

**DRAFT OFFICIAL PLAN AMENDMENT**

**The Corporation of the City of Mississauga**

**By-law Number \_\_\_\_\_**

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

WHEREAS in accordance with the provisions of section 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council may adopt an Official Plan or an amendment thereto;

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

- 1. The following explanatory text attached hereto, constituting Amendment No. XX to the Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed \_\_\_\_\_

MAYOR

Signed \_\_\_\_\_

CLERK

**DRAFT OFFICIAL PLAN AMENDMENT**

**EXPLANATORY NOTE TO PROPOSED  
OFFICIAL PLAN AMENDMENT  
NUMBER XX**

**TO THE MISSISSAUGA OFFICIAL PLAN OF THE  
CITY OF MISSISSAUGA PLANNING AREA**

City of Mississauga File No. \_\_\_\_\_

The Proposed Official Plan Amendment applies to lands located at the south-eastern corner of Dundas Street West and Mississauga Road, in the City of Mississauga. The lands are legally described as PT LT 3 RANGE 1 SDS TORONTO; PT LT 4 RANGE 1 SDS TORONTO AS IN VS177606 CITY OF MISSISSAUGA and PT LT 3 RANGE 1 SDS TORONTO RACEY TRACT, TORONTO TOWNSHIP AS IN RO1011104; S/T DEBTS IN RO827459 CITY OF MISSISSAUGA, and are municipally known as 2935 and 2955 Mississauga Road.

The purpose of the Official Plan Amendment is to redesignate the Subject Lands to Residential High-Rise and to create a site-specific exception to permit townhouse dwellings and to identify maximum heights.

**DRAFT OFFICIAL PLAN AMENDMENT – APRIL 2026**

**AMENDMENT NO. XX  
TO THE  
MISSISSAUGA OFFICIAL PLAN**

The following text and map designated Schedule “A” attached hereto constitutes Amendment No. XX.

**PURPOSE**

The purpose of this Amendment is to redesignate the Subject Lands to Residential High-Rise and to create a site-specific exception to permit townhouse dwellings and identify maximum heights on the Subject Lands, as shown on Schedule “A”.

The Amendment will facilitate the development of one 12-storey residential apartment building and a block of 3-storey stacked townhouses.

## **LOCATION**

The Subject Site is located at the south eastern corner of Dundas Street West and Mississauga Road. The Subject Lands are municipally known as 2935 and 2955 Mississauga Road, located in the Sheridan Neighbourhood in the City of Mississauga.

## **BASIS**

The Subject Site is located within the Sheridan Neighbourhood of the City of Mississauga Official Plan, and is currently designated Greenlands with a Natural Hazards overlay in accordance with Schedule 7 of the Plan. The Greenlands designation does not permit any residential development.

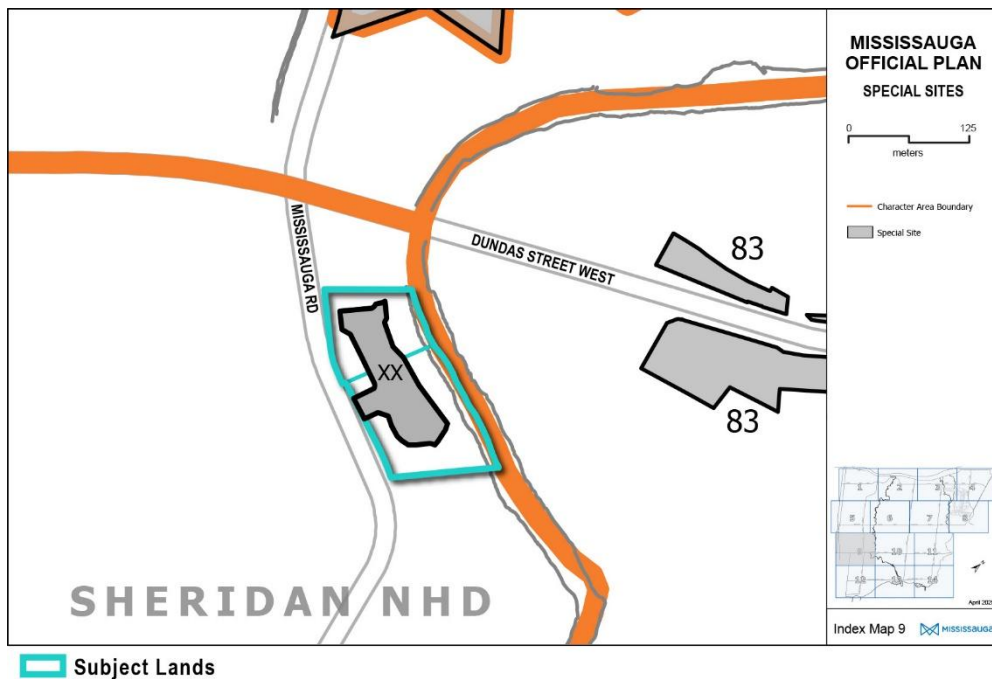
The proposed development for the Subject Site consists of one 12-storey residential apartment building and one block of 3-storey stacked townhouses. The proposed development includes indoor and outdoor amenity spaces, at-grade landscaping, vehicular and bicycle parking spaces.

To facilitate the proposed development, the Official Plan Amendment seeks to redesignate certain portions of the lands from Greenlands to Residential High-Rise, and to introduce site-specific policies permitting increased building height and the inclusion of standalone townhouse dwellings. The proposed Official Plan Amendment is appropriate from a planning standpoint, and should be approved for the following reasons:

1. The proposed amendment is supportive of the policy framework provided in the Provincial Planning Statement 2024 and the Region of Peel Official Plan (now a component of the Mississauga Official Plan), which both promote a range and mix of housing options as well as the redevelopment of underutilized lands within the existing built-up area that are served by transit and infrastructure.
2. The policies and objectives of the Region of Peel Official Plan (now a component of the Mississauga Official Plan) are supported by the proposal as it contributes to achieving an urban structure, form, and densities which are pedestrian-friendly and transit-supportive. The proposal is located in proximity to existing and planned transit service and infrastructure, and provides for transit- supportive densities which contribute to the Region's goals of achieving intensification of residential development along corridors and mobility hubs to support a higher level of transit service.
3. The policies and objectives of the Mississauga Official Plan are supported by this proposal as it contributes to the range of housing types, sizes, and built form. The proposal provides for residential growth through the intensification of a currently underutilized site in proximity to transit, contributing to a complete and accessible community.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 7 – Land Use Designations of the Mississauga Official Plan is hereby amended by redesignating the Subject Lands to Residential High-Rise and Greenlands with a Natural Hazards overlay, as per Schedule A of this Amendment.
2. Schedule 2 – Natural System of the Mississauga Official Plan is hereby amended by adjusting the Significant Natural Areas and Natural Green Spaces designation, as per Schedule B of this Amendment.
3. Section 17.0 of the Mississauga Official Plan is hereby amended by deleting and replacing Special Sites - Index Map 9 with the following:



6. Section 17.0 of the Mississauga Official Plan, regarding Special Sites Policies, is hereby amended by adding the following key map and text as Site XX (Sheridan Neighbourhood):

Site XX (Sheridan Neighbourhood)

17.XX.1 The lands identified as Site XX are located at southeast corner of Dundas Street West and Mississauga Road.

17.XX.2 Notwithstanding the provisions of the Residential High-Rise designation and Policy 15.1.3.3, the following policies will apply:

- a. In addition to the uses permitted in the Residential High-Rise designation, townhouse dwellings will also be permitted.
- b. Maximum building heights are 12 storeys for apartment dwellings and 4 storeys for townhouse dwellings.

17.XX.3 Notwithstanding Policy 4.3.4.18 and Schedule 2 of the Official Plan, in accordance with the policies of the Greenbelt Plan, only publicly owned lands are subject to the policies of the Urban River Valley designation. As such, policies 4.3.4.18, 4.3.4.19, and 4.3.4.20 do not apply to Site XX.



 Subject Lands: 2955 and 2935 Mississauga Rd, Mississauga

**IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the Mississauga Official Plan and the Zoning By-law applicable to the Subject Site will be amended to the appropriate classification, in accordance with the intent of this Amendment.

Provisions will be made through the rezoning and site development plan approval process of the lands subject to the Amendment, for development to occur subject to the approved site development plan, to ensure that development occurs in accordance with the intent of the Amendment.

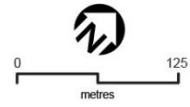
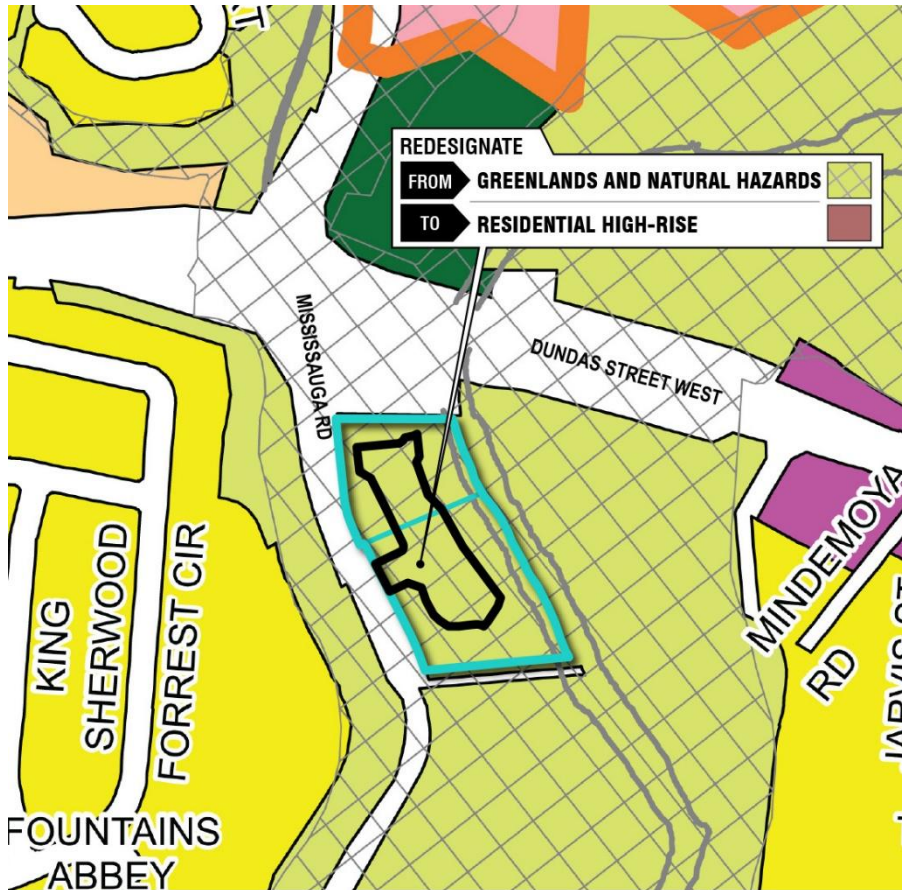
Provisions will be made through the rezoning of the lands subject to this Amendment, for development to occur subject to approved site development, architectural and landscape plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

**INTERPRETATION**

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

Upon approval of this Amendment, Section 17.0 of the Mississauga Official Plan will be amended in accordance with the intent of this Amendment.

Schedule A



Schedule 7  
Land Use Designations

- LAND USE DESIGNATIONS
- Residential Low-Rise I
  - Residential High-Rise
  - Mixed Use
  - Mixed Use Limited
  - Institutional
  - Private Open Space
  - Greenlands
  - Natural Hazards
  - Special Purpose Area

Notes:

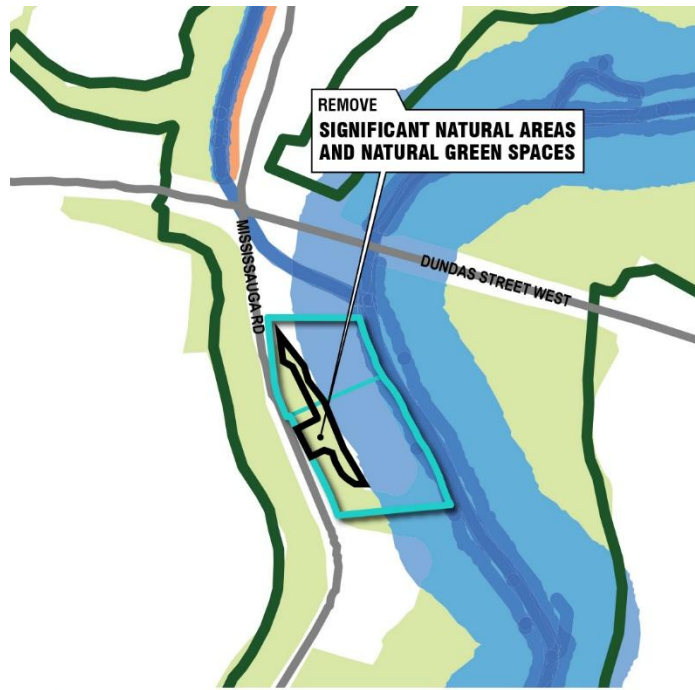
1. Major Transit Station Areas are shown on Schedule 8 and Schedules 8A to 8R.
2. The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
3. Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
4. Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 3, Long Term Street Network.



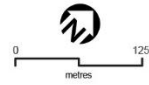
April 2025  
V - 1.00

Subject Lands       Area to be Amended

# Schedule B



Subject Lands      Area to be Amended



## Schedule 2 Natural System

### Natural Heritage System:

- Significant Natural Areas and Natural Green Spaces
- Linkages
- Urban River Valley
- Watercourse including Permanent and Intermittent Streams

### Natural Hazards:

- Natural Hazards

Notes:  
1. Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.  
2. 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.