

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;

AND WHEREAS, pursuant to subsection 17(10) of the Planning Act, the Ministry of Municipal Affairs and Housing may authorize the Regional Municipality of Peel, an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. XX, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan by amending Schedule 10 and adding a Special Site Policy to the Downtown Cooksville Character Area;

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 Mississauga Official Plan, specifically the Southdown Local Area Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this ____ day of _____, 2025.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. XX
To
Mississauga Official Plan

The following text and schedules attached constitute Official Plan Amendment No. XX

Purpose

The purpose of this Amendment is to permit the development of a construction and demolition waste depot and transfer station. The development is comprised of two single-storey buildings with one used for office purposes, and the other for waste processing and transfer.

Location

The subject lands affected by this Amendment are located at 580 Hazelhurst Avenue. The subject lands are located within the Southdown Local Area Plan, as identified by the Mississauga Official Plan.

Basis

The Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Land Tribunal (formerly known as the “Ontario Municipal Board” and “Local Planning Appeal Tribunal”). The Mississauga Official Plan provides that within the City Structure, Employment Areas are to contain diverse industrial and business employment operations. In this regards, the subject lands are located within one the City’s eight Employment Area Character Areas: Southdown.

The subject lands are designated “Industrial” in the Southdown Local Area Plan of the Mississauga Official Plan. The Southdown Local Area Plan restricts uses within designated Industrial land uses, including waste processing stations or waste transfer stations (policy 10.2.b).

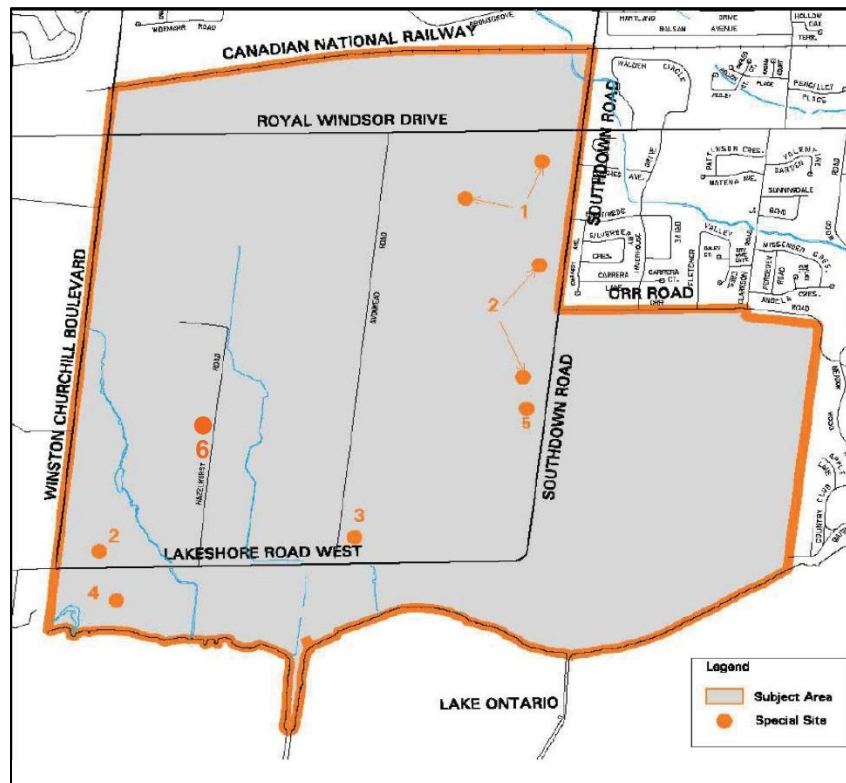
The proposal is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed development is supportive of the policy framework expressed in the Provincial Planning Statement which promotes employment opportunities, adheres to the waste management policies, promotes environmental solutions to construction waste while contributing to the circular economy, and preserves existing ecological features.
2. The proposed development is consistent with the Urban System and Land Use Designation policies as it provides for appropriate and context-sensitive development within the Southdown Local Area Plan.
3. The proposed development adheres to the policy intent of the Southdown Local Area Plan in regards to air quality and air shed.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.0 of the Southdown Local Area Plan is hereby amended by adding Special Site X on Map 2: Location of Special Sites within the Southdown Local Area, in accordance with the Special Site Policies as shown in Schedule A of this Amendment.

Schedule A



2. Section 12.0, Special Site Policies, Southdown Local Area Plan of the Mississauga Official Plan, is hereby amended by adding the following:
 - 12.X Site X
 - 12.X.1 The lands identified as Special Site X are located on the west side of Hazelhurst Avenue, north of Lakeshore Road West.
 - 12.X.2 Notwithstanding the provisions of Section 10.2 Industrial, the lands may be used for a waste processing station or waste transfer station.

Schedule B



IMPLEMENTATION

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

The subject lands will be rezoned concurrently to implement this Amendment.

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

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 the Mississauga Official Plan.