

The Corporation of the City of Mississauga
By-law Number _____

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

WHEREAS in accordance with the provisions of section 17 or 22 of the *Planning Act*, R.S.O 1990, c.P.13, as amended, (“Planning Act”) Council may adopt an Official Plan or an amendment thereto;

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

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan by amending Map 14-2.7.1 of Port Credit Local Area Plan and Protected Major Transit Station Areas (PMTSA), Schedule 8n (Hurontario LRT-Mineola, Port Credit);

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

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

ENACTED and PASSED this ____ day of _____, 2026.

Signed _____ MAYOR Signed _____ CLERK

Amendment No. XX

To

Mississauga Official Plan

The following text and Maps “A” and “B” attached constitute Official Plan Amendment No. XX.

PURPOSE

The purpose of this Amendment is to amend Map 14-2.7.1, Port Credit Growth Node Character Area Heights and Schedule 8n (Hurontario LRT-Mineola, Port Credit), by increasing the height limit to permit a 26-storey apartment building.

LOCATION

The lands affected by this Amendment are located at 12 and 26 Park Street East in Ward 1, north of Park Street East. The subject lands are located in the Port Credit Growth Node Character Area, as identified in Mississauga Official Plan.

BASIS

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

The subject lands are designated Residential High-Rise, located within the Port Credit Growth Node and Port Credit PMTSA of the Mississauga Official Plan which permits apartment buildings that are at least two storeys and up to a maximum of 15 storeys.

An Official Plan Amendment is required to amend Map 14-2.7.1, Port Credit Growth Node Character Area Heights and Schedule 8n (Hurontario LRT-Mineola, Port Credit) to permit a maximum height of 26 storeys on the subject site.

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

1. This Amendment is supportive of the policy framework expressed in the Provincial Planning Statement, which promote a range and mix of housing options as well as redevelopment of underutilized lands within built up areas that are well served by transit and existing infrastructure.
2. The policies and objectives of the Mississauga Official Plan 2051 are supported by the proposal as it contributes to the range of housing types, sizes and tenure; it is compatible from a density, scale and massing perspective; and it efficiently and effectively utilizes existing community infrastructure and facilities.
3. The proposed development represents a compact land use pattern that makes more efficient use of land and existing infrastructure resources, including nearby transit services. The proposed development is consistent with the PMTSA and Land Use Designation policies as it provides for appropriate and context-sensitive density within the Port Credit Growth Node.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Map 14-2.7.1, Port Credit Growth Node Character Area Heights, of Mississauga Official Plan, is hereby amended by changing the height limits, as shown on Map "A" of this Amendment, from "2 to 15" to "2 to 26".
2. Protected Major Transit Station Areas (PMTSA), Schedule 8n (Hurontario LRT-Mineola, Port Credit), of Mississauga Official Plan, is hereby amended by changing the height limits, as shown on Map "B" of this Amendment, from "2 to 15" to "2 to 26".

IMPLEMENTATION

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

The lands will be rezoned to implement this Amendment.

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

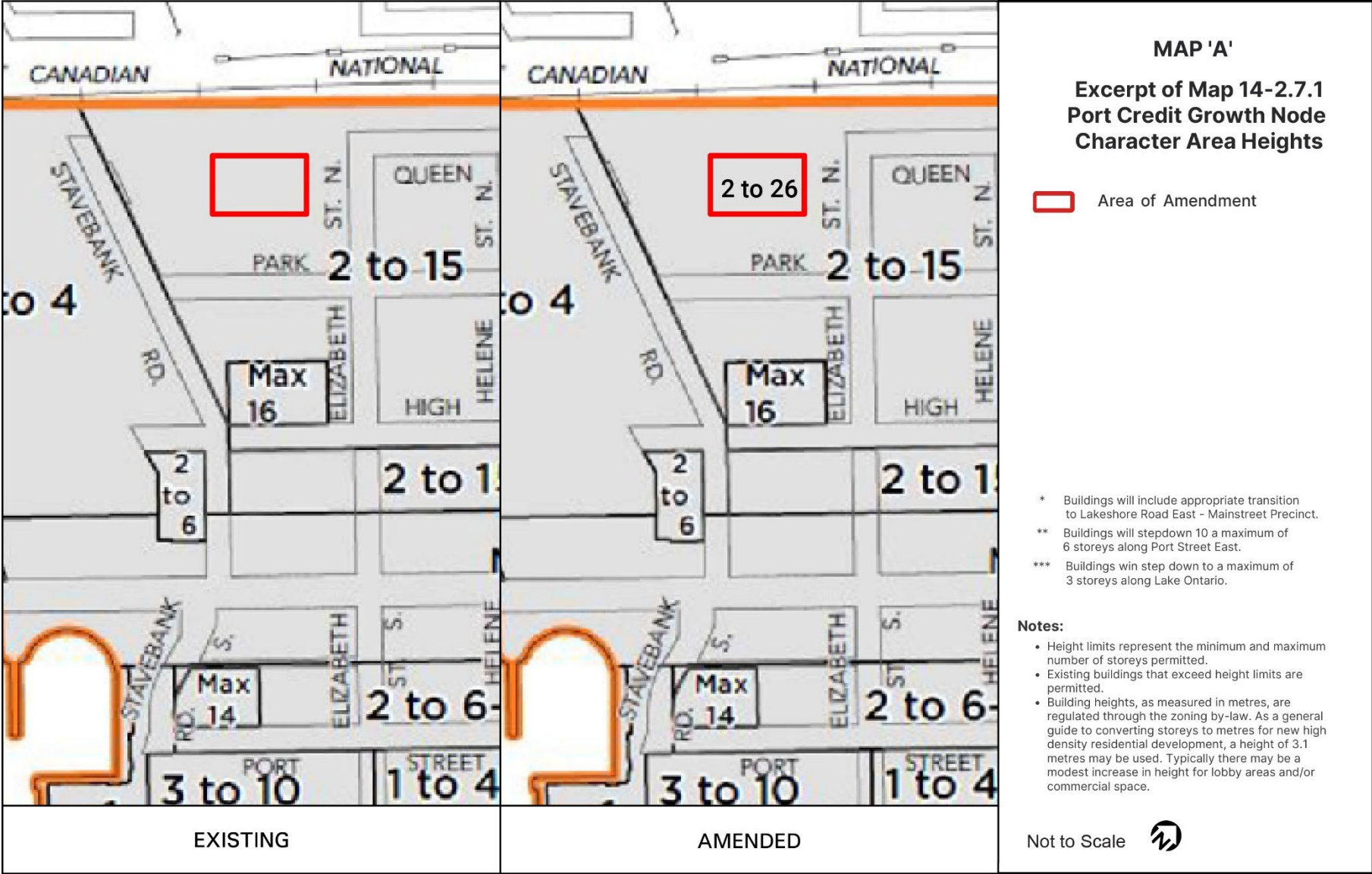
INTERPRETATION

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

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

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Map “A”



Map “B”

