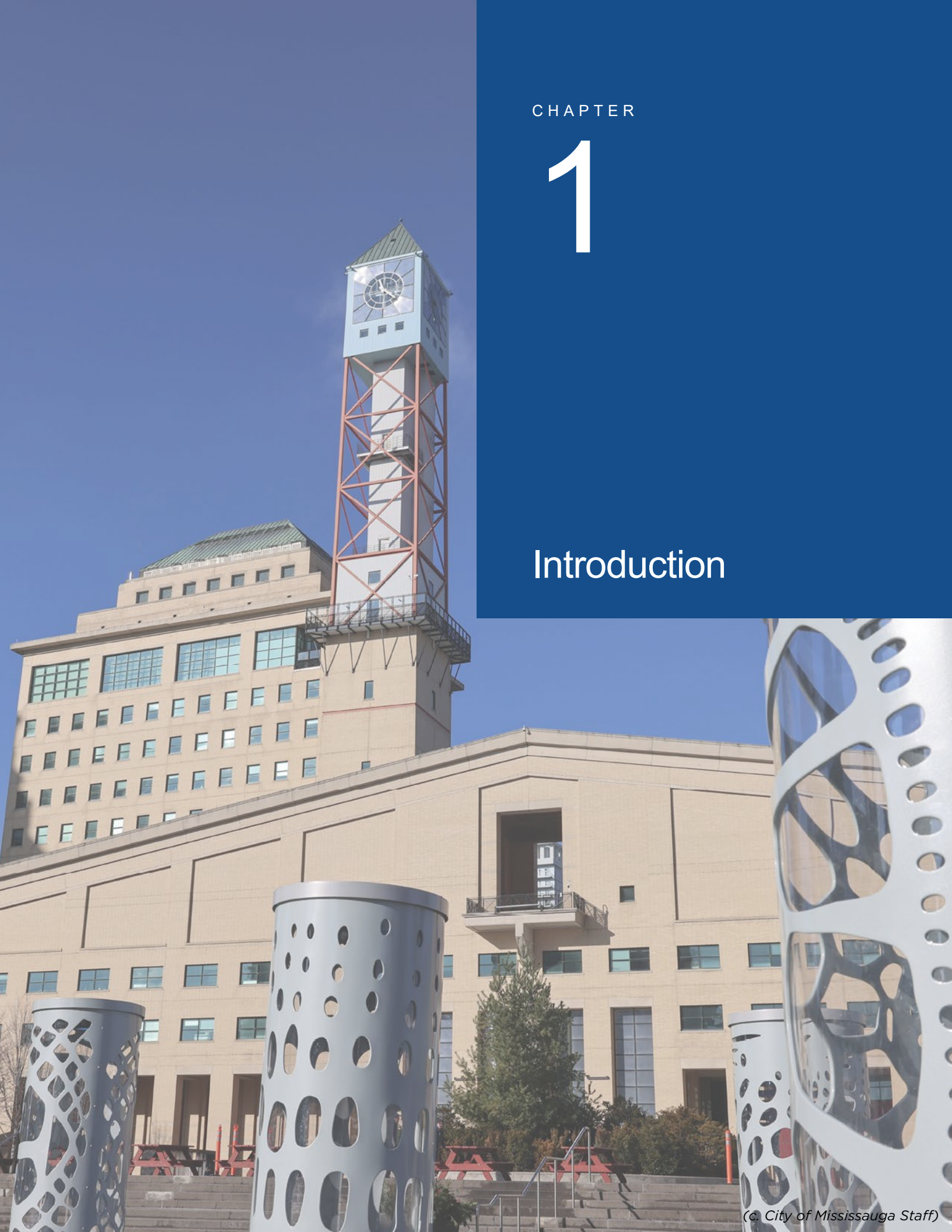


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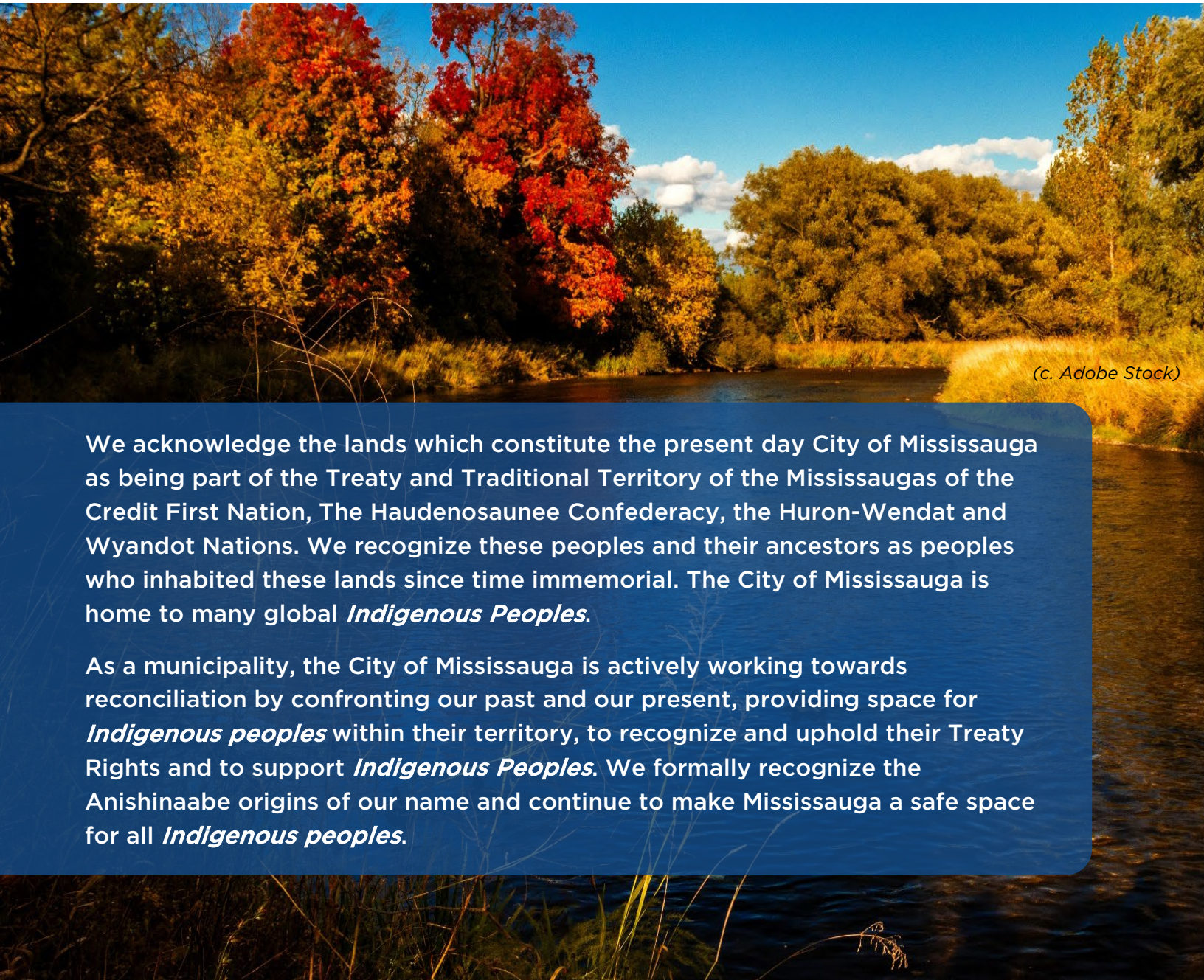
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Introduction



1.1 Introduction

Land Acknowledgement and Statement of Reconciliation



(c. Adobe Stock)

We acknowledge the lands which constitute the present day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy, the Huron-Wendat and Wyandot Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global *Indigenous Peoples*.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for *Indigenous peoples* within their territory, to recognize and uphold their Treaty Rights and to support *Indigenous Peoples*. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all *Indigenous peoples*.

1.2 Background

Mississauga is a city in transition. The decades-long rapid suburban development of rural lands has given way to urban infill and redevelopment. Future growth will continue to follow this pattern, with a focus on strategic locations throughout the city such as near transit stations and concentrations of existing community amenities. While the city's many neighbourhoods will not be the focus for growth, they will benefit from increased *housing options*.

Mississauga Official Plan 2051 (The Plan) provides a policy framework to direct growth to where it will result in the greatest and most equitable benefits for its residents, especially historically marginalized communities. The Plan will protect, enhance and restore the natural environment, support a strong public *transportation system*, and contribute to the long term sustainability and resilience of the city. Mississauga Official Plan 2051 will be an important instrument in city building. All change within the urban environment will be considered for its capacity to address inequities and create inclusive places where people, businesses and the natural environment will collectively thrive.

The City is required to review the Official Plan on a regular basis, as directed by the *Planning Act*. The Official Plan Review process establishes policies that will guide Mississauga through its next stage of growth and align with the legislative and policy initiatives set out by the Province of Ontario.

1.2.1 Mississauga Strategic Plan

A Strategic Plan is the City's highest level policy document that shapes and directs strategic decision making. The policies in the Strategic Plan address important areas of focus that affect everyone who lives and works in Mississauga. The areas of focus include transportation, housing, culture and heritage, the environment and economy. The Council-approved Strategic Plan comprises a Vision Statement and five Strategic Pillars for Change. Within the Strategic Plan, each Strategic Pillar for Change is connected with specific action items that will move the Strategic Plan forward. Listed below are the five Strategic Pillars and associated direction statements:

MOVE



Developing a Transit Oriented City: Our Future Mississauga is a city where people can get around without a vehicle, and where transit will directly influence and shape the form of the city. Transit will be a desirable choice that connects people to destinations, and will underpin an environmentally responsible, inclusive, vibrant and successful city.

BELONG



Ensuring Youth, Older Adults and New Immigrants Thrive: Our Future Mississauga is a city where people can spend their entire lives – where teenagers want to be, where young professionals choose to locate, where immigrants are welcomed and their cultures become a visible part of the city’s fabric; and where people can age-in-place gracefully.

CONNECT



Completing Our Neighborhoods: Our Future Mississauga is a beautiful, sustainable city with safe neighbourhoods that support a strong, connected and vibrant community – a place where all can live, work and prosper. People can play as a child, walk to meet a friend, fall in love, raise a family and grow old.

PROSPER



Cultivating Creative and Innovative Businesses: Our Future Mississauga is a global hub of creative and innovative activity where talent and business thrive.

GREEN



Living Green: Our Future Mississauga is a city that coexists in harmony with its ecosystems, where natural areas are enhanced, forests and valleys are protected, the waterfront connects people to Lake Ontario, and communities are nurtured so that future generations enjoy a clean, healthy lifestyle.

(c. City of Mississauga)

The City of Mississauga uses the Strategic Plan to define its priorities, process short and long term plans as well as to prioritize budget and resource allocations.

Mississauga Official Plan 2051 implements the actions identified in the Strategic Plan with respect to land development.

1.2.2 Mississauga Official Plan 2051: Purpose

Mississauga Official Plan 2051 provides direction for the city’s growth and articulates a vision for a future Mississauga for both the public and private sectors in the ongoing evolution of the city. Mississauga Official Plan 2051 policies implement the Provincial legislative requirements in managing the physical change of the city and setting the context for the review and approval of development applications.

Mississauga Official Plan 2051 policies address important parts of city-building that affect everyone that lives and works in Mississauga, including transportation, housing, urban design, cultural heritage, the environment, and the economy. The Plan also reflects the City’s priority in highlighting the importance of recognizing that Black, Indigenous and racialized identities intersect with many others social identities, abilities

and varied socioeconomic positions, and these interconnected dimensions greatly impact and diversify experiences of racialization. To this effect, Mississauga Official Plan 2051 policies intend to address systemic racism and exclusionary practices rooted in the planning practice and in ways existing settlements have been established. These policies work to create an urban form that is inclusive to all, recognizing that there will be a need for the Plan and its policies to continue to evolve in order to support and advance equity in the City.

Mississauga Official Plan 2051:

1.2.3 Organization and Structure

Mississauga Official Plan 2051 is organized as follows:

Part 1 – Overview and City Wide Policies

This section identifies relevant background policies, primarily through a review of the Provincial, Regional and City policy context that have provided general direction for Mississauga Official Plan 2051. It also includes policies to promote collaboration in the planning process. Additionally, Part 1 provides a vision for the future and key policy directions for the city. It introduces an overview of the City Structure, and presents comprehensive city wide policies that are organized by themes.

Part 2 – Land Use and Area Specific Policies

This section contains specific directions that outline land use designations and identify additional Character Area policies for certain areas of the city. Moreover, Special Site Policies provide an additional layer of policy direction for certain areas and properties within the city.

Part 3 – Implementation and Glossary

This section sets out implementation related policies, strategies, regulations, and monitoring mechanisms to achieve the vision. The Glossary provides definitions for bolded terms and lists italicized provincial policy terms that appear throughout Mississauga Official Plan 2051.

Part 4 – Local Area Plans and Schedules

Local Area Plans are also part of Mississauga Official Plan 2051. Local Area Plans address unique circumstances particular to a specific area and must be read in conjunction with Parts 1 to 4 and the schedules of this document. Local Area Plans may include all or part of one or more Character Areas.

Schedules form part of this Plan and must be read in conjunction with Parts 2 and 3 of this Plan.

1.3 How to Read Mississauga Official Plan 2051

To understand the planning rationale and policy objectives of Mississauga Official Plan 2051, also referred to as “Official Plan”, “the Plan” or “this Plan”, it should be read in its entirety, and all relevant text, tables, and schedules are to be applied to each situation. The uses listed in Part 2 of this Plan will be permitted provided that all other policies of this Plan are met.

The vision articulated in Mississauga Official Plan 2051 takes into consideration the city as a complex, urban place, where competing priorities must be effectively balanced to achieve equitable outcomes, so the city can move forward with planning approaches that align with larger city building objectives.

The following provides guidance for the interpretation of this document:

- a. Mississauga Official Plan 2051 includes text, tables, schedules, figures and associated captions. The text, tables, maps and schedules are the policies of Mississauga Official Plan 2051 and must be read together. The figures and associated captions have been included for information and illustration purposes only and are not policy. The text, tables, maps and schedules will be amended through an official plan amendment. Figures and associated captions may be modified without an amendment to this Plan;
- b. the location of boundaries and symbols are approximate and they are not intended to define the exact locations except where they coincide with major roads, railways, transmission lines, major **watercourses**, or other bodies of water, and other clearly recognizable physical features. Future roads and public transit systems are shown in approximate locations only. Where a land use designation coincides with a property line, the property line will generally be interpreted as the boundary of the land use designation. Where a property is adjacent to a road, the land use designation is interpreted to extend to the centre line of the road right-of-way;
- c. the City may undertake or require a number of studies to address planning matters including the following:
 - i. an official plan review or update is an official plan amendment, initiated by the City, as prescribed under the *Planning Act*, that has city wide policy implications. This includes, among other matters, changes to the City Structure. A review is also necessary to ensure that the official plan:
 1. conforms with provincial plans or does not conflict with them;
 2. has regard to the matters of provincial interest; and
 3. is consistent with policy statements issued under the *Planning Act*.
 - ii. a local area review may be undertaken for all or part of one or more Character Areas. It may develop a vision for the study area as well as address a variety of

The content found within this Plan is for everyone who calls Mississauga home or has vested interest in the city. Though not all policies and sections within this Plan will be relevant to everyone, the City invites all those invested to get involved in actively shaping the future of our City.

matters such as boundary refinements, land use, transportation, environment or urban design. While a local area review would generally result in an amendment to a Character Area, it may also identify a need for amendments to city wide policies. These reviews are typically undertaken by or on behalf of the City. An official plan amendment would be required to implement the results of a local area review;

- iii. a development master plan is prepared by a development proponent at the direction of the City and to the City's satisfaction to assist with the evaluation of development applications; and
- iv. planning studies may address a variety of Official Plan policies including matters relating to land use, transportation, environment, or urban design that are limited in scope or geography. These reviews are typically undertaken by or on behalf of the City and may or may not result in an amendment to this Plan:
 - 1. Interpretation of the intent of Mississauga Official Plan 2051, or any part thereof, will be made by City Council on the advice of staff. Where terms such as "acceptable" or "appropriate" are used, the determination of compliance will be made by City Council on the advice of staff;
 - 2. Where there is a conflict between the policies relating to natural and cultural heritage and the rest of this Plan, the direction that provides more protection to natural and cultural heritage elements will prevail; and
 - 3. There are sites within Character Areas that merit special attention. While special sites are areas with unique circumstances, their policy provisions generally complement and support the long term vision of the Plan. Once the applicable lands are fully developed, it is the intent that Special Sites will be considered for removal from the Plan during an official plan update, local area reviews or other planning studies.
- d. for lands within **Major Transit Station Areas** as shown on Schedule 1: City Structure, of this Plan:
 - i. part 2 City Wide Policies of this Plan are applicable to **all Major Transit Station Areas** including those applicable to **Protected Major Transit Station Area**, in accordance with the *Planning Act*;
 - ii. the **Major Transit Station Area** policies are to be read in conjunction with the other policies of this Plan. In the event of a conflict, the **Major Transit Station Area** policies and those identified as being **Protected Major Transit Station Area** policies in the Plan will take precedence; and
 - iii. land use designations for **Protected Major Transit Station Areas** are identified on the schedules of this Plan.
- e. Mississauga Official Plan 2051 permits the use of any land or building on a site for a purpose that lawfully existed on the date of the approval of the Plan, even if such use or building is otherwise contrary to the provisions of the Plan. Limited expansions on these uses and buildings may be permitted on a site specific basis

subject to consideration of matters including compatibility and urban design. While they are permitted and deemed to conform to the Plan, these uses and buildings are encouraged, where appropriate, to redevelop in accordance with the underlying land use designations and associated policies of the Plan;

- f. provided that the purpose, effect, intent, meaning, and substance are in no way affected, the following technical revisions to the Plan are permitted without an official plan amendment:
 - i. changing the numbering, cross referencing, and arrangement of the text, tables, maps and schedules, figures and associated captions;
 - ii. revising base map information; altering punctuation or language for consistency; and
 - iii. correcting grammatical, dimensional and boundary, mathematical or typographical errors.
- g. the indication of any proposed services or infrastructure, roads, or parks in text or on maps or schedules is not a commitment by City Council to provide such services within a given time period unless otherwise stated in the Plan and is subject to budgetary and other applicable approvals; and
- h. singular terms include the plural and plural terms include the singular.

1.4 Policy Context

Mississauga Official Plan 2051 must conform to a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy initiatives provide a strong direction for the growth management and development strategies found herein. This section provides information regarding the policies and responsibilities of other levels of government.

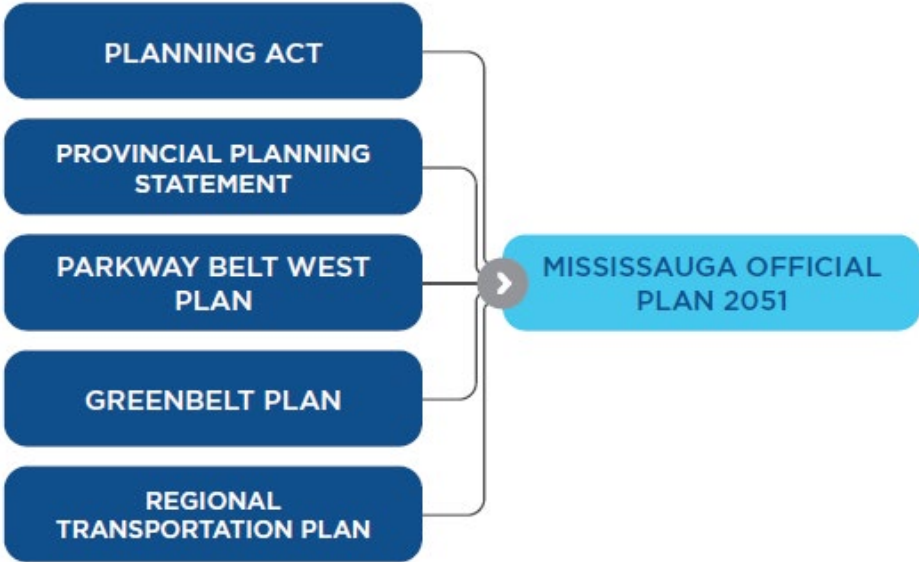


Figure 1.1. Influenced by a series of provincial and regional documents, the Mississauga Official Plan will play a key role in guiding land use within the City. (c. City of Mississauga)

1.4.1 Planning Act

The *Planning Act, R.S.O. 1990, c.P.13, as amended*, is the provincial legislation that defines the policy framework for land use planning in Ontario. The *Planning Act* enables and directs municipalities to prepare Official Plans, in order to establish planning goals and policies that will coordinate growth, guide future land use, and manage physical change.

The *Planning Act*:

- i. promotes sustainable economic development in a healthy natural environment within a provincial policy framework;
- ii. provides for a land use planning system led by provincial policy;
- iii. integrates matters of provincial interest into municipal planning decisions;
- iv. provides for planning processes that are fair by making them open, accessible, timely and efficient;

- v. encourages cooperation and coordination among various interests; and
- vi. recognizes the decision making authority and accountability of municipal councils in planning.

Mississauga Official Plan 2051 implements the *Planning Act* at the local level. It provides a framework for comprehensive, integrated, and long term planning that reflects the principles and requirements of the *Planning Act*.

1.4.2 Provincial Planning Statement

The current Provincial Planning Statement (PPS) came into effect on October 20, 2024. The PPS was issued under Section 3 of the *Planning Act* and it provides direction on matters of provincial interest related to land use planning and development.

The PPS is a consolidated statement of the government's policies on land use planning. It gives policy direction on key provincial land use planning issues that affect communities, such as:

- i. efficient use and management of land and infrastructure;
- ii. the provision of sufficient housing to meet changing needs, including *affordable* housing;
- iii. the promotion of opportunities for long term economic prosperity and development;
- iv. the appropriate transportation, water, sewer and other infrastructure needed to accommodate current and future needs; and
- v. the protection of people, property and community resources by directing development away from natural or human-made hazards and by building resilience to the changing climate.

1.4.3 Parkway Belt West Plan

The Parkway Belt West Plan, prepared under the *Parkway Belt Planning and Development Act 1973* was approved on July 19, 1978. The Parkway Belt West Plan was deemed to be a development plan under the *Ontario Planning and Development Act, 1994*. The Parkway Belt West Plan was originally introduced as part of the development framework for the Toronto-Centred Region. The Parkway Belt West Plan defines a contiguous multipurpose corridor extending from Markham across to Hamilton.

The purpose of the Parkway Belt West Plan is:

- a. to separate and define the boundaries of urban areas in the western Greater Toronto Area;
- b. to link urban areas by providing space for the movement of people, goods, energy and information;

- c. to provide a land reserve for future linear facilities (including major transportation, communication, and utility facilities) and for unanticipated activities; and
- d. to provide a linked system of open space and recreational facilities.

Some lands originally within the Parkway Belt West Plan have since been removed through amendment.

1.4.4 Greenbelt Plan

The Greenbelt Plan 2017 was established under the *Greenbelt Act, 2005*. Ontario's Greenbelt is a broad band of permanently protected land that extends from the Niagara River to the eastern end of the Oak Ridges Moraine. The Greenbelt Plan protects environmentally-sensitive land and farmland in Ontario's Greater Golden Horseshoe area from urban development. The Greenbelt Plan also identifies where major urban growth cannot take place and provides direction to municipalities for the long term protection and enhancement of its external connections.

Updates to the Greenbelt Plan were made to provide for the inclusion of publicly owned lands in urban river valleys that were not in the Greenbelt at the time the Plan was approved in 2005. These lands, while not part of the Protected Countryside, are part of the Greenbelt and assist in recognizing the importance of connections to Lake Ontario and other areas in southern Ontario. These lands include natural and open space along the Credit River and Etobicoke Creek, which flow through Mississauga. Both valley systems are designated as Urban River Valleys in the Greenbelt Plan. This designation aims to prioritize the protection of natural and open space lands along river valleys in urban areas which will assist in ecologically connecting the rest of the Greenbelt Area to the Great Lakes and other inland lakes.

1.4.5 Connecting the Greater Golden Horseshoe (GGH)

Connecting the GGH is a Transportation Plan for the Greater Golden Horseshoe ('GGH Transportation Plan'). It was released by the province in March 2022. It provides a 30-year vision for mobility in the region with new infrastructure, better services and policy directions for all modes of transportation to align ongoing and future investments by the province and other transportation providers.

The plan includes several transportation policies and projects with implications for the City of Mississauga, including future transit projects, future capacity expansions, and an integrated, *multimodal Strategic Goods Movement Network* of key corridors, facilities and connections for supporting freight movement across the GGH region.

1.4.6 Regional Transportation Plan

The mandate to create a Regional Transportation Plan (RTP) is embodied in the *Greater Toronto Transportation Authority Act, 2006*, which established Metrolinx and directed it to create a long-term strategic plan for an integrated, *multimodal*, regional *transportation system*. Under the *Metrolinx Act, 2006*, the Metrolinx RTP is required to conform with the GGH Transportation Plan.

Through the Regional Transportation Plan for the Greater Toronto and Hamilton Area Metrolinx aims to provide input to major regional and local planning exercises with strategies that:

- a. complete the delivery of current regional transit projects;
- b. connect more of the region with frequent *rapid transit*;
- c. optimize the *transportation system*;
- d. integrate transportation and land use; and
- e. prepare for an uncertain future.

1.5 Promote Collaboration

Mississauga promotes participation, collaboration, education and partnerships with the public, *Indigenous Peoples*, businesses, institutions, cultural industries, and all levels of government in the planning process.

1.5.1 Mississauga will develop an engagement protocol with the intent to consult with and increase representation of the First Nations and communities who hold Treaty and/or traditional territory within the lands which make up the City in land use planning and environmental stewardship efforts. The city will consider these values, traditional knowledge and culture as part of the city-building process, and will support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

1.5.2 Mississauga encourages all individuals and groups to take an active interest in the planning of the city.

1.5.3 Mississauga will continue to improve ways it engages on the implementation of this Plan in order to reduce and ultimately eliminate communication barriers faced by the public, especially members of equity deserving groups.

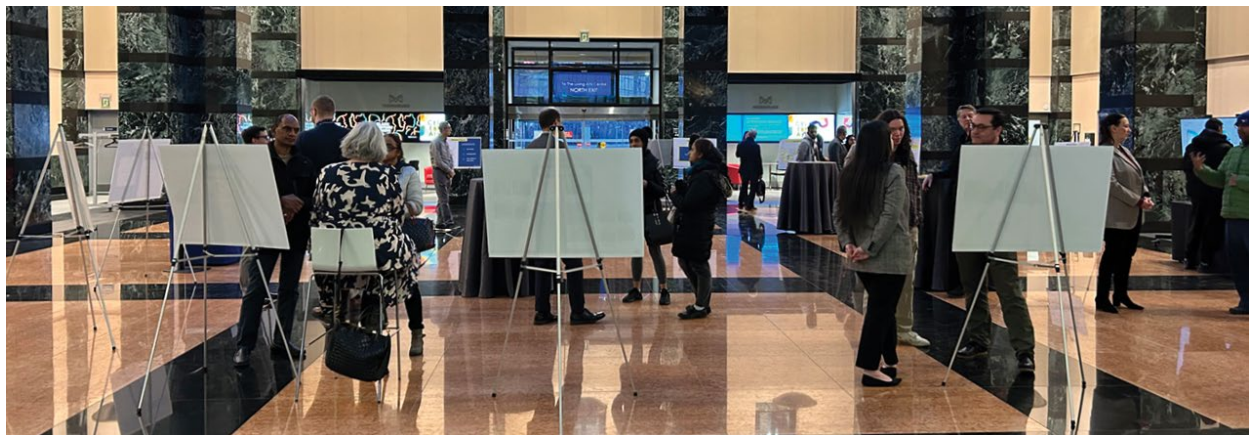


Figure 1.2. Public consultation through community engagement is vital to the development of our City (c. City of Mississauga Staff)

1.5.4 Mississauga will accommodate, to the extent that is possible, the needs of people with disabilities in its engagement with the public.

1.5.5 Mississauga will develop a community engagement program as part of any Official Plan review. Engagement programs will be designed to increase public awareness, encourage active public involvement in the planning process, use creative ways to reach communities generally poorly represented in public discussions and, where appropriate, facilitate consultation and joint planning.

1.5.6 Planning policies and reports will be made available to encourage continuing public awareness and input into the process and to assist in preparing briefs, submissions and responses to planning activities.

1.5.7 When official plan amendment, zoning by-law amendment and plan of subdivision development applications are submitted to the city, adequate information will be made available to the public. This will include the on-site placement of signs by applicants outlining the proposed land use. At least one public meeting will be held, for which the minimum statutory notice requirements under the *Planning Act* will be met. At the discretion of the Ward Councillor, mobile signs may also be used to provide additional notification.

1.5.8 The public meeting will be held by Planning and Development Committee, which is a standing Committee of City Council, or by City Council.

1.5.9 If the meeting is held by the Planning and Development Committee, the recommendation will be considered by City Council at a meeting open to the public. Any person may arrange to appear before Planning and Development Committee or City Council by contacting the Office of the City Clerk. Should a proposed plan of subdivision, official plan amendment and/or a proposed amendment to the zoning by-law change significantly subsequent to the public meeting, City Council may hold a second public meeting. If the change is not significant and still reflects the intent of the recommendation of City Council, a further public meeting may not be required prior to approval of the application by City Council.

1.5.10 Public notice must be given at least 20 days prior to the holding of a statutory public meeting by Planning and Development Committee, General Committee, or City Council. Statutory notice of the public meeting can be given by advertisement:

- a. in a digital and/or print newspaper; or
- b. by individual notice forwarded to owners and occupants of land within 120 m of the lands subject to a development application as shown on the last revised assessment roll or tax roll; and by posting a notice, clearly visible and legible from a public highway or other place to which the public has access, at every separately assessed property within the subject land or, if posting on the property is impractical, at a nearby location chosen by the Clerk of the municipality or the Secretary Treasurer of the planning board.