
PLANNING JUSTIFICATION REPORT

**APPLICATIONS FOR
OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION**

2184 and 2194 Oneida Crescent
City of Mississauga
1001447355 Ontario Inc. and 1000975344 Ontario Inc.
May 2026
GSAI File No. 1665-001

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Planning Justification Report

Official Plan Amendment
Zoning By-law Amendment
Draft Plan of Subdivision
2184 and 2194 Oneida Crescent

1.0 Introduction

Glen Schnarr & Associates Inc. ('GSAI') has been retained by 1001447355 Ontario Inc. and 1000975344 Ontario Inc. (herein referred to as the 'Applicant' or 'Owner') to assist in obtaining the necessary planning approvals to facilitate the redevelopment of the lands municipally known as 2184 and 2194 Oneida Crescent in the City of Mississauga (herein referred to as the 'Subject Lands'). The Subject Lands are generally located on the south side of Oneida Crescent, west of Oneida Court. The properties collectively have an area of approximately 1.971 hectares (4.87 acres), with a frontage of approximately 155 metres on Oneida Crescent. Two single detached dwellings currently occupy the Subject Lands. Section 2.0 of this Planning Justification Report (the 'Report') outlines the area context and surrounding land uses.

The Applicant proposes to redevelop the Subject Lands for seven (7) residential lots and retain an existing single-detached dwelling, currently addressed as 2184 Oneida Crescent, for a total of eight (8) lots. The proposal includes four (4) lots with frontage onto Oneida Crescent, with four (4) lots, inclusive of the existing dwelling, with frontage onto a Common-Element-Condominium ('CEC') road (the 'Proposed Development'). Applications are being submitted to the City of Mississauga for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (the 'Applications') to facilitate the Proposed Development. A detailed description of the Proposed Development is provided in Section 3.0 of this Report.

This Report is submitted in support of the proposed Official Plan Amendment and Zoning By-law Amendment applications and provides an outline of the Proposed Development in the context of the existing applicable planning policy framework. This Report evaluates the merit of the Proposed Development through consistency with the Provincial Planning Statement ('PPS'), conformity with the policy, intent, and purpose of the Region of Peel Official Plan and the City of Mississauga Official Plan. This Report provides the analysis and justification for the proposed development in accordance with good planning principles.

2.0 Site Description and Surrounding Land Use

The Subject Lands are irregularly shaped and located on the south side of Oneida Crescent, just south of Queensway West. The Subject Lands have an area of approximately 1.971 hectares (4.87 acres) and have approximately 155 metres of frontage onto Oneida Crescent (refer to **Figures 1 and 2 – Aerial Context**).

The Subject Lands abut the Credit River valley to the south, which is identified as a component of the City of Mississauga's Natural Heritage System. The balance of the land consists of manicured lawns and wooded areas.

The area surrounding the Subject Lands is an established residential neighbourhood consisting of single-detached dwellings with a range of lot areas and frontages. Mature, tree-lined streetscapes also characterize the surrounding area.

Oneida Crescent is a local road that intersects with the Queensway West. Queensway West. Approximately 250 metres to the north of the Subject Lands is a utility corridor along the south side of the Queensway

West right-of-way, with a multi-use path connecting Old Carriage Road (the western limit of Queensway West) to Hurontario Street.

The surrounding context can be described as:

- Further north, the land uses generally consist of single detached dwellings, parks, community facilities and schools.
 - Parks and community facilities, including Avongate Park, Huron Park, Carriage Way Park, Huron Park and Recreation Centre and the Credit Valley Lawn Tennis Club.
 - Schools including the Hawthorne Public School, St. Jerome Separated School, and St. Martin Secondary School.
 - The New Hope Church is generally located northwest of the Subject Lands.
- To the east of the Subject Lands are single detached dwellings with frontage onto Oneida Court.
- To the south of the Subject Lands are the Credit River and Mississauga Golf and Country Club.
- To the west are single detached dwellings with frontages onto Shardawn Mews.

2.1 Transportation Context

The Subject lands are well-positioned relative to bike infrastructure and bus transit.

A MiWay bus stop serving Route 4 is located on Huron Parkway, just north of Queensway West, approximately 500 metres from the Subject Lands. Route 4 provides service to Cooksville GO Station and the Sherway Gardens Bus Terminal, and provides transfers to Mi Way Express Routes 101, 101A and 103.

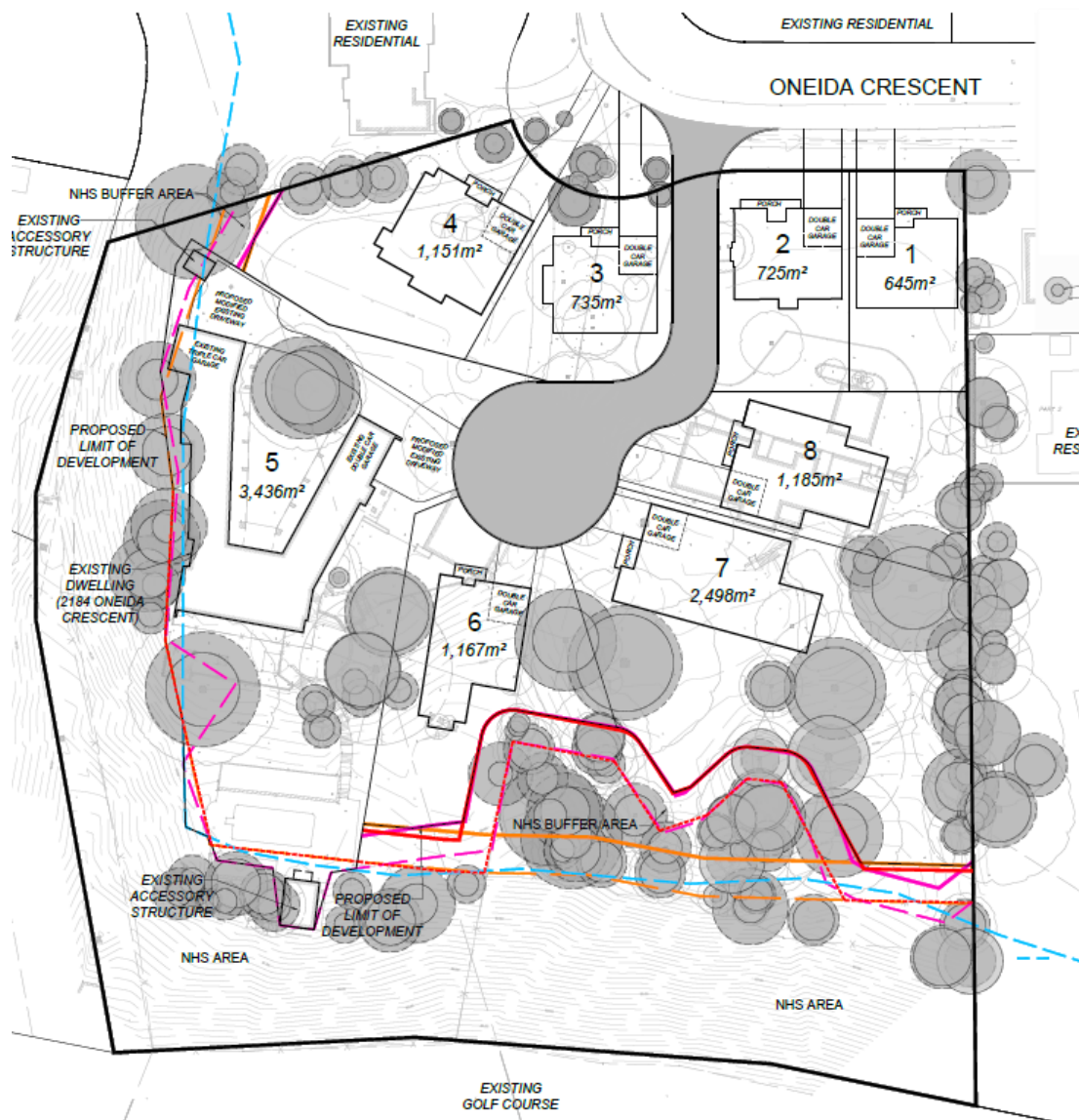
3.0 Proposed Development

The Proposed Development, as illustrated on the Development Concept Plan and Draft Plan of Subdivision (**Appendix A**), prepared by Glen Schnarr & Associates Inc., provides for the following:

- Four (4) detached lots fronting onto Onedia Crescent, these lots will maintain the Residential Large Lot ('RL') zoning, which is in keeping with the balance of the surrounding neighbourhood/lands on Onedia Crescent and Oneida Court;
- Four (4) single detached dwellings are proposed on a shared CEC Road, which provides for an efficient and coordinated development. The CEC road will be accessed via Oneida Crescent and will terminate in a cul-de-sac. The proposal retains the existing dwelling at 2184 Oneida Crescent. The retained dwelling is shown as Lot 5 on the Development Concept Plan, prepared by Glen Schnarr & Associates Inc. The four (4) lots on the CEC road are proposed to be zoned as the City's Detached Dwelling on a CEC-Road ('R16') zone;
- The Proposed Development achieves an overall site density of 6.4 UPHA;
- Lots fronting onto Onedia Crescent have lot frontages that range from 18.3 metres to 20.81 metres, and Lots fronting onto the CEC road have lot frontages that range from 20 metres to 25.53 metres.
- Lot areas range from 645 m² to 2,498 m², which does not include the existing dwelling, which is proposed on a much larger lot with an area of approximately 3,436 m²;

- From a natural heritage and tree preservation perspective, tree preservation zones are identified on the Development Concept Plan, and relate to trees that are proposed to be protected and maintained as part of the Proposed Development;
- With regards to the development limits, the Top of Bank was staked by the Credit Valley Conservation Authority on December 11, 2024, and subsequently confirmed by the City on July 3, 2025. A 6 metre buffer from the Top of the bank is proposed.
- The Credit Valley Conservation Authority also staked the limits of the valley vegetation on December 11, 2025, and subsequently confirmed by the City on July 3, 2025. A 5 metre buffer from the valley vegetation limit is proposed.

In support of the Proposed Development and to illustrate a possible development configuration, a preliminary lot-siting plan has been prepared to show how a dwelling could be accommodated on the proposed lots.



The Proposed Development provides appropriate response and buffering to the site's natural heritage system, while supporting an appropriate built form that is sensitive to the surrounding community and contributes to the City's detached housing stock.

3.1 Summary of Supporting Technical Reports

The following summarizes the findings and recommendations from the technical studies completed in support of the Proposed Development.

Functional Servicing & Stormwater Management Report – C.F Crozier & Associates Inc.

C.F. Crozier & Associates prepared a Functional Servicing & Stormwater Management Report in support of the Proposed Development (dated April 2026). The Functional Servicing & Stormwater Management Report provides the following conclusions:

- Water demand for the Proposed Development will be provided by the existing 150 mm diameter PVC watermain within Oneida Crescent. The proposed freehold units (fronting onto Oneida Crescent) will connect directly to the existing 150 mm diameter PVC watermain within Oneida Crescent. The proposed condominium units will be serviced via a 150 mm diameter watermain that will extend from the existing watermain on Oneida Crescent, through the private access road, and loop as a 50 mm diameter copper watermain beneath the cul-de-sac.
- Sanitary servicing for the Proposed Development will be provided by the existing 250 mm diameter PVC sanitary sewer on Oneida Crescent. The proposed freehold units (fronting onto Oneida Crescent) will connect directly to the existing sanitary sewer. The proposed condominium units will be serviced by a proposed 200 mm diameter sanitary sewer that will connect to the existing sewer and extend along the private access road. Due to servicing elevation constraints, sanitary flows from the condominium units will be collected at a lift station and pumped to the existing 250 mm diameter PVC sanitary sewer on Oneida Crescent.
- Storm servicing for the Proposed Development will be provided by the existing 1500 mm diameter concrete storm sewer located adjacent to the western boundary of the proposed development. To service the proposed development, a 300 mm diameter storm sewer will capture the proposed development's-controlled flow before discharging it to the existing system.
- Sump pumps will collect foundation weeping tile drainage from all proposed units and discharge it to the units' respective rear yards.
- To maintain drainage continuity within the roadside ditch and direct flows toward the existing storm sewer network, 300 mm diameter PVC culverts will be installed beneath the driveways servicing the proposed freehold units.
- The storm sewer system is sized to convey and ultimately discharge the 10-year storm event.
- Water quality control will be provided through a catchbasin shield that collects unclean stormwater and a Jellyfish Filter, through which all controlled stormwater up to the 10-year storm event is routed.

- Water balance and erosion control will be provided via an open bottom stormwater tank, allowing for infiltration.

Transportation Impact Study – C.F. Crozier & Associates Inc.

C.F. Crozier & Associates prepared a Transportation Impact Study in support of the Proposed Development (dated April 2026). The Study concluded that:

- Based on expected trip generations, there are no queuing issues experienced at the intersection of Queensway West and Oneida Crescent/Damien Way under 2031 future total conditions. The expected intersection operations in the future total scenarios are similar to those in the future background scenarios in their respective horizon years. This indicates that the study road network is expected to operate efficiently while accommodating the additional site generated volumes.
- A site access safety review was completed and determined that the Proposed Development is supportable from a sight distance perspective as the minimum sight distance requirements are justified. The site access of the proposed development was compared against the Transportation Association of Canada Geometric Design Guide for Canadian Roads for intersection spacing, driveway spacing, corner clearance, and throat length. It was found that the site access is supportable from a safety perspective as the manual's minimum design requirements are met.

Arborist Report – Strybos Barron King Landscape Architects (SBK)

SBK prepared an Arborist Report (dated April 23, 2026) in support of the Proposed Development. The Report concludes that due to the proposed construction, grading, and servicing constraints, thirty (30) trees, subject to the private tree bylaw, require removal. A permit to remove these trees will be required. A total of seventy (70) trees are required for compensation. All other trees are to be preserved and protected in accordance with the City of Mississauga tree protection standards.

Phase Two Environmental Site Assessment – C.F. Crozier & Associates Inc.

C.F. Crozier & Associates prepared a Phase Two Environmental Site Assessment in support of the Proposed Development (dated April 2026). This Phase Two ESA has been prepared in general accordance with O. Reg. 153/04 to support the proposed residential redevelopment at the Phase Two Property. It is understood that the filing of an RSC for the Phase Two Property is not required, as there is no proposed change to a more sensitive property use.

Stage 1 – 2 Archaeological Assessment – HarutaArchaeology

HarutaArchaeology completed as Stage 1 and 2 Archaeological Assessment in support of the Proposed Development. The Stage 1 archaeological assessment of 2184 and 2194 Oneida Crescent, Mississauga, has determined that the study area exhibits high potential for the identification and recovery of archaeological resources and a Stage 2 archaeological assessment is recommended.

The Stage 2 assessment was conducted on July 18, 2025, under archaeological consulting license P1131, issued to Matthew Haruta, MSc, of Haruta Archaeology, by the MCM. No archaeological resources were identified during the Stage 2 archaeological assessment of the study area; therefore, no further archaeological assessment of the property is recommended.

The Stage 1 – 2 Archaeological Assessment has been entered into the Ministry Registry.

Noise Feasibility Study – HGC Noise Vibration Acoustics (HGC)

HGC prepared a Noise Feasibility Study (dated August 2025) in support of the Proposed Development. The Study found that the primary noise source impacting the site was road traffic on the Queen Elizabeth Way (QEW), while a secondary noise source was road traffic on Queensway West. Road traffic on Oneida Crescent was insignificant since it is a low-volume roadway. Road traffic data was obtained from the Ontario Ministry of Transportation (MTO) and the City of Mississauga. The data was used to predict future traffic sound levels at the locations of the proposed façades of the residential dwelling units and in the rear yards. The predicted sound levels were compared to the guidelines of the Ministry of the Environment, Conservation and Parks (MECP) and the municipality.

The results of the study indicate that the Proposed Development is feasible with the noise control measures described in this Study. The provision for the future installation of central air conditioning by the occupant will be required for the condominium singles. Inclusion of air conditioning will meet and exceed the requirements. There are no specific ventilation requirements for Lots 1 to 4 (fronting onto Oneida Crescent). Any exterior wall and double-glazed window construction meeting the minimum requirements of the Ontario Building Code (OBC) will provide adequate sound insulation for all the dwelling units in this development. Warning clauses are required in property and tenancy agreements to inform future tenants of excessive noise levels.

Environmental Impact Study – Insight Environmental Solutions Inc.

Insight Environmental Solutions Inc. prepared an Environmental Impact Study (dated April 26, 2026) in support of the Proposed Development. The Study concludes:

- The Subject Property is within a Regulated Area under Ontario Regulation 41/24, administered by Credit Valley Conservation Authority (CVC), and a permit under Ontario Regulation 41/24 will be required.
- The property contains Significant Woodland, Significant Valleyland and Significant Wildlife Habitat (SWH) as defined by the Provincial Planning Statement (2024).
- The Significant natural features will be retained, protected, buffered and enhanced as part of the development proposal.
- The suggested mitigation measures include construction timing, site selection, contaminant and spill management, operation of machinery, vegetated protection buffers for natural features, future Planting Plan, mature tree retention, and Best Management Practices (BMPs) for construction.
- It is recommended that best management practices be implemented before, during and after construction to avoid any potential erosion and sedimentation.

Based upon the current assessment of the natural system on the Subject Lands, together with a review of municipal and provincial policies; the Study found it reasonable to conclude that there should be no adverse impacts on the natural system on or adjacent to the Subject Lands.

4.0 Policy and Regulatory Context

The following sections provide a review and analysis of the applicable Provincial, Regional, and Municipal policies and regulations. The following statutory documents have been reviewed:

- Provincial Planning Statement, 2024;
- Region of Peel Official Plan;
- Mississauga Official Plan; and,

- City of Mississauga Zoning By-law 0225-2007.

4.1 Provincial Planning Statement (2024)

On October 20, 2024, the Provincial Planning Statement, 2024 ('PPS') came into effect. The PPS 2024 replaces the Provincial Policy Statement, 2020. All decisions made on or after October 20, 2024, must be consistent with the PPS 2024.

The PPS emphasizes the provincial goal of building 1.5 million homes by 2031, increasing the supply and mix of housing options that respond to a changing market and local demand.

Chapter 2 of the PPS provides policy direction related to *"Building Homes, Sustaining Strong and Competitive Communities"* and applies to the Subject Lands. It generally encourages an appropriate range and mix of housing options to meet Provincial growth forecasts and achieve complete communities. Applicable policies include the following.

Section 2.1.1 and 2.2.2 of the PPS direct planning authorities to base population and employment forecasts on either the Ontario Population Projections, as published by the Ministry of Finance, or continue to rely on growth forecasts previously issued by the Province for the purpose of land use planning. Furthermore, Section 2.1.4 directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet the projected requirements of current and future residents of a regional market area. More specifically, it states that planning authorities shall: *"a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development"*. The PPS 2024 defines "housing options" as *"a range of housing types such as, but not limited to, single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low- and mid-rise apartments."*

Section 2.1.6 provides that *"Planning Authorities should support the achievement of complete communities"* by:

- *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

The PPS defines "Complete Communities" as *"places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations"*.

Section 2.2 of the PPS states that “*Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

Section 2.3.1 of the PPS provides that “Settlement Areas” shall be the focus of growth and development. Additionally, Section 2.3.2 provides that land use patterns within a “Settlement Area” should be based on densities and a mix of land uses which a) efficiently use land and resources, b) optimize existing and planned infrastructure and public service facilities, c) support active transportation, and d) are transit-supportive.

Section 2.3.2 of the PPS directs planning authorities shall support “*general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*” The PPS defines “intensification” as “*the development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas; b) the development of vacant and/or underutilized lots within previously developed areas.*”

Section 2.9 of the PPS directs municipalities to plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate by a) supporting the achievement of compact, transit-supportive, and complete communities, b) incorporating climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and d) promoting green infrastructure and low-impact development. The development of the Subject Lands will facilitate a compact, transit-supportive development that is close to existing public transit and has been designed to manage stormwater

in keeping with the City's and Conservation Authorities' engineering standards. This is addressed in the Functional Servicing Report (dated April 2026) prepared by C.F. Crozier & Associates Inc.

In keeping with the above policy framework, the Subject Lands are located within a Settlement Area, as defined by the PPS. The Proposed Development represents an appropriate form of residential intensification as it provides for a compact built form on portions of the Subject Lands that are currently vacant and unimproved. The Subject Lands are located in the City's Settlement Area and are in proximity to transit and local facilities. The Proposed Development is consistent with the PPS, as it facilitates housing options for residents by providing additional detached dwellings in a compact form that uses land and resources efficiently.

Chapter 4 of the PPS 2024 provides policy direction related to "*Wise Use and Management of Resources*" and applies to the Subject Lands. It generally encourages the protection of natural resources and sustainable development, especially when adjacent to those resources. Generally, the policies state that development or site alteration is not permitted in other natural heritage features unless it has been demonstrated that there will be no negative impacts on those features or their ecological functions.

Section 4.1.1 of the PPS directs "*natural features and areas shall be protected for the long term*". Section 4.1.2 continues by directing that "the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater *features*." Section 4.1.3 provides that natural heritage systems will vary in size and form in settlement areas, rural areas and prime agricultural areas.

Per Section 4.1.5 b), development and site alterations shall not be permitted in significant woodlands in Ecoregions 6E and 7E. The extent of these Ecoregions is provided in Figure 1 of the PPS. An extensive evaluation of the Subject Lands' natural heritage features and wooded areas is described and assessed in an Environmental Impact Study and Arborist Report. The Environmental Impact Study concluded that there were no adverse impacts on the Natural Heritage System. The significant natural features will be retained, protected, buffered and enhanced as part of the Proposed Development.

Section 4.1.7 directs that "*development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements*." The Environmental Impact Study, prepared in support of the development, completed an assessment of the habitat of threatened or endangered species. Accordingly, the Proposed Development is consistent with the policies in Section 4.1 of the PPS.

The Proposed Development allows for an appropriate form of residential intensification with compact built form on portions of the Subject Lands that are currently vacant and underutilized, in an area that is well served by public services and transit, including active transit infrastructure. The settlement proposal makes efficient use of existing and planned infrastructure and public facilities and provides much-needed new housing, contributing to more housing options. Further, the proposed development is consistent with the policies in the PPS relating to natural heritage and endangered species, and provides for a generous dedication of land to the City for natural heritage purposes. As such, the Proposed Development and corresponding OPA and ZBA are consistent with the PPS.

4.2 Region of Peel Official Plan

The Region of Peel Official Plan, April 2022 ('Regional OP') was adopted by Regional Council on April 8, 2022 and received ministerial approval with 44 modifications on November 4, 2022. Bill 150, the Planning Statute Law Amendment Act, 2023, was enacted on December 6, 2023, which reversed most of

the original modifications. On May 16, 2024, Bill 162, the Get It Done Act, 2024, which reinstated 18 modifications, received royal assent, resulting in a net total of 27 modifications to the adopted Regional OP. This report considers the up-to-date version of the Regional OP that reflects Bill 150 and Bill 162.

Bill 185, the Cutting Red Tape to Build More Homes Act, 2024, received royal assent on June 6, 2024. It includes changes to the Planning Act first introduced through Bill 23, the More Homes Built Faster Act, 2022. Among the changes, planning policy and approval responsibilities are removed from some upper-tier municipalities, including the Region of Peel. As of July 1, 2024, the Regional OP is a plan of local municipalities, including Mississauga. The City of Mississauga is required to implement and ensure applications conform to the Regional OP. The Province is now the approval authority for certain Official Plan Reviews and amendments under the *Planning Act*, whereas these were previously the responsibility of Peel Region. Furthermore, the Regional OP will be considered a local planning document along with any City OP.

The Regional OP guides growth and development in the Region. The Regional OP seeks to provide a long-term, holistic approach to planning that guides development while protecting the environment, managing resources, and outlining a regional structure that manages growth effectively and efficiently.

This section outlines sections of the Regional OP that contain policies relevant to the site's development. Table 3 in Section 4.3 of the Regional OP outlines population, households, and employment forecasts for Peel Region. The 2041 forecasts for Mississauga anticipate a population of 921,000, 320,000 households, and 565,000 jobs.

Section 5.2 of the Regional OP provides that it is the ‘goal’ of the Region of Peel *“to provide a diversity of complete healthy communities for those living and working in Peel Region, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel.”*

From a growth management perspective, the Regional OP directs that Delineated Built Up Areas, Strategic Growth Areas, Urban Growth Centres, Major Transit Station Areas, Employment Areas, and Designated Greenfield Areas will have a specific role in managing growth throughout the Region. As such, Section 5.4.1 of the ROP states that it is the Region’s ‘objective’ to *“optimize the use of existing land supply of the Region by directing a significant portion of growth to the Delineated Built Up Areas through intensification...”* The ROP defines “intensification” as *“the development of a property or site at a higher density than currently exists through: a) redevelopment, including the reuse of brownfields, b) the development of vacant and/or underutilized lots within previously developed areas; c) infill development and d) the expansion or conversion and creation of existing buildings.”*

Section 5.4.8 provides a Regional objective to support planning for complete communities that are compact, well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high-quality open space, and easy access to retail and services to meet daily needs.

To support the Region’s objectives, it is the Region’s policy, through Section 5.4.11, to *“direct a significant portion of new growth to the Delineated Built Up Areas of the community through intensification”*. Section 5.4.18.10 of the ROP provides policy direction to facilitate and promote intensification; and that through Section 5.4.18.11, intensification can be accommodated within the Delineated Built Up Area.

The Subject Lands are within the ‘Built-up Area’ on Schedule E-3: The Growth Plan Policy Areas. It is the objective of Regional Council to develop compact, transit-supportive communities and achieve a compatible and diverse mix of land uses through intensification. Additionally, 55% of all residential development in the Region of Peel and 96% of all residential development in the City of Mississauga is to be within the delineated built boundary.

The Subject Lands are within the “Urban System” of the Regional OP. The general objectives of the “Urban System” include establishing healthy, complete urban communities that contain living, working, and recreational opportunities, which respect the natural environment, resources, and the characteristics of existing communities.

The Regional OP directs that the ‘Urban System’ should achieve an intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure, and public finances. The Subject Lands are part of the Urban System within the 2051 Regional Urban Boundary which is where the Regional OP directs urban development and redevelopment.

With regards to the natural heritage system, Schedule ‘C1’ of the Regional OP identifies the eastern limits of the Subject Lands as “Greenlands System”. This designation generally aligns with the existing wooded and natural features on the Subject Lands. The Greenlands System is made up of natural areas and corridors determined jointly with the local municipality.

Section 2.14.1 directs to “*identify, protect, restore and enhance the long-term ecological function and biodiversity of the Greenlands System.*” Per Section 2.14.5, the Region’s Greenland System is made up of the following components, which are applicable to the Subject Lands:

- i. Core Areas, which are designated and shown generally on Schedule C-2, which are protected, restored and enhanced in this Plan and in the local municipal official plans;*
- ii. Natural Areas and Corridors, which will be interpreted, protected, restored, and enhanced and shown, as appropriate, in the local municipal official plans;*

Section 2.14.10 provides that “*refinements to boundaries of the Greenlands System on Schedule C-1 made in accordance with the policies of this Plan and the applicable provincial plans will not require an amendment to this Plan. Local official plans may incorporate refinements to the Greenlands System Core Areas, Natural Areas and Corridors and Potential Natural areas and Corridors in accordance with the interpretation policies of Section 7.3, to reflect existing local natural heritage systems and refinements made through approved development applications.*”

An extensive evaluation of the Subject Lands' natural heritage features and wooded areas is described and assessed in an Environmental Impact Study. As outlined above, the Environmental Impact Study identified the limits of natural heritage features and natural hazard lands, as well as an appropriate buffer to the applicable natural heritage features.

In our opinion, the Proposed Development and the corresponding draft OPA and ZBA conform to the applicable goals, objectives, and policies of the Region of Peel Official Plan, and represent intensification of the Subject Lands that will contribute to the achievement of the Regional growth and housing requirements, while protecting the Regional Greenlands System.

4.3 Mississauga Official Plan 2051

On March 24, 2026, the Minister of Municipal Affairs and Housing issued a Notice of Decision to approve Mississauga Official Plan 2051 (the ‘City OP’). The Official Plan is now in effect, replacing the City’s former Official Plan. The Official Plan outlines a comprehensive land use policy framework to guide growth and development within the City to the year 2051 and includes policies that: establish growth management; provide for a wide range of housing options and transportation options; plan for infrastructure and servicing; protect the natural heritage system and water resources; protect the agricultural system; and other matters.

The Minister approved the City OP with forty-four (44) modifications to to address provincial policy direction, changes to upper-tier planning authority, growth management, affordable housing and inclusionary zoning, water and wastewater servicing, the natural heritage system, wetlands, protect hospital flight paths, aggregate extraction and operations, and to ensure that the Highway 413 Focused Analysis Area and the Northwest Greater Toronto Area Transmission Corridor Narrowed Area of Interest are being planned for and protected.

Chapter 3 of the City OP describes the City Structure and a policy framework for management growth. More specifically, Section 3.2 provides that Mississauga has sufficient land to accommodate projected growth to 2051 and beyond. **New growth will continue to be accommodated primarily through redevelopment and intensification within developed areas** (emphasis added).

Table 3-1 of the City OP outlines the City’s population and employment forecast, as per the Region of Peel Forecasts (April 2022). More specifically, Mississauga anticipates the following:

Year	Population ¹	Households	Employment
2041	920,000	320,000	565,000
2051	995,000	345,000	590,000

1. Population figures include a Census undercount of 3.3 percent.

The Subject Lands are located within a “Neighbourhood” in Schedule 1 – City Structure of the Official Plan. In direction growth, as per Table 3-1, and Policy 3.2.5, the Official Plan directs that the City will:

- a) *ensure that the City’s natural, environmental, and cultural resources are maintained for present and future generations;*
- c) *permit a range of housing options within low-rise residential Neighbourhoods;*

Neighbourhood / Land Use

Chapter 10 of the City OP provides the City’s policy framework for how lands are to be used, in accordance with land use designations. Schedule 10 of the MOP identifies a land use designation for all lands across the City. In accordance with Schedule 10, the Subject Lands are designated “Residential Low Rise I” and “Greenlands” with a “Natural Hazards” overlay (refer to **Figure 8 – Land Use Designation**). The extent of the “Greenlands” designation and the “Natural Hazards” overlay is limited to the rear of the Subject Lands, which abut the Credit River.

The City OP, through Policy 10.2.3.1, provides that those lands designated “Greenlands” are generally associated with natural hazards and/or natural areas where development is restricted. It is important to note that the Implementation Section of the Official Plan, more specifically Policy 18.17.2, states, “*Greenlands are determined on a site-by-site basis and are defined by natural hazards associated with watercourse corridors and Lake Ontario, and the limits of identified natural areas. The limits of the Greenlands are determined in consultation with the City and appropriate conservation authority and through studies, where required, completed by the proponent to the satisfaction of the City and the appropriate conservation*

authority.” With regards to delineating any natural areas and natural hazards, Policy 18.17.5 provides that, “development adjacent to Greenlands lands will be subject to the delineation of natural hazards, natural areas, buffers and setbacks by the City in consultation with the appropriate conservation authority. Dedication and/or restrictive zoning of buffers to Greenlands may also be required by the City in consultation with the appropriate conservation authority.”

The extent of the Subject Lands’ Natural Heritage System and natural areas has been evaluated in an Environmental Impact Study.

Additionally, Policy 18.7.8 states that, “*Reconstruction, minor additions, and **maintenance of legal non-conforming facilities, buildings, and structures may be permitted in Greenlands.** With respect to reconstruction, the development should be relocated to an area that is least susceptible to natural hazards” (emphasis added).* It is important to note that the City’s policy framework allows legal non-conforming facilities, buildings and structures to be located within the Greenlands designation. The proposal seeks to maintain an accessory structure located at the rear of the Subject Lands.

With regards to the “Residential Low -Rise I” designation, the Official Plan, through Policy 10.2.5.4, the designation permits “all low-rise street-facing dwellings, up to three storeys.” However, it is recognized, through Policy 10.2.5.5, that “*Policy 10.2.5.4 will not be interpreted so as to encourage, facilitate or justify the assembly of lots for the purpose of intensification that is not compatible with the existing local planning context.*” In response to this policy direction, it is our opinion that the Proposed Development represents an intensification that is compatible with the existing local planning context, as it facilitates a compatible built form through the implementation of freehold single detached dwellings fronting onto Onedia Crescent and on a CEC road. It is important to note that the form of development proposed in the Proposed Development is consistent with other infill development projects in the City of Mississauga, which facilitate gentle intensification within an established neighbourhood. More specifically, a similar built form and land use, comparable to the surrounding context, can be found at 900 and 904 Mississauga Heights Drive.

Chapter 15 of the Official Plan outlines the City’s policy framework for Neighbourhoods. More specifically, the Subject Lands are located within the “Erindale” Neighbourhood. Mississauga’s neighbourhoods are predominantly low in scale, with the majority of their built form in the low-rise category. It is recognized through Policy 15.1.1.5 that Neighbourhoods will not be the focus for major intensification; however, through Policy 15.1.1.6, intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of the Official Plan.

The Official Plan defines “compatible” as follows:

“means development that enhances the site and surrounding area without introducing unacceptable adverse impacts. Evaluating impacts includes considering contextually relevant matters such as land use, massing, scale, the environment, health, safety, noise, vibration, dust, odours, traffic, sunlight, shadow and wind. Compatible should not be narrowly interpreted to mean “the same as” or “being similar to”

Chapter 15 also directs that “areas subject to Special Sites have been consolidated and can be found in Chapter 17”. The Erindale Neighbourhood is identified as a Special Site. The Subject Lands are within Site 90 (Erindale Neighbourhood), south of Queensway West and west of Stavebank Road (refer to **Figure 7 – Special Site 90**).

Policy 17.90.2 of the Erindale Special Site 90 provides direction concerning lands subject to the “Residential Low Density I” designation. These policies and our direct planning response are outlined in the table below:

Section 17.90.2 <i>Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies apply:</i>	<i>Response</i>
a) <i>preserve and enhance the generous front, rear and side yard setbacks;</i>	The Proposed Development and the implementing ZBA provide for minimum front- and rear-yard setback standards that are generally consistent with the existing built form along Oneida Crescent.
b) <i>ensure that existing grades and drainage conditions are preserved;</i>	In support of the Proposed Development, a Functional Servicing Report was prepared that demonstrated how the redevelopment of the Subject Lands can be serviced from a stormwater management/drainage perspective, and how the redevelopment would be graded, taking into account existing grades along Oneida Crescent and neighbouring properties.
c) <i>encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;</i>	In our opinion, the Proposed Development and the implementing ZBA provide for minimum front, rear, and side yard zoning standards and maximum building height and lot coverage standards that will facilitate new housing that will fit the scale and character of the surrounding area. The proposal allows for a “valley vegetation buffer planting area” and an “interspersed shrub planting area,” as described in the Environmental Impact Study.
d) <i>garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;</i>	Elevations and architectural drawings will be reviewed as part of a subsequent detailed design stage.
e) <i>ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;</i>	The Proposed Development and the implementing ZBA provide for a maximum built height that is consistent with the surrounding context.
f) <i>encourage buildings to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;</i>	In keeping with the zoning for the surrounding neighbourhood, the implementing ZBA requires a maximum building height of 2 storeys. A review of the elevations and architectural elements would be completed as part of a subsequent detailed design process.

<i>g) reduce the hard surface areas in the front yard;</i>	The proposed RL and R16 zone permits a maximum lot coverage of 35%; no modification to this standard is being proposed through the implementation of ZBA. While a review of the overall hardscape and surface areas in the front yard will be completed as part of a subsequent Site Plan process, it is my opinion that the lot configuration, coupled with the applicable zoning regulations, will facilitate a design that encourages soft landscapes.
<i>h) preserve existing mature high quality trees to maintain the existing mature nature of these areas; and</i>	The configuration of the proposed development allows for enhancements to the Natural Heritage System through the implementation of enhancement areas and tree preservation areas, all of which will be conveyed to the City of Mississauga.
<i>i) the lots fronting on Mississauga Heights Drive will be required to have a minimum frontage of 30 m and a minimum area of 1,400 m².</i>	Not applicable to the Proposed Development.

The Proposed Development, along with the corresponding OPA and ZBA, facilitates residential intensification that is compatible with the surrounding neighbourhood. In our opinion, the proposed single-detached dwelling built form will achieve an appropriate size and scale relative to the existing neighbourhood context, ensuring minimal impact on adjacent neighbourhoods. The proposed residential dwellings will incorporate appropriate setbacks to enhance the overall neighbourhood. More specifically, appropriate building standards and setbacks will be enforced through the site-specific ZBA. Tree protection and mitigation measures, as outlined in the Arborist Report and the site-specific Zoning By-law, include additional zoning provisions for a Tree Preservation Area.

The OPA seeks to refine further and delineate the “Greenlands” designation on the Subject Lands, which is in keeping with the natural heritage limits, corridors and tree protection and enhancement areas shown on the settlement proposal. The OPA seeks to identify the Subject Lands as a ‘Special Site’ and, in addition to the policies outlined in Section 16.9.2.2.2, add additional policies that would allow for the lands to develop with single detached dwellings on a CEC road.

Natural Environment

Chapter 4 of the City OP outlines the City’s policies and objectives for protecting, enhancing and restoring the Natural Heritage System. A portion of the Subject Lands is identified as part of the City’s “Green System” (refer to **Figure 5 – Schedule 2: Natural System**). The City OP provides that the “*The location and extent of the Natural Heritage System is conceptually illustrated on Schedule 2: Natural System. Not all Natural Heritage Features are shown on Schedule 2. Additional features are identified through the development approval process, routine city related Natural Heritage work and through watershed planning.*” More specifically, Policy 4.3.2.3 states, “The exact limit of components of the Natural Heritage System will be determined through site-specific studies such as an Environmental Impact Study.”

An extensive evaluation of the Subject Lands' natural heritage features and wooded areas is described and assessed in an Environmental Impact Study. The findings from these studies concluded the limits of natural heritage features and natural hazard lands, as well as an appropriate buffer to the applicable natural heritage features.

Conclusion

Based on the above, it is my opinion that the Proposed Development conforms to the applicable, in-effect MOP policies and meets the planning objectives of the Official Plan. The OPA appropriately implements the intent of the MOP.

4.4 Zoning By-law

The Subject Lands are currently zoned “RL” (Residential Large Lot) and are subject to the “Greenlands” Overlay in the City of Mississauga Zoning By-law 0225-2007 (refer to **Figure 8 – Mississauga Zoning By-law**).

The RL zone permits single detached dwellings and semi-detached dwellings. The surrounding neighbourhood is also subject to the RL zone.

A site-specific amendment is required to facilitate the Proposed Development.

5.0 Planning Instruments

To facilitate the Proposed Development, an Official Plan Amendment and Zoning By-law Amendment are required.

The Official Plan Amendment, attached hereto as **Appendix B**, is required to refine the development limits of the Subject lands, as shown on Special Site 90 in the Erindale Neighbourhood.

The Official Plan Amendment also includes policies to recognize the configuration of the proposed common element condominium development.

The Zoning By-law Amendment, attached hereto as **Appendix C**, is required to rezone a portion of the Subject Lands from “RL” (Residential Large Lot) to a site-specific “RL” (Residential Large Lot) Zone and a site-specific “R16” (Detached Dwelling on a CEC – Road) zone. The proposal is to maintain the “RL” zoning along the Onedia Crescent frontage, which is in keeping with the surrounding neighbourhood, and to zone the balance of the Proposed Development as “R16”, which is the City’s zone that is reserved for detached dwellings on a CEC road.

The Zoning By-law Amendment includes site-specific standards, a Zoning Summary Table has been prepared and included with the submission. The following is an overview of key zoning regulations that are proposed to be amended through the Zoning By-law Amendment:

“RL”

- Allow for a minimum front yard of 6.0 metres;
- Allow for a setback of 2.0 metres to a CEC Road;

All other regulations related to frontage and lot area are being met.

“R16”

- Allow for no visitor parking spaces;
- Define the limits of the “Greenlands” Zone, as shown on the corresponding Zoning By-law Amendment Schedule, and is in keeping with the findings of the supporting technical reports;
- A minimum lot area for an interior lot of 400 square metres and 500 square metres for a corner lot;
- A minimum 6.0 metre setback to a garage face, which is in keeping with the minimum development limits illustrated on the settlement proposal;
- Remove requirements for a sidewalk on a CEC road;
- A minimum interior side yard setback of 1.2 metres, deleting the City’s requirement for an additional 0.61 metres for each additional storey on a detached dwelling;
- Establish minimum rear yard setbacks to align with the development limits, as illustrated on the settlement proposal;
- To allow for a maximum encroachment of 1.5 metres for a porch or deck, exclusive of stairs located at and accessible from the first storey into the required front yard is requested, outside the applicable buildable area; and,
- Establish “Tree Protection Area” to protect and retain existing trees on the Subject Lands.

Draft Plan of Subdivision

A Draft Plan of Subdivision has been submitted to facilitate the creation of lots fronting onto Oneida Crescent, a block for future condominium single-detached dwellings, and to allow for future land conveyances to the City of Mississauga for the natural heritage system.

6.0 Summary and Conclusion

As outlined in this Report, together with the supporting technical reports, the Proposed Development and the corresponding Official Plan Amendment and Zoning By-law Amendment represent an appropriate form of intensification that is compatible with the surrounding context, provides access to municipal infrastructure, and maintains and enhances the Subject Lands' natural areas. The Proposed Development and corresponding planning instruments represent good planning for the following reasons:

- it is consistent with the Provincial Planning Statement, 2024, by providing for intensification within a settlement area where municipal services, providing for new housing options and making efficient use of land will contribute to the creation of a complete community;
- it conforms to the Region of Peel Official Plan;

Glen Schnarr & Associates Inc.

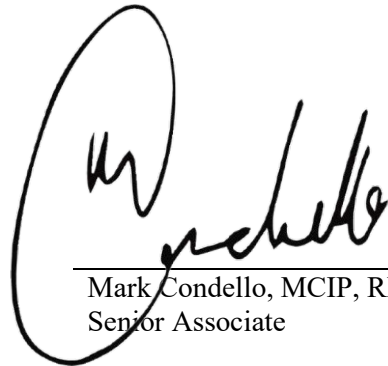
- the Subject Lands are located within a Settlement Area, as defined by the PPS, and Urban Area as defined by the Regional Official Plan and Mississauga Official Plan, which are intended to accommodate growth;
- The approval of the Applications will conform to and will not jeopardize the City Structure policies of the City of Mississauga Official Plan, which permit appropriate infill and intensification development to occur in Neighbourhoods;
- it can be adequately serviced with existing municipal infrastructure;
- it provides a variety of new housing types in a compact form that increases the supply and diversity of the housing stock in the area;
- it is compatible and will transition to and integrate with the surrounding neighbourhood;
- the Official Plan Amendment is in keeping with the intent of the Mississauga Official Plan, as amended by the Official Plan Amendment, and supports the City's planning objectives; and,
- it represents good planning and is in the public interest.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner



Mark Condello, MCIP, RPP
Senior Associate

FIGURES



FIGURE

1

OVERALL AERIAL CONTEXT PLAN

CITY OF MISSISSAUGA

LEGEND

Subject Lands

2184 & 2194 ONEIDA CRESCENT
PART OF LOTS C & D, RANGE 3,
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
APRIL 07, 2026

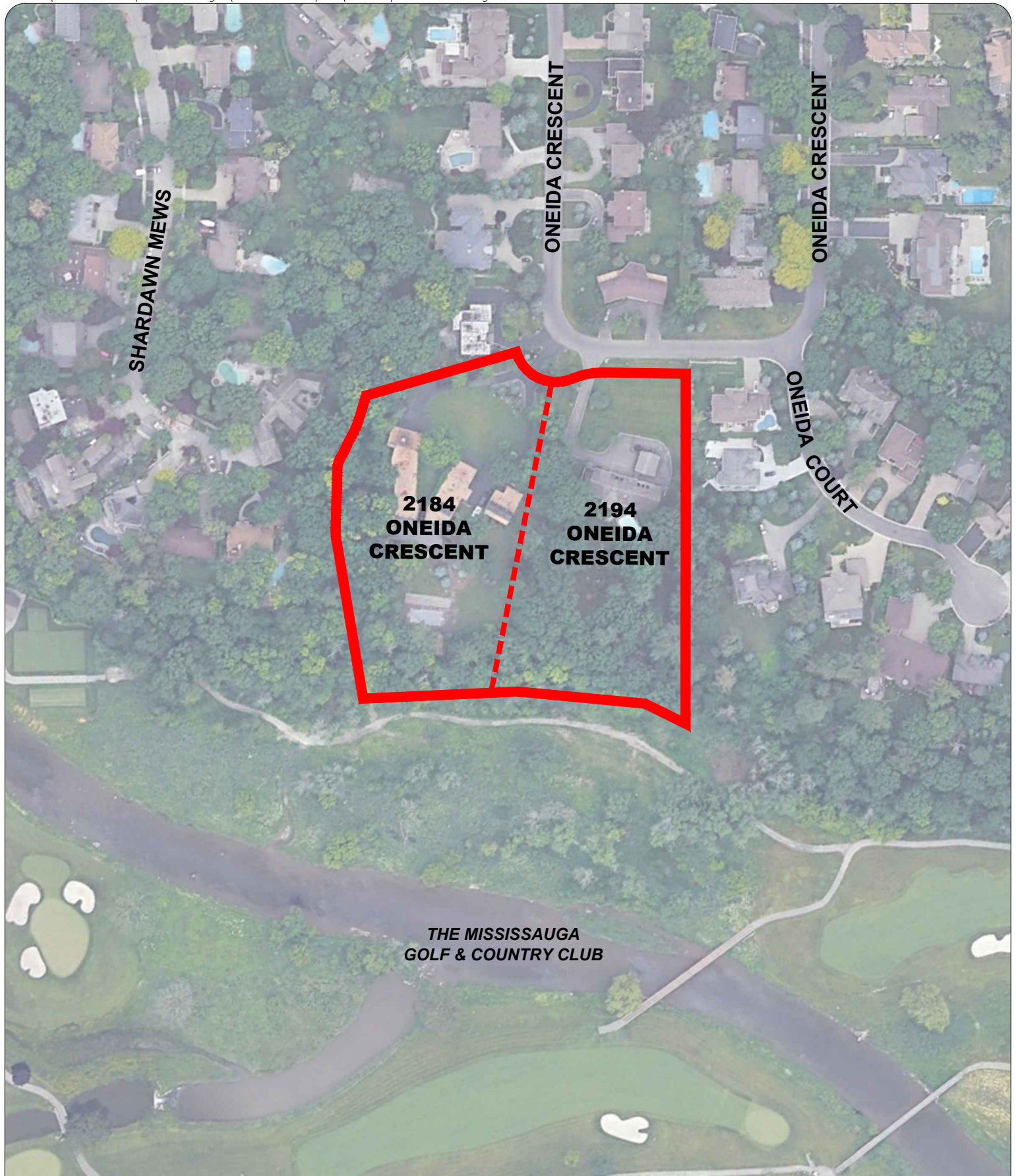


FIGURE
2
AERIAL CONTEXT PLAN
CITY OF MISSISSAUGA

LEGEND

 Subject Lands

2184 & 2194 ONEIDA CRESCENT
PART OF LOTS C & D, RANGE 3.
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
APRIL 07, 2026

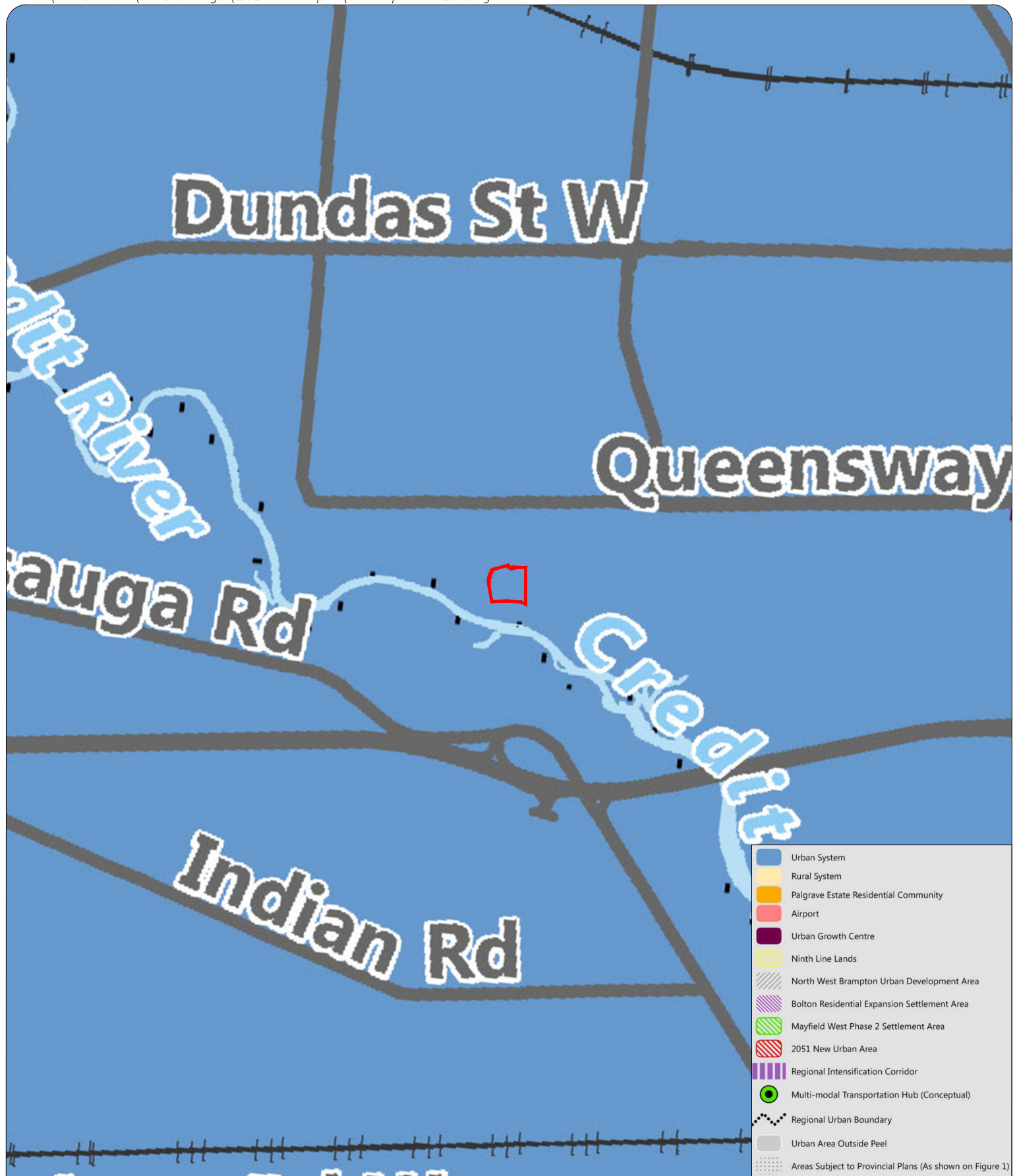


FIGURE
3
REGION OF PEEL OFFICIAL PLAN
SCHEDULE E-1: REGIONAL STRUCTURE

LEGEND

Subject Lands

2184 & 2194 ONEIDA CRESCENT
PART OF LOTS C & D, RANGE 3.
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
APRIL 07, 2026

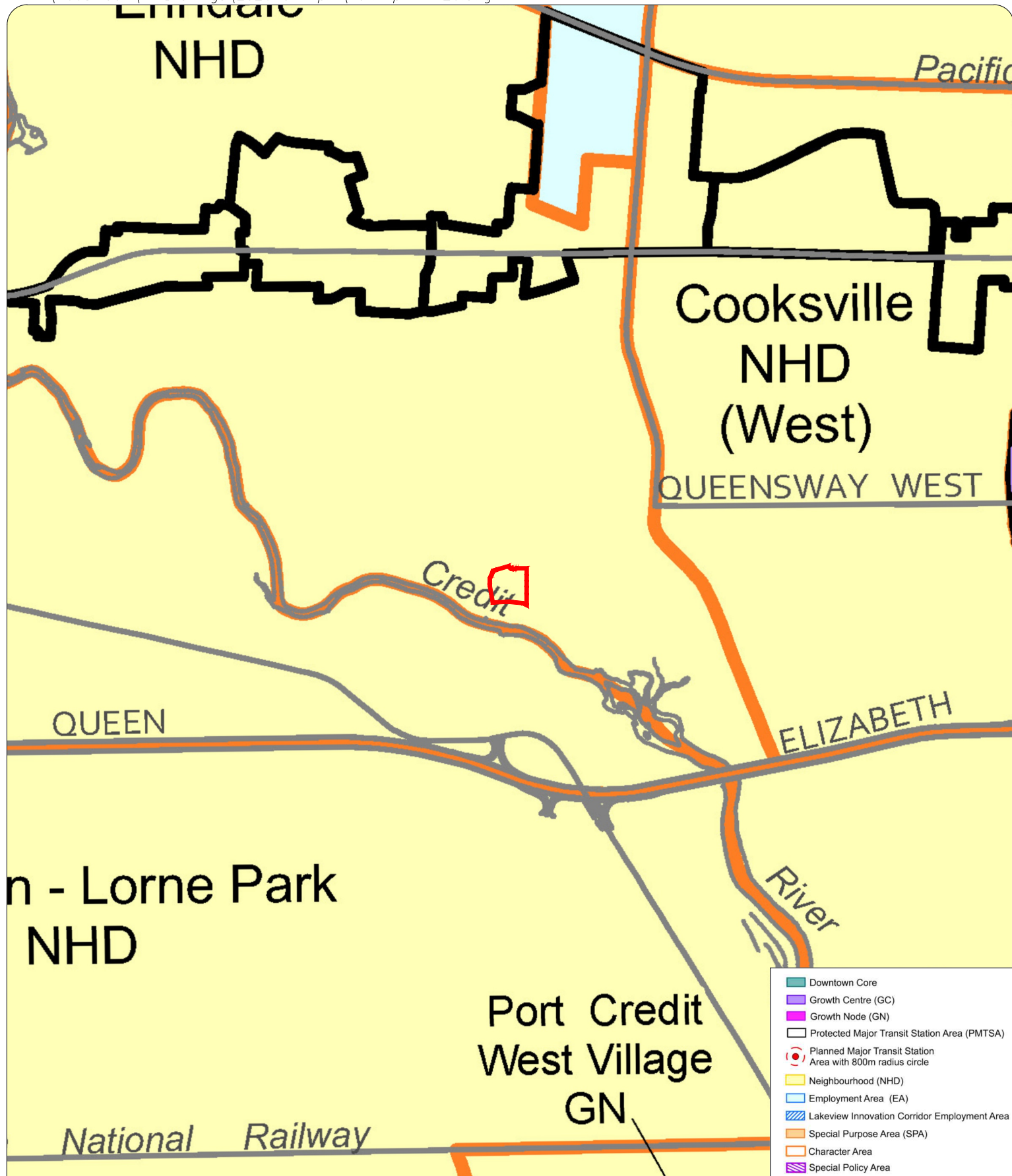


FIGURE
4

MISSISSAUGA OFFICIAL PLAN SCHEDULE 1: CITY STRUCTURE

LEGEND

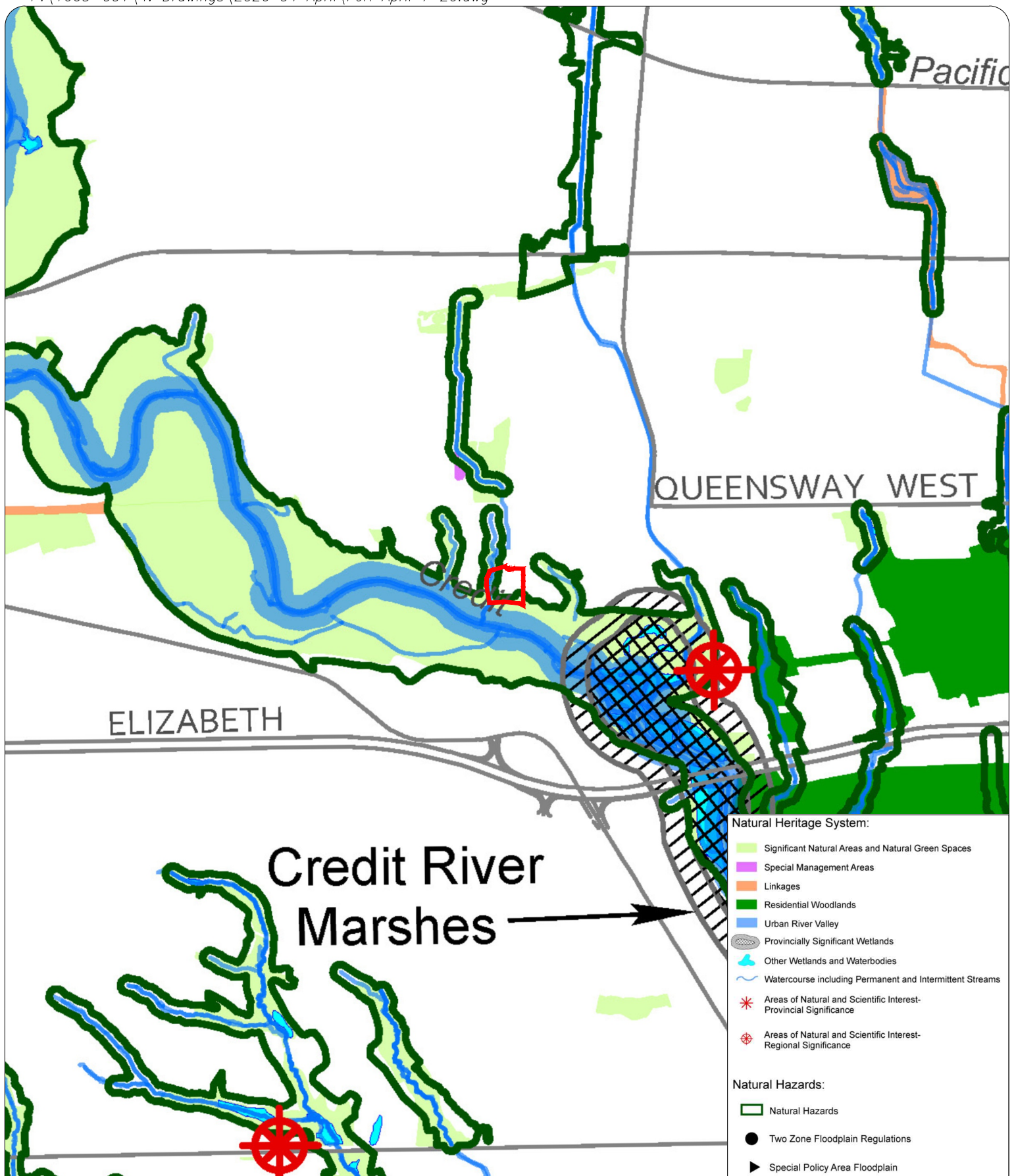
Subject Lands

2184 & 2194 ONEIDA CRESCENT
PART OF LOTS C & D, RANGE 3,
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
APRIL 07, 2026

GSAI
Glen Schnarr & Associates Inc.



FIGURE

5

MISSISSAUGA OFFICIAL PLAN

SCHEDULE 2: NATURAL SYSTEM

LEGEND

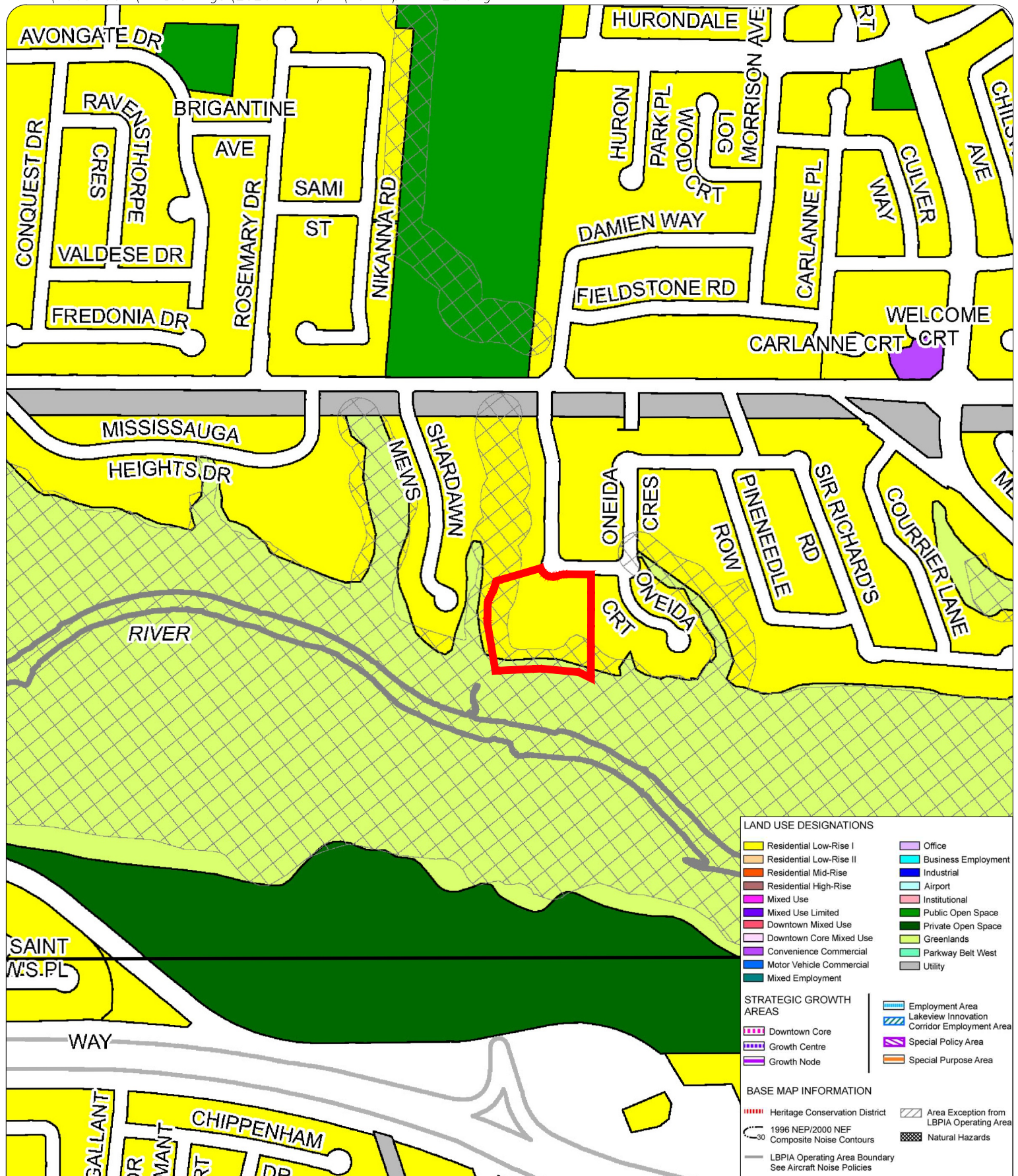
Subject Lands

2184 & 2194 ONEIDA CRESCENT
PART OF LOTS C & D, RANGE 3,
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
APRIL 07, 2026

GSAI
Glen Schnarr & Associates Inc.



FIGURE

6

MISSISSAUGA OFFICIAL PLAN

SCHEDULE 7: LAND USE DESIGNATIONS

LEGEND

Subject Lands

2184 & 2194 ONEIDA CRESCENT
PART OF LOTS C & D, RANGE 3.
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
APRIL 07, 2026

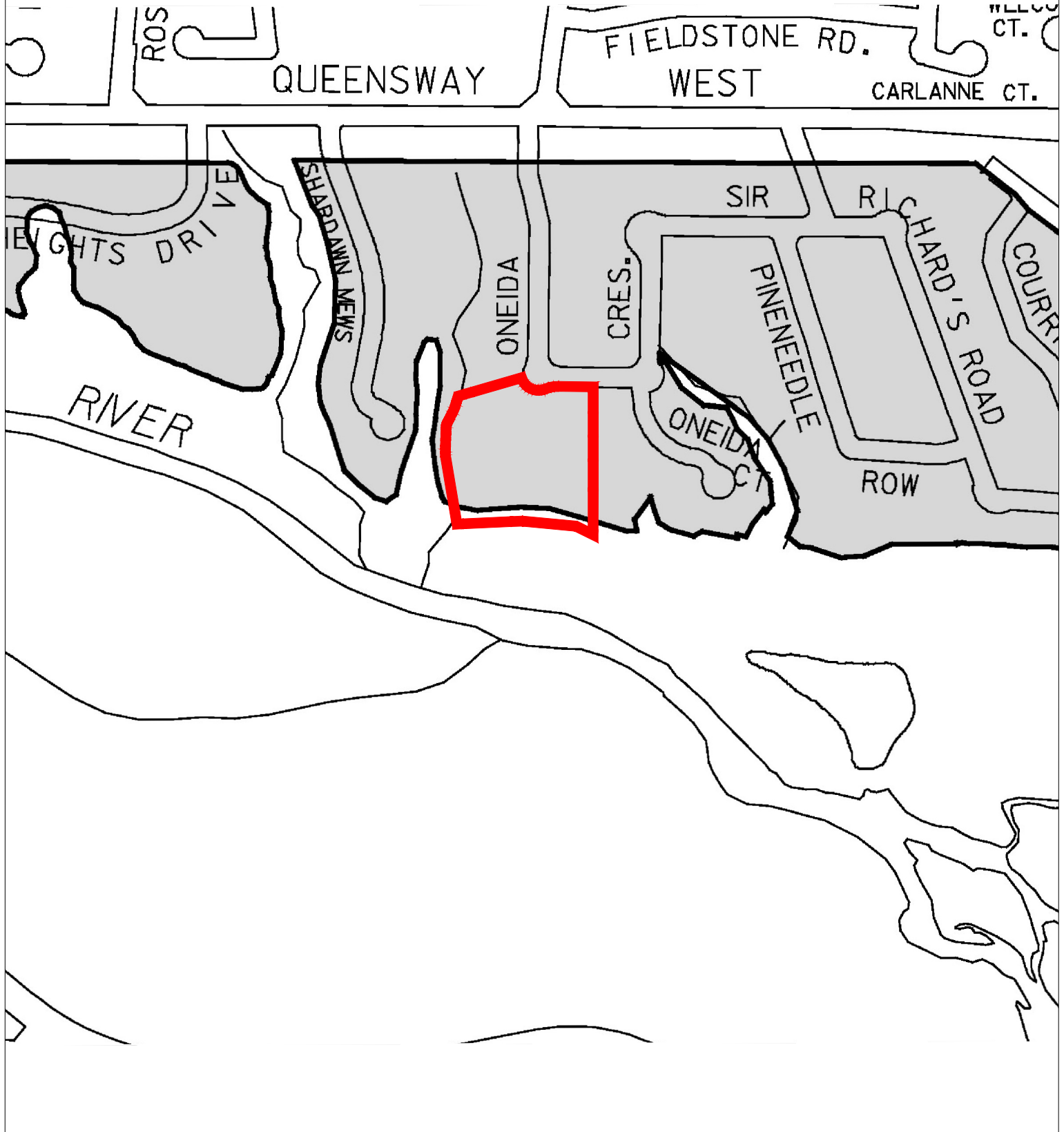


FIGURE
7 **MISSISSAUGA OFFICIAL PLAN**
SPECIAL SITE 90: ERINDALE NEIGHBOURHOOD

LEGEND

 Subject Lands

2184 & 2194 ONEIDA CRESCENT
PART OF LOTS C & D, RANGE 3.
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
APRIL 07, 2026

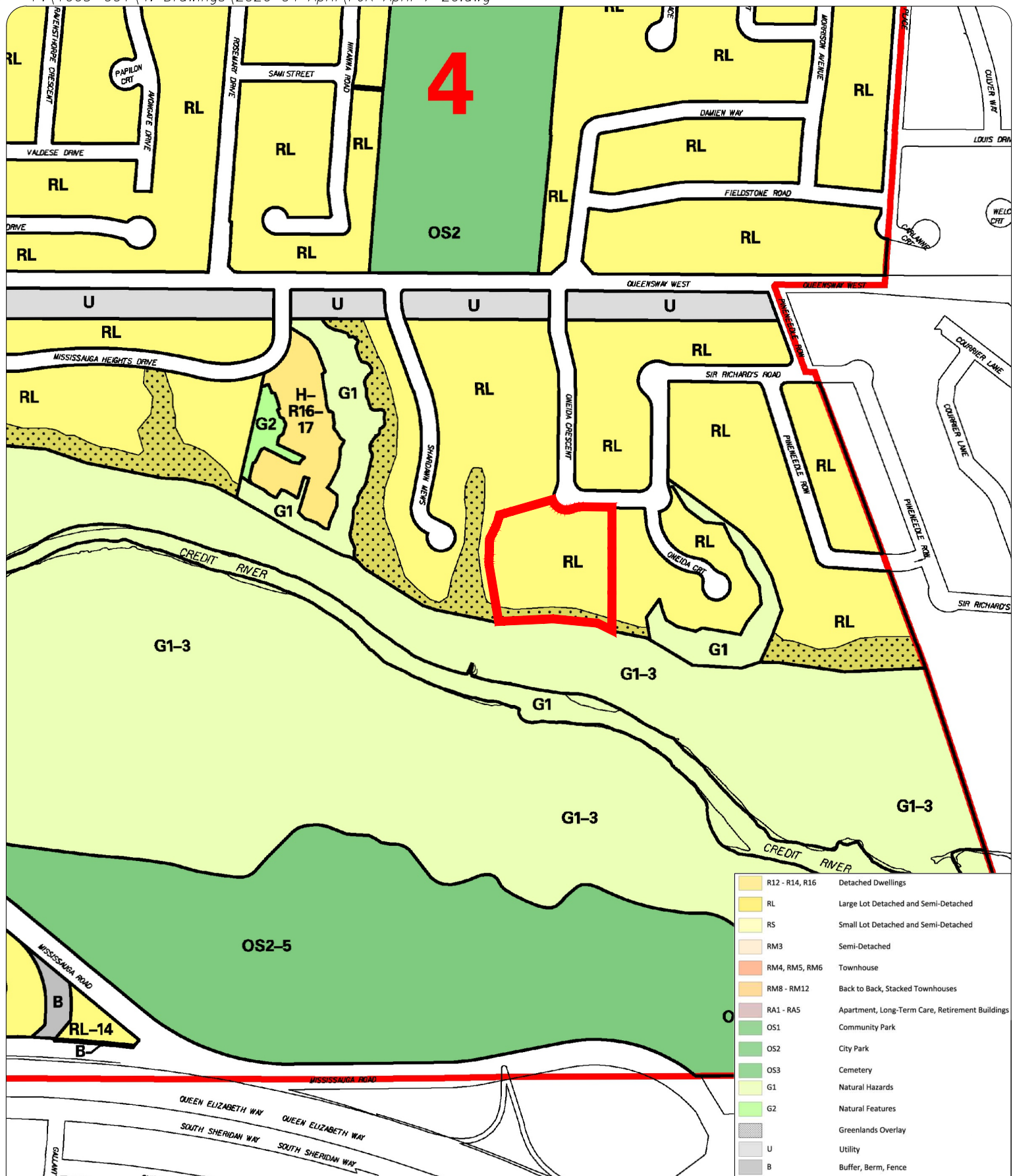


FIGURE 8 **MISSISSAUGA ZONING BY-LAW**
ZONING MAP 16: BY-LAW NO. 0225-2007

LEGEND

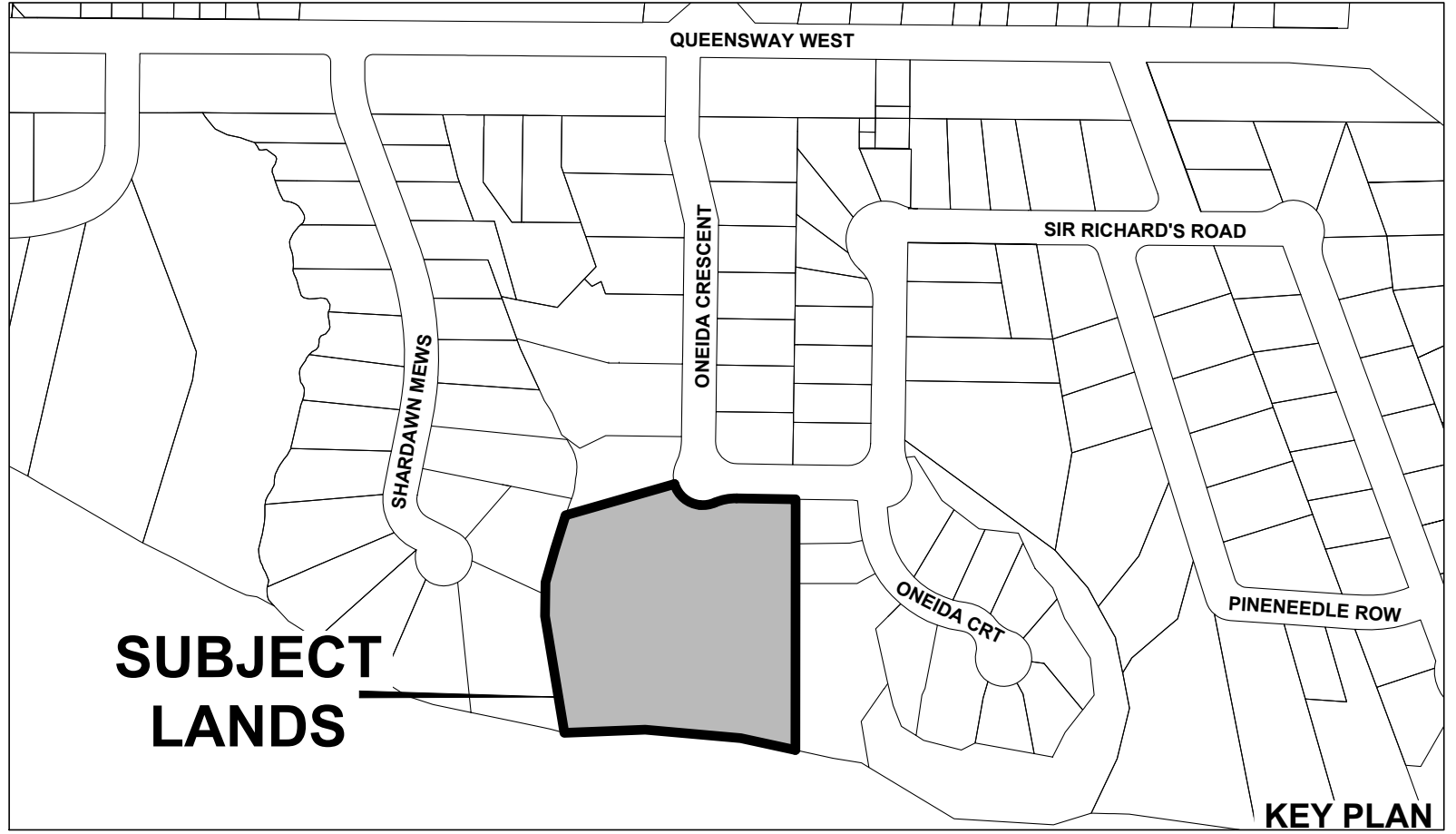
Subject Lands

2184 & 2194 ONEIDA CRESCENT
PART OF LOTS C & D, RANGE 3.
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
APRIL 07, 2026

APPENDIX A
Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION
1001447355 ONTARIO INC. &
1000975344 ONTARIO INC.
FILE # _____

2184 & 2194 ONEIDA CRESCENT
PARTS OF LOTS C & D, RANGE 3
CREDIT INDIAN RESERVE
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED _____ DATE 28/04/2026
DAVID SCHOEDER
1001447355 ONTARIO INC.
1000975344 ONTARIO INC.

SIGNED _____ DATE 28/04/2026
JO-ANNA SCHOEDER
1001447355 ONTARIO INC.
1000975344 ONTARIO INC.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: _____ DATE: MAY 4, 2026
BORYS KUBICKI, O.L.S.
TARASICK MCMILLAN KUBICKI LIMITED.
4181 SLADEVIEW CRESCENT, UNIT 42
MISSISSAUGA ON, L5L 5R2
PHONE: (905) 569-8849

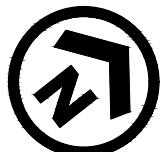
ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED RESIDENTIAL	1-4	0.33	0.82	4	12.12
CONDOMINIUM DETACHED RESIDENTIAL BLOCK	5	0.92	2.27	4	4.35
NATURAL HERITAGE SYSTEM (NHS)	6	0.72	1.78		
TOTAL	6	1.97	4.87	8	4.06



SCALE: 1:400
(24 x 36)
APRIL 28, 2026

APPENDIX B
Draft Official Plan
Amendment

By-law No. _____

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

WHEREAS in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.. 1990, c.P. 13, as amended ('*Planning Act*'), 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 authorized the Regional Municipality of Peel ('Region' or 'Regional') 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 Council 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 has advised that, with regard to Amendment No. XXX, in his or her opinion the Amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desired to adopt certain amendments to the Mississauga Official Plan to modify a Special Site Policy within the Erindale Neighbourhood Character Area;

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

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

ENACTED and PASSED this _____ day of _____, 20XX.

Mayor

Clerk

Amendment No. XXX
to
Mississauga Official Plan

The following text and Map 'A' attached hereto constitute Amendment No. XXX

PURPOSE

The purpose of this Amendment is to amend the Official Plan and the Erindale Neighbourhood Character Area policies.

LOCATION

The lands affected by this Amendment are located on the south side of Oneida Crescent, south of Queensway West. The land is municipally addressed as 2184 and 2194 Oneida Crescent. The lands are located within the Erindale Character Neighbourhood, as identified in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect on March 26, 2026.

The lands are designated Residential Low Density I and Greenlands and are within the area subject to Special Site 90 policies in the Erindale Neighbourhood. The policies permit detached, semi-detached and duplex dwellings. The Greenlands designation permits various conservation related uses.

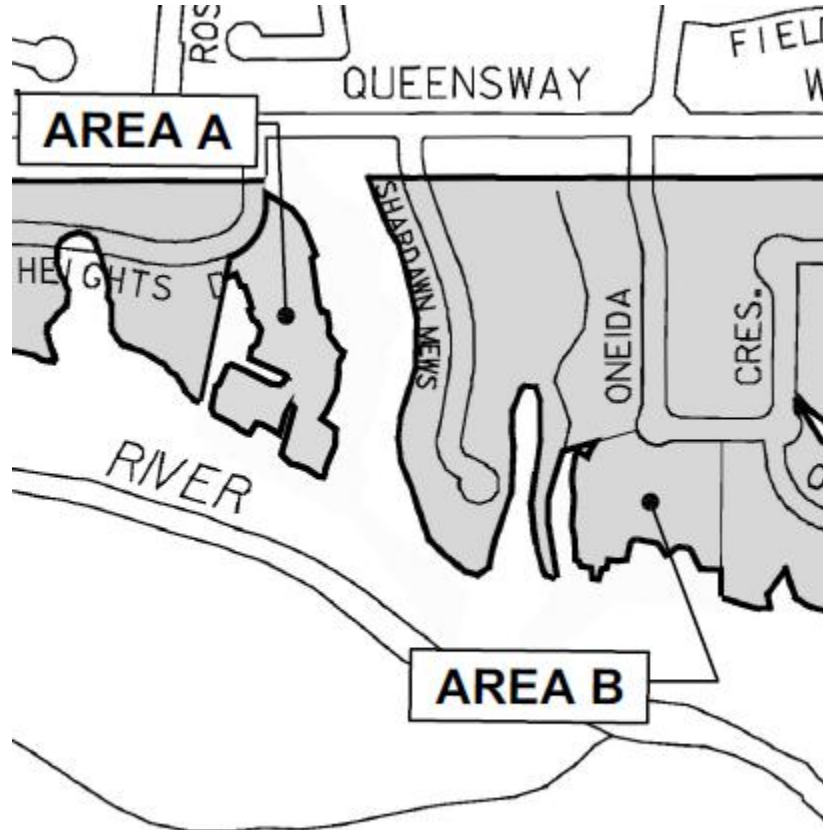
The proposed Amendment to the Special Site 90 policies adds site-specific policies to facilitate single detached dwellings on a common-element-condominium road.

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

1. The proposed development is consistent with and promotes the growth management and intensification policies of the Provincial Planning Statement.
2. The policies and objectives of Mississauga Official Plan are supported by the proposal as it contributes to a range of housing types, sizes and tenures, and it efficiently and effectively utilizes existing community infrastructure and facilities.
3. The proposed development is compatible with the surrounding lands uses and appropriate given the larger context. It is an infill intensification development within a Neighbourhood Character Area that has been designed at a scale that respects and relates to the surrounding community.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 17.90.2, Special Site 90, Special Site Policies, Erindale Neighbourhood Area, of Mississauga Official Plan, is hereby amended by deleting the Special Site map and replacing with the following:



2. Section 17.90.2, Site 90, Special Site Policies, Erindale Neighbourhood of Mississauga Official Plan, is hereby amended by adding the following:

17.90.2.1 Notwithstanding Section 117.90.2, for lands identified as Area B, redevelopment of the lands will be limited to single detached dwellings on a common element (CEC) road.

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 lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated March 26, 2026

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.

MAP 'B' - PART OF Schedule 2 Natural Systems

Natural Heritage System:

-  Significant Natural Areas and Natural Green Spaces
-  Special Management Areas
-  Linkages
-  Residential Woodlands
-  Urban River Valley
-  Provincially Significant Wetlands
-  Other Wetlands and Waterbodies
-  Watercourse including Permanent and Intermittent Streams
-  Areas of Natural and Scientific Interest-
Provincial Significance
-  Areas of Natural and Scientific Interest-
Regional Significance

Natural Hazards:

-  Natural Hazards
-  Two Zone Floodplain Regulations
-  Special Policy Area Floodplain



SCALE N.T.S.
MAY 5, 2026



MISSISSAUGA



EXISTING LAND USE DESIGNATIONS

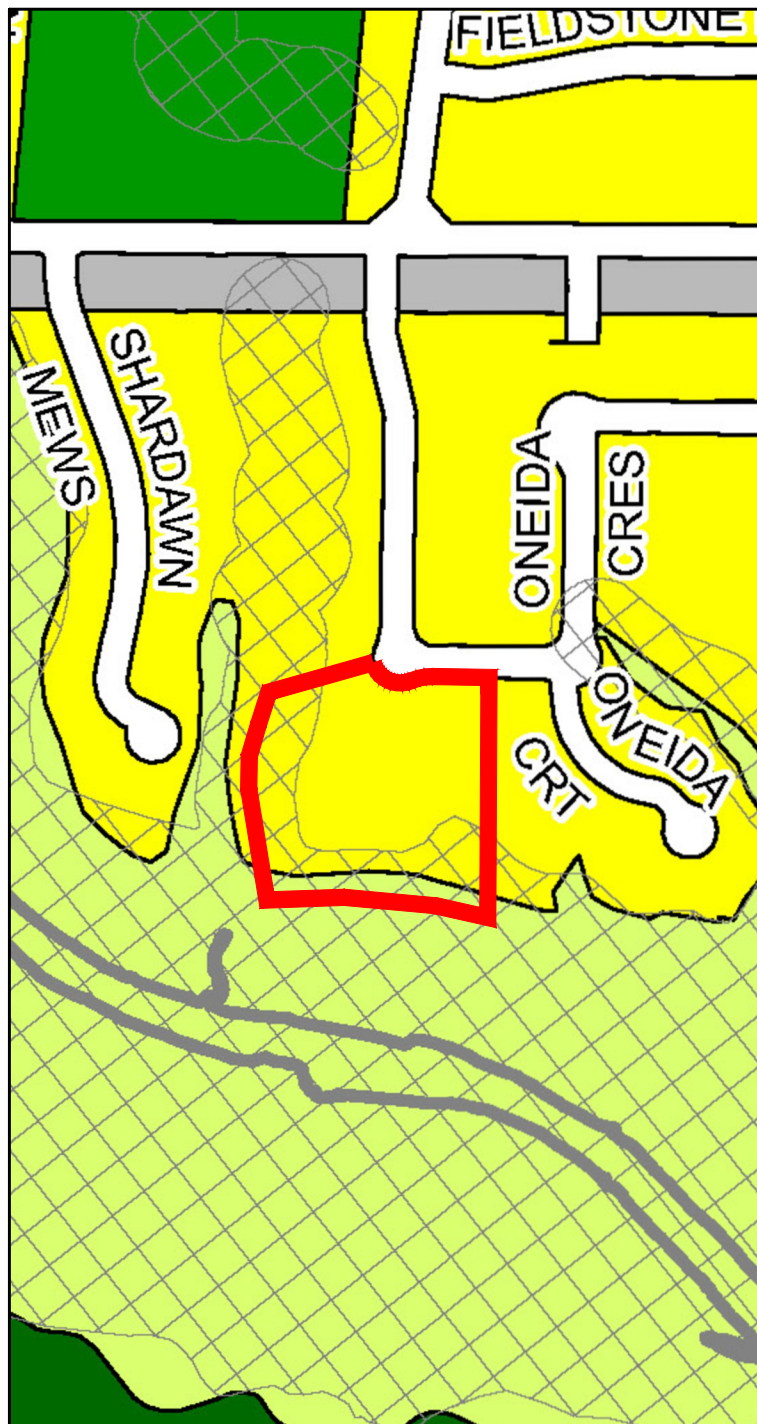


PROPOSED LAND USE DESIGNATIONS

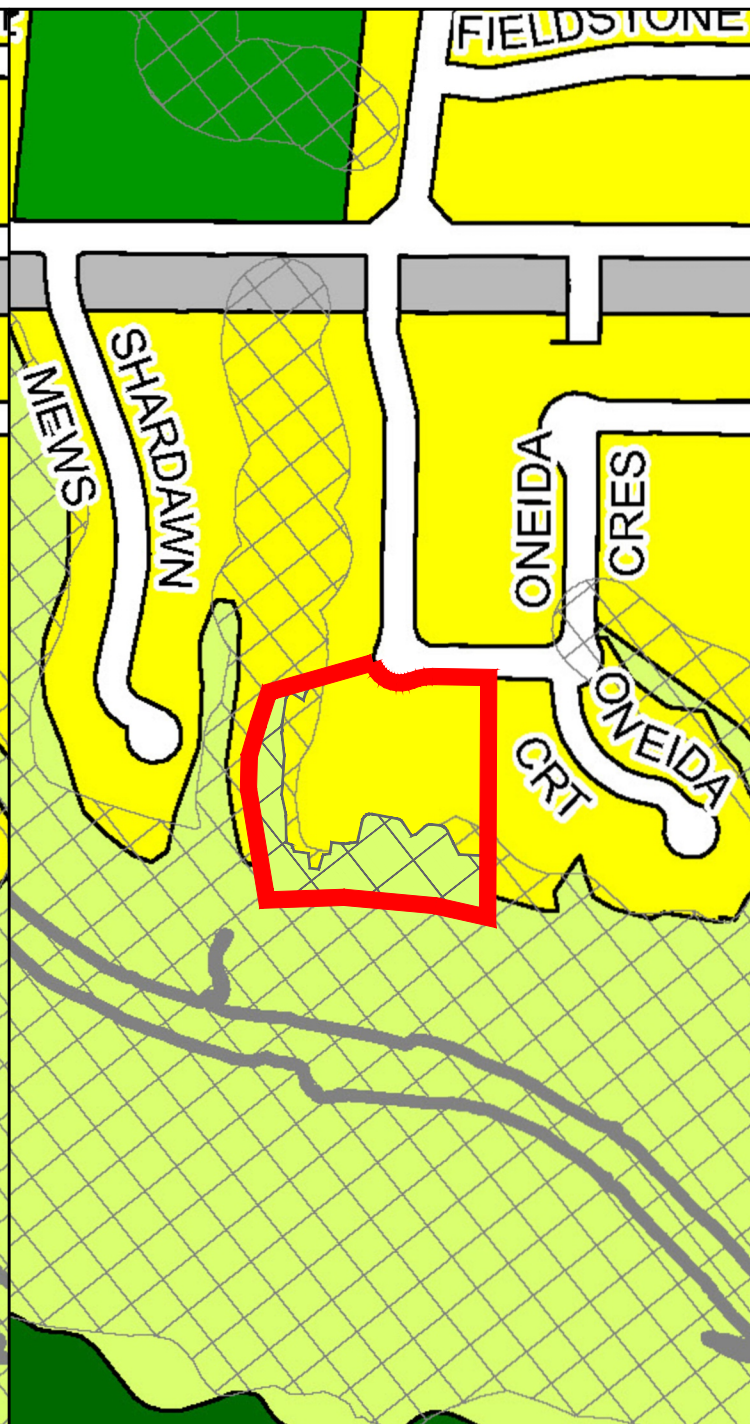
MAP 'C' - PART OF Schedule 7 Land Use Designations

LAND USE DESIGNATIONS

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



EXISTING LAND USE DESIGNATIONS



PROPOSED LAND USE DESIGNATIONS



SCALE N.T.S.
MAY 5, 2026

APPENDIX C

Draft Zoning Amendment

2184 and 2194 Oneida Crescent

Type of Application: Zoning By-law Amendment

NOTE: Nothing in this document precludes our ability to add and / or change provisions throughout the planning process. We reserve the right to review any final By-law(s) prior to approval.

Notwithstanding the Section(s) outlined under the 'Required Zoning Standard / Regulation', the standard(s) shown under 'Proposed Zoning Standard / Regulation' shall apply.

BY – LAW SECTION	REGULATION	REQUIRED STANDARD	REQUESTED STANDARD
3.1.1.12.1	Electric Vehicle Ready Parking Spaces	Electric vehicle ready parking spaces shall be provided in accordance with Table 3.1.1.12 - Minimum Required Number of Electric Vehicle Ready Parking Spaces. (0117-2022) Table 3.1.1.12 – Minimum Required Number of Electric Vehicle Ready Parking Spaces Detached Dwelling – 1.0 of the required parking spaces with an exclusive use garage,	No electric vehicle ready parking spaces being provided.
3.1.2.1	Required Number of Parking Spaces for Residential Uses	Precinct 4 Condominium Detached Dwelling: 2.0 resident spaces per unit 0.25 visitor spaces per unit	No visitor spaces provided. Only related R16 zone.
3.1.3.1.B.	Required Number of Accessible Parking Spaces	4% of the total visitor parking spaces required	No accessible parking spaces provided. Only related R16 zone.
4.1.4	Swimming Pool	An outdoor swimming pool is permitted accessory to a detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse subject to the following regulations:	Provision met

BY – LAW SECTION	REGULATION	REQUIRED STANDARD	REQUESTED STANDARD
4.1.8.1	Setbacks to Greenlands Zone	The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required yard/setback	Per Schedule XX
4.1.9.1.2	Driveways	A maximum of one (1) driveway shall be permitted per lot in R1 to R16, RM1 to RM3 and RM6 zones	Provision met
4.1.9.4	Driveways and Parking	The nearest part of a driveway or any other parking area for a detached, semi-detached, linked, duplex, triplex and end unit of a street townhouse shall be a minimum distance of 0.6 m from any side lot line other than the common side lot line separating an attached semi-detached, an attached street townhouse or a detached garage with a joint party wall	Provision met
4.1.13	Minimum Gross Floor Area – Residential	All dwelling units in R1 to R16 and RM1 to RM6 zones shall have a minimum gross floor area – residential of 60 sq m	Provision Met
4.1.12	Garage Regulations	An attached garage in R1 to R16 and RM1 to RM12 zones shall comply with the regulations contained in Table 4.1.12.1 - Garage Regulation	Provision Met
4.1.14.1	Common Element Condominium (CEC)	CEC-visitor parking spaces shall be provided within a common element area	No visitor parking is provided.
4.1.14.2	Common Element Condominium (CEC)	The width of the paved portion of a CEC-road shall be the perpendicular distance measured between the inside faces of opposing curbs. At the point where a CEC-visitor parallel parking space abuts a CEC-road, the width of the paved portion of the CEC-road shall be the perpendicular distance measured	Provision met

BY – LAW SECTION	REGULATION	REQUIRED STANDARD	REQUESTED STANDARD
		between the CEC-visitor parallel parking space and the inside face of the opposing curb	
RL Zoning			
4.2.1	RL – Permitted Uses	Detached dwelling	Provision met
4.2.1	RL – Zone Regulations	Minimum Lot Area – Detached Dwelling – Interior Lot – 550 m ²	Provision met
4.2.1	RL – Zone Regulations	Minimum Lot Area – Detached Dwelling - Corner Lot – 720 m ²	Provision met
4.2.1	RL – Zone Regulations	Minimum Lot Frontage – Detached Dwelling – Interior Lot – 15.0 m	Provision met
4.2.1	RL – Zone Regulations	Minimum Lot Frontage – Detached Dwelling – Corner Lot – 19.5 m	Provision met
4.2.1	RL – Zone Regulations	Minimum Lot Coverage – 35%	Provision met
4.2.1	RL – Zone Regulations	Minimum Front Yard – Detached Dwelling – Interior Lot – 7.5 m	Delete provision – a minimum front yard of 6.0 m is requested.
4.2.1	RL – Zone Regulations	Minimum Front Yard – Detached Dwelling – Corner Lot – 6.0 m	Provision met
		Garage face – equal to front yard	Provision met
4.2.1	RL – Zone Regulations	Minimum Exterior Side Yard – 6.0 m	Delete provision. 2.0 m to a CEC road is requested.
4.2.1	RL – Zone Regulations	Minimum Interior Side Yard - Detached Dwelling: 1.2 m	Provision met
4.2.1	RL – Zone Regulations	Minimum Rear Yard – 7.5 m	Provision met

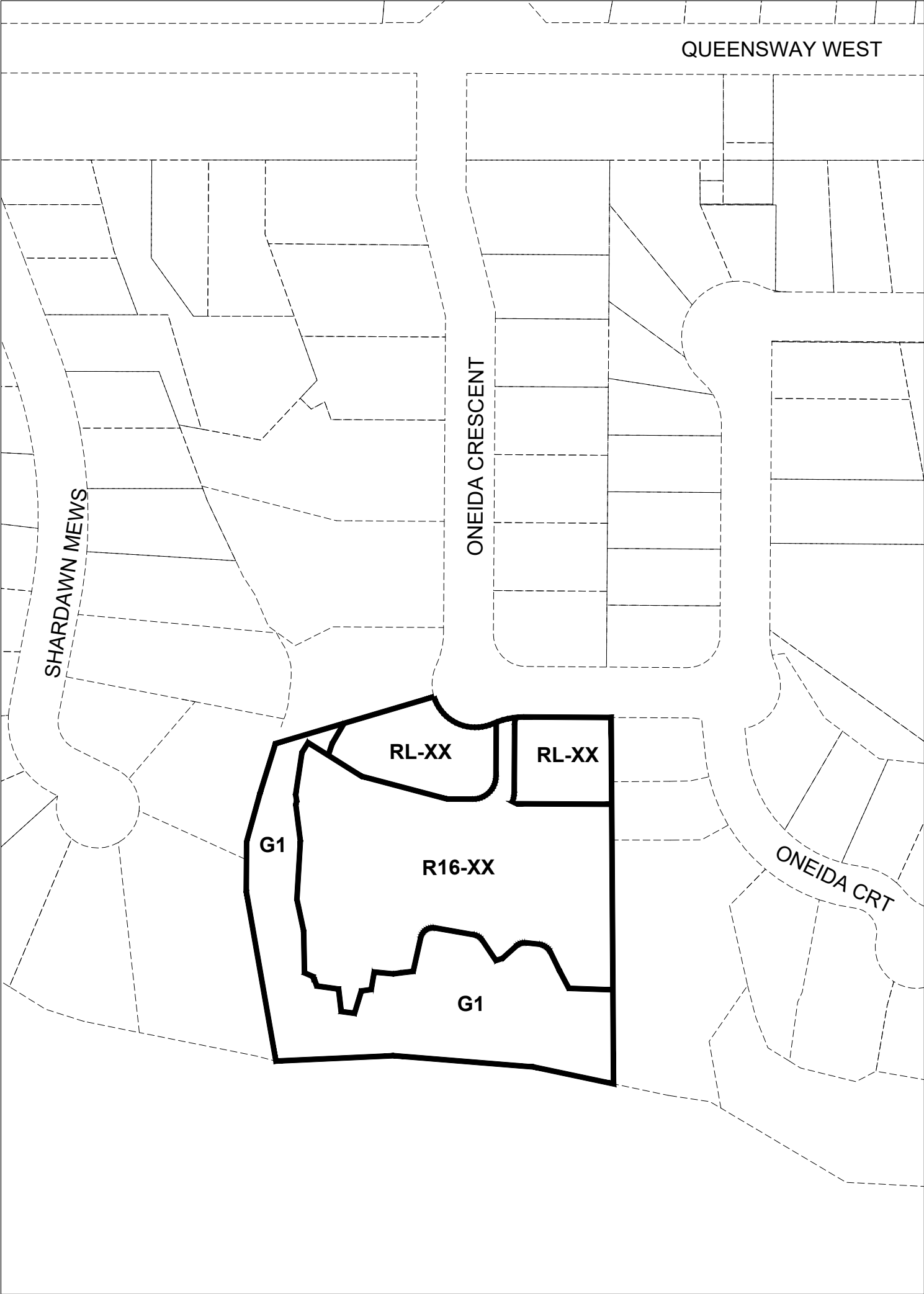
BY – LAW SECTION	REGULATION	REQUIRED STANDARD	REQUESTED STANDARD
4.2.1	RL – Zone Regulations	Maximum Height – Highest ridge – sloped roof – 10.7 m	Provision met
4.2.1	RL – Zone Regulations	Attached garage – permitted	Provision met
4.2.1	RL – Zone Regulations	Minimum Landscape soft area in the yard containing the driveway – Detached Dwelling – 40% of the front yard or exterior side yard	Not applicable.
4.2.1	RL – Zone Regulations	Maximum Dwelling Unit Depth – 20.0 metres	Provision met
R16 Zoning			
4.7.1	R16 – Permitted Uses	Detached dwelling on a CEC – Road	Provision met
4.7.1	R16 – Zone Regulations	Minimum Lot Area – Interior Lot – 550 sq m	Provision met
4.7.1	R16 – Zone Regulations	Minimum Lot Area – CEC – Corner Lot – 720 sq m	Provision met
4.7.1	R16 – Zone Regulations	Minimum Lot Frontage – Interior Lot – 15.0 m	Provision met
4.7.1	R16 – Zone Regulations	Minimum Lot Frontage – CEC - Corner Lot – 19.5 m	Delete provision
4.7.1	R16 – Zone Regulations	Maximum Lot Coverage – 35%	Provision met
4.7.1	R16 – Zone Regulations	<i>Minimum Front Yard</i>	

BY – LAW SECTION	REGULATION	REQUIRED STANDARD	REQUESTED STANDARD
4.7.1	R16 – Zone Regulations	Interior Lot / CEC – corner lot – 7.5 m	Delete provision – a minimum front yard of 6.0 m is requested. For the purposes of zoning, the private road is deemed to be the front lot line
4.7.1	R16 – Zone Regulations	Minimum setback from a garage face to a street, CEC – road or CEC-sidewalk – 7.5 m	Delete provision – a minimum setback from a garage face of 6.0 m is requested
4.7.1	R16 – Zone Regulations	Minimum Exterior Side Yard	
4.7.1	R16 – Zone Regulations	Lot with an exterior side lot line abutting a street – 6.0 m	Not applicable
4.7.1	R16 – Zone Regulations	Lot with an exterior side lot line abutting a CEC – road – 6.0 m	Not applicable.
4.7.1	R16 – Zone Regulations	Lot with an exterior side lot line abutting a CEC – sidewalk – 3.3 m	Not applicable, no sidewalks provided.
4.7.1	R16 – Zone Regulations	Minimum setback from a garage face to a street, CEC-road or CEC – sidewalk – 6.0 m	Provision met.
4.7.1	R16 – Zone Regulations	Minimum Interior Side Yard	
4.7.1	R16 – Zone Regulations	Interior lot/corner lot – 1.2 m plus 0.61 m for each additional storey or portion thereof above one storey	Delete provision – 1.2 metres is requested, deleting requirements an additional 0.61 m for each additional storey or portion thereof above one storey.

BY – LAW SECTION	REGULATION	REQUIRED STANDARD	REQUESTED STANDARD
4.7.1	R16 – Zone Regulations	Where interior side lot line is the rear lot line of an abutting parcel – 2.5 m	Not Applicable
4.7.1	R16 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.7.1	R16 – Zone Regulations	Interior lot / CEC-corner lot – 7.5 m	Delete provision – A 3.0 metres rear yard setback is required for Lot 6. All other lots – provision is met
4.7.1	R16 – Zone Regulations	Maximum height – 10.7 m	Provision met.
4.7.1	R16 – Zone Regulations	<i>Encroachments, Projections and Setbacks</i>	
4.7.1	R16 – Zone Regulations	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards – 1.5 m	Delete provision – a maximum encroachment of 1.5 m of a porch or deck, exclusive of stairs located at and accessible from the first storey into the required front yard is requested, outside the applicable buildable area, as shown on Schedule R16-XX.
4.7.1	R16 – Zone Regulations	Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards – 0.6 m	Allowed outside of the buildable area as shown on Schedule A. But allow outside of buildable area

BY – LAW SECTION	REGULATION	REQUIRED STANDARD	REQUESTED STANDARD
4.7.1	R16 – Zone Regulations	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey, or awning into the required rear yard – 5.0 m	Allowed outside of the buildable area as shown on Schedule R16-XX
4.7.1	R16 – Zone Regulations	Maximum encroachment of a balcony, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard – 1.0 m	Allowed outside of the buildable area as shown on Schedule R16-XX.
4.7.1	R16 – Zone Regulations	Minimum setback of a detached dwelling to a CEC-visitor parking space – 3.3 m	Not Applicable
4.7.1	R16 – Zone Regulations	Minimum setback of a detached dwelling to a CEC-amenity area – 1.5 m	Not Applicable
4.7.1	R16 – Zone Regulations	<i>Attached Garage, Parking and Driveway</i>	
4.7.1	R16 – Zone Regulations	Attached garage – required	Provision met
4.7.1	R16 – Zone Regulations	Minimum parking spaces – required	Provision met
4.7.1	R16 – Zone Regulations	Minimum visitor parking spaces – required	No visitor parking spaces provided.
4.7.1	R16 – Zone Regulations	Maximum driveway width – Lesser of 8.5 m or 50% of the lot frontage	Provision met
4.7.1	R16 – Zone Regulations	<i>CEC – Road, Aisles and Sidewalks</i>	
4.7.1	R16 – Zone Regulations	Minimum width of a CEC-road – 7.0 m	Provision met
4.7.1	R16 – Zone Regulations	Minimum width of a CEC-road with an abutting parallel visitor parking space – 6.0 m	Not Applicable
4.7.1	R16 – Zone Regulations	CEC-road and aisles are permitted to be shared with abutting lands with the same R16 Base Zone and/or R16 Exception Zone – required	Provision met

BY – LAW SECTION	REGULATION	REQUIRED STANDARD	REQUESTED STANDARD
4.7.1	R16 – Zone Regulations	Minimum width of a sidewalk – 2.0 m	No sidewalk provided.
4.7.1	R16 – Zone Regulation	New provision	All site development plans shall comply with Schedule R16-XX of this Exception
4.7.1	R16 – Zone Regulation	New provision	Notwithstanding this Exception, accessory buildings and structures shall be permitted outside the buildable areas
4.7.1	R16 – Zone Regulation	New provision	Notwithstanding this Exception, play equipment shall be permitted outside the buildable areas



2184 & 2194 ONEIDA CRESCENT
PARTS OF LOTS C & D, RANGE 3
CREDIT INDIAN RESERVE
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL

ONEIDA CRESCENT



NOTE:
ALL MEASUREMENTS ARE IN METRES
AND ARE MINIMUM SETBACKS,
UNLESS OTHERWISE NOTED.

LEGEND

- BUILDABLE AREA
- RETAINED EXISTING TREES
- EXISTING DWELLINGS

SCHEDULE 'R16-XX'
MAP XX