THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0167-2026

A by-law to amend By-law Number 0293-2006, as amended, being the Site Plan Control By-law.

WHEREAS pursuant to section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may by by-law, designate the whole or any part of the municipality as a Site Plan Control Area, where in the Official Plan the area is shown or described as a proposed Site Plan Control Area;

AND WHEREAS the Corporation of the City of Mississauga enacted By-law 0293-2006, as amended, being a Site Plan Control By-law;

AND WHEREAS it is desirable to update the Site Plan Control By-law in light of recent statutory changes to the *Planning Act,* and to effect certain housekeeping amendments;

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

1. By-law Number 0293-2006, as amended, is hereby amended by deleting the second recital and substituting the following therefor:

   AND WHEREAS section 18.13 of the Official Plan for the City of Mississauga (Mississauga Official Plan 2051) designates all lands in the City of Mississauga as a Site Plan Control Area;

2. By-law Number 0293-2006, as amended, is further amended by adding the words "unless in a prescribed area" in Subsection 4(a) as follows:

   (a) All development or redevelopment for residential purposes containing 10 residential units or less, unless in a prescribed area; ~~and~~ (0073-2024)

3. By-law Number 0293-2006, as amended, is further amended by adding Subsections 4(c), 4(d), 4(e) and 4(f) as follows:

(c) Publicly assisted universities as defined in section 1 of the *Ministry of Training, Colleges and Universities Act*, and colleges and universities federated or affiliated with a publicly assisted university;

(d) Development or redevelopment of a building, structure or part thereof, where:

(i) the development or redevelopment is funded in part pursuant to a funding agreement entered into by the Ministry of Labour, Immigration, Training and Skills Development; and

(ii) the building, structure or part thereof is to be used for training or skills development purposes agreed to in the funding agreement;

(e) The use of a building, structure or part of a building or structure referred to in Subsection 4(d), or the use of the parcel of land on which the building or structure is located, for training or skills development purposes agreed to in the funding agreement; and

(f) Placement of a portable classroom on a school site of a district school board.

4. By-law Number 0293-2006, as amended, is further amended by changing Section 5 as follows:

5. To address the provisions contained in section ~~19.14~~ 18.13 of ~~the~~ Mississauga Official Plan 2051 ~~for the City of Mississauga~~, plans, drawings, and other material submitted in support of an application for site plan approval shall be required to address matters in accordance with section 41 of the *Planning Act,* including but not limited to:
(0160-2022), (0073-2024)

5. By-law Number 0293-2006, as amended, is hereby amended by deleting Subsection 5(d).

6. By-law Number 0293-2006, as amended, is further amended by changing Subsection 5(e) as follows:

(e) the ~~sustainable design~~ elements on any adjoining highway under a municipality's jurisdiction to the extent that such elements are necessary to address matters of health, safety, accessibility, or the protection of adjoining lands, including without limitations trees, shrubs, hedges, plantings or other ground cover, ~~permeable~~ paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;

7. By-law Number 0293-2006, as amended, is further amended by changing Subsection 5(g) as follows:

(g) the appearance of the elements, facilities and works on the land or any adjoining highway under a municipality's jurisdiction to the extent that the appearance impacts matters of health, safety, accessibility, ~~sustainable design~~ or the protection of adjoining lands.

ENACTED and PASSED this 29TH day of September, 2026

Approved by Legal Services **City Solicitor** City of Mississauga
Baiqing Luo
Baiqing Luo
Date: September 22, 2026
File: CD.21-SIT

C Parrish

~~DEPUTY~~ MAYOR

A. Smith

DEPUTY CLERK

http://teamsites.mississauga.ca/sites/18/Bylaws/CD.21-SIT.spc by-law update 2026.ak.jmcc.docx