

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.

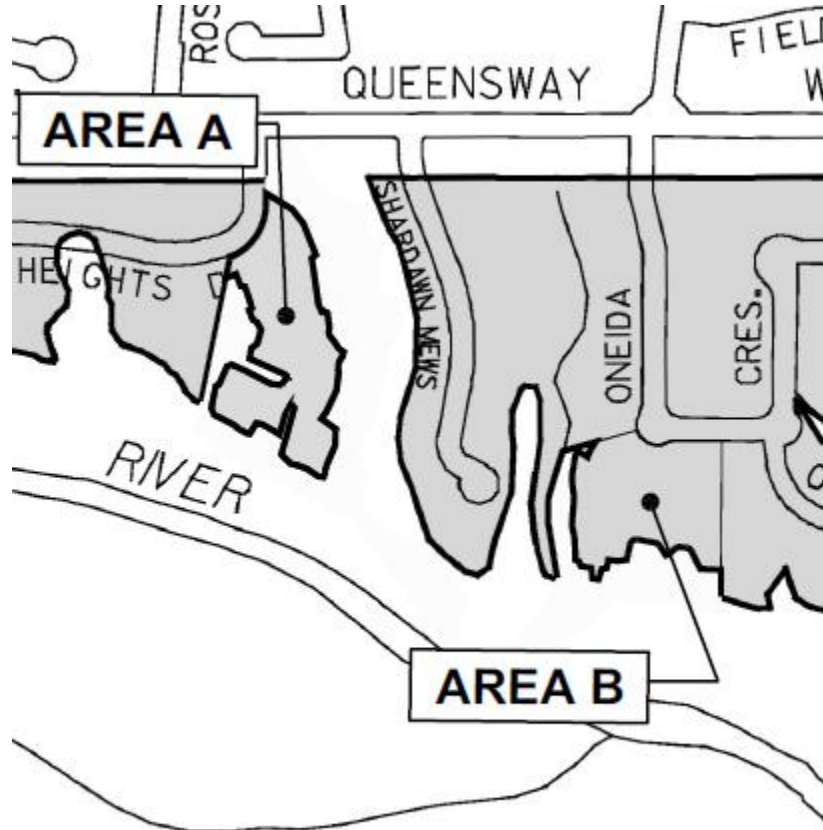
The proposed Amendment to the Special Site 90 policies adds site-specific policies to facilitate single detached dwellings on a common-element-condominium road.

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

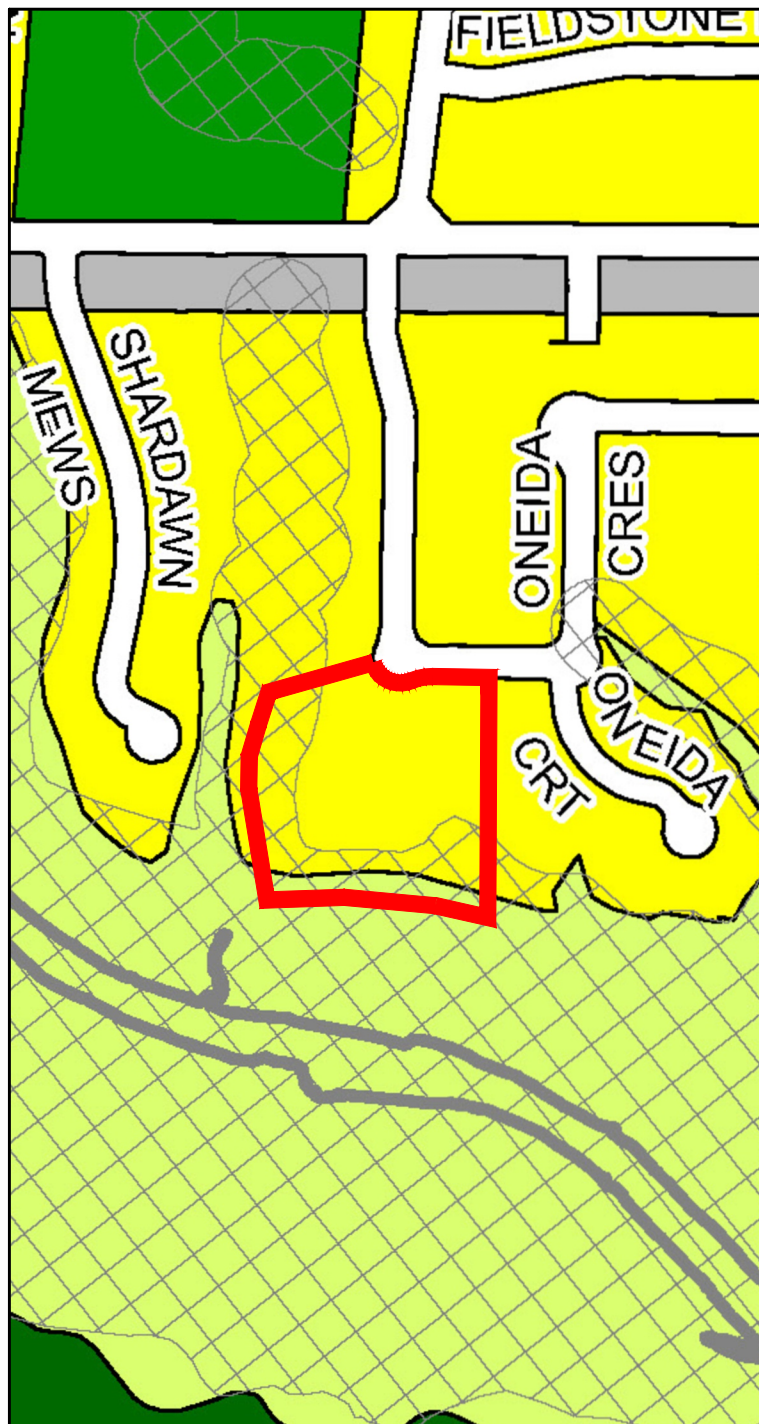


PROPOSED LAND USE DESIGNATIONS

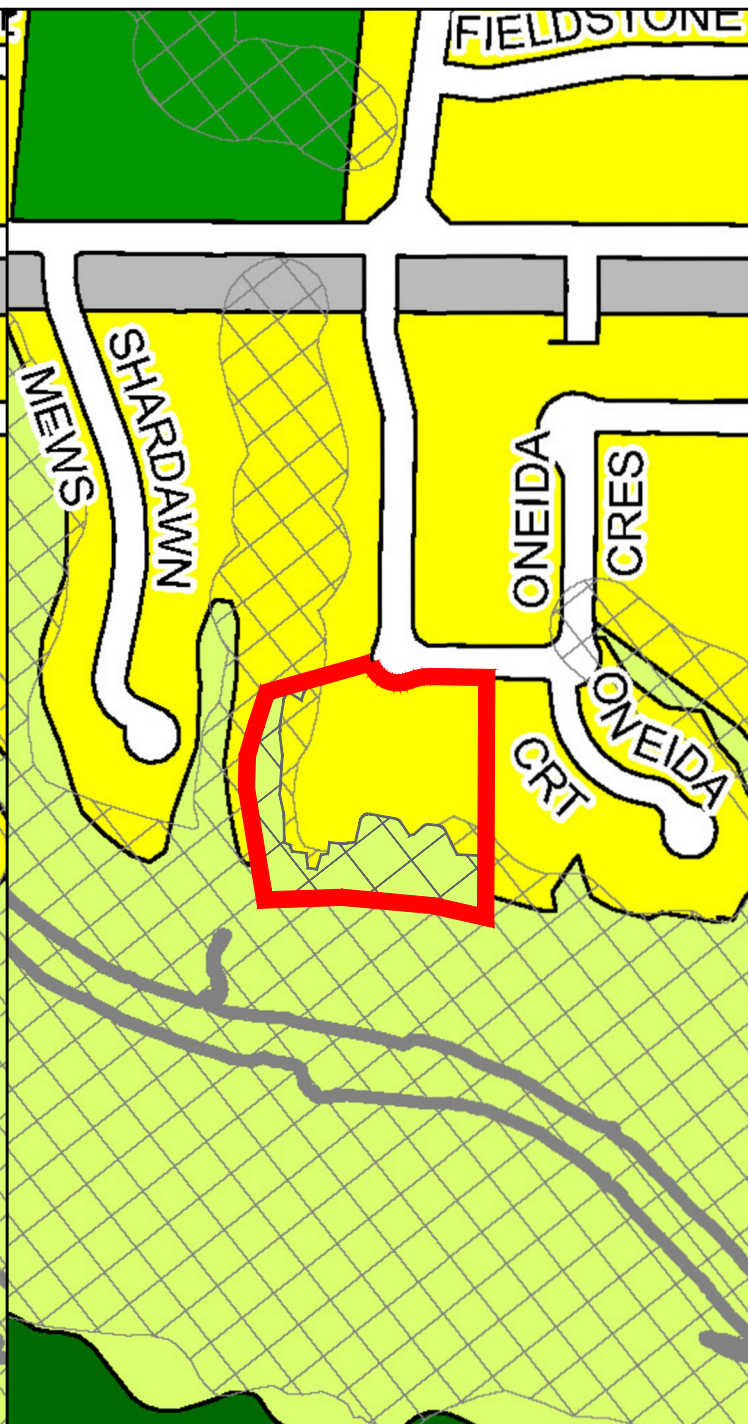
MAP 'C' - PART OF Schedule 7 Land Use Designations

LAND USE DESIGNATIONS

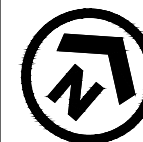
-  Residential Low-Rise I
-  Residential Low-Rise II
-  Residential Mid-Rise
-  Residential High-Rise
-  Mixed Use
-  Mixed Use Limited
-  Downtown Mixed Use
-  Downtown Core Mixed Use
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Mixed Employment
-  Natural Hazards
-  Office
-  Business Employment
-  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