

DRAFT OFFICIAL PLAN AMENDMENT

Amendment No. XX

To

Mississauga Official Plan, 2051

The following text and Schedule “A” attached constitute Official Plan Amendment No. XX to the City of Mississauga Official Plan, 2051.

PURPOSE

The purpose of this Amendment is to permit the development of a 12 unit residential townhouse development on the subject lands. Pedestrian and vehicular access to the development and visitor parking will be accommodated on a Common Element Condominium (CEC) roadway.

LOCATION

The subject lands affected by this Amendment are located at 50-60 Harborn Road in Ward 7. The subject lands are located within the Cooksville Neighbourhood (West) as identified in the Mississauga Official Plan, 2051.

BASIS

The Mississauga Official Plan, 2051, came into effect on March 24, 2026, save and except for those policies and land use designations which have been appealed to the Ontario Land Tribunal.

The subject lands are designated “Low Rise I” with “Natural Hazard Overlay” in the Cooksville Neighbourhood (West) as identified in the Mississauga Official Plan 2051. The Low Rise I designation permits low-rise, street facing dwellings up to three storeys. The proposal to develop four storey townhomes on a common element condominium roadway requires that the subject lands be redesignated to Low Rise II which permits all types of townhouse dwellings up to 4 storeys and apartment buildings up to 4 storeys. Lands within 10 metres of the established Long Term Stable Top of Slope are to be designated “Greenlands” and will be dedicated to the City of Mississauga.

The proposal is acceptable from a planning perspective and should be approved for the following reasons:

1. The proposed development is supportive of policies in the Provincial Planning Statement, 2024, which promote a range and mix of housing options and residential intensification on underutilized lands within built-up areas that can be serviced by existing infrastructure and will be supportive of existing or proposed higher order transit.

2. The proposed development provides new housing supply through intensification of 2 underutilized residential lots and makes efficient use of available infrastructure and public facilities including higher order transit.
3. The proposed development represents gentle intensification with a size and scale that is compatible with the existing and planned context of the neighbourhood.
4. Lands with natural heritage features are to be dedicated to the City of Mississauga and will be designated Greenlands.
5. The proposal is for low density, low rise residential units and meets the policies for Neighbourhoods. The City structure is maintained.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 7, 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 to Residential Low Rise II and Greenlands, as shown on Schedule “A” of this Amendment.

IMPLEMENTATION

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

The subject lands will be rezoned concurrently to implement this Amendment.

This Amendment has been prepared based on the Mississauga Official Plan 2051 approved by the Ministry of Municipal Affairs and Housing, with modifications, on March 24, 2026.

INTERPRETATION

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

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

SCHEDULE "A"

