



**NOTICE OF PASSING OF
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT**

Date of Notice	August 6, 2026
OPA Number	MOP 2051 - OPA 12 (By-law 0133-2026)
Zoning By-law Number	0134-2026
Date Passed by Council	July 29, 2026
Last Day to Appeal	August 26, 2026
File Number	OZ 26-6 Ward 10
Applicant	Glen Schnarr & Associates Inc.
Property Location	North of Beechnut Row, east of Highway 407, west of Ninth Line, in the City of Mississauga.

TAKE NOTICE that on July 29, 2026, the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 12 and Zoning By-law Amendment, under Section 17 or 21 of the *Planning Act*, R.S.O., 1990, c.P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of a portion of the subject lands from Parkway Belt West to Residential Mid-Rise and Public Open Space.

The purpose of the Zoning By-law is to permit detached dwellings and street townhouses on public roads, as well as street townhouses, dual frontage townhouses and back to back townhouses on private roads.

A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 12 is in full force and effect.

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, 2nd Floor, Mississauga, ON L5B 3C1 no later than 4:30pm on **August 26, 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 and/or by-law amendment was passed, 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 and Zoning By-law Amendment in their entirety can be found on the City's website at www.mississauga.ca/portal/cityhall/publicnotices.

Further information regarding these Amendments may be obtained from **Emma Bunting** of the City Planning and Building Department at 905-615-3200 ext. **5759**.



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

Amendment No. 12
to
Mississauga Official Plan 2051

By-law No. 0133-2026

A by-law to Adopt Mississauga Official Plan 2051 Amendment No. 12

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;

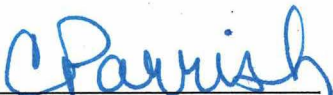
AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan 2051 regarding a change in land use designations in the Ninth Line Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 12 to Mississauga Official Plan 2051, is hereby adopted.

ENACTED and PASSED this 29th day of July, 2026.

Signed 
MAYOR

Signed 
CLERK

Amendment No. 12
to
Mississauga Official Plan 2051

The following text and Maps "A" to "C" attached constitute Amendment No. 12.

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 July 8, 2026, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of a portion of the subject lands from Parkway Belt West to Residential Mid-Rise and Public Open Space.

LOCATION

The lands affected by this Amendment are located north of Doug Leavens Boulevard, east of Highway 407, west of Ninth Line. The subject lands are located in the Ninth Line Neighbourhood Character Area, as identified 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.

The subject lands are designated Residential Mid-Rise and Parkway Belt West, within Precinct 3 of the Ninth Line Neighbourhood Character Area. Residential Mid-Rise in Precinct 3 permits all forms of townhouse dwellings and mid-rise apartment buildings.

An Official Plan Amendment is required to bring the Official Plan into conformity with Parkway Belt West Plan Amendments No. 236 and 242.

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

1. The Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. The proposed amendments are made in response to a change in Provincial Policy and the Official Plan must conform with these changes.
2. As the alignment of the 407 Transitway is finalized, lands no longer required for the Transitway may be removed from the Parkway Belt West Plan (PWBP) through an amendment to the PBWP. Once the PBWP is amended, the Official Plan must be brought into conformity with the PBWP. Subsequently the PBWP has been repealed but the amendments are still required.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Map 15-13.5: Ninth Line Neighbourhood Character Area Reference Map 'M2', 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 Parkway Belt West to Public Open Space, as shown on Map "A" of this amendment.
2. 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 "B" of this Amendment.
3. Schedule 7/7A, 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 Parkway Belt West to Public Open Space as shown on Map "C" of this Amendment.

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.

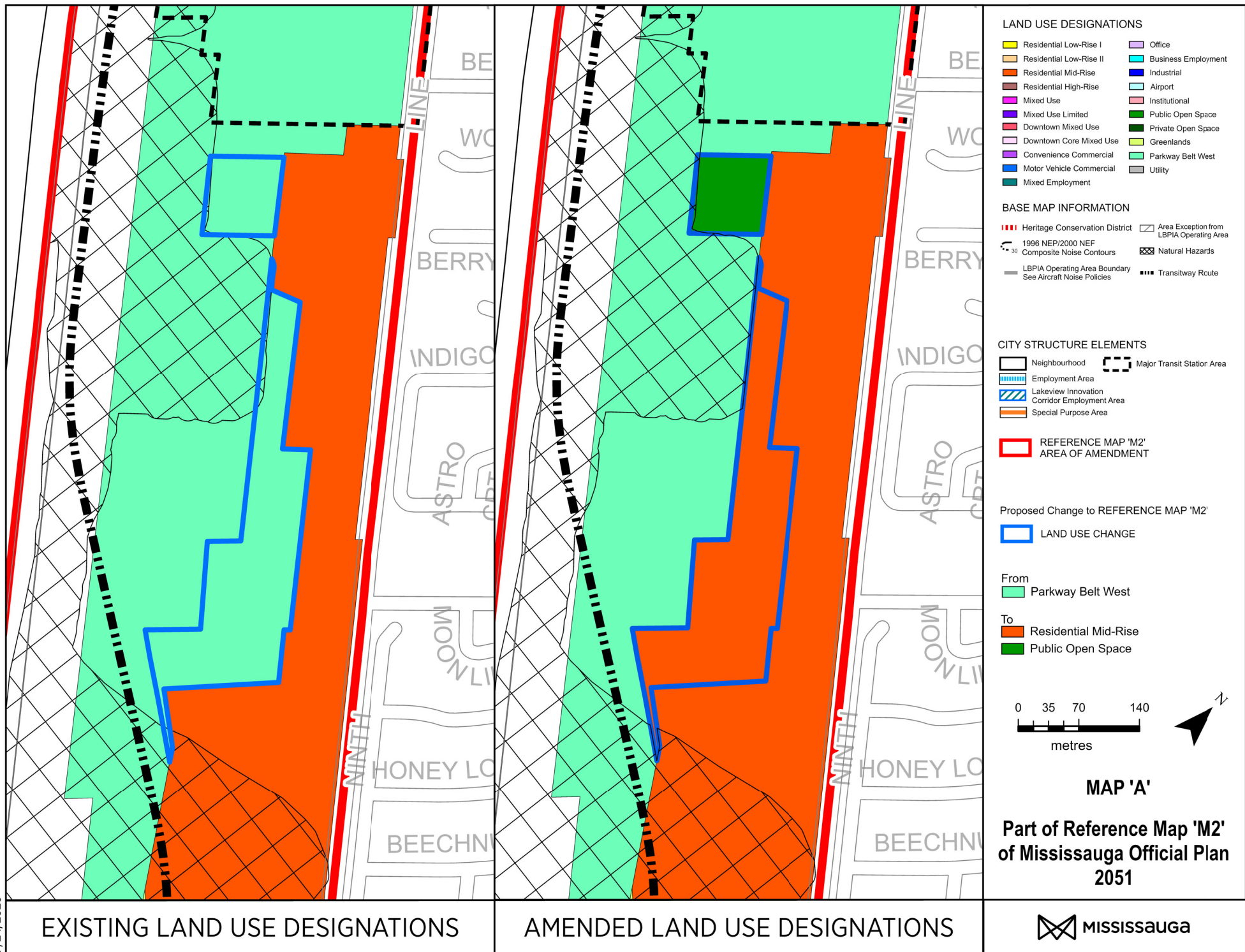
The lands will be rezoned to implement this Amendment.

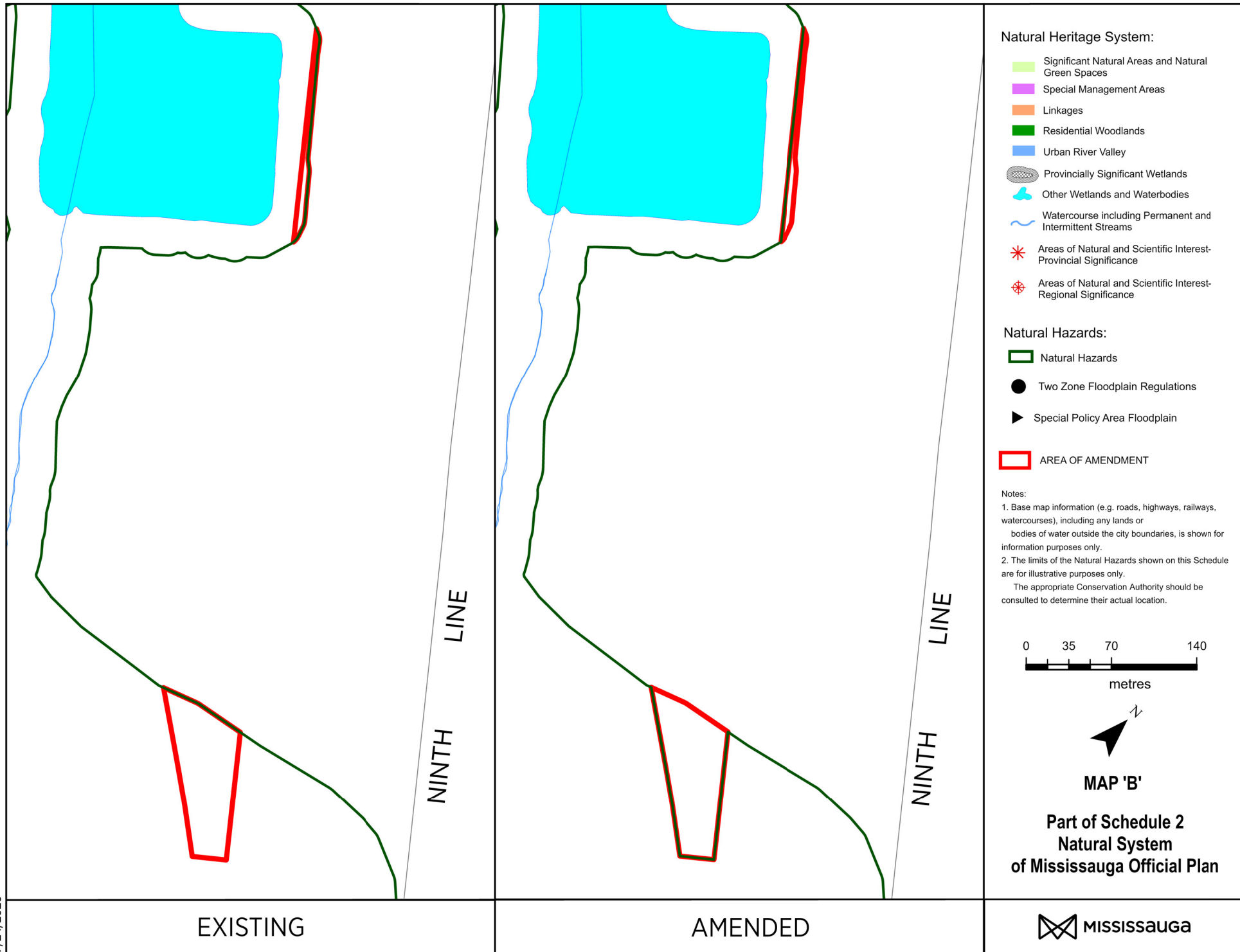
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan 2051 dated March 24, 2026.

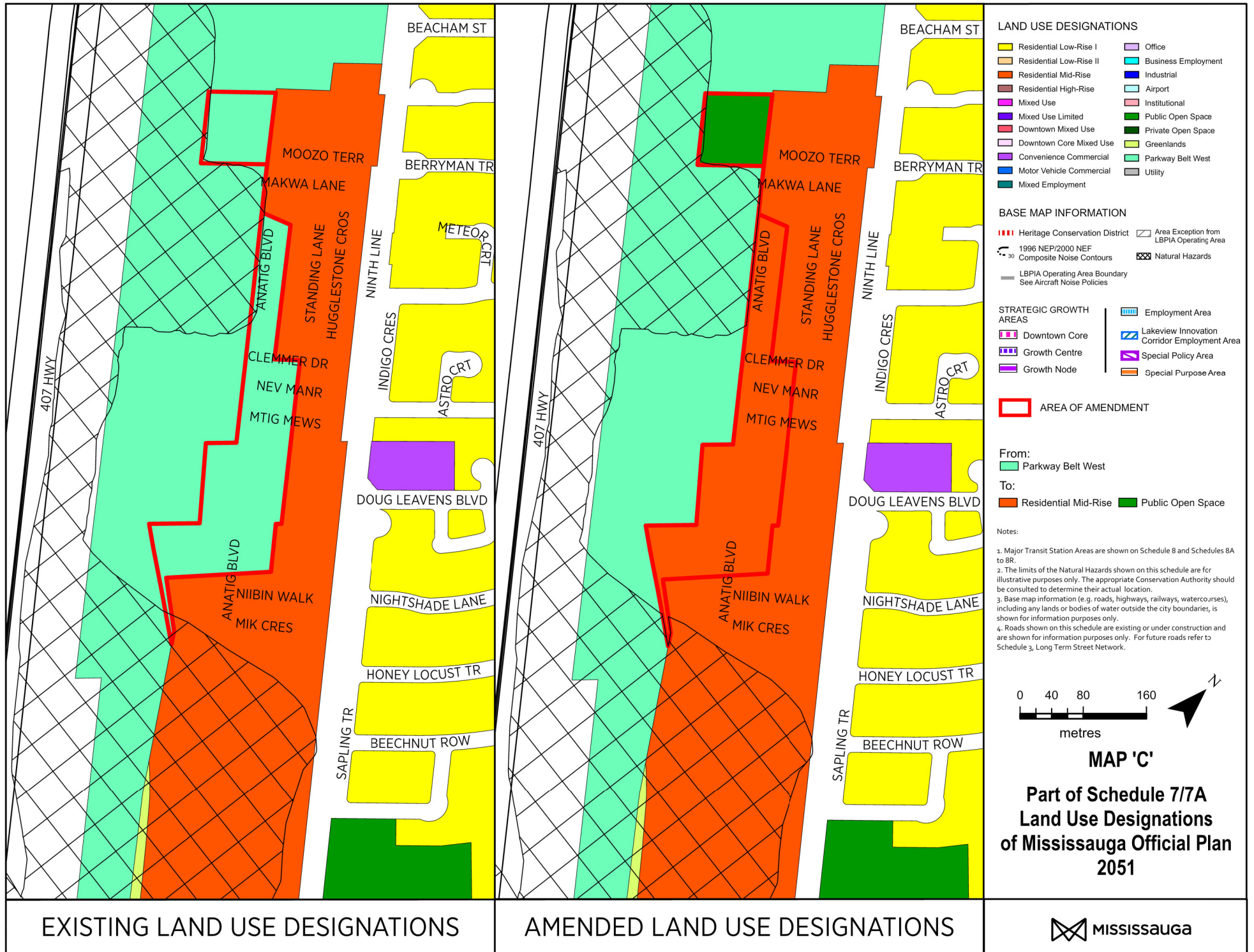
INTERPRETATION

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 within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on July 27, 2026 in connection with this proposed Amendment.

There were no deputations at the Public Meeting and no written submissions were received.

City of Mississauga

Corporate Report



Date: July 8, 2026 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's file: OZ 26-6 W10 Meeting date: July 27, 2026
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 10)

Official Plan Amendment and Rezoning application to remove the Parkway Belt West designation, revise the boundaries of the lands associated with the previously approved rezoning application under file OZ 19-12 W10, and to make minor zone revisions to the previously approved detached and townhouse dwellings

6578 Ninth Line, west of Ninth Line, south of Derry Road West

Owner: Derry Britannia Developments Limited (Mattamy Homes)

File: OZ 26-6 W10

Recommendation

1. That the Mississauga Official Plan be amended for a portion of the subject lands from **Parkway Belt West** to **Residential Mid-Rise** and **Public Open Space**, and that staff be directed to return to City Council with the appropriate implementing documents and by-laws for approval.
2. That application under File OZ 26-6 W10, Derry Britannia Developments Limited (Mattamy Homes), 6578 Ninth Line to change the zoning to **OS1** (Open Space - Community Park), **R16-Exception** (Detached Dwellings on a CEC - Road), **RM5-Exception** (Street Townhouses), **RM6-Exception** (Townhouses on a CEC - Road), and **RM11-Exception** (Back To Back Townhouses on a CEC - Road), to revise the boundaries of the lands associated with the previously approved rezoning application under file OZ 19-12 W10, and to make minor zone revisions to the previously approved 27 detached and 262 townhouse dwellings, be approved in accordance with the provisions contained in the staff report dated July 8, 2026 from the Commissioner of Planning and Building, and that staff be directed to return to City Council with the appropriate implementing documents and by-laws for approval.

3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That Planning and Development Committee's approval of the rezoning application under File OZ 26-6W10, be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Executive Summary

- The application is to change the zoning by-law and to revise the boundaries of the lands associated with the previously approved rezoning application under file OZ 19-12 W10, while making minor zone revisions to the previously approved 27 detached and 262 townhouse dwellings
- The Mississauga Official Plan will be amended to reflect the Ministry of Municipal Affairs and Housing approved Amendment No. 236 and Amendment No. 242, dated April 25, 2022, which removed portions of the subject lands from the PBWP (Parkway Belt West Plan) to redesignate the lands to **Residential Mid-Rise** and **Public Open Space**
- The property is located in the Ninth Line Neighbourhood Character Area. The property is not in a designated Growth Centre or Growth Node and is, therefore, not envisioned to accommodate significant growth and development, however low-rise residential development and intensification is supported
- It has been concluded that the proposed development is supportable from a planning perspective for the following reasons:
 - Maintains Mississauga Official Plan policies and land use designations
 - Proposes zoning provisions appropriate for detached dwellings and townhouse units
 - Maintains the character and function of the Ninth Line Neighbourhood Character Area
- The applications support direction established via the Mayors Housing Task Force in that they enable the provision of housing based on previously endorsed land uses, facilitating the expeditious processing of the applications
- The Planning and Building Department has met its service target to bring forward a recommendation report to the closest Planning and Development Committee within the 90 day decision timeline as prescribed by the *Planning Act*

Background

The rezoning application was deemed complete on May 21, 2026 and subsequently circulated to City departments and external agencies for technical comments.

Previous rezoning and subdivision applications for the same site were endorsed by Planning and Development Committee on December 11, 2023, under files OZ 19/12 W10 and T-M19003 W10. The subdivision has been draft approved, with a Pre-Servicing Agreement executed. The applicant is working through the final stages of plan registration.

The previous rezoning application proposed the same concept plan, unit count and land uses as currently proposed. However, an access road previously owned by Infrastructure Ontario has been acquired by the applicant and integrated into the development lands. Additionally, through the review, implementation and registration of the development lands to the south (Files OZ 19/13 W10 and T-M 19004 W10), also owned by the applicant, refinements have been made to the previously endorsed zoning by-law provisions. As a result, a limited, revised development proposal has been assessed under the current application, integrating both the acquired lands and revised zoning provisions.

The lands previously subject to the Parkway Belt West Plan were removed by Amendment No. 236 and Amendment No. 242, enacted by the Ministry of Municipal Affairs and Housing on April 25, 2022. This removal must be reflected in Mississauga Official Plan 2051, so a house keeping amendment is recommended, to remove the **Parkway Best West** designation from a portion of the subject lands, and replace it with the existing **Residential Mid-Rise** designation and **Public Open Space** designation.

A detailed comment package was provided to the applicant on July 7, 2026 with a request to file a resubmission which addresses comments, along with an offer from staff to facilitate various technical meetings with reviewers to advance of by-law enactment.

The purpose of this report is to provide an overview of the application and provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Property Overview

1. Site Information

(i) Site Location and Description

The site is located west of Ninth Line, south of Derry Road West, and north of Britannia Road West in the Ninth Line Neighbourhood Character Area. The site is irregularly shaped and largely vacant, with earthworks and site grading ongoing through the Pre-Servicing Agreement. There is an existing Mattamy Homes sales centre at the north end of the site.



Aerial Photo of the subject site at 6578 Ninth Line

(ii) Site Context

The site is largely surrounded by low rise residential dwellings to the east and **Parkway Belt West** to the west. Other characteristic land uses in the vicinity of the subject site include **Convenience Commercial**, **Public Open Space** and **Greenlands** uses.

The surrounding land uses are:

North: **Parkway Belt West**
 East: **Residential Low Rise I** and **Convenience Commercial**
 South: **Residential Mid-Rise**
 West: Highway 407 and **Parkway Belt West**

(iii) Surrounding Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- File T-M19004 W10 - 0, 6136, 6168, 6252, 6276, 6302, 6314 Ninth Line - application approved and subdivision registered, for townhomes of varying types, institutional, transitway, open space and greenlands uses on public and private roads, in January 2026
- File T-M 24-2 W10 - 0 Lisgar Drive - application approved and subdivision registered for 124 detached dwellings, public open space and stormwater management facilities in January 2026

(iv) Site History

- January 1, 2010 - Ninth Line lands (all lands on the west side of Ninth Line, between Highway 401 and Highway 403) transferred to the Region of Peel/City of Mississauga as a result of a municipal boundary realignment with the Region of Halton/Town of Milton
- August 1, 2018 - By-law 0167-2018 (MOPA 90 implementing by-law) came into effect, which created the new Ninth Line Neighbourhood Character Area and designated the Ninth Line lands **Residential Medium Density, Mixed Use, Business Employment, Public Open Space, Greenlands, Parkway Belt West, Utility** and **Natural Hazard**, and to add lands for the Transitway Route and Transitway Stations
- April 25, 2022 - Ministry of Municipal Affairs and Housing approved Amendment No. 236 and Amendment No. 242 to the Plan, which removed portions of the subject lands from the PBWP (Parkway Belt West Plan)
- December 11, 2023 - Planning and Development Committee endorses rezoning and subdivision applications OZ 19-12 W10 and T-M 19003 W10, for the north Mattamy lands, to permit various types of townhomes, 27 detached dwellings and open space on public and private roads
- March 26, 2026 - Committee of Adjustment application seeking continued use of the sales centre on the northern section of the subject lands approved
- June 25, 2026 - Commissioner of Planning and Building signed Pre-Serving Agreement, permitting the construction of public roads across the subject site

2. Mississauga Official Plan 2051 (MOP 2051)

On April 16, 2025, Mississauga City Council approved MOP 2051, establishing an updated comprehensive framework to guide city-building and long-term growth. Aligned with the Provincial Planning Statement, the Plan introduces updated policies in transportation, housing, built form, culture and heritage, environment and economic development to support the creation of complete and resilient communities. MOP 2051 was submitted to the Ministry of Municipal Affairs and Housing and is in-force following the Minister's approval on March 24, 2026. The MOP 2051 replaces both Mississauga Official Plan and the Region of Peel Official Plan (2022).

In MOP 2051, the subject property is located in the Ninth Line Neighbourhood Character Area and is designated **Parkway Belt West** and **Residential Mid-Rise**. The Parkway Belt West designation has been removed from the Parkway Belt West Plan by the Ministry of Municipal Affairs and Housing. The **Residential Mid-Rise** designation permits all types of low rise dwellings, as well as buildings with heights up to a maximum of 8 unless otherwise specified within Character Area policies or Special Site policies. The subject site is within Precinct 3 of the Ninth Line Neighbourhood Character Area, which permits buildings with heights of 3 to 6 storeys.

3. Current Zoning

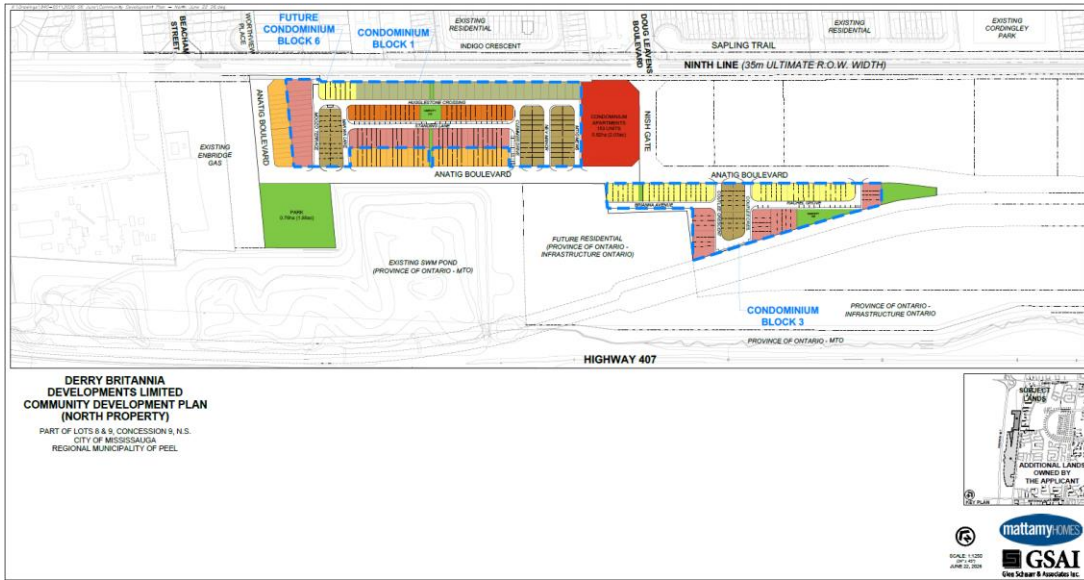
The subject property is currently zoned **D** (Development), which recognizes vacant lands not yet developed and permits the use that legally existed on the date of passing of By-law 0225-2007, until such time as the lands are rezoned in conformity with Mississauga Official Plan.

Refer to Appendix 1 for the existing and proposed Zoning Map.

Proposed Development

1. Description

The applicant proposes to develop the property with 27 detached dwellings, 262 townhomes of various types and public open space. A rezoning application is required to permit the proposed development. Refer to Appendix 1 for details of the proposed development.



Concept Plan



Indicative Front Elevation of Proposed Townhouses



Indicative Front Elevation of Proposed Detached Dwellings

2. Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/development-applications-public-feedback>.

Analysis and Evaluation

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the application.

1. Reason for Application

A previous rezoning application, OZ 19/12 W10, for the subject site was endorsed by Planning and Development Committee (PDC) on December 11, 2023. However, an implementing by-law was not enacted. There are two reasons the by-law was not enacted: Firstly, at the time of approval, the subject site was bisected by an access road owned by Infrastructure Ontario which was included in the proposed concept plan but not owned by the applicant. Now that the land has been acquired by the applicant, the parcel has been added to the subject site and requires a revised rezoning application.

Secondly, the original 2023 approval included the south Mattamy lands, under OZ 19/13 W10, as well as the associated subdivision, under file T-M 19004. The by-law for the south lands was enacted in March 2025, the subdivision registered in January 2026 and the two associated site plan applications approved in January 2026 and May 2026 respectively. This application process on the south lands highlighted additional required zoning provisions for the north lands, not included in the original 2023 recommendation. As a result, additional zoning provisions have been recommended.

The Official Plan Amendment is required as a housekeeping matter, to implement the removal of the **Parkway Belt West** designation as previously approved by the Ministry of Municipal Affairs and Housing, and to implement **Residential Mid-Rise** and **Public Open Space** designations.

2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario to submit a development application to the local municipality in order to build or change the use of their property. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Planning Statement, 2024 and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect this application have been reviewed and assessed in the context of the proposed development application. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

(i) Provincial Planning Statement, 2024

The *Provincial Planning Statement, 2024* (PPS) provides policy direction on matters of provincial interest related to land use planning, such as increasing housing supply, supporting a strong economy, aligning development with infrastructure, protecting the environment, public health and safety. The PPS contains several sections and associated policies that are relevant to the proposed development. The proposed development conforms to Section 2.3.1 of the PPS, which provides general policy direction for growth within settlement areas. In accordance with Policy 2.3.1.1, the subject site is located within a designated settlement area, where growth and intensification are encouraged. The proposal supports a built form that efficiently utilizes land and existing infrastructure. Consistent with Policy 2.3.1.2, the development is transit-supportive, located near existing transit routes, and supports active transportation through its proximity to schools, parks, and commercial amenities.

(ii) Parkway Belt West Plan (PBWP)

The PBWP was revoked by the Province as of July 1, 2026. The portions of the lands that were previously captured by the Parkway Belt West Plan were removed by Amendments No. 236 and No. 242, enacted by the Ministry of Municipal Affairs and Housing on April 25, 2022.

(iii) Mississauga Official Plan 2051

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan against this proposed development application. The proposed development requires an Official Plan Amendment, to remove the **Parkway Belt West** designation from a portion of

the subject lands and implement **Residential Mid-Rise** and **Public Open Space** designations.

The following is an analysis of the key policies and criteria:

(i) Directing Growth

The subject site is located in the Ninth Line Neighbourhood Character Area and is designated **Residential Mid-Rise**, which permits all types of low rise dwellings, as well as buildings with heights up to a maximum of eight storeys unless otherwise specified within Character Area policies or Special Site policies. The subject site is within Precinct 3 of the Ninth Line Neighbourhood Character Area, which permits buildings with heights of three to six storeys. While Neighbourhoods are not the focus of intensification within the Mississauga Official Plan 2051, additional density is encouraged where appropriate. The proposed development, including various townhouse and detached dwellings represents appropriate intensification within the Neighbourhood Character Area.

(ii) Compatibility

A range of uses are permitted in the neighbourhood including residential, convenience commercial and employment uses. The surrounding lands east of the subject site are designated **Residential Low Rise I**, which permits all low-rise street-facing dwellings, up to three storeys. The proposed amendment would result in a land use compatible with the surrounding low rise residential development and neighbourhood character.

(iii) Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

(iv) Proximity to public transit

The site is located 1 km (0.62 miles) from the Lisgar GO Station. The following major MiWay bus routes currently service the site:

- Route 39 - Britannia

There is a transit stop on Lisgar Drive within 220 m (722 ft.) of the site.

(v) Proximity to existing community services

The following community services are located in proximity to the site:

- Churchill Meadows Community Centre
- Churchill Meadows Library
- Meadowvale Community Centre

- Meadowvale Library
- Lisgar Fields and Community Park
- Cordingley Park
- Osprey Woods

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

3. Zoning By-law 0225-2007

The proposed **OS1** (Open Space - Community Park), **R16-Exception** (Detached Dwellings on a CEC - Road), **RM5-Exception** (Street Townhouses), **RM6-Exception** (Townhouses on a CEC - Road), and **RM11-Exception** (Back To Back Townhouses on a CEC - Road), are appropriate to accommodate the proposed detached and townhouse dwellings.

A table summarizing the proposed zoning regulations can be found in Appendix 1.

4. Other Relevant Documents and Guidelines

The Shaping Ninth Line Urban Design Guidelines are applicable to the subject site. The guidelines outline how development across the Character Area should be constructed. The proposed development is consistent with the guidelines as it orients development towards Ninth Line, activating the frontage. The proposed development also integrates a network of public and private roads and trails to increase connectivity across the neighbourhood.

5. Departmental and Agency Comments

The application was circulated to all City departments and commenting agencies on May 21, 2026. Refer to Appendix 1 for detailed comments.

6. Housing Affordability, Housing Supply and the Mayor's Housing Task Force

Housing affordability and housing supply within the City of Mississauga continues to be a challenge and is a critical priority. As Mississauga continues to grow, a broad range of housing options and tenures are necessary to fulfill increasing demand.

To achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 50 new residential units is encouraged to include 50 percent of a mix of two bedroom units and three bedroom units. The proposed development, as it contains only detached dwellings and townhouses, meets this requirement.

For development applications of 50 units or more, the applicant may be required to demonstrate how the application can meet the City's housing objectives and policies and can contribute to the regional housing unit target of 30 percent of all new housing units being affordable, and that 25 percent of all new housing units be rental tenure.

Engagement and Consultation

1. Community Feedback

No community meeting was held; no written correspondence has been received.

Next Steps

Upon adoption of the recommendations contained in this report, Staff will prepare the implementing Official Plan and Zoning By-law Amendments and bring this document to City Council for approval.

Prior to development of the lands, the applicant will be required to register the draft plan of subdivision, obtain site plan approval for the townhouses and building permits for all dwellings. The approved draft plan of subdivision will be revised to include the acquired lands. The site plan for the southern triangular residential block adjacent to the remaining Infrastructure Ontario lands will require a turning circle to facilitate vehicle movement until such time as the road network is completed on the neighbouring parcel.

Draft Plan of Subdivision

Through file T-M19003, a plan of subdivision for the subject lands was draft approved on February 6, 2024 and amended on March 25, 2025, following direction from PDC on December 11, 2023. The applicant is currently working toward subdivision registration, following the implementation of the zoning by-law amendment.

Conclusion

In conclusion, City staff has evaluated the applications to revise the boundaries of the lands associated with the previously approved rezoning application under file OZ 19-12 W10, and to make minor zone revisions to the previously approved detached and townhouse dwellings, against the *Provincial Planning Statement*, Region of Peel Official Plan and Mississauga Official Plan.

The housekeeping amendment to the Mississauga Official Plan removing the **Parkway Best West** designation from a portion of the subject lands, extending the existing **Residential Mid-Rise** designation and adding the **Public Open Space** designation maintains the intent of Provincial Parkway Belt West Plan and Mississauga Official Plan.

Staff found that the proposed rezoning to permit **OS1** (Open Space - Community Park), **R16-Exception** (Detached Dwellings on a CEC - Road), **RM5-Exception** (Street Townhouses), **RM6-Exception** (Townhouses on a CEC - Road), and **RM11-Exception** (Back To Back Townhouses on a CEC - Road) zones contain acceptable performance regulations and that the proposed development conforms with the relevant provincial, regional and city policies for appropriate land use.

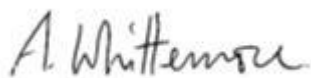
The proposed development maintains the goals and objectives of the Mississauga Official Plan and is compatible with the surrounding neighbourhood. The proposed rezoning application is acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Supplementary Information

Appendix 2: Parkway Belt West Plan Amendments



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

Prepared by: Emma Bunting, Development Planner

Supplementary Information

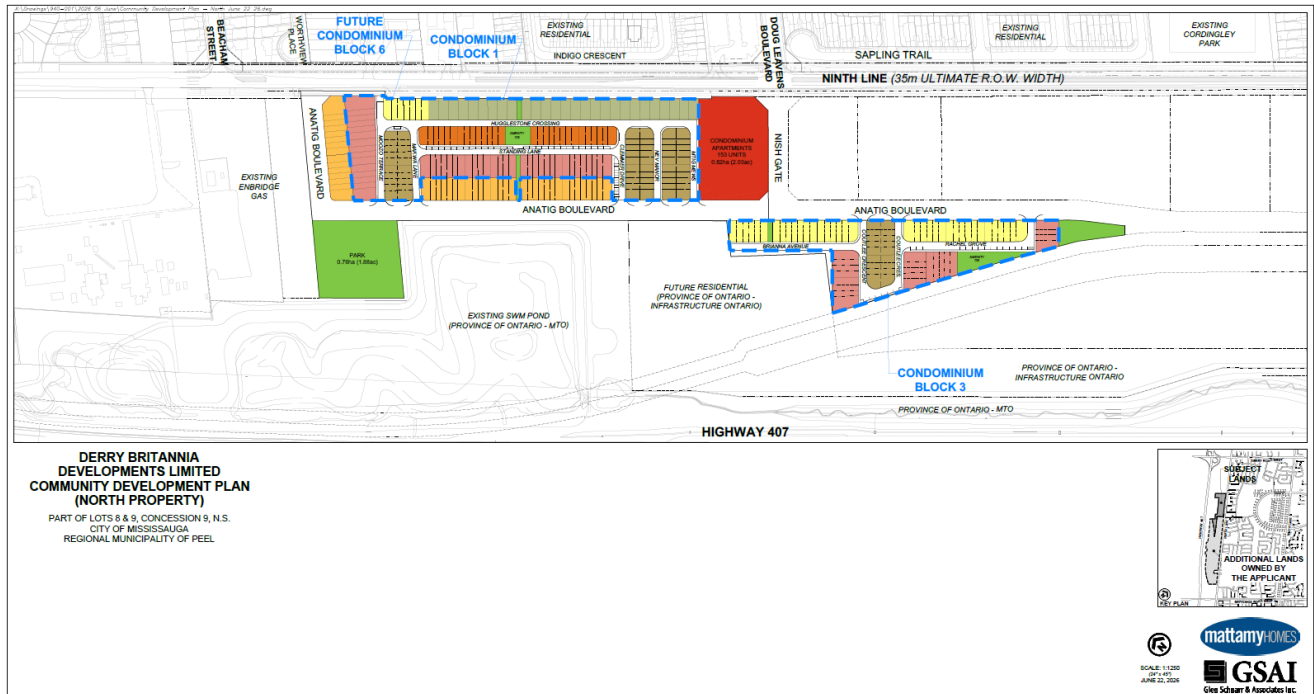
Owner: Derry Britannia Developments Limited (Mattamy Homes)

6578 Ninth Line

Table of Contents

1.	Concept Plan.....	2
2.	Elevations	3
3.	Site and Development Statistics	4
4.	Existing and Proposed Official Plan Map	5
5.	Existing and Proposed Zoning Map and Regulations	6
6.	Applicant Proposed Zoning Regulations.....	7
7.	Department and Agency Comments	23
8.	School Accommodations	25

1. Concept Plan



2. Elevations



Indicative Front Elevation of Proposed Townhouses

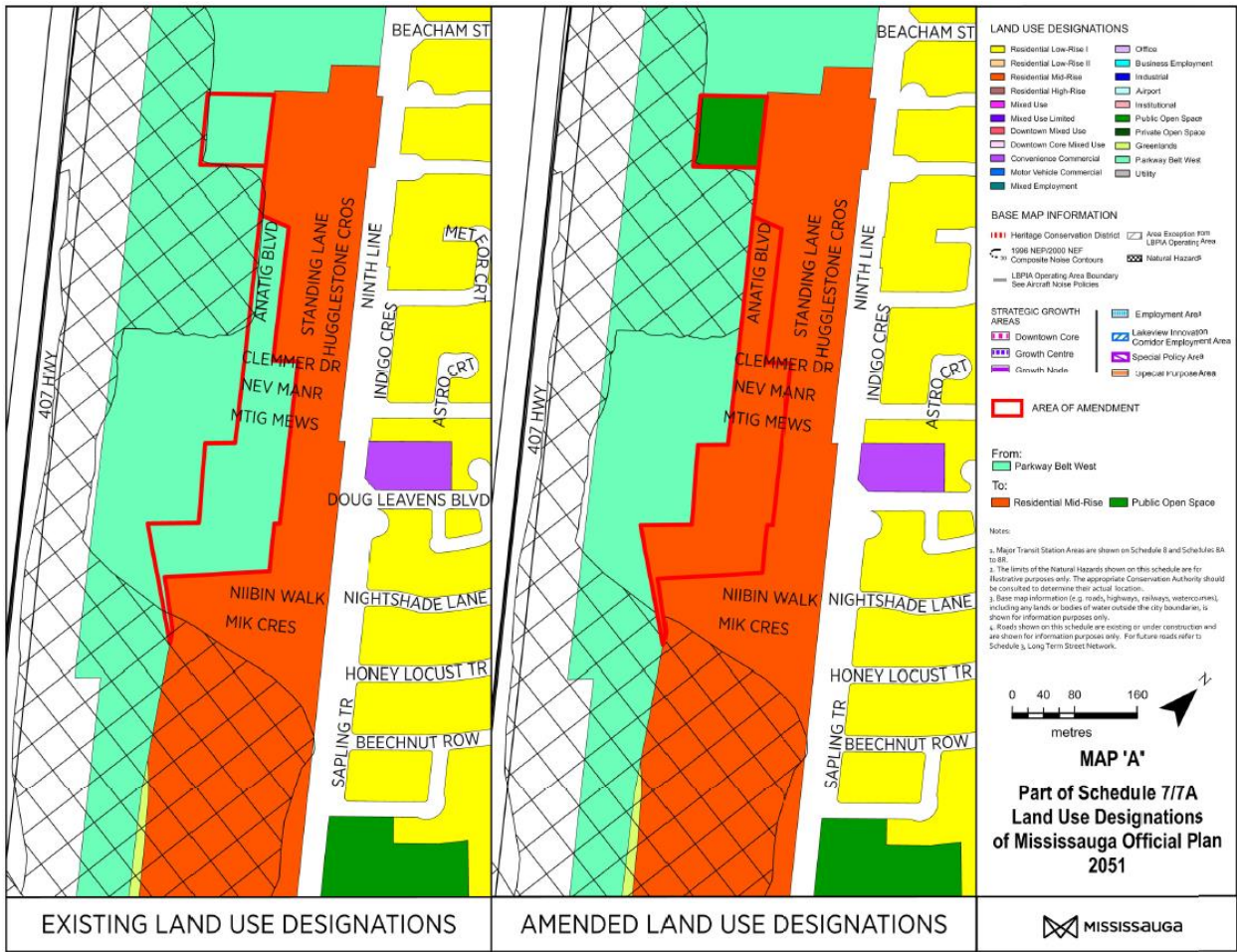


Indicative Front Elevation of Proposed Detached Dwellings

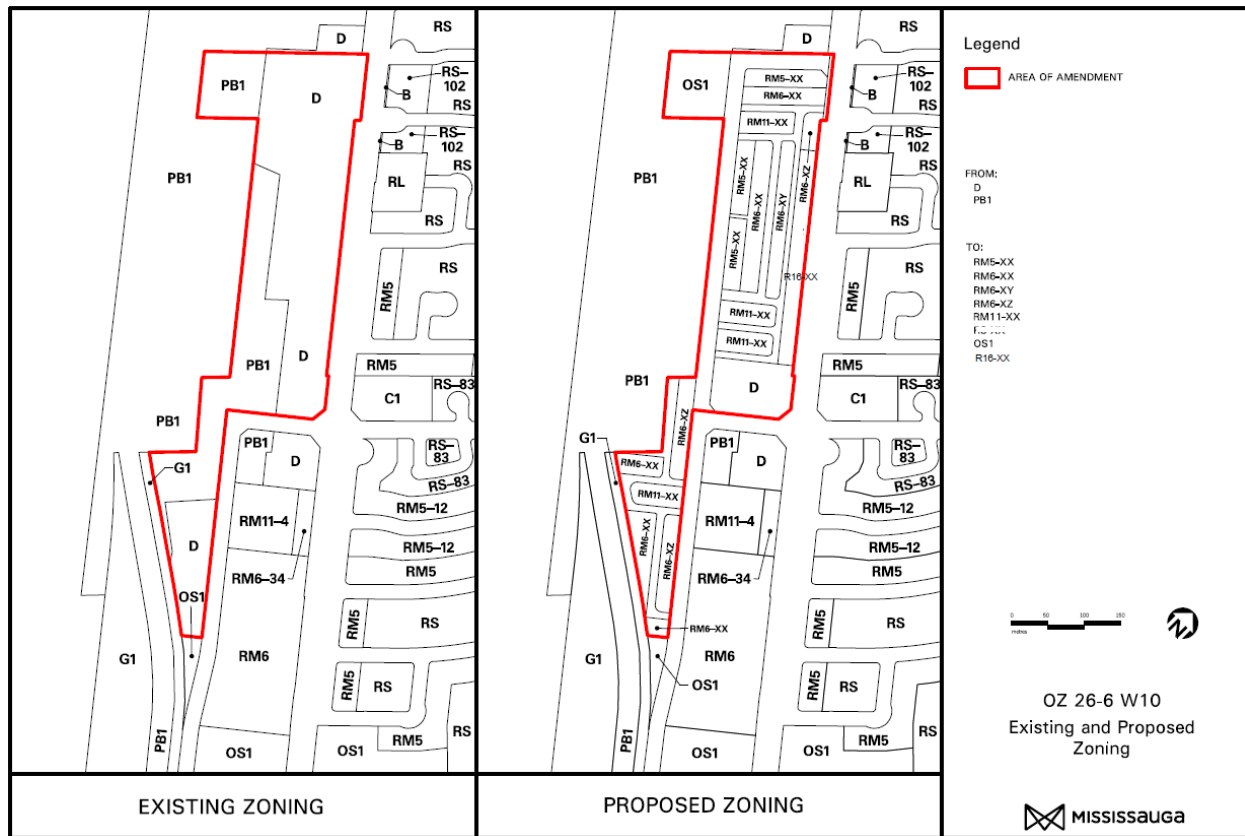
3. Site and Development Statistics

Applications submitted:	Received: March 25, 2026 Deemed complete: May 21, 2026 90 days from complete application: August 19, 2026	
Developer/Owner:	Derry Britannia Developments Limited (Mattamy Homes)	
Applicant:	Glen Schnarr & Associates Inc. (GSAI)	
Gross Floor Area	23 358 m ² (251,423.4 ft ²)	
Total Number of Units:	289 total units - 27 freehold detached dwellings - 44 freehold street townhomes - 218 condominium townhomes	
Height:	3 storeys	
Landscaped Area:	7 702.45 m ² (82,908.5 ft ²)	
Amenity Area (per unit):	8.6 m ² (92.6 ft. ²)	
Road Type:	Public and private roads	
Anticipated Population:	937	
Parking:	Required	Proposed
Resident Spaces	578	578
Visitor Spaces	56	40
Total	634	618

4. Existing and Proposed Official Plan Map



5. Existing and Proposed Zoning Map and Regulations



6. Applicant Proposed Zoning Regulations

Proposed R16-XX (Detached Dwellings on a CEC - Road) Exception Zone

Zone Regulations	Existing D (Development) Zone Regulations	Proposed R16 (Detached Dwellings on a CEC - Road) Base Zone Regulations	Proposed R16-XX (Detached Dwellings on a CEC - Road) Exception Zone Regulations
Minimum lot area - interior lot	N/A	550 m ² (5,920.2 ft ²)	225 m ² (2,421.9 ft ²)
Minimum lot area - CEC - corner lot	N/A	720 m ² (7,750 ft ²)	235 m ² (2,529.5 ft ²)
Minimum lot frontage - interior lot	N/A	15 m (49.2 ft.)	10 m (32.8 ft.)
Minimum lot frontage - CEC - corner lot	N/A	19.5 m (62.3 ft.)	10 m (32.8 ft.)
Maximum lot coverage	N/A	35%	51%
Minimum front yard - interior lot/CEC - corner lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	4 m (13.1 ft.)
Minimum setback from a garage face to a street , CEC - road or CEC - sidewalk	N/A	7.5 m (24.6 ft.)	6 m (19.7 ft.)
Minimum interior side yard abutting any RM6 zone	N/A	N/A	0.6 m (2 ft.)
Minimum side yard abutting a walkway	N/A	N/A	1.2 m (4 ft.)
Minimum interior side yard - interior lot/corner lot	7.5 m (24.6 ft.)	1.2 m (3.9 ft.) plus 0.61 m (2 ft.) for each additional storey or portion thereof above one storey	1.2 m (3.9 ft.) on one side of the lot and 0.6 m (2 ft.) on the other side
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	15.0 m (49.2 ft.)
Maximum projection of an awning, bay window, pilaster or corbel, window well from the buildable area , where the yard is greater than 1.4m (4.6 ft.)	N/A	N/A	0.7 m (2.3 ft.)
Maximum encroachment of an architectural feature on the second storey, where the	N/A	N/A	1.0 m (3.3 ft.)

Zone Regulations	Existing D (Development) Zone Regulations	Proposed R16 (Detached Dwellings on a CEC - Road) Base Zone Regulations	Proposed R16-XX (Detached Dwellings on a CEC - Road) Exception Zone Regulations
yard is greater than 2m (6.6 ft.)			
Maximum building projection above the first storey , that is not more than 3.0 m (9.8 ft.) wide, outside the buildable area , facing the front and exterior side lot lines	N/A	N/A	0.7 m (2.3 ft.)
Maximum projection of a porch or deck , inclusive of stairs outside the buildable area into a front, rear or exterior side yard	N/A	N/A	2.3 m (7.5 ft.)
Maximum projection of a second storey balcony outside the buildable area into a front, rear or exterior side yard	N/A	N/A	0.5 m (1.6 ft.)
Maximum projection of a third storey balcony outside the buildable area into a rear yard	N/A	N/A	1.8 m (5.9 ft.)
Maximum projection of the second and third storey outside the buildable area , into the rear yard	N/A	N/A	1.2 m (3.9 ft.)
Article 4.1.5.13 - No projections outside of a buildable area shall be permitted unless specified through a site specific Exception Zone or Exception Schedule. Where a projection is permitted, the portion of the projection that is outside of the buildable area shall not be considered a yard encroachment.	✓	✓	The provisions contained in Article 4.1.5.13 shall not apply
			The lot line abutting Ninth Line shall be deemed to be the front lot line

Zone Regulations	Existing D (Development) Zone Regulations	Proposed R16 (Detached Dwellings on a CEC - Road) Base Zone Regulations	Proposed R16-XX (Detached Dwellings on a CEC - Road) Exception Zone Regulations
			External heating, air conditioning and home back-up generator equipment shall be permitted in an interior side yard , provided it is not closer than 0.1 m (0.3 ft.) to the lot line .
			No Electric Vehicle Ready Parking Spaces will be required for any dwelling with an exclusive use garage .
			CEC - roads and aisles are permitted to be shared with abutting lands zoned with any RM5, RM6, or RM11 exception zone.

Proposed RM5-XX (Street Townhouses) Exception Zone

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM5 (Street Townhouses) Base Zone Regulations	Proposed RM5-XX (Street Townhouses) Exception Zone Regulations
Additional Permitted Uses	N/A	N/A	Sales Centre
			The Sales Centre shall be exempt from all of the regulations of the By-law except that the following regulations shall apply: Minimum front yard setback to Ninth Line - 23 m (75.5 ft.) Minimum exterior side yard setback (north) - 17 m (55.8 ft.)

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM5 (Street Townhouses) Base Zone Regulations	Proposed RM5-XX (Street Townhouses) Exception Zone Regulations
			Minimum exterior side yard setback (south) - 0 m (0 ft.) Minimum rear yard setback - 39 m (128 ft.)
Minimum lot area – interior lot	N/A	200 m ² (2,152.8 ft ²)	145 m ² (1,560.8 ft ²)
Minimum lot area – corner lot	N/A	280 m ² (3,013.9 ft ²)	240 m ² (2583.3 ft ²)
Minimum lot frontage – interior lot	N/A	6.8 m (22.3 ft.)	6 m (19.7 ft.)
Minimum lot frontage – corner lot	N/A	9.8 m (32.2 ft.)	9.6 m (31.5 ft.)
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.) and 3 storeys	15 m (49.2 ft.) and 3 storeys
Minimum landscaped area	N/A	25% of the lot area	20% of the lot area
Maximum gross floor area – residential	N/A	0.75 times the lot area	1.5 times the lot area
Maximum projection of an awning, bay window, pilaster or corbel, window well from the buildable area , where the yard is greater than 1.4m (4.6 ft.)	N/A	N/A	0.7 m (2.3 ft.)
Maximum building projection above the first storey , that is not more than 3.0 m (9.8 ft.) wide, outside the buildable area , facing the front and exterior side lot lines	N/A	N/A	0.7 m (2.3 ft.)
Maximum projection of a porch outside the buildable area , inclusive of stairs, facing the front or exterior lot line	N/A	N/A	2.3 m (7.5 ft.)
Maximum projection of a first storey deck outside the buildable area , inclusive of	N/A	N/A	2.6 m (8.5 ft.)

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM5 (Street Townhouses) Base Zone Regulations	Proposed RM5-XX (Street Townhouses) Exception Zone Regulations
stairs, facing the rear lot line			
Maximum projection of a second storey balcony outside the buildable area facing the rear lot line	N/A	N/A	2.6 m (8.5 ft.)
Maximum projection of a third storey balcony outside the buildable area , where the yard is greater than 1.4m (4.6 ft.)	N/A	N/A	0.7m (2.3 ft.)
Maximum area of a second storey balcony facing the rear lot line	N/A	N/A	6 m ² (64.6 ft ²)
Maximum projection of eaves outside the buildable area	N/A	N/A	0.9 m (3 ft.)
Article 2.1.14 - Where a lot abuts a right-of-way or a 0.3 (1 ft.) metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this By-law, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 - Centreline Setbacks .	✓	✓	The provisions contained in Section 2.1.14 shall not apply
Article 4.1.12.3 - A deck is not permitted on top, above or projecting from an attached or detached garage .	✓	✓	The provisions contained in Section 4.1.12.3 shall not apply
Article 4.1.12.4 - A balcony with a maximum area of 10 m ² (107.6 ft ²) is permitted on top of an attached garage , provided that the balcony does not project more than 1.0 m (3.3 ft.) beyond the garage face .	✓	✓	The provisions contained in Section 4.1.12.4 shall not apply

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM5 (Street Townhouses) Base Zone Regulations	Proposed RM5-XX (Street Townhouses) Exception Zone Regulations
			External heating, air conditioning and home back-up generator equipment may be located in a rear yard , provided it is not closer than 0.1 m (0.3 ft.) to any lot line
			No Electric Vehicle Ready Parking Spaces will be required for any dwelling with an exclusive use garage .
			CEC - roads and aisles are permitted to be shared with abutting lands zoned with any RM5, RM6, or RM11 exception zone.
			Walkways are permitted in landscaped buffers

Proposed RM6-XX (Townhouses On A CEC - Road) Exception Zone

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XX (Townhouses On A CEC - Road) Exception Zone Regulations
Additional Permitted Uses	N/A	N/A	Sales Centre
			The Sales Centre shall be exempt from all of the regulations of the By-law except that the following regulations shall apply: Minimum front yard setback to Ninth Line - 23 m (75.5 ft.) Minimum exterior side yard setback (north) - 17 m (55.8 ft.) Minimum exterior side yard setback (south) - 0 m (0 ft.)

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XX (Townhouses On A CEC - Road) Exception Zone Regulations
			Minimum rear yard setback - 39 m (128 ft.)
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.) and 3 storeys	15 m (49.2 ft.) and 3 storeys
Maximum gross floor area – residential	N/A	0.75 times the lot area	1.5 times the lot area
Minimum landscaped area	N/A	25% of the lot area	20% of the lot area
Maximum projection of an awning, bay window, pilaster or corbel, window well from the buildable area , where the yard is greater than 1.4m (4.6 ft.)	N/A	0.6 m (2 ft.)	0.7 m (2.3 ft.)
Maximum building projection above the first storey , that is not more than 3.0 m (9.8 ft.) wide, outside the buildable area , facing the front and exterior side lot lines	N/A	N/A	0.7 m (2.3 ft.)
Maximum projection of a porch outside the buildable area , inclusive of stairs, facing the front or exterior lot line	N/A	0.6 m (2 ft.)	2.3 m (7.5 ft.)
Maximum projection of a first storey deck outside the buildable area , inclusive of stairs, facing the rear lot line	N/A	5.0 m (16.4 ft.)	2.6 m (8.5 ft.)
Maximum projection of a second storey balcony outside the buildable area facing the rear lot line	N/A	N/A	2.6 m (8.5 ft.)
Maximum projection of a third storey balcony outside the buildable area , where the yard is greater than 1.4m (4.6 ft.)	N/A	N/A	0.7m (2.3 ft.)
Maximum area of a second storey balcony facing the rear lot line	N/A	N/A	6 m ² (64.6 ft ²)

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XX (Townhouses On A CEC - Road) Exception Zone Regulations
Maximum projection of eaves outside the buildable area	N/A	N/A	0.9 m (3 ft.)
	N/A	Required number of visitor parking spaces on lands located in Precinct 3 – 0.25 spaces per unit (17)	Required number of visitor parking spaces on lands located in Precinct 3 - 40
Article 2.1.14 - Where a lot abuts a right-of-way or a 0.3 m (1 ft.) reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this By-law, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 - Centreline Setbacks .	✓	✓	The provisions contained in Section 2.1.14 shall not apply
Article 4.1.12.3 - A deck is not permitted on top, above or projecting from an attached or detached garage .	✓	✓	The provisions contained in Section 4.1.12.3 shall not apply
Article 4.1.12.4 - A balcony with a maximum area of 10 m ² (107.6 ft ²) is permitted on top of an attached garage , provided that the balcony does not project more than 1.0 m (3.3 ft.) beyond the garage face .	✓	✓	The provisions contained in Section 4.1.12.4 shall not apply
			External heating, air conditioning and home back-up generator equipment may be located in a rear yard , provided it is not closer than 0.1 m (0.3 ft.) to any lot line

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XX (Townhouses On A CEC - Road) Exception Zone Regulations
			No Electric Vehicle Ready Parking Spaces will be required for any dwelling with an exclusive use garage .
			CEC - roads and aisles are permitted to be shared with abutting lands zoned with any RM5, RM6, or RM11 exception zone.

Proposed RM6-XY (Townhouses On A CEC - Road) Exception Zone

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XY (Townhouses On A CEC - Road) Exception Zone Regulations
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.) and 3 storeys	15 m (49.2 ft.) and 3 storeys
Minimum landscaped area	N/A	25% of the lot area	20% of the lot area
Maximum building projection outside the buildable area , facing the front, rear and side lot lines	N/A	N/A	0.7 m (2.3 ft.)
Maximum projection of an awning, bay window, pilaster or corbel, window well from the buildable area , where the yard is greater than 1.4m (4.6 ft.)	N/A	1.0 m (3.3 ft.)	0.7 m (2.3 ft.)
Maximum building projection above the first storey , that is not more than 3.0 m (9.8 ft.) wide, outside the buildable area , facing	N/A	N/A	0.7 m (2.3 ft.)

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XY (Townhouses On A CEC - Road) Exception Zone Regulations
the front and exterior side lot lines			
Maximum projection of utility niche (gas/hydro) outside the buildable area	N/A	N/A	0.4 m (1.3 ft.)
Maximum projection of a porch or deck , inclusive of stairs, outside the buildable area into the front and exterior side yards	N/A	0.6 m (2 ft.)	1.6 m (5.2 ft.)
Maximum projection of a first storey deck outside the buildable area , inclusive of stairs, facing the rear lot line	N/A	5.0 m (16.4 ft.)	2.6 m (8.5 ft.)
Maximum projection of a second storey balcony outside the buildable area facing the rear lot line	N/A	N/A	0.7 m (2.3 ft.)
Maximum projection of a third storey balcony , outside the buildable area , facing the front, exterior or rear lot line	N/A	N/A	0.7 m (2.3 ft.)
Maximum area of a second storey balcony facing the rear lot line	N/A	N/A	20 m ² (215 ft ²)
Maximum projection of eaves outside the buildable area	N/A	N/A	0.9 m (3 ft.)
Visitor parking	N/A	Required number of visitor parking spaces on lands located in Precinct 3 – 0.25 spaces per unit (7)	Required number of visitor parking spaces on lands located in Precinct 3 – 0
Article 4.1.12.3 – A deck is not permitted on top, above or projecting from an attached or detached garage .	✓	✓	The provisions contained in Section 4.1.12.3 shall not apply
Article 4.1.12.4 – A balcony with a maximum area of 10 m ² (107.6 ft ²) is permitted on top of an attached garage , provided that the balcony does not project more than 1.0 m	✓	✓	The provisions contained in Section 4.1.12.4 shall not apply

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XY (Townhouses On A CEC - Road) Exception Zone Regulations
(3.3 ft.) beyond the garage face .			
			External heating, air conditioning and home back-up generator equipment may be located in a rear yard , provided it is not closer than 0.1 m (1 ft.) to any lot line
			No Electric Vehicle Ready Parking Spaces will be required for any dwelling with an exclusive use garage .
			CEC – roads and aisles are permitted to be shared with abutting lands zoned with any RM5, RM6, or RM11 exception zone.
			A walkway is permitted to be within a landscaped buffer

Proposed RM6-XZ (Townhouses On A CEC - Road) Exception Zone

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XZ (Townhouses On A CEC - Road) Exception Zone Regulations
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.) and 3 storeys	13.5 m (44.3 ft.) and 3 storeys
Minimum landscaped area	N/A	25% of the lot area	20% of the lot area
Minimum interior side yard abutting a RS zone	N/A	N/A	1.5 m (4.9 ft.)
Maximum building projection outside the buildable area , facing the front, rear and side lot lines	N/A	N/A	0.7 m (2.3 ft.)

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XZ (Townhouses On A CEC - Road) Exception Zone Regulations
Maximum projection of an awning, bay window, pilaster or corbel, window well from the buildable area , where the yard is greater than 1.4m (4.6 ft.)	N/A	1.0 m (3.3 ft.)	0.7 m (2.3 ft.)
Maximum building projection above the first storey , that is not more than 3.0 m (9.8 ft.) wide, outside the buildable area , facing the front and exterior side lot lines	N/A	N/A	0.7 m (2.3 ft.)
Maximum projection of a porch outside the buildable area , inclusive of stairs, facing the front lot line	N/A	1.5 m (4.9 ft.)	1.6 m (5.2 ft.)
Maximum projection of a porch outside the buildable area , inclusive of stairs, facing the exterior side lot line	N/A	1.5 m (4.9 ft.)	2.5 m (8.2 ft.)
Maximum projection of a porch outside the buildable area , inclusive of stairs, facing the rear lot line	N/A	5.0 m (16.4 ft.)	2.5 m (8.2 ft.)
Maximum projection of a second storey balcony outside the buildable area , where the yard is greater than 1m (3.3 ft.)	N/A	N/A	0.5 m (1.6 ft.)
Maximum projection of a third storey balcony , outside the buildable area , where the yard is greater than 1.4m (4.6 ft.)	N/A	N/A	0.7 m (2.3 ft.)
Maximum projection of eaves outside the buildable area	N/A	N/A	0.9 m (3 ft.)
Visitor Parking	N/A	Required number of visitor parking spaces on lands	Required number of visitor parking spaces on lands located in Precinct 3 – 0

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XZ (Townhouses On A CEC - Road) Exception Zone Regulations
		located in Precinct 3 – 0.25 spaces per unit (9)	
Article 2.1.14 - Where a lot abuts a right-of-way or a 0.3 (1 ft.) metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this By- law, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of- way shall be as contained in Table 2.1.14.1 - Centreline Setbacks .	✓	✓	The provisions contained in Section 2.1.14 shall not apply
Article 4.1.12.3 – A deck is not permitted on top, above or projecting from an attached or detached garage .	✓	✓	The provisions contained in Section 4.1.12.3 shall not apply
Article 4.1.12.4 – A balcony with a maximum area of 10 m ² (107.6 ft ²) is permitted on top of an attached garage , provided that the balcony does not project more than 1.0 m (3.3 ft.) beyond the garage face .	✓	✓	The provisions contained in Section 4.1.12.4 shall not apply
			The lot line facing 'Ninth Line' or 'Anatig Blvd' shall be deemed to be the front lot line
			External heating, air conditioning and home back-up generator equipment may be located in a rear or interior side yard , provided it is not closer than 0.1 m (0.3 ft.) to any lot line
			No Electric Vehicle Ready Parking Spaces will be required for any dwelling

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM6 (Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM6-XZ (Townhouses On A CEC - Road) Exception Zone Regulations
			with an exclusive use garage .
			CEC – roads and aisles are permitted to be shared with abutting lands zoned with any RM5, RM6, or RM11 exception zone.
			A walkway is permitted to be within a landscaped buffer

Proposed RM11-XX (Back To Back Townhouses On A CEC - Road) Exception Zone

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM11 (Back To Back Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM11-XX (Back To Back Townhouses On A CEC - Road) Exception Zone Regulations
Minimum lot frontage - CEC - corner lot	N/A	8.3 m (27.2 ft.)	8 m (26.2 ft.)
Maximum building projection outside the buildable area , facing the front, rear and side lot lines	N/A	N/A	0.7 m (2.3 ft.)
Maximum projection of an awning, bay window, pilaster or corbel, window well from the buildable area , where the yard is greater than 1.4m (4.6 ft.)	N/A	0.6 m (2 ft.)	0.7 m (2.3 ft.)
Maximum building projection above the first storey , that is not more than 3.0 m (9.8 ft.) wide, outside the buildable area , facing the front and exterior side lot lines	N/A	N/A	0.7 m (2.3 ft.)
Maximum projection of a porch outside the buildable	N/A	2.0 m (6.6 ft.)	1.5 m (5 ft.)

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM11 (Back To Back Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM11-XX (Back To Back Townhouses On A CEC - Road) Exception Zone Regulations
area , inclusive of stairs, facing the front lot line			
Maximum projection of a porch outside the buildable area , inclusive of stairs, facing the exterior side lot line	N/A	2.0 m (6.6 ft.)	2.5 m (8.2 ft.)
Maximum projection of a balcony or deck , exclusive of stairs, from the outermost face or faces of the building	N/A	2.0 m (6.6 ft.)	1.5 m (5 ft.)
Maximum projection of eaves outside the buildable area , facing the front and exterior side lot lines	N/A	N/A	0.9 m (3 ft.)
Maximum projection of eaves outside the buildable area , facing the interior side lot line	N/A	N/A	0.4 m (1.3 ft.)
Maximum driveway width	N/A	N/A	3.5 m (11.5 ft.)
Visitor Parking	N/A	Required number of visitor parking spaces on lands located in Precinct 3 – 0.25 spaces per unit (20)	Required number of visitor parking spaces on lands located in Precinct 3 – 0
Minimum contiguous CEC - amenity area	N/A	The greater of 2.8 m ² per dwelling unit or 5% of the lot area	530 m ² (5,704.9 ft ²)
			Minimum contiguous CEC - amenity area may be shared with abutting zones
Article 2.1.14 - Where a lot abuts a right-of-way or a 0.3 m (1 ft.) reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this By- law, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-	✓	✓	The provisions contained in Section 2.1.14 shall not apply

Zone Regulations	Existing D (Development) Zone Regulations	Proposed RM11 (Back To Back Townhouses On A CEC - Road) Base Zone Regulations	Proposed RM11-XX (Back To Back Townhouses On A CEC - Road) Exception Zone Regulations
way shall be as contained in Table 2.1.14.1 - Centreline Setbacks.			
Article 4.1.12.3 - A deck is not permitted on top, above or projecting from an attached or detached garage .	✓	✓	The provisions contained in Section 4.1.12.3 shall not apply
Article 4.1.12.4 - A balcony with a maximum area of 10 m ² (107.6 ft ²) is permitted on top of an attached garage , provided that the balcony does not project more than 1.0 m (3.3 ft.) beyond the garage face .	✓	✓	The provisions contained in Section 4.1.12.4 shall not apply
Article 4.1.14.1 - CEC - visitor parking spaces shall be provided within a common element area.	✓	✓	The provisions contained in Section 4.1.14.1 shall not apply
			External heating, air conditioning and home back-up generator equipment may be located in a front yard , provided it is not closer than 0.1 m (1.1 ft.) to any lot line
			No Electric Vehicle Ready Parking Spaces will be required for any dwelling with an exclusive use garage .
			CEC - roads and aisles are permitted to be shared with abutting lands zoned with any RS, RM5, RM6, or RM11 exception zone.
			A walkway is permitted to be within a landscaped buffer

Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.

7. Department and Agency Comments

Department/Agency	Comments
Region of Peel (July 2, 2026)	As the submission is consistent with the latest approved engineering for water and wastewater and waste management arrangement, the Region of Peel has no objections to the proposed zoning by-law amendment. The developer is to ensure that the correct and most up-to-date legal plans (m-plan) are used for consistency with the associated subdivision application.
Dufferin-Peel Catholic District School Board and	Based on the Dufferin-Peel Catholic District School Board's School Accommodation Criteria, the Board is satisfied with the current provision of educational facilities for the catchment area in which the

Department/Agency	Comments
the Peel District School Board (June 18, 2026)	subject application is located. The City of Mississauga school accommodation condition need not be applied. Peel District School Board has no comments for the application as comments have already been provided through file 21T-M19003.
City Planning and Building Department – Park Planning (June 30, 2026)	The Park Assets, Urban Design Section has provided the following comments. As established in the 2022 Parks Plan, the subject property is within the Ninth Line Neighbourhood Parkland Character Area, and parkland dedication including gratuitous greenlands dedication has been secured under Draft Plans of Subdivision TM 19-03 and TM 19-04. Parks Staff have no significant comments on this application (OZ 26-006 W10) as development concerns and agreement conditions are captured through the Draft Plan of Subdivision process and related agreements, previously endorsed by Council.
City Planning and Building Department – Development Engineering and Construction (June 19, 2026)	As the proposed acts as an amendment to the previous Zoning By-law Amendment (OZ 19/012) and Draft Plan of Subdivision (21T-M19003) applications, staff performed a scoped review of the submitted technical reports and drawings to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance have been satisfactorily addressed and confirm the feasibility of the project, in accordance with City requirements. The proposed changes relating to Stormwater Management, Environmental Compliance, Traffic and Noise have been assessed. The impacts are minor in nature and do not impact the feasibility of the development. Additional requirements and clauses related to the development of the lands will be captured through the Subdivision Agreement related to the OZ 19/012 Zoning By-law Amendment and Draft Plan of Subdivision applications, previously endorsed by Council.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: • City of Mississauga, Transit Reviewer • City of Mississauga, Arborist - City Property • City of Mississauga, Arborist - Private Property • City of Mississauga, Fire Prevention Plan Examination • City of Mississauga, Public Art Coordinator • City of Mississauga, Transit Infrastructure • City of Mississauga, Heritage Planner • Alectra

Department/Agency	Comments
	• Rogers Cable • Enbridge • Bell Canada • Peel District School Board • Dufferin Peel Catholic School Board • Canada Post • Greater Toronto Airport Authority • Ministry of Transportation The following external agencies were circulated but have provided no comments to date: • City of Mississauga, Arborist - Streetscape • Conservation Halton • Union Gas • CS Viamonde

8. School Accommodations

The Peel District School Board

Student Yield	School Accommodation		
134 - Kindergarten to Grade 6	Trewlawny Public School	Lisgar Middle Public School	Meadowvale Secondary School
58 - Grade 7 to Grade 8	Enrolment: 313 Capacity: 389 Portables: 0	Enrolment: 677 Capacity: 577 Portables: 0	Enrolment: 1,058 Capacity: 1,500 Portables: 0
57 - Grade 9 to			

Grade 12			
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The school board has provided clauses to be included in Subdivision Agreement, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
68 - Kindergarten to Grade 8 27 - Grade 9 to Grade 12	St Simon Stock Catholic Elementary School	Our Lady of Mount Carmel Catholic Secondary School
	Enrolment: 271 Capacity: 602 Portables: 0	Enrolment: 1,158 Capacity: 1,320 Portables: 15

The school board has provided clauses to be included in Development Agreement, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.

**PARKWAY BELT WEST PLAN
AMENDMENT No. 236
City of Mississauga**

A. THE PREAMBLE

1. Purpose of the Amendment

The Parkway Belt West Plan (PBWP) was approved by the Lieutenant Governor in July of 1978 (O.I.C. 2188/78). The process to amend the Parkway Belt West Plan is provided by the *Ontario Planning and Development Act, 1994*.

The purpose of this amendment is to delete approximately 0.8 hectares of land from the Parkway Belt West Plan, July 1978, as amended, located in the City of Mississauga, in the Regional Municipality of Peel.

2. Location and Designation

The subject lands are located on the west side of Ninth Line, south of Derry Road and north of Britannia Road West. The subject lands are legally described as part of Lot 8, Concession 9 Trafalgar New Survey, designated as Parts 1 and 2 on Reference Plan 20R-21422, and further identified by Property Identification Number 24938-0157 (LT); and designated as Parts 1 and 2 on Reference Plan 20R-21487 and further identified by Property Identification Number 24938-0170 (LT) shown on **Schedules A and B**.

The subject lands are located within Map 7: Oakville-Mississauga Mini-Belt of the Parkway Belt West Plan, 1978, as amended, and are designated 'Inter-Urban Transit' within the 'Public Use Area'.

3. 407 Transitway (West of Brant Street to Hurontario Street)

On October 20, 2020, the Minister of Environment, Conservation and Parks provided a Notice to Proceed for the 407 Transitway Environmental Assessment, applicable from west of Brant Street to Hurontario Street. The Notice to Proceed approves the Environmental Assessment, authorizing the 407 Transitway alignment from west of Brant Street to Hurontario Street.

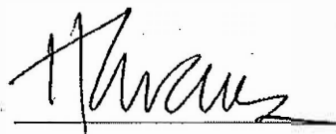
Amendment 236 removes lands designated "Inter-Urban Transit" within the Parkway Belt West Plan that do not overlap with the approved alignment for the 407 Transitway from west of Brant Street to Hurontario Street.

B. THE AMENDMENT

The following text constitutes Amendment Number 236 to the Parkway Belt West Plan, 1978, as amended.

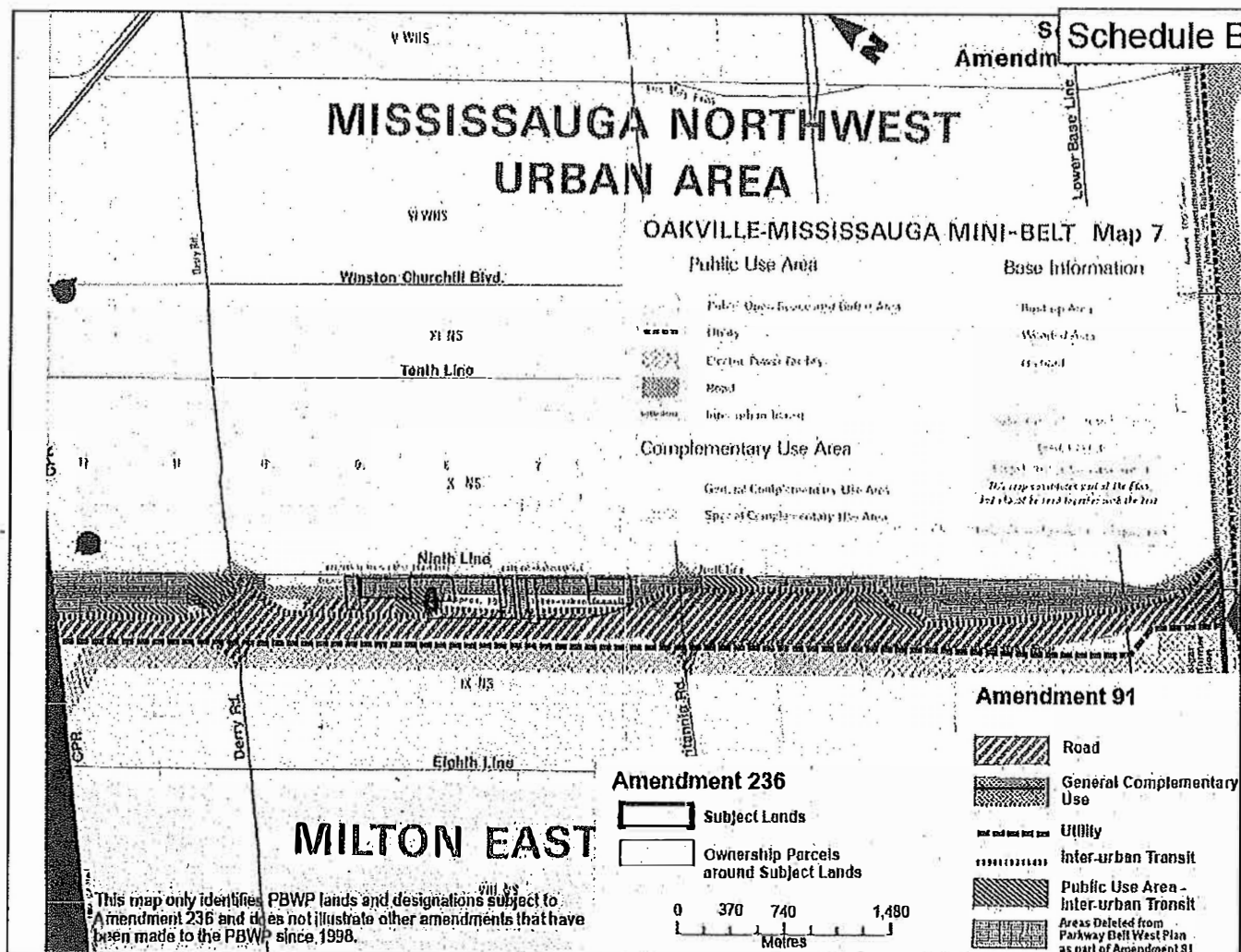
1. Map 1 of the Parkway Belt West Plan is amended, as illustrated on **Schedule A** attached, by deleting 0.8 hectares of land located in the City of Mississauga, being part of Lot 8, Concession 9 Trafalgar New Survey, designated as Parts 1 and 2 on Reference Plan 20R-21422, and further identified by Property Identification Number 24938-0157 (LT); and designated as Parts 1 and 2 on Reference Plan 20R-21487 and further identified by Property Identification Number 24938-0170 (LT), from the area covered by the Parkway Belt West Plan, July 1978, as amended. The subject lands do not include lands located within the provincially approved 407 Transitway from Hurontario Street to Highway 400.
2. Map 7: Oakville-Mississauga Mini-Belt Link is amended, as illustrated on **Schedule B** attached, by deleting 0.8 hectares of land located in the City of Mississauga, being part of Lot 8, Concession 9 Trafalgar New Survey, designated as Parts 1 and 2 on Reference Plan 20R-21422, and further identified by Property Identification Number 24938-0157 (LT); and designated as Parts 1 and 2 on Reference Plan 20R-21487 and further identified by Property Identification Number 24938-0170 (LT), from the area covered by the Parkway Belt West Plan, July 1978, as amended. The subject lands do not include lands located within the provincially approved 407 Transitway from Hurontario Street to Highway 400.

This amendment to the Parkway Belt West Plan is hereby approved under Subsection 8(1) of the *Ontario Planning and Development Act, 1994*, as Amendment Number 236 to the Parkway Belt West Plan, July 1978.



Hannah Evans
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

Dated at Toronto on 25 April 2022



**PARKWAY BELT WEST PLAN
AMENDMENT No. 242
City of Mississauga**

A. THE PREAMBLE

1. Purpose of the Amendment

The Parkway Belt West Plan (PBWP) was approved by the Lieutenant Governor in July of 1978 (O.I.C. 2188/78). The process to amend the PBWP is provided in the Ontario Planning and Development Act, 1994.

The purpose of this amendment is to delete approximately 3.4 hectares of land from the Parkway Belt West Plan, July 1978, as amended, located in the City of Mississauga, in the Regional Municipality of Peel.

2. Location and Designation

The subject lands are located on the west side of Ninth Line, south of Derry Road and north of Britannia Road West. The subject lands are legally described as part of Lots 8 and 9, Concession 9 Trafalgar New Survey, designated as Parts 1 and 2 on Reference Plan 20R-21422, and further identified by Property Identification Number 24938-0157 (LT); designated as Part 1 on Reference Plan 20R-21423, and further identified by Property Identification Number 24938-0158 (LT); and designated as Parts 1 and 2 on Reference Plan 20R-21424, and further identified by Property Identification Number 24938-0159 (LT), as shown on **Schedules A and B**.

The subject lands are located within Map 7: Oakville-Mississauga Mini-Belt of the Parkway Belt West Plan, 1978, as amended, and are designated 'Road' and 'Inter-Urban Transit' within the 'Public Use Area'.

3. 407 Transitway (West of Brant Street to Hurontario Street)

On October 20, 2020, the Minister of Environment, Conservation and Parks provided a Notice to Proceed for the 407 Transitway Environmental Assessment, applicable from west of Brant Street to Hurontario Street. The Notice to Proceed approves the Environmental Assessment, authorizing the 407 Transitway alignment from west of Brant Street to Hurontario Street.

Amendment 242 removes lands designated "Inter-Urban Transit" within the Parkway Belt West Plan that do not overlap with the approved alignment for the 407 Transitway from west of Brant Street to Hurontario Street.

B. THE AMENDMENT

The following text constitutes Amendment Number 242 to the Parkway Belt West Plan, 1978, as amended.

1. Map 1 of the Parkway Belt West Plan is amended, as illustrated on **Schedule A** attached, by deleting 3.4 hectares of land located in the City of Mississauga, being lands legally described as part of Lots 8 and 9, Concession 9 Trafalgar New Survey, designated as Parts 1 and 2 on Reference Plan 20R-21422, and further identified by Property Identification Number 24938-0157 (LT); designated as Part 1 on Reference Plan 20R-21423, and further identified by Property Identification Number 24938-0158 (LT); and designated as Parts 1 and 2 on Reference Plan 20R-21424, and further identified by Property Identification Number 24938-0159 (LT), from the area covered by the Parkway Belt West Plan, July 1978, as amended. The subject lands do not include lands located within the provincially approved 407 Transitway from Hurontario Street to Highway 400.
2. Map 7: Oakville-Mississauga Mini-Belt Link is amended, as illustrated on **Schedule B** attached, by deleting 3.4 hectares of land located in the City of Mississauga, being lands legally described as part of Lots 8 and 9, Concession 9 Trafalgar New Survey, designated as Parts 1 and 2 on Reference Plan 20R-21422, and further identified by Property Identification Number 24938-0157 (LT); designated as Part 1 on Reference Plan 20R-21423, and further identified by Property Identification Number 24938-0158 (LT); and designated as Parts 1 and 2 on Reference Plan 20R-21424, and further identified by Property Identification Number 24938-0159 (LT), from the area covered by the Parkway Belt West Plan, July 1978, as amended. The subject lands do not include lands located within the provincially approved 407 Transitway from Hurontario Street to Highway 400.

This amendment to the Parkway Belt West Plan is hereby approved under Subsection 8(1) of the *Ontario Planning and Development Act, 1994*, as Amendment Number 242 to the Parkway Belt West Plan, July 1978.



Hannah Evans
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

Dated at Toronto on 25 April 2022

