MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: **King Consultants**

Municipality: **City of Mississauga**

Our File: **OZ-OPA 21-12 W11 (OPA 14)**

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 29, 2026 when By-law Number 0149-2026 was enacted and that notice as required by Section 17 of the Planning Act was given on October 8, 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 29th day of October, 2026.

Lindsey Anne Raykoff, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires September 18, 2028.

Commissioner of Oaths

Declarant
Sacha Smith, Manager & Deputy Clerk

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

Date of Notice	October 8, 2026
OPA Number	OPA 14 (By-law 0149-2026)
Zoning By-law Number	0150-2026
Date Passed by Council	September 29, 2026
Last Day to Appeal	October 28, 2026
File Number	OZ-OPA 21-12 Ward 11
Applicant	King Consultants
Property Location	East side of Longview Place, south of Derry Road West and east of McLaughlin Road. The subject lands are located in the Meadowvale Village Neighbourhood Character Area, as identified in Mississauga Official Plan 2051. 44-45 Longview Place

TAKE NOTICE that on September 29, 2026 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 14 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 the subject lands from Greenlands to Residential Low-Rise I.

The purpose of the Zoning By-law is to permit three detached dwellings and a natural protection area. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D-4" (Development - Exception) to "H-RS-9" (Residential Small Lot - Exception with a Holding Provision) and "G2-8" (Greenlands - Natural Features - Exception).

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 14 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 at the Clerk's Office, ground floor, or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, Clerk's Office, 300 City Centre Drive, Mississauga, ON L5B 3C1 no later than 4:30pm on **October 28, 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 **Connor Di Pietro** of the City Planning and Building Department at 905-615-3200 ext. **8711.**



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

Amendment No. 14

to

Mississauga Official Plan 2051

By-law No. 0149-2026

A by-law to Adopt Mississauga Official Plan 2051 Amendment No. 14

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 the land use designation from Greenlands to Residential Low-Rise I within the Meadowvale Village 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. 14 to Mississauga Official Plan 2051, is hereby adopted.

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

Signed _____ MAYOR

Signed _____ CLERK

DEPUTY

Amendment No. 14

to

Mississauga Official Plan 2051

The following text and Map "A" attached constitute Amendment No. 14.

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 the subject lands from Greenlands to Residential Low-Rise I.

LOCATION

The lands affected by this Amendment are located on the east side of Longview Place, south of Derry Road West and east of McLaughlin Road. The subject lands are located in the Meadowvale Village 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 Greenlands, which permits flood control and/or erosion management and passive recreational and parkland type uses.

An Official Plan Amendment is required to change the land use designation of the subject lands from Greenlands to Residential Low-Rise I.

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

1. The proposed land use is compatible with the surrounding land uses. Additionally, an Environmental Impact Study has been submitted in support of the application, which concludes that the proposed development will not impact the adjacent natural feature.

2. The massing and scale of the proposed built form are compatible with the existing and planned vision and character of the surrounding neighbourhood.

3. The proposal maintains the intention of City policies relating to gentle intensification in residential neighbourhoods and ensures Greenlands protection.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 7/7B, Land Use Designations, of Mississauga Official Plan 2051, is hereby amended by changing the land use designation of the subject lands from Greenlands to Residential Low-Rise I, as shown on Map "A" 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.

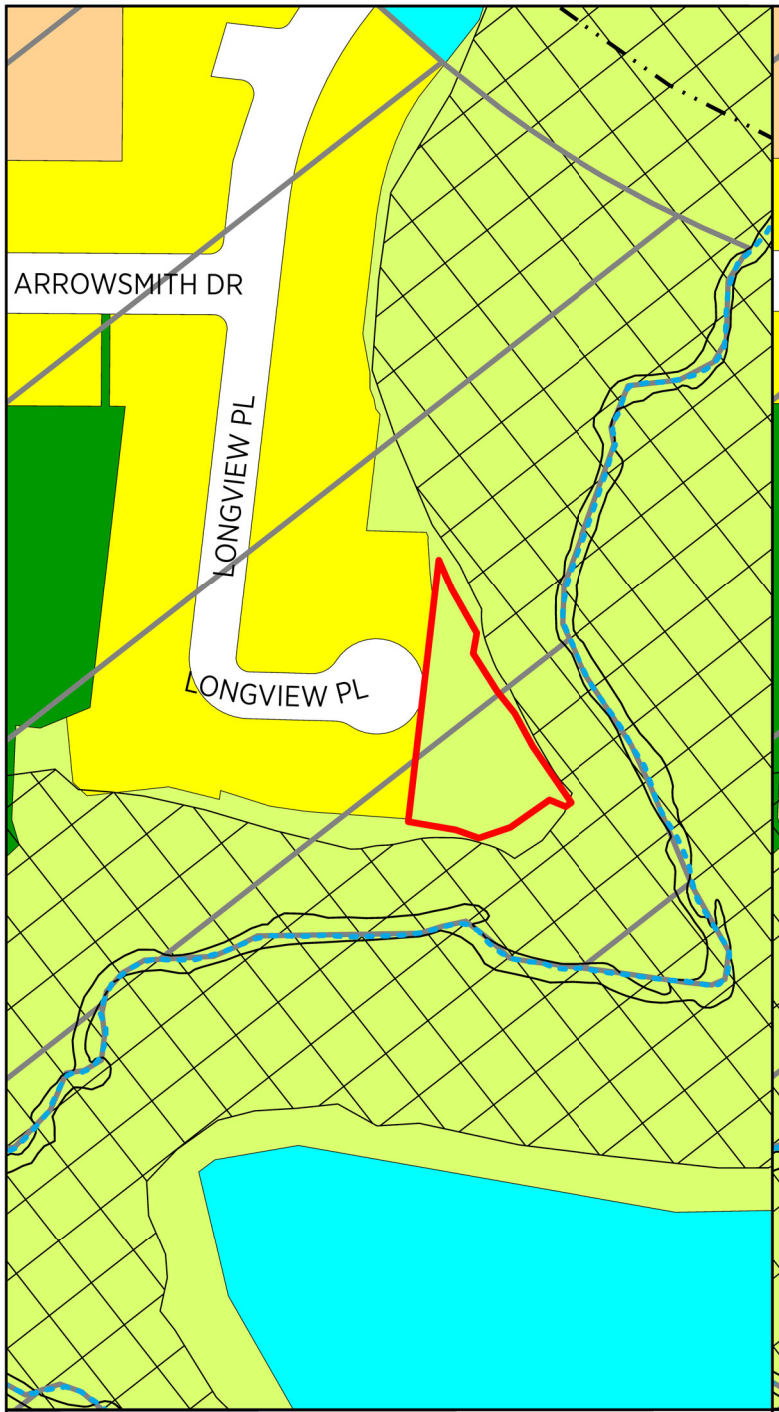
The lands will be rezoned to implement this Amendment.

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

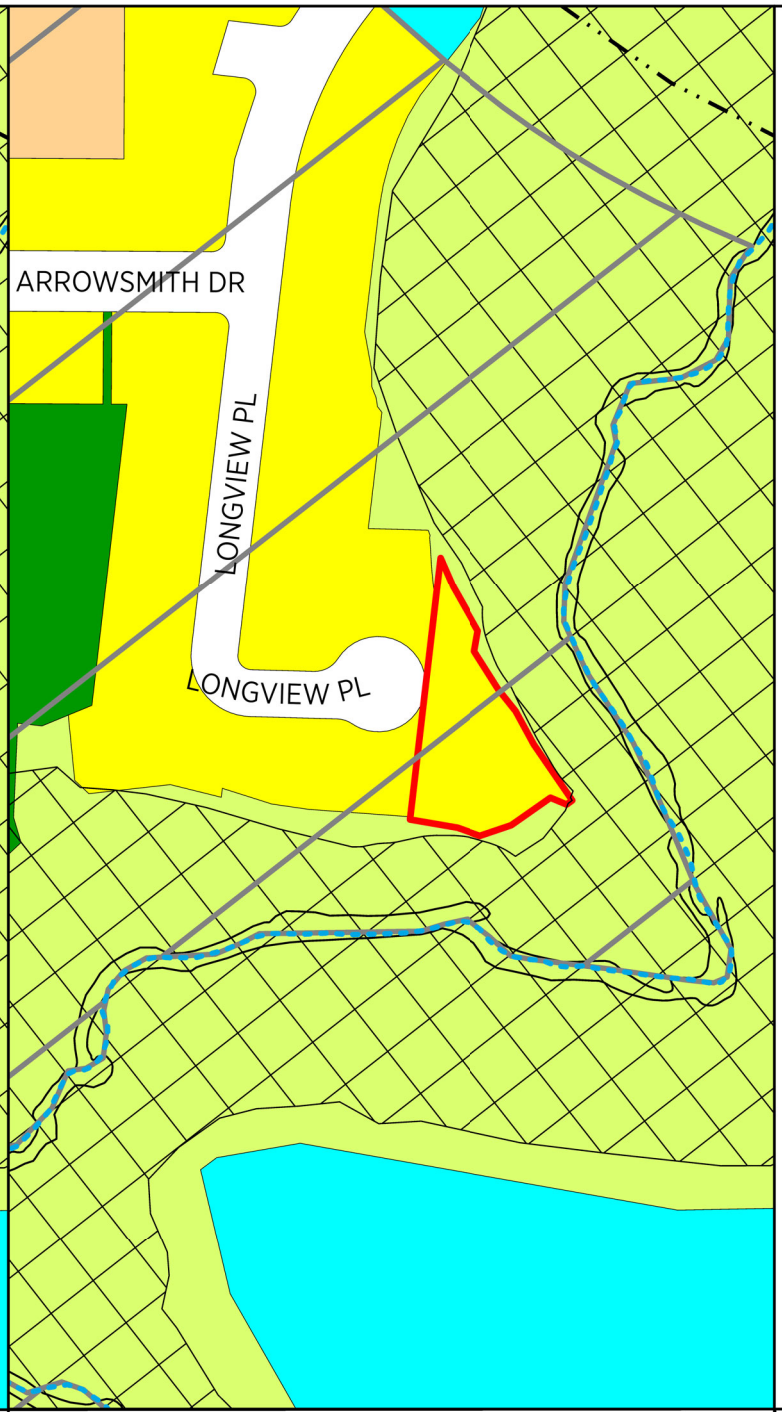
INTERPRETATION

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.



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

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
- 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
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exception from LBPIA Operating Area
- Natural Hazards

STRATEGIC GROWTH AREAS

- Downtown Core
- Growth Centre
- Growth Node
- Employment Area
- Lakeview Innovation Corridor Employment Area
- Special Policy Area
- Special Purpose Area

AREA OF AMENDMENT

From
Greenlands

To
Residential Low-Rise I

Notes:

1. Major Transit Station Areas are shown on Schedule 8 and Schecules 8A to 8R.
2. 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.
3. Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
4. Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 3, Long Term Street Network.

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metres

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MAP 'A'

Part of Schedule 7/7B Land Use Designations of Mississauga Official Plan 2051

MISSISSAUGA

6/2/2026

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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

MISSISSAUGA

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/OPA 21-12 W11 Meeting date: July 27, 2026

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan Amendment and Rezoning applications to permit three detached homes accessed via a shared private driveway with mutual access easements
44-45 Longview Place, east side of Longview Place, south of Derry Road West, east of McLaughlin Road
Owner: Harvinder Babra
File: OZ/OPA 21-12 W11

Recommendation

1. That the applications under Files OZ/OPA 21-12 W11, Harvinder Babra, 44-45 Longview Place, to amend Mississauga Official Plan to **Residential Low-Rise I**; and to change the zoning to **RS-Exception** (Residential Small Lot – Exception) and **G2-Exception** (Greenlands – Exception) to permit three detached homes, be approved in conformity 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.

2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

3. That Planning and Development Committee's approval of the rezoning application 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.

4. That the "H" holding provision is to be removed from the **RS-Exception** zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated July 8, 2026, from the Commissioner of Planning and Building have been satisfactorily addressed.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to permit three detached homes
- The property is located in the Meadowvale Village Neighbourhood Character Area. The property is not in a designated Intensification Area and is, therefore, not envisioned to accommodate significant growth and development
- It has been concluded that the proposed development is supportable from a planning perspective for the following reasons:
  - the area is characterized by detached and semi-detached homes designated **Residential Low-Rise I** and the proposed development limits have been accepted by the City and CVC
  - the proposal represents gentle intensification in a built form that is sensitive to the existing and planned context
- Based on staff's evaluation, the development conforms to relevant planning policies and is supportable from a planning perspective
- Staff recommend approval of this proposed infill development application
- An "H" holding provision is required to address outstanding issues including updates to technical documents, arrangements for access, dedication of lands for Greenlands Protection, the provision of restoration plans and payment of securities

Background

Official plan amendment and rezoning applications were deemed complete on August 31, 2021 and subsequently circulated to City departments and external agencies for technical comments.

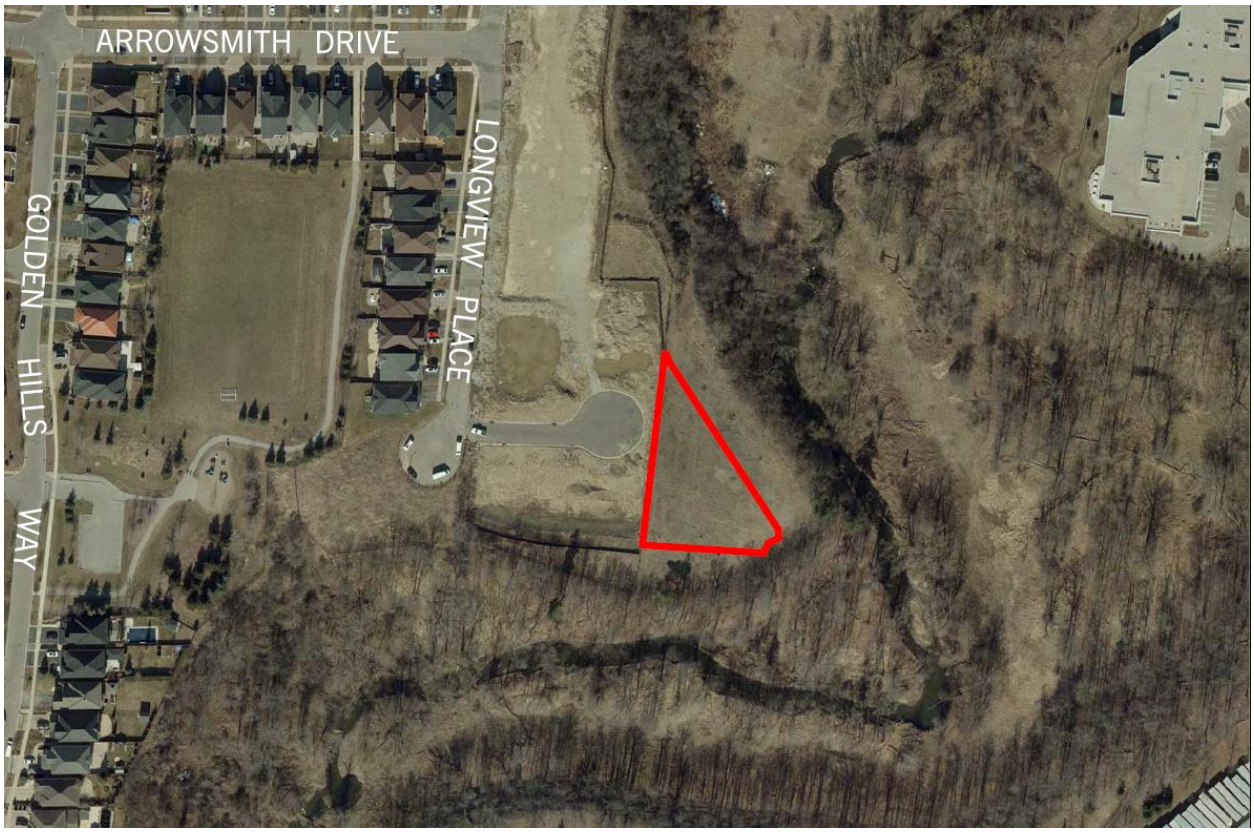
The purpose of this report is to provide an overview of the applications and provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Property Overview

1. Site Information

(i) Site Location and Description

The site is located on the east side of Longview Place, south of Derry Road West, east of McLaughlin Road within the Meadowvale Village Neighbourhood Character Area. The site is triangular and generally flat and contains no vegetation. The site is currently vacant.



Aerial Photo of 44-45 Longview Place

(ii) Site Context

The surrounding land uses are:

North, East and South: Vacant, forested and/or hazard lands associated with Fletcher's Creek

West: Vacant detached lots, detached and semi-detached homes

(iii) Surrounding Development Applications

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

- File OZ/OPA 24-2 W11– 376, 390 Derry Road West and 0 Oaktree Circle – applications approved June 12, 2024 by Council for 120 townhomes, two semi-detached homes and a commercial building with removal of holding provision application H-OZ 25-3 W11 under review

(iv) Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force and the subject lands were zoned **D-4** (Development- Exception) which permits legally existing uses, as well as an outdoor place of religious assembly
- October 6, 2021 – Official Plan Amendment and Rezoning applications under file OZ/OPA 21-12 W11 were deemed complete
- June 20, 2022 – Information report was received by Planning and Development Committee for information
- March 24, 2026 – Mississauga Official Plan (MOP) came into force, which designated the lands **Greenlands** in the Meadowvale Village Neighbourhood Character Area

2. Mississauga Official Plan 2051 (MOP 2051)

In MOP 2051, the subject property is located in the Meadowvale Village Neighbourhood Character Area and is designated **Greenlands**. The **Greenlands** designation is generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, restoration of the Natural Heritage System. The **Greenlands** designation permits a variety of uses, including, conservation uses, flood control and/or erosion management, passive recreational activities and parkland.

Refer to Appendix 1 for the existing Official Plan map.

3. Current Zoning

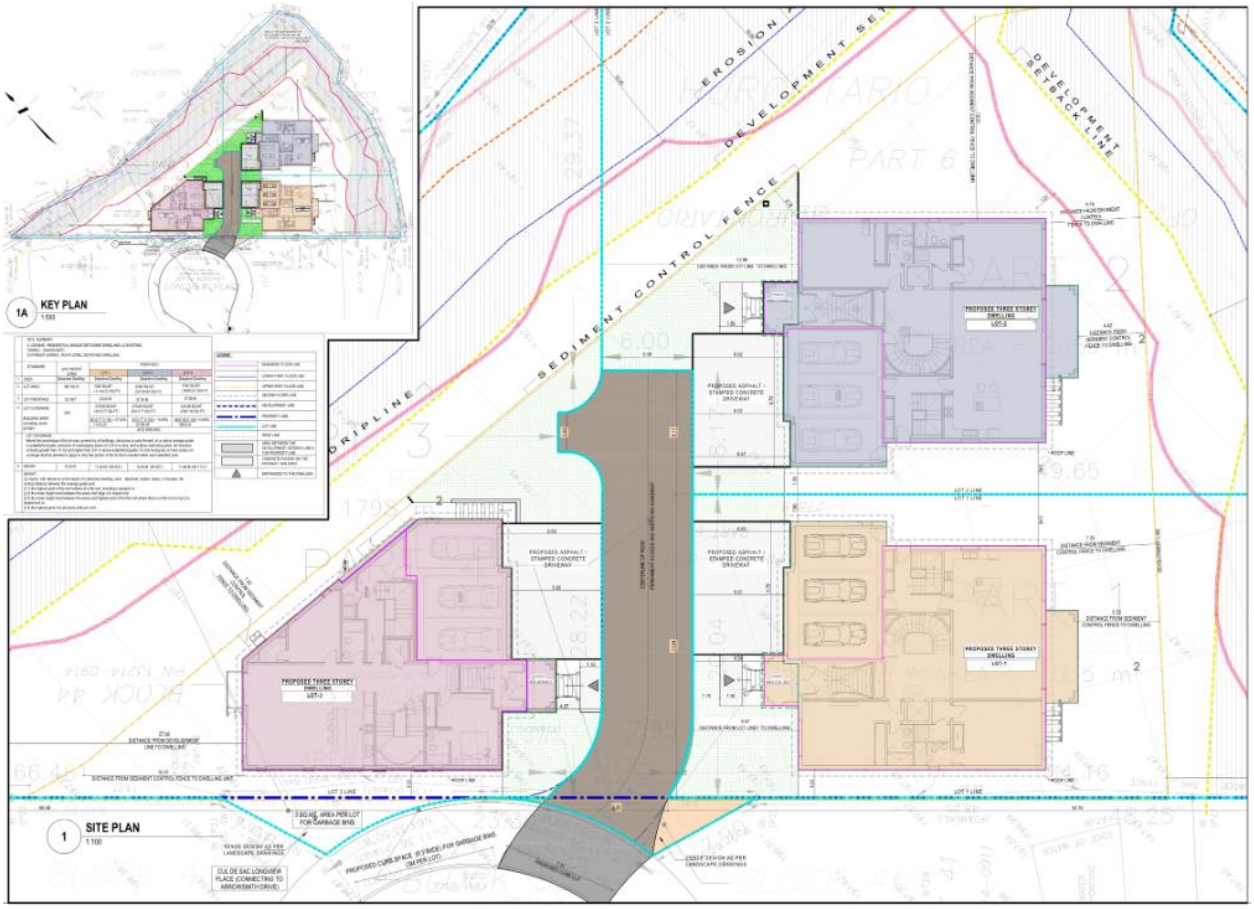
The subject property proposed for redevelopment is currently zoned **D-4** (Development–Exception), which permits an outdoor place of religious assembly and legally existing accessory buildings and structures.

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

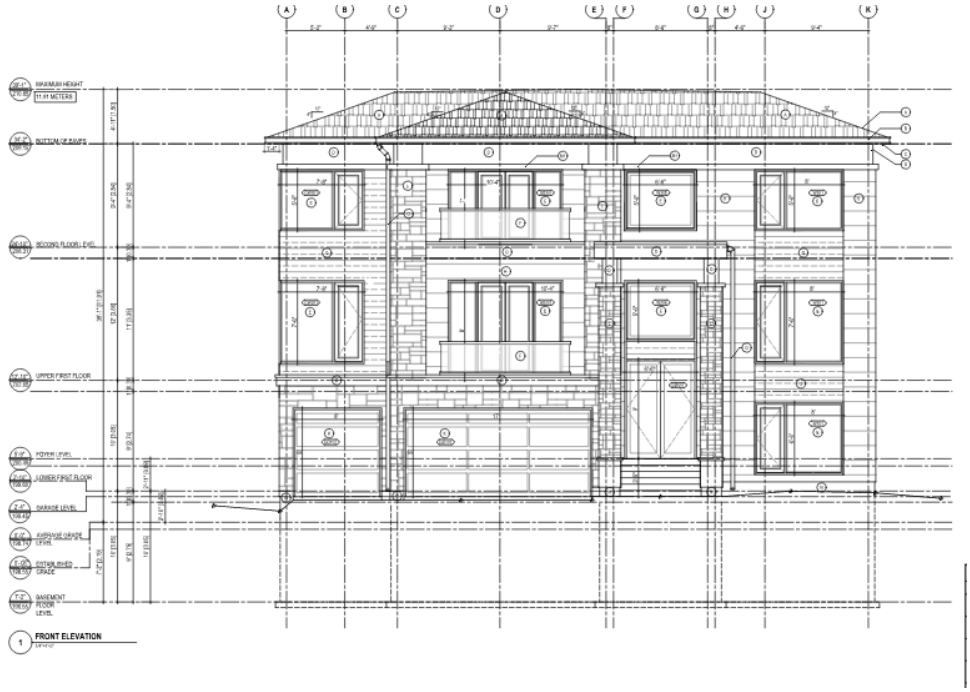
Proposed Development

1. Description

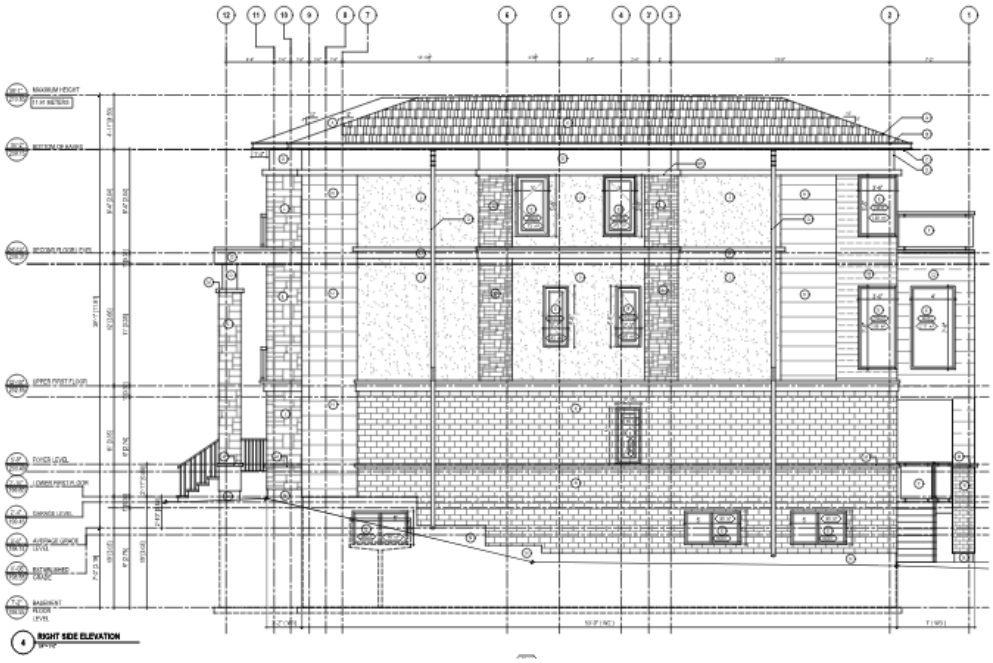
The applicant proposes to develop the property with three detached homes. Official plan amendment and rezoning applications are required to permit the proposed development. Consent applications will be required to create the three lots for the detached homes and the shared private driveway with mutual access easements off Longview Place. Refer to Appendix 1 for details of the proposed development.



Concept Plan



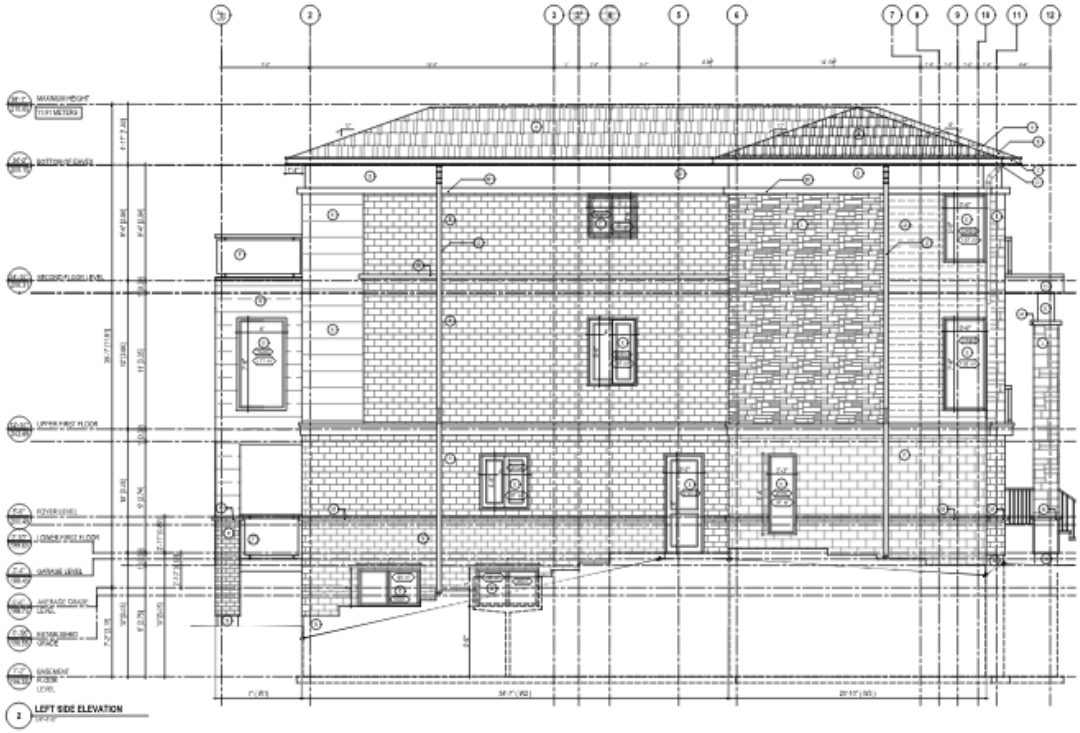
Lot 1 Front Elevation, Facing West



Lot 1 Right Side Elevation, Facing South



Lot 1 Rear Elevation, Facing East



Lot 1 Left Side Elevation, Facing North

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 applications.

1. Reason for Applications

Amendments to the Mississauga Official Plan and Zoning By-law 0225-2007 are required to permit three detached homes. An Official Plan amendment is required to designate a portion of the lands **Residential Low-Rise I**. Community Services and Credit Valley Conservation assessed and determined the developable land. **RS-Exception** (Residential Small Lot-Exception) and **G2** (Greenlands-Exception) zones are required to permit the three detached homes, ensure Greenlands protection and permit the development standards for the proposal. Refer to Appendix 1 for additional details.

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 these applications have been reviewed and assessed in the context of the proposed development applications. 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 some sections and associated policies that are relevant to the proposed development, including but not limited:

Section 2.2 (1) of the PPS requires development to reflect densities and a mix of land uses which efficiently use land, resources and infrastructure. Additionally, the PPS promotes appropriate development standards that facilitate intensification, redevelopment and compact built forms while maintaining appropriate levels of public health and safety.

Section 2.3.1 (3) of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including a range of housing options.

The proposed development conforms to the PPS as the application efficiently intensifies an underutilized site while applying appropriate development standards to produce a built form that maintains the planned function and character of the neighbourhood.

(ii) Mississauga Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Meadowvale Village Neighbourhood Character Area, to permit three detached homes. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan*; *and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***

- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***

- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***

- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan against this proposed development application.

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

(i) Directing Growth

The subject site is located in the Meadowvale Village Neighbourhood Character Area and is designated **Greenlands,** which permits a variety of uses, including, conservation uses, flood control and/or erosion management, passive recreational activities and parkland. The **Greenlands** designation is generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, restoration of the Natural Heritage System.

An Environmental Impact Statement (EIS) was submitted in support of the application which was reviewed by the Credit Valley Conservation Authority (CVC) and the Community Services Department. Chapter 4 of MOP 2051 helps to guide development to ensure that development does not compromise the natural environment.

- 4.3.2.2 Mississauga will have regard for the maintenance of the long term function and ecological integrity of the Natural Heritage System in all decisions regarding development and site alteration
- 4.3.2.3 The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study

Further, Section 4.3.2.5 paragraph "a" and "b" state that the Natural Heritage System and its buffers will be protected, enhanced, restored and expanded by ensuring that development protects and maintains natural heritage features and that those areas are placed into public ownership.

The proposed development limits have been accepted by the City and CVC. The application proposes a buffer between the natural area and the residential development to ensure that there are no encroachments into the natural area and that the features of the Natural Heritage System are maintained. Any disturbances throughout the buffer will be required to be restored to the satisfaction of the City and CVC. These lands will also be zoned **G2** (Greenlands-Exception) and will be gratuitously dedicated to the City to ensure their long term protection.

The proposal to construct three detached homes is not in conflict with the Official Plan policies for directing growth.

(ii) Compatibility

The site is located within the Meadowvale Village Neighbourhood Character Area. A range of uses are permitted in the neighbourhood including residential, retail and service uses. Immediately west of the subject site are vacant detached lots, detached and semi-detached homes designated **Residential Low-Rise I**. The proposed amendment would result in detached homes on lands designated **Residential Low-Rise I**.

15.1.1.6 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

15.1.1.7 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

The proposal to construct three detached homes is not in conflict with the Official Plan policies for compatibility. The property is surrounded by detached and semi-detached

homes that are similar in built form and height. The development is reflective of the existing and planned context.

(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.

Future additions to the road network should generally be established as public roads. However, Staff are satisfied with the applicant's proposal to create a shared private driveway. The proposed driveway (identified as Part 4 on the concept plan) will be incorporated into Lot 3 through the future severance application. Appropriate access easements will also be secured through the future severance application process to ensure Lots 1 and 2 maintain access to Longview Place.

(iv) Proximity to public transit

The site is located 8 000 m (26,246.72 ft.) from the Meadowvale GO Station. The following major MiWay bus routes currently service the site:

The following major MiWay bus routes currently service the site:

- Route 6 – Credit Woodlands
- Route 18 – McLaughlin-Derry
- Route 42 – Derry
- Route 66 – McLaughlin

There is a transit stop on McLaughlin Road within 460 m (1,509.2 ft.) of the site.

(v) Proximity to existing community services

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

- Golden Hills Park
- Samuel Common
- Courtneypark Library and Active Living Centre

For these reasons, these applications are consistent with MOP and the PPS.

3. Zoning By-law 0225-2007

The proposed **RS-Exception** (Residential Small Lot-Exception) and **G1** (Greenlands-Exception) zones are appropriate to accommodate the proposed three detached homes and Greenlands protection area.

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

4. "H" Holding Provision

Should this application be approved by Council, staff will request an "H" Holding Provision which can be lifted upon:

- Receipt of arrangements for access
- Receipt of an updated Phase One ESA (Environmental Site Assessment) that makes distinct references to the lands to be dedicated to the City
- Receipt of a reliance letter for the updated Phase One ESA
- Receipt of a Storm Sewer Use By-law Acknowledgement Form
- Conveyance of lands for Greenlands Protection to the City
- Receipt of restoration plans
- Receipt of securities related to hoarding, fencing, restoration and Greenlands Protection

5. Departmental and Agency Comments

The applications were originally circulated to all City departments and commenting agencies on October 12, 2021. The most recent circulation was on April 8, 2025. None of the comments received following the recent circulation raised any significant comments or concerns. A summary of the comments can be found in Appendix 1.

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.

Engagement and Consultation

Community Feedback

No community meetings have been held and no written correspondence has been received.

Next Steps

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

Prior to development of the lands, the applicant will be required to obtain building permits.

Conclusion

In conclusion, City staff has evaluated the applications to permit three detached homes against the *Provincial Planning Statement* and Mississauga Official Plan. The proposal maintains the intention of City policies relating to gentle intensification in residential neighbourhoods and ensures Greenlands protection. The proposed development is compatible with the surrounding area by proposing three detached homes within a low-density neighbourhood. The proposed homes, maintain the planned function of the neighbourhood while limiting impacts. The

proposed development represents sensitive intensification that conforms to and maintains the goals and general objectives of the PPS and MOP 2051.

Attachments

Appendix 1: Supplementary Information

A Whittemore

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

Prepared by: Connor DiPietro, Development Planner

Supplementary Information

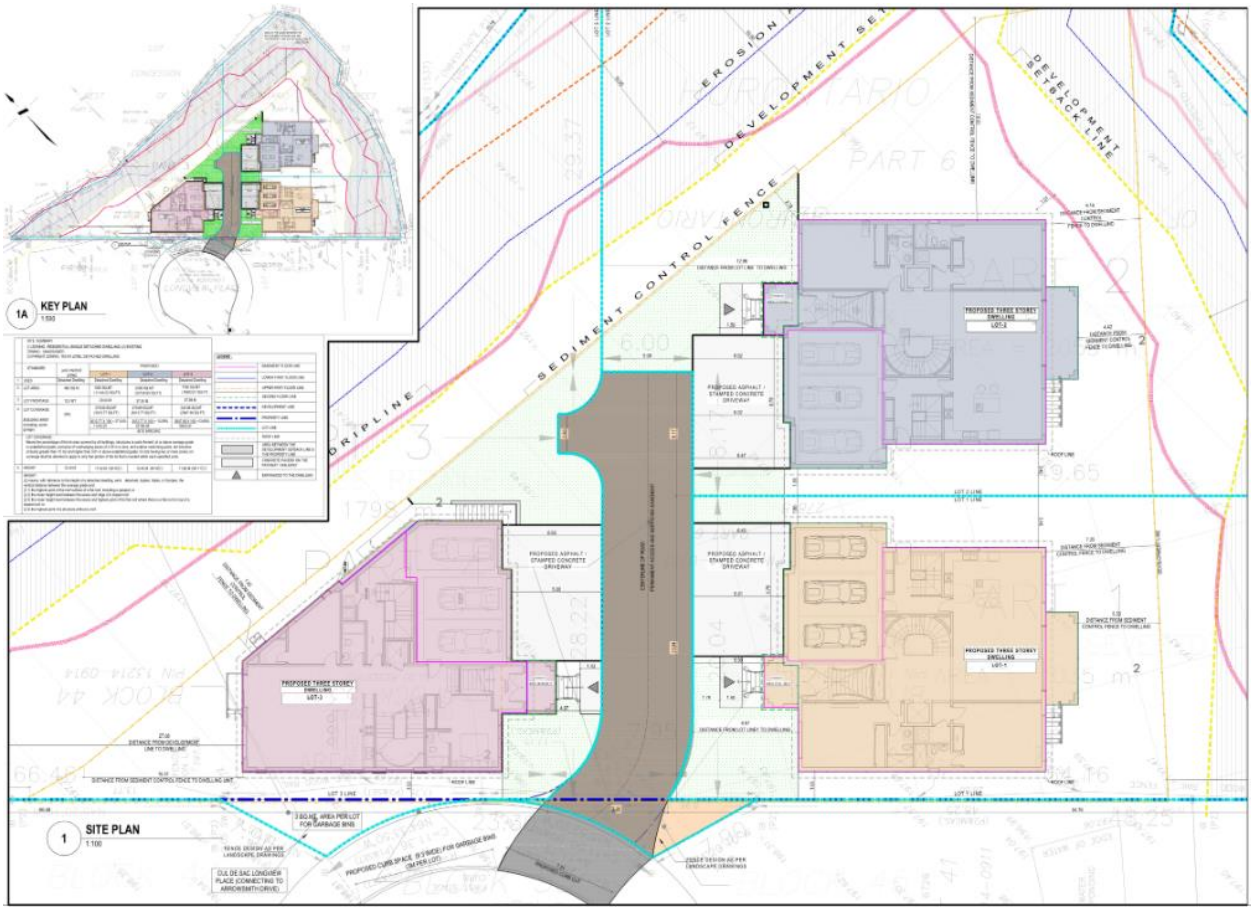
Owner: Harvinder Babra

44-45 Longview Place

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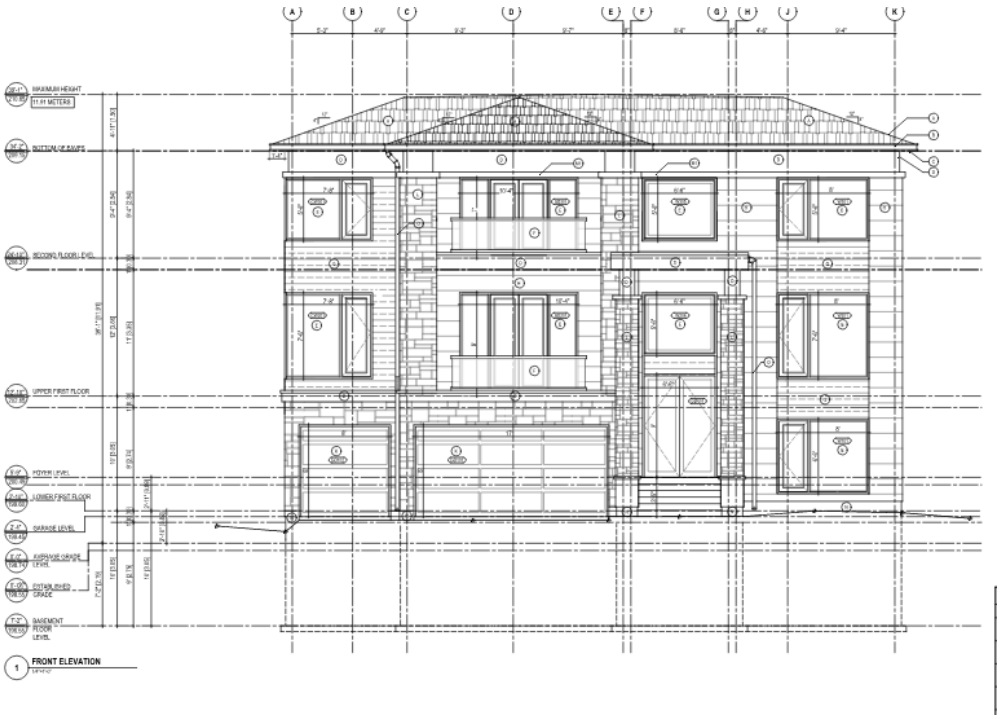
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1. Concept Plan

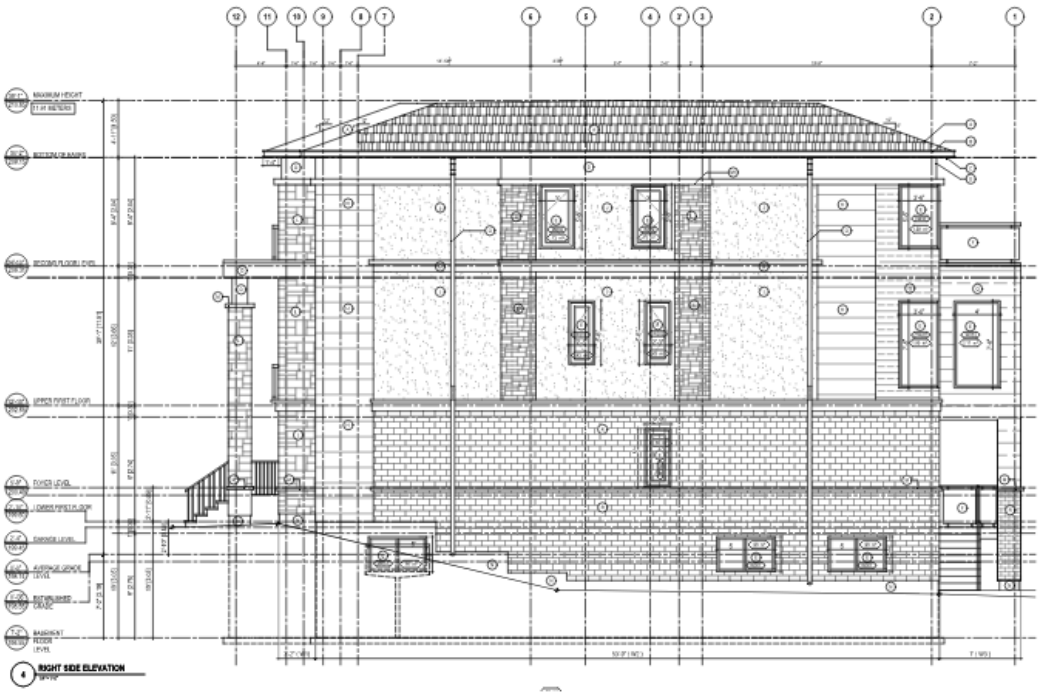


Concept Plan

2. Elevations and Renderings



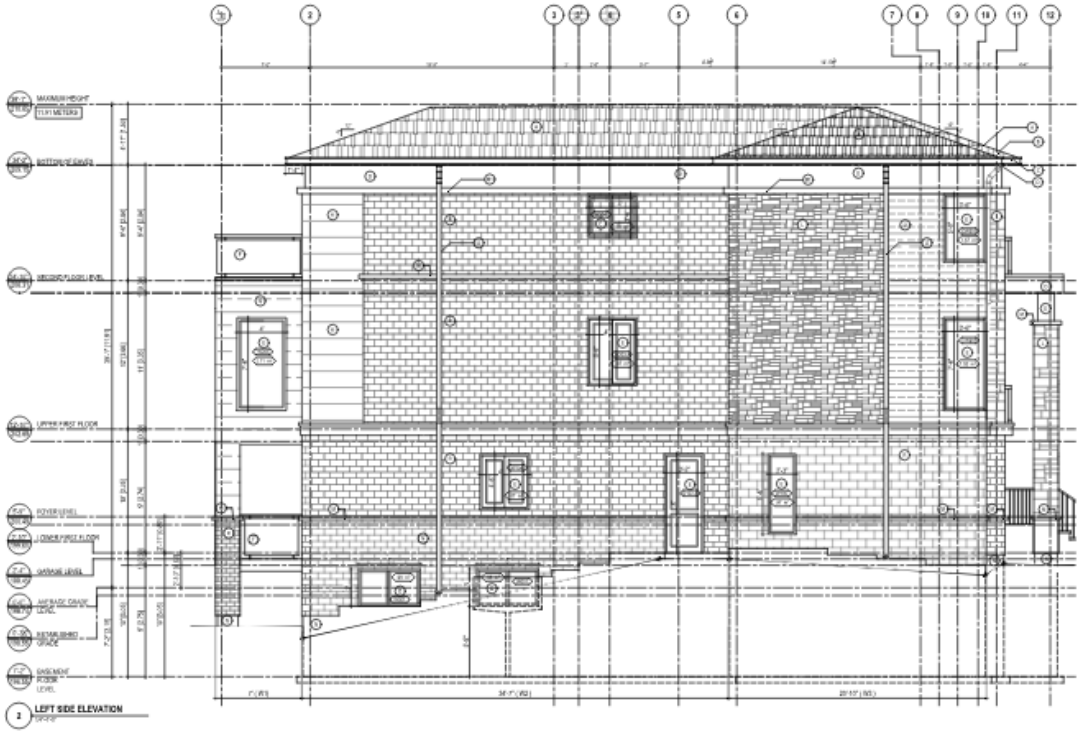
Lot 1 Front Elevation, Facing West



Lot 1 Right Side Elevation, Facing South



Lot 1 Rear Elevation, Facing East

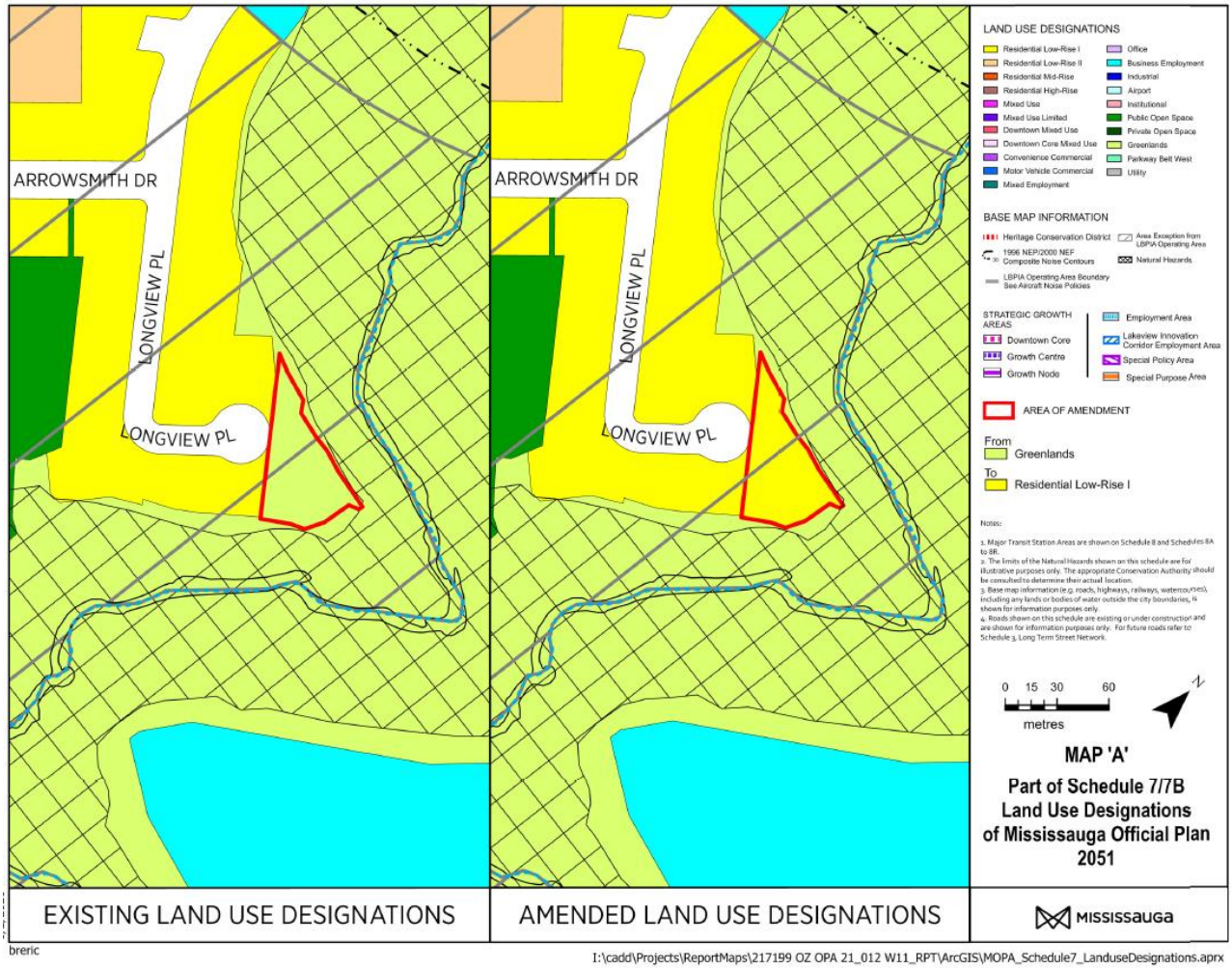


Lot 1 Left Side Elevation, Facing North

3. Site and Development Statistics

Applications submitted:	Received: August 10, 2021 Deemed complete: August 31, 2021
Developer/Owner:	Harvinder Barbra
Applicant:	King Consultants Inc.
Property Frontage:	Proposed Lot 1: 20.04 m (65.8 ft.) Proposed Lot 2: 37.54 m (123.2 ft.) Proposed Lot 3: 57.59 m (188.9 ft.)
Property Area	Proposed Lot 1: 1 035 m^2 (11,140.2 ft^2) Proposed Lot 2: 2 059 m^2 (22,159 ft^2) Proposed Lot 3: 2 007 m^2 (19,353.5 ft^2)
Proposed Gross Floor Area:	Proposed Lot 1: 708.77 m^2 (7,629.2 ft^2) Proposed Lot 2: 708.77 m^2 (7,629.2 ft^2) Proposed Lot 3: 690.52 m^2 (7,432.8 ft^2)
Lot Coverage:	Proposed Lot 1: 27.04% Proposed Lot 2: 13.59% Proposed Lot 3: 13.68%
Total Number of Units:	3
Height:	Proposed Lot 1: 11.83 m (38.8 ft.) Proposed Lot 2: 12.4 m (40.7 ft.) Proposed Lot 3: 11.77 m (38.6 ft.)
Landscaped Area (percent):	Proposed Lot 1: 55.07% Proposed Lot 2: 54.15% Proposed Lot 3: 54.6%

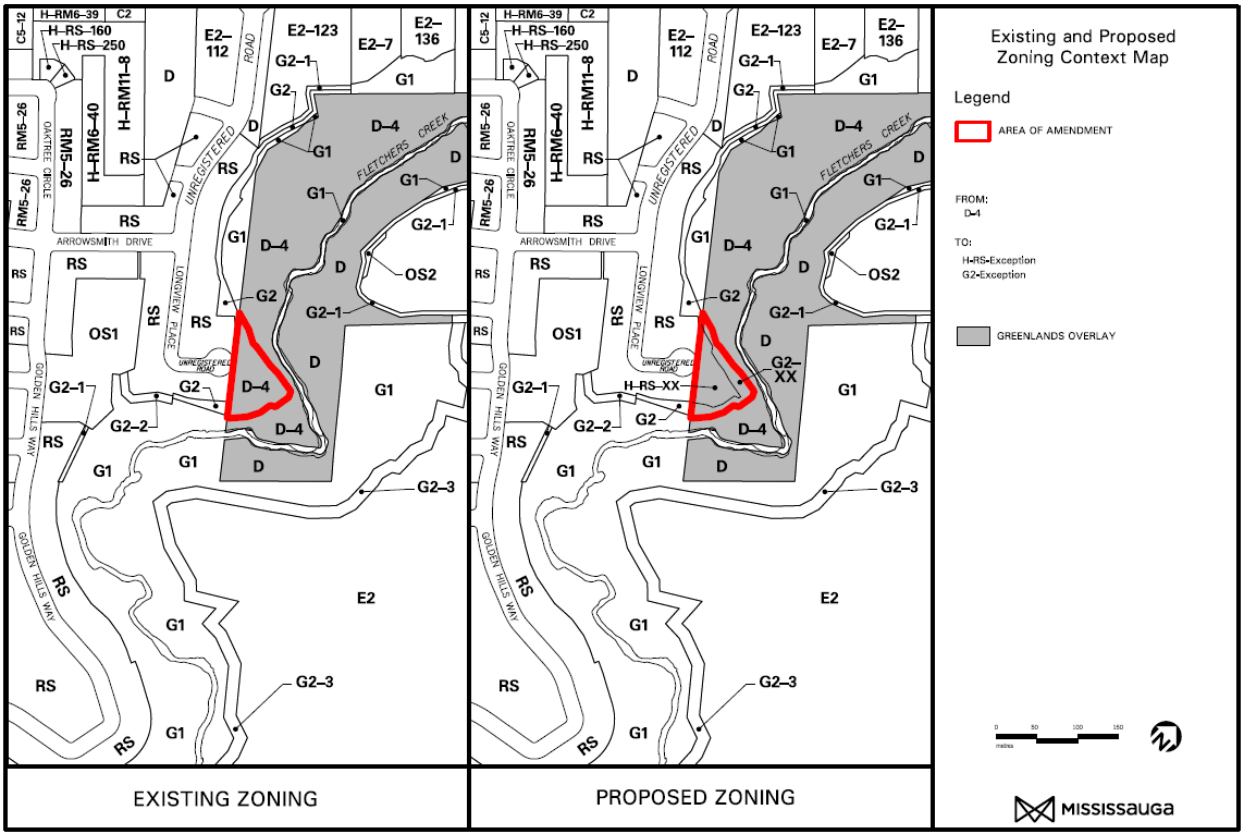
4. Existing and Proposed Official Plan Map



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5. Existing and Proposed Zoning Map



6. Applicant Proposed Zoning Regulations

Zone Regulations	**RS zone category Zone Regulations**	**Proposed insert applicable zone category Zone Regulations**
Minimum **Lot Frontage**	9.75 m (32 ft.)	8.17m (26.8 ft.)
Maximum **Height – Highest Ridge Sloped Roof**	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Maximum **Height: Flat Roof**	7.5 m (24.6 ft.)	12.5 m (41 ft.)
Maximum **Lot Coverage**	35%	40.1%
Minimum **Rear Yard**	7 m (23 ft.)	4.13 m (13.6 ft.)

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 (June 17, 2026)	There are no outstanding Regional requirements to be addressed through the implementation of the holding provision. As such, the Region has no objection to the inclusion or future lifting of the holding provision from a Regional servicing perspective.
City Planning and Building Department – Park Planning (June 17, 2026)	Future residents of the proposed development will be served by Samuel Common (P-444), zoned **OS1** (Open Space), which contains a playground, open space, soccer pitch, and trails which is located less than 200 m (656.2 ft.) from the subject lands. Samuel Common is 1.5 Hectares (3.7 Acres) in size. The subject property is adjacent to City owned Greenlands known as Derry West Greenbelt (P-433) and considered a Significant Natural Area. It is recommended that the identified Greenlands are deeded gratuitously to the City and that the Greenlands be appropriately zoned for long-term protection and conservation purposes. Additionally, that securities be required for greenbelt clean-up, restoration, hoarding, and fencing, required along the boundary of the Greenlands. Prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* and in accordance with City policies and by-laws.
City Planning and Building Department – Development Engineering and Construction (June 10, 2026)	Technical reports, plans, studies, and drawings have been submitted to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic, and environmental compliance can be satisfactorily addressed to confirm feasibility of the project. Based on a review of the materials submitted to date, staff are generally satisfied that the information provided is in accordance with City requirements. Additional technical matters will need to be addressed to facilitate the implementation of the engineering requirements, as part of an "H" Holding Provision. <u>Stormwater:</u> The Functional Servicing and Stormwater Management Report prepared by Skira and Associates and dated January 2021, indicates that an increase in stormwater runoff will occur with the redevelopment of the site. To mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.

Department/Agency	Comments
	In general, the applicant has demonstrated a satisfactory stormwater servicing concept. Ultimately, the site's private storm sewer systems will connect into the existing municipal storm sewers on Longview Place. Further technical information will be required as part of the Consent to Sever application, to show how the site will achieve the City's water balance criteria. Traffic: The proposed number of units for this development are expected to have minimal to no impact on area traffic. A Traffic Impact Study submission is not required to support the development proposal, as there would be negligible new trips generated from the site. Any site-specific requirements can be addressed prior to Consent to Sever approval. Environmental Compliance: A Phase One Environmental Site Assessment (ESA) report dated October 26th, 2020, prepared by Soil Engineers Ltd. was submitted in support of the proposed development. The report indicated that no further environmental investigation was required. However, due to the passage of time, the findings of the report must be re-evaluated, and the following documents must be submitted for review: • an updated Phase One ESA report that makes distinct references to the lands to be dedicated to the City • a Reliance Letter for the updated Phase One ESA; and • a Storm Sewer Use By-law Acknowledgement form Noise: A Noise Impact Study prepared by HCG Engineering Ltd. and dated July 12, 2024, was submitted in support of the proposed development. The report evaluates the potential impact of environmental noise to and from the development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include air traffic from Pearson International Airport and the nearby Walmart location. Noise mitigation measures will be required in the form of provisions for central air conditioning and upgraded building materials, the details of which will be confirmed through the building permit process. Engineering Plans/Drawings: The applicant has provided several technical reports, plans and drawings (i.e. grading and servicing plans), and staff are generally satisfied with the details provided from an engineering standpoint. Several technical details and materials remain outstanding. Should the application be approved, the outstanding technical matters, and remaining engineering items required to facilitate the implementation

Department/Agency	Comments
	of the zoning by-law, must be addressed to the satisfaction of the City, through an "H" Holding Provision, which can be lifted upon receipt of: • arrangements for access • an updated Phase One ESA report that makes distinct references to the lands to be dedicated to the City • a Reliance Letter for the updated Phase One ESA; and • a Storm Sewer Use By-law Acknowledgement form
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: • Alectra Utilities