diversity in the Region; (ROP 1.1) To create healthy, resilient, equitable and sustainable regional communities for those living and working in Peel which is characterized by physical, mental, economic and social wellbeing; crime prevention, minimizing hunger and homelessness; a recognition and preservation of the Region's natural and cultural heritage; and an emphasis on the importance of Peel's future as a caring community. (ROP 1.7.1) To provide a diversity of complete healthy communities for those living and working in Peel Region, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel. (ROP 5.2) To support planning for complete communities in Peel that are compact, well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs. (ROP 5.4.8) The Strategic Growth Areas identified on Schedule E-2 of this Plan, are priority areas for intensification and higher densities to make efficient use of land and infrastructure. Directing new development to these areas provides a focus for investment in transit as well as infrastructure and public service facilities to support growth in a compact urban form with a range and mix of employment opportunities and housing options and densities. These areas will be vibrant urban places for living, working, shopping, entertainment, culture, and enhanced destinations for mobility. (ROP 5.6.17) Encourage the local municipalities to implement strategies for Strategic Growth Areas that include as-of-right zoning, streamlined approvals of development, community planning permit system, affordable housing, inclusionary zoning, and other applicable tools. (ROP 5.6.17.12) To make housing available for diverse populations, including the provision of accessible housing and appropriate support services. (ROP 5.9.5) To consider barriers to housing, including social and economic factors. (ROP 5.9.6) Encourage the local municipalities to enable, through official plan policies and zoning by-laws, special needs and supportive housing, shared housing arrangements, shelter/emergency housing, and innovative and alternative housing options in residential or other suitably zoned lands as appropriate. (ROP 5.9.37)

Mississauga Official Plan 2051

The policies of Mississauga Official Plan 2051 (MOP 2051) implement provincial directions for growth which focuses, amongst others, climate change; protection of natural heritage; increasing housing supply and affordability; and, creating a multi-modal city with less reliance on driving with the planning horizon to 2051.

MOP 2051 was adopted by Council on April 16, 2025 on the basis that its policies are consistent with the Provincial Planning Statement, 2024. The document has been sent to the Minister of Municipal Affairs and Housing for approval.

Relevant Mississauga Official Plan 2051 Policies

The proposed City-initiated amendments have been reviewed against MOP 2051.

The following policies are applicable in the review of the proposed city initiated amendments. In some cases, the description of the general intent summarizes multiple policies.

	General Intent
Chapter 2 Vision	In order to protect what is valuable and shape change responsibly, Mississauga Official Plan 2051 subscribes to the following key guiding principles for land use: • Mississauga will promote social inclusion and value diversity. We will make land use and development decisions that are free from racial bias and that do not negatively impact Indigenous Peoples and equity deserving groups. • Mississauga will ensure decisions accommodate the needs of communities by recognizing their socioeconomic diversity; • Mississauga will plan for a wide range of *housing options*, jobs and community infrastructure resources that address systemic inequities, unaffordability and meet the daily needs of the community through all stages of life; (2.4) Housing and Community Infrastructure: Mississauga will contain healthy, equitable, vibrant communities that provide existing and future residents with housing options responding to their needs. These options will include a greater diversity of housing types, living arrangements and tenure for individuals of all ages, abilities and social statuses. Achieving increased housing affordability and inclusion will be prioritized. Compatible infill housing options and small-scale retail and service uses will be enabled within neighbourhoods. Communities will have equitable access to important local community infrastructure including schools, libraries, recreation centers, daycares, places of religious assembly and emergency services. (2.5.3)
Chapter 4 Sustaining the Natural Environment	Mississauga will value and manage parkland and Open Spaces in a manner that protects and enhances the natural environment. 4.3.5.1

Chapter 5 Housing Choices and Affordable Homes	As Mississauga continues to grow, a broad range of housing options and tenures will be necessary to fulfill the increasing demand. Housing affordability within the city is a critical priority. The City, through this Plan as well as a range of strategies and programs, will maximize every opportunity to secure affordable housing. To achieve housing unit targets that are suitable for everyone's needs, a wide range of housing must include but not be limited to: • diverse housing tenure (rental, ownership, co-operative, etc.); and ○ housing provided to fill the needs of specific populations such as long term care facilities, seniors housing, student housing, multi-generational housing, transitional housing and emergency shelters. (5.1) The City will plan for an appropriate range and mix of housing options and densities that contributes to achieving the following housing targets: 1. 30 percent of all new housing units are affordable housing (rental and Ownership), of which 50 percent of all affordable housing units are encouraged to be affordable to low-income households. The majority of units affordable to low-income households are anticipated to be rental and will include units such as subsidized housing, supportive housing, emergency shelter beds, and transitional housing. (5.2.4.1) The city will work collaboratively with other levels of government in times of humanitarian need to support emergency and transitional housing where basic life safety and Ontario Building Code requirements are met.(5.3.2.3) Mississauga will provide opportunities for: c) the production of *additional needs housing* for those with specific needs, people with disabilities, and older adults, such housing may include universally accessible and supportive housing and shelters. (5.3.1.3) Inclusionary Zoning By-laws will not apply to: c. approved development, as specifically identified as exempt in the zoning by-law, that is already subject to an *affordable* housing contribution requirement. Inclusionary Zoning By-laws will apply to additional development permissions for such lands; d. development or redevelopment meeting the exemption criteria under the *Planning Act* or related Ontario Regulations; and (5.3.3.18)
Chapter 7 Getting Around our Communities	Getting around and meeting daily needs in the city will be easier as Mississauga continues to focus on creating compact, complete communities that are well connected by sustainable transportation modes. This Plan has a greater focus on integrating a mix of uses within Major Transit Station Areas, including housing, employment, shops, and community amenities. (7.2)
Chapter 8	Mississauga will promote public open space design that is fully integrated with the urban design and built form of the community. (8.4.5.1)

Well Designed Healthy Communities	Open space will contribute to community aesthetics and enhance the Green System. (8.4.5.3) Natural features, parks and open spaces will contribute to a desirable urban form by: a. assisting with the protection, enhancement, restoration and expansion of the Natural Heritage System, identified in Schedule 2: Natural System; b. connecting to the city's system of trails and pathways; c. connecting to other natural areas, *woodlands*, *wetlands*, parks, and open spaces, including streets, schools, cemeteries and civic spaces; (8.4.5.4) Residential developments of significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. (8.4.5.7) In cooperation with the appropriate public and private agencies and other levels of government and with Indigenous Peoples, Mississauga will provide community infrastructure to support the creation of complete communities that meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, Indigenous Peoples, equity-deserving groups, employees, and visitors. (8.7.1) To optimize access and transit connections to community infrastructure, the preferred location for community infrastructure will be within Growth Centres, Major Transit Station Areas, Growth Nodes. Where appropriate, community infrastructure may also be located within Neighbourhoods. (8.7.2) Community infrastructure located within Neighbourhoods may include schools, recreation centres, cultural and creative hubs, libraries, emergency services, private clubs, daycare/day programs and places of religious assembly. Where community infrastructure is located in Neighbourhoods it will generally serve the local or nearby Neighbourhoods. (8.7.3) Community infrastructure will generally be: a. in proximity to transit facilities; b. accessible by all modes of transportation; c. on major and minor collector streets, preferably at intersections, provided that sensitive community infrastructure incorporates the use of appropriate setbacks, screening, landscaping, and buffering from vehicle traffic; d. in proximity to other community infrastructure and places of gathering, where possible; and e. universally accessible. (8.7.5) The availability and location of existing and planned community infrastructure will be taken into account so that new community infrastructure can be provided efficiently and effectively and tailored to meet the needs of the population in each community. (8.7.8)

Chapter 15 Neighbourhoods	Land Use and Built Form Planning in the area will be based on the following land use and built form principles: c. provide a diversity of *community infrastructure* and facilities to meet the daily needs of residents, employees and visitors;15.13.2.4 Parks, Open Spaces and Natural Heritage Planning in the area will be based on a series of parks, open spaces and a Natural Heritage System that: b. provides a variety of parks and open spaces for all ages and abilities including those which encourage passive and active use in all seasons, promote unique experiences and educational opportunities, and incorporate naturalized areas; c. provides parks and open space in close proximity to adjacent neighbourhoods and *employment areas*; and (15.13.2.6)

2. Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS), was released on August 20, 2024, and came into effect on October 20, 2024. This new document replaces both the Provincial Policy Statement, 2020, and the Growth Plan for the Greater Golden Horseshoe; consolidating the two frameworks into a single, province-wide document.

The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit-supportive communities.

The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests, such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planned public infrastructure.

The PPS includes policies promoting the creation of healthy, liveable, and safe communities.

The proposed amendments are supported by the Provincial Planning Statement (PPS 2024), particularly Policy 2.2.1(b), which directs planning authorities to permit and facilitate all housing options, including additional needs housing. New permissions for Transitional Housing and Ancillary Crisis Shelters address this by expanding supportive and emergency housing opportunities across the city in select zones. Policies 2.3.1.2 and 2.3.1.3 promote compact, transit-supportive land use patterns and general intensification to achieve complete communities, objectives furthered by amendments that optimize the use of public facilities, clarify definitions, and remove zoning barriers.

Policy 2.1.6 emphasizes improving accessibility and equity by accommodating a mix of uses and removing land use barriers for all ages and abilities. Allowing Ancillary Crisis Shelters in libraries and community centres reflects this intent. Policy 3.1.4 supports co-locating public service facilities to promote service integration and transit access, which the amendments facilitate by enabling flexible, emergency-based use of city buildings. Finally, Policy 3.9.1(b) promotes inclusive communities through access to publicly accessible spaces, supported by amendments that enhance the use of parks, open space, and

community infrastructure. Collectively, these changes align with the PPS vision for complete, inclusive, and resilient communities.

3. Ontario Regulation 232/18

On May 12, 2025, the Province filed Ontario Regulation 54/25, which amends Ontario Regulation 232/18 (Inclusionary Zoning) under the Planning Act. As noted in the corresponding table section above, these regulations establish the legislative framework for municipalities implementing Inclusionary Zoning policies.

O. Reg. 54/25 introduces updated province-wide limits on:

- the maximum percentage of affordable housing units (ownership and rental) that may be required in new developments; and
- the maximum duration for which such units must remain affordable.

As of the filing date, any municipal zoning provisions that exceed these thresholds are no longer in force and effect. As a result, technical updates to Mississauga Zoning By-law 0225-2007 are required to ensure conformity with provincial legislation.

These amendments are administrative in nature and do not introduce new policy. They are intended to maintain consistency between the City's Inclusionary Zoning framework and current provincial law, ensuring it remains clear and enforceable. The proposed changes align with the permissions and limitations set out in O. Reg. 232/18 and O. Reg. 54/25, and support the City's ongoing efforts to secure affordable housing through the development process.

4. Mississauga Official Plan (MOP)

Mississauga's Official Plan directs growth and outlines the City's goals to 2031. The proposed City-initiated amendments align with key policies that support complete communities, housing diversity, and flexible land uses. They also advance the creation of a multi-modal city by encouraging active transportation and compact, transit-supportive development.

<u>Vision</u>

The Vision policies support official plan and zoning by-law amendments that enable complete communities by ensuring a wide range of housing, services, and infrastructure are available throughout all stages of life. The introduction of Transitional Housing and Ancillary Crisis Shelter uses aligns with Section 4.4.6, which directs the City to plan for diverse housing and essential services. The amendment to allow daycares as accessory uses in schools also reflects this vision by enhancing access to services for families.

The Certificate of Occupancy changes further support the City's vision for a functional and adaptable urban form by facilitating multiple uses on a single site, contributing to a mix of jobs and services. Section 4.5 supports urban development that enhances public health and provides walkable access to housing, transportation, and recreation. This policy underpins amendments related to play equipment, bicycle parking and seasonal patios, which together enhance quality of life and

support active living.

Directing Growth

The City's intent to utilize existing and proposed infrastructure (Section 5.1.3b) supports zoning changes that maximize the use of schools and libraries, such as the proposed Ancillary Crisis Shelter and daycare permissions. Allowing transitional and emergency housing within already serviced areas also helps to build strong, livable, universally accessible communities as per Section 5.1.3e.
Additionally, amendments to rezone lands from Greenlands to Public Open Space align with Section 5.2.1(g, h), which encourages the enhancement and management of the Green System, converting underutilized hazard lands into public recreational spaces for community benefit.

Complete Communities

The proposed amendments significantly advance the City's objectives for building complete communities. The Transitional Housing and Ancillary Crisis Shelter permissions are consistent with Sections 7.1.6 and 7.2.2, which emphasize housing diversity and the provision of shelters and special needs housing. Section 7.2.3 ensures these amendments align with Provincial and Regional housing directives, while Section 7.2.10 supports collaboration with the Region to deliver social housing in appropriate locations.

Section 7.1.3(d) supports land use planning that enhances public health, reinforcing the rationale for enabling shelters, daycares, and emergency services in accessible areas. Section 7.1.7 supports the expansion of community infrastructure for civic, emergency, educational, and social needs, while Sections 7.4.1 to 7.4.3 set out criteria for the appropriate location of community infrastructure, including proximity to transit, location on corridors, and compatibility with surrounding neighbourhoods.

Creating a Multi-Modal City

The amendments that expand bicycle parking requirements and clarify where such facilities must be located (e.g., indoors for Class A spaces) directly implement Section 8.2.4, which promotes walking and cycling as integral to a healthy community. Section 8.2.4.4 requires new buildings to incorporate cyclist amenities, reinforcing support for amendments related to bicycle parking in overnight accommodations, and aligning with broader transportation and sustainability goals.

Building a Desirable Urban Form

The updates to play equipment and open space permissions are consistent with the goal of creating attractive and functional communities. Section 9.3.5 recognizes open space and amenities as key contributors to quality of life, while Sections 9.3.5.5 and 9.3.5.7 require that amenity areas be safe, comfortable, and context-sensitive. Section 9.3.5.3 also supports the use of parks and natural areas as connected spaces that serve recreational and social functions.
For infill and redevelopment, the clarified definitions for porches and lot lines uses ensure new development continues to respect neighbourhood character (Section 9.1.3, 9.2.2.3).

General Land Use Designations

The proposed amendments that permit community infrastructure and recreation uses in additional zones are consistent with Section 11.2.1.1, which confirms that community infrastructure and parkland are permitted in all land use designations, with the exception of Greenlands and Parkway Belt West, unless specifically permitted. The rezoning of Greenlands to Public Open Space is supported by Section 11.2.4.2(c), which permits conservation and recreation-related uses in Public Open Space, and Section 11.2.3.2, which permits passive recreation in Greenlands.

Overall, the proposed amendments are consistent with the vision of the Provincial Policy Statement and the Mississauga Official Plan to support the development of complete, transit-supportive communities. They facilitate a range of housing options, improve access to essential services and infrastructure, and promote social equity, inclusion, and accessibility for people of all ages and abilities.

5. Mississauga Official Plan 2051

Mississauga's Official Plan directs growth and outlines the City's goals to 2051. The City has undertaken its ten-year review and update of the Official Plan, and Council adopted MOP 2051 on April 16, 2025. MOP 2051 will be in force and effect following approval by the Minister of Municipal Affairs and Housing. The proposed City-initiated amendments align with key policies that support complete communities, housing diversity, and flexible land uses. They also advance the creation of a multi-modal city by encouraging active transportation and compact, transit-supportive development.

Vision

MOP 2051 envisions Mississauga as a city that supports the well-being of its residents by fostering complete, inclusive, and resilient communities. The proposed amendments, such as permitting transitional housing and ancillary crisis shelters, contribute to the realization of this vision by supporting vulnerable populations and enabling flexible, rapid responses to emergencies. Amendments that support expanded public amenities, inclusive housing options, and resilient land use policies further reinforce Mississauga's commitment to a high quality of life.

Direct Growth

The proposed amendments support the policy direction to focus growth in strategic areas with existing or planned infrastructure. By permitting transitional housing in zones that already accommodate overnight accommodations and minor offices, the amendments promote intensification within appropriate urban areas. This aligns with the principle of optimizing land use where services, transit, and infrastructure already exist.

Complete Communities

The introduction of permissions for transitional housing and ancillary crisis shelters contributes to housing diversity and social infrastructure, key components of complete communities. Policies in this section call for a mix of housing

types and community infrastructure that serves all residents, including those with special needs. Additionally, changes that allow accessory daycares in schools and clarify provisions for play equipment in all residential buildings enhance the livability of neighbourhoods.

Creating a Multi-Modal City

Amendments related to bicycle parking standards for overnight accommodations and other non-residential uses are directly supported by policies that promote active transportation infrastructure. These changes ensure that zoning regulations are aligned with the City's broader goals of reducing automobile dependency, supporting cyclists, and improving access to alternative transportation modes.

Building a Desirable Urban Form

Provisions that clarify front lot line – corner lot and porch definitions and functionality support a well-designed urban form. These changes provide greater clarity for development, which are key objectives of this section.

Sustaining the Natural Environment

Amendments related to rezoning certain Greenlands to Public Open Space reflect conformity with policies that permit compatible public uses where natural hazards have been addressed. MOP 2051 encourages a connected, integrated Green System that supports biodiversity, recreation, and resilience. The amendments ensure continued protection of natural areas while facilitating public uses such as recreation and trails.

Implementation

The zoning by-law is a key implementation tool of MOP. The proposed amendments provide clarity, reflect current development practices, and support streamlined regulation. This includes updating definitions, restoring previously removed site-specific regulations, and incorporating recent OLT decisions. These changes uphold the Official Plan's objective to ensure that the zoning by-law remains effective, adaptable, and consistent with Provincial policy.

Overall, the proposed amendments conform with the policies of the Mississauga Official Plan 2051. They address evolving community needs and support the City's long-term goals for growth, complete communities, and environmental protection. These changes help ensure that the City's zoning by-law remains consistent with strategic planning objectives and supports development that meets the needs of the community.

6. Zoning

Please see Appendix 5: Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 in this regard.

7. Conclusion

City staff have evaluated the proposed amendments against the PPS (2024), the City's in-effect Official Plan and Council adopted MOP 2051.

Based on the above analysis, staff are of the opinion that the proposed amendments are consistent with the PPS 2024, and conform to Mississauga Official Plan. The amendments support housing diversity, enable the temporary use of community facilities during emergencies, improved clarity and administration of the zoning by-law, and contribute to the development of complete communities and a multi-modal city.

Further, the proposed land use redesignations from Greenlands and Private Open Space to Public Open Space, along with the associated zoning changes, are also supported. These changes align with policy directions to expand access to active recreational opportunities, enhance the public open space network, and optimize City-owned lands to meet the evolving needs of the community. They also support broader planning objectives related to recreation and active transportation, while ensuring public health and safety are at the forefront of land use planning. As such, staff are of the opinion the proposed amendments can be supported.