



DECLARATION
Section 17 of the Planning Act

Applicant: City of Mississauga

Municipality: City of Mississauga

Our File: CD.02-MIS – MOP 2051 - OPA 4

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 24, 2026 when By-law Number 0124-2026 was enacted and that notice as required by Section 17 of the Planning Act was given on July 2, 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 23rd day of July, 2026.



Allison Candice Comrie, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires June 16, 2036.
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	July 2, 2026
OPA Number	MOP 2051 - OPA 3 (By-law 0122-2026)
Date Passed by Council	June 24, 2026
Last Day to Appeal	July 22, 2026
File Number	CD.02-MIS Wards 3 and 8
Applicant	City of Mississauga
Property Location	The lands affected by this Amendment are located in the Central Erin Mills and Applewood Neighbourhood Character Areas.

A decision was made on the date noted above to approve Official Plan Amendment Number 3 to the **Mississauga Official Plan** for the City of Mississauga as adopted by **By-law 0122-2026**. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of this Amendment is to:

- Change the land use designation from Residential Low-Rise I and Greenlands to Residential Low-Rise II in the Central Erin Mills Neighbourhood Character Area
- Change the land use designation from Residential Mid-Rise to Residential High-Rise and add a Special Site in the Applewood Neighbourhood Character Area.
- Add a Special Site to permit an 18 storey building in the Applewood Neighbourhood Character Area.

A copy of By-law 0122-2026 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 22, 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. 4
to**

Mississauga Official Plan 2051

By-law No. 0124-2026

A by-law to Adopt Mississauga Official Plan 2051 Amendment No. 4

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;

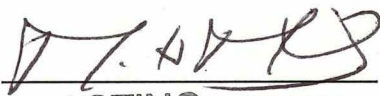
AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan 2051 regarding policy changes to rental housing protection.

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

1. The document attached hereto, constituting Amendment No. 4 to Mississauga Official Plan 2051, is hereby adopted.

ENACTED and PASSED this 24th day of June, 2026.

Signed 
ACTING MAYOR

Signed 
CLERK

Amendment No. 4
to
Mississauga Official Plan 2051

The following text attached constitutes Amendment No. 4.

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 June 3, 2026, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to align Mississauga Official Plan 2051 policies with updates to the City of Mississauga Rental Housing Protection (RHP) By-law 0121-2018.

LOCATION

The Official Plan Amendment applies to all lands within the City of Mississauga.

BASIS

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

1. The Rental Housing Protection (RHP) By-law 0121-2018 has been updated to better protect vulnerable renters and the existing stock of affordable units.
2. This update is important given changes to the rental housing market since the By-law was implemented in 2018.
3. The update includes amendments related to the applicability of the by-law, the addition of tenant compensation during the period of redevelopment, and amendments to replacement unit requirements, among other minor amendment.
4. An amendment to Mississauga Official Plan 2051 is important in order to align its policies with the above described proposed RHP By-law updates.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Chapter 5, Housing Choices and Affordable Homes, is hereby amended by deleting Policy 5.3.4.2 and replacing it with the following:

Conversion of residential rental properties to a purpose other than the purpose of a residential rental property, or the demolition of residential rental properties exceeding six dwelling units will not be permitted without a Section 99.1 Permit provided through the Rental Housing Protection By-law 0121-2018.

2. Chapter 5, Housing Choices and Affordable Homes, is hereby amended by deleting Policy 5.3.4.5.
3. Chapter 5, Housing Choices and Affordable Homes, is hereby amended by deleting Policy 5.3.4.6 and replacing it with the following:

If demolition or conversion of a residential rental is permitted, replacement or retention of rental units will be provided, in accordance with the Rental Housing Protection By-law, including, but not limited to:

- a. units of comparable sizes (Gross Floor Area (GFA) within 8% of the original unit sizes);
 - b. units with the same number of bedrooms or greater, as the original unit
 - c. 20-year retention of units as rental tenure; and
 - d. 10-year retention of units at a similar level of rent to the original unit rent. Similar rents are defined as the last paid rent with increases no higher than the annual Provincial Guideline, and adjustments made based on the inclusion or exclusion of utilities in the rent.
4. Chapter 5, Housing Choices and Affordable Homes, is hereby amended by deleting Policy 5.3.4.7.

IMPLEMENTATION

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

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 June 22, 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



Date: June 3, 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: June 22, 2026
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS) – Mississauga Official Plan 2051 (MOP 2051) – Omnibus Amendment

Recommendation

That the proposed amendments to Mississauga Official Plan 2051 (MOP 2051), as detailed in the report dated June 03, 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 1 and Appendix 2 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, with modifications, on March 24, 2026.
- A consolidation of MOP 2051 which includes ministerial modifications has been completed.
- A first housekeeping amendment to MOP 2051 was approved by Planning and Development Committee on May 11, 2026. It included 19 previously approved development applications and Ontario Land Tribunal decisions, in addition to changes to the Mixed-Use Limited designation.

Originator's file: File names

- Since then, 3 previously approved development applications have been finalised and will be transitioned into MOP 2051 through this report.
- Additionally, City-initiated revisions to MOP 2051 were deemed necessary in order to align its policies with proposed updates to the Rental Housing Protection (RHP) By-law 0121-2018. These revisions include changes to Section 5.3.4 Protect and Grow the Rental Housing Stock and are part of this report.

Background

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 with modifications on March 24, 2026.

Comments

MOP 2051 Developer-Initiated Amendments

A first housekeeping amendment to MOP 2051 was approved at Planning and Development Committee, on May 11, 2026. It included developer-initiated amendments and Ontario Land Tribunal (OLT) decisions that were finalized before MOP 2051 was approved.

Since then, additional developer-initiated amendments have been finalized and are now being transitioned into MOP 2051. These amendments are found in Appendix 1.

MOP 2051 City-Initiated Amendment

Rental Protection Updates:

The Rental Housing Protection (RHP) By-law 0121-2018 is being updated to better protect vulnerable renters and the existing stock of affordable units. This update is important given changes to the rental housing market since the By-law was implemented in 2018. The update includes amendments related to the applicability of the by-law, the addition of tenant compensation during the period of redevelopment, and amendments to replacement unit requirements, among other minor amendment.

Proposed updates to the RHP By-law 0121-2018 are being brought forward to Planning and Development Committee at the same date as this report and are included in the report titled Proposed Amendments to the Rental Housing Protection By-law 0121-2018.

An amendment to MOP 2051 is important in order to align its policies with the above described proposed RHP By-law updates. The MOP 2051 proposed amendment is found in Appendix 2. It includes changes to Section 5.3.4 aiming to:

- Remove the requirement for a local municipal average vacancy rate to be used as a minimum threshold to convert or demolish rental units.
- Introduce changes to rental property demolition and conversion requirements in accordance with those in the proposed By-law. These include requiring:

Originator's file: File names

- Replacement units to be within 8% of the original unit's size
- Replacement units to have the same number of bedrooms as the original units
- Rental tenure to be retained for a 20-year period
- A 10-year retention of units at a similar level of rent to the original unit rent, as defined in the policies

Financial Impact

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

Conclusion

The proposed omnibus amendments are intended to keep MOP 2051 up to date by integrating development applications finalized during its review by MMAH, and aligning its policies with proposed updates to Mississauga's RHP By-law 0121-2018. 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: MOPA Amendments List

Appendix 2: City-Initiated Amendments

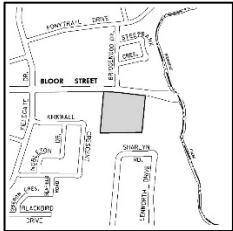
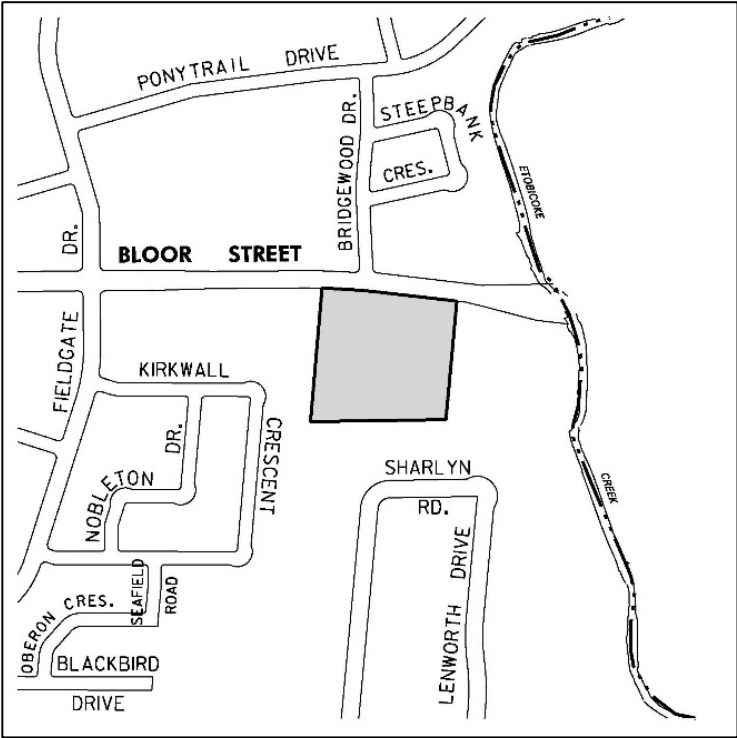


Andrew Whittemore, M.U.R.P., Commissioner of Planning &

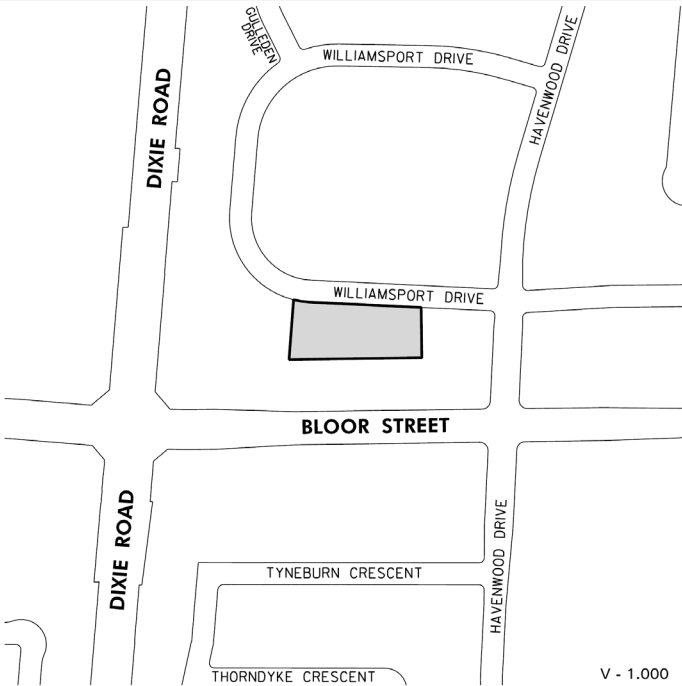
Building Prepared by: Amina Menkad, Planner

List of Approved Mississauga Official Plan (MOP) Amendments to be implemented in Mississauga Official Plan 2051 (MOP 2051)

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
1	1775 Thorny Brae Place (OZ/OPA 25-16 W8)	Schedule 7/7E, Land Use Designations, of Mississauga Official Plan 2051, is hereby amended by changing the land use designation of the subject lands from Residential Low-Rise I and Greenlands to Residential Low-Rise II as shown in the associated mapping.	LAND USE DESIGNATIONS - Residential Low-Rise I - Residential Low-Rise II - Residential Medium-Density - Residential High-Density - Mixed Use - Mixed Use Limited - Downtown Core Mixed Use - Convenience Commercial - Motor Vehicle Commercial - Mixed Employment - Office - Business Employment - Industrial - Airport - Institutional - Public Open Space - Private Open Space - Greenlands - Parkway Belt West - Utility BASE MAP INFORMATION - Heritage Conservation District - Area Exemption from LRPA Overlay Area 1996 NHP/2000 NHP - Composite Noise Contours - Natural Hazards - LRPA Operating Area Boundary - Sea Aircraft Noise Prediction STRATEGIC GROWTH AREAS - Employment Area - Urban Innovation - Controlled Employment Area - Growth Centre - Special Policy Area - Growth Node - Special Purpose Area AREA OF AMENDMENT FROM: RESIDENTIAL LOW-RISE I GREENLANDS TO: RESIDENTIAL LOW-RISE II Notes: - Major Transit Station Areas are shown on Schedule B and Schedules BA to BE. - The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual locations. - Base map information (e.g. roads, highways, railways, water courses) including any lands or bodies of water outside the city boundary, is shown for information purposes only. - Boundaries shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule J, Long Term Street Network. MAP 'A' Part of Schedule 7/7E Land Use Designations of Mississauga Official Plan MISSISSAUGA 4/18/2026 brent I:\cadd\Projects\ReportMaps\257934 OZ OPA 25-16 W8_RPT\ArcGIS\Schedule 7\Schedule7_brent_Apr15_with_legend_modification.aprx
2	1840-1850 Bloor Street (OZ/OPA 20/003 W3)	Chapter 17, Index Map 11- Special Sites of MOP2051, is hereby amended by	None

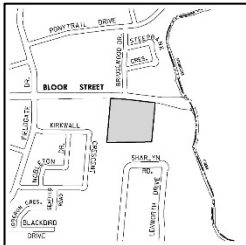
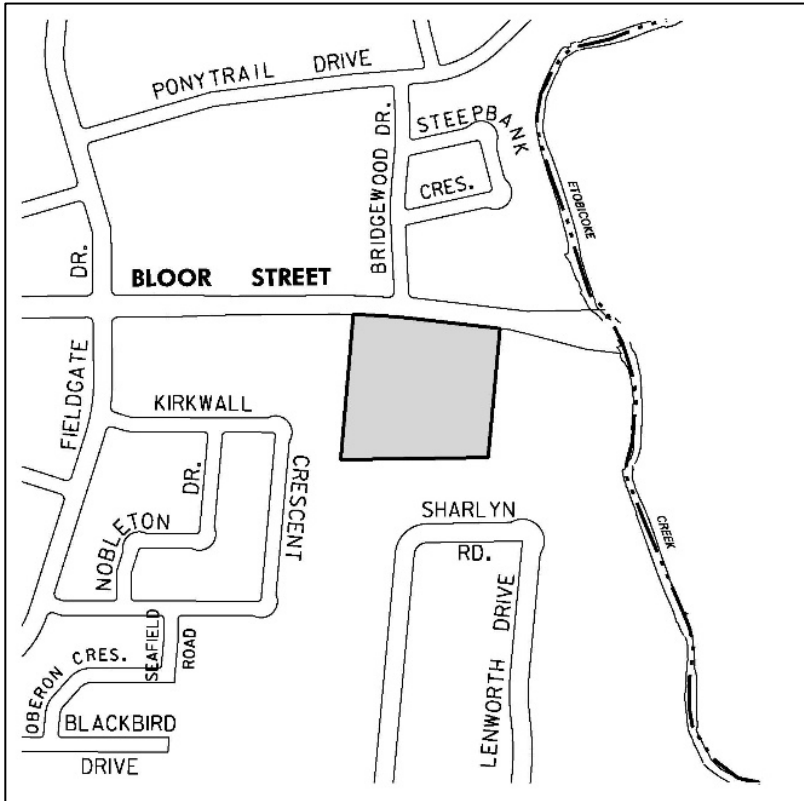
Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		adding Special Site 195 (Applewood Neighbourhood).	
		Chapter 17, Special Site Policies of Mississauga Official Plan, be hereby amended by adding the following: Site 195 (Applewood Neighbourhood)  17.195.1 The lands identified as Special Site 196 are located south of Bloor Street at Bridgewood Drive.	

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		17.195.2 Notwithstanding the policies of this Plan, two apartment dwellings with a maximum height of 18 storeys will be permitted in addition to the two existing apartment dwellings.	
3	1470 Williamsport Drive (OZ/OPA 25-7 W3)	Chapter 17, Index Map 11- Special Sites of Mississauga Official Plan 2051, is hereby amended by adding Special Site 198 (Applewood Neighbourhood).	None

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		Chapter 17, Special Site Policies of Mississauga Official Plan 2051, be hereby amended by adding the following: Site 198 (Applewood Neighbourhood)  17.198.1 The lands identified as Special Site 195 are located on the south side of Williamsport Drive, west of Havenwood Drive. 17.198.2 Notwithstanding the policies of this	

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		Plan, two apartment dwellings with a maximum height of 12 storeys will be permitted, in addition to the existing 6 storey apartment building	

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		Schedule 7/7K, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Mid-Rise to High Rise as shown in the associated mapping.	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 - Major-Vehicle Commercial - Mixed Employment - Office - Business Employment - Industrial - Airport - Institutional - Public Open Space - Private Open Space - Greenlands - Parkway Bank West - Utility BASE MAP INFORMATION - Heritage Conservation District 1996 MAP2000 LRT - Composite Noise Contours - LPMA Operating Area Boundary - See Detail Noise Profile - Area Exclusion from LPMA Operating Area - Natural Hazards STRATEGIC GROWTH AREAS - Downtown Core - Growth Centre - Growth Node - Employment Area - Lakeshore Innovation Corridor Employment Area - Special Policy Area - Special Purpose Area AREA OF AMENDMENT From: Residential Mid-Rise To: Residential High-Rise Notes: - Major Transit Station Areas are shown on Schedule B and Schedule DA to SB. - The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location. - Base map information (e.g. roads, highways, railways, watercourses), including air fields or lands or lands of water within the city boundaries, is shown for information purposes only. - Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule J, Long Term Street Network. MAP 'A' Part of Schedule 7/7K Land Use Designations of Mississauga Official Plan 2051 MISSISSAUGA EXISTING LAND USE DESIGNATIONS AMENDED LAND USE DESIGNATIONS

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		Chapter 17, Special Site Policies of Mississauga Official Plan, be hereby amended by adding the following: Site 195 (Applewood Neighbourhood)  17.195.1 The lands identified as Special Site 196 are located south of Bloor Street at Bridgewood Drive. 17.195.2 Notwithstanding the policies of this Plan, two apartment	

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		dwelling with a maximum height of 18 storeys will be permitted in addition to the two existing apartment dwellings.	

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

Chapter 5 Housing Choices and Affordable Homes

5.3.4 Protect and Grow the Rental Housing Stock

Rental housing is an important component of a sustainable housing supply. In contrast to secondary rental units (e.g. rented single-detached houses, accessory residential units, condominiums, etc.) that are offered for rent, purpose built rental housing can provide stable long term housing options when home ownership is not financially feasible or where rental tenure is preferred.

The prevailing high cost of homeownership creates an even greater demand for quality rental housing. Yet despite this, very little new rental supply has been constructed in Mississauga. Older rental stock, which is a prime source of affordable market housing for moderate-income households, is vulnerable to demolition and redevelopment. As the city continues to grow there is a desire to balance the need to protect affordable rental housing, encourage upgrades to the existing stock and build new rental housing to meet local needs.

5.3.4.1 Mississauga will directly assist all levels of government in preserving and increasing rental housing supply by:

- a. supporting the efforts of local not for profit housing organizations in providing rental housing to low- and moderate-income households and accommodation for people with disabilities and older adults;
- b. assisting the development of new rental units through the promotion of, and participation in, programs aimed at producing rental housing; and
- c. supporting the preservation of the rental housing stock.

5.3.4.2 Conversion of residential rental properties to a purpose other than the purpose of a residential rental property, or the demolition of residential rental properties exceeding six dwelling units will not be permitted **without a Section 99.1 Permit provided through the**

~~Rental Housing Protection By-law 121-2018. if it adversely affects the supply of affordable rental housing as determined by affordable housing units targets and rental vacancy rates.~~

5.3.4.3 Mississauga will ensure purpose built rental apartments are retained to provide housing options for varying lifestyle and economic needs. The City may prohibit and regulate the demolition of residential rental properties and may prohibit and regulate the conversion of residential rental properties to a purpose other than the purpose of a residential rental property, in accordance with the provisions of the Municipal Act.

5.3.4.4 Mississauga will regulate:

- a. the conversion of residential rental units to any other form of tenure in properties with six or more residential units; and
- b. the demolition of existing residential rental units in properties with six or more dwelling units.

~~5.3.4.5 A local municipal average rental vacancy rate shall be used as a minimum threshold to permit the conversion of residential rental units to ownership tenure or demolition of residential rental units, unless replacement rental units are provided. The rental vacancy rate of 3 percent for the preceding three years as reported by the Canada Mortgage and Housing Corporation (CMHC) shall be used.~~

5.3.4.65 If demolition or conversion of a residential rental property ~~the replacement of rental units~~ is permitted, replacement or retention of rental units will be provided, in accordance with the Rental Housing Protection By-law, including, but not limited to:

- ~~a. the same or higher number of units of comparable sizes (i.e. number of bedrooms);~~
- a. units of comparable sizes (Gross Floor Area (GFA) within 8% of the original unit sizes);
- b. units with the same number of bedrooms as the original unit
- ~~b.c.~~ 20-year retention of units as rental tenure; and
- d. 10-year retention of units at a similar level of rent to the original unit rent. Similar rents are defined as the last paid rent with increases no higher than the annual Provincial Guideline, and adjustments made based on the inclusion or exclusion of utilities in the rent. ~~replacement units will be retained at be. Similar rents are defined as the last rent paid by the tenant with an increase no higher than the annual Provincial Guideline and a one-time capital allowance of 3 percent.~~

5.3.4.7 Demolition or conversion of rental properties will only be permitted where:

- a. the average rental vacancy rate within the City is at or above three (3) for each of the three preceding years;
- b. the conversion to ownership housing would result in the creation of affordable housing; or
- c. the demolition or conversion is needed to address existing health and safety issues through retrofits and renovations, which would result in an increase in rental levels above the threshold for affordability.