MISSISSAUGA

DECLARATION
Section 17 of the Planning Act

Applicant: **City of Mississauga**

Municipality: **City of Mississauga**

Our File: **CD.02-MIS (OPA 2)**

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 10, 2026 when By-law Number 0096-2026 was enacted and that notice as required by Section 17 of the Planning Act was given on June 18, 2026.

2. That no appeal to the Ontario Land Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

At the City of Mississauga

In the Regional Municipality of Peel

This 9th day of July, 2026.

Lindsey Anne Raykoff, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires September 18, 2028.

Commissioner of Oaths

Declarant
Sacha Smith, Manager & Deputy Clerk

NOTICE OF PASSING OF AN OFFICIAL PLAN AMENDMENT
Subsection 17(24) of the Planning Act

Date of Notice	June 18, 2026
OPA Number	OPA 2 (By-law 0096-2026)
Date Passed by Council	June 10, 2026
Last Day to Appeal	July 8, 2026
File Number	CD.02-MIS All Wards
Applicant	City of Mississauga
Property Location	The lands affected by this Amendment are all lands designated Mixed Use Limited in Mississauga Official Plan 2051

A decision was made on the date noted above to approve Official Plan Amendment Number 2 to the Mississauga Official Plan for the City of Mississauga as adopted by By-law 0096-2026. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of this Amendment is to clarify that the Mixed-Use policies apply to Mixed Use Limited designated lands, should sensitive uses be deemed to be appropriate.

A copy of By-law 0096-2026 adopting this Amendment is attached.

When the decision is final
The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

IF YOU WISH TO APPEAL, a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at https://olt.gov.on.ca/. An appeal may be filed using the OLT e-file service https://olt.gov.on.ca/e-file-service/ (first-time users will need to register for a My Ontario Account) by selecting **Mississauga (City): Clerk and Secretary–Treasurer** as the Approval Authority. Alternatively, you may submit an appeal to the City Clerk in person or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1 no later than 4:30pm on **July 8, 2026.** The filing of an appeal after 4:30pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to city.clerk@mississauga.ca . An appeal will be processed once all fees are received.

Who can file an appeal
Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council's decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment was adopted, the person or public body made oral submissions at a

public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

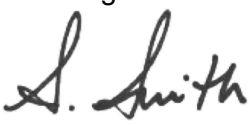
The Notice of Appeal must:

1. set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies;
2. be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of $1,100.00 per application, payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. (An appellant may request a reduction of the filing fee to $400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to https://olt.gov.on.ca/appeals-process/fee-chart/.)
3. include the processing fee prescribed under the User Fees and Charges By-law in the amount of $338.74 per application, payable by certified cheque to the City of Mississauga. This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

Additional Information

A copy of the Official Plan Amendment in its entirety can be found on the City's website at www.mississauga.ca/portal/cityhall/publicnotices

Further information regarding this Amendment may be obtained from **Amina Menkad** of the City Planning and Building Department at 905-615-3200 ext. **5545.**



Sacha Smith
Manager/Deputy Clerk,
Secretariat and Access & Privacy
300 City Centre Drive, Mississauga ON L5B 3C1

Amendment No. 2

to

Mississauga Official Plan 2051

By-law No. 0096-2026

A by-law to Adopt Mississauga Official Plan 2051 Amendment No. 2

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 policy changes to the Mixed Use Limited land use designation.

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

1. The document attached hereto, constituting Amendment No. 2 to Mississauga Official Plan 2051, is hereby adopted.

ENACTED and PASSED this 10th day of June, 2026.

Signed _____ Signed _____

MAYOR CLERK

Amendment No. 2

to

Mississauga Official Plan 2051

The following text attached constitutes Amendment No. 2.

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 April 22, 2026, pertaining to this Amendment.

PURPOSE

The purpose of this amendment is to clarify that the Mixed-Use policies apply to Mixed Use Limited designated lands, should sensitive uses be deemed to be appropriate.

LOCATION

The lands affected by this Amendment are all lands designated Mixed Use Limited in Mississauga Official Plan 2051.

BASIS

Mississauga Official Plan 2051 came into effect on March 24, 2026, as approved with modifications by the Minister of Municipal Affairs and Housing.

Mixed Use Limited lands were identified for future mixed-use development that may permit sensitive uses (including residential) once compatibility requirements with existing industry have been achieved. This amendment will guide future development of these lands, and will clarify that the Mixed-Use policies apply to these lands should sensitive uses be deemed to be appropriate.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Chapter 10, Land Use Designations is hereby amended by adding the following policy to section 10.2.9 and renumbering the subsequent policies:

10.2.9.6 Lands designated Mixed-Use Limited where sensitive land uses, such as residential, have been permitted in keeping with policies 10.2.9.4 and 10.2.9.5, are subject to the Mixed-Use designation policies.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan 2051 will be amended in accordance with this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan 2051 dated March 24, 2026.

INTERPRETATION

The provisions of Mississauga Official Plan 2051, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

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

APPENDIX I

PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on May 11, 2026 in connection with this proposed Amendment.

There were no members of the public that made a deputation. There were no written submissions received for this proposed Amendment.

City of Mississauga
Corporate Report

MISSISSAUGA

Date: April 22, 2026

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Originator's files:
CD.02-MIS

Meeting date:
May 11, 2026

Subject

PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS) – Mississauga Official Plan 2051 (MOP 2051) – Provincial Modifications and "Housekeeping" Amendments

Recommendation

That the proposed amendments to Mississauga Official Plan 2051 (MOP 2051), as detailed in the report dated April 22, 2026 from the Commissioner of Planning and Building be approved in accordance with the following:

1. That the necessary official plan amendment by-laws in substantial conformance with Appendix 3 and Appendix 4 be enacted at a future City Council Meeting.
2. That notwithstanding planning protocol, the report regarding proposed amendments to MOP 2051 be considered both the public meeting and combined information and recommendation report.

Executive Summary

- Mississauga Official Plan 2051 (MOP 2051) was adopted by Council on April 16, 2025, and subsequently submitted to the Ministry of Municipal Affairs and Housing (MMAH) for review and approval. It was approved on March 24, 2026.
- MMAH approval of MOP 2051 included 44 modifications. These modifications mainly relate to:
    - Conformity with provincial priorities and policies.
    - Increases to heights in select areas along the Hurontario LRT and Dundas Corridors.
    - Deferral of ministerial decision as it relates to 1403–1425 Dundas Street East which is in a Special Policy Area (for flooding).

- A consolidation of MOP 2051 which includes the above-noted 44 modifications has been completed.
- During MOP 2051 review by MMAH, 19 amendments to the in-force Mississauga Official Plan (MOP) were completed. These amendments included Council approved development applications and Ontario Land Tribunal decisions. These amendments now need to be transitioned into MOP 2051 through this report and implementing by-laws that will go to Council.
- Additionally, revisions to MOP 2051 were identified as necessary to ensure development on “Mixed Use Limited” designated lands along Dundas Street results in mixed use complete communities by integrating “Mixed Use” policies.

Background

Mississauga Official Plan 2051 (MOP 2051) outlines a comprehensive land use policy framework to guide growth and development within the City to the year 2051. MOP 2051 includes policies that: establish growth management; provide for a wide range of housing and transportation options; plans for infrastructure and servicing; protects the natural heritage system and water resources; and other matters. MOP 2051 aligns with the City’s vision, plans and strategies and implements many of the recommendations of the Mayor’s Housing Task Force report.

MOP 2051 was adopted by Council on April 16, 2025, and subsequently submitted to the Ministry of Municipal Affairs and housing (MMAH) for review and approval. It was approved on March 24, 2026 with 44 modifications (see Appendix 1). These modifications, which can be found in Appendix 2, aim to align MOP 2051 with provincial priorities and policies.

Comments

MOP 2051 Ministerial Modifications

Overall, the number and extent of provincial modifications are relatively limited considering the new Official Plan’s substantial policy scope. The 44 modifications address these 3 main areas:

1. Provincial priorities, directions and plans:

   The majority of modifications seek to align MOP 2051 with various provincial policy directions through the following:

   - Changes to environmental policies to align with recent provincial changes related to municipal green building and development standards (e.g. using “encourage” instead of “will”).
   - Modifications to affordable housing and inclusionary zoning to implement recently updated regulations or to soften requirements for below-market and affordable housing.

- Stronger study area policies for the future Highway 413 and the Greater Toronto Area Transmission Corridor (along the northwestern City boundary).
- Increased protection of hospital helipad flight paths (e.g. new height maximum for the Hospital Growth Node and added requirements for future development to consult with Trillium Health Partners).

2. Height Increases:

   Height increases from a maximum of 25 storeys to a maximum of 35 storeys were made for 3 properties in Protected Major Transit Station Areas (PMTSA) along the Hurontario LRT and Dundas BRT Corridors. The affected properties are: 2300 Confederation Parkway, 2170 Sherobee Road and 189 Dundas Street West. These changes were made to schedules 8F and 8L as shown in Appendix 2.

3. A decision deferral:

   A decision on the Official Plan as it applies to the lands at 1403–1425 Dundas Street East has been withheld and will be made at a future date (Appendix 1). These lands are currently within the provincially designated Dixie-Dundas Special Purpose Area (SPA), which is an area in the flood plain. Site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses and address the potential for development.

   An Environmental Assessment study and preliminary design for the Dixie-Dundas SPA were both completed in 2024. Detailed design work, land acquisition and early construction work including utility relocations are currently underway with the intent to improve flooding conditions. Primary construction works are anticipated to begin in 2027.

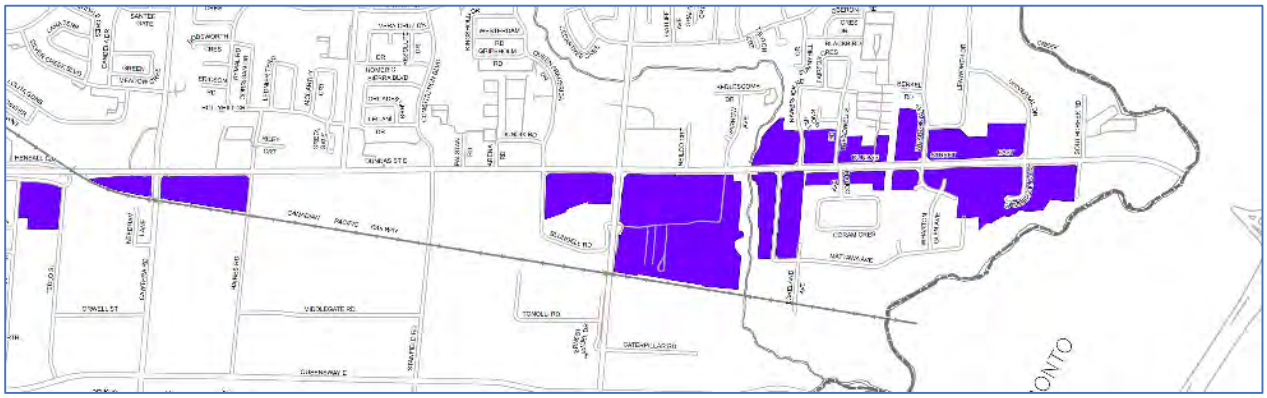
MOP 2051 Developer-Initiated Amendments

Between MOP 2051 adoption by Council on April 16, 2025, and ministerial approval on March 24, 2026, 19 amendments representing development applications and Ontario Land Tribunal (OLT) decisions were finalized. These Council-approved applications and OLT decisions were intended to amend the then in-force official plan, Mississauga Official Plan. However, since MOP 2051 has become the new in-force official plan, it is necessary to transition these amendments into MOP 2051 via a “technical” omnibus amendment package. The list of these amendments (policies and corresponding maps) is found in Appendix 3.

MOP 2051 City-Initiated Amendment

Updates to “Mixed Use Limited” Policies

Mixed Use Limited designated lands are located exclusively along Dundas Street and are part of the Dundas Street Intensification Corridor. These lands are shown in purple in the following maps.



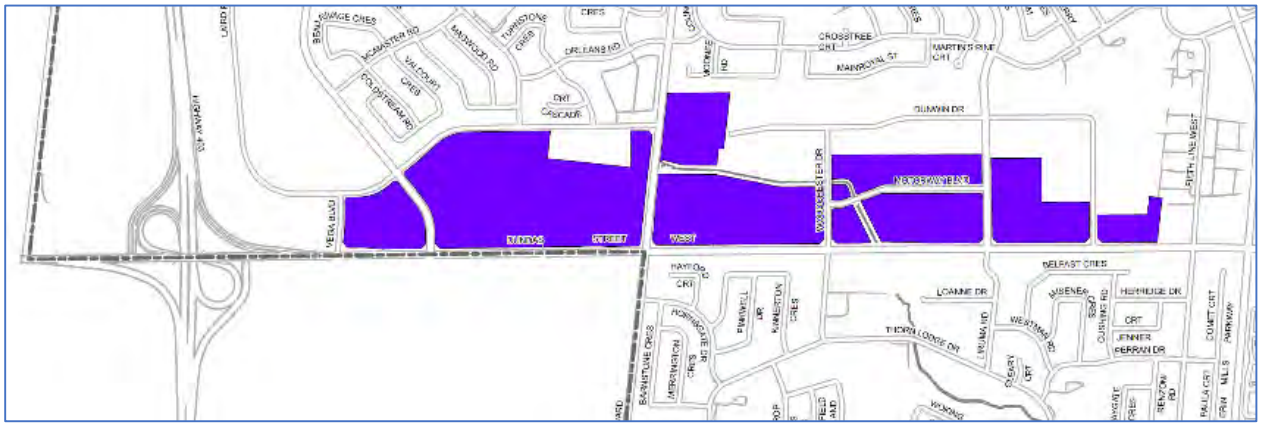
Mixed Use Limited

Lands designated Mixed Use Limited, Located along:

1- **Above**: Dundas St. E, between Southcreek Rd and Hansall St.

2- **Left**: Dundas St. W., between Mavis Rd. and Wolfdale Rd.

3- **Below**: Dundas St. W, between Fifth Line West and Vega Blvd.



As part of the Dundas Street Intensification Corridor, these lands are envisioned to transform over time into a dynamic, urban, mixed-use corridor with multiple options for mobility including walking, cycling, and rapid transit.

These lands were identified for future mixed-use development that may permit sensitive uses (including residential) once compatibility requirements with existing industry have been achieved. The list of permitted uses for Mixed Use and Mixed Use Limited lands are the same –

the only difference is that land use compatibility must be demonstrated first when sensitive uses are proposed on Mixed Use Limited lands.

In order to guide future development of Mixed Use Limited designated lands, an amendment is proposed to clarify that the Mixed-Use policies apply to these lands should sensitive uses be deemed to be appropriate. This proposed amendment is found in Appendix 4.

Financial Impact

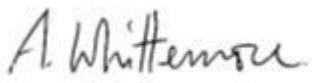
There are no financial impacts resulting from the recommendations in this report.

Conclusion

MOP 2051 represents the result of a fulsome and detailed city-wide land use study supported by a strong engagement strategy. Its approval by the Minister with a limited number of changes speaks to the strength of its policies and their alignemnt with provincial priorities.
The proposed “housekeeping” amendments will further complete MOP 2051 by integrating development applications and OLT decisions finalized during its review by MMAH, and clarifying the Mixed Use Limited policies of the Plan. These proposed amendments may still undergo modifications to address numbering, grammatical errors and other minor corrections as part of final formatting for future Council approval.

Attachments

Appendix 1: MOP2051 MMAH Notice of Decision
Appendix 2: MOP2051 MMAH Modifications
Appendix 3: MOPA and OLT Amendments List
Appendix 4: Mixed Use Limited Amendment



Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Amina Menkad, Planner

File No.: By-law 0069-2025
Municipality: City of Mississauga
Subject Lands: All lands within the City of Mississauga

Date of Decision: March 24, 2026
Date of Notice: March 24, 2026

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(34) of the *Planning Act*

A decision was made on the date noted above to modify and approve, the City of Mississauga Official Plan 2051, as adopted by By-law 0069-2025, subject to forty-four (44) modifications.

Purpose and Effect of the Official Plan
The approval of the City of Mississauga Official Plan 2051 as modified, repeals and replaces the in-effect official plan that was adopted by the City in 2002 and approved by Region of Peel in 2003, including all amendments thereto.

The approved City of Mississauga Official Plan 2051 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; plans for infrastructure and servicing; protects the natural heritage system and water resources; protects the agricultural system; and other matters.

The forty-four (44) modifications to the official plan have been made 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.

A decision on the Official Plan as it applies to the lands at 1403–1425 Dundas Street East has been withheld and will be made at a future date.

The new official plan applies to all lands within the City of Mississauga.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the Planning Act, the decision of the Minister of Municipal Affairs and Housing is final and not subject to appeal. Accordingly, the City of Mississauga Official Plan 2051, as modified and approved by the Minister, came into effect on March 24, 2026.

Other Related Applications: None

Getting Additional Information
Additional information is available on City of Mississauga's website:
https://yoursay.mississauga.ca/official-plan-review

Additional information is available during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below.

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario (MSO-C)
777 Bay Street, 16th Floor Toronto, Ontario, M7A 2J3

DECISION
With respect to the new City of Mississauga Official Plan
Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the City of Mississauga Official Plan, and all subsequent amendments thereto, pursuant to By-law 2025-0069, insofar as this official plan is in effect, except for the lands identified in Part B of the Decision, with respect to which lands a decision is withheld.

Furthermore, I hereby approve the City of Mississauga Official Plan 2051 adopted by By-law 2025-0069 subject to the modifications set out in Part A, with additions in **bold underline** and deletions in ~~**bold strikethrough**~~, except for the lands identified in Part B of the Decision, with respect to which lands a decision is withheld.

PART A - MODIFICATIONS

1. Policy 2.5.6 is modified to state the following:

   2.5.6 Mississauga will promote a strong civic identity by ensuring that the urban form and design of the city (e.g. buildings, streets, ***streetscapes***, landscapes, parks, and infrastructure) contribute positively to everyday living in Mississauga. ***Placemaking*** initiatives will be used to support active living and improved public health, comfort and social interaction. Mississauga will ~~**implement**~~ **encourage** green development ~~**building**~~ standards and technologies to address challenges related to climate change.

2. Policy 4.2.7 is modified to state the following:

   4.2.7 Development will be ~~**designed**~~ **encouraged** to assist the City in meeting its environmental sustainability policies, programs and goals such as, greenhouse gas emissions targets, climate change actions, **encouraging** Green Development Standards, tree management and the Tree Protection Bylaws, cycling infrastructure and stormwater initiatives.

3. Policy 4.3.2.7 is modified to state the following:

   4.3.2.7 Notwithstanding the policies of this Plan, development and *site alteration* will not be permitted in the following areas:

   a. provincially significant *wetlands* or provincially significant *coastal wetlands*;

b. *habitat of endangered species* and *threatened species*, except in accordance with provincial and federal requirements; ~~and~~ **and**

c. *fish habitat*, except in accordance with provincial and federal requirements~~.~~**;** **and**

d. provincially significant *woodlands*, provincially significant *valleylands*, provincially significant *wildlife habitat*, provincially significant *areas of natural and scientific interest*, and *coastal wetlands* that are not provincially significant, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

4. Table 5.2. Minimum Required Percentage of Residential Gross Floor Area (GFA) in Ownership Housing to be Affordable Housing' is modified so that it states the following:

IZ Area as Identified on Map 5-1	Affordable Ownership Housing Units	Affordable Rental Housing Units
IZ Area 1	~~7%~~ 5%	3.5%
IZ Area 2	5%	2.5%
IZ Area 3A and IZ Area 3B	4%	2%
IZ Area 4	~~10%~~ 5%	5%

5. Policy 5.3.3.14 is modified to state the following:

5.3.3.14 *Affordable* rental housing units or *affordable* ownership housing units will be required to be maintained at *affordable* rents or prices commencing upon execution of an Inclusionary Zoning Agreement for a minimum period of:

a. ~~30~~ 25 years calculated from the date of first occupancy of an *affordable* rental housing unit; or

b. ~~99~~ 25 years calculated from the later of the date of first occupancy or first closing of an *affordable* ownership housing unit.

6. Policy 5.3.3.16 is modified to state the following:

   5.3.3.16 The City will receive a portion of the net proceeds from the sale of an *affordable* ownership housing unit in accordance with the following policies:

   a. the City will receive no more than 20 percent of the net proceeds of the sale of an *affordable* ownership housing unit sold during the ~~99~~ **25-**year affordability period, equivalent to no more than 2 percent of the sale price, for administration fees, where proceeds are the difference between the purchase price and the resale price of the *affordable* ownership housing unit; and

   b. the City will receive 50 percent of the net proceeds of the first sale of an *affordable* ownership housing unit at market price after the ~~99~~ **25-**year affordability period, to be reinvested in *affordable* housing, where net proceeds are the difference between the purchase price and the resale price of the *affordable* ownership housing unit, less any legal, administration or real estate commission fees.

7. Policy 8.2.13 is modified to state the following:

   8.2.13 Development will ~~have~~ **encourage** restorative net ecological benefits on a site through the practice of sustainable building and site design.

8. Policy 8.6.1.1 is modified to state the following:

   8.6.1.1 All building~~s~~ **designs** ~~should be designed~~ **are encouraged** to incorporate innovative green and sustainable technologies including, where appropriate, considerations for alternative and ***renewable energy*** sources. Where ***tall buildings*** occur, they are prominent features of the urban form and ~~should be~~ **are encouraged to be well** designed ~~to the highest of standards~~.

9. Policy 8.6.1.21 is modified to state the following:

   8.6.1.21 The choice of building materials ~~will~~ **is encouraged to** minimize the risk for bird collisions.

10. Policy 8.6.1.23 is modified to state the following:

    8.6.1.23 **Encourage** ~~**B**~~**b**uilding~~**s will be designed to**~~ **designs that** conserve energy, incorporate sustainable material and where appropriate, consider alternative and ***renewable energy*** sources.

11. Policy 8.6.1.24 is modified to state the following:

    8.6.1.24 **Encourage** ~~**B**~~**b**uilding~~**s will be designed to**~~ **designs that** minimize the consumption of water and ~~**to**~~ utilize ***stormwater best management practices***.

12. A new policy 8.6.1.29 is added as follows:

    8.6.1.29 No building construction phase equipment for a *tall building* in the Hospital Growth Centre, including cranes, and hoisting apparatus will be permitted to interfere with the future fight path for the Mississauga Hospital heliport that is planned to be situated at 228.445 m above sea level once the heliport is commissioned and operational, unless any identified risks can be appropriately mitigated to the written satisfaction of Trillium Health Partners.

13. Policy 8.6.3.9 is modified to state the following:

    8.6.3.9 Sites will be designed in a manner that ~~**conserves energy**~~ **encourages energy conservation.** ~~**Energy conservation will be addressed at the development application stage and during the preparation of building and site designs.**~~ Buildings ~~**should be**~~ **are encouraged to be** designed, oriented, constructed and landscaped to minimize interior heat loss and to capture and retain solar heat energy in the winter and to minimize solar heat penetration in the summer.

14. Policy 8.6.3.12c is modified to state the following:

    (c) active and passive design measures **will be encouraged** to improve energy efficiency and reduce peak demand such as **considering** building orientation to take advantage of passive solar heating, shading for cooling and natural light and energy efficient exterior cladding and window treatments.

15. Policy 8.6.3.12g is modified to state the following:

(g) **the use of** bird-safe glass treatment **will be encouraged** to minimize the risk for bird collisions and **the use** energy efficient, shielded exterior lighting **will be encouraged** to reduce nighttime glare and light trespass; and

16. The third paragraph to the preamble to 'Section 9.3 – Industry' is modified to state the following:

There is only one quarry remaining in operation in the Southdown Employment Area Character Area and **while known *deposits of mineral aggregate resources* are protected in accordance with the Provincial Planning Statement, ~~no~~** new **or expanding *mineral aggregate operations* ~~quarries~~** will **likely not** be permitted. **~~Existing~~ *Mineral aggregate operations* ~~areas of mineral resources~~** will operate in compliance with **the policies and** legislation of the Provincial Government **including but not limited to the *Planning Act*, *Aggregate Resources Act*, Provincial Planning Statement** and **with** the policies of this Plan.

17. Policy 10.2.17.2 is deleted in its entirety:

~~**10.2.17.2 Notwithstanding the provisions of the Parkway Belt West Plan, the following uses will not be permitted:**~~

~~**a. major power generating facility; and**~~

~~**b. b. waste processing stations or waste transfer stations and composting facilities.**~~

18. Policy 11.3.2.3 is modified to state the following:

11.3.2.3 The minimum floor space index (FSI) will be achieved over the long term and is a cumulative measure of planned density across the lands within a Protected Major Transit Station Area. ~~**Individual development proposals do not need to meet the minimum floor space index (FSI) target.**~~

19. Policy 14.2.1.5.1 is modified to state the following:

14.2.1.5.1 Residential development that is permitted by any land use designation will ~~**include**~~ **encourage**:

20. Policy 14.2.1.5.4 is modified to state the following:

14.2.1.5.4 The below-market housing units described in Policy 14.2.1.5.1 are **encouraged** to be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node.

21. Policy 14.2.1.5.6 is modified to state the following:

14.2.1.5.6 Any existing below-market rental housing units that are retained under the provisions of the City's Rental Housing Protection By-law will count towards the below market housing unit ~~**requirements**~~ **direction** described in Policy 14.2.1.5.1.

22. Policy 14.2.6.5.1 is modified to state the following:

14.2.6.5.1 Residential development permitted by any land use designation ~~**will**~~ **is encouraged** to include:

a. minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units within the Meadowvale Growth Node. This ~~**will**~~ **should** be comprised of units targeted for a range of middle income households.

b. Approximately half of these units ~~**will**~~ **should** be larger, family-sized dwellings containing more than one bedroom. For the purposes of this section:

23. Policy 14.2.6.5.4 is modified to state the following:

14.2.6.5.4 The below-market housing units described in policy 14.2.6.5.1 ~~**are to**~~ **should** be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node. Individual development applications are encouraged wherever possible to include a mix of both below-market rental and below-market ownership housing.

24. Policy 14.2.10.1c is modified to state the following:

c. **encouraging** the provision of a mixture of residential built forms and tenures suitable to a variety of income levels and household types including below-market priced housing;

25. Policy 14.2.10.5.1 is modified to state the following:

14.2.10.5.1 Residential development permitted by any land use designation ~~will~~ **is encouraged** to include:

a. minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units within the Sheridan Growth Node. This ~~will~~ **should** be comprised of units targeted for a range of middle income households; and

b. Approximately half of these units ~~will~~ **should** be larger, family-sized dwellings containing more than one bedroom. For the purposes of this section:

26. Policy 13.2.10.5.4 is modified to state the following:

1~~3~~**4**.2.10.5.4 The below-market housing units described in policy 14.2.10.5.1 ~~are to~~ **should** be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node. Individual development applications are encouraged wherever possible to include a mix of both below-market rental and below-market ownership housing.

27. Policy 13.6.5.1 is modified to state the following:

13.6.5.1 **All** development proposals **and applications containing a *tall building*** in ~~the vicinity of~~ **the Hospital Growth Centre** ~~of the Mississauga Hospital~~ will be circulated to Trillium Health Partners **(Mississauga Hospital)** and must demonstrate **through a letter of satisfaction issued by Trillium Health Partners that** new buildings and structures **will comply with policies a. and b. below, and** do not interfere or conflict with the **planned or operational** flight path and the functioning of the Mississauga Hospital heliport **that is planned to be situated at 228.445 m above sea level (ASL)**. This may result in building heights that are lower than maximums otherwise permitted by this Plan. **Additional requirements related to this policy are as follows:**

a. **New buildings, structures, and associated rooftop mechanical elements within the planned helicopter flightpath area will not exceed the planned elevation of the future Mississauga Hospital heliport, unless an aeronautical review confirms to the satisfaction of Trillium Health Partners that there is no impact to emergency air access and to the safe use of the flight path and access to heliport. These structures and rooftop elements include but are not limited to anything that is erected, built or constructed or is joined together with a fixed**

location on the ground, or attached to something having a fixed location in or on the ground, whether permanent or temporary in nature, such as a wall, parapet, crane, flagpole, antenna or telecommunications equipment, lighting, signage, construction or maintenance equipment, or any other equipment or installation.

b. **Development approvals require confirmation that no construction phase equipment, including cranes, and hoisting apparatus, will interfere with the future Mississauga Hospital heliport flight path once commissioned and operational, unless any identified risks can be appropriately mitigated to the written satisfaction of Trillium Health Partners.**

28. Policy 14.2.11.1c is modified to state the following:

c. **encouraging** the provision of a mixture of residential built forms and tenures suitable to a variety of income levels and household types including below-market priced housing;

29. Policy 14.2.11.5.1 is modified to state the following:

14.2.11.5.1 Residential development permitted by any land use designation ~~will~~ **is encouraged to** include:

a. minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units within the South Common Growth Node. This ~~will~~ **should** be comprised of units targeted for a range of middle income households;

b. Approximately half of these units ~~will~~ **should** be larger, family-sized dwellings containing more than one bedroom. For the purposes of this section;

30. Policy 14.2.11.5.4 is modified to state the following:

14.2.11.5.4 The below-market housing units described in policy 14.2.11.5.1 ~~are to~~ **should** be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node. Individual development applications are encouraged wherever possible to include a mix of both below-market rental and below-market ownership housing.

31. Policy 15.13.2.20 is modified to state the following:

15.13.2.20 The Highway 413 Focused Analysis Area ('FAA') and the Northwest Greater Toronto Area Transmission Corridor Study Narrowed Area of Interest ('NAI')**, as shown on Schedules 3, 7 and 7A of this Plan,** will be planned for and protected. Development applications within the FAA and NAI will not preclude or predetermine any further planning and/or implementation of the Highway 413 and the Northwest GTA Transmission Corridor Study. Proposed developments within the FAA and NAI that could preclude or negatively affect the use of the FAA and NAI for the purpose(s) for which it was identified will not be permitted. **Development approvals, whether draft or final, shall only be granted where written confirmation is received from the Ministry of Transportation and the Ministry of Energy and Mines that the FAA and NAI no longer apply to the lands subject to the application(s).** The FAA and NAI have been established by Ministry of Transportation, and the Independent Electricity System Operator and the Ministry of Energy and ~~**Electrification**~~ **Mines**, respectively.

32. Policy 16.2.1.1 is modified to state the following:

16.2.1.1 **Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, w**~~**W**~~ithin an ***area of employment***, a land use that is excluded from the list of permitted uses for an ***area of employment*** **in subsection 1(1) of the *Planning Act*,** is authorized to continue, provided the use has been lawfully established on the parcel of land before October 20, 2024**.**

33. A new policy 16.13.2.2 is inserted, which states the following:

16.13.2.2 The Highway 413 Focused Analysis Area ('FAA') and the Northwest Greater Toronto Area Transmission Corridor Study Narrowed Area of Interest ('NAI'), as shown on Schedules 3, 7 and 7A of this Plan, will be planned for and protected. Development applications within the FAA and NAI will not preclude or predetermine any further planning and/or implementation of the Highway 413 and the Northwest GTA Transmission Corridor Study. Proposed developments within the FAA and NAI that could preclude or negatively affect the use of the FAA and NAI for the purpose(s) for which it was identified will not be permitted. Development approvals, whether draft or final, shall only be granted where written confirmation is received from the Ministry of Transportation and the Ministry of Energy and Mines that the FAA and NAI no longer apply to the lands subject to the application(s). The FAA and NAI have been established by Ministry of

Transportation, and the Independent Electricity System Operator and the Ministry of Energy and Mines, respectively.

34. Policy 17.177.2 is modified to state the following:

17.177.2 Notwithstanding the policies of this Plan, an apartment dwelling with a maximum height of ~~2~~3~~5~~ storeys and a maximum ***floor space index (FSI)*** of 3.8 will be permitted.

35. Policy 17.178.5 is modified to state the following:

17.178.5 Prior to the delineation of the Lisgar GO MTSA, development proposing residential uses is ~~required~~ **encouraged** to set aside a minimum 10% of residential gross floor area (GFA) as *affordable* rental housing units.

36. Policy 17.178.6 is modified to state the following:

17.178.6 *Affordable* rental housing units will be ~~required~~ **encouraged** to be maintained at *affordable* rents for a minimum period of 25 years calculated from the date of first occupancy.

37. Policy 17.179.9 is modified to state the following:

17.179.9 Prior to the delineation of the Erindale GO MTSA, development proposing residential uses is ~~required~~ **encouraged** to set aside a minimum 10% of residential gross floor area (GFA) as *affordable* rental housing units.

38. Policy 16.179.10 is modified to state the following:

1~~6~~7.179.10 *Affordable* rental housing units will be ~~required~~ **encouraged** to be maintained at *affordable* rents for a minimum period of 25 years calculated from the date of first occupancy."

39. Policy 18.4.7 is modified to state the following:

18.4.7 To achieve the City's environmental sustainability goals, development ~~may be required~~, **will be encouraged** to include, but not be limited to, the following:

40. The 'Provincial Policy Terms' table within the Glossary is modified to include the following terms:

- Agri-food network
- Agricultural system
- Deposits of mineral aggregate resources
- Urban agriculture

41. 'Schedule 2: Natural System' and 'Map 4-1: Areas of Natural and Scientific Interest (ANSI)' are modified as follows:

To remove "Cawthra Woods" as a regionally and provincially significant Area of Natural and Scientific Interest.

42. The following text description and label on 'Schedule 3: Long Term Street Network', 'Schedule 7: Land Use Designations', and 'Schedule 7A: Land Use Designations' are modified to state the following:

~~**Proposed Highway 413**~~ **Northwest GTA Transmission Corridor Study**
Narrowed Area of Interest **(NAI)** ~~**(NWGTA) Transmission Corridor Study.**~~

43. Replace Schedule 8l with Appendix A, to increase maximum height (in storeys) of 2300 Confederation Parkway and 2170 Sherobee Road from "3 to 25" to "3 to 35".

44. Replace Schedule 8f with Appendix B, to increase maximum height (in storeys) of 189 Dundas Street West from "3 to 25" to "3 to 35".

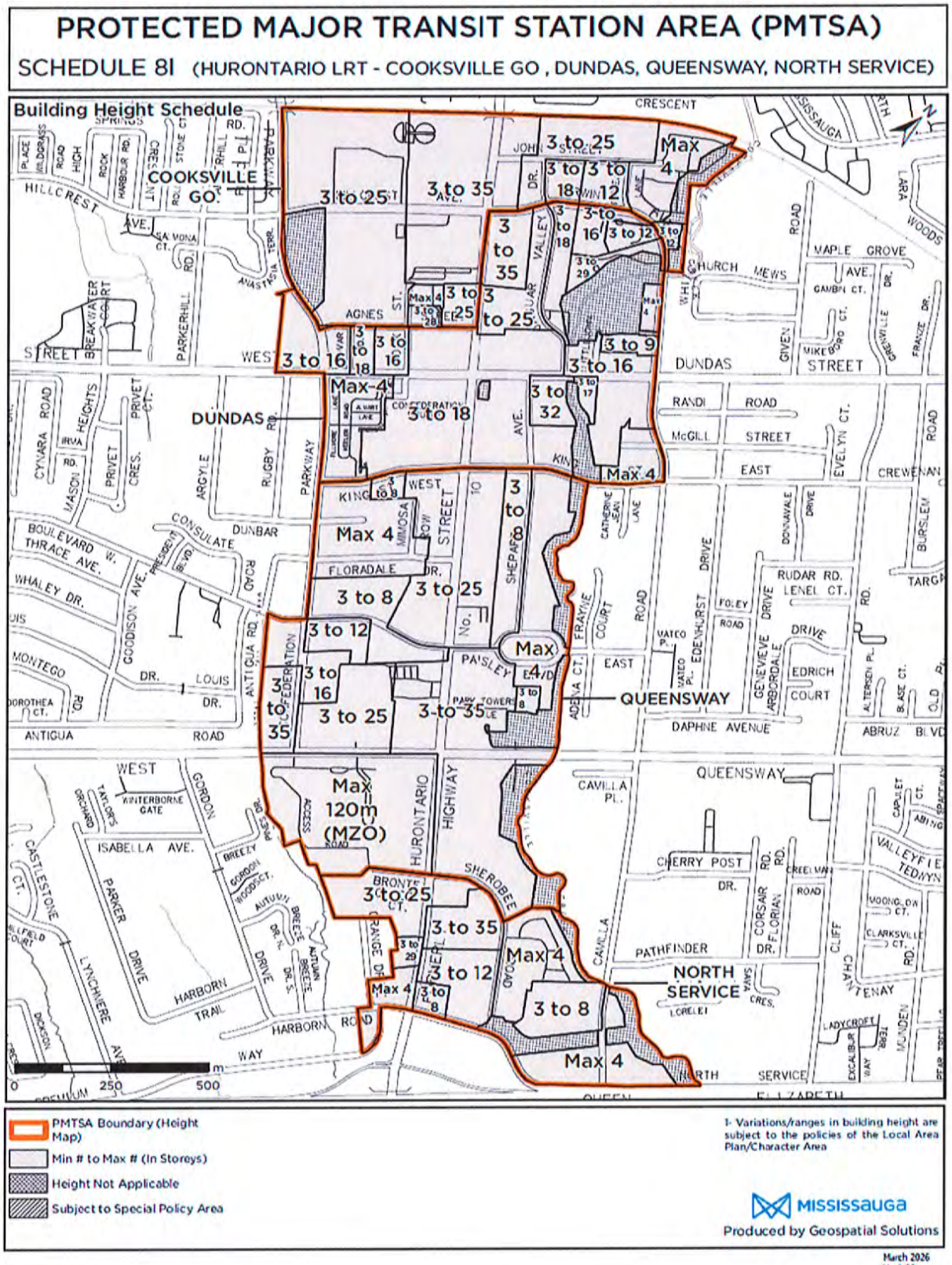
PART B – A decision is withheld on the following lands:

1. The lands municipally known as 1403 and 1425 Dundas Street East, in the City of Mississauga, Region of Peel.

Dated at Toronto this 24th day of MARCH 2026.

Sean Fraser
Assistant Deputy Minister
Municipal Housing and Operations Division
Ministry of Municipal Affairs and Housing

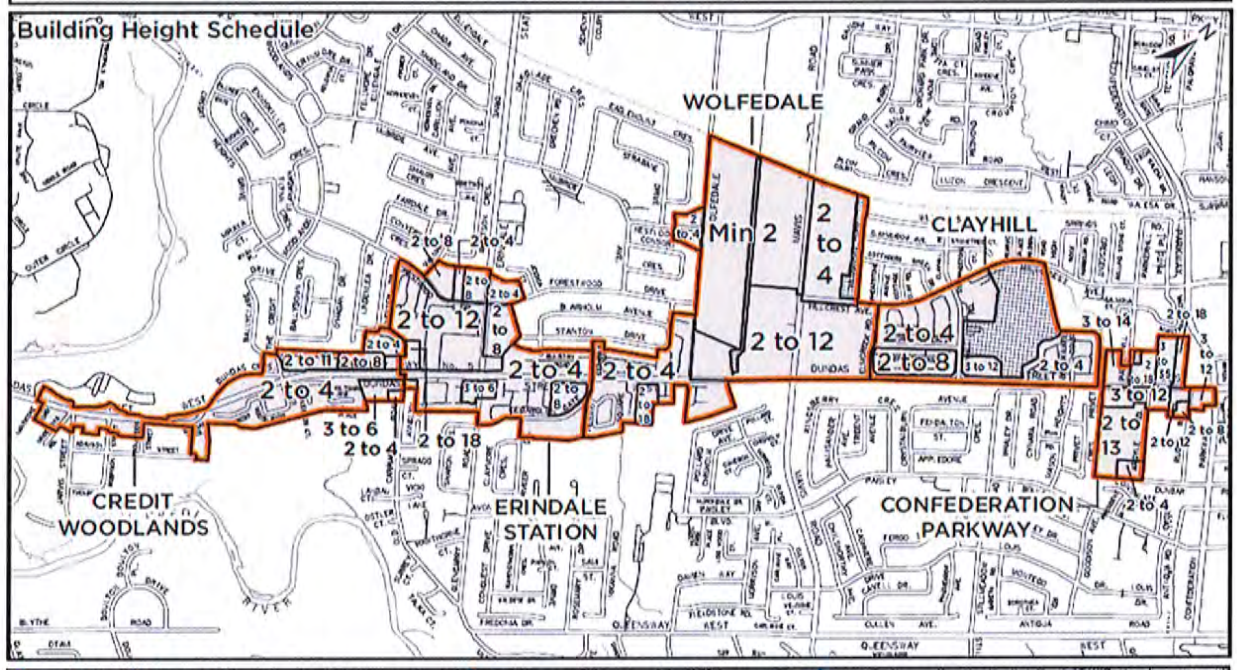
Appendix A

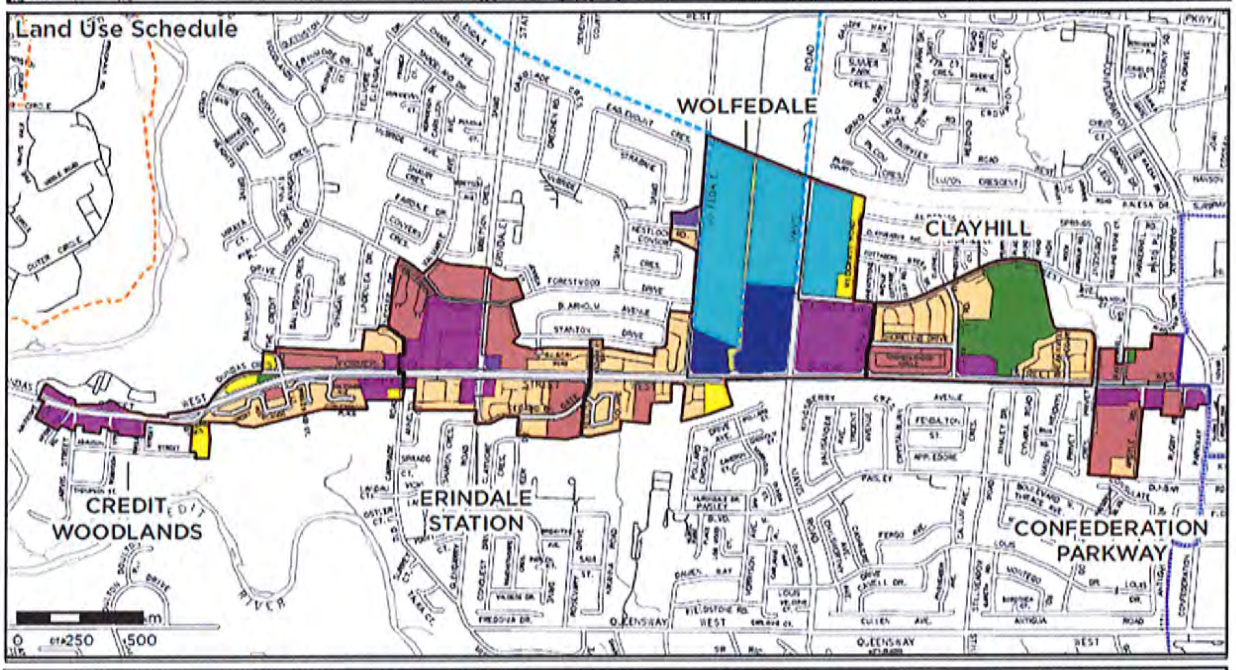

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)
SCHEDULE 8I (HURONTARIO LRT - COOKSVILLE GO , DUNDAS, QUEENSWAY, NORTH SERVICE)
Building Height Schedule
COOKSVILLE GO
DUNDAS
QUEENSWAY
NORTH SERVICE
Max 120m (MZO)
PMTSA Boundary (Height Map)
Min # to Max # (In Storeys)
Height Not Applicable
Subject to Special Policy Area
1- Variations/ranges in building height are subject to the policies of the Local Area Plan/Character Area
MISSISSAUGA
Produced by Geospatial Solutions
March 2026
V - 1.00

Appendix B

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 8f (DUNDAS BRT- CREDIT WOODLANDS, ERINDALE STATION, WOLFEDALE, CONFEDERATION PARKWAY, CLAYHILL)





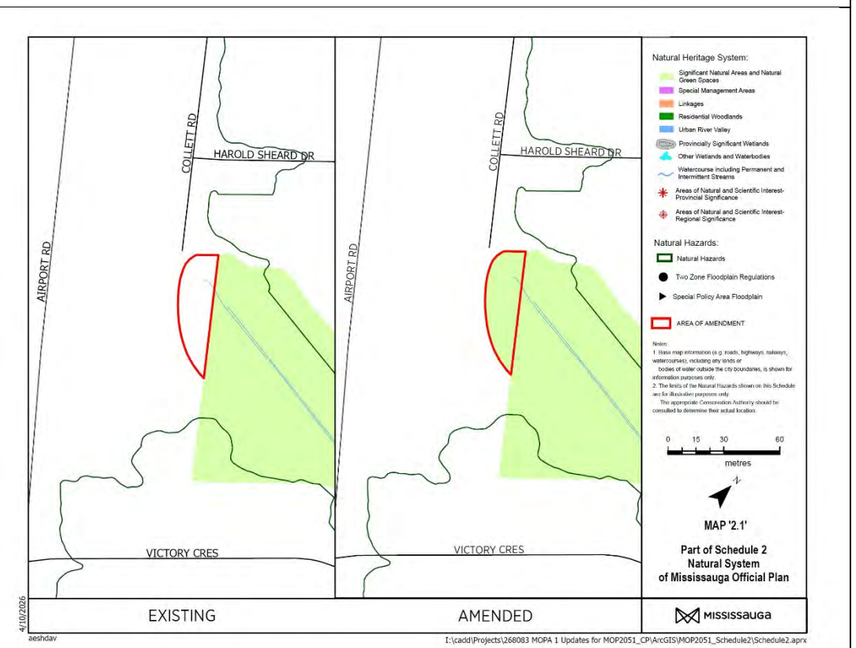
PMTSA Boundary (Height Map)
PMTSA Boundary (Land Use Map)
Min # to Max # (In Storeys)
Height Not Applicable
Business Employment
Convenience Commercial
Greenlands
High Rise
Low Rise I
Low Rise II
Mixed Use
Mixed Use Limited
Public Open Space
Private Open Space
Utility
Employment Area
Growth Centre
Special Purpose Area

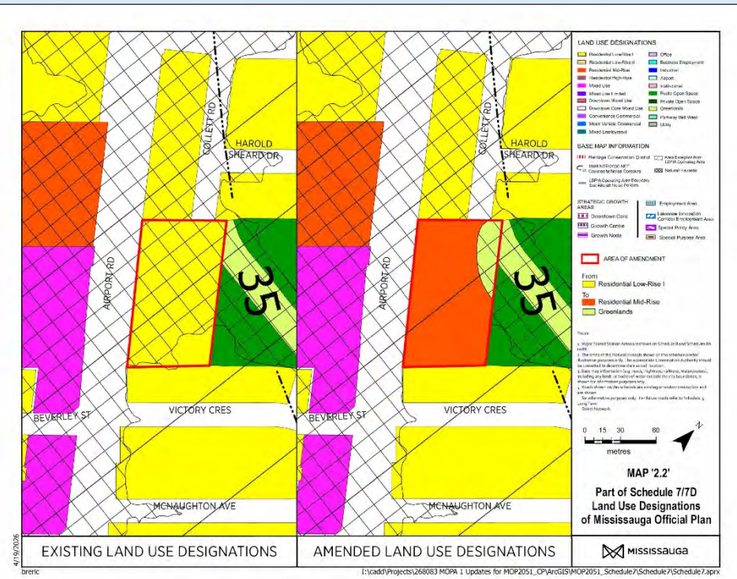
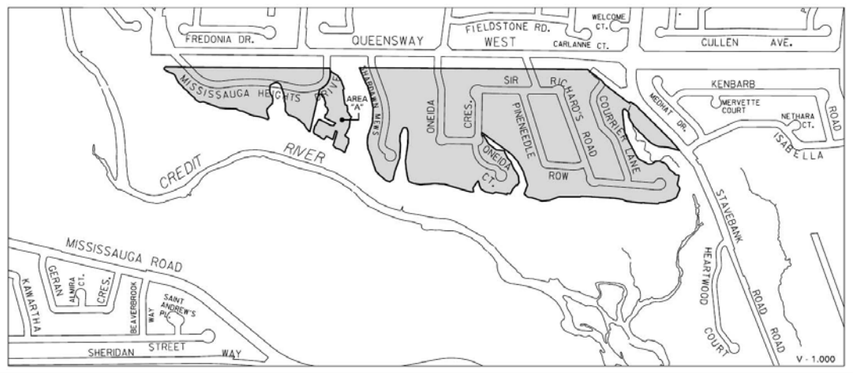
1- Variations/ranges in building height are subject to the policies of the Local Area Plan/Character Area

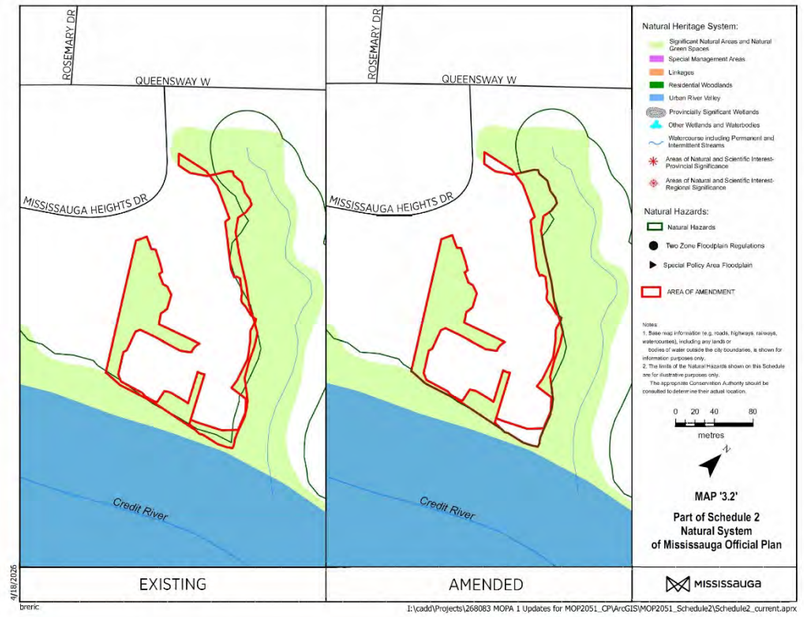
MISSISSAUGA
Produced by Geospatial Solutions

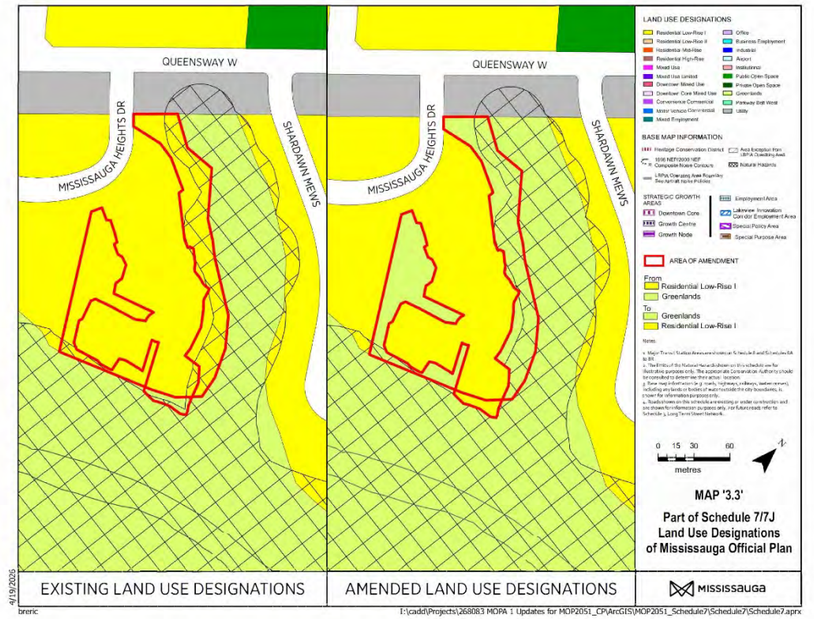
March 2026
V - 1.00

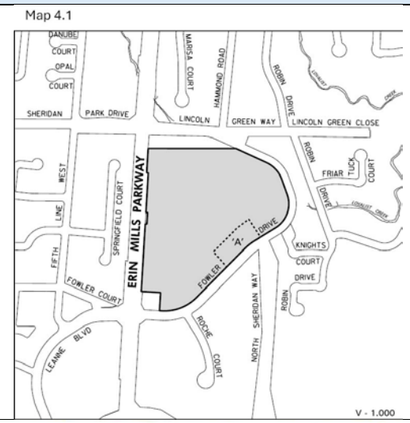
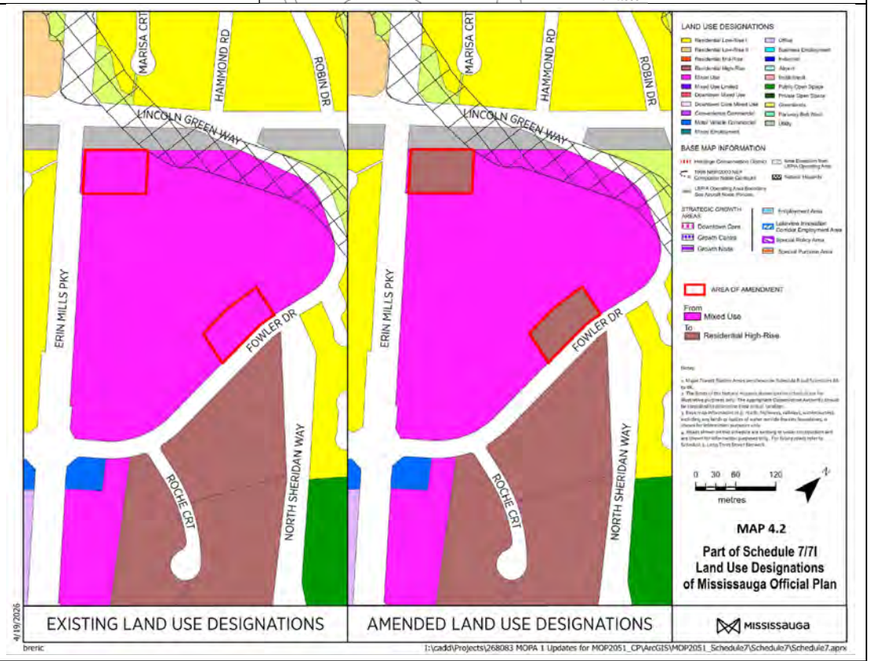
List of Approved Mississauga Official Plan (MOP) Amendments and Ontario Land Tribunal Decisions (OLT) to be implemented in Mississauga Official Plan 2051 (MOP 2051)

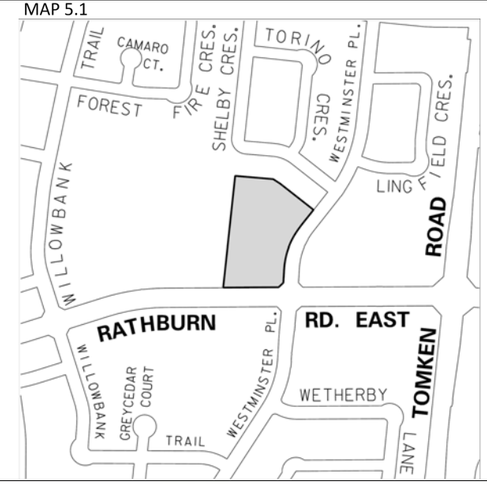
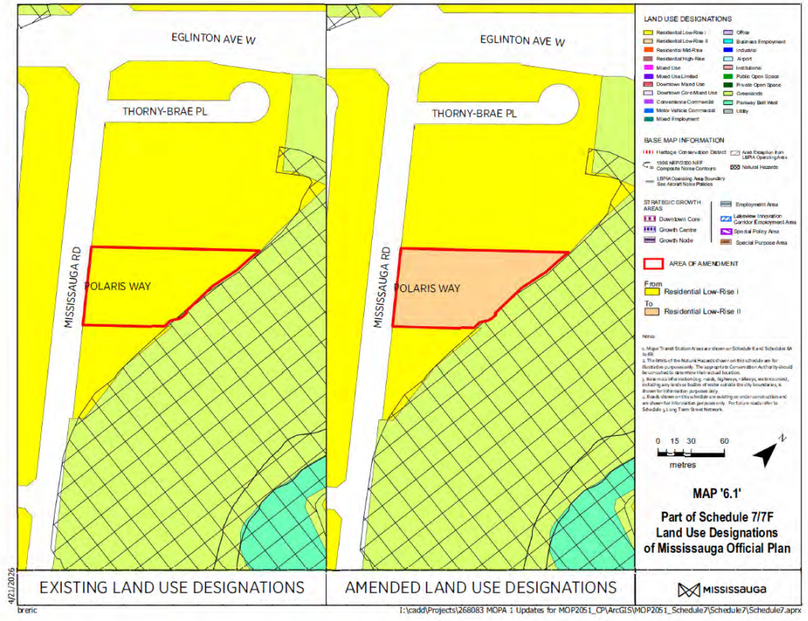
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
1	189 (PDC March3, 2025)	895 to 1052 Mississauga Heights Drive/Bl.09-RES	Chapter 17, Special Sites of MOP2051, is hereby amended by deleting the following policy: 17.90.2.i. the lots fronting on Mississauga Heights Drive will be required to have a minimum frontage of 30 m and a minimum area of 1,400 m^2.	None
2	194 (PDC Jan 15, 2025)	7211 and 7233 Airport Road/OZ-OPA 18-8 W5	Schedule 2, Natural System of MOP2051, is hereby amended by changing the boundaries of the Significant Natural Areas and Natural Green Spaces, as shown on Map "2.1" of this Amendment.	

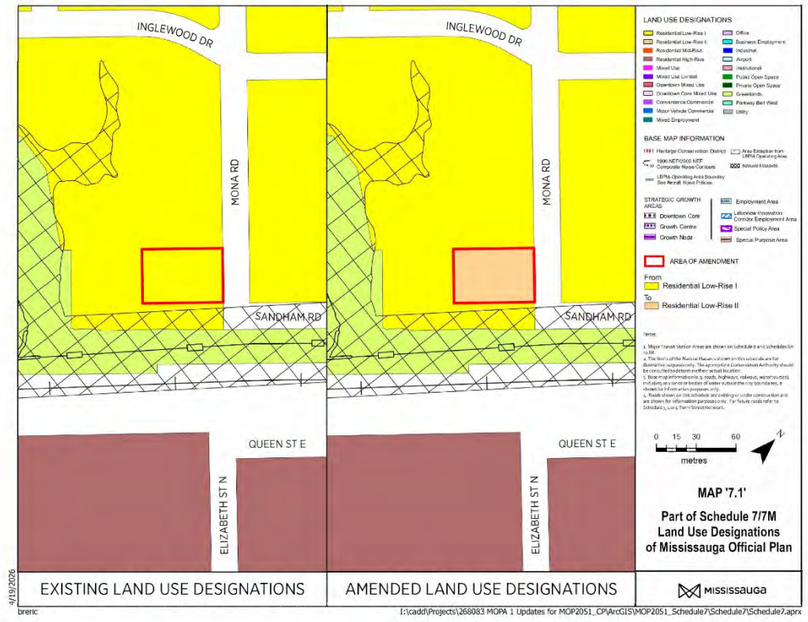
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedules 7 and 7D, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from Residential Low-Rise I to Residential Mid-Rise and Greenlands, as shown on Map "2.2" of this Amendment.	
3	196 (OLT-23-001297)	900 and 904 Mississauga Heights Drive/ OZ OPA 22-1 W7	Site 90 (Erindale Neighbourhood) of MOP2051, is hereby amended by - Deleting the Special Site 90 map and replacing it with the following: MAP 3.1 - Adding policy 17.90.1.i The lands identified as Area A will permit detached dwellings on a common element (CEC) road.	Map 3.1 

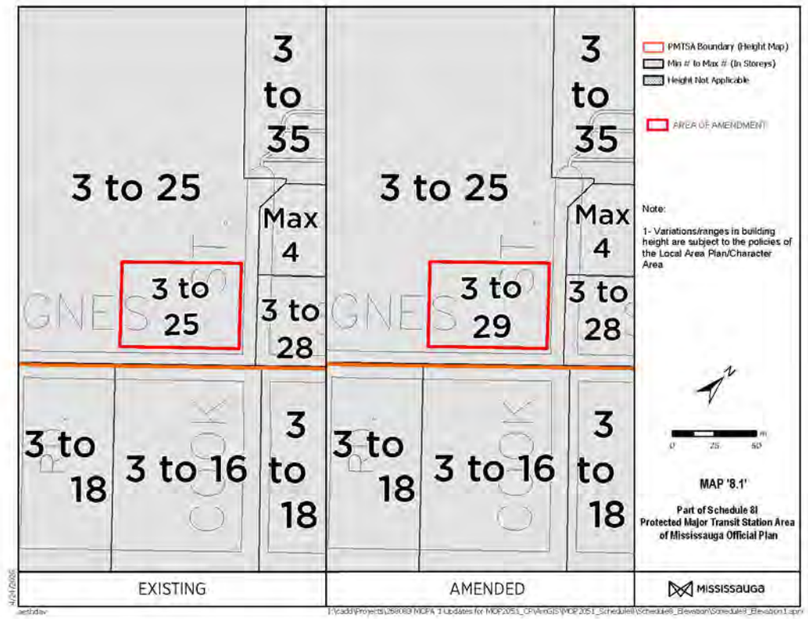
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedule 2, Natural System of MOP2051, is hereby amended by changing the boundaries of the Significant Natural Areas and Natural Green Spaces, as shown on Map "3.2" of this Amendment.	

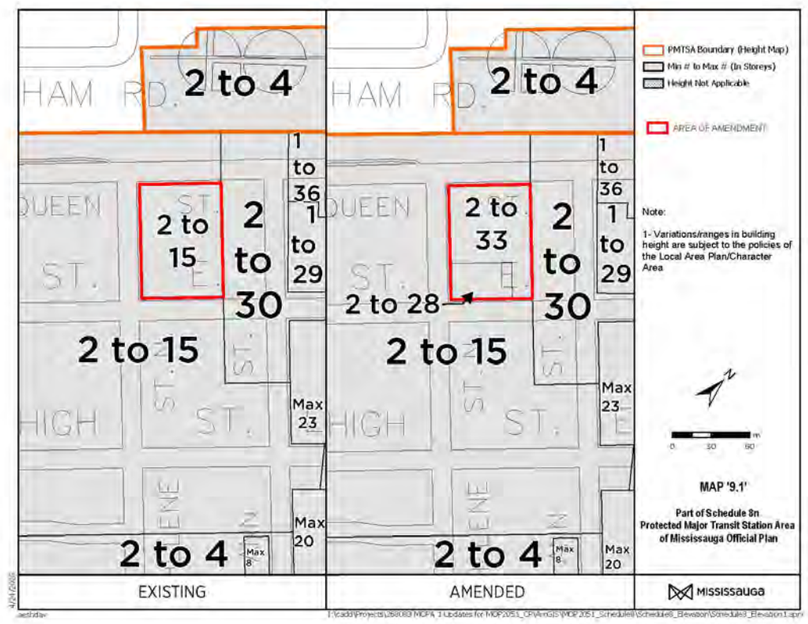
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedules 7 and 7J, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from Residential Low-Rise I and Greenlands to Greenlands and Residential Low-Rise I, as shown on Map "3.3" of this Amendment.	
4	192 (OLT-24-000064)	2225 Erin Mills Parkway/ OZ/OPA 23-4 W8	Chapter 17, Index Map 9- Special Sites of MOP2051, is hereby amended by adding Special Site 189.	None

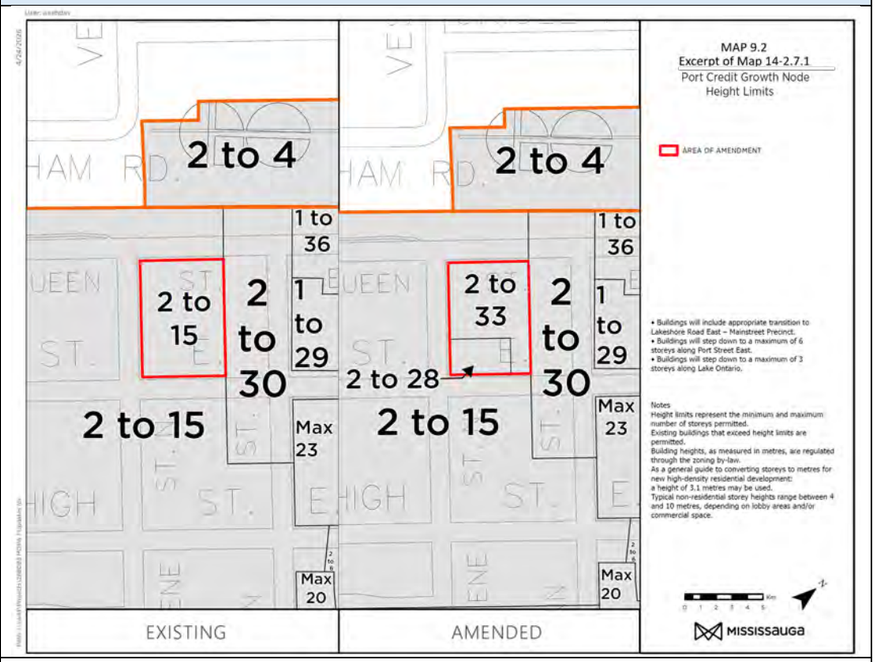
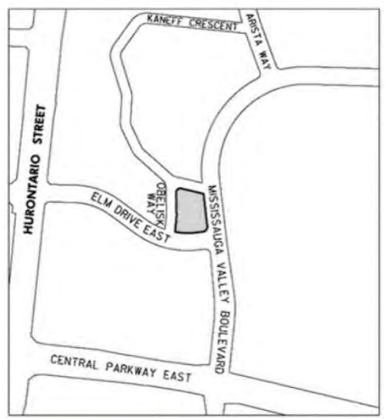
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Chapter 17 Special Sites of MOP2051, is hereby amended by adding new special site 189 as follows: - Map: 4.1 is added to special site 189 - The following section and policies are added to special site 189 Special Site 189 (Sheridan Growth Node) 17.189.1 The lands identified as Special Site 189 are located east of Erin Mills Parkway, south of Lincoln Green Way and north of Fowler Drive. 17.189.2 Notwithstanding the policies of this Plan, the following additional policy will apply: a. the lands identified as Area A will have a maximum ***floor space index (FSI)*** of 4.5.	Map 4.1 
			Schedules 7 and 7I, Land Use Designations of MOP2051, are hereby amended by changing the land use designations of the subject lands from Mixed Use to Residential High-Rise, or portions of the subject lands, as shown on Map "4.2" of this Amendment.	
5	197	4150 Westminster	Chapter 17, Index Map 11- Special Sites of MOP2051, is hereby amended by adding Special Site 190.	None

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
	(PDC Oct 28, 2024)	Place/ OZ-OPA 24-10 W3	Chapter 17 Special Sites of MOP2051, is hereby amended by adding new special site 190 as follows: - Map: 5.1 is added to special site 190 - The following section and policies are added to special site 190 Special Site 190 (Rathwood Neighbourhood) 17.190.1 The lands identified as Special Site 190 are located at the northwest corner of Westminster Place and Rathburn Road East. 17.190.2 Notwithstanding the policies of the Rathwood Neighbourhood Character Area, a maximum ***floor space index (FSI)*** of 1.4 will be permitted. 17.190.3 Notwithstanding the policies of the Rathwood Neighbourhood Character Area, a maximum height of eight storeys will be permitted.	MAP 5.1 
6	201 (PDC May 26, 2025)	1786 Polaris Way (formerly 4601 Mississauga Road)/ OZ-OPA 25-4 W8	Schedules 7 and 7F, Land Use Designations of MOP2051, are hereby amended by changing the land use designations of the subject lands from Residential Low-Rise I to Residential Low-Rise II, as shown on Map "6.1" of this Amendment.	

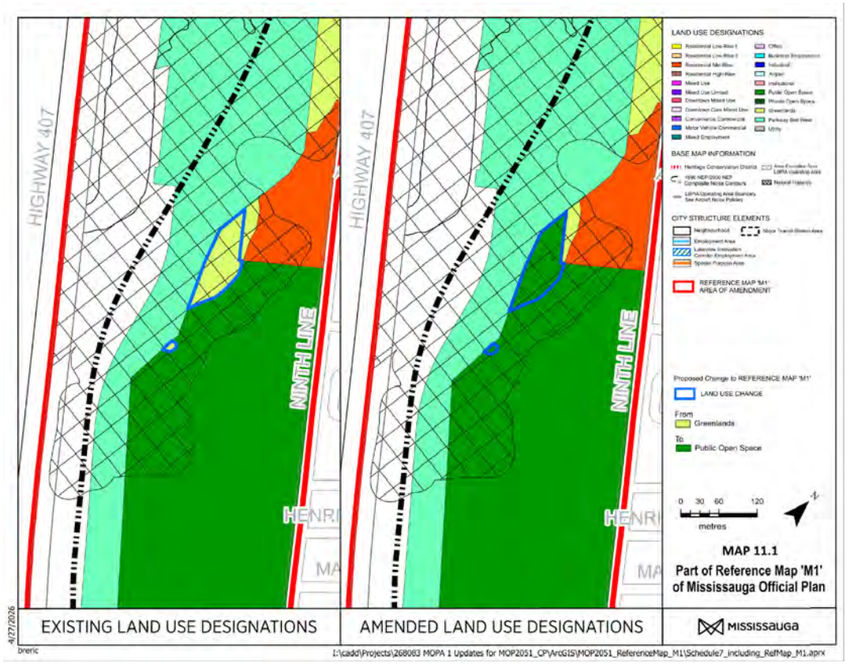
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
7	200 (May 26, 2025)	1148 and 1154 Mona Road/ OZ-OPA 25-2 W1	Chapter 17 Special Sites, Special Site 157 of MOP2051, is hereby amended by deleting Special Site 157 and the following policies: • 17.157.1 • 17.157.2 Chapter 17, Index Map 13- Special Sites of MOP2051, is hereby amended by deleting Special Site 157	None
			Schedules 7 and 7M, Land Use Designations of MOP2051, are hereby amended by changing the land use designations of the subject lands from Residential Low-Rise I to Residential Low-Rise II, as shown on Map "7.1" of this Amendment.	

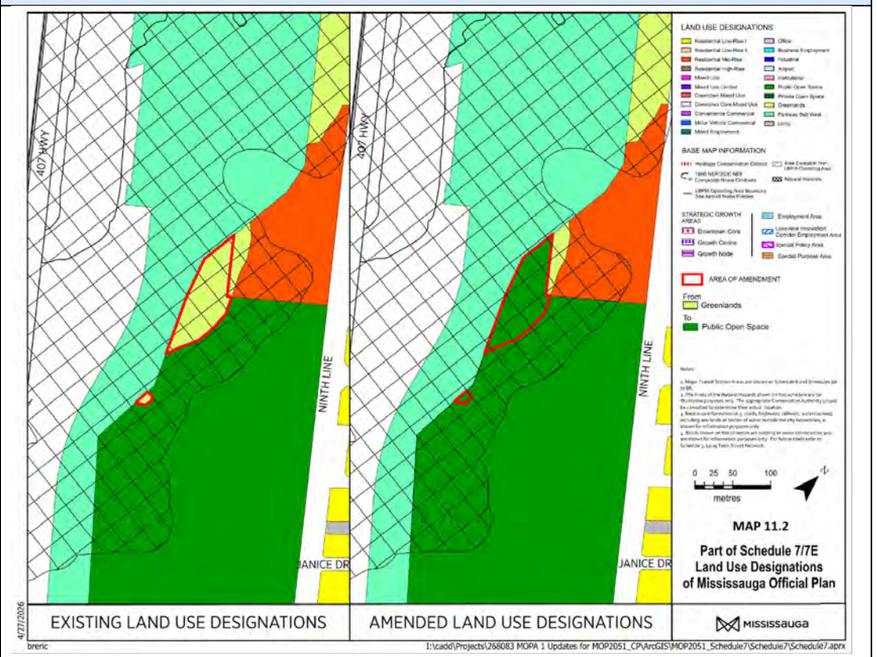
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
8	179 (OLT-23-000762)	65 - 71 Agnes Street/ OZ/OPA 22-017 W7	Schedule 8l, PMTSA (Hurontario LRT- Cooksville Go, Dundas, Queensway, North Service) of MOP2051, is hereby amended by changing the height limit for the subject land from "3 to 25" to "3 to 29", as shown on Map "8.1" of this Amendment.	

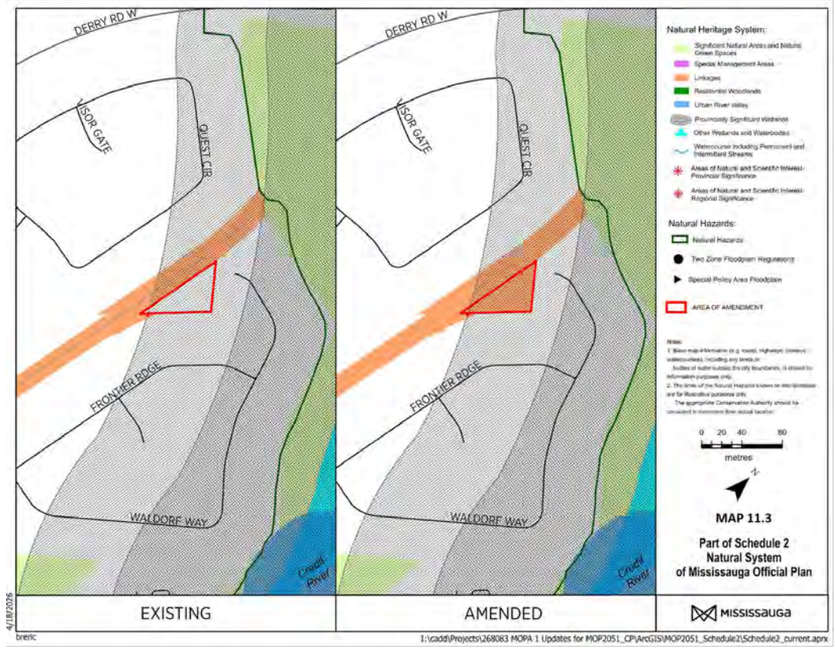
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
9	199 (OLT-23-000684)	23, 25, 27, 29 and 31 Helen Street North, 53 Queen Street East and 70 Park Street East/ OZ/OPA 23-3 W1	Schedule 8n, PMTSA (Hurontario LRT- Mineola, Port Credit) of MOP2051, is hereby amended by changing the height limits for the subject lands located north of Park Street East, east of Ann Street and south of Queen Street, from "2 to 15" to "2 to 28" and "2 to 33", as shown on Map "9.1" of this Amendment.	

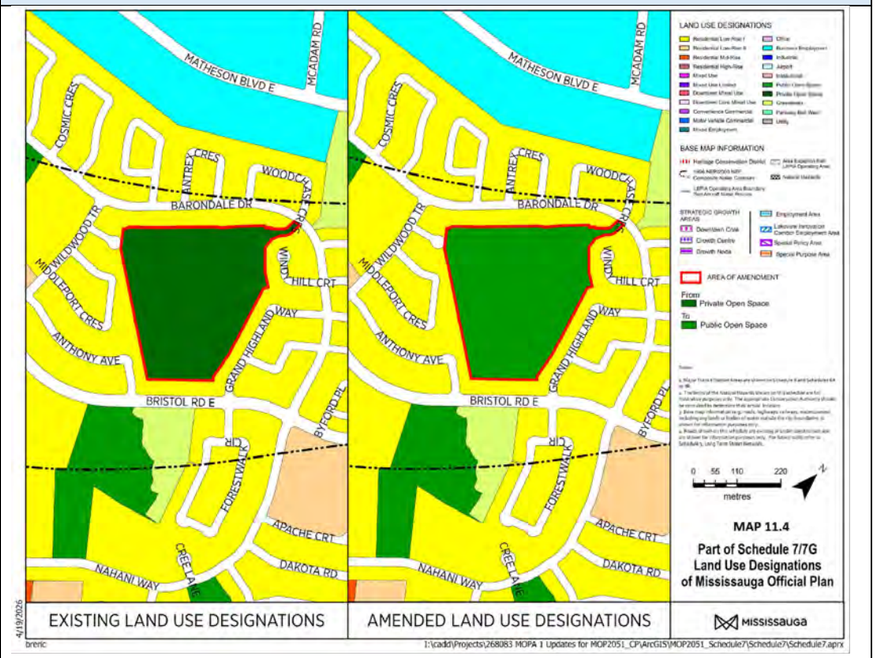
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Chapter 14, Growth Nodes, Map 14-2.7.1: Port Credit Growth Node Character Area Heights , is hereby amended by changing the height limits for the subject lands located north of Park Street East, east of Ann Street and south of Queen Street, from "2 to 15" to "2 to 28" and "2 to 33", as shown on Map "9.2" of this Amendment.	
10	206 (OLT-23-000836)	3575 Kaneff Crescent/ OZ 20/007 W4	Chapter 17, Index Map 10- Special Sites of MOP2051, is hereby amended by adding Special Site 191 (Fairview Growth Centre).	None
			Chapter 17 Special Sites of MOP2051, is hereby amended by adding the following: - Map: 10.1 is added to special site 191 - The following section and policies are added to special site 191 Special Site 191 (Fairview Growth Centre) 17.191.1 The lands identified as Special Site 191 are located on the south side of Kaneff Crescent, east of Obelisk Way and west of Mississauga Valley Boulevard. 17.191.2 Notwithstanding the policies of this Plan, a maximum ***floor space index (FSI)*** of 12.0 will be permitted.	Map 10.1 

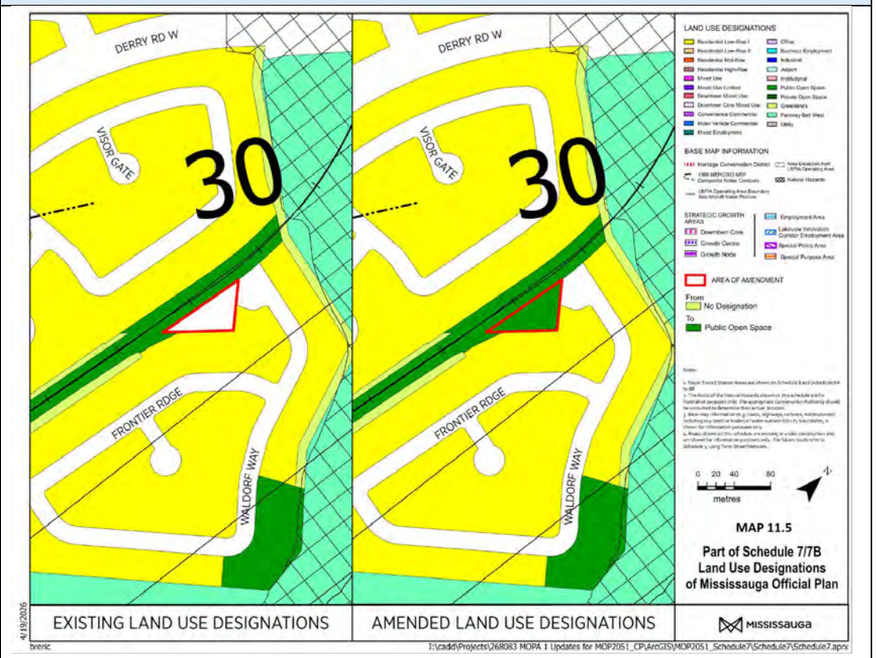
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedule 8k, PMTSA (Hurontario LRT- Fairview) of MOP2051, is hereby amended by changing the height limit for the subject land from "3 to 25" to "3 to 40", as shown on Map "10.2" of this Amendment.	

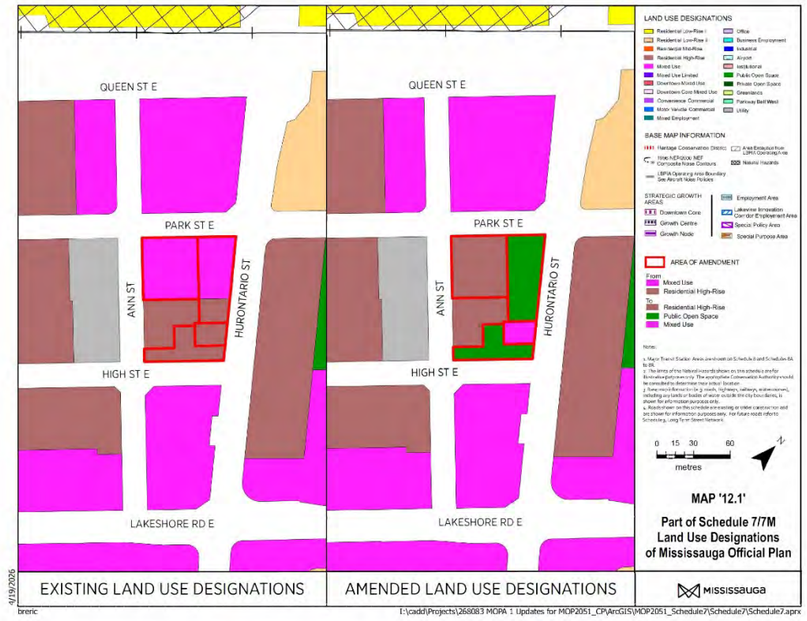
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
11	186 (September 16, 2024)	5320 Ninth Line; 376 Barondale Drive; lands west of Waldorf Way, abutting a portion of the decommissioned Orangeville-Brampton Railway corridor. / BL.09-CIT	Map 15-13.4: Ninth Line Neighbourhood Character Area Reference Map 'M1', Ninth Line Neighbourhood Character Area, of MOP2051, is hereby amended by changing the land use designation of the subject lands from Greenlands to Public Open Space, as shown on Map "11.1" of this Amendment.	

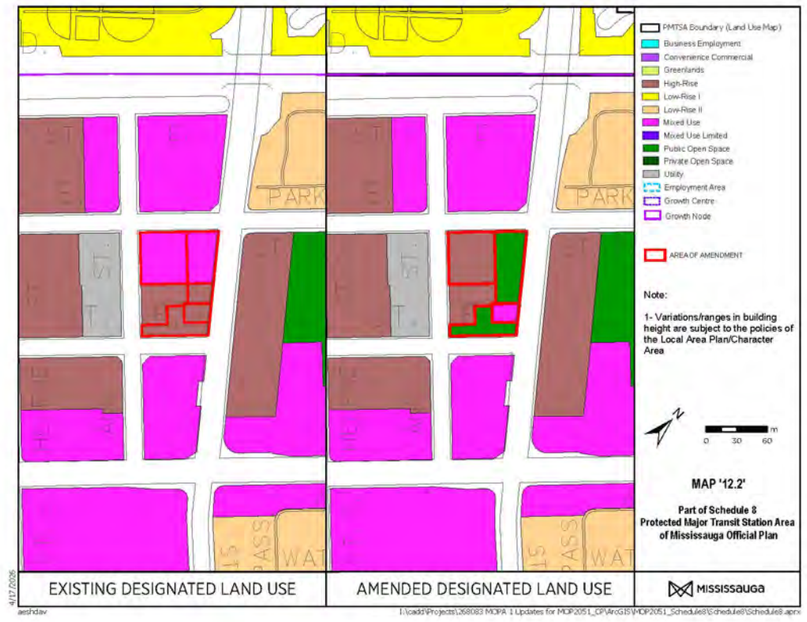
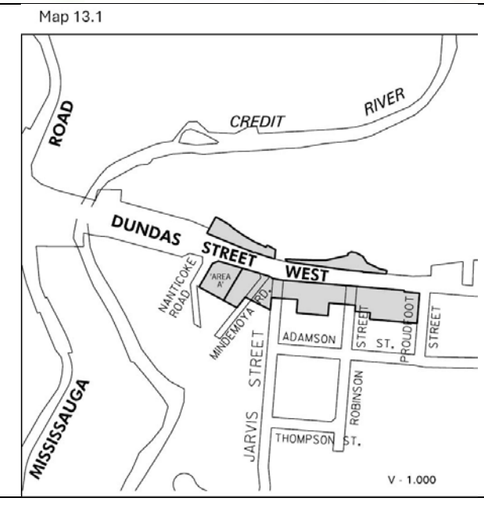
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedules 7 & 7E, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from Greenlands to Public Open Space as shown on Map "11.2" of this Amendment.	

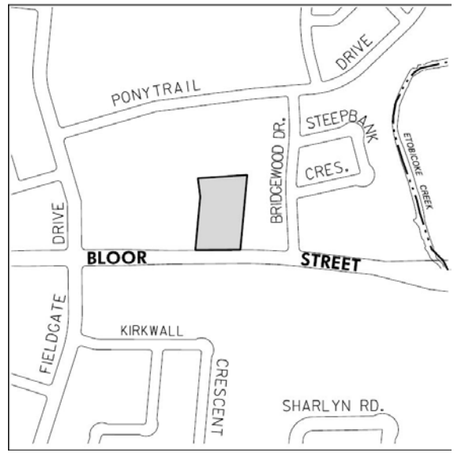
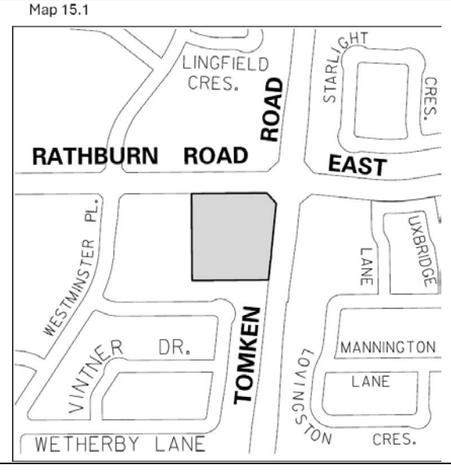
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedule 2, Natural System of MOP2051, is hereby amended by adding lands to Linkages, as shown on Map “11.3” of this Amendment.	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedules 7 & 7G, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from Private Open Space to Public Open Space, as shown on Map "11.4" of this Amendment.	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedules 7 & 7B, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from no designation to Public Open Space, as shown on Map "11.5" of this Amendment.	
12	188 (December 9, 2024)	17 and 19 Ann Street, 84 and 90 High Street	Special Site 160 of MOP2051, is hereby amended by deleting and replacing the second bullet point (ii) in policy 17.160.2 h as follows: ii. Block 2: 250 square metres.	None

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		East and 91 Park Street East/ OZ-OPA 22-3 W1	Schedules 7 & 7M, Land Use Designations of MOP2051, is hereby amended by changing the land use designation of the subject lands from Mixed-Use to Public Open Space and Residential High-Rise, and from Residential High-Rise to Public Open Space and Mixed-Use, as shown on Map "12.1" of this Amendment.	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedule 8o, Protected Major Transit Station Area (PMTSA) (HURONTARIO LRT - MINEOLA, PORT CREDIT) is hereby amended by changing the land use designation of the subject lands from Mixed-Use to Public Open Space and Residential High-Rise, and from Residential High-Rise to Public Open Space and Mixed-Use, as shown on Map "12.2" of this Amendment.	
13	203 (OLT-25-000722	1646 Dundas Street West/ OPA-OZ 16/009	Special Site 83 (Erindale Neighbourhood) of MOP2051, is hereby amended by: - Deleting the Special Site map and replacing it with the Map 13.1 - Amended policy 17.83.2 by adding the following: h. the lands identified as Area A will permit a maximum height of nine storeys	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
14	191 (PDC April 29, 2024)	1785 Bloor Street/ OZ-OPA 22-14 W3	Chapter 17, Index Map 10- Special Sites of MOP2051, is hereby amended by adding Special Site 192 (Fairview Growth Centre).	None
			Chapter 17 Special Sites of MOP2051, is hereby amended by adding the following: - Map: 14.1 is added to special site 192 - The following section and policies are added to special site 192 Special Site 192 (Applewood Neighbourhood) 17.192.1 The lands identified as Special Site 192 are located north of Bloor Street, west of Bridgewood Drive. 17.192.2 Notwithstanding the policies of this Plan, the following additional policies will apply: a. one apartment building with a maximum height of 14 storeys will be permitted, in addition to the existing 10 storey apartment building; and the maximum ***floor space index (FSI)*** for the entire site shall not exceed 2.5 times the site area.	Map 14.1 
15	190 (November 25, 2024)	4094 Tomken Road and 924 Rathburn Road East./ OZ-OPA 22-28 W3	Chapter 17, Index Map 10- Special Sites of MOP2051, is hereby amended by adding Special Site 193 (Fairview Growth Centre).	None
			Chapter 17 Special Sites of MOP2051, is hereby amended by adding the following: - Map: 15.1 is added to special site 193 - The following section and policies are added to special site 193 Special Site 193 (Rathwood Neighbourhood) 17.193.1 The lands identified as Special Site 193 are located at the southwest corner of Tomken Road and Rathburn Road East. 17.193.2 Notwithstanding the policies of this Plan, a maximum height of 12 storeys and a maximum floor space index (FSI) of 1.9 will be permitted on the subject lands.	Map 15.1 

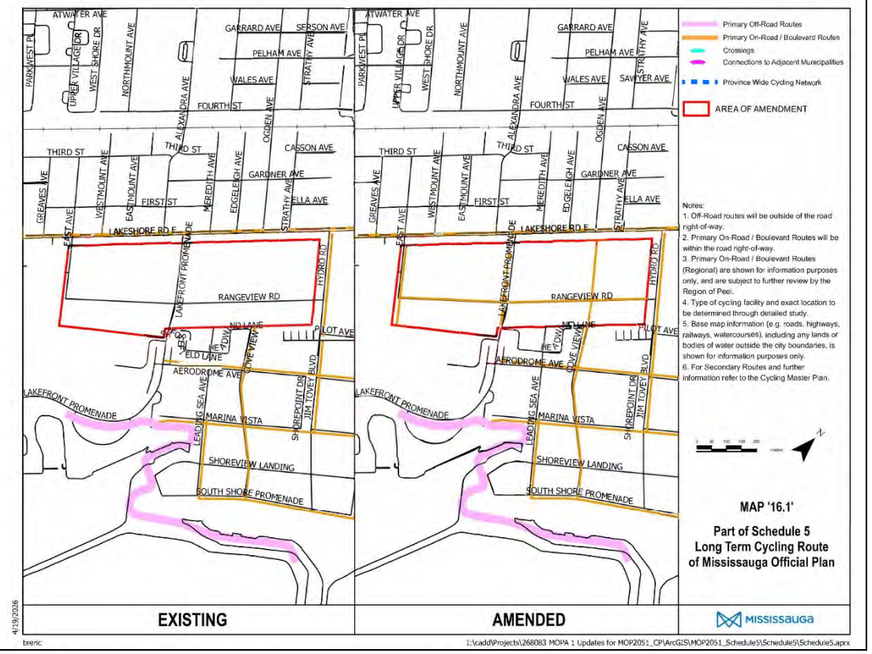
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
16	204 (November 24, 2025)	850-1083 Rangeview Road and 830-1076 Lakeshore Road East South side of Lakeshore Road East, between East Avenue and Jim Tovey Boulevard/ OPA 24-11 W1	Table 7-3: Street Functional Classification – Major Collectors, of Chapter 7, Getting Around Our Communities, of MOP 2051, is hereby amended by deleting row 95 and replacing it with the following: 95 | Ogden Ave. | South Service Rd. | Street 'D' | Mississauga | 20 m	None
			Section 14.2.4.8 Urban Form and Design, sub-section Rangeview Estates Precinct, is hereby amended by adding the following to the preamble: The Rangeview Development Master Plan represents the development master plan for the Rangeview Estates Precinct. Development within this precinct will generally be in keeping with the layout, built form and principles outlined in the Rangeview Development Master Plan. The Rangeview Sustainability Strategy forms part of the endorsed Rangeview Development Master Plan. Development proposals shall incorporate sustainability measures in keeping with the recommendations outlined in the Rangeview Sustainability Strategy in order to ensure that new development implements environmentally responsible practices.	None
			Section 14.2.4.8 Urban Form and Design, sub-section Precincts, policy 14.2.4.8.7 will be deleted and replaced with the following: Development master plans will identify key locations where taller buildings (9 to 15 storeys) may be considered. These buildings, in addition to tall buildings up to 25 storeys, may be considered at the following locations: • in proximity to transit stations on Lakeshore Road East, taller buildings will be located behind a mid-rise building; • along the future enhanced transit route; • along the central north-south park along Ogden Avenue; and • at the northeast corner of East Avenue and Street 'L'.	None
			Section 14.2.4.8 Urban Form and Design, sub-section Rangeview Estates Precinct, is hereby amended, is hereby amended by deleting Table 1 and replacing it with the following:	None

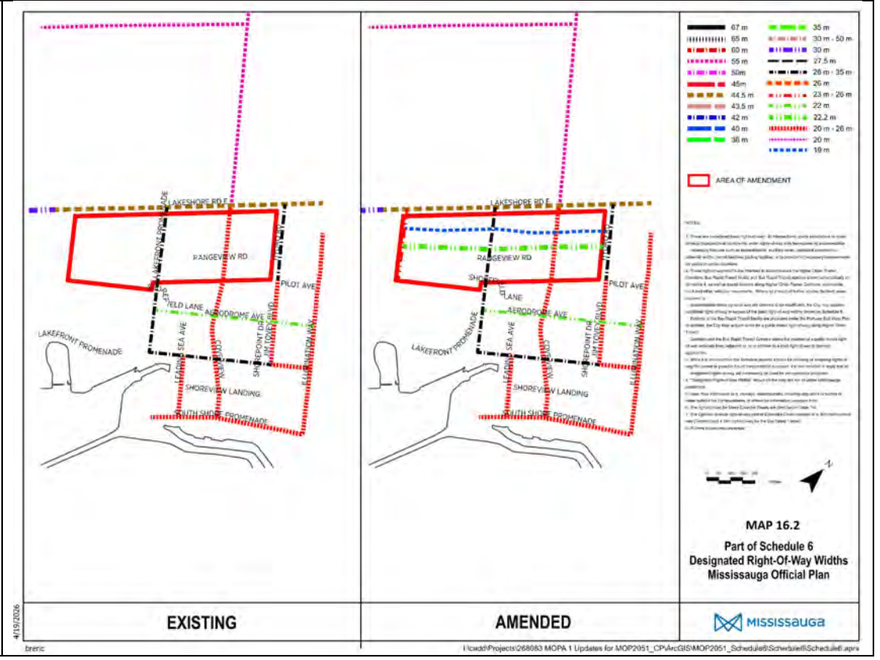
<table>
<tr><th>Change #</th><th>MOP Amendment / PDC Date or OLT File #</th><th>Affected Properties/ File #</th><th>Proposed MOP2051 Amendments</th><th>Schedule/Map Changes</th></tr>
<tr><td rowspan="2"></td><td rowspan="2"></td><td rowspan="2"></td><td>
Table 1: DISTRIBUTION OF HOUSING AND UNIT TARGETS FOR RANGEVIEW ESTATES
<table>
<tr><th rowspan="3">Precinct</th><th rowspan="3">Total Residential Unit</th><th colspan="6">Built Form</th></tr>
<tr><th colspan="2">Townhouses (All Types)[1]</th><th colspan="2">Mid-Rise Buildings (5 to 8 storeys)</th><th colspan="2">Taller Buildings (9 to 15 storeys)[2]</th></tr>
<tr><th>Maximum Number of Units</th><th>% of Townhouses</th><th>Maximum Number of Units</th><th>% of Mid-Rises</th><th>Maximum Number of Units</th><th>% of Taller Buildings</th></tr>
<tr><td>Rangeview Estates[3]</td><td>5,300</td><td>700</td><td>10-15%</td><td>1,650</td><td>25-40%</td><td>3,000</td><td>45-60%</td></tr>
</table>
1. Townhouses (all types) and low-rise apartments up to 4 storeys
2. Taller buildings up to 25 storeys may be considered in the Rangeview Estates Precinct in accordance with Policy 13.3.8.3.10.
3. The maximum number of units by built form in Rangeview Estates may be altered by up to 5% provided the overall maximum does not exceed 5,300 units.
</td><td></td></tr>
<tr><td>Section 14.2.4.8, Urban Form and Design, Precincts, of Mississauga Official Plan, is hereby amended by adding the following:
14.2.4.8.8 Taller buildings set back from Lakeshore Road East may be connected to mid-rise buildings fronting Lakeshore Road East, provided they are set back a minimum of 25 metres.
14.2.4.8.9 Buildings fronting onto Lakeshore Road East are to have their street wall setback a minimum of 6 metres from the Lakeshore Road East property line.
14.2.4.8.10 Driveways constructed onto Lakeshore Road East are to be shared, where feasible, and designed for future conversion to pedestrian walkways, with the driveways onto Lakeshore Road East closed once access to Street 'L' is available.
14.2.4.8.11 The Peel District School Board (PDSB) has identified the need for a public school within the Rangeview Estates Precinct. Through the development application review process, the PDSB will advise the City and the landowner whether a school will be required as part of such application.
Until such time as the PDSB has satisfied itself that the vertical integration of a school within a mixed use building is a feasible option, PDSB's compact urban school model contemplates a stand-alone school building on an approximate 4 acre site.
For the purposes of this policy, the term "mixed use" refers to a building that is designed to provide for a school above which are residential units and counts towards any non-residential requirement of the applicable designation.
A school does not count towards the maximum height, except when located adjacent to Lakeshore Road East.</td><td>None</td></tr>
</table>

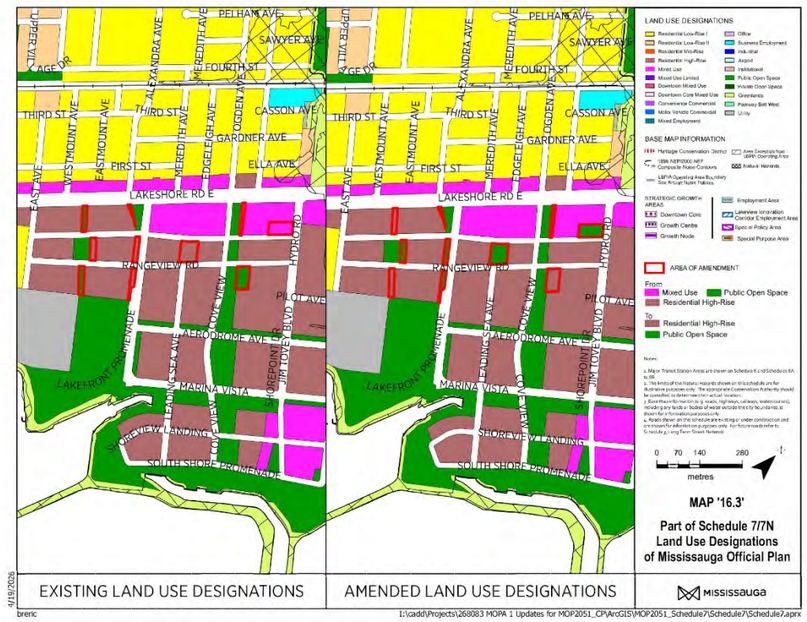
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			14.2.4.8.12 Development within the Rangeview Estates Precinct is encouraged to connect all buildings to a district energy system and/or on-site renewable energy source, if available at costs comparable to other energy sources. Existing policies 14.2.4.8.8 to 14.2.4.8.16 will be renumbered accordingly.	
			14.2.4.10 Land Use Designations, Mixed Use, of Mississauga Official Plan, is hereby amended by adding the following: 14.2.4.10.5 In addition to the Mixed-Use policies of this Plan, the following will apply: a. residential uses shall not be permitted on the ground floor frontage of buildings along Lakeshore Road East between Lakefront Promenade and Jim Tovey Boulevard, with exceptions for: i. residential lobby up to 25% of the front wall; ii. a combination of residential lobby and private amenity space up to 30% of the front wall.	None
			Section 14.2.4.10, Land Use Designations, Contamination and Land Use Compatibility, of Mississauga Official Plan, is hereby amended by numbering the section 14.2.4.11. Section 14.2.4.10, Land Use Designations, Contamination and Land Use Compatibility, of Mississauga Official Plan, is hereby amended by re-numbering policies 14.2.4.10.5 to 14.2.4.10.9 accordingly.	None
			Section 14.2.4.10, Land Use Designations, Planning and Financing Tools, of Mississauga Official Plan, is hereby amended by numbering the section 14.2.4.12. Policy 14.2.4.10.10 is hereby amended as follows: - 14.2.4.12.1 Prior to any residential development applications from a landowner within the Rangeview Estates Precinct being deemed complete, the Rangeview Landowners Group Trustee ("the Trustee") will be required to submit a certificate confirming that the development proponent is a participating landowner and is in good standing with the Rangeview Landowners Group. - Policy 14.2.4.10.11 is hereby amended as follows: 14.2.4.12.2 Prior to final approval of a rezoning application, or removal of a holding provision from the zoning by-law, or registration of a plan of subdivision for any residential development applications, as required, within the Rangeview	None

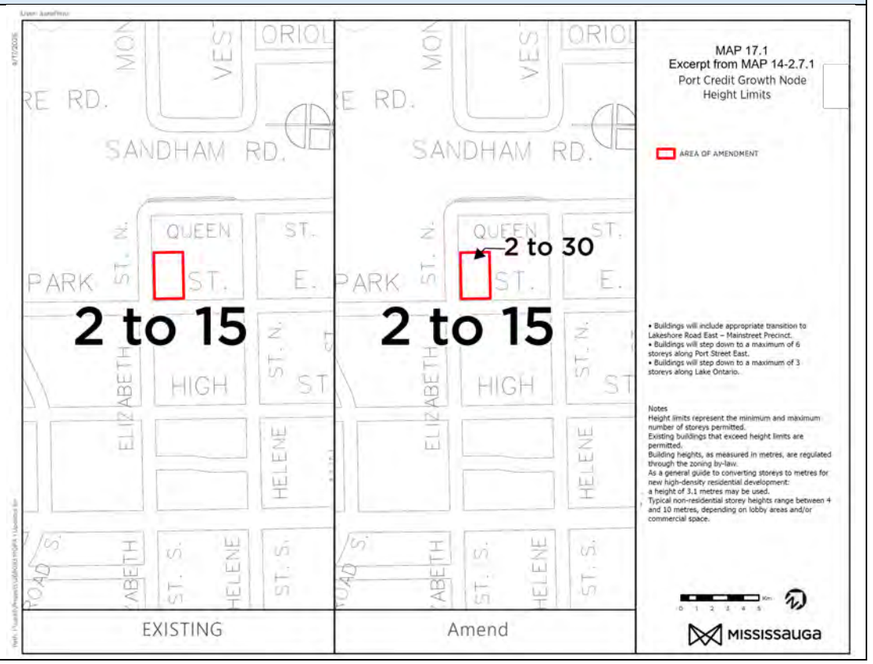
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Estates Precinct, the Trustee will be required to submit a certificate confirming that the development proponent is in good standing with the Rangeview Landowners Group and has entered into the required agreements, including the Rangeview Landowners Cost Sharing Agreement, and the Trustee must have signed the Master Development Agreement, required in Policy 14.2.4.12.5 to ensure the orderly and coordinated development in accordance with the Rangeview Development Master Plan. - Policy 14.2.4.10.12 is hereby amended as follows: 14.2.4.12.3 In addition to the use of a holding provision set out this Plan, Council may impose a holding provision to require the development proponent to enter into the Rangeview Landowners Cost Sharing Agreement and the Master Development Agreement to ensure implementation of Policy 14.2.4.12.5, and shall not remove the holding provision without confirmation from the Trustee confirming that the development proponent has entered into the Rangeview Landowners Cost Sharing Agreement. Section 14.2.4.10, Land Use Designations, Planning and Financing Tools, of Mississauga Official Plan, is hereby amended by adding the following policies: - 14.2.4.12.4 The Rangeview Landowners Cost Sharing Agreement shall be administered by the Trustee and the City shall receive certification from the Trustee confirming the development proponent has satisfied their obligation under the agreement. The Rangeview Landowners Cost Sharing Agreement should address matters including, without limitation, the equitable sharing of costs associated with the conveyance, design and construction of public infrastructure, including City and Regional roads, road improvements, servicing and streetscape works, and community facilities, including parks. - 14.2.4.12.5 The Trustee will enter into a Master Development Agreement, or agreements, on behalf of the Rangeview Landowners Group to ensure the orderly and coordinated development of the Rangeview Estates Precinct in accordance with the Rangeview Development Master Plan. The Master Development Agreement, or agreements, will address matters,	

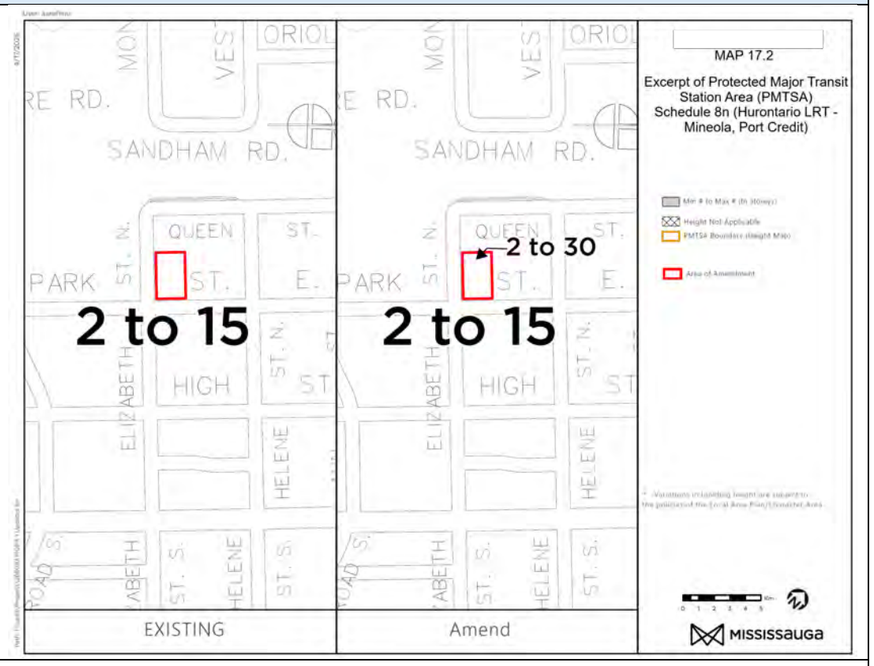
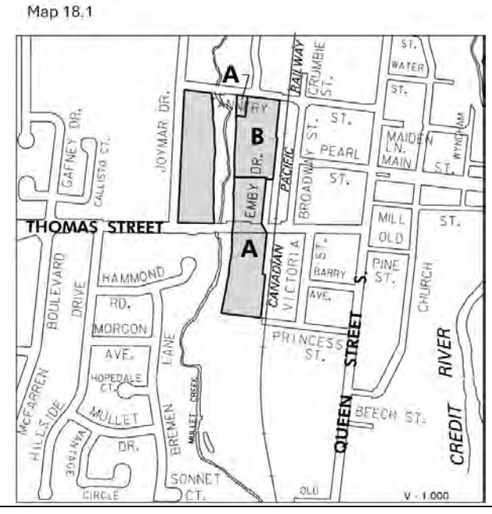
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			to the satisfaction of the City, the Region and the Rangeview Landowners Group, including: a. functional engineering design of public infrastructure including all roads and road widenings, complete streets, intersections, water and wastewater servicing, and necessary interim conditions that outline the staging design of municipal servicing; b. the conveyance of lands for public roads; c. the calculation of parkland requirements and conveyance of parkland in an amount, location and configuration consistent with the Rangeview Development Master Plan; d. the allocation of responsibility between the landowners for the construction of ultimate and interim works, including approval of detailed engineering submissions and posting of required securities; e. the district energy system infrastructure, or other on-site renewable energy source infrastructure, if applicable; f. the timing and/or project milestones triggering the requirements associated with matters a. to e. to the satisfaction of the Rangeview Landowners Group, City and Region; and g. identification of any subsequent agreements, approvals or processes required to implement the matters a. to f.	

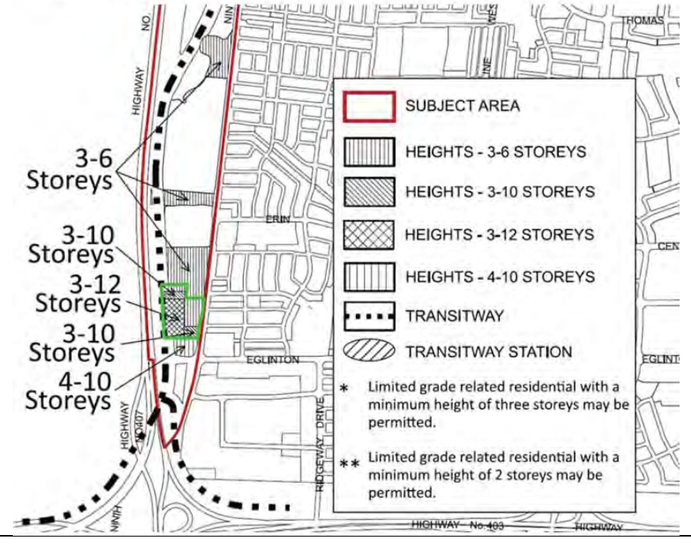
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedules 5, Long Term Cycling Routes of MOP2051, is hereby amended as shown on Map “16.1” of this Amendment.	

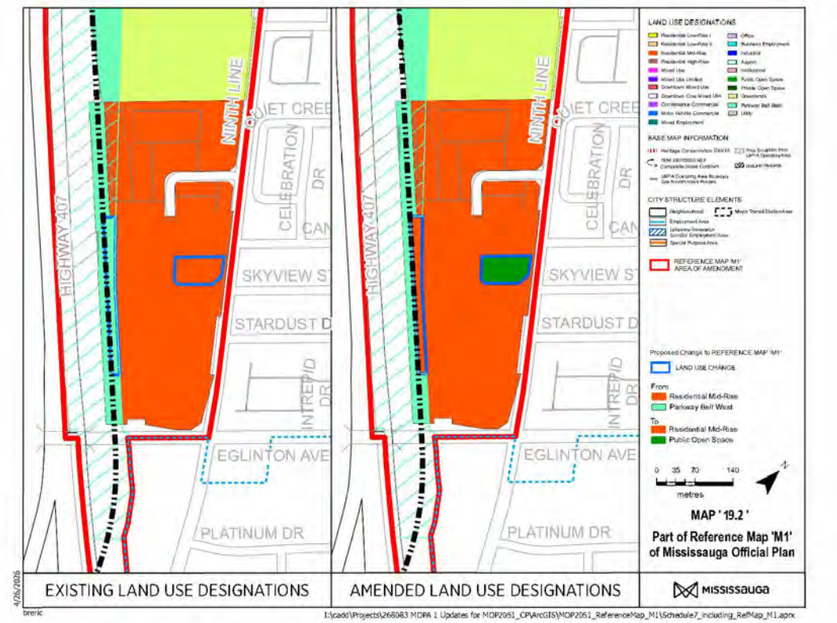
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedules 6, Designated Right-of-Way Widths of MOP2051, is hereby amended as shown on Map “16.2” of this Amendment.	

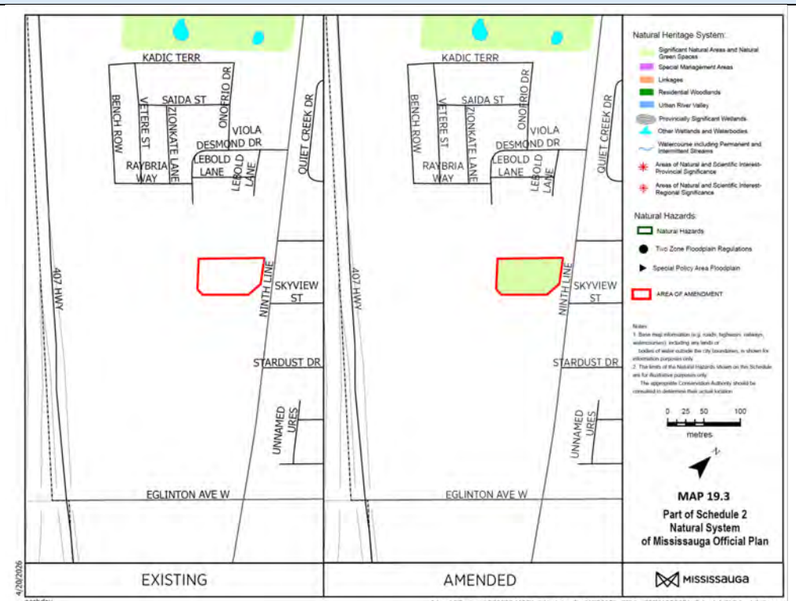
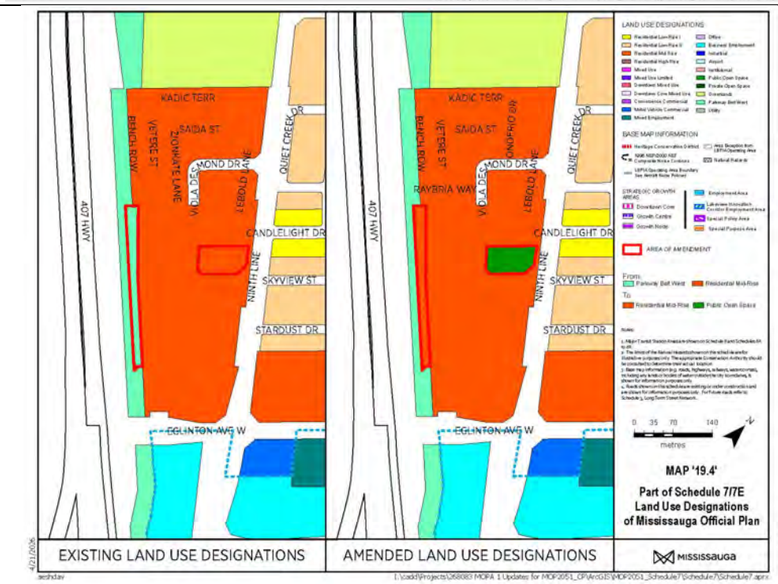
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedules 7 & 7N, Land Use Designations of MOP2051, is hereby amended as shown on Map “16.3” of this Amendment.	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
17	205 (PDC October 27, 2025)	23 Elizabeth Street North and 42-46 Park Street East/ OZ-OPA 25-10 W1	Map 14-2.7.1: Port Credit Growth Node Character Area Heights is hereby amended by changing the height limits, as shown on 17.1 of this Amendment for lands north of Park Street East and east of Elizabeth Street North, from "2 to 15" to "2 to 30"	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedule 8n, PMTSA (HURONTARIO LRT - MINEOLA, PORT CREDIT) of MOP2051, is hereby amended by changing the height limit for the subject land from "2 to 15" to "2 to 30", as shown on Map "17.2" of this Amendment.	
18	208 (OLT-24-001170)	51 & 57 Tannery Street, and 208 Emby Drive/ OPA OZ 24-7 W11	Site 49 (Streetsville Growth Node) of MOP2051, is hereby amended by deleting the Special Site 49 map and replacing it with the following: MAP 18.1	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Section 17.49.2, Special Site 49 (Streetsville Growth Node) of MOP2051, is hereby amended by: - Deleting policy 17.49.2.b - Deleting policy 17.49.3 and replacing it with: 17.49.3 Redevelopment of Area A and Area B should include provision for a road connecting Thomas Street and Tannery Street west of the railway right-of-way. - deleting policy 17.49.4 and replacing it with the following: 17.49.4 Notwithstanding the policies of this Plan, the lands identified as Area A and Area B will also permit townhouse dwellings not accessory to an apartment building. - Adding the following policies: 17.49.5 Notwithstanding the policies of the Streetsville Growth Node Character Area, an apartment building with a maximum height of 12 storeys will be permitted on the lands identified as Area B. 17.49.6 Notwithstanding the policies of the Streetsville Growth Node Character Area, an apartment building with a maximum density of 3.05 FSI will be permitted on the lands identified as Area B.	None
19	195 (PDC: September 3, 2025)	5034, 5054, and 5080 Ninth Line, west side of Ninth Line, north of Eglinton Avenue West / OZ/OPA 21-15 W10	Map 15-13.3: Ninth Line Neighbourhood Character Area Height Limits, Section 15.13, Ninth Line Neighbourhood Character Area of Mississauga Official Plan, is hereby amended by adding areas to permit buildings with 3-10 storeys and 3-12 storeys on portions of the lands, as shown in green on Map 19.1 of this amendment.	Map 19.1 

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Map 15-13.4: Ninth Line Neighbourhood Character Area Reference Map 'M1', Section 15.13, Ninth Line Neighbourhood Character Area of Mississauga Official Plan, is hereby amended by changing a portion of the land use designation of the subject lands from Parkway Belt West to Residential Mid-Rise and from Residential Mid-Rise to Public Open Space, as shown on Map 19.2 of this amendment.	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			Schedule 2, Natural System, of Mississauga Official Plan, is hereby amended by adding lands to the Significant Natural Areas and Natural Green Spaces, as shown on Map 19.3 of this Amendment.	
			Schedule 7/7E, Land Use Designations of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Parkway Belt West to Residential Mid-Rise, and from Residential Mid-Rise to Public Open Space as shown on Map 19.4 of this Amendment.	

Text in black represents existing, in force MOP 2051 policies. Text in blue represents new proposed policies. Changes are in ~~red strikethrough~~.

Chapter 10: Policies applicable to Mixed Use Limited Designated Lands

10.2.9 Mixed Use Limited

10.2.9.1 Lands designated Mixed Use Limited will permit all uses within the Mixed Use Designation, except sensitive land uses including residential.

10.2.9.2 The following additional uses will be permitted:
a. banquet hall;
b. media broadcast and communication facilities;
c. commercial school, except for a truck driving school;
d. conference centre; and
e. entertainment, recreation and sports facilities.

10.2.9.3 Notwithstanding the policies of this Plan, existing drive-through facilities will be permitted as they existed on the day these policies come into effect.

10.2.9.4 Residential uses and other sensitive land uses may be permitted without amendment to this Plan where the use:
a. is appropriate in accordance with the policies of this Plan;
b. is appropriately designed, buffered and/or separated from Employment Areas and/or major facilities;
c. is not impacted by adverse effects from air, vibration, noise, dust, odour and other fugitive emissions;
d. does not pose a risk to public health and safety;
e. prevents or mitigates negative impacts and minimizes the risk of complaints;
f. has regard for City land requirements relating to hazard land identified through flood mitigation studies;
g. does not compromise the ability of existing nearby employment uses to comply with environmental approvals, registrations, legislations, regulations and guidelines; and

h. permits adjacent Employment Areas to be developed for their intended purpose.

10.2.9.5 The introduction of sensitive land uses, such as residential, should not negatively impact the continued viability of existing nearby businesses and industries.

10.2.9.6 Lands designated Mixed Use Limited where sensitive land uses, such as residential, have been permitted in keeping with 10.2.9.4 and 10.2.9.5 are subject to the Mixed Use designation policies.

10.2.9.~~6~~7 Development on lands within a floodplain, will not be permitted prior to the completion of City-initiated flood studies and the construction of recommended mitigation measures where necessary.

10.2.9.~~7~~8 A holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot proceed until conditions set out in this Plan, or in an implementing by-law, are satisfied.

10.2.9.~~8~~9 Conditions to be met prior to the removal of a holding provision, include but are not limited to the following:
a. acceptance of compatibility assessments, as identified by the City;
b. acceptance of flood mitigation recommendations; and
c. all flood remedial works are complete and deemed functional to the satisfaction of the City, conservation authority, the Province and other regulatory bodies.