MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: **City of Mississauga**

Municipality: **City of Mississauga**

Our File: **BL.09-CIT (OPA 16)**

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 0168-2026 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 16 (By-law 0168-2026)
Zoning By-law Number	0169-2026
Date Passed by Council	September 29, 2026
Last Day to Appeal	October 28, 2026
File Number	BL.09-CIT All Wards
Applicant	City of Mississauga
Property Location	South of Burnhamthorpe Road West and west of Kariya Drive, in the Downtown Core Character Area (Exchange District), as identified in Mississauga Official Plan 2051. All other amendments apply to all lands city-wide.

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 16 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 remove policies requiring electric vehicle infrastructure and to revise the scope of Site Plan Control, in accordance with changes to provincial legislation. This Amendment also proposes to change the land use designation for a parcel of city-owned lands from Downtown Mixed Use and No Designation to Public Open Space in the Downtown Core Character Area (Exchange District), to reflect the proposed use of the lands.

The purpose of the Zoning By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, by:

- Updating the following defined terms: "Dwelling Unit", "Dwelling Unit Depth", "Dwelling Unit Width", "First Storey", "Detached Additional Residential Unit (Detached ARU)", "Attached Additional Residential Unit (Attached ARU)", "Parking Area", "Parking Lot", "Parking Structure" and "Porch"
- Amending and/or Adding Regulations for:
  - Utilities - increase the maximum size of utility structures exempt from zone regulations from 5.0 m^2 to 8.0 m^2
  - Detached Additional Residential Units (Detached ARU) - prohibit terraces and/or balconies, and limit decks and porches to the first storey of a detached ARU
  - Encroachments and Projections: allow limited building projections to encroach into required yards for detached dwellings, semi-detached, linked dwellings, fourplexes and street townhouses
  - Maximum Number of Housing Types per Lot - clarify that each residential lot is permitted one residential building of a single permitted housing type

- Holding (H) Provisions - permit changes to a non-residential use for sites subject to holding provisions
- Preliminary Zoning Review (PZR): maintain validity of PZRs for six months despite subsequent zoning by-law amendments
- Electric Vehicle Parking - remove electric vehicle parking requirements, in accordance with Bill 98, the *Building Homes and Improving Transportation Infrastructure Act*, 2026
- Technical Revisions - relocate and remove out-of-date regulations; update regulations to incorporate newly defined terms or required information and remove duplications

This By-law also amends the zoning of the property on the attached Schedule A from "H-CC2(2)" (Downtown Core - Mixed Use - Exception) to "CCOS" (Downtown Core – Open Space).

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 16 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

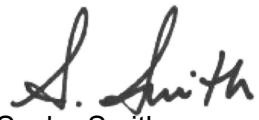
cheque or money order if filing with the City Clerk. (An appellant may request a reduction of the filing fee to $400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to https://olt.gov.on.ca/appeals-process/fee-chart/.)

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 **Ameena Khan** of the City Planning and Building Department at 905-615-3200 ext. **4473**.



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

Amendment No. 16

to

Mississauga Official Plan 2051

By-law No. 0168-2026

A by-law to Adopt Mississauga Official Plan 2051 Amendment No. 16

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 to reflect recent changes to the *Planning Act* and to change the land use designation for certain city-owned lands;

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

1. The document attached hereto, constituting Amendment No. 16 to Mississauga Official Plan 2051, is hereby adopted.

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

Signed _____ MAYOR

Signed _____ CLERK

DEPUTY

Amendment No. 16

to

Mississauga Official Plan 2051

The following text and Maps "A" and "B" attached constitute Amendment No. 16.

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 September 2, 2026, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to remove policies requiring electric vehicle infrastructure and to revise the scope of Site Plan Control, in accordance with changes to provincial legislation. This Amendment also proposes to change the land use designation for a parcel of city-owned lands from Downtown Mixed Use and No Designation to Public Open Space in the Downtown Core Character Area (Exchange District), to reflect the proposed use of the lands.

LOCATION

The lands affected by the change in land use designation in this Amendment are located south of Burnhamthorpe Road West and west of Kariya Drive, in the Downtown Core Character Area (Exchange District), as identified in Mississauga Official Plan 2051.

All other amendments apply to all lands city-wide.

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 city-owned lands are designated Downtown Mixed Use. The Downtown Mixed Use designation permits a variety of land uses including apartment, hospital, major office, post-secondary educational facility, and accessory commercial uses. An Official Plan Amendment is required to change the land use designation of the city-owned lands to allow for parkland.

An Official Plan Amendment is also required to reflect provincial legislative changes introduced through Bill 98, the *Building Homes and Improving Transportation Infrastructure Act,* 2026*,* Bill 185, the *Cutting Red Tape to Build More Homes Act,* 2024, and Bill 17, the *Protect Ontario by Building Faster and Smarter Act,* 2025. These legislative changes amend the *Planning Act* by revising the scope of site plan control and restricting municipalities' ability to require electric vehicle infrastructure.

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

1. To ensure that city-owned lands suitable for parkland use are designated Public Open Space.

2. Implements policies in accordance with the provincial changes introduced through Bills 98, 185 and 17 to the *Planning Act*.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 7.6, Parking, of Mississauga Official Plan 2051, is hereby amended by deleting policy 7.6.1.d.

2. Section 18.13, Site Plans, of Mississauga Official Plan 2051, is hereby amended by deleting policy 18.13.5 and replacing it with the following:

   18.13.5 Site plan applications will address elements on the development site and on any adjoining highway under Mississauga's jurisdiction to the extent that such elements are necessary to address matters of health, safety, accessibility, or the protection of adjoining lands, including trees, shrubs, hedges, plantings or other ground cover, paving materials, street furniture, curb ramps, ***waste*** and recycling containers and bicycle parking facilities.

3. Section 18.13, Site Plans, of Mississauga Official Plan 2051, is hereby amended by deleting policy 18.13.6 and replacing it with the following:

   18.13.6 Notwithstanding policy 18.13.1, the following are not subject to site plan approval:

   a. residential development or redevelopment of ten units or less, unless for the purposes of a land lease community home;

   b. 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;

   c. 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 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;

   d. the use of a building, structure or part of a building or structure referred to in policy 18.13.6.c, 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

   e. portable classrooms on a school site of a district school board.

4. Schedule 7/7J, Land Use Designations, of Mississauga Official Plan 2051, is hereby amended by changing the land use designation of the subject lands from Downtown Mixed Use and No Designation to Public Open Space, as shown on Map "A" of this Amendment.

5. Schedule 8J (Hurontario LRT - Downtown), Protected Major Transit Station Areas, of Mississauga Official Plan 2051, is hereby amended by changing the land use designation of the subject lands from Downtown Mixed Use and No Designation to Public Open Space, as shown on Map "B" of this Amendment.

IMPLEMENTATION

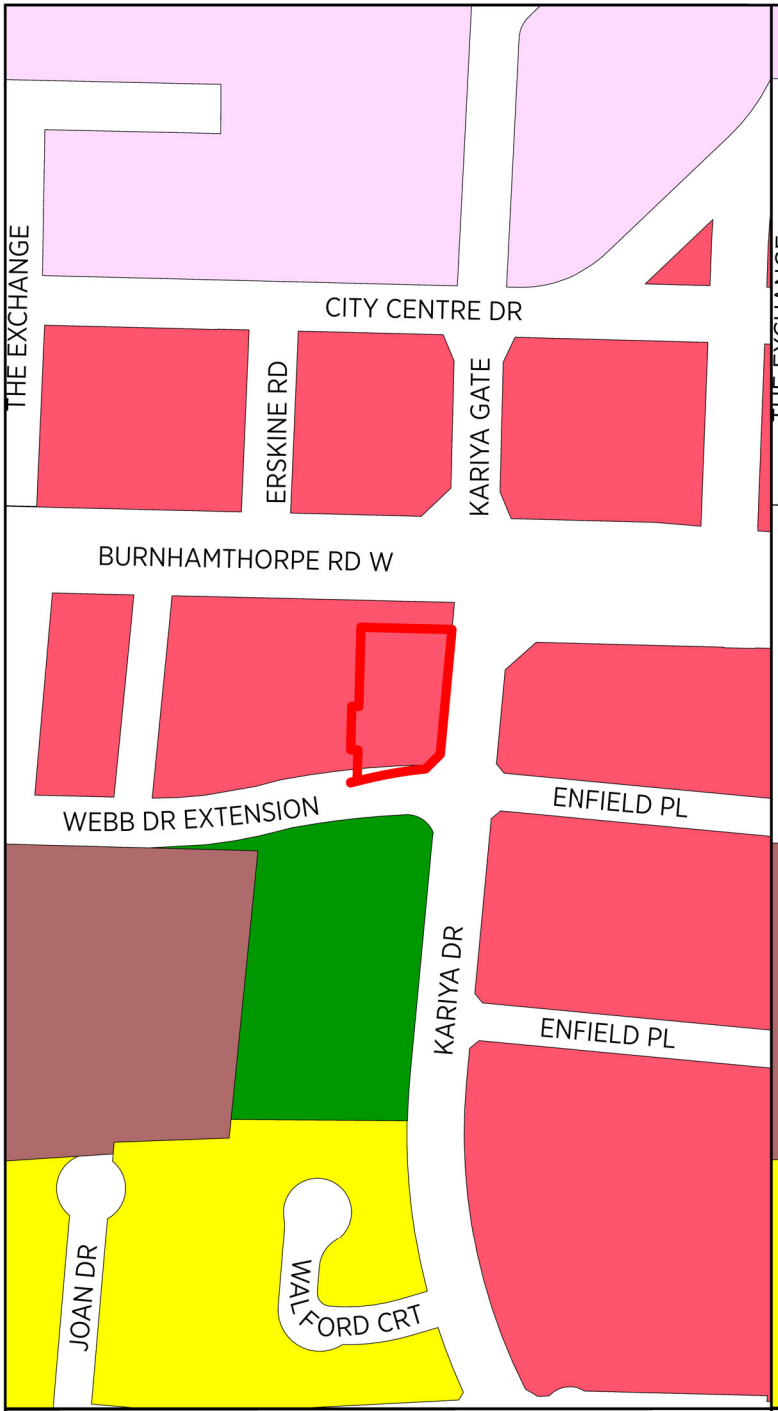
Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan 2051 will be amended in accordance with this Amendment.

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

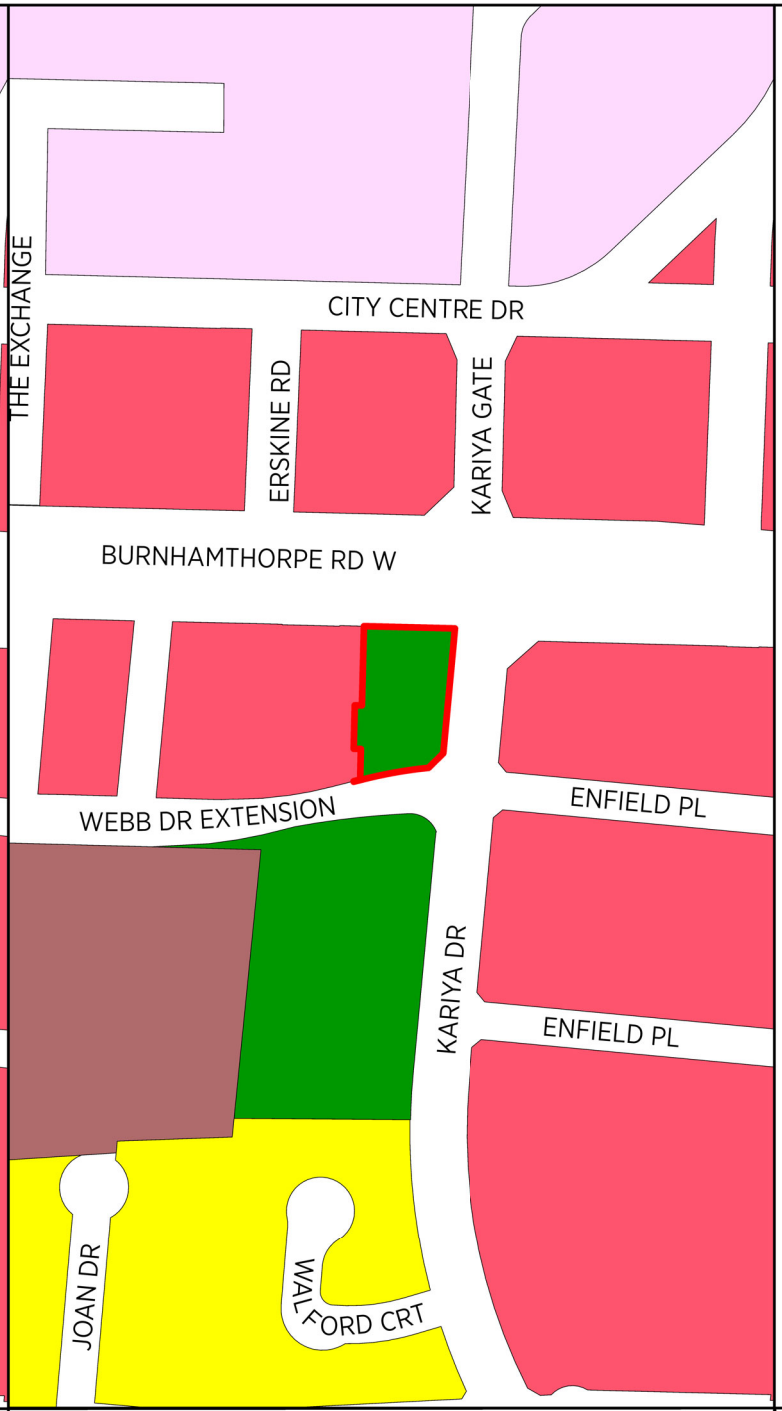
INTERPRETATION

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 DESIGNATION



AMENDED LAND USE DESIGNATION

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
- 30 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
- Downtown Mixed Use
- No Designation

To
- Public Open Space

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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MAP 'A'

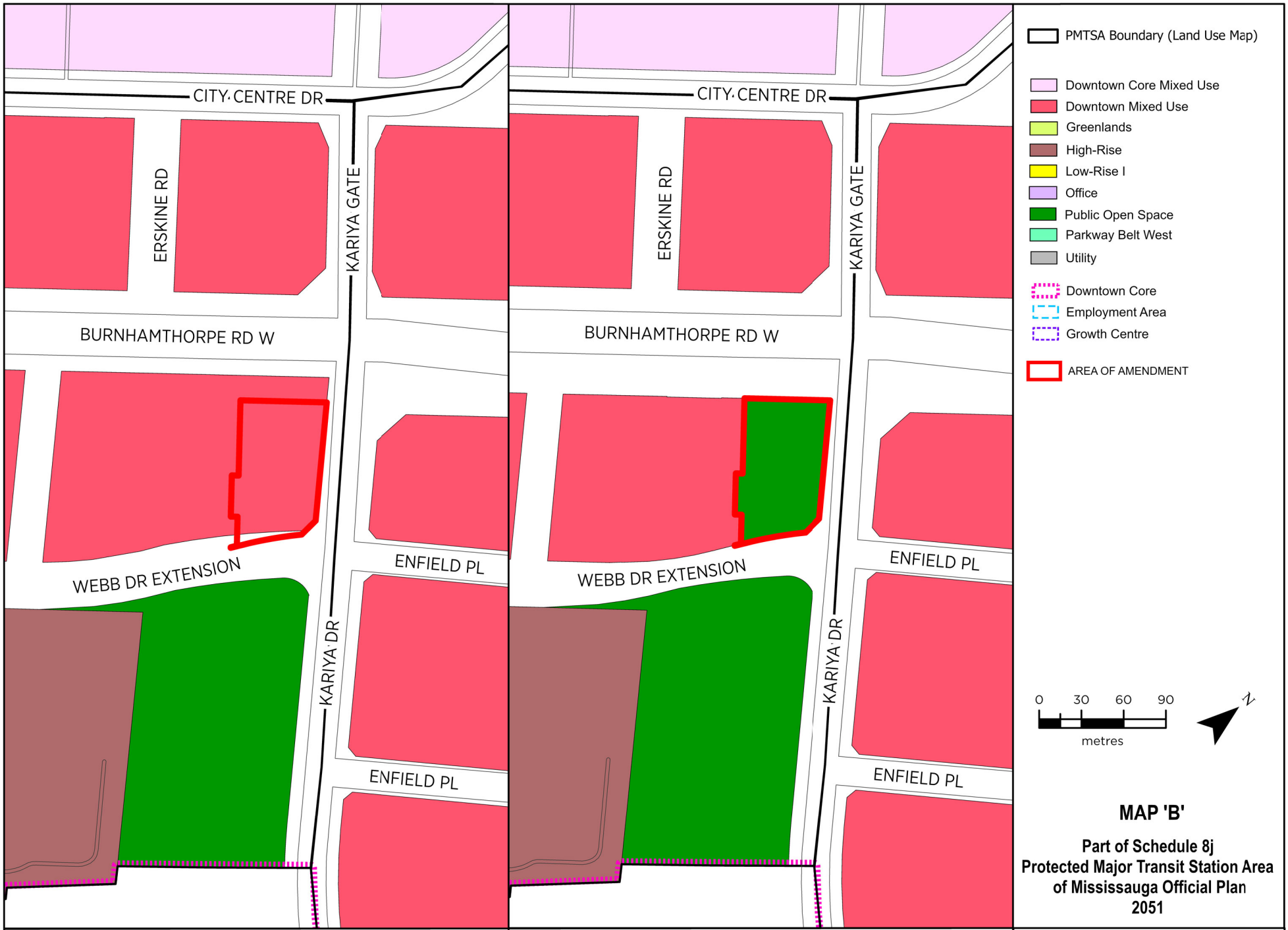
Part of Schedule 7/7J Land Use Designations of Mississauga Official Plan 2051

MISSISSAUGA

9/15/2026

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APPENDIX I

PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on September 21, 2026 in connection with this proposed Amendment.

No members of the public made deputations at the Public Meeting and no written submissions were received in connection with this proposed Amendment.

City of Mississauga
Corporate Report

MISSISSAUGA

Date: September 2, 2026

To: Chair and Members of Planning and Development Committee

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

Originator's files:
BL.09-CIT (All Wards)
CD.21-SIT (All Wards)

Meeting date:
September 21, 2026

Subject

PUBLIC MEETING INFORMATION / RECOMMENDATION REPORT (ALL WARDS)

Proposed City-Initiated Amendments to Mississauga Official Plan 2051, Zoning By-law 0225-2007, and Site Plan Control By-law 0293-2006

File: BL.09-CIT and CD.21-SIT (All Wards)

Recommendation

That the proposed City-initiated amendments to Mississauga Official Plan 2051, Zoning By-law 0225-2007, and Site Plan Control By-law 0293-2006, as detailed in Appendix 2 of the report dated September 2, 2026, from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That implementing Official Plan, Zoning By-law, and Site Plan Control By-law amendments be enacted at a future City Council meeting.

2. That notwithstanding planning protocol, this report be considered both the public meeting, and combined information and recommendation report.

Executive Summary

- Staff are consistently looking for opportunities to improve processes so that City resources are used efficiently. Flexibility for Preliminary Zoning Reviews and holding provisions will enable property owners to avoid unnecessary minor variances and limit duplication in zoning review.
- Several Provincial bills have been passed, which necessitate changes to Mississauga Official Plan 2051, the Zoning By-law and the Site Plan Control By-law. The amendments generally relate to removing certain items from the scope of site plan control and removing zoning requirements for electric vehicle parking infrastructure.

- Other minor zoning changes are being proposed to provide clarity, correct errors, and reflect modern development trends.

Background

The City periodically amends its planning documents (i.e. Official Plan, Zoning By-law and Site Plan Control By-law) to clarify wording, update definitions, delete or modify outdated standards, introduce regulations to address industry trends and legislative changes and manage interpretation issues. The purpose of this report is to present both a series of proposed changes to Mississauga Official Plan 2051, the Zoning By-law and the Site Plan Control By-law, as well as provide the opportunity for the public to comment.

Comments

The proposed amendments can be generally categorized as follows: Zoning By-law process improvements, legislated changes through various Provincial bills, and other minor zoning changes.

The following discussion provides an overview of the recommendations and rationale of the proposed amendments. For a detailed explanation of all proposed changes in the amendments, see Appendix 2.

ZONING BY-LAW PROCESS IMPROVEMENTS

Preliminary Zoning Review

A Preliminary Zoning Review (PZR) is a service provided by the City to evaluate a proposed development for compliance with the Zoning By-law. Low-rise residential projects such as detached dwellings, fourplexes and detached residential units (ARUs) are eligible for a PZR. The benefit of a PZR is that minor variances can be identified prior to a building permit application or used to evaluate projects that do not require site plan approval or a building permit, such as driveway widenings and small sheds.

Historically, zoning compliance was confirmed through both a PZR and building permit, resulting in duplication of process. In addition, if the City had amended the Zoning By-law regulations after a PZR was conducted but prior to building permit issuance, and the changes caused non-compliance, a minor variance would be required despite no fault of the applicant. To address these inefficiencies, staff are proposing that a PZR that confirms zoning compliance remain valid for a period of six months, even if the Zoning By-law changes during that time. The PZR drawings will be stamped and can be re-used as part of the building permit application.

If approved, these changes would result in fewer minor variance applications, fewer deferrals at the Committee of Adjustment and less duplication in zoning review.

Holding Provisions

A holding provision is a zoning tool applied to a parcel of land which temporarily restricts development, until specific conditions outlined in the Zoning By-law have been fulfilled. The City of Mississauga typically uses holding provisions to effectively manage and sequence development, ensuring that all necessary requirements are addressed prior to development proceeding. These requirements may include, but are not limited to, the provision of municipal services and infrastructure, completion of technical studies and reports, and execution of legal agreements, all to the satisfaction of the City.

With the recent pressures on the housing market, the Province has legislated faster timelines for development applications. This has necessitated the increased use of holding provisions, as the City has a responsibility to ensure that all technical and legal requirements are still met prior to approval. Between 2021 and 2025, approximately 45% of rezoning applications resulted in a holding provision being applied.

With the increased use of holding provisions, staff are recommending that additional flexibility for changing uses in existing buildings should be provided. Currently, properties subject to a holding provision are limited to the uses legally existing on the date that the rezoning by-law is passed. For example, an existing plaza that gets rezoned with a holding provision for a mixed use development cannot introduce a retail store use in a unit unless it was legally existing, even though the retail store was permitted prior to the rezoning application. This effectively "freezes" all the uses on the site until the holding provision is lifted, which is problematic for multi-unit properties where tenancies can change in the interim before redevelopment occurs.

Staff's proposal is that despite a holding provision applying to a property, the uses that were permitted in the previous zone are still permitted. The old zone regulations would apply to those uses, would be limited to existing buildings, and only non-residential uses would have this flexibility.

SITE PLAN CONTROL – PROVINCIAL LEGISLATIVE CHANGES

Site plan control is a planning tool used by municipalities to evaluate and guide site-specific development in regard to certain site elements such as parking configuration, landscaping and massing of buildings. In conjunction with other planning tools such as official plans and zoning by-laws, site plan control allows a municipality to ensure land development happens in a manner that is appropriate, well designed, and compatible with the surrounding area.

Bill 185 – *Cutting Red Tape to Build More Homes Act*

Bill 185, the *Cutting Red Tape to Build More Homes Act,* 2024, which received Royal Assent on June 6, 2024, introduced changes to the *Planning Act* by expanding exemptions from site plan control. These exemptions apply to:

- 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; and
- Development or redevelopment projects that are funded, in part, to a funding agreement entered by the Ministry of Labour, Immigration, Training and Skills Development; or used for training or skills development purposes agreed to in the funding agreement.

To align with the legislative changes of Bill 185, staff are recommending amendments to Mississauga Official Plan 2051 and the Site Plan Control By-law. These amendments would exempt eligible post-secondary institutions and certain training and skills development facilities from the site plan approval process. The intent of these legislative changes is to reduce regulatory barriers and facilitate the delivery of post-secondary buildings such as student housing, and workforce training centers supported through Provincial funding programs.

Bill 17 – *Protect Ontario by Building Faster and Smarter Act*

Bill 17, the *Protect Ontario by Building Faster and Smarter Act,* 2025, which received Royal Assent on June 5, 2025, introduced an additional exemption to site plan control under the *Planning Act.* This exemption applies to portable classrooms located on a district school board site, intended to streamline approvals and reduce barriers associated with necessary school expansions.

To align with the legislative changes of Bill 17, staff are recommending amendments to Mississauga Official Plan and the Site Plan Control By-law to exempt portable classrooms on district school board sites from site plan control.

Bill 98 – *Building Homes and Improving Transportation Infrastructure Act*

Through Bill 98, the *Building Homes and Improving Transportation Infrastructure Act,* 2026, which received Royal Assent on June 2, 2026, the Province introduced several changes to the *Planning Act* that limit the scope of site plan control for municipalities. These changes include:

- Restricting a municipality's ability to secure sustainable design measures through the site plan approval process; and
- Repealing municipal authority under section 97.1 of the *Municipal Act, 2001* to require building construction requirements intended to protect or conserve the environment.

To align with the legislative changes of Bill 98, staff are recommending amendments to Mississauga Official Plan 2051 and the Site Plan Control By-law. These amendments would remove provisions related to securing sustainable design measures and building construction requirements related to environmental standards.

ELECTRIC VEHICLES – PROVINCIAL LEGISLATIVE CHANGES

Bill 98, the *Building Homes and Improving Transportation Infrastructure Act,* 2026, introduced amendments to the *Planning Act* that prohibit municipalities from requiring electric vehicle charging infrastructure through zoning by-laws and site plan control by-laws.

To align with the legislative changes of Bill 98, staff are recommending amendments to the Zoning By-law to remove requirements related to the provision of electric vehicle charging infrastructure. The intent of these legislative changes is to reduce regulatory barriers and development-related costs associated with the installation of electric vehicle charging infrastructure. Although the City cannot require electric vehicle infrastructure, any policies or guidelines that encourage them within developments will still be maintained, as reducing our climate change impacts are a priority for the City.

OTHER PROPOSED ZONING BY-LAW CHANGES

Other minor proposed changes to the Zoning By-law include, in part:

- Increasing the maximum size of utility structures exempt from Zone regulations from 5.0 m² (53.8 ft.^{2}) to 8.0 m² (86.1 ft.^{2}) to better reflect typical sizing of utility structures;
- Prohibiting balconies and/or terraces for detached additional residential units (ARUs) and restricting decks and porches to the first storey of detached ARUs;
- Providing additional design flexibility by permitting limited building projections to encroach into required yards of detached dwellings, semi-detached, linked dwellings, fourplexes, and street townhouses;
- Clarifying that low-rise residential lots are permitted one residential building of a single permitted housing type;
- Amending the 'Dwelling Unit', 'Dwelling Unit Depth', 'Dwelling Unit Width', 'First Storey', and 'Porch' definitions to provide greater clarity; and,
- Correcting some errors that have been identified in the Protected Major Transit Station Area (MTSA) pre-zoning by-law (0132-2026).

A detailed list of each proposed amendment, with explanations is provided in Appendix 2.

Planning Analysis Summary

A detailed Planning Analysis of the applicable land use policies and regulations can be found in Appendix 1.

Land Use Policies and Regulations

The *Provincial Planning Statement, 2024* (PPS) establishes overall policy direction on matters of provincial interest related to land use planning and development in Ontario. It provides province-wide direction on increasing housing supply, supporting a strong economy, aligning development with infrastructure, and protecting the environment, public health and safety.

The *Planning Act* requires municipal decisions on planning matters to be consistent with the PPS and conform to applicable provincial plans. Mississauga Official Plan 2051 is generally consistent with the PPS and conforms to the Greenbelt Plan.

The proposed Official Plan, Zoning By-law, and Site Plan Control By-law amendments are consistent with the PPS and conform to Mississauga Official Plan 2051.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

In summary, the proposed amendments are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments are required to comply with the legislative requirements of Bills 98, 185, and 17.

2. The proposed amendment to Zoning By-law 0225-2007, as amended, conforms with the policies of Mississauga Official Plan 2051.

3. Regular updates to definitions and regulations are required to address interpretation issues and new trends.

4. Clarification is being provided to staff and applicants, leading to efficiencies in reviewing development proposals.

Should the proposed recommendation be approved by Council, the implementing by-laws will be brought forward to Council at a future date.

Attachments

Appendix 1: Detailed Planning Analysis
Appendix 2: Proposed Amendments to Mississauga Official Plan 2051, Zoning By-law 0225-2007, and Site Plan Control By-law 0293-2006

A. Whittemore

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

Prepared by: Ameena Khan, Planner

Information/Recommendation Report
Detailed Planning Analysis

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1. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan 2051 be consistent with the Provincial Planning Statement and conform with the applicable provincial plans. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the sections below.

Only key policies relevant to the proposed amendments have been included. The summary tables listed in the subsections below should be considered a general summary of the intent of the policies and should not be considered exhaustive. The proposed amendments have been evaluated based on these policies.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Planning Statement (PPS) (2024)	The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use planning and development. Zoning and development permit by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options for all Ontarians. (PPS 2024 Ch. 1) Building Homes, Sustaining Strong and Competitive Communities (PPS 2024 Ch. 2) Official plans shall identify provincial interests and set out appropriate land use designations and policies (PPS 2024 Policy 6.1) Planning authorities' role to keep zoning by-laws up to date with their official plans and the PPS (PPS 2024 Policy 6.6)	Planning authorities should support the achievement of complete communities by: accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs. (PPS 2024, 2.1.6.a)

Mississauga Official Plan 2051

The policies of Mississauga Official Plan 2051 (MOP 2051) implement provincial directions for growth which focuses, amongst others, climate change; protection of natural heritage; increasing housing supply and affordability; and, creating a multi-modal city with less reliance on driving with the planning horizon to 2051.

MOP 2051 was approved with modifications by the Ministry of Municipal Affairs and Housing on the basis that its policies are consistent with the Provincial Planning Statement, 2024.

Relevant Mississauga Official Plan 2051 Policies

The proposed City-initiated amendments have been reviewed against MOP 2051.

The following policies are applicable in the review of the proposed amendments. In some cases, the description of the general intent summarizes multiple policies.

	General Intent
Chapter 5 - Housing Choices and Affordable Homes	In order to meet its current and projected demands reflecting socioeconomic and demographic trends, Mississauga will require an appropriate mix of housing by density, type and affordability throughout the City. (MOP 2051 5.2.2)
Chapter 15 - Neighbourhoods	For development of principal dwellings on lots within the Residential Low-Rise I designation, the following will apply: ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook. (MOP 2051 15.1.3.4.f)
Chapter 18 - Implementation	To ensure that the policies of this Plan are being implemented, the following guidelines and controls will be regularly evaluated: Mississauga Zoning By-law. (MOP 2051 18.4.2.b)

2. Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS), was released on August 20, 2024, and came into effect on October 20, 2024. This new document replaces both the Provincial Policy Statement, 2020, and the Growth Plan for the Greater Golden Horseshoe; consolidating the two frameworks into a single, province-wide document.

The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit-supportive communities.

The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests, such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by

coordinating land use with existing and planned public infrastructure.

The PPS includes policies promoting the creation of healthy, liveable, and safe communities.

3. Consistency with PPS (2024)

The Vision of the PPS emphasizes the importance of providing a range and mix of housing options to support a diverse and growing population and workforce, while promoting the efficient use of land and resources.

Section 2.1.6(a) directs planning authorities to support the achievement of complete communities by accommodating an appropriate range and mix of housing options to meet long-term needs. The proposed amendment removes the restriction limiting a dwelling unit to one kitchen in the City's Zoning By-law, recognizing that multiple dwelling units, each containing a kitchen, may be permitted on a residential lot. This provides flexibility to accommodate diverse household living arrangements, including multi-generational families.

Overall, the proposed amendments are consistent with the Vision of the PPS by broadening housing flexibility and choice, accommodating evolving household arrangements, and supporting complete communities through the efficient use of land and housing resources.

4. Mississauga Official Plan (MOP) 2051

The proposed amendments align with key policies outlined above in Mississauga Official Plan 2051.

Section 5.2.2 of Mississauga Official Plan 2051 recognizes that in order to address current and future housing needs arising from socioeconomic and demographic trends, the City requires an appropriate mix of housing by density, type, and affordability.

The proposed amendment removes the restriction limiting a dwelling unit to one kitchen in the City's Zoning By-law, recognizing that multiple dwelling units, each containing a kitchen, may be permitted on a residential lot. This provides flexibility to accommodate diverse household arrangements, including evolving living arrangements. By facilitating a broader range of housing configurations, this amendment contributes to the provision of a wider range of housing types and housing opportunities within existing neighbourhoods.

Section 15.1.3.4 of the Official Plan requires that new residential development minimize impacts on adjacent properties related to overlook and overshadowing. The proposed Zoning By-law amendment prohibits balconies and terraces on detached additional residential units (ARUs) and limit decks and porches to the first storey of a detached ARU. This amendment is intended to reduce opportunities for overlook into neighboring properties and helps protect the privacy of adjacent residents.

Section 18.4.2, recognizes Mississauga's Official Plan and Zoning By-law as needing to be regularly evaluated to ensure policies of MOP 2051 are implemented. The proposed amendments support the delivery of additional housing options while maintaining appropriate built form, compatibility, and urban design outcomes consistent with the intent of MOP 2051.

The proposed Zoning By-law amendments conform to MOP 2051 as they support a variety of housing choices, implement urban design and compatibility policies, and update the Zoning-By-law to better reflect the City's current planning objectives.

5. Zoning

Please see the Zoning section of Appendix 2: Proposed Amendments to Mississauga Official Plan 2051, Zoning By-law 0225-2007 and Site Plan Control By-law 0293-2006 in this regard.

6. Conclusion

City staff have evaluated the proposed amendments against the PPS (2024) and MOP 2051.

Based on the above analysis, staff are of the opinion the proposed amendments are consistent with the PPS and conform to MOP 2051.

Proposed Amendments to Mississauga Official Plan 2051, Zoning By-law 0225-2007, and Site Plan Control By-law 0293-2006

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Mississauga Official Plan 2051			
1.	Section 7.6 – Parking	Delete policy 7.6.1.d	Bill 98, the *Building Homes and Improving Transportation Infrastructure Act, 2026* introduced amendments to the *Planning Act,* including a prohibition on municipalities requiring electric vehicle charging infrastructure. As a result, policy 7.6.1.d is proposed to be deleted to remove electric vehicle charging infrastructure requirements for new developments.
2.	Section 18.13 – Site Plans	Amend policy 18.13.5	Bill 98, the *Building Homes and Improving Transportation Infrastructure Act, 2026* introduced amendments to the *Planning Act,* including restrictions on the ability of a municipality to secure sustainable design measures through the site plan approval process. As a result, policy 18.13.5 is proposed to be amended to remove references to 'sustainable' and 'permeable' and is replaced with reference to elements necessary to address matters of health, safety, accessibility, and the protection of adjoining lands.
		Delete and replace policy 18.13.6	Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025* introduced new exemptions to site plan control, including portable classrooms on a

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			school site of a district school board. Bill 185, the *Cutting Red Tape to Build More Homes Act, 2026* introduced additional exemptions to site plan control including post-secondary institutions and facilities providing training, skills and development that are Provincially funded. To align with the requirements of Bill 17 and 185, policy 18.13.6 is proposed to be deleted and replaced to reflect the additional types of development that are exempt from site plan control.
3.	Schedule 7/7J, Land Use Designations and Schedule 8J (Hurontario LRT – Downtown), Protected Major Transit Stations Areas	Update land use designation from 'Downtown Mixed Use' to 'Public Open Space'	To facilitate the provision of a city-owned park located south of Burnhamthorpe Road West and west of Kariya Drive, the land use designation in Schedules 7/7J and 8J are proposed to be amended from 'Downtown Mixed Use' to 'Public Open Space'.
Site Plan Control By-law 0296-2003			
4.	Section 4	Amend Subsection 4(a) in Section 4	To align with Bill 23, the *More Homes Built Faster Act, 2022,* residential development or redevelopment of 10 units or fewer are no longer subject to site plan approval. Site plan control for residential developments up to 10 units or fewer within 'prescribed areas', as described in Bill 97 and Ontario Regulation 254/23, will not apply unless determined necessary by staff. To reflect the potential applicability

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			of site plan control within prescribed areas, Subsection 4(a) is proposed to be amended to include a reference to 'prescribed areas'.
		Introduce Subsections 4(c), 4(d), 4(e), and 4(f) to Section 4	Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025* introduced new exemptions to site plan control, including portable classrooms on a school site of a district school board. Bill 185, the *Cutting Red Tape to Build More Homes Act, 2026* introduced additional exemptions to site plan control including post-secondary institutions and facilities providing training, skills and development that are Provincially funded. To align with the requirements of Bill 17 and 185, it is proposed to add Subsections 4(c), 4(d), 4(e), and 4(f) to Section 4, to implement the types of development exempt from site plan control.
5.	Section 5	Delete Subsection 5(d) in Section 5	Bill 98, the *Building Homes and Improving Transportation Infrastructure Act, 2026* introduced amendments to the *Planning Act,* including restrictions on the ability of a municipality to secure sustainable design measures through the site plan approval process and repealing municipal authority under section 97.1 of the *Municipal Act, 2001* regarding environmental standards for building construction.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			To align with the requirements of Bill 98, Subsection 5(d) is proposed to be deleted.
6.	Section 5	Amend Subsections 5(e) and (g) in Section 5	Bill 98, the *Building Homes and Improving Transportation Infrastructure Act, 2026* introduced amendments to the *Planning Act,* including restrictions on the ability of a municipality to secure sustainable design measures through the site plan approval process. As a result, Subsections 5(e) and (g) are proposed to be amended to remove references to 'sustainable' and 'permeable' and to be replaced with reference to elements necessary to address matters of health, safety, accessibility, and the protection of adjoining lands.

Zoning By-law 0225-2007			
#	**SECTION**	**PROPOSED REVISION**	**COMMENT/EXPLANATION**
Part 1: Administration, Interpretation, Enforcement and Definitions			
7.	Part 1.1 – Administration, Interpretation and Enforcement	Introduce Sentences 1.1.2.4.1, 1.1.2.4.2, and 1.1.2.4.3 to Article 1.1.2.4	Greater flexibility is proposed for sites subject to a holding provision by permitting the non-residential uses that were permitted prior to the rezoning, without lifting the holding provision. The previous uses must be in compliance with the non-residential zoning by-law regulations that previously applied to the property.
		Introduce Subsection 1.1.25, 'Preliminary Zoning Reviews', to Section 1.1	As the City periodically amends the Zoning By-law, it is proposed that Preliminary Zoning Reviews confirming zoning compliance will remain valid for six (6) months from the date of issuance, even if the Zoning By-law is amended during that time. This provides greater certainty for homeowners and applicants and reduces the need for additional zoning review or relief resulting from subsequent changes to the zoning by-law.
8.	Part 1.2 – Definitions	Amend the 'Attached Additional Residential Unit (Attached ARU)' definition in Section 1.2	An updated definition of 'Attached Additional Residential Unit (Attached ARU)' is proposed to clarify its applicability of townhouses located on a common element condominium road, consistent with the existing permissions in Subsection 4.1.1 – Additional Residential Unit (ARU).

Zoning By-law 0225-2007			
#	**SECTION**	**PROPOSED REVISION**	**COMMENT/EXPLANATION**
		Amend the 'Detached Additional Residential Unit (Detached ARU)' definition in Section 1.2	An updated definition of 'Detached Additional Residential Unit (Detached ARU)' is proposed to clarify its applicability of townhouses located on a common element condominium road, consistent with the existing permissions in Subsection 4.1.1 – Additional Residential Unit (ARU).
		Amend the 'Dwelling Unit' definition in Section 1.2	An updated definition of 'Dwelling Unit' is proposed to remove the restriction of one kitchen per dwelling unit, recognizing that multiple dwelling units, each containing a kitchen, may be permitted on a residential lot.
		Amend the 'Dwelling Unit Depth' definition in Section 1.2	An updated definition of 'Dwelling Unit Depth' is proposed to better clarify how the depth of a dwelling is measured (i.e. including an additional residential unit and removing areas below the first storey), to remove the term 'Unit' from the definition and to replace the defined term throughout the by-law.
		Amend the 'Dwelling Unit Width' definition in Section 1.2	It is proposed to amend the defined term 'Dwelling Unit Width' by removing the term 'Unit', and to replace the defined term throughout the by-law.
		Amend the 'First Storey' definition in Section 1.2	An amended definition of 'First Storey' is proposed to clarify that ceiling height is measured from established grade to the underside of the floor or roof above. This

Zoning By-law 0225-2007			
#	**SECTION**	**PROPOSED REVISION**	**COMMENT/EXPLANATION**
			amendment ties the measurement to a structural element, providing greater clarity in determining the first storey.
		Amend the 'Parking Area' definition in Section 1.2	To provide greater clarity between the definitions of 'Parking Area', 'Parking Lot', and 'Parking Structure', the definition of 'Parking Area' is proposed to be revised to specify that parking areas are accessory to a permitted use.
		Amend the 'Parking Lot' definition in Section 1.2	To provide greater clarity between the definitions of 'Parking Area', 'Parking Lot', and 'Parking Structure', the definition of 'Parking Lot' is proposed to be revised to 'Surface Parking Lot' and amended to specify that it is a use consisting of drive aisles and parking spaces located at grade, while removing references to parking structures. In conjunction with this change, Base Zones and Exceptions that currently permit a 'Parking Lot' are proposed to be amended to also permit a 'Parking Structure', ensuring that existing permissions are maintained following the removal of references to parking structures in the revised 'Surface Parking Lot' definition.
		Amend the 'Parking Structure' definition in Section 1.2	To provide greater clarity between the definitions of 'Parking Area', 'Parking Lot', and 'Parking Structure', the definition of 'Parking Structure' is proposed to be revised

Zoning By-law 0225-2007			
#	**SECTION**	**PROPOSED REVISION**	**COMMENT/EXPLANATION**
			to specify that it is a parking use within a structure, for which a fee may or may not be charged.
		Amend the 'Porch' definition in Section 1.2	An amended definition of 'Porch' is proposed to specify that it is associated with the front main entrance to create a clearer distinction from the definition of 'Deck'.
Part 2: General Provisions			
9.	Part 2.1 – General Provisions	Amend Article 2.1.1.3 contained in Subsection 2.1.1	It is proposed to increase the maximum size of utility structures exempt from Zone regulations from 5.0 m² (53.8 ft²) to 8.0 m² (86 ft²) to better reflect typical sizing of utility structures.
		Delete Subsection 2.1.30 contained in Section 2.1	Staff recommend to relocate the Rooftop Terrace provisions in Subsection 2.1.30 to Chapter 4 – Residential Provisions, where they are more appropriately situated within the Zoning By-law. As a result, the provisions will be deleted from Section 2.1.
Part 3: Parking, Loading, Stacking Lane and Bicycle Parking Regulations			
10.	Part 3.1 – Parking, Loading, Stacking Lane and Bicycle Parking Regulations	Delete Article 3.1.1.12 in Subsection 3.1.1	Bill 98, the *Building Homes and Improving Transportation Infrastructure Act, 2026* introduced amendments to the *Planning Act,* including a prohibition on municipalities requiring electric vehicle charging infrastructure through a

Zoning By-law 0225-2007			
#	**SECTION**	**PROPOSED REVISION**	**COMMENT/EXPLANATION**
			zoning by-law and/or site plan control by-law. As a result, Article 3.1.1.12 contained in Subsection 3.1.1 is proposed to be deleted to remove electric vehicle charging infrastructure requirements from the City's Zoning By-law.
Part 4: Residential Zones			
11.	Part 4.1 – General Provisions for Residential Zones	Delete and replace Article 4.1.1.10 contained in Subsection 4.1.1	To limit overlook and privacy issues to adjacent neighbors, terraces and/or balconies are proposed to be prohibited for detached additional residential units (ARUs), and decks/porches will be limited to locate on the first storey of a detached ARU.
		Introduce Subsection 4.1.24, 'Rooftop Terrace', to Section 4.1	It is proposed to relocate the Rooftop Terrace provisions from Subsection 2.1.30 to Subsection 4.1.24 in Chapter 4 – Residential Provisions and amend the regulations to specify that the required 1.2 m (3.9 ft) rooftop terrace setback applies only to the highest roof of a townhouse, street townhouse, or stacked townhouse.
		Amend Articles 4.1.2.3 and 4.1.2.4 in Subsection 4.1.2 and Article 4.1.12.4 in Subsection 4.1.12	The definition of 'Rooftop Terrace', previously termed 'Terrace', was introduced following the addition of Subsection 4.1.1 – Additional Residential Unit (ARU). Subsections 4.1.1 and 4.1.12 are proposed to be amended to incorporate the term 'Rooftop Terrace' where

Zoning By-law 0225-2007			
#	**SECTION**	**PROPOSED REVISION**	**COMMENT/EXPLANATION**
			applicable, including in Articles 4.1.2.3, 4.1.2.4, and 4.1.12.4.
		Amend Article 4.1.5.9 in Subsection 4.1.5	The proposed amendment would provide additional design flexibility by permitting limited building projections to encroach into required yards of detached dwellings, semi-detached, linked dwellings, fourplexes, and street townhouses. Clarification is being provided that the projection can be with or without floor space and windows must occupy 50% of the projection front wall, while being limited to one on each elevation.
		Introduce Subsection 4.1.13, 'Housing Types', to Section 4.1	Clarify that each residential lot is permitted one residential building of a single permitted housing type. In instances where an additional housing type is proposed, an application for a minor variance or lot severance would be required through the Committee of Adjustment.
		Amend Article 4.1.15.5 in Subsection 4.1.15	Subsection 4.1.5 – Apartment Zones applies to Apartment Zones RA1 to RA7. The guest unit regulations in Article 4.1.15.5 reference the Downtown Core Zones (CC1 to CC4) and are therefore proposed to be removed from Chapter 4 – Residential Provisions and relocated to Chapter 7 – Downtown Core.

Zoning By-law 0225-2007			
#	**SECTION**	**PROPOSED REVISION**	**COMMENT/EXPLANATION**
		Amend Line 11.14 contained in Table 4.14.1	Technical error. Amend Table 4.14.1 to include checkmarks for Cells B11.14 and C11.14.
		Introduce Clause 4.13A.2.14.11(12) to Exception Table 4.13A.2.14	Technical error. Amend Table 4.13A.2.14 to include regulation limiting amenity area from locating within the separation distance between buildings for sites zoned RM8-14. Originally, the RM8-14 was intended to have this regulation.
		Add Exception Table 4.15.3.11 to Subsection 4.15.3	Technical error. Correcting maximum building height for major transit station area to conform to MOP 2051.
		Amend Exception Table 4.15.5.57 contained in Subsection 4.15.5	Technical error. Correcting maximum building height for major transit station area to conform to MOP 2051.
		Add Exception Table 4.15.5.68 to Subsection 4.15.5	Technical error. Correcting maximum building height for major transit station area to conform to MOP 2051.
		Delete Exception Tables 4.16.2.62, 4.16.2.63, and 4.16.2.64 contained in Subsection 4.16.2	Technical error. Exception Tables 4.16.2.62, 4.16.2.63, and 4.16.2.64 should be relocated to Subsection 6.2.5 – C4 Exception Zones, as the exception contained within the table relates more appropriately to a C4 Exception. 6

Zoning By-law 0225-2007			
#	**SECTION**	**PROPOSED REVISION**	**COMMENT/EXPLANATION**
		Amend Exception Table 4.16.3.25 contained in Subsection 4.16.3	Technical error. Correcting maximum building height for major transit station area to conform to MOP 2051.
Part 5: Office Zones			
12.	Part 5.2 – O1 to O3 Zones (Office)	Amend Exception Table 5.2.3.11 contained in Subsection 5.2.3	Technical error. Correcting maximum building height for major transit station area to conform to MOP 2051.
Part 6: Commercial Zones			
13.	Part 6.2 – C1 to C5 Zones (Commercial)	Introduce Sentences 6.2.4.64.2 and 6.2.4.64.3 to Exception Table 6.2.4.64	Technical error. Amend Exception Table 6.2.4.64 to introduce a minimum interior side yard requirement and clarify that outdoor garbage enclosures may be located within a required landscaped area, as was originally intended in the rezoning application.
		Delete Exception Table 6.2.5.66	Exception Table 6.2.5.66 is no longer required, as the seasonal and permanent outdoor patio regulations are in force and effect under Articles 2.1.9.14 and 2.1.9.16.
		Amend Exception Table 6.2.5.103 contained in Subsection 6.2.5	Technical error. Correcting maximum building height for major transit station area to conform to MOP 2051.

Zoning By-law 0225-2007			
#	**SECTION**	**PROPOSED REVISION**	**COMMENT/EXPLANATION**
		Add Exception Tables 6.2.5.106, 6.2.5.107, 6.2.5.108, and 6.2.5.109 contained in Subsection 6.2.5	Technical error. Correcting maximum building height for major transit station area to conform to MOP 2051.
		Introduce Sentence 6.2.5.70.9 to Exception Table 6.2.5.70	Technical error. Amend Exception Table 6.2.5.70 to include regulation allowing certain projections beyond the buildable area, as was originally intended in the rezoning application.
Chapter 7: Downtown Core Zones			
14.	Part 7.1 – General Provisions for Downtown Core Zones	Introduce Subsection 7.1.9, 'Guest Units', to Section 7.1	Duplicate the guest unit regulations contained in Subsection 4.1.5 – Apartment Zones to Chapter 7 – Downtown Core to ensure the regulations are located within the zones to which they apply.

Note: 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 the by-law is passed by Council.