

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 21 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended ("*Planning Act*"), Council may adopt and Official Plan or an amendment thereto;

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, Council desires to adopt certain amendments to the Mississauga Official Plan regarding a change in land use designation from Residential Low-Rise I to Residential High-Rise and Greenlands;

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

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

ENACTED and PASSED this ___ day of _____, 2026.

Signed _____
MAYOR

Signed _____
CLERK

**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 on the southern side of Lakeshore Road West between Ibar Way and Whittier Crescent, in the City of Mississauga. The lands are legally described as PART OF LOT 1, REGISTERED PLAN C89 AND PART LOT 22, CONCESSION 3 SOUTH OF DUNDAS STREET, CITY OF MISSISSAUGA, and are municipally known as 900 Lakeshore Road West.

The purpose of the Official Plan Amendment is to amend the land use designation applying to the subject lands as contained in Schedule 7, Land Use Designations, in order to permit an apartment dwelling with a height of 9-storeys and dedication of a portion of the lot as a natural heritage feature.

Amendment No. __
to
Mississauga Official Plan

PURPOSE

The purpose of this amendment is to change the land use designation of the subject lands from Residential Low-Rise I to **Residential High-Rise** and **Greenlands** to permit an apartment dwelling with a height of 9-storeys and dedication of a portion of the lot as a natural heritage feature.

LOCATION

The lands affected by this Amendment are known as 900 Lakeshore Road West and are located on the south side of Lakeshore Road West, west of the Ibar Way.

BASIS

The subject lands are designated as Residential Low-Rise I to permit all low-rise street-facing dwellings, up to three storeys.

The proposed amendment is to change the land use designation to **Residential High-Rise** and **Greenlands** to allow for a 9-storey apartment dwelling containing 161 dwelling units and dedication of a portion of the lot as a natural heritage feature.

1. The proposed amendment is supportive of the policy framework provided in the Provincial Planning Statement and the Region of Peel Official Plan, both of which promote a range and variety of housing options, the redevelopment of underutilized lands within the existing built-up area that are served by existing transit and infrastructure, and the preservation and enhancement of natural heritage features.
2. The proposed amendment meets the overall intent, goals, objectives and policies of Mississauga Official Plan 2025 as Mississauga's growth targets require residential intensification and an increased variety of housing options within Neighbourhoods, while maintaining and expanding the natural heritage system.
3. The proposed designation is appropriate for the property and compatible with existing neighbourhood character and will not adversely impact or destabilize the surrounding land uses. The provided setbacks and layout are respectful of the adjacent properties and natural environment.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 7, Land Use Designations, of the Mississauga Official Plan 2025, is hereby amended by changing the land use designation of the subject lands from Residential Low-Rise I to **Residential High-Rise** and **Greenlands**.

IMPLEMENTATION

Upon 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 Draft Official Plan Amendment.

The subject lands will be rezoned in order to implement this amendment.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated -----.

INTERPRETATION

The provisions of the 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.

Upon approval of this amendment, Schedule 7, Land Use Designations will be amended in accordance with the intent of this amendment.