

Amendment No. #
to
Mississauga Official Plan

2155 Leanne Boulevard

By-law No. _____

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

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan 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 Mississauga Official Plan 2051 regarding the development of nine back-to-back townhouse blocks and an eight storey midrise residential building at 2155 Leanne Boulevard in the Sheridan Growth Node which requires an Official Plan Amendment to redesignate the lands from 'Office' to 'Residential Low Rise II' and 'Residential Mid-Rise'

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

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

ENACTED and PASSED this _____ day of _____, 2026.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. #
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. #.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XXX, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to permit the development of nine (9), four (4) storey back-to-back townhouse blocks and an eight (8) storey midrise residential building buildings on the subject lands, and to redesignate the lands from 'Office' to 'Residential Low Rise II' and 'Residential Mid-Rise'

LOCATION

The lands affected by this Amendment are located on the east side of Leanne Boulevard, west of Erin Mills Parkway, south of Sheridan Park Drive, north of Queen Elizabeth Way. The subject lands are located in the Sheridan Growth Node, as identified in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan ('MOP 2051'), was adopted by City Council on April 16, 2026 and approved by the Ministry of Municipal Affairs and Housing on March 24, 2026, save and except for the outstanding appeals which remain under appeal at the to the Ontario Land Tribunal.

The subject lands are designated 'Office' which permits for office and certain commercial and retail uses. An Official Plan Amendment is required to redesignate the subject lands from 'Office' to 'Residential Low Rise II' and 'Residential Mid-Rise'

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

1. The proposal is consistent with various Provincial planning frameworks, including the Provincial Planning Statement, the Region of Peel Official Plan (April 2022) as approved with Provincial modifications maintained through Bill 150 and Bill 162 and housekeeping revisions as incorporated into the City of Mississauga Official Plan, and the City of Mississauga Official Plan (2026). The proposal is aligned with and contributes towards the implementation of Provincial and City housing objectives and targets.
2. The proposal meets the intent, goals, and objectives of Mississauga Official Plan 2051.
3. The lands are suitable for the proposed uses and are compatible with existing and potential future uses.
4. The site is adequately served and provides connections to a variety of public transportation options, community services and schools, as well as institutional, retail commercial, and open spaces. The proposed development can utilize existing servicing in an efficient manner.
5. The proposal seeks to further diversify the Sheridan Growth Node housing stock by introducing new dwellings through infill development which this area of the City is lacking. Furthermore, unit sizes will range in size to appeal to different household sizes and income levels.

6. The proposal has regard for the surrounding neighbourhoods and context by including appropriate buffers, setbacks, building and site layout, building massing, and streetscape considerations.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Mississauga Official Plan is hereby amended as follows:

Mapping Amendments

1. Schedule 7 – Land Use Designations from the Official Plan 2051 is to be revised to redesignate the subject lands from 'Office' to 'Residential Low Rise II' and 'Residential Mid-Rise'

Text Amendments

N/A

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 Office Consolidation of Mississauga Official Plan dated November 7, 2025.

INTERPRETATION

The provisions of Mississauga Official Plan 2051, adopted by City Council on April 16, 2025 and approved by the Ministry of Municipal Affairs and Housing on March 24, 2026, regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan 2051.

Map "A"

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on XXX in connection with this proposed Amendment.

At the Public Meeting, comments were received by area residents regarding various matters including xxx.

APPENDIX II

City Planning and Development Committee Report – Dated XXX, 2026

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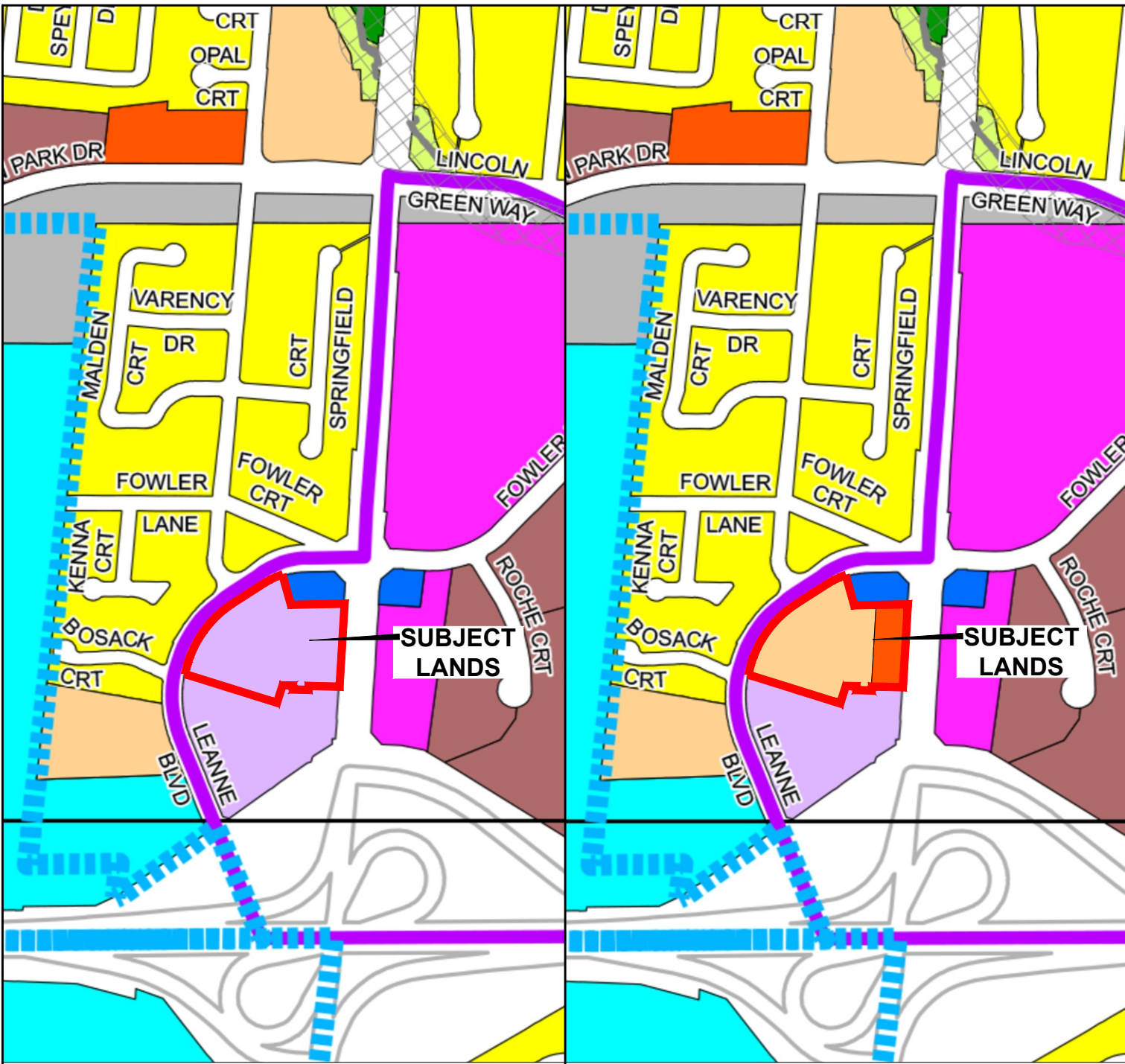
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ENACTED and PASSED this _____ day of _____, 2026.

MAYOR

CLERK

MAP 'A' - PART OF Schedule 7 Land Use Designations



LAND USE DESIGNATIONS

Residential Low-Rise I	Office
Residential Low-Rise II	Business Employment
Residential Mid-Rise	Industrial
Residential High-Rise	Airport
Mixed Use	Institutional
Mixed Use Limited	Public Open Space
Downtown Mixed Use	Private Open Space
Downtown Core Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Mixed Employment	

STRATEGIC GROWTH AREAS

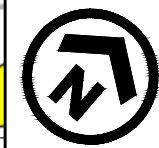
Downtown Core	Employment Area
Growth Centre	Lakeview Innovation Corridor Employment Area
Growth Node	Special Policy Area
	Special Purpose Area

BASE MAP INFORMATION

Heritage Conservation District	Area Exception from LBPIA Operating Area
1996 NEP/2000 NEF Composite Noise Contours	Natural Hazards
LBPIA Operating Area Boundary See Aircraft Noise Policies	

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS



SCALE 1:10,000
APRIL 20, 2026