

Amendment No. # xxx

to

Mississauga Official Plan

By-law No. _____

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

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 or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. #, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy changes/mapping modifications within the Mineola 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. # to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2025.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. # xxx
to
Mississauga Official Plan

The following text constitutes Amendment No. XX.

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 XXX 2025 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to amend the Mineola Neighbourhood Character Area policies to include the subject lands as a Special Site to accommodate proposed residential development.

LOCATION

The lands affected by this Amendment are located on the west side of Mona Road, north of Sandham Road. The subject lands are located in the Mineola Neighbourhood Character Area, as identified in the Mississauga Official Plan.

BASIS

Mississauga Official Plan (MOP) came into effect on August 4, 2022, save and except for the outstanding site-specific appeals to the Local Planning Appeal Tribunal. The most recent office consolidation of Mississauga Official Plan is updated to August 7, 2024.

As of July 1, 2024, per Ontario Bill 23 (*More Homes Built Faster Act, 2022*) and Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*), Regional land Use Planning responsibilities have been assigned to lower tier municipalities such as Mississauga. As a result, the sections of the [Region of Peel Official Plan](#) applicable to Mississauga now constitute part of the Official Plan for the City of Mississauga.

The subject lands are designated Residential Low Density I which permits detached, semi-detached and duplex dwellings in the MOP, but specifically under the Mineola Neighbourhood Character Area land use policy 16.18.2.1 restricts uses to only detached dwellings.

The proposed development requires revisions to the land use designation to permit in addition to detached dwellings, semi-detached dwellings and townhouse dwellings.

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

1. The proposal is consistent with various Provincial planning frameworks, the Region of Peel Official Plan (April 2022) as approved with Provincial modifications maintained through Bill 150 and Bill 162 and housekeeping revisions, and the City of Mississauga Official Plan (2022). The proposal is aligned with and contributes towards the implementation of Provincial and City housing objectives and targets.
2. The proposal meets the intent, goals, and objectives of Mississauga Official Plan.
3. The lands are suitable for the proposed uses and are compatible with existing and potential future uses. The existing land use policy, while currently permitting residential in detached dwelling built form, is proposed to be revised with modifications to the designation to allow residential built form on the site at higher densities.
4. The site is adequately served and connected to a variety of public transportation options, community services and schools, as well as institutional, retail commercial, and open spaces. The proposed development optimizes current and future investments currently under construction occurring including the Hurontario LRT as well as planned and potential transit and other multi-modal upgrades in the surrounding community. The proposed development can utilize existing servicing in an efficient manner.
5. The proposal seeks to diversify the Mineola Neighbourhood Character Area housing stock by introducing alternative ground-based housing forms which this area of the City is severely lacking. Furthermore, unit sizes will range in size to appeal to different household sizes and income levels. Introducing a new and more diverse population to the Mineola Neighbourhood Character Area will allow many households including existing or future families to enjoy and make use of the amenities the Mineola community has to offer.
6. The proposal has regard for the surrounding neighbourhoods and context by including appropriate buffers, setbacks, building and site layout, building massing, and streetscape considerations.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Mapping Amendments

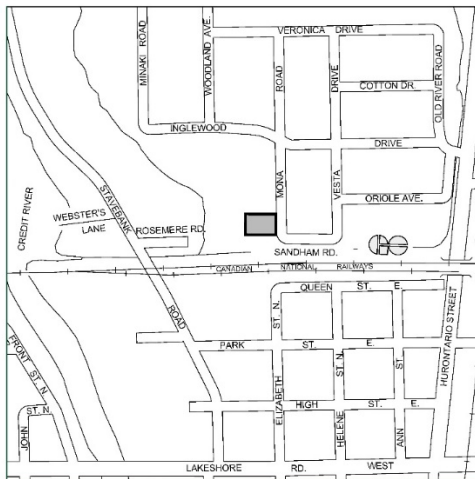
The Mississauga Official Plan is hereby amended as follows:

1. A new special site is added to Section 16.18 Special Site policies and included here as Map "A".

Text Amendments to the Mineola Neighbourhood Character Area policies of Mississauga Official Plan

1. Section 16.18.5 Special Site Policies
 - a. Include a new Special Site #7 referenced as 16.18.5.7 with location map as shown on Map "A" of this Amendment, and including the following site-specific policies:

(Map "A") Site 7



- i. 16.18.5.7 Site 7
- ii. 16.18.5.7.1 The lands identified as Special Site 7 are located on the west side of Mona Road, north of Sandham Road.
- iii. 16.18.5.7.2 Notwithstanding the policies of this Plan, all forms of semi-detached dwellings and townhouse dwellings will be permitted.

IMPLEMENTATION

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

The lands will be rezoned to implement this Amendment.

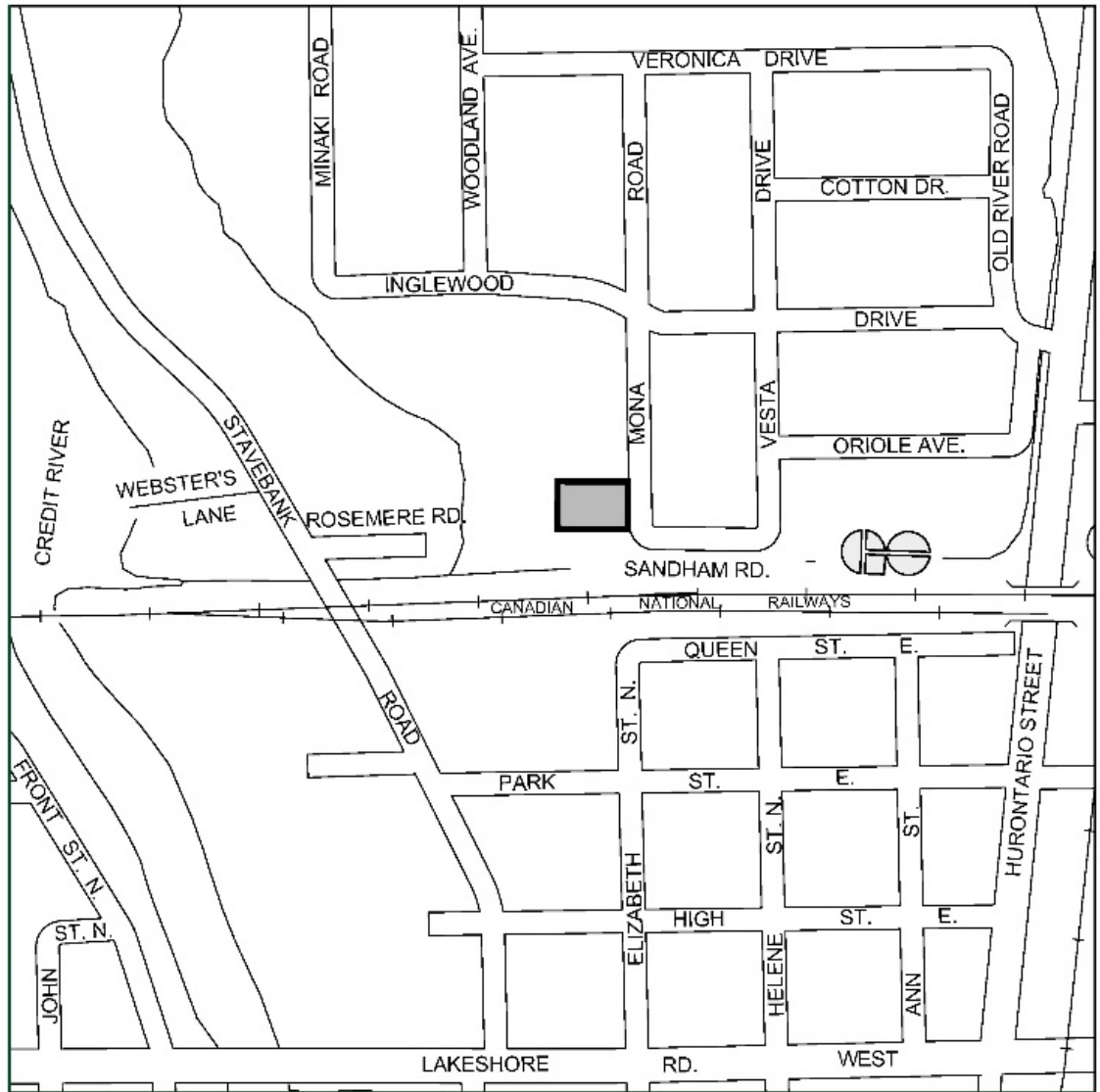
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan August 2024.

INTERPRETATION

The provisions of Mississauga Official Plan, 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.

(File OZ 24/XX W1)

Map "A"



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 XXX 2025 in connection with this proposed Amendment.

APPENDIX II

City Planning and Development Committee Report – Dated XXX, 2025

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MAYOR

CLERK