Amendment No. #

to

The City of Mississauga Official Plan (2026)

The following text constitutes Amendment No. #.

By-law No. _____

A by-law to Adopt the City of Mississauga Official Plan Amendment No. ____

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

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

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

1. The below text, constituting Amendment No. XX to the City of Mississauga Official Plan specifically to the Special Site policies (Chapter 17) of the City of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this_____ day of _____, 20XX.

Signed _____ Mayor

Signed _____Clerk

PURPOSE

The purpose of this Amendment is to permit the development of an apartment building by amending Policy 17.187.1 by removing the subject lands from the associated schedule.

LOCATION

The lands affected by this Amendment are located within the southeast corner of the property at 1315 Bough Beeches Boulevard, which will be given a municipal address upon approval of the concurrent Consent application (City File No.: XXXXX). The subject lands are located in the Rathwood-Applewood Node, as identified in Mississauga Official Plan. The remainder of the property at 1315 Bough Beeches Boulevard are not affected by this Amendment.

BASIS

The subject lands are located in the Rathwood-Applewood Growth Node and form part of the City of Mississauga Official Plan. The subject lands are designated Residential High Rise, which permits apartment dwellings. The subject lands are located in the Rathwood-Applewood Growth Node (Map 14.1). Growth Nodes are identified as *Strategic Growth Areas* (Policy 3.2.4). Development in Growth Nodes will generally provide for a mix of population and employment uses at densities and heights less than the Downtown Core and Growth Centres but greater than elsewhere in the city (Policy 3.3.1.1). Growth Nodes will also deliver compact built forms and densities that allow people to meet many of their needs locally and within walking distance, while achieving a high quality urban environment, creating a vibrant public realm, and supporting transit ridership (Policy 14.1.1.2). In order to guide the form, massing and density of proposed buildings with the Rathwood-Applewood Growth Node, individual properties will generally be limited to a FSI maximum of 3.75 (Policy 14.2.9.3.4). Site-specific Official Plan (OPA 89) and Zoning By-law Amendment (By-law 0408-2008) applications for the subject lands in the year 2008 resulted in Special Site policies 17.187.1 and 17.187.2. Policy 17.187.2 requires a maximum FSI of 2.56 and a maximum building height of 20 storeys for the subject lands. This Amendment removes the subject lands from Special Site 187, leaving the subject lands to be regulated by the general Rathwood-Applewood Growth Node Policy 14.2.9.3.4 which provides that individual properties will generally be limited to a FSI of 3.75.

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

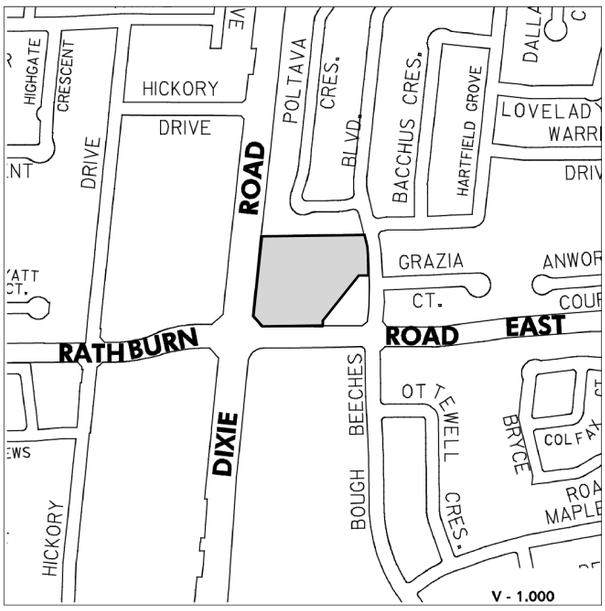
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

i. The proposal for an apartment building is in keeping with the Official Plan policies that speak to intensification and infill development opportunities within Growth Nodes.
ii. The massing, height and built form of the proposed building has been oriented to fit within the surrounding context;
iii. The proposal is compatible with the existing site conditions and surroundings, and enhances the landscape quality and character of the subject lands and surrounding areas, with no unacceptable adverse anticipated impacts in terms of shadow, views, traffic and servicing;

iv. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the additional apartment uses, and the proposed site-specific Official Plan Amendment meets the criteria for such amendments, as set out in the Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Special Site policies (Chapter 17) are amended by revising the map associated with Policy 17.187.1 so that it appears as:



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 16 April 2025 Council-adopted Mississauga Official Plan, as modified by the Minister of Municipal Affairs and Housing on 24 March 2026, and which is now in-force and effect.

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.

Upon completion of this Amendment, the various Sections of the Rathwood-Applewood Growth Node (Map 14.1) will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments including changing the numbering, cross-referencing and arrangement of text, tables, schedules and maps, altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance for this Amendment are in no way affected.